

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



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

**SPECIAL USE PERMIT**

**FILE NUMBERS:** S07-0020/Pacific House Auto Repair

**APPLICANT:** Marion E. Long

**REQUEST:** Special use permit (SUP) to authorize an automotive service and repair facility, one single wide trailer, two duplexes (each with two units), six storage buildings, four cargo containers, café/bar, and a 12-foot tall sign with 32 square feet of display area advertising automotive service and repair facility.

**LOCATION:** On the north side of Peavine Ridge Road approximately 1,584 feet east of the intersection with U.S. Highway 50 in the Pacific House area, Supervisorial District II. (Exhibit B)

**APN:** 009-140-19 (Exhibit A)

**ACREAGE:** 4.19 acres

**GENERAL PLAN:** Commercial – Platted Lands Overlay (C-PL) (Exhibit D)

**ZONING:** Commercial – Design Sierra (C-DS) (Exhibit C)

**ENVIRONMENTAL DOCUMENT:** Categorically exempt pursuant to Section 15301(d) of the CEQA Guidelines

**SUMMARY RECOMMENDATION:** Conditional approval

**BACKGROUND**

At the hearing of December 14, 2006, the Planning Commission found that the automotive repair facility was a legal non-conforming use. However, that decision was subsequently appealed to the Board of Supervisors who reversed the Planning Commission’s decision. At the meeting of January 30, 2007, the Board of Supervisors conceptually denied the appeal, overturned the Planning Commission’s determination that the use is a legal non-conforming use, waived fees, encouraged the appellant to file an SUP application, and directed staff to return to the Board of Supervisors on February 27, 2007 with findings for denial. The Board of Supervisors adopted the revised findings for denial on February 27, 2007.

The subject SUP application was filed on June 13, 2007 and deemed complete for processing on July 6, 2007. However, after re-assignment, it was determined that many issues had not resolved from the Technical Advisory Committee (TAC) meeting of August 13, 2007. Additional information was requested from the applicant on April 23, 2008 and submitted for staff review on July 29, 2008.

**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**

Special use permit (SUP) to authorize an automotive service and repair facility, one single wide trailer, two duplexes (each with two units), six storage buildings, four cargo containers, café/bar, and a 12-foot tall sign with 32 square feet of display area advertising automotive service and repair facility. Table 1 provides a further breakdown of the current uses at the subject site and their status.

All unauthorized uses not identified within the project description would need to be removed within 60 days from the date of SUP approval. No grading or construction is proposed for the project. Domestic water would be supplied by a well and sewage disposal would be provided by septic facilities.

**Table 1**

<u>Uses</u>	<u>Status</u>
• Single wide trailer	To be permitted under S07-0020
• Two duplexes (each with two units)	To be permitted under S07-0020
• Automotive service and repair facility	To be permitted under S07-0020
• Six storage buildings	To be permitted under S07-0020
• Café/bar	To be permitted under S07-0020
• Four cargo containers	Unauthorized and to be removed
• 12-foot tall sign with 32-square feet of display area	To be permitted under S07-0020
• Abandoned vehicles	Unauthorized and to be removed
• Former auto service station with restroom and office	Dilapidated and to be removed

**Site Description**

The four acre project site lies at an elevation of approximately 3,500 feet above sea level. The property has a mix of uses including commercial and residential. Only the residential uses are

currently active. No commercial uses are in operation. Improvements include two duplexes (each with two units), a single wide trailer, six storage buildings, four cargo containers, a storage yard, a former hotel site (foundations and walls), a 2,750 square foot café/bar, a 1,824 square foot garage, two lift pads, a dilapidated 480 square foot former service station, and two propane tanks. Site inspection photos are included as Exhibit F. As shown in the site photos, large quantities of trash and other refuse are strewn throughout the site. The subject site is bordered by single-family residences, U.S. Forest Service land, and U.S. Highway 50. Existing project access is via Peavine Ridge Road.

