

DEVELOPMENT SERVICES DEPARTMENT

COUNTY OF EL DORADO

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TO: Planning Commission Agenda of: October 25, 2012

FROM: Peter N. Maurer, Principal Planner Item No.: 4.b

DATE: October 17, 2012

RE: DR12-0003/Meyers Roadrunner Gas Station
Revised Findings and Conditions

On October 11, 2012 the Planning Commission conceptually approved the design review application, DR12-0003, for a canopy and new sign for the Roadrunner Gas Station. The station is located on U.S. Highway 50 at the Corner of Apache Road in Meyers. Attached are revised Findings and Conditions of Approval, based on the Commission's direction.

The scope of approval was scaled back to just address the design components of the new canopy and the replacement sign. At the hearing, the Planning Commission found that installation of a fourth fuel pump was a de minimus addition to this existing non-conforming use, and that a special use permit was not required. Outdoor sales from the bike shop and installation of the shipping container used for storage were not addressed, and may be subject to further special use permit requirements, as required in Article IV of Chapter 17.58 of the County Code (Meyers Community Plan).

The revised conditions reflect the narrowed scope of the project and clarify the project description. Conditions that applied to the bike sales and storage container were removed. The condition regarding replacing the dumpster screening was modified to permit the existing screening to remain, provided it is painted to match the structure.

RECOMMENDATION

Staff recommends that the Planning Commission take the following actions:

1. Find that the project, as described in revised Condition 1, is Categorically Exempt pursuant to Section 15303(c) of the CEQA Guidelines; and
2. Approve Design Review DR12-0003 with the reduction of the proposed sign to 48 square feet, subject to the Revised Conditions of Approval in Attachment 1 and based on the Revised Findings in Attachment 2.

Attachments to Staff Memo:

Attachment 1 Revised Conditions of Approval
Attachment 2 Revised Findings

Exhibit D Site Plan (Revised 10/1/12)
Exhibit E..... Sign Plan (Revised 10/8/12)
Exhibit F Exterior Building and Canopy Elevations
Exhibit G Project Color Board

REVISED

ATTACHMENT 1

CONDITIONS OF APPROVAL

Design Review DR12-0003/Meyers Roadrunner Gas Station
Planning Commission/October 25, 2012

Planning Services

1. This design review permit is based upon and limited to compliance with the project description, the Planning Commission hearing exhibits marked Exhibits D, ~~and E, F and G,~~ 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:

As approved, this project consists of a remodel of an existing fueling station ~~facility~~ allowing the following ~~uses/improvements~~:

- ~~1a. Construction of a new 2,200 square foot canopy with four fuel pumps;~~
- ~~2. The re-facing of an existing 2,942 square foot convenience store and gas station office;~~
- ~~3b. Removal of an all existing freestanding signs, including the 40 square foot freestanding fuel pricing sign and the approximate 100 square foot on-site advertising sign;~~
- ~~4c. Installation of a 48 square foot monument sign containing 18 square feet of fuel pricing display (including station logo) with four static non-moving LED price panels, and 30 square feet of advertising for on site retail services;~~
- ~~d. Relocation of an existing diesel fuel pump and installation of a fourth fuel pump to be located under the canopy.~~
- ~~5. An existing 913 square foot retail bike shop and 320 square foot accessory storage container;~~
- ~~6. Temporary tent shelters for outdoor bicycle display and service.~~

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 above and 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 project-related plans (such as Landscape Plans, Grading Plans, Building Permit Plans) must be submitted for review and approval and shall be implemented as approved by the County.

