

**COUNTY OF EI DORADO  
PLANNING & BUILDING DEPARTMENT  
PLANNING COMMISSION  
STAFF REPORT**



**Date:** March 10, 2022

**Staff:** Bianca Dinkler

**CONDITIONAL USE PERMIT REVISION**

**FILE NUMBER:** CUP-R20-0059/Enchanted April Acres

**APPLICANT:** Chuck Legge, Legge Design Build Construction

**OWNER:** Sara Truebridge

**REQUEST:** A Revision to Special Use Permit S10-0001 Enchanted April Farm Bed and Breakfast consisting of the following: 1) discontinue the Bed and Breakfast within the 3,177-square foot primary residence; 2) convert the use of the three (3) existing accessory structures (8-ft x 12-ft Tack Sheds) into rentable campsites for overnight sleeping accommodations for up to six (6) guests total, with nine (9) parking spaces. Guests would have access to the existing bathroom and shower within an existing barn structure. All of the other uses and special events approved with the original permit would remain unchanged.

**LOCATION:** On the west side of Salmon Falls Road, between Timeless Way and Peacock Lane, in the Pilot Hill area, Supervisorial District 4. (Exhibits A, B, C)

**APN:** 104-080-049 (Exhibit D)

**ACREAGE:** 10.0 Acres (Exhibit D)

**GENERAL PLAN:** Rural Residential (RR) (Exhibit E)

**ZONING:** Rural Lands, Ten-Acre (RL-10) (Exhibit F)

**ENVIRONMENTAL DOCUMENT:** Categorically Exempt pursuant to Section 15301 (Class 1 - Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

**RECOMMENDATION:** Staff recommending the Planning Commission take the following actions:

1. Find Conditional Use Permit Revision CUP-R20-0059 to be exempt pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines; and
2. Approve Conditional Use Permit Revision CUP-R20-0059 based on Findings and Conditions of Approval from the original permit S10-0001, as edited and presented.

## **EXECUTIVE SUMMARY**

A Revision to Special Use Permit S10-0001 Enchanted April Farm Bed and Breakfast consisting of the following: 1) discontinue the Bed and Breakfast within the 3,177-square foot primary residence; 2) convert the use of the three (3) existing accessory structures (8-ft x 12-ft Tack Sheds) into rentable campsites for overnight sleeping accommodations for up to six (6) guests total, with nine (9) parking spaces. Guests would have access to the existing bathroom and shower within an existing barn structure. All of the other uses and special events approved with the original permit would remain unchanged. Staff has determined the proposed project is consistent with the El Dorado County General Plan policies and Zoning Ordinance requirements, as discussed in the Findings. (Exhibit G).

## **EXISTING CONDITIONS/SITE CHARACTERISTICS**

The original permit, Special Use Permit S10-0001, allowed a Bed and Breakfast of 3,177-square feet within the primary residence and up to thirty special events including equestrian, retreats and private events, and was approved by the Planning Commission on May 27, 2001. (Exhibit H). The 10-acre project site is located at an elevation of 1,200 feet above mean sea level. The existing improvements include a primary residence also approved as a Bed and Breakfast, an outdoor horse arena, a barn, horse paddocks, and three (3) accessory structures (8-ft x 12-ft Tack Sheds). Access is provided from an existing private gravel driveway of approximately 820 feet in length west from Salmon Falls Road, which is a County maintained roadway. The main driveway branches off into three (3) separate private gravel driveways: 1) one driveway to an outdoor horse arena, barn, and 21 parking spaces; 2) a gravel driveway turnaround with center island and a pond which extends to provide access to the horse paddocks and the three (3) accessory structures (8-ft x 12-ft Tack Sheds), plus nine (9) parking spaces; and 3) a private gravel driveway to the primary residence. The property is entirely fenced with white vinyl, chain link, and aluminum fencing which separate the pastures and different sections of the property. Vegetation is annual grassland, native oak woodland, and landscaping with trees along the north property line (entire length of the main driveway) and south property line, a cluster of oak trees at the center of the property and along the frontage of Salmon Falls Road, and a garden on the west side of the property. There is an intermittent stream near the pond which crosses from the north to the south near the horse paddocks. The majority of the property is used for the pastures. All of the neighboring-adjacent parcels are similarly zoned RL-10, with a General Plan land use designation of RR. The property is within the Pilot Hill Rural Center, and designated within an Important Biological Corridor (IBC). (Exhibits A-G).