**Adjacent Land Uses**

	<b>Zoning</b>	<b>General Plan</b>	<b>Land Use/Improvements</b>
<b>Site</b>	C - DS	C - PL	Automotive repair facility/café/bar/storage/duplexes
<b>North</b>	RA-80	NR	U.S. Forest Service land
<b>South</b>	TC	NR	U.S. Highway 50
<b>East</b>	R1	NR	Single-Family Residence
<b>West</b>	TC	NR	U.S. Highway 50

**Code Enforcement**

Although approval of the SUP would resolve several zoning violations at the subject site, several ongoing building code violations, identified in a Notice to Correct letter of March 17, 2006, must still be addressed. If approved, staff has included language within Attachment 1, conditions of approval, which would require all building code violations to be addressed within 60 days from the date of SUP approval.

**Cultural/Historic Resources**

A cultural resources survey “revealed no evidence of prehistoric archaeological artifacts, features, or sites” (*Cultural Resource Survey at Pacific House, El Dorado County, California for Storage Yard Special Use Permit Application*, April 2007).

**Fire Protection**

The El Dorado County Fire Protection District reviewed the proposed project and would require the installation of a 5,000 gallon water storage tank, fire alarm system, improved access, fire extinguisher upgrade, and a knox box for the garage. Fire issues are addressed within the project’s conditions of approval. Because of the project’s location within the Sierra Design review district as well as a designated State Scenic Highway corridor, the 5,000 gallon water storage tank would need to be fully screened with fencing (wooden or chain link with brown slats) within 60 days from the date of S07-0020 approval, if approved.

**Hazardous Materials**

The Environmental Management Department, Hazardous Materials Division, is in receipt of proof of proper disposal for all hazardous wastes generated at the site during the last three years. According

to the Hazardous Materials Division, all hazardous materials issue have been addressed by the applicant.

**Land Use Compatibility**

As discussed above, the subject site is surrounded by U.S. Forest Service, transportation, and residential land uses. The proposed project would authorize the commercial uses identified within the project description and require the removal of those unauthorized uses not identified within the project description. Additionally, project conditions of approval would require the abatement of all abandoned vehicles, removal of all garbage strewn throughout the site, removal of all cargo containers, and resolution of all building code violations within 60 days from the date of SUP approval. 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**

No additional exterior project lighting is proposed. However, staff has determined that the existing lighting shown on the site plan (Exhibit E) and in the site inspection photos (Exhibit F) is not in compliance with the County’s Outdoor Lighting Ordinance. As such, within 60 days from the date of SUP approval, all outdoor lighting fixtures would need to be modified or replaced to meet the requirements of the Outdoor Lighting Ordinance.

**Parking**

Parking requirements for an auto repair, auto parts sales, and service stations are one space for each 300 square feet of retail space and office area plus three spaces for each service bay. Parking requirements for restaurants (non-fast food) and bars are one space per three fixed seats or equivalent occupancy per Uniform Building Code plus one recreational vehicle space per each 10 parking spaces. Additionally, the two duplexes (each with two units) would require two parking spaces not in tandem for each unit plus one space for each additional unit. Minimum parking requirements for the existing and proposed uses are outlined below in Table 2.

**Table 2**

<u>Uses</u>	<u>Required Parking</u>
<ul style="list-style-type: none"> <li>• Two duplexes (each with two units)</li> <li>• 1,824 square foot automotive service and repair facility (two service bays)</li> <li>• 2,750 square foot Café/bar (approximately 25 fixed seats)</li> </ul>	Eight unpaved spaces near the duplex units 12 spaces 9 spaces

As shown in Table 2 above, a total of 29 parking spaces would be required for the proposed uses. The eight duplex spaces may be unpaved and located near the duplex units. However the 21 remaining spaces must include at least one handicapped accessible space and would need to be consistent with Section 17.18.070 of the Zoning Ordinance including paving, striping, maintenance, wheel stop installation, and directional arrows and signage. Any parking lot facilities must also be consistent with Section 17.18.090 of the Zoning Ordinance concerning parking lot landscaping and buffering standards. Sufficient space is available onsite to develop the additional required parking spaces. The residential parking spaces could be located near the existing duplexes while the

commercial parking spaces could be located in front of the existing commercial structures or within the existing storage yard.

