

Findings

1.0 CEQA Findings

- 1.1 El Dorado County has considered the Negative Declaration together with the comments received and considered 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 proposal.
- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is base are in the custody of the Development Services-Planning Services at 2850 Fairlane Court, Placerville, CA.
- 1.3 A deminimus finding on the project's effect on fish and wildlife resources cannot be found. In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$1,50.00 after approval, but prior to the County filing the Notice of Determination for the project. This fee, less \$50.00 processing fee, is forwarded to the State Department of Fish and game and is used to help defray the cost of managing and protecting the State's fish and wildlife resources.

2.0 General Plan Findings

- 2.1 As proposed, the project is consistent with the High-Density (HDR) land use designation of the subject site as defined by General Plan Policy 2.2.1.2 because HDR allows a density range between 1-5 dwelling units/acre. The resulting density for the mobile home park is 1.9 dwelling units/acre conforming to the allowed density.
- 2.2 The proposal is consistent with the intent of General Plan Policies 2.1.2.3, 2.2.1.2, 2.2.5.2, 2.2.5.3, 7.3.3.4, and HO-4a concerning uses appropriate to be located in a rural center, and the issues required to be looked at for zone changes. Because the project's provisions of adequate access, site design, existing supporting infrastructure, and density fit within the context of the surrounding uses, there is an appropriate setback from wetlands, and the project provides affordable housing for senior citizens, it is consistent with the General Plan policies identified above.

3.0 Zoning Findings

- 3.1 The project and the existing structures, infrastructure, and uses are consistent with the El Dorado County Zoning Ordinance designation of Mobile Home Park (MP) and sections 17.40.010 to 17.40.210.

- 3.2 The project, as proposed and conditioned, and along with the zone change to Mobile Home Park (MP), is consistent with the El Dorado County Zoning Ordinance Development Standards because the addition of one mobile home and associated detached garage development conforms to the standards of Section 17.40.

4.0 ADMINISTRATIVE FINDINGS

4.0 Special Use Permit Findings

- 4.1 **The issuance of the permit is consistent with the General Plan.** The proposal has been determined to be consistent with the High Density Residential(HDR) land use designation of the subject site as defined by General Plan Policy 2.2.1.2. All project-related environmental issues have been evaluated. Therefore, staff finds that the project, as conditioned, conforms to the General Plan.
- 3.2 **The proposed use would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood.** The use will not conflict with the adjacent uses as it is the same use in an established mobile home park. After review of the submitted site plan and upon consultations with concerned agencies, it has been determined that the impacts of allowing the addition of one mobile home and associated detached garage on an existing pad will not have a detrimental affect nor be injurious to the neighborhood.
- 3.3 **The proposed use was previously permitted by special use permit pursuant to County Code Section 17.28.200** which was used to approve S88-0016, so the approval of one more mobile home and associated detached is in conformance with the original special use permit approval.

Additions made during this hearing are indicated by double underlining.

Conditions

1. This rezone and special use permit revision are based upon and limited to compliance with the project description, the Planning Commission/Board of Supervisor hearing exhibits marked Exhibits A-H, approved May 10, 2007, and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project description is as follows: A revision Special Use Permit S88-0016R to allow the installation and use of a double wide, 24-foot by 60-foot manufactured residence and two-car detached garage proposed to measure approximately 24 feet by 24 feet constructed on an existing concrete pad. The proposed new residence will be served by treated water supplied by Georgetown Divide Public Utility District (GDPUD) and on-site septic system. Access to the facility and residence is off Mobile Manor Road, which connects off State Route 193 on the south end of the property.

