

**COUNTY OF EL DORADO
PLANNING AND BUILDING DEPARTMENT
PLANNING COMMISSION
STAFF REPORT**



Agenda of: August 23, 2018

Staff: Emma Carrico

CONDITIONAL USE PERMIT

- FILE NUMBER:** S18-0006/Glass Hangar
- APPLICANT:** David and Sara Glass
- REQUEST:** Conditional Use Permit to allow operation of a private heliport and storage hangar on an existing helipad and storage building on a 5.45 acre parcel in the Kelsey area.
- LOCATION:** South side of Kelsey Canyon Road, approximately .25 mile northeast of the intersection with Texas Canyon Road, in the Kelsey area, Supervisorial District 4. (Exhibit A)
- APN:** 088-410-04 (Exhibit A)
- ACREAGE:** 5.45 acres
- GENERAL PLAN:** Rural Residential (RR) (Exhibit C)
- ZONING:** Rural Lands-10 Acres & Mineral Resource (RL-10-MR) (Exhibit D)
- ENVIRONMENTAL DOCUMENT:** Negative Declaration (Exhibit G)
- RECOMMENDATION:** Staff recommends the Planning Commission take the following actions:
1. Adopt the Negative Declaration based on the Initial Study prepared by staff; and
 2. Approve Conditional Use Permit S18-0006 based on the Findings and subject to the Conditions of Approval as presented.

EXECUTIVE SUMMARY

The applicant requests a Conditional Use Permit for the operation of a private heliport and storage hangar on an existing helipad and storage building on a 5.45 acre parcel in the Kelsey area. The heliport would be used primarily for storage and private contract wildland fire fighting support services occurring in other locations.

PROJECT INFORMATION

Site Description: The topography of the parcel slopes downward from the northern corner to the southern property line. The project site is the highest point, a flat area near the north eastern corner. The elevation ranges from approximately 1,900 feet to 1,840 feet above mean sea level. The project site is approximately .3 miles from both Kelsey Canyon and Texas Canyon, two intermittent streams that feed into the South Fork of the American River. The primary vegetation communities on this site are manzanita brush and scrub Oak under six inches in diameter at breast height. The building/operation site was cleared and graded by the previous property owner for an undetermined use that was never completed. The applicants purchased the property in early 2017 and cleared other parts of the parcel, not including the project site, of debris and several trailers. The applicants live off site and do not plan on establishing a residence on the site.

Project Description: The applicant requests a Conditional Use Permit in order to operate a private heliport and storage hangar on an existing helipad and storage building on a 5.45 acre parcel in the Kelsey area (Exhibit A). The heliport would be used primarily for storage and private contract wildland fire fighting support services occurring in other locations. Takeoff and return flights would typically be occurring weeks apart; with the maximum private flight operations at two per day- one departure and one arrival. The helipad may occasionally be used by local fire agencies and CalFire for fire suppression and emergency search and rescue operations. The private helicopter and all associated equipment would sit in storage for the majority of the year. All maintenance such as re-fueling, oil changes, and repairs would occur off-site at a private business. No employees are proposed for the operation beyond the applicants themselves.

Consistency: As discussed in General Plan findings, the project is consistent with General Plan policies 2.2.1.2 Land Use Designation; 2.2.5.21 requiring that development projects be located and designed in a manner that avoids incompatibility with adjoining land uses; 5.1.2.1 requiring a determination of the adequacy of the public services and utilities to be impacted by that development; 5.2.1.2 requiring that adequate quantity and quality of water for all uses, including fire protection, be provided with proposed development; and 6.2.3.2 requiring that the applicant demonstrate that adequate access exists. As discussed in the Zoning findings, the project is consistent with Title 130 the El Dorado County Zoning Ordinance.

ENVIRONMENTAL REVIEW

Staff has prepared an Initial Study (Exhibit G). Staff has determined that there is no substantial evidence that the proposed project would have a significant effect on the environment, and a Negative Declaration has been prepared.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings

Conditions of Approval

Exhibit A.....Location Map

Exhibit B.....Assessor's Parcel Map

Exhibit C.....Land Use Designation Map

Exhibit D1-D2.....Zoning Maps

Exhibit E.....Aerial Map

Exhibit F.....Site Plan

Exhibit G.....Proposed Negative Declaration and Initial Study

Exhibit H.....Noise Analysis Report