

Agenda of: October 27, 2005

Item No.: 8.b.

Staff: Gina Hunter

STAFF REPORT– PARCEL MAP

FILE NUMBER: S04-0019

APPLICANT: Bernard Leong

REQUEST: A special use permit for a 56,077 square foot mini-storage facility, 10,461 square foot commercial development, and 1,296 square foot caretaker/manager residence.

LOCATION: North side of Pleasant Valley Road, 2,910 feet west of the intersection with Mt. Aukum Road in the Pleasant Valley area. (Exhibit A)

APN: 078-270-171

ACREAGE: 6.11 acres (with a boundary line adjustment)

1996 GENERAL PLAN: Commercial (C) (Exhibit B)

2004 GENERAL PLAN: Commercial (C)

ZONING: General Commercial (CG) (Exhibit C)

ENVIRONMENTAL DOCUMENT: Negative Declaration

SUMMARY RECOMMENDATION: Conditional Approval

BACKGROUND

The site is currently being leased by EID for a temporary construction yard and staging area for the Pleasant Oak main replacement project. Two construction trailers are currently located on the site. The initial term of the lease commenced on May 1, 2005, and will continue until July 31, 2006. Upon expiration of the initial term of the lease, it shall continue upon such terms and conditions as are agreed to by the parties, which at a minimum for the tenant's continued lease of at least the back half of the premises with rights of ingress and egress to and from Pleasant Valley Road until December 31, 2006.

STAFF ANALYSIS

Project Description

The applicant is requesting a special use permit for a mini-storage facility/commercial development on a parcel encompassing 6.11-acres (with a boundary line adjustment). The project includes 10,461 square feet of commercial office/shop space, 56,007 square feet of mini-storage space (approximately 242 storage units), and a 1,296 square foot caretaker/manager residence. The gate hours are to be 7:00 AM to 7:00 PM daily, with office hours 8:00 AM to 6:00 PM daily. There will be two employees at the site.

Site Description:

The site is irregularly shaped encompassing 6.11-acres. Site topography slopes down slightly from east to west at a gradient of approximately 10H:1V with a slight rise in the east end of the property and total vertical relief across the entire site of approximately 55 feet. Vegetation at the site consists of low lying grasses. There is one tree on the site that is to be preserved.

Adjacent Land Uses:

The subject property is surrounded by the following land uses:

	Zoning	General Plan	Land Use/Improvements
Site	CG	C	Undeveloped
North	RE-5	MDR	Single Family Residential
South	CG	C	Commercial
East	R2A	MDR	Single Family Residential
West	RE-5	LDR	Single Family Residential

Development of the mini-storage/office development would be consistent and compatible with the development to the south of the property, which is the Gist Silversmith Building.

General Plan:

Both the 1996 and 2004 General Plans designate the subject site as Commercial (C). The purpose of the Commercial land use category is to provided a full range of commercial retail, office, and service uses to serve the residents, businesses, and visitors of El Dorado County. Mixed use development of commercial lands within Community Regions and Rural Centers which combine commercial and residential uses shall be permitted provided the commercial activity is the primary and dominant use of the parcel. The residential component of the project shall only be implemented following or concurrent with the commercial component. Additionally, the following General Plan policies apply to this project:

Policy 2.2.1.5: The General Plan shall provide for the following building intensities in each land use designation as shown in Table 2-3.

Excerpt from Table 2-3: BUILDING INTENSITIES		
Land Use Designation	Floor Area Ratio	Maximum Impervious Surface in %
Commercial	.25	85

The site area is to be 266,502 square feet, with a floor area of 66,468 square feet. The impervious surface area has been determined to be 171,588 square feet, which is 64 percent of the site area. As proposed, the project complies with the .25 floor area ratio and the 85 percent maximum impervious surface intensity allowed by General Plan Policy 2.2.1.5, with the propose boundary line adjustment. The boundary line adjustment will increase the lot size from 6.02 acres to 6.11 acres. The applicant has not applied for the boundary line adjustment at this time; however, the applicant does have a contract from Gist Properties to process the application. The Project has been conditioned to require the processing and recordation of the boundary line adjustment prior to issuance of a grading permit (Condition 13).

Policy 2.2.5.2: Applications for discretionary projects or permits, including land divisions and rezones, shall be reviewed to determine consistency with General Plan policies. No approvals shall be granted unless a finding is made that the Project or permit is consistent with the General Plan.

The project is for a special use permit and has been reviewed according to the General Plan policies, and it can be found that the project is consistent with the General Plan.

Policy 2.2.5.20: Development involving any structure greater than 120 square feet in size or requiring a grading permit shall be permitted only upon a finding that the development is consistent with this General Plan and the requirements of all applicable County ordinances, policies and regulations. For projects that do not require approval of the Planning Commission or Board of Supervisors, this requirement shall be satisfied by information supplied by the applicant demonstration compliance.

The applicant has applied for the required special use permit, which requires Planning Commission approval. The applicant has demonstrated that the development plan complies with all the General Plan policies applicable to the project.

Policy 2.8.1.1: Development shall limit excess nighttime light and glare from parking area lighting, signage, and buildings. Consideration will be given to design features, namely directional shielding for street lighting, parking lot lighting, sport field lighting, and other significant light sources, that could reduce effects from nighttime lighting. In addition, consideration will be give to the use of automatic shutoffs or motion sensors for lighting features in rural areas to further reduce excess nighttime light.

