

**COUNTY OF EL DORADO
PLANNING AND BUILDING DEPARTMENT
ZONING ADMINISTRATOR
STAFF REPORT**



Agenda of: November 18, 2020

Item No.: 4.a.

Staff: Matthew Aselage

CONDITIONAL USE PERMIT

- FILE NUMBER:** CUP20-0003/Cameron Park Fire Department Drill Tower
- APPLICANT:** Cameron Park Community Services District
- AGENT:** Cameron Park Fire Department
- REQUEST:** Conditional Use Permit to allow construction of a 34-foot, 5-inch tall training “drill tower” at the Cameron Park Fire Station 89.
- LOCATION:** South side of Country Club Drive, approximately 25 feet west of the intersection with Toronto Road, in the Cameron Park area, Supervisorial District 2. (Exhibit A)
- APNS:** 082-024-010 (Exhibit B)
- ACREAGE:** 2.0 acres
- GENERAL PLAN:** Public Facility (PF) (Exhibit C)
- ZONING:** One-Family Residential (R1) (Exhibit D)
- ENVIRONMENTAL DOCUMENT:** Categorically Exempt pursuant to Section 15303 of the CEQA Guidelines.
- RECOMMENDATION:** Staff recommends that the Zoning Administrator take the following actions:
1. Find the project is Exempt from California Environmental Quality Act (CEQA) pursuant to Section 15303 of the CEQA Guidelines (New Construction or Conversion of Small Structures); and

2. Approve Conditional Use Permit CUP20-0003, based on the Findings and subject to the Conditions of Approval as presented.

EXECUTIVE SUMMARY

Approval of this Conditional Use Permit would allow the construction and ongoing use of a 32 foot by 16 foot fire department training drill tower facility. The existing parcel is zoned One Family Residential (R1), consistent with the General Plan land use designation of Public Facility (PF). The proposed training drill tower meets zoning code development standards including setbacks and height requirements. Staff has determined that the project is consistent with the General Plan PF Land Use Designation and the R1 zone, as well as other applicable County General Plan policies and Zoning Ordinance requirements, as discussed in the Findings.

BACKGROUND:

The Cameron Park Community Service District (CPCSD), Cameron Park Fire Department, and Cal Fire currently all share the same building located on the subject parcel. The project site has been utilized as a fire station and CPCSD office building since 1969. The subject parcel is owned by CPCSD. The Cameron Park Fire Department is a department under the CPCSD. Cal Fire has a "Schedule A" contract with the CPCSD, meaning the employees are Cal Fire, however, the fire station portion, and fire equipment are all Cameron Park Fire Department's. The Fire Station was originally approved under Special Use Permit S71-0054.

The CPCSD received approval for an addition to the station of 1,440 square feet under Special Use Permit S89-0011.

Two portable office buildings used as a Sherriff's substation and an office for the Joint Powers Authority were approved on the subject parcel under Special Use Permit S98-0016.

Temporary Use Permit TUP01-0005 was issued in February 2001 for a fire prevention office which was subsequently replaced by Special Use Permit S01-0010 approved by the Planning Commission on August 9, 2001 to allow a 672 square-foot portable office building for a fire prevention office. All three portable buildings have been removed from the parcel.

On November 10, 2011, a revision to the February 2001 issued special use permit (S01-0010-R) was approved by the Planning Commission. This revision included developing a training drill tower on the portion of the subject property left vacant after removing all temporary storage/office structures approved under S01-0010. However this permit expired without completion of the approved drill tower development. The current project re-proposes the placement of a drill tower building per the previous approval.

EXISTING CONDITIONS/SITE CHARACTERISTICS

Site Description

The project is located at an average elevation of 1,320 feet above mean sea level. The majority of the perimeter is fenced with 6-foot tall redwood boards or chain-link fencing with solid slats. Improvements include the existing buildings as listed below with supporting infrastructure and landscaping, along with graveled and asphalted access driveways and parking areas:

Structure/Area	Dimensions/Total Square Footage	Use
Two-story CPCSD/Fire Department building	a) Building footprint = 107' by 56'/6,420. b) Attached steel deck 26' by 16'/416.	a) Offices, fire station first floor; living quarters second floor. b) Outside work and exercise area.
Utility Building	9.5' x 12'/114	Tool Storage.
Three portable sheds	a) Shed "A": 25' x 12' b) Shed "B": 21' x 10.5' c) Shed "C": 17' x 10.5'	a) CPCSD Storage. b) CPCSD Storage. c) Fire Department personal protective equipment supply storage.

