

**EL DORADO COUNTY DEVELOPMENT SERVICES  
PLANNING COMMISSION  
STAFF REPORT**



**Agenda of:** May 14, 2009  
**Item No.:** 9  
**Staff:** Tom Dougherty

**SPECIAL USE PERMIT**

**FILE NUMBER:** S08-0024/Cool Boat, RV, and Self-Storage

**AGENT:** Bill Dalton

**APPLICANT/PROPERTY OWNER:** Roger Musso

**ENGINEER:** William Rothaus

**REQUEST:** Special Use Permit to allow the construction of up to eight buildings totaling 21,050 square feet for storage of boats, recreational vehicles (RVs) and self-storage of miscellaneous items. The eight buildings are proposed to be constructed in six phases and would ultimately contain 163 enclosed storage units.

**LOCATION:** East side of State Route 49 approximately 500 feet north of the intersection with State Route 193 in the Cool area, Supervisorial District IV. (Exhibit A)

**APN:** 071-500-45 (Exhibit B)

**ACREAGE:** 3.76 acres

**GENERAL PLAN:** Commercial (C) (Exhibit D)

**ZONING:** General Commercial - Design Control (CG - DC) (Exhibit E)

**ENVIRONMENTAL DOCUMENT:** Negative Declaration

**RECOMMENDATION:** Staff recommends the Planning Commission take the following actions:

1. Adopt the Negative Declaration based on the Initial Study prepared by staff;

2. Approve the Special Use Permit S08-0024 subject to the Conditions of Approval in Attachment 1, based on the Findings in Attachment 2.

**STAFF ANALYSIS**

**Project Description:** The applicant is proposing a phased project, to consist of eight buildings totaling 21,050 square feet for a self-storage facility. The first four phases would occur on the north side of the parcel, and the final two phases on the south side. Unenclosed RV and boat storage would be available during Phases 1-5, but would be eliminated during Phase 6. The north side of the parcel is surrounded by chain link fencing. During Phase 1, a landscape buffer would be added. During Phase 4, the chain link fencing would be expanded along with the landscape buffering to the portion of the parcel south of Northside Drive. Two, four-foot by eight-foot signs are proposed to be added to the existing chain link fence, both facing Northside Drive. The business is proposed to operate from sunrise to sunset, seven days a week. There would be one off-site manager of the facility and no on-site bathroom or office facilities. The project phasing would occur as detailed in the following table:

Phase	Buildings	Square Footage	Storage Units	Details/Components of Each Phase
Project portion of the parcel north of Northside Drive is below:				
1	Building A	3,400	26	Installation of the two, 4 ft x 8 ft signs. The landscape improvements on the north side of the parcel. Required road improvements for Northside Drive. Striping of 2 parking spaces, one handicap accessible for customers, and 18 RV spaces.
2	Building B	3,400	26	Retain all previous parking.
3	Building C	2,700	24	Retain all previous parking.
4	Building D Building E	2,000 1,875	13 14	Stripe one parking space for customers. Move 13 RV spaces to the south side of the parcel.
Project portion of the parcel south of Northside Drive is below:				
4				Add 6-ft tall chain link fencing with 2 access gates and brown slats, and landscaping along the south side of the parcel. Fenced area would be graveled.
5	Building F Building G	3,400 2,000	26 10	Striping of 2 parking spaces for customers, stripe 1 handicap accessible. Retain the 13 RV parking spaces.
6	Building H	2,275	24	Stripe the final parking spaces for customers. Eliminate all RV parking.
<b>Totals</b>	<b>8</b>	<b>21,050</b>	<b>163</b>	

**Site Description:** The 3.76-acre site is located at a 1,620-foot elevation above the mean sea level. The northern portion of the parcel has been previously been graded flat, graveled, and is surrounded by a six-foot tall chain link fence with barbed wire atop. The southern portion of the parcel has been rough graded and is not fenced or graveled. There are groups of native oak and pine trees at the eastern edges of the parcel and in the southwest corner that are located outside of the proposed development area. Northside Drive has an asphalted surface and terminates at a cul-de-sac at the easternmost portion of the parcel.

**Adjacent Land Uses:**

	Zoning	General Plan	Land Use/Improvements
Site	CG	C	Commercial. Vacant
North	CP	C	Planned commercial. Vacant.
South	CG	C	Commercial. Vacant and cellular communications facility.
East	CG	C	Commercial. Mini – storage units.
West	CG	C	Commercial. Post office, cellular communications facility.

Discussion: The surrounding parcels have commercial uses or are designated for commercial uses by the General Plan. The proposed storage use would be compatible with the surrounding commercial development, and would be an appropriate use within an area planned for commercial land use.

**Project Issues:** Discussion items for this project include access and circulation, building design, easements, fire safety, grading, landscaping, lighting, parking, signage, septic system improvements, and water supply.

**Access and Circulation:** Site access is provided via Northside Drive from an encroachment onto State Route (SR) 49. Northside Drive terminates at a cul-de-sac approximately 800 feet east of the SR 49 encroachment and is a private roadway. El Dorado County Department of Transportation (DOT) determined that the project would result in 21,050 square feet of storage/warehouse space and the ability to accommodate up to 18 RV parking spaces. At full buildout, the project would be expected to generate approximately 52 Average Daily Trips (ADT), 6 A.M. Peak Hour Trips (AM PHT), and 6 P.M. Peak Hour Trips (PM PHT) using the Institute of Traffic Engineers (ITE) Trip Generation Manual, Land Use Code 151, 8th Edition. The General Plan threshold requiring completion of a Traffic Study was not met for this project.

