

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



**Agenda of:** August 8, 2013  
**Item No.:** 8  
**Staff:** Aaron Mount

**SPECIAL USE PERMIT REVISION**

**FILE NUMBER:** S07-0027-R/Eden Vale Inn

**APPLICANT:** Mark Hamlin

**REQUEST:** Special Use Permit revision to add two additional guest rooms for a total of 13 rooms, 30 additional special events with up to 30 non-guests per event, and a caretaker temporary residence.

**LOCATION:** On the west side of Springvale Road, approximately 1,000 feet north of the intersection with Lotus Road, in the Gold Hill area, Supervisorial District 4. (Exhibit A)

**APN:** 102-140-88 (Exhibit B)

**ACREAGE:** 10.01 acres

**GENERAL PLAN:** Rural Residential (RR) (Exhibit C)

**ZONING:** Estate Residential Ten-acre (RE-10) (Exhibit D)

**ENVIRONMENTAL DOCUMENT:** Categorically exempt pursuant to Sections 15301 and 15303 of the CEQA Guidelines.

**RECOMMENDATION:** Staff recommends the Planning Commission take the following actions:

1. Find that the project is Categorically Exempt pursuant to CEQA Guidelines Sections 15301 and 15303; and
2. Approve Special Use Permit Revision S07-0027-R subject to the Conditions of Approval in Attachment 1, based on the Findings in Attachment 2.

**STAFF ANALYSIS**

**Project Description:** Special Use Permit revision request to add two additional guest rooms, 30 additional special events with up to 30 non-guests per event, and a caretaker temporary residence. The two additional guest rooms would be added to the main residence within the existing footprint and would result in a total of 13 guest rooms at the site. The 30 additional events with up to 30 guests would be for events such as special dinners, small weddings, and corporate retreats. The temporary residence would be for care and protection of the property related to the bed and breakfast. As it is associated with the special use it would be conditioned a part of the project as opposed to a Temporary Mobile Home application which is directly related to the homeowner.

**Adjacent Land Uses:**

	<b>Zoning</b>	<b>General Plan</b>	<b>Land Use/Improvements</b>
<b>Site</b>	RE-10	RR	Single family residences, accessory structures
<b>North</b>	RE-10	RR	Single family residences, undeveloped
<b>South</b>	RE-10	RR	Single family residence
<b>East</b>	RE-10	RR	Single family residence, undeveloped
<b>West</b>	RE-10	RR	Single family residence

**Project Issues**

Discussion items for this project include consistency with the adopted Bed and Breakfast Inn Ordinance.

**Bed and Breakfast Inn Ordinance:** Section 17.14.220 of the Zoning Ordinance, Bed and Breakfast Inns, was adopted by the Board of Supervisors on April 29, 2008. The ordinance states that *bed and breakfast inns shall be considered an expanded home occupation in residential and agricultural districts and shall only be authorized by approval of a special use permit based on the standards provided herein.*

A discussion of the project’s consistency with applicable sections of the Bed and Breakfast Ordinance is outlined in the table below:

<b>Section 17.14.220.C Standards</b>	<b>Consistency</b>
<b>17.14.220.C.1</b> The bed and breakfast inn can provide up to a maximum of 20 guestrooms, which shall be contained within the primary and secondary residential units and guest house only, in compliance with the development standards of the applicable residential or agricultural zone	<b>Consistent.</b> The revision would increase the amount of guest rooms to 13.