2. Developer shall defend, indemnify and hold harmless the County or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of the Design Review Permit. In the event that the County fails promptly to notify the applicant of any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.
3. Prior to issuance of any building permits related to this project, the applicant shall provide a written description, together with appropriate documentation, demonstrating conformance of the project with each condition imposed as part of the project approval. The applicant shall also schedule an inspection by Planning Services staff prior to final building inspection (s) for verification of compliance with applicable conditions of approval.
4. ~~The proposed free standing monument sign for fuel pricing and on site retail sales shall be reduced from the requested 100 square feet to a maximum of 48 square feet of total sign area (per side), not to exceed 18 square feet for fuel pricing (including station logo) and 30 square feet for retail signage. Said sign shall be mounted on a monument base consisting of either natural stone or a natural stone veneer and not exceed 12 feet in height. A revised sign plan shall be reviewed and approved by Planning Services prior to issuance of a building permit for the fuel canopy. The proposed monument sign for fuel pricing and on site retail sales shall be consistent with the final sign plan, Exhibit E, as submitted on 10/8/12.~~
The proposed monument sign for fuel pricing and on site retail sales shall be consistent with the final sign plan, Exhibit E, as submitted on 10/8/12.
5. ~~A building permit shall be required for a 1,160 square foot unpermitted expansion to the main retail store and station office completed about 1997 (Building Permit Application No. 104530 was allowed to expire without being issued). No new building permits shall be finalized (including canopy permits, sign permits, etc.) until a permit is finalized for the above work.~~
65. Building Permit Application No. 198624 (Accessible restrooms) shall be finalized prior to final of any new building permits (canopy permits, sign permits, etc.) on the project parcels.
76. A landscaped buffer shall be installed along the project frontage with US Highway 50 consistent with the Highway Landscape Buffers/Yank's Station Land Use District Guidelines of the Meyers Community Plan Design Guidelines. Landscaping shall be consistent with the goals of the Meyers Community Plan and shall contain a combination of large deciduous trees and shrubs native to the Tahoe Basin as defined in the Tahoe

Regional Planning Agency's plant species list. The applicant shall submit a landscape plan consistent with the above regulations to Planning Services for review and approval prior to issuance of a building permit for the new canopy. Installation of required landscaping will be verified by Planning Services prior to final inspection of the new fuel canopy.

87. Prior to final building occupancy of the fuel canopy and convenience store, all outdoor lighting shall 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. Planning Services shall verify lighting compliance prior to final building inspection (s) of the new fuel canopy and the convenience store expansion.
98. The applicant shall install at least one bicycle rack at the project site. The location of the bicycle rack(s) shall be reviewed and approved by Planning Services prior to final building inspection(s) of the fuel canopy.
- ~~10. The existing 913 square foot commercial building (bike shop) shall not be expanded, enlarged or extended within the required 25-foot rear building setback from the east property line. Any future expansion, enlargement or extension of said use will be subject to current TRPA and County regulations.~~
- ~~11. The existing 320 square foot storage container shall not be expanded, enlarged or extended within the required 25-foot rear building setback from the east property line. Any future expansion, enlargement, extension or relocation of this use will be subject to current TRPA and County regulations.~~
- ~~12. The secondary retail building (bike shop) shall be painted such that its appearance is architecturally consistent with the station store/office building. Planning Services shall verify compliance prior to final building inspection(s) of the fuel canopy.~~
139. The existing trash enclosure adjacent to the south side of the convenience store shall be replaced with a solid wood fence no greater than six feet in height and shall be painted to match the existing building color and the slats shall be replaced with slats whose color matches the building. Planning Services will verify compliance prior to final inspection of the new fuel canopy.
1410. Prior to issuance of a building permit for the new fuel canopy, the pending parcel merge between APN 034-270-10 and APN 034-270-16 (Boundary Line Adjustment Application BLA 12-0017) shall be recorded, and documentation of same (i.e. Certificate of Merge, etc.) shall be submitted to Planning Services.
1511. In the event that previously unknown cultural resources are discovered during construction, operations shall stop in the immediate vicinity of the find and a qualified archaeologist shall be consulted to determine whether the resource requires further study. The qualified archeologist shall make recommendations on the measures to be

implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds, in accordance with § 15064.5 of the CEQA Guidelines. Cultural resources could consist of, but are not limited to, stone, bone, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites.

- ~~16~~12. If human remains are encountered during earth-disturbing activities within the project area, all work in the adjacent area shall stop immediately and the El Dorado County Coroner's office shall be notified. If the remains are determined to be Native American in origin, both the Native American Heritage Commission (NAHC) and any identified descendants shall be notified by the coroner and recommendations for treatment solicited (CEQA Guidelines § 15064.5; Health and Safety Code § 7050.5; Public Resources Code §§ 5097.94 and 5097.98).
- ~~17~~. ~~Temporary tent shelters for bicycle sales and service shall be located adjacent to the associated retail bike shop and shall not obstruct required parking or on-site traffic circulation. The temporary shelters shall be removed no later than October 30 of each calendar year. If the associated retail use (bike shop) should cease, all tent shelters shall be permanently removed from the premises.~~

Environmental Management Department

- ~~18~~13. Prior to issuance of any required building permits, construction plans shall be submitted to the Environmental Management Department for review and approval.