Adjacent Land Uses

	Zoning	General Plan	Land Use/Improvements
Site	R1	PF	Fire Station #89
North	R1	HDR	Residential/Single family residences across Country Club Drive.
South	TC	LDR & C	Transportation corridor/U.S. Highway 50.
East	R1	HDR	Residential/Single family residence.
West	RM	MFR	Multi-Family Residential/Incredible Kids 2 Daycare; Country View Villas condominiums.

The closest dwelling is approximately 80 feet to the east of the proposed site. There is a drainage easement in between and both parcels have six-foot tall redwood board fences along both sides. The project site is surrounded by General Plan-designated high-density residential lands to the east and north. The U.S. Highway 50 right-of-way abuts the parcel to the south, and there is a day care center, and condominiums to the west (Exhibit A).

PROJECT DESCRIPTION

Request to approve CUP20-0003 to allow the construction of a 34-foot, 5-inch tall training "drill tower" at Cameron Park Fire Station 89. The base of the tower is proposed to measure 16 feet by 32 feet and include three stories and one attic floor. The proposed location of the drill tower will comply with zoning development standards. The drill tower will be setback more than required from all sides and it will comply with the maximum height standard of 50 feet. Personnel from nearby jurisdictions will travel to this site to participate in co-training sessions. Training is proposed to occur approximately two hours a day during non-peak hours through the week and occasionally from 8 a.m. to 5 p.m. on weekends by up to 8 personnel. There will be no sirens used during drill tower training sessions. Noise impacts will not substantially increase from what is typically associated with personnel movement and communication. The tower is proposed to be constructed of steel framing and siding with concrete floors. The drill tower will be painted to match the existing facilities and will include substantial landscaping to help conceal a portion of the drill tower from view. Drought resistant landscape trees and shrubs would be planted along the east and south boundaries, and shade trees added in front of the existing fire station.

ANALYSIS

General Plan Consistency

The project is consistent with all applicable General Plan policies including Policy 2.2.1.2 (Public Facilities Land Use Designation), Policy 2.2.5.2 (General Plan Consistency), Policy 2.2.5.21 (Compatibility with Adjoining Land Uses), Policies TC-Xa through TC-Xi (Transportation and Circulation Element), Policy 5.1.2.1 (Adequacy of Public Services and Utilities), Policy 5.2.1.2 (Adequate Quantity and Quality of Water for all Uses, Including Fire Protection), Policy 6.5.1.2 (Noise Impacts), Policy 6.5.1.7 (Noise Mitigation), Policy 7.3.5.1 (Drought-Tolerant Landscaping), Policy 7.3.5.2 (Local Indigenous Plants List) and Policy 7.4.4.4 (Oak Impact Mitigation).

Zoning Ordinance Consistency

Staff has determined that the proposed project, as conditioned, is consistent with all applicable standards and requirements of Title 130 of the County Ordinance Code (Zoning Ordinance). The project parcel is zoned One-Family Residential (R1) and the project has been analyzed in accordance with all applicable development standards for this zone district. The site plan identifies the building envelope and does not contain any development proposals which will encroach beyond the allowed buildable area. The proposed height of the training drill tower is below the 50 foot maximum. The proposal meets the required development standards as illustrated in the table below and also described in the Findings.

Table One
Development Standards from Table 130.24.030
(Residential Zones Development Standards)

Development Attribute	R1	Proposed Drill Tower
Height (in feet)	40	34'5"
Setbacks (in feet)		
Front	20	67
Secondary Front	15	N/A
Side	5	48
Rear	15	86

AGENCY COMMENTS

The project was distributed to all applicable local, County and state agencies for review and comment. Comments were received from the County Department of Transportation, the County Air Quality Management District, the County Environmental Management Division, and the Cameron Park Design Review Committee.

Department of Transportation

The Department of Transportation reviewed the project and determined that a condition on the use of the drill tower will be required. This condition will limit the usage of the training tower to weekends and non-peak hours during the week and on federal holidays.

Air Quality Management District

The Air Quality Management District (AQMD) reviewed the project and determined that the project levels of emissions are well below the size of project identified in Chapter 4 "Construction Activities" of the AQMD Guide to Air Quality Assessment, and the project is not expected to cause a significant air quality impact. Standard conditions of approval have been applied.

