



COUNTY OF EL DORADO PLANNING COMMISSION

Building C Hearing Room
2850 Fairlane Court, Placerville, CA 95667
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Dave Pratt, Chair, District 2
Walter Mathews, First Vice-Chair, District 4
Tom Heflin, Second Vice-Chair, District 3
Rich Stewart, District 1
Brian Shinault, District 5

Char Tim Clerk of the Planning Commission

MINUTES

Regular Meeting September 26, 2013 – 8:30 A.M.

1. CALL TO ORDER

Meeting was called to order at 8:33 a.m. Present: Commissioners Stewart, Pratt, Heflin, Mathews, and Shinault; David Livingston-County Counsel; and Char Tim-Clerk of the Planning Commission.

2. ADOPTION OF AGENDA

Motion: Commissioner Mathews moved, seconded by Commissioner Stewart, and carried (5-0), to adopt the agenda as presented.

AYES: Heflin, Shinault, Stewart, Mathews, Pratt
NOES: None

3. PLEDGE OF ALLEGIANCE

4. CONSENT CALENDAR (All items on the Consent Calendar are to be approved by one motion unless a Commission member requests separate action on a specific item.)

a. Minutes: August 22, 2013 [continued from the 09/12/13 meeting due to lack of a quorum]

Motion: Commissioner Stewart moved, seconded by Commissioner Shinault, and carried (4-0), to approve the August 22, 2013 meeting minutes as presented.

AYES: Heflin, Mathews, Shinault, Stewart, Pratt
NOES: None
ABSTAIN: Heflin

b. Minutes: July 11, 2013 *[continued from the 09/12/13 meeting due to lack of a quorum]*

Motion: Commissioner Shinault moved, seconded by Commissioner Stewart, and carried (3-0), to approve the July 11, 2013 meeting minutes as presented.

AYES: Stewart, Shinault, Heflin

NOES: None

ABSTAIN: Pratt, Mathews

END OF CONSENT CALENDAR

5. DEPARTMENTAL REPORTS AND COMMUNICATIONS (Development Services, Transportation, County Counsel)

Peter Maurer/Development Services stated that the Medical Marijuana Ordinances adopted by the Board of Supervisors were very similar to what the Commission recommended. Staff was directed to return in 6 months to review the Ordinances.

Dave Defanti/Long-Range Planning spoke on the 6 items agendized for the Board of Supervisors' September 30, 2013 Special Workshop.

6. COMMISSIONERS' REPORTS

Commissioner Shinault spoke on the upcoming October 15th deadline in Tahoe.

Commissioner Heflin stated that Apple Mill Storage still had motor homes for sale parked there. He also informed staff that he had been receiving public comments regarding a facility located on Carson Road that has vehicles backing into the road in order to get out of the property.

Chair Pratt made the following comments:

- Had a discussion with Roger Trout on budgeting for conferences for the Commission;
- Provided a summary of a phone call he received from the consulting firm that is the lead in the Transportation Commission Visionary Grant for the Diamond Springs-El Dorado corridor;
- Stated that progress was still continuing on the roads in South County;
- Inquired on the status of the Bucks Bar Bridge project; and
- Indicated that he was a participant on the Fire Safe Council.

9:00 A.M. – TIME ALLOCATION

7. PUBLIC FORUM/PUBLIC COMMENT – None

8. **SPECIAL USE PERMIT (Public Hearing)**

a. **S13-0006/Diamond Springs Flea Market** submitted by JOHN and MARIA TAYLOR to allow ongoing flea market events within an existing retail center. The property, identified by Assessor's Parcel Number 054-402-40, consisting of 2.34 acres, is located on the south side of Pleasant Valley Road, approximately 0.5 mile east of the intersection with Missouri Flat Road, in the Diamond Springs area, Supervisorial District 3. *[Project Planner: Tom Dougherty]* (Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines)** *[continued from the 09/12/13 meeting due to lack of a quorum]*

Tom Dougherty presented the item to the Commission with a recommendation of approval. He stated that one letter of concern was received and distributed "line of sight" photos to the Commission. He stated that there was a Condition addressing this concern.

Commissioner Stewart recommended modifying Condition 2 regarding the number of required spaces.

Maria Taylor/applicant questioned why they would not be allowed to park on Hwy 49 on the weekend, yet it was allowed during the week. If it isn't allowed, then would they have to police it and how would they handle that since it is a public area. She agreed with the recommendation to modify Condition 2.

Peter Maurer read into the record new language for Condition 2.

Chair Pratt closed public comment.

There was no further discussion.