A photometric plan has been provided. Lighting provided is to be wall mounted light packs. There will be no light standards in the parking lot. All lighting will comply with County requirements that no off-site light migration occur. There is no residential development that could be affected by light spillover. There would be no conflict with this policy.

Policy HO-1h: The County shall encourage mixed-use projects where housing is provided in conjunction with compatible nonresidential uses.

The living quarters on site will provide on-site security for the mini-storage facility, while providing necessary housing within the County.

Policy 5.4.1.1: Require storm drainage systems for discretionary development that protect public health and safety, preserve natural resources, prevent erosion of adjacent and downstream lands, prevent the increase in potential for flood hazard or damage on either adjacent, upstream or downstream properties, minimize impact to existing facilities, meet the National Pollution Discharge Elimination System (NPDES) requirements, and preserve natural resources such as wetlands and riparian area.

A Preliminary Drainage Report has been prepared for the project site and has been reviewed by the Department of Transportation. Final approval of a drainage plan and site improvements will be required prior to issuance of a grading permit for the site, as required by the Department of Transportation.

Policy 5.7.2.1: Prior to approval of new development, the responsible fire protection district shall be requested to review all applications to determine the ability of the district to provide protection services. The ability to provide fire protection to existing development shall not be reduced below acceptable levels as a consequence of new development.

The El Dorado County Fire Protection District has reviewed the project and can provide service to the project site.

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

An Acoustical Analysis has been prepared for the project in compliance with this policy.

Policy 6.6.1.11: The standards outlined in Tables 6-3, 6-4, and 6-5 shall apply to those activities associated with actual construction of a project as long as such construction occurs between the hours of 7 a.m. and 7 p.m., Monday through Friday, and 8 a.m. and 5 p.m. on weekends, and on federally-recognized holidays. Exceptions are allowed if it can be shown that construction beyond these times is necessary to alleviate traffic congestion and safety hazards.

Construction activities associated with the project could generate noise levels exceeding El Dorado County General Plan standards. However, the temporary and transitory nature of this noise source would result in a less than significant impact with the included limitation on construction activity. A project mitigation measure has been included in the Mitigated Negative Declaration which states that construction activity shall be limited to the hours of 7:00 AM and 7:00 PM Monday through Friday.

Policy 7.3.2.2: Project requiring a grading permit shall have an erosion control program approved, where necessary.

A preliminary erosion control plan has been prepared for the project in compliance with this policy.

Policy 7.3.5.1: Drought-tolerant plant species, where feasible, shall be used for landscaping of commercial development. Where the use of drought-tolerant native plant species is feasible, they should be used instead of non-native plant species.

Landscaping consisting of a variety of low- to moderate-water-using shrubs, ground cover, and trees are to be installed in at-grade planters along the rear and side property lines. Plantings are to be 5-gallon size or greater. Trees would be planted along the property lines and also dispersed throughout the parking area. There would be no conflict with this policy.

Policy 7.5.1.3: Cultural resource studies (historic, prehistoric, and paleontological resources) shall be conducted prior to approval of discretionary projects. Studies may include, but are not limited to, record searches through the North Central Information Center at California State University, Sacramento, the Museum of Paleontology, University of California Berkley, field surveys, subsurface testing, and/or salvage excavations. The avoidance and protection of sites shall be encouraged.

A Cultural Resource Assessment has been prepared for the project. A records search was conducted for the project area through the North Central Information Center of the California Historical Resources Information System. There are no prehistoric or historic sites recorded near the project area.

As discussed above, staff finds that the Project, as proposed and conditioned, conforms to both the 1996 and 2004 General Plan.

Zoning:

The subject site is zoned General Commercial (CG). The purpose of the CG Zone District is to provide for the conduct of sales, storage, distribution, and light manufacturing businesses of the type which do not ordinarily cause more than a minimal amount of noise, odor, smoke, dust, or other factors tending to disturb the peaceful enjoyment of adjacent residential or agricultural land use zones; and further, to provide a close relationship between warehousing, distribution, and retail

sales. The mini-warehouse use is not listed as a permitted use or use requiring a special use permit within the CG Zone District; however, prior to 1990, a Planning Director interpretation was enacted which stated that “In “C”, Commercial, “CG”, General Commercial, and “CP”, Planned Commercial, Zone Districts, mini-warehouse projects shall require approval of a special use permit”. In compliance with this Department Policy, the applicant has applied for the Special Use Permit. The applicant has also proposed a caretaker unit, as permitted by Section 17.32.210 of the County Code, which allows for a caretaker unit in connection with an industrial or commercial use.

For purposes of the special use permit, the development plans have been reviewed to determine that all the CG District regulations have been complied with.

