

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



<b>Agenda of:</b>	September 12, 2013
<b>Item No.:</b>	8.b
<b>Staff:</b>	Tom Dougherty

**SPECIAL USE PERMIT REVISION**

**FILE NUMBER:** S02-0039-R/Latrobe Self-Storage

**APPLICANT:** Latrobe Road LLC

**REQUEST:** Special Use Permit request to allow outdoor storage of rental trucks and trailers in conjunction with existing self-storage facility.

**LOCATION:** East side of Latrobe Road, approximately 2,000 feet south of the intersection with White Rock Road, in the El Dorado Hills area, Supervisorial District 2. (Exhibit A)

**APN:** 118-130-24 (Exhibit B)

**ACREAGE:** 11.5 acres

**GENERAL PLAN:** Research and Development (R&D) (Exhibit C)

**ZONING:** Research and Development-Design Community (R&D-DC) (Exhibit D)

**ENVIRONMENTAL DOCUMENT:** Previously Adopted Mitigated Negative Declaration

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

1. Find that pursuant to Section 15162 of the CEQA Guidelines, the previously approved Mitigated Negative Declaration adequately analyzes the potential impacts of this revision and no subsequent Mitigated Negative Declaration needs to be prepared for the project; and
2. Approve the revisions to Special Use Permit S02-0039 subject to the modified Conditions of Approval as listed in Attachment 1, based on the Findings listed in Attachment 2.

## STAFF ANALYSIS

**Project Description:** Request to revise Special Use Permit S02-0039 to allow on-site storage of U-Haul vehicles and trailers. Also, proposed are two monument signs, an eight-foot tall board fence, and a five-foot wide landscape strip along Latrobe Road.

**Site Description:** The buildings, paved parking areas, and landscaping related to the self-storage dominate the southern portion of the parcel. The portion designated for the rental trucks and trailers is located in the northern portion of the parcel and has been graded flat and graveled. That area is higher in elevation than the self-storage area. The remainder of the northern portion is vacant and includes two oak trees, and annual grasses. Primary access onto the site is via an existing shared access encroachment with the El Dorado Hills Community Services District property to the south. There is also a gated secondary ingress/egress driveway that encroaches onto Monte Verde Drive.

**Background:** Special Use Permit S02-0039 was approved by the Planning Commission on September 11, 2003. The approval allowed five buildings totaling 128,209 square feet (includes the 19,277 square feet of covered RV parking under building), outdoor and covered RV/trailer/boat storage spaces, and a minimum of 10 on-site parking spaces adjacent to the office /manager's residence building.

The Special Use Permit was appealed to the Board of Supervisors on October 14, 2003. The appeal was denied, and the Planning Commission action was upheld.

Tentative Parcel Map P07-0036 was approved by the Zoning Administrator on May 7, 2009 and allowed the project area to be split into two parcels, 5.9 and 5.6 acres in size. The applicant proposed a minor modification of the approved parcel lines which resulted in Parcel 1 (the self-storage parcel) being 6.77 acres and Parcel 2 to be 4.35 acres. The Division Manager of the Development Services Division administratively approved those changes on June 28, 2012. As of the time of this staff report, that parcel map has not been filed.

On August 13, 2009, a Notice to Correct for operating a U-Haul business not approved by Special Use Permit S02-0039, and having an off-site sign in violation of the Zoning Ordinance, was issued by the Code Enforcement Unit. A follow-up letter was sent to the applicant by the Code Enforcement Unit dated October 25, 2010. In order to attempt to resolve the Code Compliance Case, the applicant submitted an application to revise the Special Use Permit on April 21, 2011.

Chapter 17.35.020 of the Zoning Ordinance (R&D Zone District, Permitted Uses) does not specifically list outdoor truck and trailer storage and rentals as a use allowed by right or special use permit. However, existing language in Section 17.35.025 of the County Code does not specifically preclude allowing that use within the R&D Zone District through the Special Use Permit process. Section 17.35.025.A does allow a request for a special use permit for uses proposed to be conducted partially or wholly outside buildings.

**Adjacent Land Uses:**

	<b>Zoning</b>	<b>General Plan</b>	<b>Land Use/Improvements</b>
<b>Site</b>	R&D-DC	R&D	Self-storage facility
<b>North</b>	R2	HDR	Single Family Residences
<b>South</b>	PF	PF	EID/CSD facilities
<b>East</b>	Valley View Specific Plan	Valley View Specific Plan	Undeveloped
<b>West</b>	R & D	R & D	Latrobe Road/Two commercial buildings

**Project Issues:** The primary issue with this project is aesthetics. Other discussion item includes signs.

**Aeshetics:** The parking area containing the U-Haul trucks and trailers is elevated approximately 40 feet higher than the elevation of Latrobe Road. The trucks and trailers are lined up along the edge of that area in full view from Latrobe Road and the Business Park to the west. Trucks and trailers are parked along the entrance driveway to the office building.