California Department of Transportation (Caltrans) has recommended that the outbound lane on Northside Drive be widened by 10 feet on the north side, and the centerline restriped so it is perpendicular to SR 49. This would be intended to reduce the skew of the driveway and provide additional room for larger inbound vehicles. The project has been conditioned to require the recommended improvement.

**Building Design:** Staff has reviewed the submitted building elevations (Exhibits H and I). The following table demonstrates the various materials and colors proposed:

<b>BUILDING PORTION</b>	<b>STYLE/COLOR</b>	<b>MATERIAL</b>
<b>Roof</b>	Tan	Ribbed metal
<b>Building Walls</b>	Tan	Ribbed metal
<b>Windows</b>	None	
<b>Doors</b>	Gray	Role-up, metal doors

**Easements:** Parcel Map PM50-7 describes a 50-foot wide Road and Public Utilities Easement (R&PUE). This easement includes a 50-foot wide radius for a turnaround located on the western edge of the property, and a 50-foot wide R&PUE extending to the eastern edge of the property for APN 071-500-32. The existing paved turnaround was not improved within this easement as depicted but rather near the eastern edge of the property. The site plans do not indicate the existing turnaround easement. A condition of approval would require the project to include all existing and proposed easements on the site development plans. Additionally, DOT recommends the applicant abandon the existing turnaround easement (to allow development as shown on the plans) and propose a new easement that includes the existing improved paved turnaround. The project is conditioned for a map amendment to be required, resulting in a Certificate of Correction noting the abandoned turnaround easement and properly locating the new one.

**Fire Safety:** The El Dorado County Fire Protection District (District) would require the project parcels to meet the minimum fire flow for Fire Safe standards. Pursuant to the Fire District, these standards would require that water delivery be required at a minimum of 1,000 gallons per minute (gpm) at 20 pounds per square inch (psi) for a period of 2 hours. The access road and turnaround must meet the minimum Fire Safe standards. The project has been conditioned to comply with the Fire Safe requirements.

**Grading/Drainage:** Foundations and buildings are proposed to be stepped following the existing grade slopes to assure minimal impacts to existing slopes and drainage. Grading and drainage improvements associated with the project would be those associated with the required infrastructures which include site development and roadway improvements. The project has been conditioned to require a grading and drainage plan.

**Landscaping:** A preliminary landscaping plan has been provided (Exhibit J) which would be consistent with the requirements contained within Section 17.18.090 of the Zoning Ordinance. A final landscape plan would be required at building permit submittal which would be reviewed by permit center staff for compliance with the Planning Commission approved plan. The landscaping north of Northside Drive would be installed prior to issuance of final occupancy for Phase 1 improvements. Additional landscaping would be planted with the fencing installation and development of Phase 4 and would be required prior to issuance of final occupancy for Phase 4. Staff would conduct onsite inspections to verify installation consistent with the final landscape plan.

**Lighting:** Staff has reviewed the submitted preliminary lighting plan and fixture specification sheet (Exhibits J1 and J2) and has determined that they would be in compliance with the

County’s Outdoor Lighting Ordinance. Sconce lighting has been proposed on each of the buildings and would be activated by motion sensors. Each building would have three on each side, and two on each end. All outdoor lighting would be conditioned to conform to Section 17.14.170 of the County Code and be fully shielded pursuant to the Illumination Engineering Society of North America (IESNA) full cut-off designation.

**Parking:** The following table demonstrates the proposed on-site parking in compliance with Section 17.18.060 of the County Code. Outdoor storage of RVs and boats is proposed and would be and would be eliminated during Phase 6:

Phase	Building and square footage.	Enclosed Storage Units Provided	Standard Spaces Required: (1 space plus 1 space per 30 units)	Standard Spaces Provided: (10 ft. x 18 ft.)	Handicap accessible spaces required and provided	RV storage spaces: (10 ft. by 35 ft.)
<b>Project portion of the parcel north of Northside Drive is below:</b>						
1	A: 3,400	26	2	1	1 of the spaces would be (van accessible)	18: Retain all previous RV parking.
2	B: 3,400	26	2	0	0	0
3	C: 2,700	24	3	1	0	0
4	D: 2,000 E: 1,875 Total: 3,875	13 14	0	0	0	Remove all RV spaces north of Northside Drive.
<b>Subtotal</b>						
				2	1	0
<b>Project portion of the parcel south of Northside Drive is below:</b>						
4			0		0	Add 13 new RV spaces.
5	F: 3,400 G: 2,000 Total: 5,400	26 10	2	1	1 of the spaces would be van accessible.	0
6	H: 2,275	24		1	0	Remove 13

<b>Subtotal</b>						
				2	1	
<b>Totals</b>	<b>21,050</b>	<b>163</b>	<b>1 + (104 /30) = 5</b>	<b>6 (3 on each side of Northside Drive)</b>	1 van accessible space each for both the north and south portions	<b>Outside RV and boat parking eliminated.</b>

**Signage:** The project proposes two, 4 foot by 8 foot rigid signs mounted onto an existing chain link fence. The proposed signs are shown in Exhibit K1. No off-premise commercial advertising is proposed. Off-premise signs would require a separate Special Use Permit. The applicant did not request an off-premise sign.

**Septic Facilities:** The project is not required to provide bathroom facilities therefore a septic system has not been provided on-site.

