

**EL DORADO COUNTY DEVELOPMENT SERVICES
PLANNING COMMISSION
STAFF REPORT**



Agenda of:	January 8, 2009
Item No.:	8.b
Staff:	Jason R. Hade

SPECIAL USE PERMIT

FILE NUMBERS: S08-0020/Shingle Springs Fire Station No. 28

APPLICANT: El Dorado County Fire Protection District (EDCFPD), Mark Johnson

REQUEST: Special use permit (SUP) to replace an existing fire station with a new 9,094 square foot fire station. A six-foot tall monument/LED reader board sign is proposed with approximately 55 square feet of sign display area.

LOCATION: On the west side of Ponderosa Road approximately 0.3 miles north of the intersection with U.S. Highway 50 in the Shingle Springs area, Supervisorial District IV (Exhibit B).

APN: 070-250-08 (Exhibit A)

ACREAGE: 1.21 acres

GENERAL PLAN: Public Facilities (PF) (Exhibit C)

ZONING: One-Acre Residential (R1A) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Exempt pursuant to Section 15061(b)(3) of the CEQA Guidelines

SUMMARY RECOMMENDATION: Conditional approval

BACKGROUND

The existing fire station at the subject site was built by the Shingle Springs Volunteer Fire District in the 1950's and been in continuous use since that time. Full-time employees have used the existing fire station since 1973.

STAFF ANALYSIS

Staff has reviewed the project for compliance with the County's regulations and requirements. An analysis of the proposal and issues for Planning Commission consideration are provided in the following sections.

Project Description

The project includes the demolition of the existing fire station and replacement with a new 9,094 square foot fire station. The new fire station would be constructed prior to demolition of the existing fire station. A six-foot tall monument/LED sign is proposed with approximately 55 square feet of sign display area. Proposed business hours of operation are 8:00 AM to 5:00 PM, but the fire station has the potential to be used 24 hours a day seven days a week as needed. Proposing maximum staffing includes eight employees and five vehicles. Additionally, five to 10 volunteer firefighters may also respond from home during an emergency or training exercise. Public sewer and water would be provided to the subject site by the El Dorado Irrigation District (EID). A project description provided by the EDCFPD is attached as Exhibit E.

Site Description

The subject site is approximately 1,296 feet above sea level and slopes to the southwest. Oak tree canopy in the western corner of the property will not be impacted by the proposed project. Site improvements include the approximately 3,850 square foot existing fire station. Access to the site is provided via Ponderosa Road. The site is bounded by open space and residential homes to the west, Ponderosa Road to the east, commercial lots to the south, and a residential area to the north.

Adjacent Land Uses

	Zoning	General Plan	Land Use/Improvements
Site	R1A	PF	Public Facility/Fire Station
North	R1A	MDR	Residential/Single-Family Residences
South	R1A	MDR/C	Commercial/Professional Office Complex
East	R1A	C	Ponderosa Road
West	R1A	MDR	Residential/Single-Family Residences

Access

Site access is provided via Ponderosa Road. If approved, the Department of Transportation (DOT) would require the applicant to obtain an encroachment permit and to construct the driveway encroachments onto Ponderosa Road to County Design Standard 103C.

Building Design

Staff has reviewed the submitted building elevations (Exhibit K) and has determined the proposed design, colors, and materials are appropriate. Staff believes the new fire station has been designed to be compatible within the context of the surrounding land uses and would enhance the Shingle Springs community.

Circulation/Traffic

According to DOT, the project does not trip the threshold of the General Plan requiring the preparation of a traffic study.

Grading/Drainage

A preliminary grading and drainage plan is attached as Exhibit G. The submitted drainage report concluded that “the effects of this proposed construction will not noticeably change the overall drainage scheme; however, the development will produce a noticeable increase in runoff peak flow. Therefore, detention is required and designed to restore peak runoff to pre-development levels.” (*Drainage Report for EDC Fire Shingle Springs El Dorado County, California*. Carlton Engineering, Inc. July 2008)

Landscaping

Preliminary landscaping is identified in Exhibit H which is consistent with the requirements contained within Section 17.18.090 of the Zoning Ordinance. The applicant shall submit a final landscape plan consistent with the approved preliminary landscape plan at the time of building permit submittal which will be reviewed by permit center staff at that time. Additionally, staff will conduct an onsite inspection to verify that the landscaping has been planted consistent with the final approved landscape plan.