Buildings and Design

The project site is to be developed with ten mini-storage and commercial structures and a caretaker/manager residence. The project is to be developed in two phases, with the first phase to include buildings 1 through 7 and the second phase to include buildings 8 through 11. The timing for construction of Phase II will depend on the needs of the Pleasant Valley area. The phasing line has been shown on the site plan (Exhibit D). The following table provides the building details:

BLDG. #	PARCEL SIZE (sq. ft.)	BUILDING SIZE (sq. ft.)	FLOOR AREA RATIO	PROPOSED USE	# OF STORAGE UNITS
1		8,386		Mini-storage/Offices/Shops	12
2		8,400		Mini-Storage	20
3		5,600		Mini-Storage	32
4		5,600		Mini-Storage	32
5		6,300		Mini-Storage	36
6		4,900		Mini-Storage	38
7		1,296		Manager’s Residence	0
8		8,386		Commercial Offices/Shops	0
9		8,400		Mini-Storage	20
10		5,600		Mini-Storage	30
11		3,600		Mini-Storage	22
Totals	266,502	66,468	.25		242

*Impervious Areas: 66,468 sq. ft (bldg. coverage) + 105,120 sq. ft. (parking/driveways) =171,588 sq. ft (64 percent)

The project complies with the ten foot front yard setback and the five foot side yard setback requirements. The tallest structure is 23 feet in height. The taller buildings within the project are to be along Pleasant Valley Road and have been designed to accommodate the larger roll-up doors. The roof elements will add interest and break-up the elevation so as they do not appear as tall. The project elevations have been included for review (Exhibit E).

The proposed structures are to be single story slab-on-grade metal buildings, with standing seam metal roofs and metal roll-up doors. The exterior wall color is to be a darker tan (wicker) and the trim is a lighter tan (canvas tent). The roof and doors are to be a dark teal green. A color board will be available for review at the Planning Commission meeting.

Signage

The signage for the development is to comply with Section 17.32.200 of the County Code, which allows by right, two signs, neither of which shall exceed 50 square feet in total area of any one display surface or one sign not exceeding 80 square feet in area, advertising authorized activities on the premises and subject to all applicable general provisions and exceptions pertaining to signs in Chapters 17.14, 17.16 and 17.18.1.

The applicant has proposed a 48 square foot sign for the mini-storage facility, with a height of 14 feet (Exhibit F). The proposed sign complies with the sign criteria. All other business signs shall comply with the County Code requirements (Condition 10).

Landscaping

The draft landscape plan consists of a variety of low- to moderate -water-using shrubs, ground cover, and trees (Exhibit G). This has been accomplished by using California Natives and other drought tolerant plantings throughout the site. Accent trees and plantings such as Flowering Cherries and Carpet Roses are to be used at the entry. The drainage ditch is to be enhanced with a lining of cobbles, accent boulders at key locations and ornamental grasses intertwined around the boulders. The slope facing the project (Pleasant Valley Road) is to be planted with Emerald Carpet Manzanita, a low growing drought tolerant ground cover. The site will primarily be irrigated with drip irrigation with the exception of the slopes. These will be irrigated with low precipitation spray heads. The water out-put will be low to prevent run-off and set to keep the spray on the area to be irrigated. The entire site will be mulched with shredded fir bark to a depth of three inches. The three inch depth is ideal as it keeps the sun from evaporating the irrigated water before the plants can use it and it keeps weed germination to a minimum. The project has been conditioned to require review and approval by Planning Services of a Final Landscape Plan which implements all components of the Water Conserving Concept Statement prepared by the project landscape architect (Condition 11).

Project Access, Parking and Loading

The submitted site plan has been reviewed to verify compliance with the on-site parking requirements. Section 17.18.060 of the County Code lists the parking requirements by use. The project site has 53 parking spaces, and will include 242 mini-storage units, 2,075 square feet of office space and 8,386 square feet of other commercial uses. The mini-storage requires one parking space, plus one parking space for each 30 units; therefore, 9 parking spaces ($242/30=8+1=9$) are required for the mini-storage use. The office use requires one (1) parking space per 250 square feet of gross floor area; therefore, 8 parking spaces ($2,075/250=8.3$) are required for the office use. Although uses have not been designated for the 8,386 square foot commercial building, staff has calculated the parking required for the building conservatively. If the building were to be utilized for general office/commercial use, the use would require one space per 250 square feet of gross floor area; therefore, 34 parking spaces ($8,386/250=33.5$) would be required. Two parking spaces are provided for the caretaker/managers residence. For this site, a total of 53 parking spaces are required and are provided. In addition to the required parking spaces, the Zoning Ordinance requires on-site loading spaces for commercial/industrial uses. The required loading area has been provided on site.

Because the site has limited parking, deviations to the proposed uses may impact parking. Therefore, all uses shall be evaluated by Planning Services prior to establishing in the development to ensure that parking will be available for each use (Condition 10).

Special Use Permit Findings

In order to approve the use, the Planning Commission must find that:

1. The issuance of the permit is consistent with the 1996 and 2004 General Plans;

Both the 1996 and 2004 General Plans designate the subject site as Commercial (C). The purpose of the Commercial land use category is to provide a full range of commercial retail, office, and service uses to serve the residents, businesses, and visitors of El Dorado County. Mixed use development of commercial lands within Community Regions and Rural Centers which combine commercial and residential uses shall be permitted provided the commercial activity is the primary and dominant use of the parcel. It can be found through the discretionary special use permit process that the project is consistent with the specific, fundamental, and mandatory land use development goals, objectives, and policies of the General Plan. Staff finds that the project, as conditioned, will be compatible with the adjacent and surrounding properties, and conforms to the General Plan.

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

The proposed use shall comply with the regulations specified by the El Dorado County Code and State regulations, and therefore, would not be detrimental to the public health, safety and welfare or injurious to the neighborhood.