### **Screening**

The subject site is located within the Sierra Design review district as well as a designated State Scenic Highway corridor. Accordingly, the two lift pads shown on the site plan would need to be fully enclosed within a building or removed. All storage yards, water storage tanks, and automotive equipment would need to be fully screened with fencing (wooden or chain link with brown slats) within 60 days of S07-0020 approval, if approved. The former dilapidated service station would need to be removed as well.

### **Signage**

In addition to the existing Pacific House sign on the café/bar, the applicant has proposed a 12-foot tall sign with 32 square feet of display area advertising automotive service and repair facility shown in the site inspection photos (Exhibit F). Staff found the requested signage to be consistent with the signs permitted by right within the Commercial zone district. However, the Pollock Pines Design Review Committee reviewed the project on September 11, 2008 and had concerns about the proposed signage. Within 60 days from the date of S07-0020 approval, if approved, the Pollock Pines Design Review Committee would need to review and comment on the finalized sign design pursuant to their comments of September 11, 2008 (Exhibit H).

### **Vehicle Abatement**

Although the applicant has removed a number of abandoned vehicles from the subject site, further vehicle abatement efforts are still necessary. Staff observed approximately 28 abandoned vehicles at the site on August 27, 2008. If approved, staff has included language within Attachment 1, conditions of approval, which would require all abandoned vehicles to be abated within 60 days from the date of SUP approval. If not approved, the Sheriff's Department would work with the District Attorney's Office to ensure compliance with County codes.

### **Water Quality/Sewage Disposal**

According to the Environmental Management Department, Environmental Health Division, all water and sewage disposal issues have been satisfactorily addressed by the applicant. No further action is necessary regarding these issues.

## **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 purpose of the Commercial land use category is to provide a full range of commercial, retail, office, and service uses to serve the residents, businesses, and visitors of El Dorado County.

Discussion: As the subject site is designated commercial under the General Plan, the proposed commercial uses would be consistent with Policy 2.2.1.2.

**Policy 2.2.2.3** states the purpose of the Platted Lands (-PL) overlay designation is to identify isolated areas consisting of contiguous existing smaller parcels in the Rural Regions where the existing density level of the parcels would be an inappropriate land use designation for the area based on capability constraints and/or based on the existence of important natural resources. The -PL overlay designation may also be applied to lands historically zoned with a commercial zone district combined with the Commercial (C) land use designation.

Discussion: The subject site is located within a commercial zone district and no subdividing of the property is proposed. Further, no modification of the -PL boundaries is proposed. As such, the proposed project would be consistent with Policy 2.2.2.3.

**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 U.S. Forest Service, transportation, and residential land uses.

**Policy 2.7.1.1** indicates that the Sign Ordinance shall include design review for signs within the foreground and background of the designated scenic corridors commensurate with the goal of scenic corridor view shed protection.

Discussion: As discussed above, the proposed sign is consistent with the provisions of the Zoning Ordinance and is designed in a manner that would not harm the scenic corridor view shed. Within 60 days from the date of SUP approval, the finalized sign design shall be reviewed by the Pollock Pines Design Review Committee.

**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, the Environmental Management Department, Environmental Health Division has stated that all water and sewage disposal issues have been addressed. Additionally, the El Dorado County Fire Protection District supports the project with implementation of a private water system, as conditioned in Attachment 1.

**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: El Dorado Irrigation District (EID) provided a letter dated July 14, 2008 indicating that the project site is outside of the EID service boundary. According to the letter, the nearest water infrastructure is over 1,500 feet away near Mill Run Road. As such, the applicant would pursue a private water system to be approved by the El Dorado County Fire Protection District. Additionally, the subject site is located in area designated as -PL. As such, connection to a public wastewater collection facility is not required.

**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: The project would be required to meet the required minimum fire flow requirements of the El Dorado County Fire Protection District which would be reviewed and approved by them within 60 days from the date of SUP approval. As conditioned, the project would be consistent with Policy 5.7.1.1.