Land Use Compatibility

As discussed above, the subject site is surrounded by commercial and residential land uses. The proposed new fire station has been designed in a manner to avoid negative impacts on these surrounding land uses and provide architectural enhancement to the Shingle Springs community as a public facility. Therefore, staff believes the proposed project is compatible within the context of the surrounding land uses pursuant to General Plan Policy 2.2.5.21 based on compliance with the recommended conditions of approval in Attachment 1.

Lighting

Staff has reviewed the submitted preliminary lighting plan (Exhibit J) and has determined that is in compliance with the County’s Outdoor Lighting Ordinance. Two existing street lights are to remain under the current proposal. Additionally, a six-foot tall wooden fence is proposed along the southern property line which would address any potential spillage issues onto adjacent properties shown on the preliminary lighting plan. The lighting has been conditioned to be fully cut-off and any security lighting would be motion activated.

Parking

Parking requirements for a fire station are not addressed within the Zoning Ordinance. However, a maximum of eight staff members are proposed to utilize the new fire station. The proposed site plan includes 10 staff parking spaces and five public parking spaces for a total of 15 parking spaces. As such, the proposed fire station would provide sufficient off-street parking.

Signage

The proposed monument sign is shown in Exhibit F. As proposed, the six-foot tall monument/LED reader board sign would include approximately 55 square feet of sign display area. The proposed LED sign is prohibited by the Zoning Ordinance for commercial projects, but staff recommends its approval under this Special Use Permit as this is a fire station and the information board would be used for public safety information only. No off-premise commercial advertising would be permitted.

Water/Sewer

Public water and sewer service would be provided to the project by EID, as confirmed in a Facility Improvement Letter dated July 3, 2008. Prior to building permit issuance, the applicant would need to obtain a septic system destruction permit from the Environmental Management Department for the existing septic tank on the site.

GENERAL PLAN

This project is consistent with all applicable policies of the adopted 2004 El Dorado County General Plan. Findings for consistency with the General Plan are provided in Attachment 2. The policies and issues that affect this project are discussed below:

Policy 2.2.1.2 states that the public facilities land use category includes only publicly-owned lands used for public facilities such as sanitary landfills, storage and maintenance yards, regional parks and recreation facilities, fire stations, schools, community parks and recreation facilities, libraries, administration and support buildings, hospitals (including non-profit), airports, transit facilities, water and sewer treatment facilities, etc.

Discussion: As the subject site is designated public facilities under the General Plan, the proposed fire station would be consistent with Policy 2.2.1.2.

Policy 2.2.5.21 directs that new development be compatible with the surrounding land uses.

Discussion: As conditioned, the SUP application would be consistent with the surrounding commercial and residential land uses.

Policy 5.2.1.2 directs that an adequate quantity and quality of water for all uses, including fire protection, shall be provided for discretionary development.

Discussion: As mentioned above, public water would be provided to the project site by EID.

Policy 5.3.1.1 directs that high-density and multi-family residential, commercial, and industrial projects shall be required to connect to public wastewater collection facilities as a condition of approval except in Rural Centers and areas designated as Platted Lands (-PL).

Discussion: EID provided a letter dated July 3, 2008 indicating that it has the capacity to provide sewer service to the proposed fire station. As such, the project would be consistent with General Plan Policy 5.3.1.1.

Policy 5.7.1.1 *directs that the applicant demonstrate that adequate emergency water supply, storage, conveyance facilities, and access for fire protection either are or would be provided concurrent with development.*

Discussion: This project would assist future development projects in achieving consistency with this General Plan Policy and provide enhanced fire protection services to the Shingle Springs community.

Policy 7.1.2.1 *states that development or disturbance shall be prohibited on slopes in exceeding 30 percent unless necessary for access.*

Discussion: No slopes in excess of 30 percent would be disturbed with the proposed project and grading issues would be addressed by compliance with the Grading Ordinance.

Policy 7.4.4.4 *establishes the native oak tree canopy retention and replacement standards.*

Discussion: No oak trees would be impacted by the construction of the proposed fire station.

Policy 10.2.1.6 *directs that provision of new infrastructure and facilities shall be coordinated with existing infrastructure and facilities and shall maximize use of existing facilities capacity to the extent that any exists.*

Discussion: Utilization of the existing fire station site for the proposed new fire station would result in cost savings to the EDCFPD and an enhanced level of fire protection services to the community.

ZONING

As conditioned in Attachment 1, staff believes the proposed project is consistent with the lighting, landscaping, parking and applicable development standards in the Zoning Ordinance. The proposed use is permitted by special use permit in the R1A zone district, pursuant to Section 17.28.070.C. In order to approve the use, the Planning Commission must find that the use is consistent with the General Plan and would not be detrimental to the public health, safety and welfare nor injurious to the neighborhood. Based on staff analysis and comments received from affected public agencies, staff recommends the Planning Commission find that the project would not be detrimental to the public health, safety and welfare and would not be injurious to the neighborhood. Findings for conditional approval are provided in Attachment 2.