3. The proposed use is specifically permitted by special use permit pursuant to this Title.

A Planning Director interpretation was enacted prior to 1990 which states that “In “C”, Commercial, “CG”, General Commercial, and “CP”, Planned Commercial, Zone Districts, mini-warehouse projects shall require approval of a Special Use Permit”. In compliance with this Department Policy, the applicant has applied for the special use permit. The applicant has also proposed a caretaker unit, as permitted by Section 17.32.210 of the County Code which allows for a caretaker unit in connection with an industrial or commercial use.

Agency and Public Comments:

The following agencies provided comments on this application:

El Dorado County Building Department
El Dorado County Environmental Management Department

El Dorado County Air Quality Management District

El Dorado Irrigation District
El Dorado County Department of Transportation
El Dorado County Resource Conservation District
El Dorado County Fire Protection District

Each agency has reviewed the project and has recommended conditions to the project development. These conditions have been incorporated in Attachment 1, Conditions of Approval.

Copies of their written comments are available at the Planning Services office. At the time of the preparation of this report, staff had not received any comments from the public.

ENVIRONMENTAL REVIEW

Staff has prepared an Initial Study (Environmental Checklist with Discussion attached) to determine if the project has a significant effect on the environment. Based on the Initial Study, staff finds that the Project could not have a significant effect on the environment, and a Mitigated Negative Declaration has been prepared

This project is found to be de minimis (having no effect on fish and game resources). Pursuant to Resolution No. 240-93, a \$35.⁰⁰ processing fee is required by the County Recorder to file the Notice of Determination and Certificate of Fee Exemption with the State in accordance with State Legislation (California Fish and Game Code Section 711.4).

RECOMMENDATION

Staff recommends that the Planning Commission take the following actions:

1. Adopt the Mitigated Negative Declaration, based on the Initial Study prepared by staff.
2. Adopt the Mitigation Monitoring Program in accordance with CEQA Guidelines 15074(d), as incorporated in the Conditions of Approval and Mitigation Measures in Attachment 1.
3. Approve Special Use Permit S04-0019, subject to the Conditions of Approval in Attachment 1, based on the Findings in Attachment 2.

SUPPORT INFORMATION

Attachments to Staff Report:

Attachment 1	Conditions of Approval and Mitigation Measures
Attachment 2	Findings
Exhibit A	Vicinity Map
Exhibit B	General Plan Land Use Map
Exhibit C	Zoning Map
Exhibit D	Site Plan
Exhibit E	Elevations
Exhibit F	Sign Plan
Exhibit G	Landscape Plan
Exhibit H	Initial Study

ATTACHMENT 1
CONDITIONS OF APPROVAL AND MITIGATION MEASURES

SPECIAL USE PERMIT FOR THE LEONG MINI-STORAGE

APN 078-270-171

FILE NUMBER S04-0019

October 27, 2005

1. This special use permit approval is based upon and limited to compliance with the project description, dated October 27, 2005, and Conditions of Approval set forth below.

The project description is as follows:

Approval of Special Use Permit S04-0019 for a mini-storage facility/commercial development on a parcel encompassing 6.11-acres (with a boundary line adjustment). The project includes 10,461 square feet of commercial office/shop space, 56,007 square feet of mini-storage space (approximately 242 storage units) and a 1,296 square foot caretaker/manager residence. The gate hours are to be 7:00 AM to 7:00 PM daily, with office hours 8:00 AM to 6:00 PM daily. There will be two employees at the site

The project site is to be developed with ten mini-storage and commercial structures and a caretaker/manager residence. The following table provides the building details:

BLDG. #	PARCEL SIZE (sq. ft.)	BUILDING SIZE (sq. ft.)	FLOOR AREA RATIO	PROPOSED USE	# OF STORAGE UNITS
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5		6,300		Mini-Storage	36
6		4,900		Mini-Storage	38
7		1,296		Manager's Residence	0
8		8,386		Commercial Offices/Shops	0
9		8,400		Mini-Storage	20
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The structures are to be single story slab-on-grade metal buildings, with standing seam metal roofs and metal roll-up doors. The exterior wall color is to be a darker tan (wicker) and the trim is a lighter tan (canvas tent). The roof and doors are to be a dark teal green.

MITIGATION MEASURES FROM PROPOSED MITIGATED NEGATIVE DECLARATION

2. Prior to the issuance of grading permits for the project, the applicant shall submit to the El Dorado County Air Pollution Control District (EDCAPCD) and receive approval of a Construction Emission/Dust Control Plan. The approved Plan will be implemented through all phases of project construction, and all construction contractors working on the project will be required by contract specification to implement all measures from the approved Plan that are applicable to their activity. At a minimum, the Construction Emission/Dust Control Plan shall include the following measures or other measures shown to be equally effective:
 - (a) Construction exhaust emissions shall not exceed El Dorado County APCD Rule 202 Visible Emissions limitations.
 - (b) Prime contractors shall submit to the El Dorado County APCD a comprehensive inventory (i.e., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 brake horsepower or greater) that will be used an aggregate of 40 or more hours for the construction project. The inventory shall be updated monthly throughout the duration of project construction, except that an inventory shall not be required for any 30-day period in which no construction activity occurs. At least 48 hours prior to the use of subject heavy-duty off-road equipment, the prime contractors shall provide the El Dorado County APCD with the anticipated construction timeline including start date, and name and telephone number of the project manager and on-site foreman.
 - (c) Heavy duty (more than 50 horsepower) off-road vehicles to be used in the construction of the project, including vehicles owned and/or leased by the prime contractors and those operated by subcontractors, shall achieve a project-wide fleet average 20 percent reduction of NO_x and 45 percent particulate reduction compared to the most recent ARB fleet average. Acceptable options for reducing emissions may include the use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available and cost-effective.
 - (d) Vegetation materials removed from the site during construction shall not be burned in the open. Vegetative material should be chipped or delivered to waste-to-energy facilities.
 - (e) During second stage smog alerts, the construction day shall be shortened and the number of vehicles and equipment operating at the same time shall be reduced.