Motion: Commissioner Heflin moved, seconded by Commissioner Stewart, and carried (5-0), to take the following actions: 1. Find that the project is Categorically Exempt pursuant to CEQA Guidelines Section 15301; and 2. Conditionally approve Special Use Permit S13-0006 based on the Findings and subject to the Conditions of Approval modified as follows: (a) Amend Condition 2 as identified.

AYES: Mathews, Shinault, Stewart, Heflin, Pratt

NOES: None

This action can be appealed to the Board of Supervisors within 10 working days.

Findings

1.0 CEQA FINDINGS

1.1 The continued use of the project site for a public market is Categorically Exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines which allows an exemption for projects involving "negligible or no expansion of use beyond that existing at the time

of the lead agency's determination." The flea market has been an ongoing transitional/seasonal-type use at the site since 2000 and no negative feedback has been received from any agency with any concerns about the use of the site as such.

- 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 Commercial (C) land use designations as defined within General Plan Policy 2.2.1.2 because the land use designation permits commercial and retail services to support the area residents.

- 2.2 As conditioned, and with adherence to County Code, the project is consistent with all applicable Policies of the General Plan, including:

- 2.2.1 2.2.5.21 (compatibility with surroundings) because as conditioned it would be compatible with surrounding uses and have minimal impacts on existing utilities and emergency response access and times. There are adequate services to facilitate the site, such as water, power, and restroom facilities. The project provides new and used sales services for the community. Adequate site design has been provided, and attention to design features of the layout of the vendor sales areas ensures that the project fits within the context of the surrounding uses; and

- 2.2.2 6.2.3.2 (adequate access) because the project will utilize existing driveways previously inspected by the Diamond Springs-El Dorado Fire Protection District staff for access and interior circulation.

3.0 ZONING FINDINGS

- 3.1 The use is permitted by Special Use Permit in the Commercial zone district, pursuant to Section 17.32.030 (D) for uses not fully enclosed in a building, provided that the administrative findings outlined below can be made by the Planning Commission.

- 3.2 As proposed and conditioned, the project meets all applicable development standards contained within the El Dorado County Zoning Ordinance. The project has been proposed with sufficient access, and parking.

4.0 ADMINISTRATIVE FINDINGS FOR A SPECIAL USE PERMIT

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

As stated in more detail above in the General Plan section, the proposed project has been analyzed for consistency with the General Plan Policies listed above, and is consistent with these policies.

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 Commercial Zone District. The proposed Special Use Permit for the facilities complies with the requirements of Chapter 17.22, Special Use Permits, and the proposed use is not considered detrimental to the public health, safety and welfare, nor injurious to the neighborhood, because the project has been designed to provide for safe access, circulation, and parking.

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

The proposed use is permitted in the C Zone District pursuant to Section 17.32.030 (D) of the Zoning Ordinance.

Conditions of Approval

Planning Services Division

1. **Project Description:** This Special Use Permit is based upon and limited to compliance with the project description, the Conditions of Approval set forth below, and the following hearing exhibits:

Exhibit ESite Plan
Exhibit F.....Parking Plan

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.

Approval of this Special Use Permit allows the Diamond Springs Flea Market to be held the on the parcel currently identified by Assessor's Parcel Number 054-402-40 as follows:

- a. Future farmer's markets to be held every Saturday;
- b. Flea markets to be held every Sunday;
- c. Flea markets and/or farmer's markets on Memorial Day, Independence Day, Labor Day and Columbus Day;
- d. Food Venders permitted through the El Dorado Environmental Health Division; and
- e. Hours of operation 7 am to 1:00 pm. Vendors are allowed to begin setting up at 5:00 am and clean-up begins at 1:00 pm.

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

Development Services Division (Planning)

2. **Parking:** ~~Parking shall conform to the approved Parking Plan (Exhibit F)~~ A minimum of 100 parking spaces shall be provided through agreements between the operator and nearby property owners, and include standard spaces and accessible spaces constructed in accordance with Title 24 of the current Building Code. There shall be no parking permitted on the sides of Pleasant Valley Road/SR 49.
3. **Noise:** All amplified music events from 10:00 am to 1:00 pm on Memorial Day, Independence Day, Labor Day and Columbus Day, as well as the auction of goods with an amplified microphone shall occur only by an approved Temporary Use Permit for each event. The applicant is responsible for monitoring all sound levels and enforcing time restrictions for all events occurring on the parcel for compliance with the El Dorado County General Plan noise standards. Noise levels shall not exceed those prescribed in Table 6-2 of the El Dorado County General Plan as outlined below:

	Daytime (7am-7pm)	Evening (7pm-10pm)
Hourly dB	50	45
Max. dB	65	55

4. **Notice of Exemption Fee:** A \$50.00 administrative processing fee is required by the County Recorder to file the Notice of Exemption. The check shall be made out to El Dorado County and delivered to Planning Services for processing. 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.
5. **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.