ENVIRONMENTAL REVIEW

This project has been found to be exempt from the requirements of CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines stating that “where it can be seen with certainty that there is no

possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.” As such, the proposed new fire station is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Pursuant to Resolution No. 240-93, a \$50.⁰⁰ processing fee is required by the County Recorder to file the Notice of Exemption.

RECOMMENDATION

Staff recommends the Planning Commission take the following actions:

1. Certify that the project is exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines; and
2. Approve S08-0020 subject to the conditions of approval in Attachment 1, based on the findings in Attachment 2.

SUPPORT INFORMATION

Attachments to Staff Report:

Attachment 1Conditions of Approval
Attachment 2Findings

Exhibit AAssessor’s Parcel Map Page
Exhibit BVicinity Map
Exhibit CGeneral Plan Land Use Map
Exhibit DZoning Map
Exhibit EEDCFPD Project Description
Exhibit FSite Plan
Exhibit GPreliminary Grading Plan
Exhibit HPreliminary Landscape Plan
Exhibit IPreliminary Utility Plan
Exhibit JPreliminary Lighting Plan
Exhibit KBuilding Elevations
Exhibit LFloorplan

ATTACHMENT 1 **CONDITIONS OF APPROVAL**

FILE NUMBER S08-0020

I. PROJECT DESCRIPTION

1. This special use permit is based upon and limited to compliance with the project description, the Planning Commission hearing exhibits marked Exhibits F through L, dated January 8, 2009, and conditions of approval set forth below. Any deviations from the project description, exhibits, or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project description is as follows:

Special use permit authorizing the replacement of the existing fire station with a new 9,094 square foot fire station. A six-foot tall monument/LED reader board sign is permitted with approximately 55 square feet of sign display area. Business hours of operation is 8:00 AM to 5:00 PM, but the fire station has the potential to be used 24 hours a day, seven days a week as needed. Maximum staffing includes eight employees and five vehicles. Additionally, five to 10 volunteer firefighters may also respond from home during an emergency or training exercise. Public sewer and water will be provided to the subject site by the El Dorado Irrigation District (EID).

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased, or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

II. PROJECT CONDITIONS OF APPROVAL

Planning Services

2. Developer shall defend, indemnify and hold harmless the County or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of the Special Use Permit. In the event that the County fails promptly to notify the applicant of

any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.

3. Prior to building permit issuance, the applicant shall provide a written description, together with appropriate documentation, demonstrating conformance of the project with each condition imposed as part of the project approval. The applicant shall also schedule an inspection by Planning Services permit center staff prior to final occupancy for verification of compliance with applicable conditions of approval.
4. The applicant is responsible for providing 15 off-street parking spaces at all times while the fire station is in operation pursuant to 17.18.060 of the Zoning Ordinance. All on-site parking shall meet the parking lot design standards contained in Section 17.18.030 of the County Code. The required parking shall be provided as shown on the approved site plan, Exhibit F.
5. In accordance with the Parking Lot Landscaping and Buffering Standards (Section 17.18.090, El Dorado County Zoning Ordinance), the applicant shall submit a final landscape plan consistent with the approved landscape plan, Exhibit H, prior to issuance of a building permit. Additionally, staff will make an on-site inspection to verify compliance with the final landscape plan prior to occupancy.
6. Prior to final building occupancy, all outdoor lighting shall conform to Section 17.14.170 of the County Code and be fully shielded pursuant to the Illumination Engineering Society of North America (IESNA) full cut-off designation, as determined by Planning Services.
7. Prior to occupancy of the structure as a fire station, the applicant shall pay all Development Services fees, if applicable.
8. The LED reader board sign shall be used to display public safety information only. The sign shall not be utilized for commercial advertisement purposes or serve to advertise off-site commercial businesses.

Department of Transportation

9. **Encroachment Permit:** The applicant shall obtain an encroachment permit from DOT and shall construct the driveway encroachments onto Ponderosa Road to the provisions of County Design Std **103C**. The improvements shall be completed to the satisfaction of the Department of Transportation prior to final building occupancy.
10. **Offer of Dedication:** Prior to final building occupancy, the applicant shall irrevocably offer to dedicate in fee, a 35 foot right-of-way along the entire frontage of Ponderosa Road as determined by EDC DOT. This offer will be accepted by the County.
11. **Drainage Study / SWMP Compliance:** The applicant shall provide a drainage report at time of improvement plans or grading permit application, consistent with the Drainage

Manual and the Storm Water Management Plan, which addresses storm water runoff increase, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Department of Transportation or Development Services (whichever is applicable).