- (f) Construction equipment operators shall shut off equipment when not in use to avoid unnecessary idling. As a general rule, vehicle idling should be kept below ten minutes.
- (g) Earth moving equipment shall be sprayed down with water at the end of each work day.
- (h) Soil binders approved by the El Dorado County APCD shall be spread on unpaved construction roads and employee/equipment parking areas in accordance with manufacturer's specifications.
- (i) Soil binders approved by the El Dorado County APCD shall be applied to all inactive construction areas (previously grazed areas which remain inactive for 96 hours) in accordance with manufacturer's specifications.
- (j) Active grading sites shall be watered at least twice daily.
- (k) Paved roadways adjacent to the project construction sites shall be swept at the end of the day if soil material is visible as a result of construction activities.
- (l) A traffic speed limit of 15 miles per hour shall be posted and enforced on all unpaved construction roads.
- (m) All excavating and grading activities shall be suspended when wind speeds (as instantaneous gusts) exceed 25 miles per hour and dust is transported onto adjacent developed properties.
- (n) Wheel washers shall be installed where construction vehicles enter and exit unpaved construction roads onto paved roads.

MONITORING: The County Air Pollution Control District shall review and approve a Fugitive Dust Prevention and Control Plan, and shall review the overall project to verify compliance with the Districts rules and regulations prior to issuance of the grading permit.

3. During all grading activities in the project area, an archaeologist or historian approved by the Deputy Director of Planning Services 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. Planning Services shall review the grading plans prior to issuance of a grading permit.

MONITORING: The Planning Services shall review the grading plan to determine that the notation has been placed on the plan prior to issuance of a grading permit.

4. In the event of the 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 within 24 hours. The treatment and disposition of human remains shall be completed consistent with guidelines of the Native American Heritage Commission. The project grading plans shall include this mitigation on the plans. Planning Services shall review the grading plans prior to issuance of a grading permit.

MONITORING: The Planning Services shall review the grading plan to determine that the notation has been placed on the plan prior to issuance of a grading permit.

5. The contract between the mini-storage rental agent and the mini-storage rental customer shall specifically state that the storage of hazardous materials is prohibited on the site. A sample of the contract shall be submitted to Planning Services for review and approval prior issuance of a building permit.

MONITORING: Planning Services shall review the rental contract prior to issuance of a building permit.

6. Construction activity shall be limited to the hours of 7:00 AM and 7:00 PM Monday through Friday. Planning Services shall verify that the construction hours have been placed on the grading, improvement and structural plans prior to issuance of grading and building permits.

MONITORING: Planning Services shall review the grading plan to determine that the notation has been placed on the plans prior to issuance of a grading permit.

7. The applicant shall install a shoulder area on the north side of Pleasant Valley Road just east of the proposed driveway, with the design and location to be submitted with the grading and improvement plans to the Department of Transportation for approval. All improvements shall be complete prior to occupancy of the project.

MONITORING: The Department of Transportation shall review the grading and improvement plans to verify the shoulder area as recommended by the project Traffic Engineer prior to issuance of the grading permit.

PROJECT SPECIFIC CONDITIONS

8. All site improvements shall conform to Exhibits D, E, F, and G.
9. The project site has 53 on-site parking spaces. The project site shall have mini-storage, office and warehouse uses, including one caretaker unit. A parking analysis has been completed for the site and it has been determined that there shall will be adequate parking for the uses specified; however, due to the limited number of on-site parking spaces, deviations to the proposed uses may impact parking. Therefore, all uses shall be evaluated by Planning Services prior to establishing in the development to ensure that parking will be available for each use.
10. The signage for the development is to comply with Section 17.32.200 of the County Code, which allows by right, two signs, neither of which shall exceed 50 square feet in total area of any one display surface or one sign not exceeding 80 square feet in area, advertising authorized activities on the premises and subject to all applicable general provisions and exceptions pertaining to signs in Chapters 17.14, 17.16 and 17.18.1. The mini-storage facility shall be permitted a 48 square foot sign, with a height of 14 feet. All other business signs shall comply with County Code requirements. Planning Services shall review and approve all signage within the development prior to issuance of a Building Permit.
11. The applicant has proposed a draft landscape plan. The plan has been reviewed, and it has been determined that the required shade trees have been provided along the property lines and within the parking lot. The applicant shall provide Planning Services with a copy of a Final Landscape and Irrigation Plan for review and approval prior to issuance of a Building Permit. The Final Landscape Plan shall comply with the Water Conserving Concept Statement prepared by the project landscape architect.
12. The parking requirements contained in Section 17.18.070 (paving standards, striping, wheel stops, arrows, and signage, etc.) and in Section 17.18.080 (loading areas) shall be met unless waivers have been approved by the Planning Commission. Prior to issuance of a building permit for each use the applicant shall submit a parking plan demonstrating that all the requirements specified in Section 17.18.070 have been complied with, or design waivers have been obtained. Planning Services shall review and approve the parking plan for each use prior to issuance of a building permit.
13. The applicant shall process a boundary line adjustment with Planning Services, as shown on the project plans, to increase the lot size to 6.11 acres, and shall record the boundary line adjustment prior to issuance of a grading permit.