The parcel is subject to the Design Community (DC) zoning overlay. In the El Dorado Hills Business Park, the Architectural Review Committee and the El Dorado Hills Business Park Owners Association oversee the Design Review process. This parcel, while zoned R&D, is not located within the boundaries of the Business Park and therefore would be subject to the Community Design Guide which states that parking areas should be screened, shaded, and softened by the use of walls and landscaping.

The R&D Zone District contains heightened landscaping and setback requirements to create a campus-like setting. The landscape plan does not comply with the requirements contained in Section 17.35.030.D of the County Code. The project does not meet the landscape buffering standards, does not include trees, and does not include landscaping along the Monte Verde Drive and Creekside Greens subdivision sides of the parcel. Additionally, landscaping in the setback areas would not shield the wooden fencing and top portions of the vehicles because it would be located at the bottom of the slope.

Pursuant to Section 17.35.030.D.1, Planning has included a recommended condition of approval that requires that the eight-foot tall wooden fence be set back an average of 30 feet from the edge of the Latrobe Road and Monte Verde Drive easements, and along the southern portion of that fence approximately 150 feet southeastward toward the office building. The landscaping must include at least three trees of fifteen-gallon size and nine shrubs per one hundred feet of length. Additionally, the fence between the project site and Creekside Greens subdivision would require a ten-foot setback as well as to be fronted by landscaping to include at least nine trees and nine shrubs per one hundred feet of length.

The final landscape plan would be required to be submitted at the time of business license submittal, to include shrubs and trees from the Drought Resistant Species list, and would be reviewed by planning staff at that time. Staff would make an on-site inspection to verify compliance with the final landscape plan prior to the business license sign-off.

With the wooden fence located at the required setbacks and the appropriate landscaping installed, the parking area would be adequately shielded from exterior views and would be compliant with Zoning Ordinance Section 17.35.030.D (Minimum Setbacks and Buffers for the R&D Zone District). Planning is recommending a condition requiring that the U-Haul vehicles and trailers may only be parked within the area marked "Proposed Outside Storage" on the preliminary site plan.

**Signs:** The site plan shows one existing monument entry sign on the north side of the shared driveway entry. That sign contains approximately forty-eight square feet of message area. The applicants are also proposing one new monument sign at the northwest corner of the parcel at the intersection of Latrobe Road and Monte Verde Drive. This sign has a proposed copy area measuring 7 feet by 7 feet (49 square feet).

Section 17.35.030 of the County Code establishes the following development standards applicable to signs:

17.35.030.D, Minimum Setbacks and Buffers: Entry monument signs are required to be set back 20 feet from the edge of the street right-of-way.

17.35.030.F Signs: The developer of a project shall present for approval and shall coordinate the approved uniform sign package for his entire development prior to obtaining a building permit for any structure. The number of signs per business shall not exceed either:

1. One freestanding sign no greater than fifty square feet in area and no greater than twelve feet in height; or
2. Two signs attached to the face of a building no greater than eighty square feet in aggregate area which shall not extend above the vertical face of any building wall.

This has been interpreted to mean if there are multiple businesses, that two monument signs would be permitted for the project parcel but that each must advertise only one of the two businesses proposed in this request, each cannot exceed 50 square feet, but that no wall sign would be allowed by the Ordinance if one chose the monument sign option.

The existing flag pole is not permitted to display a business sign of any style. Additionally, the R&D Zone District does not allow an option for the existing banner sign mounted on wooden posts along Latrobe Road. It will be required to be removed prior to issuance of a business license (Condition 44).

The project would be compliant with the Zoning Code with the two monument signs at the 20-foot setback, each advertising a separate business, and after the removal of all other signs. A recommended condition of approval has been included in Attachment 1 for these requirements.

### **Agency and Community Group Comments**

The El Dorado Hills Fire Department reviewed the project proposal and has recommended a condition (#54) be added requiring that a 30-foot clearance of dry weeds away from the wooden fence be completed annually by June 1<sup>st</sup>.

The El Dorado Hills Area Planning Advisory Committee reviewed the project at their August 12, 2012 meeting and they voted 4-0 to support the project. A copy of their response letter is included as Exhibit H.