<p>districts.</p>	
<p>3. Meal service shall be limited to registered guests and shall consist of breakfast and light snacks as a portion of the overall room rate in compliance with the California Retail Food Codes enforced by the County</p>	<p><b>Consistent:</b> The project proposal and conditions of approval are consistent with this section.</p>
<p>7. Bed and breakfast inns shall provide off-street parking at a ratio of one space per each guest room, plus two spaces required for the principal dwelling. Guest parking shall be subject to the following:</p> <p>a. No guest parking shall be permitted within the required front or side yard setback.</p> <p>b. Tandem parking, meaning two cars parked one behind the other, may be allowed. Denser parking lot configurations may be allowed if valet parking is required.</p> <p>c. Guest parking shall be designed so as to prohibit the backing of vehicles directly into any public right of way in order to exit any parking space.</p> <p>d. The parking area provided for a bed and breakfast inn may have a gravel surface.</p>	<p><b>Consistent:</b> The site plan shows a total of 17 designated parking spaces and ample room for additional parking spaces for special events for a total of 76 spaces as shown on Exhibits H and I. Consistent with ADA requirements the project is conditioned to provide handicap accessible parking as required by State and Federal law. As conditioned, all parking meets the required development standards.</p>
<p>8. A bed and breakfast inn consisting of five or fewer guestrooms shall be considered a single residential dwelling unit or lodging house for the purpose of building codes, unless additional standards are required by the California Codes, as amended and adopted by El Dorado County. Six or more guestrooms within one building shall be subject to further requirements under the California Codes.</p>	<p><b>Consistent:</b> The main residence would contain greater than 5 rooms and the applicant has been in communication with Building Services and Rescue Fire to meet the additional building code requirements.</p>
<p>11. The special use permit may authorize limited ancillary activities such as weddings, receptions, fund raisers or similar events attended by non-guests, subject to conditions of approval that include, but are not limited to, restrictions upon the frequency and time of holding events, duration thereof, and the maximum number of persons attending. Food preparation, except for the aforementioned breakfast and light snacks, shall not be permitted to occur in the bed and breakfast inn. Unless expressly authorized in the special use permit, such ancillary activities are</p>	<p><b>Consistent:</b> The applicant has requested an additional 30 events for no greater than 30 people. The site has adequate parking and an event structure has been approved that would be capable of holding the proposed events. In addition a new 544 square foot dining space in Building A would double as a multipurpose room for events.</p> <p>No amplified music has been proposed and hours of the events are consistent with General Plan Policies for noise levels in a rural region (Table</p>

<p>prohibited.                  A temporary use permit for an ancillary activity may be processed in situations where special events are not authorized under the special use permit for the bed and breakfast inn. Applicable conditions shall be imposed, as determined necessary by the approving authority, which restrict the number of people attending and offset other related impacts, in order to maintain the residential character of the surrounding neighborhood.</p>	<p>6-2) which would require events to end by 10:00 P.M.                   With incorporation of conditions limiting the duration of events and use of amplified music, the project would be consistent with this section                   No complaints have been received by Planning Services for any of the approved uses currently happening at the site.</p>
<p>12. New construction proposed on a bed and breakfast inn site, including buildings not necessarily proposed for bed and breakfast inn use, or exterior remodeling of the building(s) to be used for guest accommodations, is subject to architectural review by the approving authority as part of the special use permit process. This determination will be based on compatibility with neighborhood building style, building materials and any historic style indigenous to the area.</p>	<p><b>Consistent:</b> Staff has found that the proposed structures would be consistent with neighborhood building style, building materials, and any historic style indigenous to the area.</p>

As discussed above the proposed revision expanding the existing Bed and Breakfast would not be a significant change from the existing uses approved for the site. The site has the carrying capacity to have the additional guest rooms and events as requested as there is adequate parking, access, and separation from adjacent residences.

**ENVIRONMENTAL REVIEW**

This project has been found to be Categorical Exempt from the requirements of CEQA pursuant to Section 15301 and 15303 of the CEQA Guidelines. As conditioned the project is consistent with the residential development standards of the RE-10 Zone District for the existing and proposed structures which require only ministerial permits. The use as a Bed and Breakfast is by ordinance an expanded home occupation. Pursuant to Resolution No. 240-93, a \$50.00 processing fee is required by the County Recorder to file the Notice of Exemption. The filing of the Notice of Exemption is optional, however, not filing the Notice extends the statute of limitations for legal challenges to the project from 30 days to 180 days.

## SUPPORT INFORMATION

### Attachments:

Attachment 1 .....	Conditions of Approval
Attachment 1 .....	Findings
Exhibit A .....	Location Map
Exhibit B .....	Assessors Plat Map
Exhibit C .....	General Plan Map
Exhibit D .....	Zone District Map
Exhibit E .....	Site Plan
Exhibit F .....	Applicant-submitted Project Description
Exhibit G .....	Applicant-submitted Building Details
Exhibit H .....	Event Parking Plan
Exhibit I .....	Event Parking Plan Detail
Exhibit J .....	Planning Commission Minutes, December 12, 2008
Exhibit K .....	S07-0027 Staff Report; Planning Commission Meeting-December 12, 2008

# ATTACHMENT 1

## CONDITIONS OF APPROVAL

Special Use Permit Revision S07-0027-R/Eden Vale Inn  
Planning Commission/August 8, 2013

### Conditions of Approval:

1. This special use permit approval is based upon and limited to compliance with the approved project description, the Planning Commission exhibits marked ~~E-I~~ ~~F-M~~, dated August 8, 2013 ~~December 11, 2008~~, 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:

Request for a special use permit for a Bed and Breakfast Inn with 13 ~~11~~ guest rooms as follows.