## **PROJECT DESCRIPTION**

A Revision to Special Use Permit S10-0001 Enchanted April Farm Bed and Breakfast consisting of the following: 1) discontinue the Bed and Breakfast within the 3,177-square foot primary residence; 2) convert the use of the three (3) existing accessory structures (8-ft x 12-ft Tack Sheds) into rentable campsites for overnight sleeping accommodations for up to six (6) guests total, with nine (9) parking spaces. Guests would have access to the existing bathroom and shower within an existing barn structure. All of the other uses and special events approved with the original permit would remain unchanged. Access to the project site is from the private driveway located off of Salmon Falls Road, a County-maintained roadway. The property is fully developed with pastures, landscaping, pond, garden, parking, and fencing. No new grading or construction is proposed. There would be one 4-ft x 6-ft (24 S.F.) non-internally illuminated sign located at the project entrance on Salmon Falls Road. An updated Business License and Transient Occupancy Tax (TOT) would be required. The project has been analyzed for compliance with applicable standards of Campground use as described in Section 130.400.100 of the Zoning Ordinance. (Exhibit G).

## **STAFF CONSISTENCY ANALYSIS**

### **General Plan**

The project is located within the Pilot Hill Rural Center with the General Plan designating the site as RR (Exhibit E). As proposed, the project would be consistent with the General Plan specifically Policy 2.2.1.2. (Rural Residential Land Use Designation), Policy 2.2.5.2 (General Plan Consistency), Policy 2.2.5.21 (compatibility with adjoining land uses), Policy 5.1.2.1 (adequacy of public services and utilities), Policy 5.2.3.4 (Groundwater Systems), Policy 5.3.1.3 (Wastewater Systems in Rural Centers), Policy 5.7.2.1 (fire protection in Rural Centers), Policy 6.2.3.2 (adequate access for emergencies), Policy 7.4.2.9 (Important Biological Corridor), Policy 7.4.4.4 (impacts to oak resources), and Policy 7.5.1.3 (cultural resource protection). Further discussion is included in the Findings section below.

### **Zoning Consistency**

The project site is zoned RL-10 (Exhibit F). Staff has determined that the project is consistent with applicable regulations and requirements of Title 130 of the County Ordinance Code, including Section 130.21.010 (Zones Established; Rural Lands, Ten-Acre), Section 130.40.100 (Campgrounds and Recreational Facilities), Section 130.40.170 (Lodging Facilities), and Section 130.54.070 (Revision to an Approved Permit or Authorization). Further discussion is included in the Findings section below.

### **Staff Analysis Conclusion**

Planning staff has analyzed the proposed Conditional Use Permit revision and determined it to be consistent with General Plan policies, Zoning Ordinance codes, Final Findings and Conditions of Approval of the original permit S10-0001, as well as all applicable policies instituted since the approval in 2010, and are further analyzed in the Findings discussion below.

## **AGENCY/PUBLIC COMMENTS**

The project was reviewed by the County Planning and Building Department - Building Services, Environmental Management Department, Department of Transportation, and El Dorado County Fire Protection District. All comments have been incorporated as conditions of approval, as applicable.

## **ENVIRONMENTAL REVIEW**

The project is Categorically Exempt from the CEQA Guidelines pursuant to Section 15301 Existing Facilities stating that Class 1 exemptions consist “of the operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination”. Approval of the Conditional Use Permit Revision CUP-R20-0059 would allow modifying the approved Special Use Permit S10-0001 Enchanted April Farm Bed and Breakfast to discontinue the Bed and Breakfast and allow the renting of three (3) existing Tack Sheds (to obtain building permit). All of the other uses with the original permit would remain unchanged. The proposed revision would not have a substantial impact on the environment and would not expand the use beyond what was originally approved; therefore, the proposed revision qualifies for the exemption.

A \$50.00 processing fee is required by the County Recorder to file the Notice of Exemption (NOE) for the exemption determination made for this project by the County. This filing establishes the 35-day statute of limitation during which the County’s determination can be challenged.

## SUPPORT INFORMATION

**Attachments to Staff Report:**

- Findings
- Conditions of Approval
  
- Exhibit A.....Vicinity Map
- Exhibit B.....Location Map
- Exhibit C.....Site Aerial Photo
- Exhibit D.....Assessor’s Parcel Page
- Exhibit E.....General Plan Land Use Map
- Exhibit F.....Zoning Map
- Exhibit G.....Site Plan
- Exhibit H.....Final Finding and Conditions of Approval, Original  
S10-0001
- Exhibit I.....Comments, PG&E
- Exhibit J.....Comments, Environmental Management
- Exhibit K.....Comments, Department of Transportation