14. The special use permit shall be valid for a period of 24 months, unless one of the following has occurred:
- a. The permit has been implemented by satisfaction of conditions prerequisite to construction and a building permit has been issued and at least one inspection has been conducted and approved by the Building Official; or
 - b. The permit has been implemented by satisfaction of conditions prerequisite to establishment of a use not requiring a building permit and the use has been established on the site and is in operation; or
 - c. An extension of time has been granted by the Planning Commission.

It shall be the responsibility of the applicant to monitor the time limit and make diligent progress toward implementation of the project and compliance with any conditions of approval.

El Dorado County Fire Protection District

15. The project shall comply with the requirements of the El Dorado County Fire Protection District which include, but shall not be limited to, the following:
- a. The applicant shall pay to the El Dorado County Fire Protection District site plan review fee of \$50.00. The fee shall be paid prior to review of the project plans.
 - b. The applicant shall install an engineered fire sprinkler system within buildings over 3,600 square feet. Buildings with an approved sprinkler system shall receive a 50 percent decrease in the fire flow. The El Dorado County Fire Protection District shall approve the fire sprinkler system prior to issuance of a building permit. All improvements shall be completed prior to occupancy.
 - c. The applicant shall provide three Mueller Centurion 200 hydrants within 150 feet of all points of the structure. Fire flow is based on building type, size and available water. Fire flow for an 8,386 square foot type V-N building with an approved sprinkler system is 1,500 gallons per minute for 2 hours at 20 psi. The El Dorado County Fire Protection District shall approve the location of the fire hydrants prior to issuance of a building permit. All improvements shall be completed prior to occupancy.
 - d. The applicant shall provide a Facilities Improvement Letter from the El Dorado Irrigation District to the El Dorado County Fire Protection District demonstrating that the project can provide adequate fire flow prior to issuance of a grading permit.
 - e. The applicant shall provide a minimum 20 foot wide all weather access road to within 150 foot of all exterior portions of the structure. The access road shall have a

13 foot 6 inch vertical clearance and be capable of supporting a 40,000 pound load and shall have a minimum inside turning radius of 25 feet. No road grade shall exceed 15 percent. The El Dorado County Fire Protection District shall review the access road and improvements prior to issuance of a grading permit. All improvements shall be completed prior to occupancy.

- f. The applicant shall provide high-priority “Knox” access with keys for emergency access to the site. The El Dorado County Fire Protection District shall approve the emergency access to the site prior to issuance of a building permit and all improvements shall be completed prior to occupancy.
- g. All access gates to the facility shall comply with Fire Prevention Officers standard and shall be approved by the El Dorado County Fire Protection District prior to issuance of a building permit. All improvements shall be completed prior to occupancy.

Department of Transportation

- 16. The project shall comply with the requirements of the Department of Transportation which shall include the following:
 - a. The applicant shall provide a drainage report at time of grading permit application, consistent with the Drainage Manual and the Storm Water Management Plan, which addresses storm water runoff increases, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Department of Transportation. The onsite drainage system must include treatment of the runoff for water quality prior to discharge into the adjacent right-of-way of Pleasant Valley Road. The applicant shall submit a drainage report along with the on-site grading/improvement plans to the Department of Transportation for approval prior to issuance of a grading permit.
 - b. The applicant shall be subject to encroachment permit, Standard Plan 103E, with a driveway width of 30 feet. The driveway shall be designed to the satisfaction of the Department of Transportation and must accommodate the existing U.S. Bureau of Reclamation pipeline facility. The improvement plans for this work shall be submitted with the application for on-site grading/improvement plans to the Department of Transportation, and construction shall be complete prior to occupancy of the project.

El Dorado County Department of Environmental Management

17. The project shall comply with the requirements of the El Dorado County Department of Environmental Management which shall include the following:
 - a. The applicant shall obtain the necessary permits from the El Dorado County Air Pollution Control District prior to issuance of a grading permit.
 - b. The storage of hazardous waste materials within the mini-storage units shall be prohibited. If a commercial unit tenant shall involve the use of hazardous materials and/or the generation of hazardous waste, the tenant (s) shall prepare and submit a hazardous materials business/hazardous waste generator management plan for review and approval by the Environmental Management Department prior to occupancy.
 - c. The applicant shall obtain an on-site waste disposal system permit from the El Dorado County Environmental Management Department prior to issuance of a building permit. All improvements shall be installed prior to occupancy of the project.
 - d. The applicant shall provide an on-site drainage plan, which shall comply with the standard storm water Best Management Practices designed to minimize the impact to ground and surface waters in the vicinity, for review and approval to the El Dorado County Environmental Management Department prior to issuance of a grading permit. All improvements shall be installed prior to occupancy of the project.

El Dorado County Building Department

18. The applicant shall obtain a building permit from the El Dorado County Building Department prior to commencement of all construction.

El Dorado Irrigation District

19. All required easements for new District facilities to serve the project site shall be provided to the El Dorado Irrigation District. The El Dorado Irrigation District shall approval all water and/or sewer improvement plans and easement locations prior to issuance of a grading permit. A letter stating that the easement locations comply with the approved improvement plans shall be provided to Planning Services by the El Dorado Irrigation District prior to issuance of a grading permit. All improvements shall be installed prior to occupancy.