Environmental Management Division

The Environmental Management Division reviewed the project and determined that the tower is exempt from the construction and demolition (C&D) debris recycling requirements as little to no C&D debris will be generated.

Cameron Park Design Review Committee

The Cameron Park Design Review Committee reviewed the project during their regularly scheduled meeting on August 24, 2020. The committee members appreciated the site plan changes per the committee's original comments provided on September 26, 2011 for the original proposal (S01-0010-R). Further discussion resulted in new comments including the

recommendation that guardrails should be painted to be consistent with the existing fire station alongside the installation of neighborhood trees- particularly rose bud and redwood trees- across the front yard of the property facing County Club Drive.

ENVIRONMENTAL REVIEW:

Conditional Use Permit CUP20-0003 has been found Categorically Exempt pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, applying to projects which consist of construction and location of limited numbers of new, small facilities or structures, including accessory structures appurtenant to a primary structure.

Filing of a Notice of Exemption is required in accordance with CEQA Guidelines Section 15062 to initiate a 35-day statute of limitations on legal challenges to the County's decision that the project is exempt from CEQA. The applicant shall submit a \$50.00 recording fee to Planning Services in order for the County Recorder to file the Notice of Exemption.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings
Conditions of Approval

- Exhibit A.....Location/Vicinity Map
- Exhibit B.....Assessor’s Parcel Map
- Exhibit C.....General Plan Land Use Designation Map
- Exhibit D.....Zoning Map
- Exhibit E.....Floor Plans
- Exhibit F.....Elevations
- Exhibit G.....Color Building Simulation
- Exhibit H.....Applicant-supplied Project Description
- Exhibit I.....Applicant-supplied Site Pictures
- Exhibit J.....Site Plan
- Exhibit K.....Cameron Park Design Review Committee
Comments: August 24, 2020

FINDINGS

Conditional Use Permit CUP20-0003/Cameron Park Fire Training Drill Tower Zoning Administrator/November 18, 2020

1.0 CEQA FINDINGS

- 1.1 The Cameron Park Fire Training Drill Tower has been found to be Categorically Exempt pursuant to Section 15303 of the CEQA Guidelines which states that projects which consist of the construction and location of limited numbers of new, small facilities or structures including accessory structures appurtenant to a primary structure.
- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Planning and Building Department, Planning Services Division, at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 GENERAL PLAN FINDINGS

2.1 The project is consistent with General Plan Policy 2.2.1.2.

General Plan Policy 2.2.1.2 identifies that the purpose of the Public Facility (PF) land use designation is to provide areas for publicly-owned lands used for public facilities, including fire stations. Lands designated as PF can be located in Community Regions, Rural Centers, and Rural Regions.

Rationale: The proposed project is consistent with this policy. The site is within the Cameron Park Community Region. The proposed project is compatible with the land use designation.

2.2 The project is consistent with General Plan Policy 2.2.5.2.

General Plan Policy 2.2.5.2 requires that all applications for discretionary projects or permits shall be reviewed to determine consistency with the policies of the General Plan.

Rational: Staff has prepared this section on General Plan findings to document the project's consistency with the policies of the General Plan.

2.3 The project is consistent with General Plan Policy 2.2.5.21.

General Plan Policy 2.2.5.21 requires that development projects be located and designed in a manner that avoids incompatibility with adjoining land uses.

Rational: The project site has been utilized as a fire station and CSD building since 1969. New impacts would be the addition of users of the drill tower building on an intermittent basis. The Fire Department has used the subject area of the parcel for drills intermittently since they have been located on the parcel. Planning believes that, as proposed, the uses would

be substantially equal to the existing uses, and therefore would be compatible with the character of the neighborhood and would be compatible with the General Plan land use designation of the property.

2.4 The project is consistent with General Plan Policy TC-Xa.

(1) Traffic from residential development projects of five or more units or parcels of land shall not result in, or worsen, Level of Service F (gridlock, stop-and-go) traffic congestion during weekday, peak-hour periods on any highway, road, interchange or intersection in the unincorporated areas of the county.

Rationale: This policy does not apply, as the drill tower is an accessory or subservient use of the existing Fire Station.