**Water:** Public water is currently provided by the Georgetown Divide Public Utility District (GDPUD). There are existing underground facilities and a single fire hydrant along Northside Drive. A letter from GDPUD dated June 16, 2008 confirmed service can be provided. The required landscaping would require supplemental watering, therefore requiring a water meter. The water meter would be required prior to final approval of any building permit for Phase 1.

Due to United States Fish and Wildlife Service (USFWS) requirements, the Georgetown Divide Public Utility District cannot provide water service to this proposed new non-residential discretionary development which will result in building permits in excess of 7,500 square feet without proof from the applicant that the applicant has coordinated with the USFWS on this project and that the USFWS has determined that the project has satisfactorily complied with the Endangered Species Act. The applicant would be required to submit evidence, to the GDPUD, that there has been coordination with the USFWS on the project and that they have determined that the project has satisfactorily complied with the Endangered Species Act prior to deriving metered commercial water service. This could be accomplished through the preparation of a biological study for the site during the appropriate blooming period. The applicant has chosen to proceed with the project without a biological study and coordinate separately with the USFWS to determine compliance with the Endangered Species Act prior to obtaining a water meter.

**General Plan:** The General Plan designates the subject parcel as Commercial. The purpose of this land use category is to *provide a full range of commercial retail, office, and service uses to serve the residents, businesses, and visitors of El Dorado County.* The project would be a mini-storage facility for storing boats, recreational vehicles (RVs), and miscellaneous items. Mini-storage (mini-warehousing) is a use permitted with a Special Use Permit. As conditioned, the project would be in compliance with the 2004 General Plan policies.

**Rural Centers:** **Policy 2.1.2.1** established the Cool Rural Center boundary. The subject parcel is located within that boundary. **Policy 2.1.2.2** defines Rural Centers as *areas of higher intensity development throughout the rural areas of the County based on the availability of infrastructure, public services, existing uses, parcelization, impact on natural resources, etc.* **Policy 2.1.2.3** defines the purpose of Rural Centers as being areas intended to *meet the commercial and service needs of the residents of the Rural Centers and Rural Regions, the predominant land use type within Rural Centers shall be commercial and higher density residential development.*

**Consistent:** The project would meet the intent of these policies by providing services for the benefit of the community within the Rural Center Boundary.

**Consistency with the General Plan:** **Policy 2.2.5.2** requires that applications for discretionary projects, such as a Special Use Permit, shall be reviewed to determine consistency with General Plan policies.

**Consistent:** The project proposal is a Special Use Permit. Project conditions and improvements have been required bringing the project into compliance with the General Plan policies.

**Land use compatibility:** **Policy 2.2.5.21** directs that development projects shall be located and designed in a manner that avoids incompatibility with adjoining land uses that are permitted by the policies in effect at the time the project is proposed.

**Consistent:** The project has been designed to be compatible with neighboring commercial uses. The colors and materials are consistent with those of other commercial storage buildings in the area.

**Lighting Impacts:** **Policy 2.8.1.1** directs that excess nighttime light and glare be limited from the parking area lighting, signage and buildings and that consideration be given to the use of motion detectors or automatic shutoffs for lighting features in rural areas.

**Consistent:** Lighting has been discussed above in the *Project Issues* section. As conditioned, the project would be in compliance with the General Plan Policy.

**Adequate Public Utilities:** **Policy 5.1.2.1** requires that there be adequate public utilities and services including water supply, wastewater treatment and disposal, solid waste disposal capacity, storm drainage, fire and police protection, and ambulance service exist or be available to the subject discretionary project.

**Consistent:** Solid waste disposal services exist for the surrounding parcels and would be available to the project. The Cool substation of the El Dorado County Fire Protection District is located across SR 49 from Northside Drive and would provide service to the site. GDPUD, PG&E and AT&T facilities exist along Northside Drive. The project would be in compliance with this General Plan Policy.

**Water Supply and Fire Protection:** **Policy 5.2.1.2** directs that an adequate quantity and quality of water for all uses, including fire protection, shall be provided for discretionary development.

**Policy 5.7.1.1** directs that the applicant demonstrate that adequate emergency water supply, storage, conveyance facilities, and access for fire protection either are or would be provided concurrent with development.

**Consistent:** Potable water would not be provided at the site. However, for fire protection services, fire protection fire hydrants and minimum fire flow requirements shall be met for the project. As conditioned, the project would be in compliance with these General Plan Policies.

Adequate Access for Emergencies: **Policy 6.2.3.2** directs the applicant to demonstrate that adequate access exists, or can be provided for emergency vehicles and private vehicles to access and evacuate the area.

**Consistent:** The project would comply with the El Dorado County Fire Protection District minimum Fire Safe standards for the access road and turnaround capacity with project conditions. A 20-foot wide fire lane is to be maintained with an approved turnaround. As conditioned, the project would be in compliance with the General Plan Policy.

Rare Plants: **Policy 7.4.1.1** directs that the County shall provide for the permanent protection of the eight sensitive plant species known as the Pine Hill endemics and their habitat through the establishment and management of ecological preserves consistent with County Code Chapter 17.71 and the USFWS's Gabbro Soil Plants for the Central Sierra Nevada Foothills Recovery Plan (USFWS 2002).

**Consistent:** The proposed project is not located in an El Dorado County plant Mitigation Area. The subject parcel is not located within any Ecological Preserve overlay designation. The project was designed to avoid all areas that have not been previously graded flat.