El Dorado County Resource Conservation District

20. The applicant shall submit for review and approval the site specific erosion control and sediment control plan to the El Dorado County Resource Conservation District prior to issuance of a grading permit.

ATTACHMENT 2
FINDINGS

SPECIAL USE PERMIT FOR THE LEONG MINI-STORAGE

APN 078-270-171

FILE NUMBER S04-0019

October 27, 2005

1.0 CEQA FINDING

- 1.1 The Planning Commission has considered the Mitigated Negative Declaration together with the comments received and considered during the public hearing process. The Mitigated Negative Declaration reflects the independent judgment of the Planning Commission and has been completed in compliance with CEQA, and is adequate for this proposal.
- 1.2 The Planning Commission finds that the proposed project could not have a significant effect on the environment.
- 1.3 The documents and other materials which constitute the record of proceedings upon which this decision is base are in the custody of Planning Services at 2850 Fairlane Court, Placerville, CA.
- 1.5 The project will not affect wetlands, water courses, riparian lands, unique plant or animal life and habitats, or other terrestrial matters under the jurisdiction of the State Department of Fish and Game. Therefore, the project has a de minimis impact on the environment and a Certificate of Fee Exemption (DFG 753.5-5/91) is applicable.

2.0 ADMINSTRATIVE FINDINGS

2.1 Use Permit S04-0019 Findings

Issuance of special use permit S04-0019 to allow a 56,077 square foot mini-storage facility, 10,461 square foot commercial development and 1,296 square foot caretaker/manager residence within the CG Zone District.

2.1.1 The issuance of the permit is consistent with the General Plan

Both the 1996 and 2004 General Plans designate the subject site as Commercial (C). The purpose of the Commercial land use category is to provided a full range of commercial retail, office, and service uses to serve the residents, businesses, and visitors of El Dorado County. Mixed use development of commercial lands within Community Regions and Rural Centers which combine commercial and residential uses shall be permitted provided the commercial activity is the primary and dominant use of the parcel. The residential component of the project shall only be implemented following or concurrent with the commercial component. It can be found through the discretionary special use

permit process that the project is consistent with the specific, fundamental, and mandatory land use development goals, objectives, and policies of the General Plan. Staff finds that the project, as conditioned, will be compatible with the adjacent and surrounding properties, and conforms to the General Plan.

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

The proposed use shall comply with the regulations specified by the El Dorado County Code and State regulations. The project has been conditioned to comply with all fire protection regulations. The project shall comply with all erosion control measures, including run-off control, soil stabilization and sediment control measures. With the project conditions and mitigation measures imposed, it can be found that the project would not be detrimental to the public health, safety and welfare or injurious to the neighborhood.

2.1.3 The proposed use is specifically permitted by Special Use Permit pursuant to this Title

A Planning Director interpretation was enacted prior to 1990 which stated that “In “C”, Commercial, “CG”, General Commercial, and “CP”, Planned Commercial, Zone Districts, mini-warehouse projects shall require approval of a special use permit”. In compliance with this Department Policy, the applicant has applied for the special use permit. The applicant has also proposed a caretaker unit, as permitted by Section 17.32.210 of the County Code which only allows for a caretaker unit in connection with an industrial or commercial use. Therefore, it can be found that the mini-storage use is specifically permitted by special use permit within the CG Zone District.

2.2.0 The proposed use is consistent with the policies in the El Dorado County General Plan, as amended through February 4, 1999 and the adopted 2004 El Dorado County General Plan .

Both the 1996 and 2004 General Plans designate the subject site as Commercial (C). The purpose of the Commercial land use category is to provide a full range of commercial retail, office, and service uses to serve the residents, businesses, and visitors of El Dorado County. Mixed use development of commercial lands within Community Regions and Rural Centers which combine commercial and residential uses shall be permitted provided the commercial activity is the primary and dominant use of the parcel. The residential component of the project shall only be implemented following or concurrent with the commercial component. Additionally, the following General Plan policies also apply to this project:

Policy 2.2.1.5: The General Plan shall provide for the following building intensities in each land use designation as shown in Table 2-3.

Excerpt from Table 2-3: BUILDING INTENSITIES		
Land Use Designation	Floor Area Ratio	Maximum Impervious Surface in %
Commercial	.25	85

The site area is to be 266,502 square feet, with a floor area of 66,468 square feet. The impervious surface area has been determined to be 171,588 square feet, which is 64 percent of the site area. The project complies with the .25 floor area ratio and the 85 percent maximum impervious surface intensity allowed by General Plan Policy 2.2.1.5, with the propose boundary line adjustment. The boundary line adjustment will increase the lot size from 6.02 acres to 6.11 acres. The applicant has not applied for the boundary line adjustment at this time; however, the applicant does have a contract from Gist Properties to process the application. It can be found that the project complies with General Plan Policy 2.2.1.5, with the conditions that have been imposed on the project.

Policy 2.2.5.2: Applications for discretionary projects or permits, including land divisions and rezones, shall be reviewed to determine consistency with General Plan policies. No approvals shall be granted unless a finding is made that the Project or permit is consistent with the General Plan.

The project is for a special use permit and has been reviewed according to the General Plan policies; therefore, it can be found that the Project is consistent with General Plan Policy 2.2.5.2.