~~This sSpecial Use Permit S88-0016 authorizesd the expansion of the Sierra Pines Mobile Manor by the addition of 13 mobile home spaces, a chapel and one mobile home space to accommodate a maximum of six residential care persons.~~ This special use permit supercedes the provisions and requirements of S67-15 and S67-15 becomes null and void with the issuance of this permit. Special Use Permit S88-0016R authorizes the addition of one mobile home and detached two-car garage to space number 28 as shown on Exhibit F. The totality of existing and new uses allowed by this permit is ~~26~~ 28 mobile home spaces (including the owner/manager's) and ~~one mobile home space to accommodate a maximum of six residential care persons~~ four apartment units in one four-plex unit. ~~and a chapel.~~ No other new structures or uses are authorized by this permit.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased, or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans (such as landscape and tree protection plans) must be submitted for review and approval and shall be implemented as approved by the County.

The use shall conform to the approved site plan except as modified in the condition stated herein. Any minor modifications to the approved site plan are subject to the approval of the County Planning Director, or if significant, the Planning Commission.

2. The applicant shall obtain all necessary permits from the State Department of Housing and Community Development and all other regulating agencies.
3. All subsequent development on this site shall conform to all provisions of Chapter 17.40 of the County Code.
4. A detailed landscaping plan, including improvements, shall be submitted to the Planning Division for review and approval prior to issuance of the special use permit.*
5. The applicant shall secure all necessary permits/approval from the Environmental Health Division regarding sewage disposal and wells.*
6. A detailed grading, drainage, and erosion control plan prepared by a registered civil engineer shall be submitted for review and comment to the County Department of Transportation.*
7. The recreational vehicle and utility trailer storage area shall include a minimum of seven (7) parking spaces and shall be surfaced with a minimum of two (2) inches of asphalt concrete over four (4) inches of aggregate base.*

8. All new utility lines shall be installed underground.
9. All new internal access roads shall be constructed consistent with County Standard 102(B) with a pavement width of 25 feet.*
10. Internal roadway grades shall be a maximum of 15 percent grade.*
11. The encroachment onto the State Highway 193 shall be improved to current Caltrans' standards, and all necessary encroachment permits be obtained from the State.*
12. The applicant shall install fire protection improvements as specified by the Garden Valley Fire Protection District.
13. Only one identification sign shall be permitted on the property not to exceed 80 square feet in sign area and a height of 15 feet above the ground. An additional directory sign shall be provided and maintained showing the location and house number of each mobile home unit. The design of all such signs is subject to Planning Division approval.*
14. Existing trees six inches (6") DBH shall be retained whenever possible. The location of such existing trees shall be shown on the improvement or project plans, and the trees proposed to be removed where the ground is to be disturbed shall be identified. Trees to be retained within fifty (50) feet of areas of construction shall be fenced or flagged to insure that such trees are not damaged.
15. The applicant shall establish utility easements per the recommendation of PG&E and Pacific Bell. Final determination of said utility easements shall be made by the County Planning Director.*
16. If blasting activities are to occur in conjunction with park improvements, the subdivider shall ensure that such blasting activities are conducted in compliance with State and local regulations.*
17. If human remains are discovered at any time during the subdivision improvement phase, the County Coroner and Native American Heritage Commission shall be contacted per Section 7050.5 of Health and Safety Code and Section 5097.89 of the Public Resources Code, respectively. If archeological artifacts are discovered, the subdivider shall retain an archeologists to make recommendations for treatment of the artifacts. Treatment of Native American remains or archeological artifacts shall be responsibility of the subdivider and shall be subject to review and approval by the County Planning Director.
18. If burning activities are to occur during the construction of the subdivision improvements, the subdivider shall obtain the necessary burning permits from the California Department of Forestry and air pollution permits from the County prior to said burning activities.

19. Road names shall be submitted and approved by the Drafting Section of the Surveyor's Office.*
20. The new five road intersection shown on the site plan shall be redesigned for safety purposes as recommended by the County Department of Transportation. The two dead-end access roads terminating at spaces 26 and 27 shall be connected to form a loop with curve radii meeting minimum County standards.*
- ~~21. The design of the chapel is subject to the approval of the County Planning Division.~~
- ~~22. Use of the chapel is restricted to park residents and their guests.~~
24. NOTE: All conditions marked by an asterisk are conditions imposed with the 1989 approval of S88-0016 use permit and were previously satisfied.