

EL DORADO COUNTY PLANNING SERVICES

17.22.220 Appeals

Appeal of special used permit S07-0011/PD95-0016-R3/Kniesel's Auto Collision Center.

- A. Economic Impact to the five-auto body repairs shops, within a five-mile radius.
- B. Air and noise impact on residence on Crosswood Dr.

Economic Impact - Local economy

- a. Real Estate Sales and Foreclosure rate, there are approximately 700 homes for sale from El Dorado Hills to Shingle Springs and Rescue. 550 homes in some state of foreclosure status.
- b. Of the homes listed above half would likely leave the county to search for more affordable housing. Single family residence, is equal to 2.5 cars per family; would leave the county.
- c. Allowing this permit to go through, it would in effect be trading and or loosing business for the existing five shops.
- d. Insurance agreements help direct their insured's to body shops, have already been assigned to local shop. Major insurance companies such as Farmers, Mercury, State Farm, Progressive have said the same thing, the market share does not reflect the need to add any more shops (this means not enough Insurance Losses in our area)
- e. With 25 to 30 employees would equate to the need of 100 plus cars per month, doors would be opened and cars shuttled from staging area.

Air and Noise Pollution

- a. I have a petition signed by four residents on Crosswood Drive
- b. Some the residents that I spoke with had no idea of the business being allowed to go in. One person stated that some of the transcripts were altered and deleted some of what was said in early stages.
- c. The large drive in doorways will face Crosswood Dr. and noise will travel.
- d. Fumes from spray booths would travel (winds seem to have a northerly direction)
- e. One of the homeowners said he has severe asthma condition.

2008 JAN 28 PM 4: 30

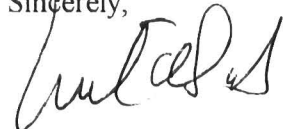
RECEIVED
BOARD OF SUPERVISORS
EL DORADO COUNTY

- f. Cars will be visible from freeway, if gates are open (was this part of the plans to keep Hwy 50 beautiful)
- g. This is a big investment and a bad business decision

Staff and Planning Departments are making decisions that the Board of Supervisors should be making. This appears to have had special treatment and not looked at completely.

Thank you in advanced for consideration into this matter.

Sincerely,



Rich Solis
Solis Collision Center

January 28, 2008

Those opposed the new business opening at 4031 Wild Chaparral Drive Shingle Springs, California 95682, for Kniesel's Auto Body Facility. Thank you for your support.

Print Name	Address	Signature	Date
1. Arnold Pierce	3970 Crosswood Dr	Arnold Pierce	1/24/08
2. Lori Woodel	3913 CROSSWOOD DR	Lori Woodel	1/26/08
3. William Woodel	3913 CROSSWOOD DR.	William Woodel	1/26/08
4. David W Kniesel	3900 Crosswood Dr	David W Kniesel	1-28-08
5.			
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20.			

NOISE

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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TABLE 6-2 NOISE LEVEL PERFORMANCE PROTECTION STANDARDS FOR NOISE SENSITIVE LAND USES AFFECTED BY NON-TRANSPORTATION SOURCES						
Noise Level Descriptor	Daytime 7 a.m. - 7 p.m.		Evening 7 p.m. - 10 p.m.		Night 10 p.m. - 7 a.m.	
	Community	Rural	Community	Rural	Community	Rural
Hourly L_{eq} , dB	55	50	50	45	45	40
Maximum level, dB	70	60	60	55	55	50

Noise levels associated with uses within the auto body shop would theoretically not travel outside of the confines of the building. An existing ambient noise assessment was performed and concluded that the noise source dominating the noise environment was US Highway 50 to the south. The acoustical analysis completed a barrier insertion loss analysis to determine the sound insulation performance of the existing property line barrier to the north. The estimate of parking lot noise exposure at the north side of the subject site, adjacent to the residential use, is predicted to range between 52 dB and 56 dB L_{eq} and between 62 dB and 68 dB L_{max} . In this case noise exposure levels would comply with the daytime and evening standards as defined in Table 6-2. The noise analysis recommends two mitigation measures, operation hours of 7am to 7 pm and no door openings on the north façade of the building; however the project description and design incorporates both.

e-f)

The project site is not within the airport land use plan. There are no private airstrips in the vicinity of the project site. There would be no aircraft-related noise impacts.