(2) The County shall not add any additional segments of U.S. Highway 50, or any other highways and roads, to the County's list of roads from the original Table TC-2 of the 2004 General Plan that are allowed to operate at Level of Service F without first getting the voter's approval.

Rationale: This is not applicable as the Project is not requesting any modifications to Table TC-2.

(3) and (4). Intentionally blank as noted in the General Plan.

(5) The County shall not create an Infrastructure Financing District unless allowed by a 2/3rds majority vote of the people within that district.

Rationale: This is not applicable as the Project is not requesting the County create an Infrastructure Financing District.

(6). Intentionally blank as noted in the General Plan.

(7) Before giving approval of any kind to a residential development project of five or more units or parcels of land, the County shall make a finding that the project complies with the policies above. If this finding cannot be made, then the County shall not approve the project in order to protect the public's health and safety as provided by state law to assure that safe and adequate roads and highways are in place as such development occurs.

Rationale: The project does not create residential parcel; therefore, this policy does not apply.

2.5 The project is consistent with General Plan Policy TC-Xb.

Policy TC-Xb ensures that potential development in the County does not exceed available roadway capacity.

Rationale: This policy is not applicable as this policy refers to the County preparing a Capital Improvement Program (CIP), preparing a Traffic Impact Mitigation (TIM) Fee Program, and monitoring traffic volumes.

2.6 The project is consistent with General Plan Policy TC-Xc.

Policy TC-Xc directs that developer paid traffic impact fees combined with any other available funds shall fully pay for building all necessary road capacity improvements to fully offset and mitigate all direct and cumulative traffic impacts from new development.

Rationale: This policy is not applicable as this policy directs how the County will pay for building the necessary road capacity.

2.7 The project is consistent with General Plan Policy TC-Xd

Level of Service (LOS) for County-maintained roads and state highways within the unincorporated areas of the county shall not be worse than LOS E in the Community Regions or LOS D in the Rural Centers and Rural Regions except as specified in Table TC-2. The volume to capacity ratio of the roadway segments listed in Table TC-2 shall not exceed the ratio specified in that table. Level of Service will be as defined in the latest edition of the Highway Capacity Manual (Transportation Research Board, National Research Council) and calculated using the methodologies contained in that manual. Analysis periods shall be based on the professional judgement of the Department of Transportation which shall consider periods including, but not limited to, Weekday Average Daily Traffic (ADT), AM Peak Hour, and PM Peak hour traffic volumes.”

Rationale: This project will not worsen (as defined by General Plan Policy TC-Xe) Level of Service (LOS) for any county maintained road or state highway.

2.8 The project is consistent with General Plan Policy TC-Xe.

For the purposes of this Transportation and Circulation Element, “worsen” is defined as any of the following number of project trips using a road facility at the time of issuance of a use and occupancy permit for the development project:

- A. A 2 percent increase in traffic during the a.m. peak hour, p.m. peak hour, or daily, or
- B. The addition of 100 or more daily trips, or

C. The addition of 10 or more trips during the a.m. peak hour or the p.m. peak hour.

Rationale: This project will generate fewer than 10 trips in the peak hour, and fewer than 100 daily trips. The thresholds in criteria A, B or C of this policy are not met.

2.9 **The project is consistent with General Plan Policy TC-Xf**

At the time of approval of a tentative map for a single family residential subdivision of five or more parcels that worsens (defined as a project that triggers Policy TC-Xe [A] or [B] or [C]) traffic on the County road system, the County shall do one of the following: (1) condition the project to construct all road improvements necessary to maintain or attain Level of Service standards detailed in this Transportation and Circulation Element based on existing traffic plus traffic generated from the development plus forecasted traffic growth at 10-years from project submittal; or (2) ensure the commencement of construction of the necessary road improvements are included in the County's 10-year CIP.

For all other discretionary projects that worsen (defined as a project that triggers Policy TC-Xe [A] or [B] or [C]) traffic on the County road system, the County shall do one of the following: (1) condition the project to construct all road improvements necessary to maintain or attain Level of Service standards detailed in this Transportation and Circulation Element; or (2) ensure the construction of the necessary road improvements are included in the County's 20-year CIP.

Rationale: The project will not worsen traffic on the County road system. Therefore this policy does not apply.