### **ENVIRONMENTAL REVIEW**

Pursuant to CEQA Guidelines Section 15162, no subsequent Negative Declaration shall be prepared for the project as there has been no substantial change in the project based on the whole record that would cause a significant effect on the environment. This is a proposal for on-site storage of U-Haul vehicles and trailers within an area previously graded flat and graveled with the only additional features added being an eight-foot tall solid wooden fence surrounded by a five-foot wide landscaping strip along Latrobe Road. The review of compliance with the conditions of approval for the special use permit, remedial measures to be taken, including modifications to the landscaping condition, ensure compliance of the project proposal with the special use permit and it can be seen with certainty that there is no possibility that these actions in question may have a significant effect on the environment. The proposed changes to Latrobe Self-Storage project will require revising condition of approval number 42 that would reduce potential significant aesthetic effects of the environment to a level that will be less than significant. All mitigation measures, environmental commitments, and Best Standard Practices included in the previous IS/MND adopted in 2003 will continue be incorporated into this document for the entire project area.

A \$50.00 processing fee is required by the County Recorder to file the Notice of Exemption. The filing of the Notice of Exemption is optional, however, not filing the Notice extends the statute of limitations for legal challenges to the project from 30 days to 180 days.

## SUPPORT INFORMATION

### Attachments to Staff Report:

Attachment 1 .....	Conditions of Approval
Attachment 2 .....	Findings
Exhibit A .....	Location Map
Exhibit B .....	Assessor's Parcel Number Map
Exhibit C .....	General Plan Land Use Designations Map
Exhibit D .....	Zoning Designations Map
Exhibit E .....	Site Plan; June 2012
Exhibit F .....	Preliminary Landscape Plan; December 7, 2003
Exhibit G .....	New Monument Sign Elevation
Exhibit H .....	El Dorado Hills Area Planning Advisory Committee Letter; August 12, 2012
Exhibits I-1, I-2 .....	Site Photos
Exhibits J-1, J-2 .....	Aerial Photos

# ATTACHMENT 1

## CONDITIONS OF APPROVAL

### Special Use Permit Revision S02-0039-R/Latrobe Self-Storage Planning Commission/September 12, 2013

#### Planning Services

1. This Special Use Permit revision is based upon and limited to compliance with the project description, the following hearing exhibits, and conditions of approval set forth below:

Exhibit E .....Site Plan dated June 2012, (to be revised, Condition 32)

Exhibit F Preliminary Landscape Plan dated December 7, 2003, (to be revised, Condition 44)

Exhibit G.....New Monument Sign Elevation

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 Special Use Permit S02-0039 by the Planning Commission on September 11, 2003 allowed the following:

- a. Building A Two-story 24,836 square foot storage building;
- b. Building B Two-story 40,412 square foot storage building;
- c. Building C Two-story 36,632 square foot storage building with 19,277 square feet of covered RV/Boat parking;
- d. Building D Single-story 3,000 square foot storage building; and,
- e. Building E Two-story manager's residence and office (4,052 sq. ft.).
- f. The building square footage totals 128,209 square feet (includes the 19,277 square feet of covered RV parking under buildings, which may be enclosed for storage units in the future).
- g. 86-outdoors RV/trailer/boat storage spaces
- h. 35-covered RV/trailer/boat storage spaces (19,277 square feet)  
A minimum of 10 on-site parking spaces shall be provided adjacent to the office /manager's residence building.

Approval of Special Use Permit Revision S02-0039-R allows the on-site storage and rental of U-Haul vehicles and trailers on, one monument sign, an eight-foot tall board fence, and a five-foot wide landscape strip along the entire length of the eight-foot tall board fence.

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.

**Mitigation Measures: Conditions from the Mitigated Negative Declaration**

The following mitigation measures are required as a means to reduce potential significant environmental effects to a level of insignificance:

- ~~1.2.~~ The proposed project shall comply with any applicable requirements of the El Dorado County Air Pollution Control District Rule 502: General Conformity Rule, which requires compliance with the State and National Ambient Air Quality Standards.
- ~~2.3.~~ The project shall adhere to the provisions of El Dorado County Air Pollution Control District Rule 223: Fugitive Dust to prevent impacts associated with fugitive dust. To ensure compliance with the rule, the project proponent shall submit a Fugitive Dust Prevention and Control Plan to the El Dorado County Air Pollution Control District for review and approval prior to any grading activities on the site.
- ~~3.4.~~ Asphalt surfacing of site access and parking areas shall conform to El Dorado Air Pollution Control Rule 224: Cutback and Emulsified Paving Materials, which prohibits the atmospheric discharge of volatile organic compounds caused by the use, manufacture, mixing, storage, and/or application of cutback or emulsified asphalt.
- ~~4.5.~~ Pursuant to El Dorado County Air Pollution Control District Rule 501.3(A): Authority to Construct, the applicant shall receive authorization for construction (Authority to Construct) from the Air Pollution Control District prior to commencement of grading and construction activities on the site.
- ~~5.6.~~ Pursuant to El Dorado County Air Pollution Control District Rule 501.3(B): Permit to Operate, the project proponent shall obtain a written permit from the Air Pollution Control Officer prior to the issuance of a building permit
- ~~6.7.~~ In no case shall daily emissions of ROG, NOx, and PM10 exceed 82 lbs/day during any construction and grading activities on the site.
- ~~7.8.~~ The project shall adhere to the provisions contained in El Dorado County Ordinance #4548. No grading or excavation activities may take place on site until an Asbestos Hazard Dust Mitigation Plan has been submitted to and approved by the El Dorado County Air Pollution Control District.

