

Agenda of: December 8, 2005
Item No.: 9.a.
Staff: Tom Dougherty

STAFF REPORT - DESIGN REVIEW

FILE NUMBER: DR 05-0014

APPLICANT: Randy Johnson

AGENT: B.C. Schmidt Construction

REQUEST: Design review for the construction of a 5,000 square-foot, pre-engineered metal storage building, associated parking area, and landscaping.

LOCATION: On the southwest side of State Route 193, just west of the intersection with Weed Patch Court, in the Greenwood area. (Exhibit A)

APN: 060-050-51-1

ACREAGE: 4.5 acres

GENERAL PLAN: Commercial(C), Important Biological Corridor (IBC), Mineral Resources (MR) (Exhibit B)

ZONING: General Commercial (CG) (Exhibit C)

ENVIRONMENTAL DOCUMENT: Negative Declaration

SUMMARY RECOMMENDATION: Conditional approval

BACKGROUND: The Greenwood Area Plan created the General Commercial zoning effective April 16, 1976. The current 4.5-acre parcel was created by Parcel Map 41/131 in March 1990. The applicant's machine shop and supplies business was listed by the Assessor's office as starting in February of 1992. Design review approval by the Planning Commission is required pursuant to Section 17.14.130 of the County Code, because the project site fronts on a state highway.

STAFF ANALYSIS

Project Description: The proposed project consists of the construction of a 5,000 square-foot, pre-engineered metal storage building, associated parking area, and landscaping. The proposed building will accompany an existing 4,000 square-foot metal building housing a light manufacturing metal-working shop and asphalt parking area that was constructed in 1985. A preliminary landscaping and lighting plan has been submitted with the application.

Site Description: The northern third of the parcel that is the area of the existing and proposed sites has been previously graded flat. The existing 4,000 square-foot structure is situated at the northeastern end of the property adjacent to Weed Patch Court. There is an existing single-family, legal non-conforming 1,100 square-foot residence built in 1940 up on the hill to the southwest above the commercial area. There is a 10,000 gallon water storage tank on site to provide water for fire suppression. The proposed site area for the new storage building is devoid of trees and contains only sparse annual grasses and coyote brush (*Bacharis pilularis*) and lies west of the existing metal building and asphalt/gravel which covers the easternmost portion of the commercial site. Ponderosa pines (*Pinus ponderosa*), interior live oak (*Quercus wislizenii*), and canyon live oaks (*Quercus chrysolepis*) exist on the southernmost portion of the parcel above the proposed site in elevation, and also across State Route Highway 193.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	CG	C	Light industrial/metal work
North	RE-10	RR	State Route Highway 193
South	RE-5	LDR	Single-family residence
East	CG	C	“Smelly Mels”/portable outhouses
West	RE-5	LDR	Single-family residence

General Plan: The General Plan designates the subject site as Commercial(C), with overlays of Important Biological Corridor (IBC), Mineral Resources (MR), and Platted Land (PL). The commercial designation permits *a full range of commercial retail, office and service uses to serve the residents, businesses, and visitors of El Dorado County.*

Policy 7.4.2.9: *The Important Biological Corridor (-IBC) overlay shall apply to lands identified as having high wildlife habitat values because of extent, habitat function, connectivity, and other factors. Lands located within the overlay district shall be subject to special provisions such as:*

- Higher tree canopy retentions
- Protection for rare plants
- Retention of wildlife corridors with no hindrances

Discussion: The site is devoid of trees and has been graded flat for 20 years. The presence of State Route Highway 193 and the absence of any existing or proposed fences will not change any potential wildlife movement any more than already exists.

Policy 2.2.2.3: The Platted Land (PL) overlay designation is applied to those lands that have been *historically zoned commercial*, as this parcel and the adjoining three parcels have been.

Policy 2.2.2.7: *The purpose of the Mineral Resource (-MR) overlay designation is to identify those areas that are designated as Mineral Resource Zone 2 (MRZ 2xx) on the State Classification Reports. Before finally approving any such proposed land use, the County shall balance the mineral values of the threatened mineral resource area against the economic, social, or other values associated with the proposed alternative land uses.*

Discussion: The project site is within a large area mapped as known Mineral Resource Zone (MRZ) by the State of California Division of Mines and Geology as shown on the Folsom, Placerville, Georgetown, and Auburn 15-minute Mineral Resource Zone quadrangles and by El Dorado County as depicted on the 2004 General Plan Exhibit 5.9-6. This Mineral Resource Zone runs through the middle of the County from north to south and is the primary gold-bearing rock formation. Due to its small size, the development of this project will not restrict the ability to extract gold or other mineral resources from this site or from the Mineral Resource Zone.