Oak Tree Canopy: **Policy 7.4.4.4** establishes the native oak tree canopy retention and replacement standards.

**Consistent:** Native oak trees are located along the eastern edge and in the southwest corner of the site. Development and road improvements would not impact these areas, as they are to be retained. The project would be in compliance with this General Plan Policy.

Economic Development: **General Plan Objective 10.1.5 and Policies 10.1.5.1, 10.1.5.2, and 10.1.5.4** all seek to encourage and emphasize the importance of promoting and encouraging projects that have the potential to support, assist, and encourage the economic expansion and addition of businesses, and also enable and encourage existing companies, businesses, and/or industries, such as agriculture, to expand and economically thrive in El Dorado County.

**Consistent:** The proposed project is for commercial purposes, expanding within a rural center of the County. The business would provide additional storage opportunities in the neighboring Cool/Pilot Hill area. The project would be in compliance with the Objective and General Plan Policies.

Using Existing Infrastructure: **Policy 10.2.1.6** directs that new infrastructure and facilities be coordinated with existing infrastructure and facilities and that they maximize use of existing facilities to the extent that any exists.

**Consistent:** The required turnaround access road improvements are to be minimized to the extent possible, upon verification that minimum standards have been complied with. To avoid re-location of the turnaround, the applicant would relocate the easement. The project would be in compliance with this General Plan Policy.

**Conclusion:** The project has been reviewed in accordance with the El Dorado County 2004 General Plan policies, and it has been determined that the project is consistent with the General Plan. Findings of consistency with the General Plan are provided in Attachment 2.

**Zoning:** The project site is zoned General Commercial- Design Control (CG-DC) which permits mini-warehouse use subject to Design Review and Special Use Permit approval, and to the standards of Sections 17.32.170 through 17.32.1220 of the County Code. Table 2.4 of the 2004 General Plan shows CG zoning to be compatible with the Commercial General Plan land use designation.

The Zoning Ordinance requires a Special Use Permit for mini-storage (mini-warehouses) in all commercial zone districts. This was determined by a 1988 – 1989 Planning Services interpretation made by the Planning Director at that time. The Special Use Permit process would satisfy the Design Review requirement for the project as design has been reviewed as part of this application.

The Special Use Permit process would consider all structures and uses on the subject site whether allowed by right or by Special Use Permit. The structures and uses permitted by this permit would be only those allowed by the Special Use Permit. Findings for Approval have been attached in Attachment 2.

**Other Design Issues:**

The subject property is within a defined Design Review district. As such, Section 17.74.040 (C) of County Code requires compliance with the design guidelines contained in the *Community Design Guide*. The *Community Design Guide* contains the following guidelines which are applicable to the proposed project:

**Site Planning** (*Community Design Guide, Page 6*):

*Parking Areas – Screen parking areas from public ways and divide them up with landscaping, walls, fences, berms and other means.*

Discussion: As shown on the Landscaping Plans (Exhibits J) the applicant has provided a landscaping buffer along the boundaries where the abuts or adjoins public roads and additional landscaping used to buffer the facility from views from SR49 and Aaron Cool Drive. The project would be in compliance with Section 17.18.090 of the County Code.

*Lighting – Exterior lighting shall be subdued and avoid creating glare for occupants or neighboring properties. Lighting should enhance the building design and landscaping as well as provide for safety and security.*

Discussion: As shown on the Lighting Plan and Specification Sheet (Exhibits K1 and K2 ), the proposed exterior lighting would conform to the standards of Section 17.14.170 of the County Code.

*Trash and other service areas – Locate trash enclosures and loading docks away from public streets and store entrances and screen them. Screens should be durable and an integral part of the overall structural design.*

Discussion: Both portions of the project parcel would utilize recycling/trash containers to serve the project and would be screened from outside views by the landscaping and brown slats covering the chain link fence.

**Building Design** (*Community Design Guide, Page 7*):

*Harmony – Different structures and parts of structures should harmonize with each other and the neighborhood.*

Discussion: The proposed addition to the community care facility would match the existing exterior architectural design specifications. The exterior of the building would be ribbed metal sheeting, metal roll-up doors, accented with flat metal trim, as indicated in the project Front and side Elevations attached as Exhibit H.

*Materials – Use materials honestly. Simulated wood or masonry, for example, generally is not acceptable.*

Discussion: As discussed above, the metal exterior finish materials would similarly match the exterior architectural design of the existing storage facility on the adjoining parcel.

*Finishes, Textures and Colors – Exterior treatment should be subdued and restrained. Treatment should aim at durability and ease of maintenance as well as initial beauty. Large building masses should be broken with architectural details, varied roof-lines, and different windows and window treatments.*

Discussion: The size and type of materials to be utilized in the construction of the proposed structures would be consistent with surrounding commercial projects within the project vicinity. Additionally, all structures have been designed in a manner which would make them internally consistent. The proposed project architectural exterior design specifications are provided above in the Project Issues section.

*Mechanical Equipment and Utilities – Design service equipment, including meter boxes as part of the structure, and provide screening.*

Discussion: All required utilities and trash enclosures would be screened and shielded from the public.

## **ENVIRONMENTAL REVIEW**

Staff has prepared an Initial Study (Environmental Checklist with Discussion attached) to determine if the Special Use project may have a significant effect on the environment. Based on the Initial Study, staff has determined that there is no substantial evidence that the proposed project would have a significant effect on the environment, and a Negative Declaration has been prepared.