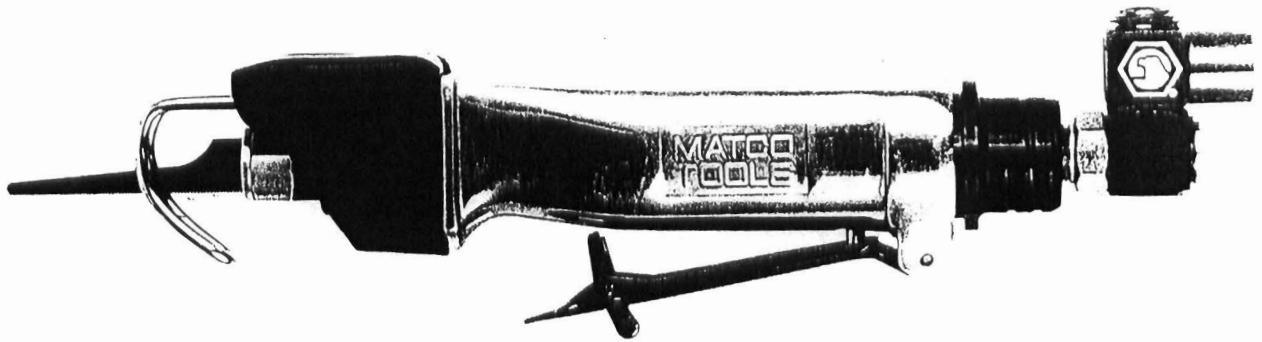
XII. POPULATION AND HOUSING. <i>Would the project:</i>				
a. Induce substantial population growth in an area, either directly (i.e., by proposing new homes and businesses) or indirectly (i.e., through extension of roads or other infrastructure)?				X
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Discussion:

A substantial adverse effect on Population and Housing would occur if the implementation of the project would:

- Create substantial growth or concentration in population;
- Create a more substantial imbalance in the County's current jobs to housing ratio; or
- Conflict with adopted goals and policies set forth in applicable planning documents.

- Operating Instructions
- Warning Information
- Parts Breakdown



RL1314A

AIR SAW WITH 1/4" UNIVERSAL SWIVEL

SPECIFICATIONS

Strokes per Min.	10,000 SPM	Length	8.5"
Avg. Air Consumption	6 CFM	Noise Level	<85dBA
Max. Rec. Air Pressure	90 PSI	Includes:	
Air Inlet	1/4" NPT	18TPI, 24TPI and 32TPI Bi-Metal Blades	
Net Weight	0.52kg	1/4" Universal Swivel.	

! WARNING

Some dust created by power sanding, sawing, grinding, drilling, and other construction activities contains chemicals known to cause cancer, birth defects or other reproductive harm. Some examples of these chemicals are:

- lead from lead-based paints,
- crystalline silica from bricks and cement and other masonry products, and
- arsenic and chromium from chemically-treated lumber.

Your risk from these exposures varies, depending on how often you do this type of work. To reduce your exposure to these chemicals: work in a well ventilated area, and work with approved safety equipment, such as those dust masks that are specially designed to filter out microscopic particles.

! WARNING



ALWAYS READ INSTRUCTIONS BEFORE USING POWER TOOLS



ALWAYS WEAR SAFETY GOGGLES



WEAR HEARING PROTECTION



AVOID PROLONGED EXPOSURE TO VIBRATION

INSTRUCTIONS FOR SERIES 115, 115-EU, 116, 116-EU, 117 AND 117-EU AIR HAMMERS

NOTE

Series 115, 115-EU, 116, 116-EU, 117 and 117-EU Air Hammers are designed for exhaust system work, front end work and for general cutting, chipping and scraping. Ingersoll-Rand is not responsible for customer modification of tools for applications on which Ingersoll-Rand was not consulted.



WARNING

**IMPORTANT SAFETY INFORMATION ENCLOSED.
READ THIS MANUAL BEFORE OPERATING TOOL.**

IT IS THE RESPONSIBILITY OF THE EMPLOYER TO PLACE THE INFORMATION
IN THIS MANUAL INTO THE HANDS OF THE OPERATOR.