Policy 2.2.5.20: Development involving any structure greater than 120 square feet in size or requiring a grading permit shall be permitted only upon a finding that the development is consistent with this General Plan and the requirements of all applicable County ordinances, policies and regulations. For projects that do not require approval of the Planning Commission or Board of Supervisors, this requirement shall be satisfied by information supplied by the applicant demonstration compliance.

The applicant has applied for the required special use permit, which requires Planning Commission approval. It can be found that the applicant has demonstrated that the development plan complies with all the General Plan policies applicable to the Project.

Policy 2.8.1.1: Development shall limit excess nighttime light and glare from parking area lighting, signage, and buildings. Consideration will be given to design features, namely directional shielding for street lighting, parking lot lighting, sport field lighting, and other significant light sources, that could reduce effects from nighttime lighting. In addition, consideration will be give to the use of automatic shutoffs or motion sensors for lighting features in rural areas to further reduce excess nighttime light.

A photometric plan has been provided. Lighting provided is to be wall mounted light packs. There will be no light standards in the parking lot. All lighting will comply with County requirements that no off-site light migration occur. There is no residential development that could be affected by light spillover. It can be found that the lighting plan is consistent with General Plan Policy 2.8.1.1.

Policy HO-1h: The County shall encourage mixed-use projects where housing is provided in conjunction with compatible nonresidential uses.

The living quarters on site will provide on-site security for the mini-storage facility, while providing necessary housing within the County. It can be found that the providing of living quarters on site is consistent with Policy HO-1h.

Policy 5.4.1.1: Require storm drainage systems for discretionary development that protect public health and safety, preserve natural resources, prevent erosion of adjacent and downstream lands, prevent the increase in potential for flood hazard or damage on either adjacent, upstream or downstream properties, minimize impact to existing facilities, meet the National Pollution Discharge Elimination System (NPDES) requirements, and preserve natural resources such as wetlands and riparian area.

A Preliminary Drainage Report has been prepared for the project site and has been reviewed by the Department of Transportation. Final approval of a drainage plan and site improvements will be required prior to issuance of a grading permit for the site, as required by the Department of Transportation. It can be found the Final Drainage Plan for the site will be in compliance with General Plan Policy 5.4.1.1.

Policy 5.7.2.1: Prior to approval of new development, the responsible fire protection district shall be requested to review all applications to determine the ability of the district to provide protection services. The ability to provide fire protection to existing development shall not be reduced below acceptable levels as a consequence of new development.

The El Dorado County Fire Protection District has reviewed the project and can provide service to the project site. It can be found that the project is in compliance with General Plan Policy 5.7.2.1.

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

An Acoustical Analysis has been prepared for the project. It can be found that the project is in compliance with General Plan Policy 6.5.1.2.

Policy 6.6.1.11: The standards outlined in Tables 6-3, 6-4, and 6-5 shall apply to those activities associated with actual construction of a project as long as such

construction occurs between the hours of 7:00 AM and 7:00 PM, Monday through Friday, and 8:00 AM and 5:00 PM on weekends and federally-recognized holidays. Exceptions are allowed if it can be shown that construction beyond these times is necessary to alleviate traffic congestion and safety hazards.

Construction activities associated with the project could generate noise levels exceeding El Dorado County General Plan standards. However, the temporary and transitory nature of this noise source would result in a less than significant impact with the included limitation on construction activity. A project mitigation measure has been included in the Mitigated Negative Declaration which states that construction activity shall be limited to the hours of 7:00 AM and 7:00 PM Monday through Friday. With the project mitigation measure, it can be found that the project is in compliance with General Plan Policy 6.6.1.11.

Policy 7.3.2.2: Project requiring a grading permit shall have an erosion control program approved, where necessary.

A preliminary erosion control plan has been prepared for the project. The Final erosion control plan will be reviewed and approved by both the Department of Transportation and the El Dorado County Resource Conservation District prior to issuance of a grading permit for the site. With the project conditions, it can be found that the project is in compliance with General Plan Policy 7.3.2.2.

Policy 7.3.5.1: Drought-tolerant plant species, where feasible, shall be used for landscaping of commercial development. Where the use of drought-tolerant native plant species is feasible, they should be used instead of non-native plant species.

Landscaping consisting of a variety of low- to moderate-water-using shrubs, ground cover, and trees are to be installed in at-grade planters along the rear and side property lines. Plantings are to be five-gallon size or greater. Trees would be planted along the property lines, and also dispersed throughout the parking area. The applicant has provided a Water Conservation Concept Statement for the project site prepared by the project landscape architect, demonstrating the low and medium water use landscaping. It can be found that the Project is in compliance with General Plan Policy 7.3.5.1.

Policy 7.5.1.3: Cultural resource studies (historic, prehistoric, and paleontological resources) shall be conducted prior to approval of discretionary projects. Studies may include, but are not limited to, record searches through the North Central Information Center at California State University, Sacramento, the Museum of Paleontology, University of California Berkley, field surveys, subsurface testing, and/or salvage excavations. The avoidance and protection of sites shall be encouraged.

A Cultural Resource Assessment has been prepared for the Project. A records search was conducted for the project area through the North Central Information Center of the California Historical Resources Information System. There are no prehistoric or historic sites recorded near the project area. It can be found that the project is in compliance with General Plan Policy 7.5.1.3.