- a. Guest rooms are to be contained in the following structures; seven ~~five~~ guest rooms in the 7,342 ~~5,599~~ square foot primary residence, four guest rooms in the 1,200 square foot second residence, and two guestrooms in the 400 square foot guest house. A commercial kitchen may be added to the main residence but shall have a separate entrance consistent with Environmental Health requirements. The commercial kitchen may be used to prepare food for Special Events that are otherwise permitted in this Special Use Permit.
- b. A 3,122 ~~2,308~~ square foot guest activity/special events building or yurt with bathrooms. The building shall be limited to use for guest activities and special events only.
- c. A total of 48 ~~18~~ special events per year with 30 events limited to 30 people, 12 events limited to 50 people and 6 events limited to 125 people.
- d. A maximum of ten ~~three to five~~ employees shall be retained for innkeeping, cleaning, maintenance and cooking.
- e. 17 ~~13~~ gravel parking spaces and accessible parking spaces as required by State and Federal law ~~3 paved ADA accessible spaces~~. 60 unimproved spaces shall be provided for special events.

- f. A 3 foot by 2 foot non-internally illuminated sign. Said sign shall be down illuminated only.
- g. Use of an existing outdoor kitchen for special event use only.
- h. 2,950 square foot shop, storage, shed, and four car garage.
- i. The property owner shall reside in either the primary or secondary residential unit on site.
- j. One caretaker temporary mobile home or manufactured home. If the use authorized by this permit ceases for a period of one year for any reason, the temporary residence shall be removed. The temporary mobile home shall be screened with trellis and plantings.

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 must be submitted for review and approval and shall be implemented as approved by the County.

- 2. All site improvements shall conform to Exhibits E-M F-J. All structures shall be consistent with the developments standards of the RE-10 zone district, Chapter 17.70, and Chapter 17.15, Second Residential Units on Single-Family Lots.
- 3. No amplified outdoor sound systems shall be used at the project site without a revision to this special use permit or a temporary use permit is obtained. Noise levels during special events shall not exceed the levels specified in Table 6-2 of the General Plan.
- 4. Outdoor special events shall end prior to 10 p.m.
- 5. If the site will serve at least 25 individuals daily at least 60 days out of the year a permit for a Public Water System shall be obtained. A letter from Environmental Management shall be submitted to Planning Services stating that all necessary permits have been obtained and approved.
- ~~6. The applicant shall obtain a business license prior to initiation of the use.~~
- 67. All outdoor lighting shall conform to §17.14.170 and be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation. In addition, the following apply:

- a. External lights used to illuminate a sign shall be shielded and directed downward in order to prevent light from shining on to the adjacent roadway.

Should final, installed lighting be non-compliant with full shielding requirements, the applicant shall be responsible for the replacement and/or modification of said lighting to the satisfaction of Planning Services.

78. Prior to issuance of certificate of occupancy of a building permit or commencement of any use authorized by this permit the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project approval by phase and in accordance with county, State, and Federal law. The applicant shall also schedule an inspection by Planning Services prior to occupancy/issuance of a building permit or commencement of any use for verification of compliance with applicable conditions of approval.

- ~~9.~~ ~~In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action, as provided in Section 66474.9(b) of the California Government Code.~~

~~The applicant shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or processing against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a variance, which action is brought within the time period provided for in Section 66499.37 of the California Government Code.~~

~~County shall notify the applicant of any claim, action, or proceeding and County will cooperate fully in the defense.~~

8. In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action.

The applicant shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval by El Dorado County. County shall notify the applicant of any claim, action, or proceeding and County will cooperate fully in the defense.

9. A \$50.00 administration fee is required by the County Recorder to file the Notice of Exemption. This fee shall be made payable to El Dorado County and shall be submitted to Planning Services upon project approval.