This project is located within or adjacent to an area which has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.), and was referred to the California Department of Fish and Game. In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$1,993.00 after approval, but prior to the County filing the Notice of Determination on the project. This fee plus a \$50.00 recording fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The \$1,993.00 is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the State's fish and wildlife resources.

## **SUPPORT INFORMATION**

### **Attachments to Staff Report:**

Attachment 1 .....	Conditions of Approval
Attachment 2 .....	Findings
Exhibit A .....	Vicinity map
Exhibit B .....	Assessor's Parcel map
Exhibit C .....	Parcel Map 50 - 71
Exhibit D1 .....	General Plan Land Use map
Exhibit D2 .....	Cool Rural Center map
Exhibit E .....	Zoning map
Exhibit F .....	Site Plan (Sheet 1 of 3)
Exhibit G .....	Phasing Sequence map (Sheet 1A of 3)
Exhibit H .....	Elevations, and Storage Bay Layouts (Sheet 2 of 3)
Exhibit I .....	Building color chart
Exhibit J .....	Landscaping Plan (Sheet 3 of 3)
Exhibits K1, K2 .....	Exterior lighting plan, locations, and specification sheet
Exhibits L1, L2 .....	Proposed sign elevation, and sign location map
Exhibit M .....	Soils
Exhibits N1, N2, N3 .....	Site visit photographs
Exhibit O .....	Aerial photo
Exhibit P .....	Environmental Checklist, Discussion of Impacts

# ATTACHMENT 1

## CONDITIONS OF APPROVAL

**File Number S08-0024 - Cool Boat, RV, and Self-Storage Special Use Permit**  
 May 14, 2009 Planning Commission Hearing

### CONDITIONS OF APPROVAL

#### Planning Services

- This special use permit is based upon and limited to compliance with the project description, the Planning Commission hearing exhibits marked Exhibits A through P dated May 14, 2009, 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:

Approval of the Special Use Permit allows construction of a phased project. The following shall be constructed in six phases: Eight storage buildings and associated Recreational Vehicle (RV) / boat, and customer parking spaces, landscaping, fencing and roadway improvements.

Phase	Buildings	Square Footage	Storage Units	Details/Components of Each Phase
Project portion of the parcel north of Northside Drive is below:				
1	Building A	3,400	26	The landscaping on the north of the parcel and all road improvements shall be completed. The 2 signs shall be installed on the chain link fence and brown plastic slats shall be installed. Two parking spaces, one handicap accessible for customers and 18 RV spaces shall be striped.
2	Building B	3,400	26	No additional parking or landscaping.
3	Building C	2,700	24	No additional parking or landscaping.
4	Building D Building E	2,000 1,875	13 14	Add one parking space for customers. Relocate 13 RV spaces to the south side of Northside Drive.
Project portion of the parcel south of Northside Drive is below:				
4				Add 6-ft tall chain link fencing with 2 access gates, and landscaping on the south side of the parcel. The fenced area shall be graveled.
5	Building F Building G	3,400 2,000	26 10	Stripe 2 parking spaces for customers, 1 handicap accessible. Retain the 13 RV parking spaces.

6	Building H	2,275	24	Add the final parking space for customers. Eliminate all RV parking.
<b>Totals</b>	<b>8</b>	<b>21,050</b>	<b>163</b>	

**Planning Services Site Specific and Standard Conditions**

- All sign locations shall comply with Exhibit L1 and shall include two, 4-foot by 8-foot signs as shown in Exhibit L2. Both signs shall be mounted on the chain link fence on the north side of Northside Drive. No off-site signs are authorized by this permit. The sign plans shall be reviewed for compliance with the approved sign program by Planning Services prior to issuance of a building permit.
- All outdoor lighting shall conform to the approved Exterior Lighting Plan (Exhibits K1, and K2), County Code Section 17.14.170, and be fully shielded pursuant to the Illumination Engineering Society of North America’s (IESNA) full cut-off designation. Ten light fixtures as shown in Exhibit K2, are permitted for each building, three on each side, and two on each end. The final lighting plan shall be submitted for review and approval by Planning Services with the building permit application and shall be reviewed for conformance with the approved Exterior Lighting Plan shown in Exhibits K1, and K2 prior to issuance of a building permit. All lighting shall be activated with motion-sensor. No lighting for illumination of the two approved signs is included with this approval.

Should final, installed lighting be non-compliant with full shielding requirements, the applicant shall be responsible for the replacement and/or modification of said lighting to the satisfaction of Planning Services.

- Building design, colors, building placement, and parking lot improvements shall be completed in conformance with the plans submitted and in conformance with the conditions of approval herein and shall substantially comply with Exhibits F, G, H, I, K1, K2, L1, and L2. Minor variations are allowed, however, any major changes in the design of buildings, location of buildings, access ways, and parking shall require review and approval by the Planning Services prior to project modifications.

