

February 16, 2010

To: Ray Nutting, El Dorado County Board of Supervisors

Subject: Pacific House Auto Repair APN: 009-140-19
Special Use Permit Application S07-0020

Due to personal funding and health issues, I am requesting a six-month extension to complete the remaining of twenty-three conditions as approved by the Board of Supervisors. The first two conditions required no action. Fifteen of the conditions have been completed. The remaining six conditions are in process. An explanation of the remaining six conditions yet to be satisfied is detailed below.

Discussion of the requested approval conditions not completed:

#3 - Within 120 days from the date of SUP approval, the applicant shall provide a written description, together with appropriate documentation, demonstrating conformance of the project with each condition imposed as part of the project approval. The applicant shall also schedule an inspection by Planning Services staff within 120 days from the date of SUP approval for verification of compliance with applicable conditions of approval.

A six-month extension is requested to complete the in process conditional items, notify the Staff, and provide the associated documentation. Funding to complete these items did not become available until November 2009. Each of the items has their own timeline and because of the sequential approval process involved with the county and fire department, some of the items probably will take most of this time.

#4 - Within 180 days from the date of SUP approval, an additional 4 parking spaces, including one handicapped accessible space, shall be developed in compliance with Exhibit E. A total of 12 off-street parking spaces shall be provided at all times while the automotive service and repair facility is in operation pursuant to 17.18.060 of the Zoning Ordinance. All on-site parking shall meet the parking lot design standards contained in Chapter 17.18 of the County Code. Prior to occupancy of the existing vacant café/bar or conversion of such use to another permitted use within the Commercial zone district, a Special Use Permit revision application shall be submitted to allow for further analysis of site parking requirements. If the applicant elects to utilize only one service bay and 547 square feet of the automotive building, a total of 12 off-street parking spaces shall be provided requiring the provision of an additional four parking spaces.

In Process. The buffers and handicapped signs for the required parking area for four cars have been installed. Only the painted striping needs to be completed as soon as weather permits. The remaining 8 parking spaces for the duplex units are completed.

#8 - Within 180 days from the date of SUP approval, the lift pad located in front of the automotive garage shown on the site plan shall be fully enclosed within a metal building or removed. Construction of an additional structure to enclose the lift pad may be approved by staff subject to review of the elevations and issuance of a building permit. All storage yards, water storage tanks, and automotive equipment shall be fully screened with fencing (wooden or chain link with brown slats) within 180 days from the date of SUP approval as well. Within 30 days from SUP approval, an

#8 cont - updated site plan shall be submitted to Planning Services indicating the revised location of the water storage tank.

In Process. I am still trying to pursue funding to cover the front lift. I have preliminary design and an estimate of approximately \$10,000.00 for a metal building to cover the lift. The lift will be removed if funding can not be secured. The storage yard and automotive equipment are fully screened with fencing. Upon completion of the Fire Safe Plan, any resulting updates to the water tank location shall be provided the submitted Site Plan.

#17 - Within 120 days from the date of SUP approval, plans for the installation of an NFPA 72 fire alarm system for all floors and attic of the auto repair building shall be submitted to EDCFPD for review and approval.

In Process. The funding for this item was not available until Nov 2009. The design process is underway by a licensed engineer. The planning, coordination, design and installation of the NFPA 72 fire alarm system probably require the requested extension period.

#18 - Within 120 days from the date of SUP approval, a 5,000 gallon water storage tank shall be installed to the satisfaction of the EDCFPD.

In Process. The tank was purchased. The final location coordination might be affected by the Fire Safe Plan. As a result, the installation will probably require the requested extension period, given the weather and possible locations changes. The tank will be fenced fully screened with fencing after it is installed.

#23 - A fire safe management plan, acceptable to the EDC FPD and CAL Fire, shall be prepared and implemented. A letter of compliance with this condition shall be submitted by the EDCFPD and CAL Fire to Planning Services within 120 days from the date of SUP approval

In Process. The fire safe management plan is still in process. It was agreed I could prepare the plan and worst case get an endorsement from a Registered Forestry Professional as stated in the general Plan. I requested a copy of a typical plan (one associated with a use permit application for a single parcel) from EDCFPD, Camino Fire HQ, and have not been provided one to date. The Board of Supervisors office is currently helping me work this issue. The contents and purpose of the plan seems to have evolved and changed from the purpose intended when included in the General Plan initially. I believe the scope of the plan has increased without Board of Supervisor approval. There is currently no formal writers guide, or training available for a Registered Forestry Professional to use in preparing or reviewing the required plan.