

Modify condition no. 6 to read as follows: "All storage of materials related to this permit shall be screened from view from public rights of way." Materials are sorted and staged outdoors currently, so long as adequately screened, requiring all storage to take place indoors is not reasonable. There is no reason to apply a higher standard than is set for in the current proposed zoning code update for home occupations, which provides that outdoor storage should be screened from view from public rights of way.

Modify condition no. 7 to read as follows: "One commercial heavy-truck delivery or shipping trip per day shall be allowed to the project site." I understand the limiting of heavy truck trips, however, we don't want to unintentionally limit UPS-type trucks from coming to the property. There isn't a limit to adjacent residences in terms of how many deliveries can be made by UPS or FEDEX, and a higher standard should not apply to Erik's property.

Current County Ordinance Section 130.28.60.A.3 requires that display of goods cannot be visible from the outside of the property when associated with a home occupation. Condition of approval Number 6 has been amended to be consistent with current County Ordinance. A special use permit is a zoning exception that allows a property owner to use their land in a manner not otherwise permitted by zoning law. The proposal is expansion of a business and a higher standard can apply, therefore deliveries can be limited to one a day under the special use permit.

The applicant, Erik Martin, provided comments at the Planning Commission hearing stating that employees come from off-site which contradicts his request for employees to be family members residing at the project site. Clarification on this matter was requested and no additional information on the current status of the employees at the site was provided. The conditions of approval have not been changed and reflect his project description submitted with the special use permit revision application.

An outstanding incomplete item was submitted with the above additional information. An acoustical analysis titled "Results of Acoustical Analysis of Normal Activity at Tunnel Electric in El Dorado County to Learn Sound Impacts", prepared by The Acoustics and Vibration Group, Inc. on June 5, 2015 (Exhibit A). Sound levels were obtained at various points on the project site to evaluate the potential impacts that the existing uses may have on adjacent land owners. Normal activities at the site include fork lifts, front end loaders, pickups, heavy tractor/trailers, general vehicles, metal bending, hammering, material handling and generate the major sound at Tunnel Electric. The study concluded that the sound tests have shown that sound generated by normal activities at the Tunnel Electric site do not exceed the requirements of the General Plan Noise Element and that additional sound reduction is not required.

RECOMMENDATION

If the Planning Commission decides not to revoke S78-0016, then the following recommendations, findings, and conditions of approval are proposed:

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

1. Find that the project is Categorical Exempt pursuant to CEQA Section 15301; and
2. Approve Special Use Permit Revision S78-0016-R based on the Findings and subject to the Conditions of Approval as presented.

SUPPORT INFORMATION

Attachments to Memo:

Conditions of Approval
Findings

Exhibit A.....Email from Nicholas Avdis; June 12, 2015