8.9. The applicant shall insure all future parcel owners comply with the State of California Title 24 Regulations for Energy Efficient Design to reduce secondary impact emissions.

9.10. The Best Available Fugitive Dust Control Measures in the following Table shall be implemented:

FUGITIVE DUST SOURCE CATEGORY	CONTROL ACTIONS / MEASURES
<p>Earth moving (except construction cutting and filling areas, and mining operations)</p> <p>Earth moving (except construction cutting and filling areas, and mining operations)</p>	<p>1a. Maintain soil moisture content at a minimum of 12percent, as determined by ASTM method D2216, or other equivalent method approved by the El Dorado County Air Quality Management District; two soil moisture evaluations must be conducted during the first 3 hours of active operations during a calendar day, and two such evaluations each subsequent 4-hour period of active operations; or</p> <p>1a-1. For any earth moving which is more than 100 feet from all property lines, conduct watering as necessary to prevent visible dust emissions from exceeding 100 feet in length in any direction.</p>
<p>Earth moving – construction fill areas.</p>	<p>1b. Maintain soil moisture content at a minimum of 12percent, as determined by ASTM method D2216, or other equivalent method approved by the El Dorado County Air Quality Management District for areas which have a optimum moisture content for compaction of less than 12percent, as determined by ASTM method 1557, or other equivalent method approved by the El Dorado County Air Quality Management District, complete the compaction process as expeditiously as possible after achieving at least 70percent of the optimum soil moisture content; two soil moisture evaluations must be conducted during the first 3-hours of active operations during a calendar day, and two such evaluations each subsequent 4-hour period of active operation.</p>
<p>Earth moving – construction cut areas and mining operations</p>	<p>1c. Conduct watering as necessary to prevent visible emissions from extending more than 100 feet beyond the active cut or mining areas, unless the area is inaccessible to watering vehicles due to slope conditions or other safety factors.</p>
<p>Disturbed surface areas (except completed grading areas)</p>	<p>2a/b. Apply dust suppression in a sufficient quantity and frequency to maintain a stabilized surface; any areas which cannot be stabilized, as evidenced by wind driven dust, must have an application of water at least</p>

FUGITIVE DUST SOURCE CATEGORY	CONTROL ACTIONS / MEASURES
	twice per day to at least 80percent of the unstabilized area.
Disturbed surface areas – completed grading areas	2c. Apply chemical stabilizers within 5 working days of grading completion; or  2c. Take action 3a or 3c specified for inactive disturbed surface areas.
Inactive disturbed surface areas	3a. Apply water to at least 80percent of all inactive disturbed surface areas on a daily basis when there is evidence of wind driven fugitive dust, excluding any areas which are inaccessible due to excessive slope or other safety conditions; or  3b. Apply dust suppressants in sufficient quantity and frequency to maintain a stabilized surface; or  3c. Establish a vegetative ground cover within 21 days after active operation shave ceased; ground cover must be of sufficient density to expose less than 30percent of the unstabilized ground within 90 days of planting, and at all times thereafter; or  3d. Utilize any combination of control actions 3a, 3b, or 3c such that, in total, they apply to all inactive disturbed surface areas.
Unpaved roads	4a. Water all roads used for any vehicular traffic at least once per day every two hours of active operations; or  4b. Water all roads used for vehicular traffic once daily and restrict vehicle speed to 12 mph; or  4c. Apply chemical stabilizer to all unpaved road surfaces in sufficient quantity and frequency to maintain a stabilized surface.
Open storage piles of dirt	5a. Apply chemical stabilizers; or  5b. Apply water to at least80percent of the surface areas of all open storage piles on a daily basis when there is evidence of wind driven fugitive dust; or  5c. Install a three-sided enclosure with walls with no more than 50 percent porosity that extends, at a minimum, to the top of the pile.

FUGITIVE DUST SOURCE CATEGORY	CONTROL ACTIONS / MEASURES
Track-out control	6a. Pave or apply chemical stabilization at sufficient concentration and frequency to maintain a stabilized surface starting from the point of intersection with the public paved surface and extending for a centerline distance of at least 100 feet and width of at least 20 feet; or  6b. Pave from the point of intersection with the public paved road surface, and extending for a centerline distance of at least 25 feet and a width of at least 20 feet, and install a track-out control device immediately to the paved surface such that exiting vehicles do not travel on any unpaved road surface after passing the track-out control device.
All categories	7a. Any other control measures approved by the Air Quality Management District.