2.10 **The project is consistent with General Plan Policy TC-Xg.**

Each development project shall dedicate right-of-way, design and construct or fund any improvements necessary to mitigate the effects of traffic from the project. The County shall require an analysis of impacts of traffic from the development project, including impacts from truck traffic, and require dedication of needed right-of-way and construction of road facilities as a condition of the development. This policy shall remain in effect indefinitely unless amended by voters.

Rationale: This policy is not applicable as this project does not worsen traffic conditions.

2.11 The project is consistent with General Plan Policy TC-Xh

All subdivisions shall be conditioned to pay the traffic impact fees in effect at the time a building permit is issued for any parcel created by the subdivision

Rationale: This project will pay TIM fees at the time a building permit is issued.

2.12 The project is consistent with General Plan Policy TC-Xi

General Plan TC-Xi directs the County to coordinate and work with other agencies to plan for the widening of U.S. Highway 50.

Rationale: This policy is not applicable to the project as it is directed to the County to coordinate with other agencies.

2.13 The project is consistent with General Plan Policy 5.1.2.1

General Plan Policy 5.1.2.1 requires a determination of the adequacy of the public services and utilities to be impacted by that development.

Rationale: This proposal does not include connections to any public utilities; therefore no utility impacts will occur as part of this development. Since this project exists on a site which has been previously developed to meet the demands of facilities such as the drill tower, there are no issues concerning impacts to public services.

2.14 The project is consistent with General Plan Policy 5.2.1.2.

General Plan Policy 5.2.1.2 requires that adequate quantity and quality of water for all uses, including fire protection, be provided with the proposed development.

Rationale: The project is located on the eastern portion of the subject parcel approximately 100 feet from the nearest fire hydrant. This fire hydrant provides an adequate quality and quantity of water for fire protection. This project will not require connections to water utilities; therefore the site is served by a previously determined adequate water source.

2.15 The project is consistent with General Plan Policy 6.5.1.2.

General Plan Policy 6.5.1.2 states that, where proposed non-residential land uses are likely to produce noise levels exceeding the performance standards of Table 6-2 at existing or planned noise-sensitive uses, an acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in the project design.

Rationale: The Fire Department has used the proposed project area for drills since locating to the site typically conducting a two hour drill each day. The tower would not include electricity and lighting. The Fire Department does not typically use any power equipment during the drills. Noise sources would include training staff giving instructions, but this would be intermittent and temporary and would not be anticipated to exceed existing noise levels nor General Plan dictated noise levels.

2.16 The project is consistent with General Plan Policy 6.5.1.7.

General Plan Policy 6.5.1.7 states that, noise created by new proposed non-transportation noise sources shall be mitigated so as not to exceed the noise level standards of Table 6-2 for noise-sensitive uses.

Rationale: The Fire Department has used the proposed project area for drill tower since locating to the site typically conducting a two hour drill each day. Power equipment and sound drills are not used for drills as they take place currently and are not proposed for future training plans. Noise impacts from the trainings associated with the drill tower will be comparable to the noise impacts associated with current training protocol.

2.17 The project is consistent with General Plan Policy 7.3.5.1.

General Plan Policy 7.3.5.1 states that, drought-tolerant plant species, where feasible, shall be used for landscaping of commercial development.

Rationale: The proposed landscaping includes five species including Red Bud Trees and Redwood Trees as suggested by the Cameron Park Design Review Committee. The three proposed landscaping plant species includes Chinese Pistache, Deodar Cedar, and Chinese Photinia. Each of these three plant species is drought tolerant once they have well established root systems.

2.18 The project is consistent with General Plan Policy 7.3.5.2.

General Plan Policy 7.3.5.2 states that, a list of appropriate local indigenous drought tolerant plant materials shall be maintained by the County Planning Department and made available to the public.

Rationale: This project is consistent with this policy as this policy directs the County Planning Department to release and maintain a list of appropriate local indigenous drought tolerant plant materials. No additional action is required of the applicant pursuant to this policy.

2.19 The Project is consistent with General Plan Policy 7.4.4.4.

General Plan Policy 7.4.4.4 states that, all new development projects or actions that result in impacts to oak woodlands and/or individual native oak trees, including Heritage Trees, the County shall require mitigation as outlined in the El Dorado County Oak Resources Management Plan (ORMP).

Rationale: There are no oak trees on site. Therefore, there will be no oak impacts associated with this project.