Air Quality Management District

- ~~19~~14. The project construction will involve grading and excavation operations, which will result in a temporary negative impact on air quality with regard to the release of particulate matter (PM₁₀) in the form of dust. AQMD Rules 223 and 223.1, which address the regulations and mitigation measures for fugitive dust emissions mitigation, shall be adhered to during the construction process. Mitigation measures for the control of fugitive dust shall comply with the requirements of Rule 223 and 223.1. In addition, a **Fugitive Dust Mitigation Plan (DMP) Application with appropriate fees shall be submitted to and approved by the AQMD prior to start of project construction.**
- ~~20~~15. The project construction may involve the application of architectural coating, which shall adhere to **AQMD Rule 215 Architectural Coatings.**
- ~~21~~16. Prior to construction/installation of the new gasoline dispensers, or any new point source emissions units or non-permitted emission units (i.e., emergency standby engine, etc.), an Authority to Construct application shall be submitted to the AQMD. Submittal of application shall include facility diagram(s), equipment specifications and emission factors. (Rule 501.3.A).

~~22~~17. All portable combustion engine equipment with a rating of 50 horsepower or greater shall be permitted by the California Air Resources Board (CARB). A copy of the current portable equipment permit shall be with said equipment. The applicant shall submit a complete list of heavy-duty diesel-fueled equipment to be used on this project to the AQMD including the make, model, year of equipment and daily hours of operation for each piece of equipment.

Lake Valley Fire Protection District

~~23~~18. The diesel dispensing station, as indicated on page F-2, shall be removed prior to final inspection by the Lake Valley Fire Protection District.

~~24~~19. Prior to final inspection by Lake Valley Fire, the existing fuel storage tanks and STP Sump's are to be repaired and retested to certify. The test shall be performed by a California licensed contractor and test results shall be submitted to the Lake Valley Fire Protection District for approval.

~~25~~20. Prior to final inspection by the Lake Valley Fire District, the site shall demonstrate consistency with all applicable fire regulations including but not limited to the 2010 California Fire Code, Electrical Code, California Code of Regulations, Building Code and Mechanical Code to the satisfaction of the District.

REVISED

ATTACHMENT 2

FINDINGS

Design Review DR12-0003/Meyers Roadrunner Gas Station Planning Commission/October 25, 2012

FINDINGS FOR APPROVAL

1.0 CEQA FINDINGS

- 1.1 The proposed structure and facilities fall within the developmental limits allowed under the Section 15303(c) exemption, both for maximum square footage and ‘significant’ hazardous substances, as this project consists of minor new structures (fuel canopy and installation of one new fuel pump small wood fences) ~~and minor exterior alterations to existing structures~~ with no change of use.
- 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 Development Services Department - Planning Services at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 GENERAL PLAN FINDINGS

- 2.1 As proposed, the project is consistent with the adopted plan (AP) land use designation of the subject site as defined within General Plan Policy 2.2.1.2 because the County General Plan designates the subject parcel as Adopted Plan, which refers to the Tahoe Regional Planning Agency’s Regional Plan. The parcel is located within TRPA Plan Area Statement (PAS) 125, Meyers Commercial, which refers to the Meyers Community Plan. The proposed retail use is consistent with the Meyers Community Plan. The conditional approval of this design review application, therefore, conforms to the Adopted Plan land use designation.
- 2.2 The project is consistent with all applicable sections of the Meyers Community Plan Design Guidelines including access, bicycle racks, building design, building materials/colors, landscaping, lighting, parking, signage, and the screening of outdoor service areas.

3.0 ZONING FINDINGS

- 3.1 ~~The proposed retail uses are permitted by design review permit within subarea 1 (MCP-1) of the Meyers Community Plan, pursuant to Section 17.58.180.A. The fuel station is a~~ non-conforming use, as defined in Section 17.20.020 of the County Code and its

operation may be continued pursuant to Section 17.20.030. The addition of the canopy, relocation of one fuel pump and installation of a fourth fuel pump are considered de minimus and not an expansion as described in Section 17.20.050.