~~10.11.~~ 11. The Best Available Fugitive Dust Control Measures for high wind conditions (winds above 25 mph) in the following Table shall be implemented:

FUGITIVE DUST SOURCE	CONTROL ACTIONS / MEASURES
Earth Moving	1a. Cease all operations, or  2a. Apply water to soil not more than 15 minutes prior to moving such soil.
Disturbed surface areas  Disturbed surface areas  Disturbed surface areas	1b. On the last day of active operations prior to a weekend, holiday, or any other period when active operations will not occur for more than 4 consecutive days: apply water with a mixture of chemical stabilizer diluted to not less than ½ of the concentration required to maintain a stabilized surface for a period of six months; or  2b. Apply chemical stabilizers prior to a wind event; or  3b. Apply water to all unstabilized disturbed areas 3 times per day; if there is any evidence of wind driven fugitive dust, watering frequency shall be increased to 4 times per day; or  4b. Take the actions specified in the South Coast AQMD Rule 403, Table B.6, Item 3c; or  5b. Utilize any combination of control actions specified in

FUGITIVE DUST SOURCE	CONTROL ACTIONS / MEASURES
	the South Coast AQMD Rule 403, Table 1, Items 1B, 2B, and 3B, such that, in total, they apply to all disturbed surface areas.
Unpaved roads	1c. Apply chemical stabilizers prior to a wind event; or 2c. Apply water twice per hour during active operation; or 3c. Stop all vehicular traffic.
Open storage piles	1d. Apply water twice per hour; or 2d. Install temporary coverings.
Paved road track-out	1e. Cover all haul vehicles; or 2e. Comply with the vehicle freeboard requirements of Section 23114 of the California Vehicle Code for operations on both public and private roads.
All Categories	1f. Any other control measures approved by the El Dorado County Air Quality Management District.

- ~~11.12.~~ Establish a U.S. Fish and Wildlife Service (Service) buffer zone around all elderberry plants having stems measuring 1.0 inch or greater in diameter at ground level. Firebreaks may not be included in the established buffer zone.
- ~~12.13.~~ Provide the U.S. Fish and Wildlife Service (Service) with a map showing the avoidance area with a written description of avoidance measures. The U.S. Fish and Wildlife Service must review and approve proposals for work within 100-feet of any elderberry plants having stems measuring 1.0 inch or greater in diameter at ground level.
- ~~13.14.~~ Fence and flag all areas to be avoided during construction activities.
- ~~14.15.~~ In areas where the Service has approved encroachments within 100-feet of any elderberry plants having stems measuring 1.0 inch or greater in diameter at ground level, provide a minimum setback of at least 20 feet from the dripline of each elderberry plant.
- ~~15.16.~~ Conduct a contractor education program that focuses on the need to avoid damaging the elderberry plant and on the possible penalties for not complying with the law. Instruct work crews about the status of the beetle and the need to protect its elderberry host plant.
- ~~16.17.~~ Erect signs every 50 feet along the edge of the avoidance area with the following information: “*This area is habitat for the valley elderberry longhorn beetle, a threatened species, and must not be disturbed. The Endangered Species Act of 1973, as*

*amended, protects this species. Violators are subject to prosecution, fines, and imprisonment".* The signs should be clearly readable from a distance of 20 feet and must be maintained for the duration of construction.

- ~~17-18.~~ Restore any construction-related damage within the buffer area. Provide erosion control and revegetate with appropriate native plants.
- ~~18-19.~~ Following construction, continue to protect buffer areas from adverse effects associated with the built project. Measures such, as fencing, signs, weeding, and trash removal are appropriate.
- ~~19-20.~~ No insecticides, herbicides, fertilizers, or other chemicals that might harm the beetle or its host plant shall be used in the buffer area or within 100 feet of any elderberry plant with one or more stems measuring 1.0 inch or greater in diameter at ground level.
- ~~20-21.~~ The project proponent shall provide a written description of how the buffer areas are to be restored, protected, and maintained after construction is completed.
- ~~21-22.~~ Mowing of grasses/ground cover may occur from July through April to reduce the fire hazard. No mowing should occur within 5 feet of elderberry plant stems. Mowing must be done in a manner that avoids damaging plants (e.g., stripping away bark through careless use of mowing/trimming equipment).
- ~~22-23.~~ As an alternative to mitigation measures 11-21 above, the applicant may mitigate impacts to the elderberry plants through payment of a mitigation fee after consultation with the U.S. Fish and Wildlife Service. If elderberry plants are removed and mitigated through a fee program, no buffer zone will be required on the project site.
- ~~23-24.~~ During all grading and construction activities in the project area, an archaeologist or historian approved by the Planning Director shall be on-call. In the event a heritage resource or other item of historical or archaeological interest is discovered during grading and construction activities, the project proponent shall ensure that all such activities cease within 50-feet of the discovery until the on-call archaeologist can examine the find in place and determine its significance. If the find is determined to be significant and authenticated, the archaeologist shall determine the proper method(s) for handling the resource or item. Grading and construction activities may resume after appropriate measures are taken or the site is determined not to be of significance. The project grading plans shall include this mitigation on the plans. The Planning Department shall review the grading plans prior to issuance of a grading permit.
- ~~24-25.~~ In the event of discovery of human remains, all work is to stop and the County Coroner shall be immediately notified pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. If the remains are determined to be