FAILURE TO OBSERVE THE FOLLOWING WARNINGS COULD RESULT IN INJURY.

PLACING TOOL IN SERVICE

- Always operate, inspect and maintain this tool in accordance with all regulations (local, state, federal and country), that may apply to hand held/hand operated pneumatic tools.
- For safety, top performance, and maximum durability of parts, operate this tool at 90 psig (6.2 bar/620 kPa) maximum air pressure at the inlet with 5/16" (8 mm) inside diameter air supply hose.
- Always turn off the air supply and disconnect the air supply hose before installing, removing or adjusting any accessory on this tool, or before performing any maintenance on this tool.
- Do not use damaged, frayed or deteriorated air hoses and fittings.
- Be sure all hoses and fittings are the correct size and are tightly secured. See Dwg. TPD905-1 for a typical piping arrangement.
- Keep clear of whipping air hoses. Shut off the compressed air before approaching a whipping air hose.
- Always use clean, dry air at 90 psig maximum air pressure. Dust, corrosive fumes and/or excessive moisture can ruin the motor of an air tool.
- Do not lubricate tools with flammable or volatile liquids such as kerosene, diesel or jet fuel.
- Do not remove any labels. Replace any damaged label.

USING THE TOOL

- Always wear eye protection when operating or performing maintenance on this tool.
- Always wear hearing protection when operating this tool.

- Keep hands, loose clothing, long hair and jewelry away from rotating end of tool.
- Keep body stance balanced and firm. Do not overreach when operating this tool. Anticipate and be alert for sudden changes in motion, reaction torques, or forces during start-up and operation.
- Tool shaft may continue to impact briefly after throttle is released.
- Air powered tools can vibrate in use. Vibration, repetitive motions or uncomfortable positions may be harmful to your hands and arms. Stop using any tool if discomfort, tingling feeling or pain occurs. Seek medical advice before resuming use.
- Use accessories recommended by Ingersoll-Rand.
- This tool is not designed for working in explosive atmospheres.
- This tool is not insulated against electric shock.
- Prevent exposure and breathing of harmful dust and particles created by power tool use:
 - Some dust created by power sanding, sawing, grinding, drilling and other construction activities contains chemicals known to cause cancer, birth defects or other reproductive harm. Some examples of these chemicals are:
 - lead from lead based paints,
 - crystalline silica from bricks and cement and other masonry products, and
 - arsenic and chromium from chemically treated lumber.
 - Your risk from these exposures varies, depending on how often you do this type of work. To reduce your exposure to these chemicals: work in a well ventilated area, and work with approved safety equipment, such as those dust masks that are specially designed to filter out microscopic particles.

NOTE

The use of other than genuine Ingersoll-Rand replacement parts may result in safety hazards, decreased tool performance, and increased maintenance, and may invalidate all warranties.

Repairs should be made only by authorized trained personnel. Consult your nearest Ingersoll-Rand Authorized Servicenter.

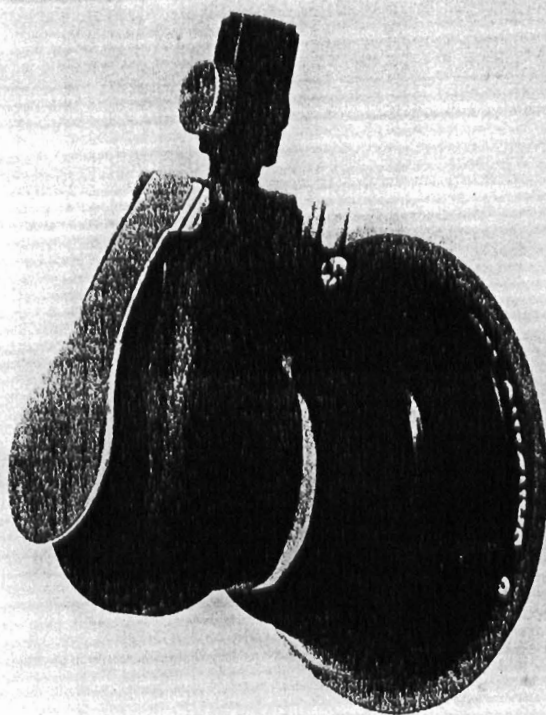
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IR Ingersoll-Rand.