3.0 ZONING FINDINGS

3.1 The project is consistent with Section 130.24.030.

Section 130.24.030 (Residential/R1 Zones Development Standards) prescribes site-specific development standards for new lots, allowed uses and associated structures within the R1 Zone District.

Rationale: The proposed project meets the required minimum setbacks and does not exceed the maximum allowed height as required within Section 130.24.030.

4.0 CONDITIONAL USE PERMIT FINDINGS

4.1 The issuance of the permit is consistent with the General Plan.

The proposed use is consistent with the policies and requirements of the General Plan as discussed in the General Plan section of this staff report. The proposed use is consistent with all applicable policies as set forth in Finding 2.0 above.

4.2 The proposed use would not be detrimental to the public health, safety, and welfare or injurious to the neighborhood.

The drill tower as proposed and conditioned will not increase adverse impacts to the surrounding neighborhood. The conditions applied ensure that the drill tower will be an ancillary use to the existing fire station. Additionally, having fire training facilities in the community, will aid in protecting public health, safety, and welfare by providing the community with better trained fire officers.

4.3 The proposed use is specifically permitted by Conditional Use Permit.

The proposed use complies with the requirements of Zoning Ordinance Section 130.24.030, with a conditional use permit.

CONDITIONS OF APPROVAL

Conditional Use Permit CUP20-0003/Cameron Park Fire Department Drill Tower Zoning Administrator/November 18, 2020

Planning Services

1. This Conditional Use Permit approval is based upon and limited to compliance with the approved project description, the following hearing exhibits:

<u>Exhibit J</u>	<u>Site Plan</u>
<u>Exhibit E</u>	<u>Floor Plans</u>
<u>Exhibit F</u>	<u>Elevations</u>
<u>Exhibit G</u>	<u>Color Building Simulation</u>

And, Conditions of Approval set forth below. Any deviations from the project description, exhibits, or conditions must 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:

The approval of Special Use Permit S01-0010 allowed the placement of a 672 sq. ft. portable office building for a fire prevention office.

The approval of Special Use Permit revision S01-0010-R allows improvements on the parcel currently APN 082-024-010 as follows:

The construction of a 34-foot, 5-inch tall training "drill tower" at Cameron Park Fire Station 89. The base of the tower shall measure 16 feet by 32 feet and include three stories and one attic floor. The training shall occur approximately two hours a day during the week and occasionally from 8 a.m. to 5 p.m. on weekends by up to 8 personnel. The tower shall be constructed of steel framing and siding with concrete floors to match the existing buildings in materials and colors to be darker and substantially consistent with Exhibits E and F.

No banners or signs shall be permitted to be placed on the tower.

The drill tower will be in addition to the following existing improvements, and shall be located as shown in Exhibit J:

Structure/Area	Dimensions/Total Square Footage	Use
Two-story CPCSD/Fire Department building	a) Building footprint = 107' by 56'/6,420.	a) Offices, fire station first floor; living quarters second

	b) Attached steel deck 26' by 16'/416.	floor. b) Outside work and exercise area.
Utility Building	9.5' x 12'/114	Tool Storage.
Three portable sheds	a) Shed "A": 25' x 12' b) Shed "B": 21' x 10.5' c) Shed "C": 17' x 10.5'	a) CPCSD Storage. b) CPCSD Storage. c) Fire Department personal protective equipment supply storage.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

2. **Site Improvements:** All site improvements shall conform to Exhibits F to J. Changes in the uses and in the structures/facilities as approved shall require review by Planning Services to determine if the changes can be approved administratively or are substantial enough to require the submittal of a Conditional Use Permit revision application with review by the Planning Commission.

3. **Landscaping:** The final landscape plan shall be substantially consistent with Exhibit J and comply with Zoning Code Chapter 130.33, specifically a minimum of three trees and six shrubs shall be provided per each one hundred feet in the landscape buffers, and General Plan Policies 7.3.5.1, 7.3.5.2, and 7.4.4.4, and be approved by Planning Services prior to issuance of a building permit. The following additional information would need to be submitted prior to final inspection of installed landscaping:
 - A. Completed, signed Model Water Efficient Landscape documents consistent with the new County Model Water Efficient Landscape Ordinance.

 - B. A filed copy of an irrigation audit report or survey approved by El Dorado Irrigation District with the Certificate of Completion.

The applicant shall install and maintain landscaping in accordance with the approved final landscaping plan in perpetuity.

