

FINDINGS

Special Use Permit S13-0010/Salmon Falls Ranch Trail and Trailhead Facility Planning Commission/June 26, 2014

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the staff report and evidence in the record, the following findings can be made pursuant to Section 66472.1 of the California Government Code:

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 No significant impacts to the environment as a result of this project were identified in the initial study.
- 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 Development Services Department - Planning Services at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 GENERAL PLAN FINDINGS

- 2.1 As proposed, the project is consistent with the Agricultural Lands/Rural Residential (AL/RR) land use designations as defined within General Plan Policy 2.2.1.2 because the land use designations permit recreational facilities with an approved special use permit.
- 2.2 As conditioned, and with adherence to County Code, the project is consistent with all applicable Policies of the General Plan, including:
 - 2.2.1 2.2.5.21 (compatibility with surroundings) because as conditioned and designed, it would be compatible with surrounding uses, have minimal impacts on visual resources, existing emergency response access and times, and will be consistent with County noise policies. Adequate access and site design has been provided, and attention to design features ensures that the project fits within the context of the surrounding uses;
 - 2.2.2 6.2.3.2 (adequate access) because the project will utilize a driveway and encroachment that will be developed to County Standards for access and interior circulation;
 - 2.2.3 6.5.1.7 (noise) because the project is for passive recreation uses only and is approximately 1,000 feet from the closest residence with a significant grade change between the two uses.
 - 2.2.4 7.4.1.6 (special statue species) because the loss of special status plants has been avoided;

- 2.2.5 7.4.4.4 (oak canopy) because the project includes a condition of approval that complies with Option A requirements; and
- 2.2.6 9.1.2.8, 9.1.3.1, 9.1.3.2, Objectives 9.3.1, 9.3.2, and 9.3.3 because that the proposed project is a trailhead and trail system that is an asset to the community and County by protecting and maintaining existing recreational based assets, protecting and preserving those resources that attract tourism, and linking trails for public use that provide access to recreational resources. This project specifically provides public access to the South Fork of the American River increasing public access to scenic waterways.

3.0 ZONING FINDINGS

- 3.1 The proposed use is permitted by special use permit in the Exclusive Agriculture (AE) zone district, pursuant to Section 17.36.080.B provided that the administrative findings outlined below can be made by the Planning Commission.
- 3.2 As proposed and conditioned, the project meets all applicable development standards contained within the El Dorado County Zoning Ordinance. The project has been proposed with sufficient access, and parking and would meet the development standard requirements contained in Section 17.36.090.

4.0 ADMINISTRATIVE FINDINGS FOR A SPECIAL USE PERMIT

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

As stated in more detail above in the General Plan section, the proposed project has been analyzed for consistency with the General Plan Policies listed above and is consistent with these policies.

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

The proposed project will comply with the Development Standards of the AE Zone District. The proposed Special Use Permit for the recreational facilities complies with the requirements of Chapter 17.22, Special Use Permits, and the proposed use is not considered detrimental to the public health, safety and welfare, nor injurious to the neighborhood, because the project has been designed to comply with development standards, provides for safe access, circulation, parking, and conservation of natural resources.

4.3 The proposed use is specifically permitted by Special Use Permit pursuant to this Title.

The proposed use is permitted in the AE Zone District pursuant to 17.36.080.B of the Zoning Ordinance.