

Attachment C

1988 Conditions of Approval and Compliance Status for CUP88-04 (March 15, 1988) and SPR88-06 (April 21, 1988); and Approved SPR88-06 Site Plan

Condition of Approval	Compliance Status
CUP88-04	
a. The applicant shall submit a complete Site Plan Review package, including the items identified in Staff's report to the Planning Commission dated March 9, 1988, to the Planning Commission for review and approval. Should the Site Plan Review be denied for any reason whatsoever, the Conditional Use Permit is deemed void and invalid.	Condition met. SPR submitted and approved during April 1988.
b. The conditions of the Conditional Use Permit will be included in the Site Plan Review.	Condition met. Conditional Use abandoned during the early 1990s.
SPR88-06	
a. The applicants shall comply with the Engineering Division's requirements identified herein (staff's report to the Planning Commission, April 13, 1988) and incorporated by reference.	Conditioned met during site development in 1988 – 1989, Staff recommends condition elimination.
b. The applicants shall submit a site, size and species specific landscaping plan to staff for approval with an estimate of the cost for the proposed landscaping. The installation of the landscaping shall be deferred until the spring of 1989 pending the outcome of the current water shortage situation. A bond or deposit with the city shall be made to cover the costs of materials and installation of the landscaping. Only low growing landscaping species shall be installed within the vision clearance area. This area is south of an imaginary line drawn between the southwest and southeast corners of the subject site.	Approved landscape plan was not located in City files/records. Photo evidence of landscaping installation. Staff recommending condition be modified under SPR88-06-R to require landscape and irrigation plan to address existing plantings and new planting to address areas devoid of plants for planter along Cold Springs Rd.
c. Fencing material in the service yard and trash enclosure area shall be of similar materials and colors that are complimentary to the buildings on the site. The applicants shall submit a detail of fencing in the service yard area and trash enclosure area to staff for approval.	Fencing with red colored slats installed along west property boundary. Slat color compatible with building awning color. No trash enclosure present during staff's September 2, 2020 site visit. Staff recommends condition modification with SPR88-06-R.

<p>d. All improvements depicted on the Site Plan shall be installed with the exception of Building B. The applicants shall fence the rear portion of the subject site as recommended by the Police Chief for added security to this site.</p>	<p>Condition met. Staff recommends condition elimination.</p>
<p>e. The proposed commercial coach may be used as a temporary sales office for a period not exceeding six months. Extension to this must be approved by the Planning Commission.</p>	<p>No commercial coach present during staff's September 2, 2020 site visit. Staff recommends condition elimination.</p>
<p>f. A temporary berm is to be installed to delineate a pedestrian walkway; and after two years a sidewalk with curb is to be installed.</p>	<p>Condition me. Sidewalk with curb installed along road frontage. Staff recommends condition elimination.</p>
<p>g. The applicant is to work with staff to determine the location and height of the pole sign.</p>	<p>Pole sign for auto sales use was permitted. Pole sign was removed in 2013 or 2014. Staff recommends condition elimination.</p>

