

DEVELOPMENT SERVICES DEPARTMENT

County of
EL DORADO

<http://www.co.el-dorado.ca.us/devservices>

PLANNING
SERVICES



PLACERVILLE OFFICE:
2850 FAIRLANE COURT
PLACERVILLE, CA. 95667
(530) 621-5355
(530) 642-0508 Fax
Counter Hours: 8:00 AM to 4:00 PM
planning@co.el-dorado.ca.us

LAKE TAHOE OFFICE:
3368 LAKE TAHOE BLVD., SUITE 302
SOUTH LAKE TAHOE, CA 96150
(530) 573-3330
(530) 542-9082 Fax
Counter Hours: 8:00 AM to 4:00 PM
tahoebuiki@co.el-dorado.ca.us

EL DORADO HILLS OFFICE:
4950 HILLSDALE CIRCLE, SUITE 100
EL DORADO HILLS, CA 95762
(916) 941-4967 and (530) 621-5582
(916) 941-0269 Fax
Counter Hours: 8:00 AM to 4:00 PM
planning@co.el-dorado.ca.us

June 26, 2007

Michael Willis/CC Myers Inc.
3286 Fitzgerald Road
Rancho Cordova, CA 95742

RE: Temporary Use Permit TUP07-0011 for CC Myers construction yard.

Dear Michael Willis:

El Dorado County Planning Services has completed the review of Temporary Use Permit Application TUP07-0011 and **approves** the proposed project subject to completion of the following conditions which must be incorporated into the design prior to the issuance of a building permit unless otherwise specified. The building and/or site plans shall be modified to reflect the changes required by the conditions.

FINDINGS FOR APPROVAL

Based on the review and analysis of this project by staff and affected agencies, and supported by evidence in the record, the following findings can be made:

1.0 ADMINISTRATIVE FINDINGS

- 1.1 Pursuant to 17.23.020.A.2 of the Zoning Ordinance, Planning Services has determined that the construction yard use at the subject site is an allowable temporary use for the duration of the Shingle Springs Rancheria-Highway 50 Interchange and is not detrimental to the public health and safety.
- 1.2 The Temporary Use Permit is consistent with applicable General Plan policies including 2.2.5.21, 7.3.3.4, and 7.4.4.4. As a temporary use, the project is compatible with the surrounding residential land uses because of project conditions of approval created to minimize short-term noise, lighting, and traffic.

Environmental Review:

Pursuant to section 17.22.460 of the Zoning Ordinance, "the approval of a temporary use permit application shall be considered a ministerial permit pursuant to CEQA." Section 15300.1 of the

EXHIBIT E

CEQA Guidelines exempts from the application of CEQA those projects over which public agencies exercise only ministerial authority.

CONDITIONS OF APPROVAL

1. This Temporary Use Permit is based upon and limited to compliance with the project description and submitted "Site Plans," dated May 23, 2007, and conditions of approval set forth below. Any deviations from the project description, exhibits, or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project description is as follows:

Temporary Use Permit TUP07-0011 consists of the use of Assessor's Parcel Number 319-220-18 as a temporary construction yard for the Shingle Springs Rancheria-Highway 50 Interchange construction. The use is permitted until the time of completion of the Shingle Springs Rancheria-Highway 50 Interchange, as determined by CALTRANS. The temporary use at the site shall be limited to the uses identified on the site plan including the storage of construction materials and associated parking. Hours of operation for the site shall be limited to 7:00 AM to 7:00 PM.

The use and maintenance of the property, the size, shape, arrangement, and location of structures, parking 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 hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

Department of Transportation

2. No fencing or any other fixed object shall be placed in the right of way.
3. The applicant shall obtain an encroachment permit from DOT for access to Greenstone Road and shall construct the encroachment to the requirements of the County of El Dorado Design and Improvements Standards Manual (DISM) Standard Plan 103C. The proposed encroachments are temporary and the applicant shall subsequently submit a plan to DOT for review and approval for the ultimate encroachment(s) to serve this parcel

Planning Services

4. All temporary uses permitted under this Temporary Use Permit shall be removed within 10 days of the completion of the Shingle Springs Rancheria-Highway 50 Interchange as determined by CALTRANS. Failure to remove the temporary uses by this deadline will result in forfeiture of the submitted \$1,000 bond and potential Code Enforcement action.

5. All storage yard lighting shall be designed so as to direct light downwards (top and side shielded). Lights shall be placed so that no glare or light spills over onto an adjoining property or established road right-of-way.
6. The storage yard fencing shall be constructed as shown on the site plan and properly maintained at all times.
7. The temporary use shall be completed in conformance with the plans submitted and in conformance with the conditions of approval herein. Minor variations are allowed, however, any major changes in the design of buildings, location of buildings, access ways, and parking shall require Planning Services review and approval.

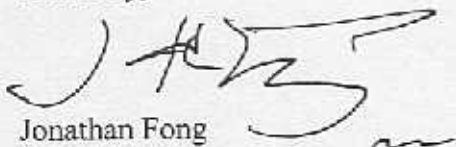
Environmental Management Department

8. The project staging area location will result in a temporary negative impact on air quality with regard to the release of particulate matter (PM₁₀) in the form of dust from vehicle traffic. Current county records indicate this property is not located within the Asbestos Review Area (copy enclosed). But, District Rules 223 and 223.1, which address the regulations and mitigation measures for fugitive dust emissions shall be adhered to during the construction process. Mitigation measures for the control of fugitive dust shall comply with the requirements of Rule 223 and 223.1. In addition, a Fugitive Dust Plan (FDP) Application with appropriate fees shall be submitted to and approved by the District prior to start of project construction.

A Notice of Decision to approve the project has been mailed to all property owners located within 500 feet of the subject property. This notice advises the adjacent property owners of the land use action, and their right to appeal the approval decision to the Planning Commission. If appealed, the Planning Commission shall hold a hearing within 30 calendar days following the appeal. Appeal forms are available at Planning Services and shall include the required appeal fee of \$100. The ten day appeal period starts June 26, 2007 and ends on July 6, 2007 at 4:00 p.m. Any appeal must be made during this time frame in order to be considered.

Once the appeal period has ended, Planning Services will review and sign off the building permit. If you have any questions please contact the project planner, **Jonathan Fong**, at (530) 621-5355.

Sincerely,


Jonathan Fong