

**S98-0017R** – As approved by the Planning Commission December 28, 2006

Changes made during this hearing are indicated by double underlining for additions and ~~double strikethrough~~ for deletions.

## **Conditions**

### **Planning Services**

1. The project, as approved, consists of the expansion of the manufacturing facility from 34,500 square feet to 73,350 square feet and the relocation of a helipad from the western boundary of the project site to the center of the site, as shown on Exhibit D. Helicopter use is limited to the McDonnell Douglas MD-500 helicopter. The use shall conform to the approved site plan and project narrative attached to this report (Exhibit D and Exhibit E). The helicopter is to be flown, on average, about once a week. The hours of operation shall typically be 8:00 a.m. to 5:00 p.m. with only an occasional night flight. Helicopter flights shall conform to FAA safety guidelines and flight rules, including the flight path as illustrated in Exhibit E.
2. The helicopter landing and takeoff area shall be located to the central portion of the property when residences are beginning to be constructed within 500 feet of the landing area shown on the site plan.
3. This special use permit will become void if the helicopter landing and takeoff use is abandoned for a period of one year.
4. If the helicopter landing and takeoff is found to create a public nuisance, or if the conditions of this permit have been violated, the County Planning Development Services Department may schedule a public hearing to revoke the use permit in accordance with the County Code.
5. ~~The applicant shall adhere to any State Department of Transportation, Division of Aeronautics, recommendations on traffic patterns and heliport operations regarding the school site selection.~~

An amended State heliport permit will be secured from the State Department of Transportation, Division of Aeronautics, prior to authorization and use of the relocated helipad.

6. The applicant shall file a “Notice of Landing Area Proposal” (Form 7480-1) with the Federal Aviation Administration (FAA). A copy of the completed Form 7480-1 and response from the FAA shall be submitted to Planning Services.

7. The applicant shall institute trip reduction measures by splitting the work shifts and maintaining off-peak work shifts in order to reduce vehicle trips impacting Latrobe Road from exceeding thresholds identified in Policy TC-Xe.
8. Subject to the issuance of a Streambed Alteration Agreement by the California Department of Fish and Game.
9. If legally possible and found to be in compliance with fire access requirements of the El Dorado Hills Fire Department, the applicant shall landscape the western boundary of the property with trees to break up the mass of the building wall. Landscape plans shall be submitted to and approved by Planning Services. As an alternative, planting on the adjacent parcels providing similar screening may be accepted.

### **El Dorado Hills Fire Department**

10. The potable water system for the purpose of the fire protection for this commercial project shall provide a minimum fire flow of 2,875 gpm with a minimum residual pressure of 20-psi for a three-hour duration. This requirement is based on a fire sprinkler building of Type III N.R. construction and shall not exceed 73,350 square feet. This flow rate shall be in excess of the maximum daily consumption rate for this development. A set of engineering calculations reflecting the fire flow capabilities of this system shall be supplied to the Fire Department for review and approval.
11. This development shall install one additional Mueller Dry Barrel fire hydrant conforming to El Dorado Irrigation District specifications for the purpose of providing water for fire protection. The location of the hydrant shall be determined by the Fire Department.
12. To enhance nighttime visibility, each hydrant shall be painted with safety white enamel and marked in the roadway with a blue reflective marker as specified by the Fire Department and the Fire Safe Regulations.
13. The building addition will require compliance with California Fire Code Section 902.21 – fire access lane within 150-feet of the buildings first floor as measured by an approved route around the exterior of the building.
14. The proposed helipad and hangar area shall comply with all requirements within the California Fire Code Article 24 for aviation facilities.

### **El Dorado County Air Quality Management District**

15. Project construction involving grading and excavation operations, which will result in a temporary negative impact on air quality with regard to the release of particulate matter (PM10) in the form of Dust, District Rules 223 and 223.1 will be required to insure compliance with mitigating fugitive dust emissions during construction. A Fugitive Dust

Plan (FDP) application with appropriate fees shall be submitted to and approved by the District prior to start of project construction.

16. Project construction may involve road development and should adhere to District Rule 224 Cutback and Emulsified Asphalt Paving Materials.
17. The project construction will involve the application of architectural coating, which shall adhere to District Rule 215 Architectural Coatings.
18. Burning of wastes that result from “Land Development Clearing” must be permitted through the District. Only vegetative waste material may be disposed of using an open outdoor fire, Rule 300 Open Burning.
19. Prior to construction/installation of any new point source emission units or non-permitted emission units (i.e. gasoline dispensing facility, boilers, internal combustion engines, etc.), authority to construct applications shall be submitted to the District. Submittal of applications shall include facility diagram(s) equipment specifications and emission factors.