4. **Lighting:** All outdoor lighting utilized within the project parcel shall be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation. In addition, the following apply:
 - A. External lights used to illuminate a sign, side of a building, or a wall shall be shielded in order to prevent light from shining off of the illuminated surface.
 - B. Security lighting on the buildings shall be designed with motion-sensor activation.
5. **Condition Compliance:** The applicants shall submit a narrative that clearly states how each Condition of Approval has been, or will be satisfied. Prior to initiation of any use authorized by this 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. The applicant shall also schedule an inspection by Planning Services prior to said initiation for verification of compliance with applicable conditions of approval.
6. **Cultural Resources:** If human remains are discovered at any time during the improvement phase, the County Coroner and Native American Heritage Commission shall be contacted per Section 7050.5 of the Health and Safety Code and Section 5097.89 of the Public Resources Code. The procedures set forth in Supplementary Document J, Section VIII, of the California Environmental Quality Act (CEQA) Guidelines concerning treatment of the remains shall be followed. If archaeological sites or artifacts are discovered, the applicant shall retain an archaeologist to evaluate the resource.

If the resource is determined to be important, as defined in Appendix K of the CEQA Guidelines, mitigation measures, as agreed to by the subdivider, archaeologist, and Planning Services shall be implemented. Treatment of Native American remains and/or archaeological artifacts shall be the responsibility of the subdivider and shall be subject to review and approval by Planning Services.
7. **Notice of Exemption Fee:** A \$50.00 administration fee is required by the County Recorder to file the Notice of Exemption. This fee shall be made payable to El Dorado County and shall be submitted to Planning Services after the end of the ten working day appeal period of a final project.
8. **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, as provided in Section 66474.9(b) of the California Government Code.

The applicant shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or processing against El Dorado

County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a Conditional Use Permit, which action is brought within the time period provided for in Section 66499.37 of the California Government Code.

County shall notify the applicant of any claim, action, or proceeding and County will cooperate fully in the defense.

Department of Transportation

9. **Time Use Restriction:** The usage of this training drill tower shall be limited. Usage of the tower may occur on weekends or during non-peak hours through the week and federal holidays. There is to be no prohibition regarding the co-use of this training drill tower with outside fire agencies given their compliance with the stated time usage restrictions.

Air Quality Management District

10. **Fugitive Dust:** The project shall adhere to the regulations and mitigation measures for fugitive dust emissions during the construction process. In addition, a Fugitive Dust Mitigation Plan (FDP) Application with appropriate fees shall be submitted to and approved by the AQMD prior to the start of project construction if a Grading Permit is required from the Building Department pursuant to AQMD Rules 223 and 223.1.
11. **Painting and Coating:** The project construction may involve the application of architectural coating, which shall adhere to AQMD Rule 215- Architectural Coatings.
12. **Open Burning:** Burning of wastes that result from “Land Development Clearing” must be permitted through the AQMD. Only dry vegetative waste materials originating from the property may be disposed of using an open outdoor fire pursuant to AQMD Rule 300- Open Burning.
13. **Portable Equipment:** All portable combustion engine equipment with a rating of 50 horsepower or greater shall be registered with the California Air Resources Board (CARB). A copy of the current portable equipment registration shall be with said equipment. The applicant shall provide a complete list of heavy-duty diesel-fueled equipment to be used on this project, which includes the make, model, year of equipment, and daily hours of operation of each piece of equipment.
14. **Self-Propelled Diesel-Fueled Engines:** All self-propelled diesel-fueled engines greater than 25 horsepower shall be in compliance with the California Air Resources Board (ARB) Regulation for In-Use Off-Road Diesel Fueled Fleets. ARB is responsible for enforcement of this regulation.

15. **New Point Source:** Prior to construction/installation of any new point source emissions units, Authority to construct applications shall be submitted to the AQMD. Submittal of applications shall include facility diagram(s), equipment specifications, and emissions factors pursuant to AQMD Rules 501 and 523.

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16. **Construction and Demolition Debris Recycling:** Section 6: Construction and Demolition Debris Recycling Acknowledgment of the El Dorado County Building Permit Application (Part 1), must be filled out as follows. Option 4 must be selected and “Tower” written to the right of the sections. This must be done as towers are exempted from the construction and demolition (C&D) debris recycling requirements since little to no C&D debris will be generated