The Drainage Study must demonstrate the subject property has adequate existing and proposed storm drainage facilities. At a minimum, the drainage study, plans, and calculations shall include the following:

- The site can be adequately drained;
- The development of the site will not cause problems to nearby properties, particularly downstream sites;
- The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow more than the pre-development 10-year storm event or cause a hazard or public nuisance. Detention shall be required if said condition is not met or demonstrate that there are no downstream impacts;
- The ultimate drainage outfall of the project.

Pursuant to Section 1.8.3 of the Drainage Manual, the report shall be prepared by a Civil Engineer who is registered in the State of California. The improvements shall be completed to the approval of the Department of Transportation or Development Services (whichever is applicable).

12. **Easements:** All applicable existing and proposed easements shall be shown on the project plans.
13. **Water Quality Stamp:** All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to the Storm Water Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. All stamps shall be approved by the El Dorado County inspector prior to being used.
14. **Construction Hours:** Construction activities shall be conducted in accordance with the County Health, Safety, and Noise Element and limited to the daylight hours between 7:00 a.m. and 7:00 p.m. on any weekday, and 8:00 a.m. and 5:00 p.m. on weekends and federal holidays.
15. **DISM Consistency:** The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual from the County Department of Transportation, and pay all applicable fees.
16. **Import/Export Grading Permit:** Any import, or export to be deposited or borrowed within El Dorado County, shall require an additional grading permit for that offsite grading.

17. **Grading Permit / Plan:** A grading permit is required for the project. The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Department of Transportation for review and approval. The plan shall be in conformance with the County of El Dorado “*Design and Improvement Standards Manual*”, the “*Grading, Erosion and Sediment Control Ordinance*”, the “*Drainage Manual*”, the “*Off-Street Parking and Loading Ordinance*”, and the State of California Handicapped Accessibility Standards. All applicable plan check and inspection fees shall be paid at the time of submittal of improvement plans. The improvements and grading shall be completed to the satisfaction of the DOT and/or Development Services (whichever is applicable).
18. **Grading Plan Review:** Grading and improvement plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the Department of Transportation or Development Services (whichever is applicable). The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the Department of Transportation shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. Grading plans shall incorporate appropriate erosion control measures as provided in the El Dorado County Grading Ordinance and El Dorado County Storm Water Management Plan. Appropriate runoff controls such as berms, storm gates, detention basins, overflow collection areas, filtration systems, and sediment traps shall be implemented to control siltation, and the potential discharge of pollutants into drainages.
19. **RCD Coordination:** The timing of construction and method of revegetation shall be coordinated with the El Dorado County Resource Conservation District (RCD). If grading activities are not completed by September, the developer shall implement a temporary grading and erosion control plan. Such temporary plans shall be submitted to the RCD for review and recommendation to the Department of Transportation. The Department of Transportation or Development Services (whichever is applicable) shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.
20. **Soils Report:** At the time of the submittal of the grading or improvement plans, the applicant shall submit a soils and geologic hazards report (meeting the requirements for such reports provided in the El Dorado County Grading Ordinance) to, and receive approval from the El Dorado County Department of Transportation or Development Services (whichever is applicable). Grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations and address, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water, pavement section based on TI and R values, and recommended design criteria for any retaining walls.
21. **Drainage (Cross-Lot):** Cross lot drainage shall be avoided. When concentrated cross lot drainage does occur or when the natural sheet flow drainage is increased by the project, it shall be contained within dedicated drainage easements, and included in the County Service Area Zone of Benefit (ZOB), Home Owners Association, or other entity acceptable to the

County. Any variations shall be approved by the County Engineer. This drainage shall be conveyed via closed conduit or v-ditch, to either a natural drainage course of adequate size or an appropriately sized storm drain system within the public roadway. The site plans shall show drainage easements for all on-site drainage facilities. Drainage easements shall be provided where deemed necessary.

22. **Drainage Easements:** Pursuant to Section 4.D of the DISM, the site plans shall show drainage easements for all on-site drainage courses and facilities and shall be included on all improvement plans.
23. **NPDES Permit:** At the time that an application is submitted for improvement plans or a grading permit, and if the proposed project disturbs more than one acre of land area (43,560 square feet), the applicant shall file a "Notice of Intent" (NOI) to comply with the Statewide General NPDES Permit for storm water discharges associated with construction activity with the State Water Resources Control Board (SWRCB). This condition is mandated by the Federal Clean Water Act and the California Water Code. A filing form, a filing fee, a location map, and a Storm Water Pollution Prevention Plan (SWPPP) are required for this filing. A copy of the Application shall be submitted to the County, prior to building permit issuance, and by state law must be done prior to commencing construction.
24. **Electronic Documentation:** Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to DOT with the drainage report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format.
25. **TIM Fees:** The applicant shall pay the traffic impact mitigation fees in effect at the time a building permit is deemed complete.