3.2 As proposed and conditioned, the fuel canopy and monument sign meet all applicable development standards contained within the El Dorado County Zoning Ordinance. The proposed fuel canopy and sign are also consistent with the development standards contained within Table 17.58.190.A.

~~3.3 The existing 913 square foot retail shop and 320 square foot storage container can be considered "nonconforming uses" pursuant to Sections 17.20.020 and 17.20.030 of the Zoning Ordinance and therefore, use of the above structures the above uses may be allowed to continue, subject to the limitations found in Section 17.20.040.~~

4.0 DESIGN REVIEW FINDINGS

4.1 The architectural style, site layout and improvements for this project are consistent with the Meyers Community Plan Design Guidelines. Further, the Meyers Round Table (Community Advisory Committee) reviewed the project and recommended approval as the proposed design would be consistent with regional architecture and the character of the neighborhood.



TYPICAL TEMPORARY BMP DETAIL

PROJECT: 2023-01-15 U.S. HIGHWAY 50, SOUTH LAKE TAHOE, CA

DATE: 01/15/23

SCALE: AS SHOWN

PROJECT LOCATION: U.S. HIGHWAY 50, SOUTH LAKE TAHOE, CA

PROJECT NO.: 2023-01-15

CLIENT: ROADRUNNER FUEL CENTER

DESIGNED BY: PERKS

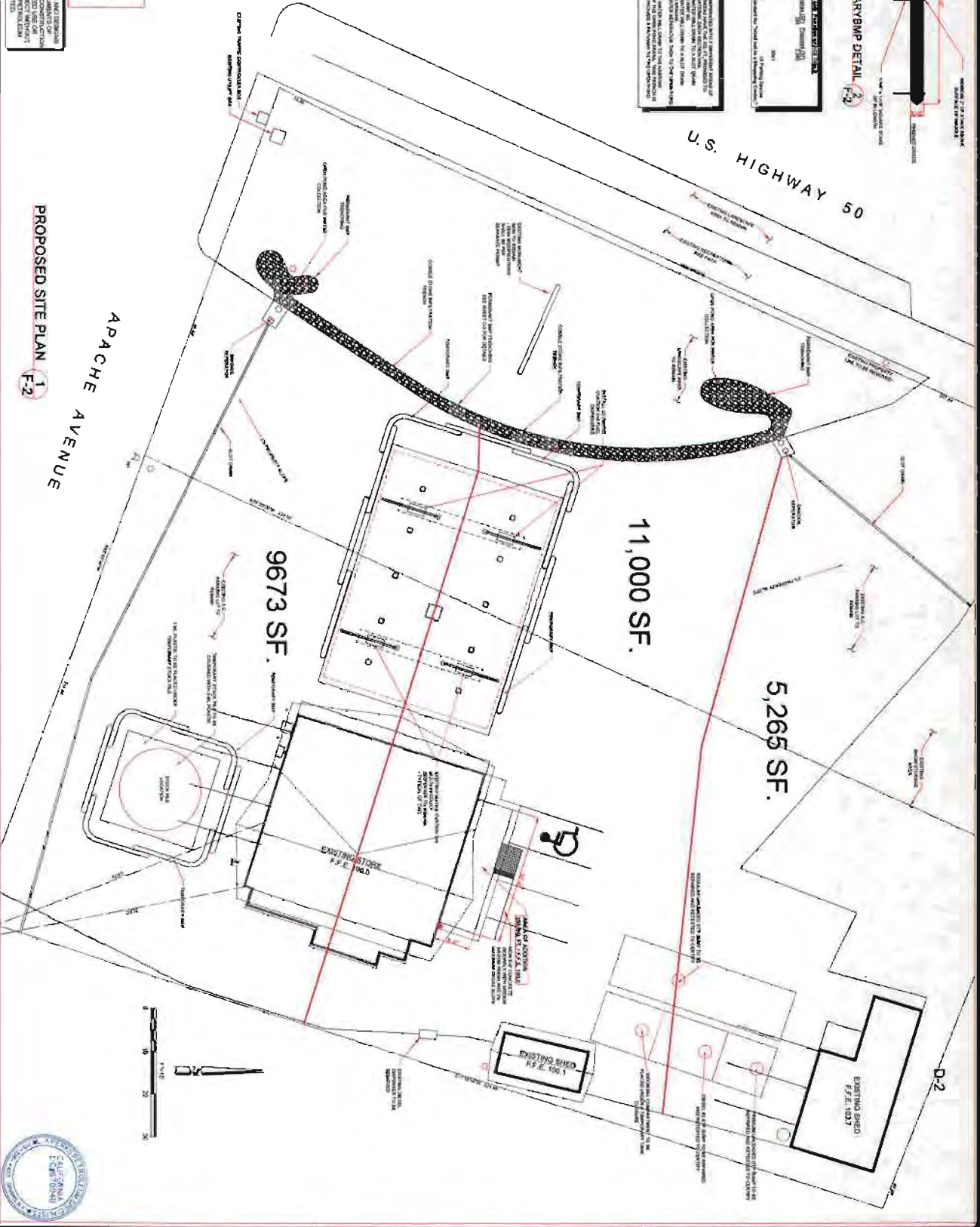
CHECKED BY: PERKS

APPROVED BY: PERKS

THIS PLAN AND SPECIFICATIONS SHALL BE CONSIDERED TO BE THE SOLE RESPONSIBILITY OF THE ENGINEER AND CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.



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PROPOSED SITE PLAN

1 F-2

APACHE AVENUE

U.S. HIGHWAY 50

9673 SF.

11,000 SF.

5,265 SF.

EXISTING STORE
F.F.E. 100

EXISTING SHED
F.F.E. 100.1

EXISTING SHED
F.F.E. 100.2

EXISTING SHED
F.F.E. 100.3



F-2

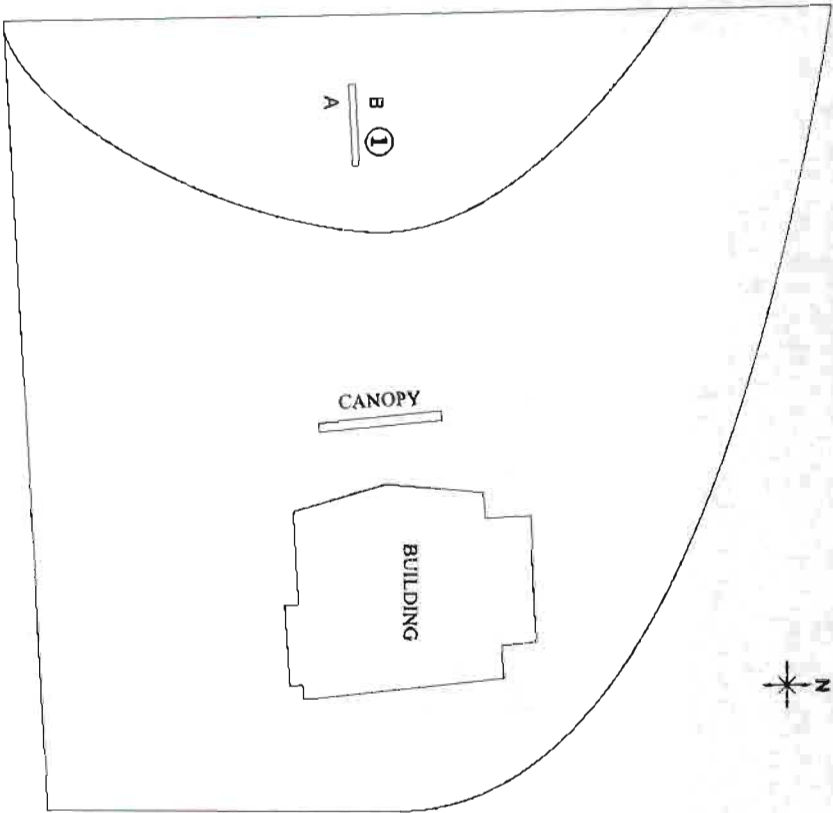
ROADRUNNER FUEL CENTER
2933 U.S. HIGHWAY 50
SOUTH LAKE TAHOE, CA.

