

ATTACHMENT 1**RECOMMENDED CONDITIONS OF APPROVAL – SPR 82-05-R3**

1. Approval of SPR 82-05-R3 to modify an existing gas station within the Highway Commercial Zone to: (1) Re-imaging from Marathon to VP Racing Fuels including amendment of the exterior color scheme and existing signage located at 99 Placerville Drive, APN: 325-160-024.

Approval is based upon the analysis provided in Staff's November 7, 2023, report to the Planning Commission, and limited to compliance with the project description and Applicant Submittal Package listed below (i - iv) as well as all other Conditions of Approval set forth herein.

- i. Site Plan Review Application (August 18, 2023);
 - ii. Project Description (August 18, 2023);
 - iii. Plans: Cover Page (Sheet 1), Photo simulation (Sheets 2-3), Site Plan (Sheets 4-5), Canopy Elevations (Sheet 6), Letter / Logo Details (Sheet 7), Pump Graphics (Sheets 8-9), Main ID Pole Sign (Sheet 10), Main ID Monument Faces (Sheet 11), Food Mart Sign (Sheet 12), Price Sign Decal Overlay (Sheet 13), and Survey (Site Photos) (Sheet 14) (October 5, 2023); and
 - iv. Site Photograph (August 18, 2023).
2. Food Mart window cover shall not exceed 25% cover per window.
3. Prohibited, temporary signage shall be removed from the site. Prohibited signage includes: flashing signs; moving, rotating, or animated signs; A-board / sandwich board signs; signs or other advertising devices affixed to a fence, utility pole, bollard, or structure, rock or other natural feature; mobile signs or signs attached to a motor vehicle or trailer parked with the intent to advertise; pennants and banners; balloons with a diameter over eighteen inches; roof signs; and/or wind signs, inflatable signs or devices.
4. Site Plan Review Expiration. The approval of the Site Plan Review shall expire and become null and void eighteen (18) months after the date of approval unless a building permit has been obtained for any building thereon before the date of expiration. The Planning Commission may grant a one year extension for the project if the applicant makes such a request and pays a new fee prior to the expiration date. The Planning Commission shall consider any changes to the project when granting the extension.
5. Runs with the Land. The terms and Conditions of Approval of the Site Plan Review (SPR) run shall run with the land; shall be binding upon and be to the benefit of heirs, legal representatives, successors, and assignees of the property owner.
6. Revisions. Any proposed changes to the Project Description or conditions of approval shall be submitted to the Development Services Department, Planning Division for determination of

appropriate procedures. Deviations from the above described approval will constitute a violation of permit approval. Revisions to the Site Plan Review include any changes to the exterior, including windows and siding.

7. Other Applicable Requirements. The project approval is subject to all applicable requirements of the Federal, State, City of Placerville and any other affected governmental agencies.
8. The Applicant is responsible for obtaining a Building Permit prior to construction.
9. Except as otherwise specified or provided for in the project plans in these Conditions, the Project shall conform to the development standards and design requirements adopted by the City of Placerville, specifically including but not limited to the Site Plan Review Criteria (City Code Section 10-4-9(G)).
10. All construction shall be limited to Monday through Friday between the hours of 7:00 am to 7:00 pm, Saturdays between the hours of 8:00 am and 5:00 pm with no construction permitted on Sundays or City or state recognized holidays.