Conclusion: As discussed above, staff finds that the project is consistent with its historic uses as a commercial land use, as well as with development allowed under its Commercial designation and will have insignificant impacts on the intentions of the PL/IBC/MR overlays. Staff further finds that the proposed project, as conditioned, will have minimal impact on its portion of the State Route Highway 193 scenic quality and, as such, conforms to the General Plan.

Zoning: The project parcel is zoned General Commercial, in which the proposed metal-working, sheet metal shop and accessory storage uses are permitted uses on a minimum parcel size of 10,000 square feet. The 4.5-acre parcel conforms to existing zoning. The proposed project conforms to development standards provided under §17.32.200 for setbacks, lot coverage, and building height.

Other Design Issues:

Section 17.14.130 requires multifamily and commercial development along a state highway to be reviewed by the Planning Commission. The purpose of the review is to ensure the proposed structure is in keeping with the architectural character of the neighborhood. There is no distinct architectural style for this area, so the following discussion addresses general appearance, screening, and lighting issues associated with new construction.

Elevations: The entrances to the storage building will be relocated to the northeastern side of the building and include four 14-foot wide by 16-foot tall, roll-up metal doors as well as 30 inch by 70 inch walk doors. There are no windows proposed. (Exhibit D).

Building Materials: The building is proposed to be pre-engineered and be covered with 26 gauge steel sheeting on the sides and roof supported by a rigid metal framework.

Colors: Under the *Caltrans -State Scenic Highway Guidelines* of July 7, 2005, exterior colors and materials must be compatible with the environment in order to keep their visual intrusion to a minor level. The colors are proposed to be Aztec Gold on the siding with Koko Brown trim. The Planning Commission has the option to request colors they feel are more compatible.

Signage: No signage is currently located on site or proposed with this application.

Lighting: Three outdoor, 70-watt lights are proposed to be mounted on the exterior of the building, two on the front corners and one on the north west side. All lights must be shielded in conformance with §17.14.170 (C) of the County Code to prevent excess light and glare from shining off the premises.

Landscaping: The project is required to have a 5-foot wide buffer of landscape materials that, when mature, will partially shield the view from SR Highway 193 onto the site. Landscaping is required to meet Zoning Code Chapter 17.18.090, and General Plan Policies 7.3.5.1, 7.3.5.2 and 7.4.4.4. The final revised Landscape Plan shall meet the 50% requirement for native plants.

Parking: The building use as proposed is warehouse. Parking is calculated by figuring one space per 2,000 square feet of warehouse area and one additional space. That calculates out to mean that if the building is solely used as a warehouse, it would need 4 spaces, of which one must be designated as “Handicap.” The proposed project complies with this requirement by having 14 spaces within the paved parking area adjacent to the proposed building. One space is designated ADA van accessible in compliance with California Building Code §1129B.

Agency and Public Comments: The following agencies provided comments on this application. Copies of their written comments are available at the Planning Department office. From these comments, the following issues were raised:

Air Quality Management District: The applicant submitted an “Asbestos Dust Mitigation Plan (ADMP) application to the District on September 21, 2005.

El Dorado County Environmental Management Department Hazardous Materials Division: The District responded that they need to see a hazardous materials/hazardous waste generator management plan. This issue is listed in Condition 11.

Georgetown Fire Protection District: The fire district reviewed the project and has recommended changes be incorporated to comply with the Districts requirements. These requirements have been incorporated in Attachment 1, Condition 12.

El Dorado County Department of Transportation: The Department responded with concerns about erosion and the fact the increase in impervious surfaces will increase runoff.

The following agencies were solicited for comments and either did not respond with concerns or responded they had no recommended conditions of approval:

El Dorado County Environmental Management Department
Georgetown Divide Resource Conservation District
Georgetown Divide Public Utility District
Greenwood Civic Organization
CALTRANS, District 3
El Dorado County Pioneer Cemeteries

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 may have a significant effect on the environment. Based on the Initial Study, conditions have been added to the project to avoid or mitigate to a point of insignificance the potentially significant effects of the project. Staff has determined that there is no substantial evidence that the proposed project, as conditioned, will have a significant effect on the environment, and a 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 the Planning Commission take the following action:

1. Adopt the Negative Declaration based on the Initial Study prepared by staff.
2. Approve Design Review DR05-0014 as the required findings can be made as noted in Attachment 2 based on the analysis in the staff report and the modification of the project to include conditions itemized in Attachment 1.