Native American, the Coroner must contact the Native American Heritage Commission with 24 hours. The treatment and disposition of human remains shall be completed consistent with the Guidelines of the Native American Heritage Commission. The project grading plans shall include this mitigation in the plans. The Planning Department shall review the grading plans prior to issuance of a grading permit.

~~25.26.~~ The applicant shall install catch basins and /or other surface drainage system Best Management Practice (BMP) surface water quality management systems within the proposed parking lot area to reduce storm water runoff water quality impacts. The property owner(s) shall be responsible for the maintenance of any installed catch basin or filter systems. As another Best Management practice (BMP), the property owner shall perform parking lot sweeping prior to the first storm event of the season. The El Dorado County Department of Transportation shall review and approve all plans for catch basins and other proposed BMP measures on the site prior to the issuance of a commercial grading permit.

~~26.27.~~ Grading and construction activities on the site shall be limited to daylight hours from 7:00 a.m. and 7:00 p.m. Monday through Friday, and 9:00 a.m. to 5:00 p.m. Saturday. No construction or grading activities shall take place on Sunday or on holidays.

~~27.28.~~ Only equipment with properly maintained mufflers shall be used during construction.

~~28.29.~~ Construction equipment shall not idle on the property {construction site} when not in active use.

~~29.30.~~ All compressors and other equipment will be located as far as possible from the northern and eastern property lines of the project parcel.

### **Conditions of Approval Planning Services Site Specific and Standard Conditions**

1. ~~The Special Use Permit, as approved, will allow the following:~~
  - ~~Building A — Two-story 24,836 square foot storage building;~~
  - ~~Building B — Two-story 40,412 square foot storage building;~~
  - ~~Building C — Two-story 36,632 square foot storage building with 19,277 square feet of covered RV/Boat parking;~~
  - ~~Building D — Single story 3,000 square foot storage building; and,~~
  - ~~Building E — Two-story manager's residence and office (4,052 sq. ft.).~~
  
  - ~~The building square footage totals 128,209 square feet (includes the 19,277 square feet of covered RV parking under buildings, which may be enclosed for storage units in the future).~~
  - ~~86 outdoors RV/trailer/boat storage spaces~~
  - ~~35 covered RV/trailer/boat storage spaces (19,277 square feet)~~

~~➤ A minimum of 10 on-site parking spaces shall be provided adjacent to the office/  
manager's residence building.~~

- ~~2.31.~~ All site improvements for S02-0039 shall conform to Exhibits D, E, F, G, H, I, J, K, L, M, & N of that project's staff report. The applicant shall submit a revised site plan for S02-0039-R that has the un-recorded Parcel Map lines removed, and shows the eight-foot tall wooden fence set back a minimum 30-feet from edge of the road easements for Latrobe Road and from Monte Verde Drive, and ten feet from the north boundary adjacent to the Creekside Greens subdivision, to the Planning Division for review and approval, within 30 days of the S02-0039-R project approval date. The ~~Planning Director~~ Division Manager, Development Services Division may approve minor amendments to the site plans of both S02-0039 and S02-0039-R of 10% percent or less. All other amendments or modifications will require an amendment to the approved Special Use Permit.
- ~~3.32.~~ The project applicant shall be subject to the issuance of building permits from the El Dorado County Building ~~Department~~Division.
- ~~4.33.~~ The project applicant shall comply with the requirements of the El Dorado Hills Fire Department.
- ~~5.34.~~ The applicant shall submit a site improvement /grading plan prepared by a professional civil engineer to the Department for Transportation for review and approval. The plan shall be in conformance with the County of El Dorado "*Design and Improvements 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.
- ~~6.35.~~ The applicant shall be subject a grading permit fee commensurate with the scope of the proposed project prior to the commencement of any work.
- ~~7.36.~~ The project shall be subject to the County's traffic impact mitigation fee programs. The fees shall be due upon issuance of a building permit. If prior to the application for a building permit, revised fees are established, such revised fees shall be paid.
- ~~8.37.~~ The applicant shall submit a soils report at the time of grading permit application addressing at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, and pavement section based on TI and R values. Any export dirt from the site to be deposited within El Dorado County shall require an additional grading permit.
- ~~9.38.~~ The applicant shall provide a final drainage report at the time of grading permit application addressing storm water runoff increases, impacts to downstream facilities and properties to the satisfaction of the department of Transportation. The project is located in the Carson Creek drainage watershed. Downstream properties have experienced

localized flooding within this watershed. The report shall include the design and recommendations for placement of storm water quality facilities using Best Management Practices as described in the recommendations of the *Storm Water Quality Task Force's California Storm Water Best Management Practices Handbook* (1993, or later revisions). The report shall also discuss the necessity of storm water detention to reduce or limit stormwater flows off the site to pre-development flows.