Environmental Management Department

26. Prior to building permit issuance, the applicant shall obtain a septic system destruction permit for the existing septic tank on the property.
27. Prior to demolition of the existing structure, the applicant shall contact the Environmental Management Department for Construction and Demolition Debris Recycling Ordinance requirements. Prior to building permit issuance, the applicant shall submit a Debris Recycling Acknowledgement to the Environmental Management Department.
28. During construction, all activities shall apply standard Best Management Practices (BMPs) to control dust during construction. These practices shall be incorporated into the project and include:
 - Application of water on disturbed soils and unpaved roadways a minimum of three times per day
 - Using track-out prevention devices at construction site access points

- Stabilizing construction area exit points
 - Covering haul vehicles
 - Restricting vehicle speeds on unpaved roads to 15 miles per hour
 - Replanting disturbed areas as soon as practical and other measures as deemed appropriate to the site, to control fugitive dust
29. Prior to grading permit issuance, an Asbestos Dust Mitigation Plan (ADMP) shall be submitted with appropriate fees to and approved by the Air Quality Management District (AQMD).
30. Burning of vegetative wastes that result from “Land Development Clearing” must be permitted through the District Rule 300 Open Burning. Only vegetative waste materials are permitted to be disposed of using an open outdoor fire.
31. The applicant shall adhere to District Rule 224 Cutback and Emulsified Asphalt Paving Materials.
32. Prior to construction/installation of any new point source emissions units or non-permitted emission units (i.e., gasoline dispensing facility, boilers, internal combustion engines, etc.), authority to construction applications shall be submitted to the District. Submittal of applications shall include facility diagram(s), equipment specifications and emission factors.

ATTACHMENT 2 **FINDINGS**

FILE NUMBER S08-0020

FINDINGS FOR APPROVAL

1.0 CEQA FINDINGS

- 1.1 The Planning Commission has determined that the proposed project will have no significant impact on the environment and is exempt from CEQA pursuant to 15061(b)(3) of the CEQA Guidelines.
- 1.2 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 public facilities (PF) land use designation of the subject site as defined within General Plan Policy 2.2.1.2 because the PF land use designation permits a full range of public facilities, including the proposed fire station.
- 2.2 As conditioned, the proposal is consistent with General Plan Policies 2.2.5.21, land use compatibility, 5.2.1.2, water quality, 5.3.1.1, wastewater collection, 5.7.1.1, fire protection, 7.1.2.1, slope disturbance, 7.4.4.4, oak tree canopy retention, and 10.2.1.6, new infrastructure coordination. Because of the project's compatibility with surrounding land uses, provision of sufficient water and wastewater collection facilities, fire protection enhancement, avoidance of disturbance of slopes exceeding 30 percent, oak tree canopy retention, and use of the existing fire station site it is consistent with the General Plan policies identified above.

3.0 ZONING FINDINGS

- 3.1 The proposed use is permitted by special use permit in the One-Acre Residential (R1A) zone district, pursuant to Section 17.28.070.C 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 because sufficient landscaping, lighting, and parking is provided.

4.0 ADMINISTRATIVE FINDINGS (SPECIAL USE PERMIT)

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

As discussed above, the proposal is consistent with the following applicable General Plan Policies 2.2.5.21, land use compatibility, 5.2.1.2, water quality, 5.3.1.1, wastewater collection, 5.7.1.1, fire protection, 7.1.2.1, slope disturbance, 7.4.4.4, oak tree canopy retention, and 10.2.1.6, new infrastructure coordination.

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

The proposed use would not be detrimental to the public health, safety and welfare or injurious to the neighborhood as it will fit within the context of the surrounding mix of residential and commercial land uses adjacent to the project site and result in insignificant environmental, visual, noise, and traffic impacts to surrounding residents and businesses. Further, the new fire station would provide enhanced fire protection services to the Shingle Springs community.

4.3 The proposed use is specifically permitted by special use permit pursuant to this Title.

The proposed use is specifically permitted by special use permit pursuant to Section 17.28.070.C of the El Dorado County Zoning Ordinance as the required findings detailed above may be made by the Planning Commission.