

FINDINGS

Site Plan Review SPR15-0003/Shingle Springs Drive Improvements-Encroachment Permit Board of Supervisors/June 28, 2016

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:

1.0 CEQA FINDINGS

- 1.1 El Dorado County has considered the Mitigated Negative Declaration together with the comments received during the public review process. The Mitigated 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 With application of mitigation measures, 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 General Plan Policy (Land Use Element) 2.2.5.9, 2.2.5.21, and 2.6.1.1.

The proposed facilities are located within County road ROW and are allowed within the ROW as well as surrounding land uses. The proposed facilities are compatible with the area and are not located within County designated scenic corridor.

2.2 General Plan Policy (Public Services and Utilities Element) 5.1.2.2, 5.2.1.2, and 5.3.1.1.

The facilities would be constructed to EID standards and would provide the area with adequate water and sewer service. The facilities would be constructed to County standards and would provide the area with adequate drainage improvements.

2.3 General Plan Policy (Transportation and Circulation Element) TC-1a, TC-Xf and TC-Xg.

The driveway is a permitted use within the ROW and meets the dimensional requirements. Applicable mitigation measures been applied minimizing the identified traffic impacts to less than significant level.

2.4 General Plan Policy (Public Health, Safety, and Noise Element) 6.5.17 and 6.5.1.9.

Noise generated by regular operation is minimal given facility design, location, and use and would not exceed limits of the General Plan, subject to noise mitigation measure.

2.5 General Plan Policy (Conservation and Open Space Element) 7.4.4.4.

Site development would not require significant removal of oak trees, and would be in compliance with General Plan Policy 7.4.4.4 as the affected canopy is less than one acre with less than 10 percent canopy coverage.

3.0 ZONING FINDINGS

3.1 The project site is County ROW surrounded by RE-5 zoned lands, both of which allow development of driveways and water and sewer infrastructure, subject to a County encroachment permit and requirements under Chapter 12.08 of the County Code. These standards, which include standards for excavation, access, cuts and fills, and obstructions, will be met adequately as a condition of approval.

3.2 As proposed and conditioned, the project meets all applicable development standards contained within the El Dorado County Zoning Ordinance including construction standards within the ROW.

4.0 SITE PLAN REVIEW/ENCROACHMENT PERMIT FINDINGS

4.1 The issuance of the permits is consistent with the General Plan.

As discussed above in Section 2.0 General Plan Findings, the site plan and encroachment permits are consistent with the applicable policies and requirements in the El Dorado County General Plan.

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

The use will not significantly conflict with the adjacent uses as water and sewer infrastructure and access driveways are present within the area and are necessary to support existing uses such as homes, schools, and churches, as well as other types of potential future uses. As conditioned, the project is anticipated to result in insignificant environmental, traffic, and noise impacts to surrounding residents. The proposed use is not anticipated to create hazards that would be considered detrimental to the public health, safety, and welfare, or injurious to the neighborhood based on the data and conclusions contained in the staff report.

4.3 The proposed use is specifically permitted by Encroachment Permit.

The proposed use complies with the applicable requirements of County Code including Chapter 12.08 (Road Encroachments).