- ~~10.39.~~ All proposed catch basins shall incorporate fossil filters or other approved oil/water separators. The property owner shall be responsible for the maintenance of these filters per the manufacturer's specifications. As a Best Management Practice (BMP) the property owner shall perform parking lot sweeping prior to the first storm event of each season.
- ~~11.40.~~ The joint access encroachment onto Latrobe Road shall be constructed to El Dorado County Standard Plan 103E.
- ~~12.41.~~ The applicant shall provide the Department of Transportation a copy of the recorded access easement or access agreement with the adjacent property owner(s) for the proposed shared driveway crossing a portion of the EID/CSD property.
- ~~13.42.~~ The applicant shall provide a final landscape plan ~~at the time of building permit submittal~~ conforming to the standards contained in Section 17.35.030 of the County Code and the approved ~~shade tree~~ Drought Resistant Species list, available at the Planning Division, within 30 days of project approval.

The final landscape plan shall include the following:

- a. A five-foot wide strip along the exterior-facing side of the eight-foot tall wooden fence which shall an average of a 30-foot from the edge of the Latrobe Road and Monte Verde Drive easements, and along the southern portion of that fence approximately 150 feet southeastward toward the office building. The landscaping shall include at least three trees of fifteen-gallon size and nine shrubs per one hundred feet of length.
- b. A five-foot wide strip along the exterior-facing side of the eight-foot tall wooden fence which shall have a ten-foot setback between the project site and Creekside Greens subdivision and shall include at least nine trees and nine shrubs per one hundred feet of length.

The final approval of the landscape plan ~~will~~ shall be reviewed and approved prior to ~~sign off of the building permits~~ the business license for the use approved by this Special Use Permit revision. The Planning ~~Department~~ Division will complete an on-site inspection of the landscaping to ensure compliance prior to said approval sign-off, ~~for occupancy of any buildings on the site.~~

~~14.43.~~ All ~~proposed~~ on-site lighting shall comply with the provisions of Section 17.14.170 of the County Code, be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation and include the following:

- a. Parking lot and any outdoors security lighting shall be side and top shielded to prevent any light or glare from leaking onto adjacent properties or roadways (street lights for illumination of public roads are excluded from this provision).
- b. External lights used to illuminate a sign or side of a building or wall shall be shielded in order to prevent light from shining off the surface to be illuminated.
- c. No outdoor floodlights are permitted. ~~shall project above 20° below the horizontal plane.~~
- d. Any lighting for outdoor display areas shall be turned off within 30 minutes after the closing of the business. No more than 50 percent of the all parking lot lighting may remain on during hours of non-operation. Security lighting shall be designed with motion-sensor activation.
- e. A lighting plan for S02-0039-R, if applicable, shall be submitted for review and approval of the Planning ~~Department~~ Division at the time of ~~building permit submittal~~ business license application submittal for the Special Use Permit revision use.

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 the Planning Division.

~~44.~~ One new monument sign measuring 7 feet by 7 feet (49 square feet) may be installed at the northwest corner of the parcel at the intersection of Latrobe Road and Monte Verde Drive, and shall be consistent with Exhibit G of the S02-0039-R staff report. Said sign and the existing monument entry sign with forty-eight square feet of message area located on the north side of the shared driveway entry, shall each only advertise one business. Both signs shall have a minimum setback of 20 feet from the edge of the road easement. The non-permitted banner sign mounted on wooden posts along Latrobe Road, as shown in the Site Visit Photos, Exhibit I-2, shall be removed. All other non-permitted signs shall be removed prior to issuance of a business license for the truck and trailer rentals. The existing flag pole located on the north side of the driveway entrance is not permitted to display a business sign of any style.

~~15.45.~~ The on-site drive aisles shall be a minimum of 24 feet wide for two way travel and 12 feet for one-way travel. Appropriate pavement markings and signage shall be provided.

~~16.46.~~ The developer shall prepare a Storm Water Pollution Prevention Plan (SWPPP) and submit a Notice of Intent (NOI) to the State Water Quality Control Board (WQCB) for

any project that will have a cumulative disturbance of one (1) acre or more. As a receipt of the NOI, the WQCB provides a Waste Discharge Identification (WDID) letter and number. The developer will provide a copy of the WDID to the Department of Transportation prior to scheduling of any pre-construction meeting, and will have the SWPPP available onsite at all times.