SUPPORT INFORMATION

Attachments to Staff Report:

Attachment 1	Conditions of Approval
Attachment 2	Findings
Exhibit A	Vicinity Map/ Assessor's Parcel Map/Parcel Map
Exhibit B	General Plan Land Use Map
Exhibit C	Zoning Map
Exhibit D	Site Plan/ Building Elevations
Exhibit E	Project Site Visit Photographs
Exhibit F	Environmental Checklist and Discussion of Impacts
Exhibit G	Proposed Color Palette

ATTACHMENT 1
CONDITIONS OF APPROVAL

FILE NUMBER DR05-0014

This design review approval is based upon and limited to compliance with the project description, and Conditions of Approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the conditions and/or further environmental review.

CONDITIONS OF APPROVAL

1. The project, as approved, consists of the construction of a 5,000 square-foot, pre-engineered metal warehouse building to be used solely for storage, with 14 parking spaces and associated landscaping. Three outside lights will be located on the two front corners and the west side. The entrances to the storage building will be relocated to the northeastern side of the building and include four 14-foot wide by 16-foot tall, roll-up metal doors as well as 30 inch by 70 inch walk doors. There are no windows proposed. The proposed building will accompany an existing 4,000 square-foot metal building housing a light-manufacturing metal-working shop and asphalt parking area and shall share all access and encroachment rights.
 - (a) All outdoor lighting shall conform to § 17.14.170 and be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation. Should final, installed lighting be non-compliant with full shielding requirements, the applicant shall be responsible for the replacement and/or modification of said lighting to the satisfaction of Planning Services.
 - (b) Any signage subsequent to the approval of this permit shall conform to Chapter 17.32.140 (D) and Chapter 17.16 of the El Dorado County Zoning Ordinance and shall be provided to, and then approved by, the Deputy Director of Planning prior to issuance of a building permit.
2. All site improvements, building locations, building orientations, and materials shall comply with the approved site plan. The approved site plan shall consist of Exhibit D, attached. Changes not exceeding 10 percent of the square footage of buildings, minor location changes, and architectural feature changes may be approved by the Deputy Director of Director or designee. Major changes in building sizes or features will require an amendment to the approved design review application.
3. A change in use from the proposed warehouse use would require review and approval by the Deputy Director of Planning because the issues of noise, pollution, waste management, and parking would change from the conditions reviewed under this permit.

4. As part of the building permit process, the applicant shall submit for approval a final landscape plan in substantial compliance with the preliminary plan including compliance with the County water conserving landscape standards, if applicable. Final landscape plans shall demonstrate that a minimum of 50 percent of proposed landscaping is consistent with the predominant plant community and fits the natural vegetation native to the area, in compliance with General Plan Policy 7.4.5.2. The applicant shall install and maintain landscaping in accordance with the approved final landscaping plan in perpetuity or unless otherwise modified through any future permit.
5. All on-site parking shall meet the parking lot design standards contained in Section 17.18.030 of the County Code.
6. 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 an 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 the appropriate measures are taken or the site is determined not to be of significance.
7. 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.
8. Pursuant to Resolution No. 240-93, a \$35.⁰⁰ processing fee is required by the County Recorder to file the Notice of Exemption.

El Dorado County Department of Transportation

9. 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.
10. The applicant shall provide a soils report at time of grading permit application addressing, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water, and pavement section based on TI and R values. The report shall include recommended design criteria for any retaining walls. Any export to be deposited within El Dorado County shall require an additional grading permit.

El Dorado County Environmental Management Department, Hazardous Materials Division

11. The applicant shall prepare and submit a hazardous materials/hazardous waste generator management plan for review by the Department for all hazardous wastes generated by and for the hazardous materials stored in excess of reportable quantities (55 gallons, 500 pounds or 200 cubic feet).

Georgetown Fire District

12. The 5,000 square-foot building shall be provided with a fire district approved automatic sprinkler system and fire alarm as required by the California Fire Code. Plans shall be submitted to the Georgetown Fire District for review and approval.

ATTACHMENT 2 **FINDINGS**

FILE NUMBER DR 05-0007

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:

FINDINGS FOR APPROVAL

1. The proposed project, as conditioned, will not have a significant effect on the environment and a Negative Declaration has been filed. Further, the project will not affect wetlands, watercourses, 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. The proposed use and design conforms to the General Plan and Zoning Ordinance.

The General Plan designates the parcel as Commercial. The commercial designation permits a full range of commercial retail, office, and service uses to serve the residents, businesses, and visitors of El Dorado County. The subject parcel is zoned General Commercial, which allows by right the proposed metal-working, sheet metal shop, and accessory storage uses on a minimum parcel size of 10,000 square feet. The 4.5-acre parcel conforms to existing zoning. The proposed project conforms to development standards provided under §17.32.200 for setbacks, lot coverage and building height.

3. The proposed use and design will not be detrimental to the public health, safety, and welfare, nor injurious to the neighborhood.

The proposed project is found to have minimal, if any, public health, safety, and welfare impacts regarding traffic, noise, parking, lighting, and aesthetics issues.