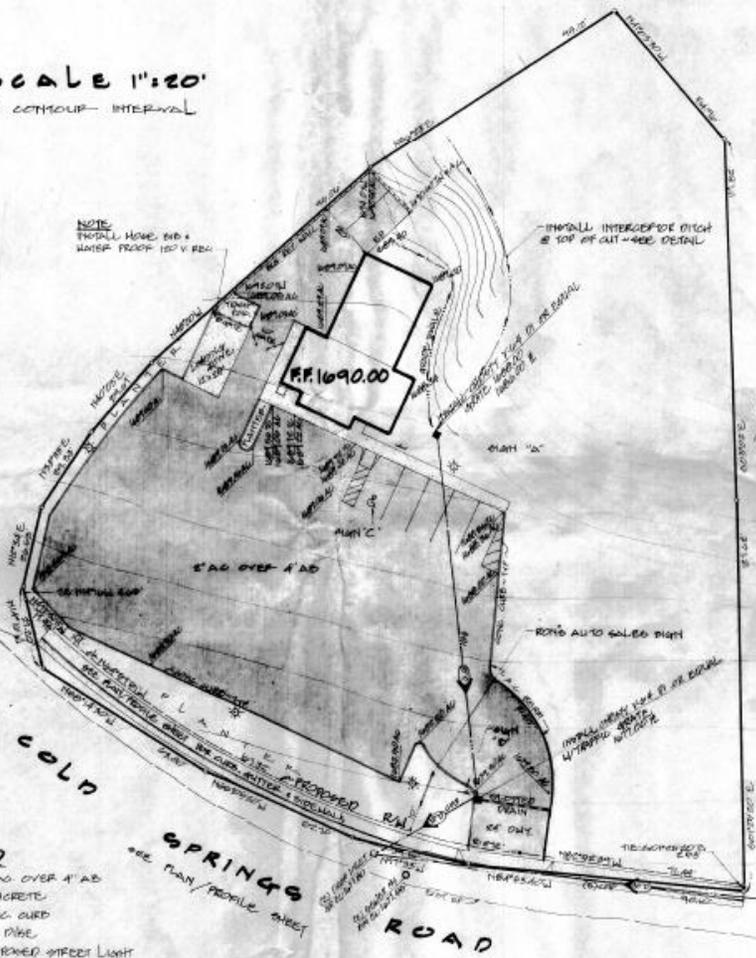
1988 Approved Site Plan – SPR88-06

SCALE 1"=20'
2' CONTOUR INTERVAL

NOTE
INSTALL MOUND AND WATER PROOF 10' V. PER

INSTALL INTERCEPTOR DITCH @ TOP OF CUT - SEE DETAIL

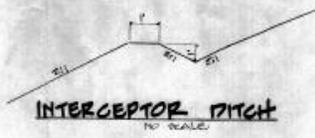
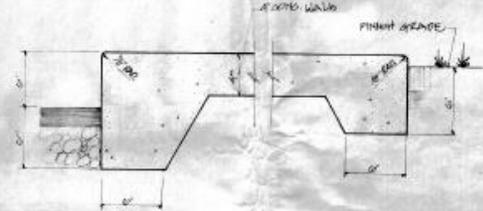
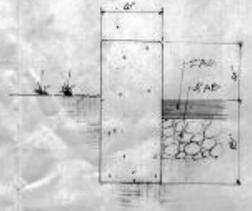
FF. 1690.00



- Legend**
- 5' AG OVER 4' AD
 - CONCRETE
 - CONC. CURB
 - AC PAVE
 - ★ PROPOSED STREET LIGHT
 - ▭ RETAIN WALL
 - - - - - NEEL FENCE
 - (C) EXISTING

GENERAL NOTES

- 1 ALL GRADING ACTIVITIES SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE CITY CODE OF PLACERVILLE AND CHAPTER 20 OF THE UNIFORM BUILDING CODE AND TO THE SATISFACTION OF THE INSPECTOR.
- 2 ALL DISTURBED AREAS SHALL BE RESEED AND COVERED WITH STYAL REE BRANCH CONTROL PER DATE SEAL RECOMMENDATION.
- 3 ALL WALKWAYS FROM HANDICAP PARKING TO ENTRANCES OF BUILDING SHALL NOT EXCEED 1/8" (SLOPE).
- 4 ELEVATIONS SHOWN ARE TO FINISH GRADE UNLESS OTHERWISE NOTED. CONTRACTOR TO SUBTRACT FINISH MATERIAL DEPTH TO ARRIVE AT SUBGRADE ELEVATION.
- 5 THE ENGINEER, SOILS ENGINEER AND CITY ENGINEERING DEPARTMENT TO BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO BEGINNING AND SITE CLEARING OF GRADING.
- 6 MAXIMUM CUT AND FILL SLOPE TO BE 2:1.
- 7 FINISH REF ELEVATION IS 1690.00 BENCH MARK IS A BRASS TABLET @ THE NW CORNER OF LOT 10 OVER HEMLOCK CREEK ON PLACERVILLE DRIVE - ELEV. 1677.00.
- 8 THERE IS TO BE APPROX. 2000 CYTS. OF MATERIAL TO BE EXCAVATED.
- 9 ALL TOP OF CURB ELEV. SHALL BE 2.00' ABOVE FINISH AG. ELEV.



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