

# DEVELOPMENT SERVICES DEPARTMENT

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EL DORADO

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## MEMORANDUM

**DATE:** September 13, 2007  
**TO:** Jon Knight, Planning Commission Chairman  
**FROM:** Jonathan Fong, Planning Services  
**SUBJECT:** CC Myers Storage Yard, TUP07-0011

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### Background:

Temporary Use Permit TUP07-0011 was approved by Planning Services staff on June 26, 2007. An appeal was filed on July 6, 2007 based on inadequate CEQA review and concerns about impacts to the surrounding neighborhood. The appeal was heard at the August 9, 2007 Planning Commission Hearing. The Planning Commission continued the item to the September 13, 2007 Planning Commission Hearing directing the applicants to clarify the extent of the proposed use and to explore the location of the storage yard on alternative sites.

### Discussion:

Planning Services staff has discussed the potential of relocation of the storage yard to alternative sites in the project area. The applicant has determined that the current location would be the most feasible for the storage yard. The applicant has reviewed potential sites along the U.S. Highway 50 corridor and on the Shingle Springs Rancheria site. Access issues and topographical constraints exist on other potential sites which would prevent location of the storage yard without significant alteration of those sites.

### Project Description Clarification:

The applicant has submitted a written detailed description of the extent of the proposed use of the storage yard. Below is a bullet point list of uses for the storage yard:

**EXHIBIT D**

- No storage of explosives
- No stockpiling of loose dirt
- Fenced area not to exceed two acres, disturbed area not to exceed one acre; crushed rock to be spread over disturbed area
- Materials storage to include wood panels, beams, diesel fuel (1,000 gallon tank), hydraulic fluids. Secondary containment of petroleum products as required by approved project SWPPP
- CCM has a hazardous materials permit from the County and State
- Operation and maintenance of site, and storage of materials in accordance with approved project SWPPP
- Per written agreement with property owner, site will be restored to original condition upon completion of project in October 2008
- No electrical hookup. Lighting needs are intermittent, and will be limited to one temporary light plant with four lights, all pointed away from other properties.
- Working hours are from 0700 to 1900

**Recommendation:**

Planning Services staff recommends the Planning Commission take the following actions:

1. Deny appeal TUP07-0011A; and
2. Uphold the approval of Temporary Use Permit TUP07-0011 based on the Findings and subject to the Conditions of Approval including the clarification of the project description included in the memorandum dated September 13, 2007.