<b>BUILDING PORTION</b>	<b>STYLE/COLOR</b>	<b>MATERIAL</b>
<b>Roof</b>	Tan	Ribbed metal
<b>Building Walls</b>	Tan	Ribbed metal
<b>Windows</b>	None	
<b>Doors</b>	Gray	Role-up, metal doors

- Parking shall be improved consistent with Chapter 17.18 of the County Code, including the April 14, 1993 California Accessibility Regulations. Parking shall conform to Exhibit G. The final total customer parking spaces at the finaling of Phase Six shall be six spaces. Parking shall consist of the customer parking spaces referred to in the table below and follow the sequencing of installation in said table:

Phase	Building and square footage.	Enclosed Storage Units Provided	Standard Spaces Required: (1 space plus 1 space per 30 units)	Standard Spaces Provided: (10 ft. x 18 ft.)	Handicap accessible spaces required and provided	RV storage spaces: (10 ft. by 35 ft.)
<b>Project portion of the parcel north of Northside Drive is below:</b>						
1	A: 3,400	26	2	1	1 of the spaces would be (van accessible)	18: Retain all previous RV parking.
2	B: 3,400	26	2	0	0	0
3	C: 2,700	24	3	1	0	0
4	D: 2,000 E: 1,875 Total: 3,875	13 14	0	0	0	Remove all RV spaces north of Northside Drive.
<b>Subtotal</b>						
				2	1	0
<b>Project portion of the parcel south of Northside Drive is below:</b>						
4			0		0	Add 13 new RV spaces.
5	F: 3,400 G: 2,000 Total: 5,400	26 10	2	1	1 of the spaces would be van accessible.	0
6	H: 2,275	24		1	0	Remove 13
<b>Subtotal</b>						
				2	1	
<b>Totals</b>	<b>21,050</b>	<b>163</b>	<b>1 + (163 / 30) = 5</b>	<b>6 (3 on each side of Northside Drive)</b>	1 van accessible space each for both the north and south portions	<b>Outside RV and boat parking eliminated.</b>

6. Prior to issuance of a building permit or commencement 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 of approval imposed as part of the project approval. The applicant shall also schedule an inspection by Planning Services prior to issuance of a building permit for verification of compliance with applicable conditions of approval.
7. The applicant shall make the actual and full payment of Planning Services processing fees for the Special Use Permit application prior to issuance of any County development permit.
8. The existing turnaround easement shown on Parcel Map PM30–71 shall be abandoned through the Map Amendment process with Planning Services. The location of the existing turnaround at the eastern edge of the subject parcel shall be accurately located on the map submitted with the Certificate of Correction request. No development permits shall be issued until Planning Services receives a copy of the recorded Certificate of Correction.
9. If human remains are discovered at any time during the subdivision 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 subdivider 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.
10. The applicant shall submit to Planning Services the Department of Fish and Game filing fee and noticing fee prior to filing of the Notice of Determination by the County. No County development permits shall be issued until said fees are paid.
11. 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 developer and land owner 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 of El Dorado County concerning a Special Use Permit.

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

### **El Dorado County Department of Transportation**

12. Access Road Improvements: The applicant shall construct and/or verify the project access road (Northside Drive) is consistent with Design Standard Plan 101B modified, a 24-ft wide roadway without curb, gutter, and sidewalk, from its connection at SR 49 to the project site. The improvements shall be completed to the satisfaction of the Department of Transportation prior to issuance of a building permit for Phase II (construction of a second building at the site).
13. Turnaround: The applicant shall construct and/or verify a turn around at the end of Northside Drive to the provisions of County Standard Plan 114 or approved equivalent. The improvements shall be completed to the satisfaction of the Department of Transportation prior to issuance of a building permit.
14. Easements: All applicable existing and proposed easements shall be shown on the project plans. The applicant shall modify the existing Road & Public Utilities Easement to include the turnaround.
15. Off-site Easements: Applicant shall provide all necessary recorded easements for any drainage, slope and road improvements crossing the property line prior to approval of the improvement plans.
16. Maintenance Entity: The proposed project must form an entity for the maintenance of any shared or common: private roads, parking facilities, landscaping, signs and drainage facilities. If there is an existing entity, the property owner shall modify the document if the current document does not sufficiently address maintenance of the roads, parking facilities, landscaping, signs, and drainage facilities of the current project. DOT shall review the document forming the entity to ensure the provisions are adequate prior to issuance of a building permit.
17. Common Fence/Wall Maintenance: The responsibility for, and access rights for, maintenance of any fences and walls constructed on property lines shall be included in the Covenants Codes and Restrictions (CC&Rs).
18. Water Quality Stamp: All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to the Storm Water Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. All stamps shall be approved by the El Dorado County inspector prior to being used.

19. Construction Hours: Construction activities shall be conducted in accordance with the County Health, Safety, and Noise Element and limited to the daylight hours between 7:00 a.m. and 7:00 p.m. on any weekday, and 8:00 a.m. and 5:00 p.m. on weekends and federal holidays.
20. DISM Consistency: The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual from the County Department of Transportation, and pay all applicable fees prior to issuance of a building permit.
21. Import/Export Grading Permit: Any import, or export to be deposited or borrowed within El Dorado County, shall require an additional grading permit for that offsite grading.
22. Grading Permit / Plan: A commercial grading permit may be required for the project based on the requirements of the County Grading Ordinance. If applicable, the applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Development Services Department for review and approval. The plan shall be in conformance with the County of El Dorado "Design and Improvement Standards Manual", the "Grading, Erosion and Sediment Control Ordinance", the "Drainage Manual", the "Off-Street Parking and Loading Ordinance", and the State of California Handicapped Accessibility Standards. All applicable plan check and inspection fees shall be paid at the time of submittal of improvement plans. The improvements and grading shall be completed to the satisfaction of DSD prior to issuance of a building permit.
23. Grading Plan Review: If a Grading Plan is required, grading and improvement plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the Development Services. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the Development Services Department shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. Grading plans shall incorporate appropriate erosion control measures as provided in the El Dorado County Grading Ordinance and El Dorado County Storm Water Management Plan. Appropriate runoff controls such as berms, storm gates, detention basins, overflow collection areas, filtration systems, and sediment traps shall be implemented to control siltation, and the potential discharge of pollutants into drainages.
24. RCD Coordination: The timing of construction and method of revegetation shall be coordinated with the El Dorado County Resource Conservation District (RCD). If grading activities are not completed by September, the developer shall implement a temporary grading and erosion control plan. Such temporary plans shall be submitted to the RCD for review and recommendation to the Department of Transportation. The Development Services shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.