19500

Random Orbital
Sander
Instruction Manual



Always use proper safety practices.
Call for more information.

SAFETY WARNINGS


READ ALL SAFETY WARNINGS BEFORE USING AIR TOOL

⚠ WARNING
Some dust created by spraying, blowing, power sanding, sawing, grinding, drilling and other construction activities contains chemicals known to the State of California to cause cancer, birth defects or other reproductive harm.




Reduce your exposure to these chemicals by wearing approved safety equipment such as dust masks that are designed to filter out microscopic particles.

⚠ WARNING
Use of this product will expose you to chemicals known to the State of California to cause cancer, birth defects, and reproductive harm. **void inhaling vapors and dust. Wash hands after using.**

⚠ WARNING
This product contains chemicals, including lead, known to the State of California to cause cancer, birth defects, and reproductive harm. Wash hands after handling.

WHAT COULD HAPPEN	HOW TO PREVENT
⚠ WARNING RISK OF EYE OR HEAD INJURY	
Air powered equipment and power tools are capable of propelling materials such as fasteners, metal chips, saw dust, and other debris at high speed, which could result in serious eye injury.	Always wear ANSI approved Z87.1 safety glasses with side shields. Never leave operating tool unattended. Disconnect air hose when tool is not in use.
Compressed air can be hazardous. The air stream can cause injury to soft tissue areas such as eyes, ears, etc. Particles or objects propelled by the stream can cause injury.	For additional protection use approved face shield in addition to safety glasses.
Tool attachments can become loose or break and fly apart propelling particles at the operator and others in the work area.	Make sure that any attachments are securely assembled.

HAZARD

⚠ WARNING RISK OF EXPLOSION OR FIRE	
Exceeding the maximum pressure rating of tools or accessories could cause an explosion resulting in serious injury or death.	DO NOT exceed maximum operating pressure of the air tool (90 PSI). Use compressed air regulated to a maximum pressure at or below the rated pressure of any attachments or other component in the air system. Never connect to an air source that is capable of exceeding 200 psi. Always verify prior to using the tool that the air source has been adjusted to the rated air pressure range.
Abrasive tools such as sanders and grinders, rotating tools such as files, and impact tools such as ratchets, sockets, wrenches, hammers, and reciprocating saws are capable of generating sparks which could result in ignition of flammable materials.	Never operate tool near flammable substances such as gasoline, naptha, cleaning solvents, etc. Work in a clean, well ventilated area free of combustible materials. Never use oxygen, carbon dioxide or other bottled gasses as a power source for air tool.
⚠ WARNING RISK OF LOSS OF HEARING	
Long term exposure to noise produced from the operation of air tools can lead to permanent hearing loss.	Always wear ANSI S3.19 hearing protection.
⚠ WARNING RISK OF BREATHING IRRITATION HAZARD	
Abrasive tool, such as grinders, sanders, and cut-off tools generate dust and abrasive materials which can be harmful to human lungs and respiratory systems.	Always wear MSHA/NIOSH approved, properly fitting face mask or respirator when using such tool.
Some materials such as adhesives and tar, contain chemicals whose vapors could cause serious injury with prolonged exposure.	Always work in a clean, dry, well ventilated area.

HOME'S

From Realtytrac.com a leading foreclosure website database:

El Dorado Hills 95762:

Pre-Foreclosure

471 Properties

Auction

143 Properties

Bank-Owned

260 Properties

FSBO

24 Properties

Resale Homes

27 Properties

New Homes

0 Properties

Cameron Park / Shingle Springs 95682:

Pre-Foreclosure

128 Properties

Auction

52 Properties

Bank-Owned

91 Properties

FSBO

13 Properties

Resale Homes

11 Properties

New Homes

0 Properties

Rescue 95672:

