

# CONDITIONS OF APPROVAL

## Design Review Revision DR90-0034-R/Recycling Center Planning Commission/April 10, 2014

The previously approved conditions under DR90-0034 that allowed an access driveway from the existing access road to the Goldorado Shopping Center are revised through strikeout formatting to reflect satisfaction of the conditions:

- ~~1. The trees and shrubbery to be removed will be transplanted or replaced on a one-for-one basis along the south property line.~~
- ~~2. The portion of wall that encroaches into the sidewalk at the northwest corner of the property will be removed.~~
31. The remaining trees and shrubbery west of the proposed access driveway shall be pruned to allow additional sight distance onto and toward Cameron Park Drive from the proposed access driveway.
- ~~4. The design review is subject to a joint Planning Division and Department of Transportation review within six (6) month of the installation of the driveway to determine the effect the modifications have had on the circulation. Additional modifications may be required if it is determined that impacts from traffic using the driveway would justify additional traffic signs, striping or other controls.~~
- ~~5. Additional irrigation lines to support the transplanted landscaping will be required.~~
- ~~6. The applicant shall submit a grading, drainage and site improvement plan to the Department of Transportation for review and approval.~~
72. **Project Revision.** This Design Review Revision approval is based upon and limited to compliance with the project description, the Conditions of Approval set forth below, and the following hearing Exhibits:

Exhibit E .....Site Plan, dated Feb. 11, 2014  
Exhibits F1, F2.....Elevations, dated April 2013

Any deviations from the project description, conditions, or exhibits shall be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project description is as follows:

- a. One metal storage container measuring 8 feet in width by 10.5 feet in length by 7 feet in height to serve as a recycling facility for the collection of aluminum cans and glass and plastic bottles. The container shall be neutral light gray or tan in color. Collected material will be removed and delivered off-site as needed.
- b. One on-duty attendant to weigh the material and pay customers.
- c. Hours of operation: Monday through Friday 9AM to 5PM and Saturday-Sunday 9AM to 3PM.

### **Development Services – Planning.**

83. **Signage.** Signage shall consist of the following:
  - a. One unlit wall sign no larger than 15 square feet to be placed on the west elevation of the container wall facing Cameron Park Drive and stating “Recycling – Cans/Bottles only”, the name and telephone number of the facility operator, and the hours of operation,.
  - b. One unlit wall sign no larger than two square feet to be placed on the west elevation of the container wall nearest the doorway and stating “No materials to be left outside when facility is closed”.
94. **Temporary signage.** No temporary signage including, but not limited to advertisements, posters, flyers, or wind powered devices shall be attached to the exterior of the metal storage container or placed nearby.
105. **Noise.** Any nuisance complaints from the nearest residential occupants as to operational noise may require the applicant to perform an analysis to determine if noise reduction measures are required to reduce impacts to 60dB or less.
116. **Maintenance.** The applicant shall maintain the site free of litter at all times during hours of operation. The metal storage container shall be regularly maintained as to paint and repairs, if necessary.
127. **Six-month Review.** The applicant shall submit a letter to the Community Development Agency – Development Services requesting review of the site six months after final occupancy approval of the building permit has been given. Violation(s) of the conditions of approval will be addressed through a formal notice from the County to the applicant, who will have 30 days to correct said violation(s). Failure to do so will require immediate removal of the recycling facility from the site.
138. **Condition Compliance:** Prior to final occupancy approval of the building permit, the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project approval.

- ~~149.~~ **Hold Harmless Agreement:** In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action.

The applicant shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval by El Dorado County. County shall notify the applicant of any claim, action, or proceeding and County will cooperate fully in the defense.

### **Cameron Park Fire Department**

- ~~1510.~~ **Emergency Access.** The eastern curbing of the north driveway access shall be painted red and marked “No Parking Fire Lane” in white lettering.
- ~~1611.~~ **Fire Extinguisher.** A minimum of one 2A10BC Fire Extinguisher shall be properly mounted in an accessible location within the metal storage container for use during business hours.
- ~~1712.~~ **Setbacks.** In compliance with adopted fire codes, the minimum setbacks required from the existing Liquid Propane Gas (LPG) tank shall be delineated on the site plan prior to building permit issuance.
- ~~1813.~~ **Parking.** One parking space nearest the recycling facility shall be dedicated for customer use during hours of operation. A sign stating “Reserved for recycling use during hours of operation” shall be required at the curb edge fronting the space.