

FINDINGS

Conditional Use Permit S18-0006/Glass Hangar Planning Commission/August 23, 2018

1.0 CEQA FINDINGS

- 1.1 El Dorado County has considered the Negative Declaration together with the comments received during the public review process. The Negative Declaration reflects the independent judgment of the County and has been completed in compliance with CEQA and is adequate for this project.
- 1.2 Public Resources Code Section 21081.6 requires the County to adopt a reporting or monitoring program for the changes to the project which it has adopted or made a condition of approval in order to mitigate or avoid significant effects on the environment. The approved project description and conditions of approval, with their corresponding permit monitoring requirements, are hereby adopted as the monitoring program for this project. The monitoring program is designed to ensure compliance during project implementation.
- 1.3 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Planning and Building Department at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 GENERAL PLAN FINDINGS

2.1 The project is consistent with General Plan Policy 2.2.1.2.

The Rural Residential (RR) land use designation establishes areas for residential and agricultural development. These lands will typically have limited infrastructure and public services and will remain for the most part in their natural state.

Rationale: The El Dorado County General Plan designates the subject site as Rural Residential. The site is proposed for use as a hangar and heliport. This use is consistent with the intent of the Rural Residential land use designation.

2.2 The project is consistent with General Plan Policy 2.2.5.21.

General Plan Policy 2.2.5.21 requires that development projects be located and designed in a manner that avoids incompatibility with adjoining land uses.

Rationale: The proposed site currently contains a storage building and helipad which comply with setbacks. Surrounding use includes large lot single family rural residential development. As conditioned, the project would be compatible with the adjoining land uses.

2.3 The project is consistent with General Plan Policy 5.1.2.1.

General Plan Policy 5.1.2.1 requires a determination of the adequacy of the public services and utilities to be impacted by that development.

Rationale: No further development or plumbing is proposed at the site. A private well does exist, but is not in use. Any future development would require grading and building permits.

2.4 The project is consistent with General Plan Policy 5.2.1.2.

General Plan Policy 5.2.1.2 requires that adequate quantity and quality of water for all uses, including fire protection, be provided with proposed development.

Rationale: The site is currently served by the Garden Valley Fire Protection District (Garden Valley FPD) for fire protection. The Garden Valley FPD did not provide any comments or concerns on the project. A fire suppression system including sprinklers and storage tanks was installed with the storage building per Garden Valley FPD requirements.

2.5 The project is consistent with General Plan Policy 6.2.3.2.

Policy 6.2.3.2, Adequate Access for Emergencies, requires that the applicant demonstrate that adequate access exists, or can be provided to ensure that emergency vehicles can access the site and private vehicles can evacuate the area.

Rationale: The Department of Transportation reviewed the application materials and site plan for adequate access for emergencies. DOT waived an on-site transportation review and did not offer any comments or conditions. The project is in compliance with the General Plan Policy.

2.6 The project is consistent with General Plan Policy 6.5.1.9.

Policy 6.5.1.9, requires that noise created by new transportation sources be mitigated so as not to exceed the levels specified in Table 6-1 at existing noise-sensitive land uses.

Rationale: Table 6-1 specifies that the maximum allowable noise exposure for transportation noise sources for residential land uses is 60 CNEL dBA. As part of the noise analysis report (Exhibit F) predicted noise levels were calculated for nine receptors at surrounding residential land uses. Predicted noise levels for maximum capacity operations ranged from 32-35dBA CNEL, well under the maximum allowable noise exposure specified in Table 6-1 of the General Plan.

3.0 ZONING FINDINGS

3.1 The project is consistent with Title 130.

The Rural Lands-10 Acres (RL-10) zone is intended to identify lands that are suitable for limited residential development. Commercial support activities that are compatible with the available infrastructure may be allowed within this zone to serve the surrounding rural and agricultural communities.

Rationale: The parcel is zoned Rural Lands-10 Acres (RL-10). The Agricultural Zone Use matrix of allowed uses and permit requirements establishes those uses that are permitted and those that require approval by a Conditional Use Permit in the RL-10 zone district. The matrix includes Transportation uses such as large Airports, Airstrips, and Heliports which are specifically permitted by Conditional Use Permit pursuant to Section 130.21.020.

The project has been analyzed in accordance with Zoning Ordinance Section 130.21.030 (Development Standards) for minimum lot size, dimensions, and height and building setbacks. Setbacks for non-agricultural structures must be a minimum of 30 feet from all property lines with a maximum height of 45 feet. The proposed project would operate within existing structures which are compliant with development standards. The project, as proposed, is consistent with the Zoning Ordinance standards.

3.2 The project is consistent with Chapter 130.37: Noise Standards.

Chapter 130.37, Noise Standards, requires that noise created by new transportation noise sources shall not exceed the thresholds set forth in Table 130.37.060.2 for noise-sensitive uses.

Rationale: Noise-sensitive land uses or sensitive receptors are defined as land uses in which there is a reasonable degree of sensitivity to noise. Such uses include single- and multi-unit residential dwellings. The project site is surrounded by single family rural residential use. The noise level standard for residential uses affected by transportation noise sources is 60 dBA CNEL. As discussed in finding 2.6, predicted noise levels were calculated for nine receptors at surrounding residential land uses as a part of the noise analysis report (Exhibit F). Predicted noise levels for maximum capacity operations ranged from 32-35dBA CNEL, well under the maximum allowable noise exposure set forth in Table 130.37.060.2.

4.0 CONDITIONAL USE PERMIT FINDINGS

4.1 The issuance of the permit is consistent with the General Plan.

Rationale: As discussed above in Section 2.0, General Plan Findings, the Conditional Use Permit is consistent with the applicable policies and requirements in the El Dorado County General Plan.

4.2 The proposed use would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood.

Rationale: The use will not significantly conflict with surrounding uses. The proposed use will comply with the Development Standards of the RL-10 zone district. The proposed use is consistent with the surrounding land uses which include rural residential single family homes. As conditioned, the project is not anticipated to result in significant environmental, visual, or noise impacts to the surrounding residents.

4.3 The proposed use is specifically permitted by Conditional Use Permit.

Rationale: The Agricultural, Rural Lands, and Resource Zone Districts Use matrix of allowed uses and permit requirements establishes those uses that are permitted and those that require approval by a Conditional Use Permit in the RL-10 zone district. The matrix includes Transportation uses such as large Airports, Airstrips, and Heliports which are specifically permitted by Conditional Use Permit pursuant to Section 130.21.020.