Pre-Foreclosure

355 Properties

Auction

112 Properties

Bank-Owned

204 Properties

FSBO

24 Properties

Resale Homes

20 Properties

New Homes

0 Properties

Market Statistics Report

Listings as of 01/19/08 at 10:37pm

Geography: Grand Park

Residential		2-Bedrooms		3 Bedrooms		4 Bedrooms		5+ Bedrooms		All Bedrooms	
Active											
#Units		25	73	63	11	172					
Average List Price		\$268,227	\$413,831	\$631,544	\$737,518	\$493,112					
Average Market Time		103	94	83	123	93					
All Off Market											
#Units		23	58	46	6	133					
Pending											
#Units		5	8	9	1	23					
Average List Price		\$284,140	\$345,663	\$519,633	\$529,900	\$408,374					
Average Market Time		56	117	62	42	79					
Sold											
#Units		18	50	37	5	110					
Dollar Value		\$3,952,100	\$18,164,700	\$18,659,900	\$3,273,000	\$44,049,700					
Average List Price		\$231,506	\$374,086	\$523,988	\$673,600	\$414,790					
Average Sold Price		\$219,561	\$363,294	\$504,322	\$654,600	\$400,452					
Average Market Time		126	74	93	67	89					
% of List Price		94.84	97.12	96.25	97.18	96.54					
Not Pending or Sold											
#Units		0	0	0	0	0					
Average List Price		\$0	\$0	\$0	\$0	\$0					

Market Statistics Report

Listings as of 01/19/08 at 10:37pm

Single Springs

Residential	2-Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
Active					
#Units	5	31	27	3	66
Average List Price	\$445,300	\$509,645	\$927,237	\$2,156,650	\$750,467
Average Market Time	77	124	109	107	114
All Off Market					
#Units	1	19	12	3	35
Pending					
#Units	1	4	0	0	5
Average List Price	\$350,000	\$522,400	\$0	\$0	\$487,920
Average Market Time	140	100	0	0	108
Sold					
#Units	0	15	12	3	30
Dollar Value	\$0	\$6,581,400	\$9,502,500	\$3,304,000	\$19,387,900
Average List Price	\$0	\$474,100	\$844,158	\$1,232,333	\$697,947
Average Sold Price	\$0	\$438,760	\$791,875	\$1,101,333	\$646,263
Average Market Time	0	122	53	73	89
% of List Price	0	92.55	93.81	89.37	92.59
Not Pending or Sold					
#Units	0	0	0	0	0
Average List Price	\$0	\$0	\$0	\$0	\$0

Residential								
Active		<u>2-Bedrooms</u>	<u>3 Bedrooms</u>	<u>4 Bedrooms</u>	<u>5+ Bedrooms</u>	<u>All Bedrooms</u>		
#Units		16	81	170	100	367		
Average Lst Price		\$496,846	\$612,212	\$927,033	\$1,103,072	\$886,762		
Average Market Time		75	103	103	97	100		
All Off Market								
#Units		12	68	137	54	271		
Pending								
#Units		0	10	20	11	41		
Average Lst Price		\$0	\$445,850	\$539,879	\$1,108,536	\$669,512		
Average Market Time		0	82	86	96	88		
Sold								
#Units		12	58	117	43	230		
Dollar Value		\$5,134,035	\$30,219,161	\$82,398,275	\$40,246,380	\$157,997,851		
Average Lst Price		\$445,845	\$539,795	\$742,238	\$987,090	\$721,500		
Average Sold Price		\$427,836	\$521,020	\$704,259	\$935,962	\$686,947		
Average Market Time		65	60	80	88	76		
% of List Price		95.96	96.52	94.88	94.82	95.21		
Not Pending or Sold								
#Units		0	0	0	0	0		
Average Lst Price		\$0	\$0	\$0	\$0	\$0		

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Market Statistics Report Summary

Listings as of 01/19/08 at 10:37pm

	<u>2-Bedrooms</u>	<u>3-Bedrooms</u>	<u>4-Bedrooms</u>	<u>5+ Bedrooms</u>	<u>All Bedrooms</u>
Residential					
Active					
#Units	47	199	276	121	643
Average List Price	\$372,377	\$521,929	\$857,248	\$1,107,899	\$765,197
Average Market Time	94	103	99	102	101
Average Square Feet	1586	2137	3286	4294	2996
All Off Market					
#Units	37	156	202	68	463
Pending					
#Units	7	23	30	13	73
Average List Price	\$306,529	\$427,496	\$533,310	\$1,037,138	\$567,948
Average Market Time	65	107	79	108	91
Average Square Feet	1545	1990	2775	4202	2664
Sold					
#Units	30	133	172	55	390
Dollar Value	\$9,086,135	\$60,331,661	\$113,475,675	\$49,220,880	\$232,114,351