25. Soils Report: At the time of the submittal of the grading or improvement plans, the applicant shall submit a soils and geologic hazards report (meeting the requirements for such reports provided in the El Dorado County Grading Ordinance) to, and receive approval from the El Dorado County Department of Development Services. Grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations and address, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water, pavement section based on TI and R values, and recommended design criteria for any retaining walls.
26. Drainage Study / SWMP Compliance: The applicant shall provide a drainage report at time of improvement plans or grading permit application, consistent with the Drainage Manual and the Storm Water Management Plan, which addresses storm water runoff increase, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Department of Development Services.

The Drainage Study must demonstrate the subject property has adequate existing and proposed storm drainage facilities. At a minimum, the drainage study, plans, and calculations shall include the following:

- The site can be adequately drained;
- The development of the site will not cause problems to nearby properties, particularly downstream sites;
- The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow more than the pre-development 10-year storm event or cause a hazard or public nuisance. Detention shall be required if said condition is not met or demonstrate that there are no downstream impacts.
- The ultimate drainage outfall of the project.

Pursuant to Section 1.8.3 of the Drainage Manual, the report shall be prepared by a Civil Engineer who is registered in the State of California. The improvements shall be completed to the approval of the Department of Transportation or Development Services prior to issuance of building permits.

27. Drainage (Cross-Lot): Cross lot drainage shall be avoided. When concentrated cross lot drainage does occur or when the natural sheet flow drainage is increased by the project, it shall be contained within dedicated drainage easements, and included in the County Service Area Zone of Benefit (ZOB), Home Owners Association, or other entity acceptable to the County. Any variations shall be approved by the County Engineer. This drainage shall be conveyed via closed conduit or v-ditch, to either a natural drainage course of adequate size or an appropriately sized storm drain system within the public roadway. The site plans shall show drainage easements for all on-site drainage facilities. Drainage easements shall be provided where deemed necessary prior to issuance of a building permit.

28. Drainage Easements: Pursuant to Section 4.D of the DISM, the site plans shall show drainage easements for all on-site drainage courses and facilities and shall be included on all improvement plans.
29. NPDES Permit: At the time that an application is submitted for improvement plans or a grading permit, and if the proposed project disturbs more than one acre of land area (43,560 square feet), the applicant shall file a “Notice of Intent” (NOI) to comply with the Statewide General NPDES Permit for storm water discharges associated with construction activity with the State Water Resources Control Board (SWRCB). This condition is mandated by the Federal Clean Water Act and the California Water Code. A filing form, a filing fee, a location map, and a Storm Water Pollution Prevention Plan (SWPPP) are required for this filing. A copy of the Application shall be submitted to the County, prior to building permit issuance, and by state law must be done prior to commencing construction.
30. Electronic Documentation: Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to DOT with the drainage report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format.
31. TIM Fees: The applicant shall pay the traffic impact mitigation fees in effect at the time a building permit is deemed complete.

#### **El Dorado County Fire Protection District**

32. Applicant shall pay the Fire District a site/inspection review fee is \$ 150.00 prior to issuance of a building permit.
33. Preliminary hydrant locations are approved. All buildings during and after construction are required to have a hydrant within 150 feet of all points of the building. The Fire District shall approve the location of all hydrants prior to issuance of any County building permit.
34. The project shall be required to meet fire flow. Fire flow for this project is 1,500 gpm @ 20 psi for two hours. Documentation from GPUUD shall be provided the Fire District to show that fire flow can be met, prior to issuance of final occupancy of any County building permit.
35. A 20-foot fire lane is be maintained in the storage yard with Fire District approved turn-a-rounds or a loop. Said fire lane widths and locations shall be approved by the Fire District prior to issuance of any County building permit for the project.
36. Project gates shall be required to open with the “Knox” security system and with 3M opticom. Verification of the installation of said devices shall be received by the Fire District prior to issuance of final occupancy for Phase 1.

37. All buildings shall be required to have an addressable District approved NFPA 72 Fire Alarm System. Verification of the installation of said devices shall be received by the Fire District prior to issuance of final occupancy for any building permit.

**Georgetown Divide Public Utility District (GDPUD)**

38. Prior to final approval of any development permit for Phase 1, the applicant shall install all improvements to the existing treated water transmission and distribution system existing proximate to the subject parcel along Northside Drive. The improvements necessary will be determined by the District's standards, the applicant-submitted modeling study and by any comments received from any other agency pertinent to water supply. The water meter required to serve the project shall be applied and paid for prior to final approval of any building permit for Phase 1. The applicant shall be responsible for all expenses incurred by the District associated with this proposed development.
39. The applicant shall be required to submit evidence, to the GDPUD, that there has been coordination with the U.S. Fish and Wildlife Service (USFWS) on the project and that the USFWS has determined that the project has satisfactorily complied with the Endangered Species Act prior to deriving metered commercial water service.

