

FROM THE MINUTES OF DECEMBER 28, 2006

10. SPECIAL USE PERMIT (Public Hearing)

S98-0017R/Aerometals Facilities Expansion submitted by REX KAMPHEFNER to allow the expansion of an aerometals manufacturing plant and relocation of a helipad. The property, identified by Assessor's Parcel Number 117-081-01, consisting of 5.613 acres, is located on the south side of Sandstone Drive, approximately 1,000 feet west of the intersection with Golden Foothill Parkway, in the **El Dorado Hills area.** (Mitigated negative declaration prepared)

Staff: Peter Maurer recommended conditional approval. Rex Kamphefner has been in operation for 10 to 11 years and has received no complaints. The new building will create a buffer for the existing residences. Lewis Bassano said their main concern is the loss of the view of the mountains. They do not mind the helicopter landing and would like the building moved to the other side of the property. Rosemary Jacobs prefers the view of the mountains. Perhaps the parking lot could be moved to the area behind their houses. Commissioner Machado asked the height of the existing buildings. Mr. Kamphefner replied 20 feet. Commissioner Tolhurst asked about landscaping the area. Mr. Kamphefner said that area is for fire access. He would be willing to discuss landscaping. Commissioner Tolhurst would like to see a landscaping plan. Herb Weiss said he sees the hills now and will see the building. Could mature redwood trees be planted? O.J. Soma, from Aerometals, said they would like to provide vegetation on the surrounding properties rather than on the easement portion. Mr. Maurer proposed a condition pertaining to landscaping. Mr. Kamphefner agreed with the proposed condition.

MOTION: COMMISSIONER MAC CREADY, SECONDED BY COMMISSIONER CHALOUPKA AND UNANIMOUSLY CARRIED, IT WAS MOVED TO ADOPT THE MITIGATED NEGATIVE DECLARATION, AS PREPARED, AND APPROVE S98-0017R BASED ON THE FINDINGS PROPOSED BY STAFF, SUBJECT TO THE CONDITIONS AS MODIFIED.