10. The following shall be incorporated as a note on the grading/improvement plans:

In the event archeological resources are discovered during grading and construction activities, the applicant shall ensure that all such activities cease within 50 feet of the discovery until an archaeologist can examine the find in place. If the find is determined to be a “unique archeological resource”, contingency funding and a time allotment sufficient to allow recovering an archaeological sample or to employ one of the avoidance measures may be required under the provisions set forth in Section 21083.2 of the Public Resources Code. Construction work could continue on other parts of the project site while archaeological mitigation takes place.

If the find is determined to be a “unique archeological resource”, the archaeologist shall determine the proper method(s) for handling the resource or item in accordance with Section 21083.2(b-k). Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken or the site is determined a “nonunique archeological resource”.

Planning Services shall verify the inclusion of this notation on the grading plans prior to the issuance of a grading permit

11. The following shall be incorporated as a note on the grading/improvement plans:

In the event of the discovery of human remains, all work shall cease and the County coroner shall be immediately notified pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission.

Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in Section 5097.98 of the Public Resources Code, with the most likely descendants regarding their recommendations. The descendants shall complete their inspection and make their recommendation within 48 hours of their notification by the Native American Heritage Commission. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials or other proper method(s) for handling the remains in accordance with Section 5097.98(b-h). Any additional costs as a result of complying with this section shall be borne

by the project applicant. Grading and construction activities may resume after appropriate measures are taken.

Planning Services shall verify the inclusion of this notation on the grading plans prior to the issuance of a grading permit

**El Dorado County ~~Department of~~ Transportation Division**

1240. Gates: Pursuant to Article 2, Section 1273.11 of the SRA Fire Safe Regulations, All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that road. Additionally, gate entrances shall be at least two feet wider than the width of the traffic lane(s) serving that gate. This shall apply to the proposed main gate.
1344. Second Access Point: The secondary access shall be gated and not used by the general public due to unsafe sight distance at the encroachment onto Springvale Road. However, this access may continue to be used by the landowner and emergency personnel.
1412. Traffic Control: The applicant shall provide a Traffic Control and Parking Management Plan that indicates all measures to be used during special events. This plan shall include at a minimum:
- a. Site Plan showing vehicular and pedestrian ingress/egress points and circulation for the events.
  - b. Name and contact information for person in charge of traffic control and parking responsible for responding to complaints on the days of the events.
  - c. Location of all traffic control personnel on a site plan or vicinity map.
  - d. Location of all traffic control and directional signs on a site plan or vicinity map.
  - e. Location of all parking lots, parking capacity of each, and the sequence of use.
  - f. Location of all shuttle stops and the proposed shuttle routes. (if applicable)
  - g. Emergency access ways.

This Traffic Control and Parking Management Plan shall be submitted to DOT for review and approval prior to issuance of the special use permit.

1543. 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.
- ~~14. 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 prior to initiation of the use.~~

15. ~~Grading Permit / Plan: If more than 50 cubic yards of earth movement are required for improvements, 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 Building Department prior to occupancy clearance.~~
16. ~~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. 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.~~
17. ~~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 shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.~~
18. ~~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. 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.~~
19. ~~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.~~

1620. TIM Fees: The applicant shall pay the traffic impact fees in effect at the time a building permit is deemed complete

### **El Dorado County ~~Department of Environmental Health~~ Management Division**

1724. This project will be constructed in phases. ~~The existing septic system is currently being utilized for the primary residence, the 1st floor guest rooms and the second guest house.~~ Additional septic system construction permitting will be required when additional building permits are obtained.

1822. Bed and Breakfast Inn establishments under the California Retail Food Code (CAL CODE), Section 113893, Restricted Food Service Facility, requires that you obtain and maintain an Annual Food Facility Operating Permit issued by Environmental Health prior to operating the Bed and Breakfast. Also, because this establishment is served by well water, periodic water testing will be required under CAL CODE requirements and includes a permit to operate a Food Facility Water System.

1923. All refuse collection/storage areas (enclosures) shall include room for both trash and recycling dumpsters. The enclosures shall be accessible to service trucks.