6. The applicants shall comply with all state and local requirements of the El Dorado County Department of Agriculture Weights and Measures requirements for a Certified Farmer's Market prior to initiation of that use being allowed.

Environmental Health Division

7. All food service at the Diamond Springs Flea Market must comply with the California Retail Food Code (CRFC) and obtain permits with the Environmental Health Division prior to any sales at the event.

b. S02-0039-R/Latrobe Self-Storage submitted by LATROBE ROAD LLC to allow outdoor storage of rental trucks and trailers in conjunction with existing self-storage facility. The property, identified by Assessor's Parcel Number 118-130-24, consisting of 11.5 acres, is located on the 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. *[Project Planner: Tom Dougherty]* (Previously Adopted Mitigated Negative Declaration) *[continued from the 09/12/13 meeting due to lack of a quorum]*

Tom Dougherty presented the item to the Commission with a recommendation of approval. He referenced Staff Memo dated September 24, 2013 which was distributed at the hearing. He indicated that the revised Conditions attached to the Staff Memo had 2 typos: (1) Delete last paragraph in Condition 1, which started with "Any deviations...", as it was a duplication; and (2) Condition 23 should read "mitigation measures 12-22" instead of "11-21".

Commissioner Stewart inquired on the parcel map, signs, and type of shrub/trees to be used for screening.

Chair Pratt questioned why a Special Use Permit listed interim and temporary uses.

Craig Sandberg/applicant's agent explained that they wanted flexibility with the sign and the Condition language was a compromise. The site would eventually be compliant with the R&D zoning.

Chair Pratt closed public comment.

Peter Maurer read into the record new language for Condition 45.

There was no further discussion.

Motion: Commissioner Mathews moved, seconded by Commissioner Stewart, and carried (5-0), to 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 based on the Findings and subject to the modified Conditions of Approval as amended: (a) Include modifications as identified in Staff Memo dated September 24, 2013, including correcting identified typos in Conditions 1 and 23; and (b) Amend Condition 45 as identified.

AYES: Heflin, Shinault, Stewart, Mathews, Pratt
NOES: None

This action can be appealed to the Board of Supervisors within 10 working days.

Findings

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~~ rental trailers and trucks 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~~ trucks 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.

Conditions of Approval

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 ESite Plan dated September 2013

Exhibit F Preliminary Landscape Plan dated December 7, 2003, (to be revised, Condition 43)

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 and rental trailers and trucks.
- 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 trucks and trailers, 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. The rental truck and trailer storage area on the site plan is considered an interim use until other uses consistent with the existing zoning are established..

~~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, NO_x, 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
Earth moving (except construction cutting and filling areas, and mining operations)	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
Earth moving (except construction cutting and filling areas, and mining operations)	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.
Earth moving – construction fill areas.	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 an 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.
Earth moving – construction cut areas and mining operations	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.
Disturbed surface areas (except completed grading areas)	2a/b. Apply dust suppression in a sufficient quantity and frequency to maintain a stabilized surface; any areas

FUGITIVE DUST SOURCE CATEGORY	CONTROL ACTIONS / MEASURES
	which cannot be stabilized, as evidenced by wind driven dust, must have an application of water at least 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 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 have 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 least 80percent 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.
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

FUGITIVE DUST SOURCE CATEGORY	CONTROL ACTIONS / MEASURES
	<p>distance of at least 100 feet and width of at least 20 feet; or</p> <p>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.</p>
All categories	7a. Any other control measures approved by the Air Quality Management District.

~~10.11.~~ 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	<p>1a. Cease all operations, or</p> <p>2a. Apply water to soil not more than 15 minutes prior to moving such soil.</p>
<p>Disturbed surface areas</p> <p>Disturbed surface areas</p> <p>Disturbed surface areas</p>	<p>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</p> <p>2b. Apply chemical stabilizers prior to a wind event; or</p> <p>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</p> <p>4b. Take the actions specified in the South Coast AQMD Rule 403, Table B.6, Item 3c; or</p> <p>5b. Utilize any combination of control actions specified in the South Coast AQMD Rule 403, Table 1, Items 1B, 2B, and 3B, such that, in total, they apply to all disturbed surface areas.</p>
Unpaved roads	<p>1c. Apply chemical stabilizers prior to a wind event; or</p> <p>2c. Apply water twice per hour during active operation; or</p> <p>3c. Stop all vehicular traffic.</p>

FUGITIVE DUST SOURCE	CONTROL ACTIONS / MEASURES
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 12-22 ~~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 30-15 feet from edge of the road easements right-of-way 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