L.A. PERKS
PETROLEUM SERVICES
Construction & Fuel Services

785 EAST OREG ST
SPARKS, NV 89431
NV LIC. 12559 A,B,C
CA. LIC. 678946
775-358-4403 Ph
775-358-4411 Fx
WWW.PERKSPETROLEUM.COM

REVISION	BY

EXHIBIT E REVISED 10/8/12



SITE PLAN
SCALE: 1/32" = 1'-0"



EXISTING SITE

E-1

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CUSTOMER APPROVAL

SIGN AND PRINT FIRM NAME

DATE

NO. H9870 **PAGE: 1 OF 2**
DATE: 07.30.10DB
REV: 03.23.12BA 05.18.12BA 10.01.12BA
10.08.12BA

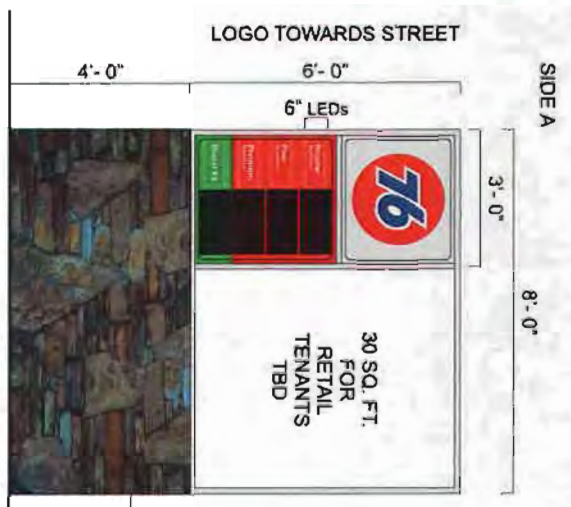
PRELIMINARY

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Union, CA 91786 (909) 920-5635

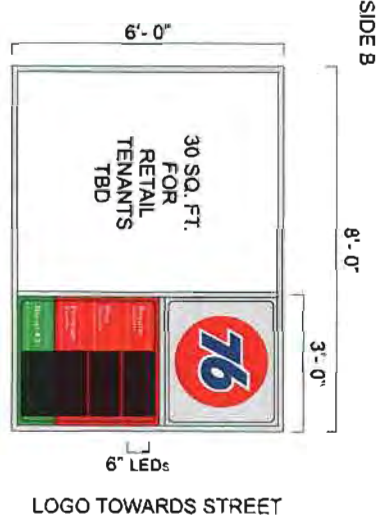
2933 US HWY. 50
SOUTH LAKE TAHOE, CA 96150

REVISED 10.01.12
 PER COUNTY PLANNING CONDITIONS
 NEW 48 SQ. FT. MONUMENT SIGN
 18 SQ. FT. PRICE/ID
 30 SQ. FT. RETAIL
 NATURAL STONE BASE

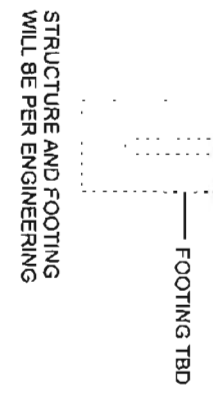


① NEW 6' x 8' INTERNALLY ILLUMINATED PRICE/ID MONUMENT SIGN WITH NATURAL STONE BASE

SCALE: 3/8" = 1'-0"



LED ELECTRICAL REQUIREMENT = 7.6 AMPS
 SIGN CABINET ELECTRICAL REQUIREMENT = 6 AMPS
 TOTAL = 13.6 AMPS



PRELIMINARY

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 SIGN AND PRINT FULL NAME _____
 DATE _____

NO. H9870 **PAGE: 2 OF 2**
DATE: 07.30.10DB
REV: 03.23.12BA 05.16.12BA 10.01.12BA



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 Upland, CA 91786 (909) 920-5535



2933 US HWY. 50
 SOUTH LAKE TAHOE, CA 96150



**PUEBLO TAN
ALCOA 5MN93153**

CANOPY

***CEDAR WOOD
ACRY-SHIELD PREMIUM CLEAR
WOOD STAIN**



**SCARLET SUMAR RED
MAB 98077N**

ROOFLINE TRIM

CANOPY SUPPORTS
SIDING
BUILDING TRIM

**TRAIL BROWN
MOORE 1224**

BUILDING DORMER SIDING

**PRICHARD BLED STONE
RANDOM BRICKS**

BASE OF CANOPY SUPPORTS
AND MAIN BUILDING

EXHIBIT G