~~17.47.~~ The proposed development shall connect to both public water and sewer capable of providing the required flows to serve the project needs as determined by the El Dorado Irrigation District and the El Dorado Hills Fire Department.

~~18.48.~~ All rental space contracts shall contain a provision stating that no hazardous, flammable, or explosive materials, liquids, or substances may be stored in any of the storage units on the site.

~~19.49.~~ All site and perimeter landscaping for S02-0039 shall be in place prior to the completion of construction of the first building or first phase of development, whichever comes first.

50. **Conditions Compliance:** Prior to business license sign-off, and the legal 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 imposed as part of the project approval. The applicant shall also schedule an inspection by Planning Services prior to Business License sign-off for verification of compliance with applicable Conditions of Approval.

51. **Compliance Responsibility:** The property owner (lessor) is responsible for complying with all conditions of approval contained in this Special Use Permit. Any zoning violations concerning the installation, operation, and/or abandonment of the facility are the responsibility of the owner.

52. **Filing Fee:** A \$50.00 administration fee is required by the County Recorder for the filing of the Notice of Exemption by the County. This fee shall be made payable to El Dorado County and shall be submitted to the Planning Division.

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

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

**El Dorado Hills Fire Department**

54. A 30-foot clearance of dry weeds away from the wooden fence shall be completed annually by June 1<sup>st</sup>.

## **ATTACHMENT 2**

### **FINDINGS**

#### **Special Use Permit Revision S02-0039-R/Latrobe Self-Storage Planning Commission/September 12, 2013**

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 Staff has determined that, pursuant to CEQA Guidelines Section 15162, no subsequent Negative Declaration shall be prepared for the project as there has been no substantial change in the project based on the whole record that would cause a significant effect on the environment. This is a proposal for on-site storage of U-Haul vehicles and trailers within an area previously graded flat and graveled with the only additional features added being an eight-foot tall solid wooden fence surrounded by a five-foot wide landscaping strip along Latrobe Road. The review of compliance with the conditions of approval for the special use permit, remedial measures to be taken, including modifications to the landscaping condition, ensure compliance of the project proposal with the special use permit and it can be seen with certainty that there is no possibility that these actions in question may have a significant effect on the environment. All mitigation measures, environmental commitments, and Best Standard Practices included in the previous IS/MND adopted in 2003 will continue be incorporated into this document for the entire project area.
- 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 proposed, the project is consistent with the Research and Development (R&D) land use designations as defined within General Plan Policy 2.2.1.2 because the land use designation permits support service facilities.
- 2.2 The proposed project has been analyzed for consistency with General Plan Policy 2.2.5.21 for land use compatibility, and has been found to be consistent. As conditioned, the project would be compatible and consistent with the high density residential, commercial, research and development, and public facility land use designations that are adjacent to the project site. The project has been designed to minimize the potential visual effects the project may have on adjacent properties. All facility components would be consistent with existing uses and structures within the parcel. Therefore, staff finds the use is compatible with the surrounding land uses. As proposed and conditioned the

requested U-Haul truck and trailer rental and storage would be consistent with the General Plan.

### **3.0 ZONING FINDINGS**

3.1 The proposed use is permitted by Special Use Permit in the Research and Development-Design Community (R&D-DC) Zone District, pursuant to Section 17.35.025.A, provided that the findings outlined below can be made by the Planning Commission.

3.2 As conditioned, the proposed outdoor storage and rental of U-Haul vehicles and trailers meet all applicable development standards contained within the El Dorado County Zoning Ordinance. The project will include sufficient buffering and will meet the development standard requirements contained in Section 17.35.030 (R&D Development Standards).

### **4.0 SPECIAL USE PERMIT FINDINGS**

4.1 **The issuance of the permit is consistent with the General Plan;**

As stated above in finding 2.1, as conditioned, the project would be consistent with the General Plan.

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

The proposed project will comply with the Development Standards of the R&D-DC Zone District. The proposed Special Use Permit for the U-Haul truck and trailer rental and storage would not be detrimental to the public health, safety and welfare, nor injurious to the neighborhood, because the project has been designed to comply with the development standards of the R&D Zone District and is not anticipated to emit excessive noise levels. The project would not be detrimental to adjacent uses as the site has been used as a commercial business since the 2003 and is adjacent to commercial uses and a heavily-traveled road.

4.3 **The proposed use is specifically permitted by Special Use Permit pursuant to this Title.**

The proposed use is specifically permitted in the R&D Zone District pursuant to Section 17.35.025.A of the Zoning Ordinance which states that “uses which are partially or wholly conducted outside buildings are allowed only after obtaining a Special Use Permit.