

ATTACHMENT 2 **FINDINGS OF APPROVAL**

FILE NUMBER SPR 06-0124

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:

CEQA

1. The hardship findings (SPR 06-0124) have been found to be Categorical Exempt from the requirements of CEQA pursuant to Section 15303 of the CEQA Guidelines stating that new construction of small structures such as residential units are exempt.

Administrative Findings

2. The proposed second residence is consistent with the Placerville Airport Comprehensive Land Use Plan (CLUP).

The Planning Commission has made the finding that a hardship exists which clearly outweighs the public health, safety, and welfare objectives of the Placerville Airport CLUP. Pursuant to Section 4 (d.) of the Placerville CLUP, provisions of the CLUP may be overruled provided a hardship determination can be made.

3. The proposed second residence is consistent with the General Plan.

The General Plan requires that development within Safety Zone 2 be consistent with the CLUP. As discussed in Administrative Findings 1, the proposed development is consistent with the CLUP upon demonstrating that a hardship exists.

4. The proposed second residence conforms with the County Zoning Ordinance.

The Planning Commission has made the finding that a hardship exists which clearly outweighs the public health, safety and welfare objects of the Placerville Airport CLUP. Pursuant to Section 17.38.402 C. of the Zoning Ordinance, exceptions can be made from the provisions of the Zoning Ordinance provided that a hardship determination can be made. Such hardship findings must be approved by a four-fifths vote from the Planning Commission.

Hardship Findings

5. A hardship exists that clearly outweighs the public health, safety, and welfare objectives of the airport comprehensive land use plan.

The proposed development will involve the construction of a new second residence and conversion of the existing second residence to a garage. As a result of the development, the overall density on the site will not be increased.

The new location of the proposed second residence is at the lowest point on the property. The construction of a new second residence on site will improve the overall safety on site and reduce the potential aircraft-related hazards.

The Placerville Airport is located at the high point in the vicinity at approximately 2,600 feet. The existing second residence is located at 2,300 feet elevation, approximately 300 feet below the airport runway. The proposed new location of the second residence would be at 2,200 feet. The relocation of the second residence would increase the vertical distance between the second residence and the airport. The relocation of the residence would reduce the potential aircraft-related hazards on-site.

The applicant has already begun construction of the proposed second residence and has invested significant financial resources into the project. Failure to approve the project will create undue financial hardships for the applicant.

The proposed second residence will provide a suitable residence for the applicant's aging mother.

Upon a four-fifths vote, the Planning Commission finds that a hardship clearly exists that outweighs the public health, safety, and welfare objectives of the Placerville Airport CLUP.