**California Department of Transportation (Caltrans)**

40. To facilitate turning movements of larger recreational vehicles and trucks pulling boats at the existing driveway, it is recommended that the outbound lane shall be widened by 10 feet on the north side, and the centerline restriped so it is perpendicular to SR 49. This will reduce the skew of the driveway and provide more room for larger inbound vehicles. The location of the improvements required and all associated easements within the State right-of-way shall be accurately shown and described on the development plan and shall be reviewed and approved by Caltrans through the encroachment permit process. The improvements identified in the encroachment permit project plans shall be constructed prior to final approval of any development permit for Phase 1.
41. An encroachment permit shall be required for any work conducted in the State's right-of-way including sign placement, traffic control, light installation, culvert maintenance, or drainage pattern changes. A cost estimate for the work within the State's right-of-way will be reviewed to determine whether it triggers the need for a 'project funded by others' designation. For information regarding the Caltrans encroachment permit process, and/or to secure an application for any work that would be conducted in the State right-of-way, the applicant shall contact Encroachment Permits Central Office at (530) 741-4403. The improvements identified in the encroachment permit project plans shall be constructed prior to final approval of any development permit related to Phase 1.
42. The applicant shall request a "Notice of Completion" from the Encroachment Permit Office once all work related to the encroachment permit application has been completed as shown on the approved plans. A copy of proof of completion of all the above Caltrans requirements to their satisfaction shall be received by Planning Services prior to final approval of any County development permit.

## **ATTACHMENT 2**

### **FINDINGS**

#### **File Number S08-0024 - Cool Boat, RV, and Self-Storage Special Use Permit** May 14, 2009 Planning Commission Hearing

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the staff report and evidence in the record, the following findings can be made:

#### **1.0 CEQA Findings**

- 1.1 El Dorado County has considered the Negative Declaration together with the comments received during the public review process. The proposed special use permit project, as conditioned, will not have a significant effect on the environment. The Negative Declaration reflects the independent judgment of the County and has been completed in compliance with CEQA. The map amendment project have been found to be Categorically Exempt from the requirements of CEQA pursuant to Section 15305 (a) of the CEQA Guidelines which states that minor lot line adjustments, side yard, and set back variances not resulting in the creation of any new parcel are exempt.
- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is base are in the custody of the Development Services-Planning Services at 2850 Fairlane Court, Placerville, CA.

#### **2.0 General Plan Findings**

- 2.1 As conditioned, the proposal is consistent with the intent of General Plan Policies 2.1.2.1 (Rural Center boundaries), 2.1.2.2 (Rural Center definition), 2.1.2.3 (Rural Center purpose), 2.2.5.2 ( review for General Plan consistency), 2.2.5.21 (compatibility with surroundings), 2.8.1.1 (lighting impacts), 5.1.2.1 (adequate utilities), 5.7.1.1 (adequate emergency water and related facilities), 6.2.3.2 (adequate access), 7.4.4.1 (rare plants), 7.4.4.4 (oak canopy), 10.1.5, 10.1.5.1, 10.1.5.2, and 10.1.5.4 (encouragement of economic opportunities), and 10.2.1.6 (use of existing infrastructure) because the project would have minimal impacts on visual resources, existing utilities, and on existing emergency response times. There are adequate services to facilitate the site, such as water, power and solid waste. The project provides a storage alternative to the Cool/Pilot Hill area.

#### **3.0 Zoning Findings**

- 3.1 The project is zoned General Commercial - Design Control (CG-DC) which allows retail mini-storage use with approval of a Special Use Permit. The 3.76-acre parcel would comply with the minimum development standards for parcels located within the CG zone District pursuant to Section 17.32.200 of the Zoning Code for minimum lot area of 10,000 square feet. With the removal of the existing turnaround easement shown on Parcel Map 30-71, with an approved Certificate of Correction, the proposed eight metal

storage buildings, would comply with Section C for minimum lot width of 60 feet, and minimum yard setbacks of ten feet front and five on the sides and rear.

- 3.2 As proposed and conditioned, the project meets all applicable development standards contained within the El Dorado County Zoning Ordinance because sufficient landscaping, lighting, and parking have been provided.

#### **4.0 Special Use Permit Findings**

- 4.1 **The issuance of the permit is consistent with the General Plan.** The applicant's proposal has been determined to be in compliance with County regulations, addressing environmental issues and health and safety concerns. As discussed above, the proposal is consistent with the applicable General Plan Policies and all potential project-related environmental issues, and the benefits to the community have been evaluated. Therefore, staff finds that the project, as conditioned, conforms to the General Plan.
- 4.2 **The proposed use would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood,** based on the conclusions contained in the staff report. The use will not conflict with the adjacent uses as it will be buffered from view by landscaping and brown slatted chain link fencing and the minimal grading and foundation work will not cause significant environmental impacts. The project will fit within the context of the surrounding commercial land uses adjacent to the project site and result in insignificant environmental, visual, noise, and traffic impacts to surrounding residents and businesses. Further, the new facility would provide storage services to the Cool and Pilot Hill communities. After review of the submitted site plan and upon consultations with concerned agencies, it has been determined that the impacts of allowing the construction of the eight storage buildings, will not have a detrimental affect nor be injurious to the neighborhood.
- 4.3 **The proposed use is specifically permitted by special use permit pursuant to a 1988–1989 Planning Services interpretation made by the Planning Director at that time and the required findings detailed above can be made by the Planning Commission.**