

FROM THE PLANNING COMMISSION MINUTES OF JUNE 26, 2014

AGENDA ITEMS

3. (14-0768) Hearing to consider request for a parking area, trailhead facility, and a trail system [Special Use Permit S13-0010/Salmon Falls Ranch Trail and Trailhead Facility]* on property identified by Assessor's Parcel Numbers 104-060-48 and 104-060-07, consisting of 196.36 acres, in the Pilot Hill area, submitted by American River Conservancy; and staff recommending the Planning Commission take the following actions:

- 1) Adopt the Negative Declaration based on the Initial Study prepared by staff; and
- 2) Approve Special Use Permit S13-0010 based on the Findings and subject to the Conditions of Approval.

(Supervisory District 4)

Aaron Mount presented the item to the Commission with a recommendation for approval. He informed the Commission that the Transportation Division had recommended amending the language in Condition 10 (read into the record) and deleting Condition 21.

Commissioner Stewart disclosed that he is good friends with an ARC Board member and felt he could still make a fair decision on the project.

In response to Commissioner Pratt's inquiry on encroachment, Mr. Mount distributed a map.

Dave Spiegelberg/Transportation explained that the applicant had proposed a left-turn lane but there was concern on potential rear-end accidents and difficulty for horse trailers to exit onto Salmon Falls Road. He also stated that the Division was proposing the same type of pavement, just not striping.

In response to Commissioner Pratt's inquiry on signs, Mr. Spiegelberg stated that it could be addressed at the design stage and although it was not typical to put signs in before a driveway, they could place guide signs due to safety concerns. Commissioners Pratt and Stewart voiced consensus to placing safety guide signs in that area.

Elena Delacy, applicant, stated that trails were becoming very popular and the parking area would relieve some of the issues of cars parking on the road, which was a safety concern. She stated that this had been a community grassroots project which had been funded by the community.

Chair Mathews closed public comment.

There was no further discussion.

Motion: Commissioner Stewart moved, seconded by Commissioner Heflin, and carried (5-0), to take the following actions: 1) Adopt the Negative Declaration based on the Initial

Study prepared by staff; and 2) Approve Special Use Permit S13-0010 based on the Findings and subject to the Conditions of Approval as modified: (a) Amend Condition 10 as identified; and (b) Delete Condition 21.

AYES: Pratt, Shinault, Heflin, Stewart, Mathews

NOES: None

This action can be appealed to the Board of Supervisors within 10 working days.