### **Rescue Fire Protection District**

20. Final Plans for Building D, the Guest Activity Building shall be reviewed again when more specific plans are submitted and when applying for a building permit. Building D, as submitted in the Special Use Permit, shall meet NFPA 13 sprinkler and NFPA 1142 requirements at the minimum for water supply. More detail can be found in the Engineered Fire Systems, Inc. report dated February 15, 2013.

21. A Fire Department Connection (FDC) for Building A, the main B&B building, shall be relocated away from the building to meet Section 912 of the California Fire and Building Codes. This requirement will go into effect when the occupancy changes from R3 to R1 and/or the commercial kitchen is built.

22. The pond may be used for fire suppression as long as the annual maintenance is conducted and documented as written in the pond maintenance contract.

- ~~24. Buildings A and B shall be sprinkled, Buildings D and E may be required to be fire sprinkled and alarmed in accordance with N.F.P.A. and Fire Department standards. Two sets of engineered stamped fire sprinkler and alarm plans shall be submitted for review and approval by the Fire Department prior to construction.~~

2325. With the lack of domestic water for fire protection, the Rescue Fire Department will allow a private hydrant system. The hydrant system shall be submitted for review and approval by the Fire District. A maintenance contract will be required with the private hydrant system.

Two hydrants may be required; the location of the fire hydrants shall be determined by the fire Department.

Prior to guest occupancy, documentation from a licensed engineer shall be provided to the Fire District by the applicant to demonstrate that the systems will meet the required fire flows.

2426. The emergency entrance shall be 20 feet and provide an unobstructed vertical clearance of 15 feet along the entire length of the roadway and be capable of supporting a 40,000 pound load. Electric gates must comply with the Rescue Fire District standard. NO PARKING and FIRE LANE shall be posted on both sides of the emergency entrance gate. A Knox lock may be required if a gate is locked.

2527. The main driveway shall provide a permanently maintained unobstructed horizontal clearance of 12 feet and an unobstructed vertical clearance of 14 feet 6 inches along the entire length of the roadway and be capable of supporting a 40,000 pound load. When buildings D and E are built the main driveway will require some turning radius adjustments.

2628. The Rescue Fire District reserves the right to make amendments to the prior mentioned requirements, as deemed necessary and as conditions warrant. These conditions are time sensitive and are subject to change in the future, based on changes in technology and fire codes.

## **ATTACHMENT 2**

### **FINDINGS FOR APPROVAL**

#### **Special Use Permit Revision S07-0027-R/Eden Vale Inn Planning Commission/August 8, 2013**

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 This project has been found to be Categorical Exempt from the requirements of CEQA pursuant to Section 15301 and 15303 of the CEQA Guidelines. As conditioned the project is consistent with the residential development standards of the RE-10 Zone District for the existing and proposed structures which require only ministerial permits. The use as a Bed and Breakfast Inn is by ordinance an expanded home occupation.
- 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 Division at 2850 Fairlane Court, Placerville, CA.

#### **2.0 SPECIAL USE PERMIT FINDINGS**

##### **2.1 The issuance of the permit is consistent with the General Plan;**

The proposed project has been analyzed for consistency with General Plan Policies 2.2.5.20 (General Plan Consistency Compliance), 6.5.1.6 and 6.5.1.7 (Non-transportation noise sources), 10.1.7.4 (Home Occupations), and TC-Xe/TC-Xf (traffic Impacts). The proposed project, as conditioned, is consistent with these policies and consistent with the General Plan Land Use Designation of Rural Residential which allows for Bed and Breakfast Inns with a special use permit.

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

The proposed Bed and Breakfast Inn will comply, as conditioned, with the Development Standards of the RE-10 zone district. The proposed Special Use Permit, as conditioned, has been found to comply with the requirements of Chapter 17.22, Special Use Permits, and 17.14.220, Bed and Breakfast Inns, and the proposed use is not considered detrimental to the public health, safety and welfare, nor injurious to the neighborhood, based on the conclusions contained in the staff report.

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

The proposed use, as conditioned, is specifically permitted by special use permit in a residential zone district pursuant to 17.14.220, Bed and Breakfast Inns, of the El Dorado County Code.

**3.0 ADMINISTRATIVE FINDINGS**

- 3.1 The proposed use, as conditioned, conforms to the Zoning Ordinance because the project meets all development standards for a Bed and Breakfast Inn in the RE-10 Zone District (17.70.110) and Temporary Mobile Homes (17.52.030).