**Policy 6.2.2.1** *states that the County shall preclude development in areas of high and very high wildland fire hazard or in areas identified as “urban wildland interface communities within the vicinity of Federal lands that are a high risk for wildfire,” as listed in the Federal Register of August 17, 2001, unless such development can be adequately protected from wildland fire hazard, as demonstrated in a fire safe plan prepared by a Registered Professional Forester (RPF) and approved by the local Fire Protection District and/or California Department of Forestry and Fire Protection.*

Discussion: The subject site is located in a very high fire hazard area. Therefore, a fire safe plan would need to be submitted to the El Dorado County Fire Protection District and CAL Fire for review and approval within 60 days from the date of SUP approval.

**Policy 6.2.3.2** *directs that the applicant demonstrate that adequate access exists, or can be provided to ensure that emergency vehicles can access the site and private vehicles can evacuate the area.*

Discussion: As conditioned and discussed above, the El Dorado County Fire Protection District supports the SUP application.

## **ZONING**

As conditioned in Attachment 1, staff believes the proposed project can be brought into consistency with the lighting, landscaping, parking and applicable development standards in the Zoning Ordinance. The proposed use is permitted by special use permit in the Commercial zone district, pursuant to Section 17.32.030.A. 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.

**POLLOCK PINES DESIGN REVIEW COMMITTEE**

The project was reviewed by the Pollock Pines Design Review Committee on September 11, 2008. Committee comments are attached as Exhibit H. As shown in Exhibit H, the Committee had concerns regarding existing landscape maintenance, fencing to screen all storage activities at the subject site, proposed signage, lighting, and parking. Committee concerns are addressed above and within the project’s recommended conditions of approval (Attachment 1).

**ENVIRONMENTAL REVIEW**

This project has been found to be Categorically Exempt from the requirements of CEQA pursuant to Section 15301(d) of the CEQA Guidelines stating that the “restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety, unless it is determined that the damage is substantial and resulted from an environmental hazard such as earthquake, landslide, or flood” is exempt from further environmental review. Pursuant to Resolution No. 240-93, a \$50.<sup>00</sup> 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 Categorically Exempt from CEQA pursuant to Section 15301(d) of the CEQA Guidelines; and
2. Approve S07-0020 subject to the conditions of approval in Attachment 1, based on the findings in Attachment 2.

**SUPPORT INFORMATION**

**Attachments to Staff Report:**

Attachment 1 .....Conditions of Approval  
Attachment 2 .....Findings  
  
Exhibit A .....Assessor’s Parcel Map Page  
Exhibit B .....Vicinity Map  
Exhibit C .....Zoning Map  
Exhibit D .....General Plan Land Use Map



Exhibit E .....Site Plan  
Exhibit F .....Site Inspection Photos  
Exhibit G.....Site Air Photo  
Exhibit H.....Pollock Pines Design Review Committee  
Comments

**ATTACHMENT 1**  
**CONDITIONS OF APPROVAL**

**FILE NUMBER S07-0020**

**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 E and F, 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 (SUP) to authorize an automotive service and repair facility, one single wide trailer, two duplexes (each with two units), six storage buildings, four cargo containers, café/bar, and a 12-foot tall sign with 32 square feet of display area advertising automotive service and repair facility. No grading or construction is proposed for the project. Domestic water will be supplied by an existing well and sewage disposal will be provided by existing septic facilities.

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. 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 Government Code.

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 of El Dorado County concerning the project, which action is brought within the time period provided for in Section 66499.37.

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

3. Within 60 days from the date of SUP approval, 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 staff within 60 days from the date of SUP approval for verification of compliance with applicable conditions of approval.
4. Within 60 days from the date of SUP approval, an additional 21 parking spaces shall be developed in compliance with Exhibit E. A total of 29 off-street parking spaces shall be provided at all times while the automotive service and repair facility 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 Chapter 17.18 of the County Code.
5. The Parking Lot Landscaping and Buffering Standards (Section 17.18.090, El Dorado County Zoning Ordinance) shall be incorporated into the site plan and final landscape plan and be approved by Planning Services within 60 days from the date of SUP approval. The applicant shall submit a final landscape plan within 60 days from the date of SUP approval which will be reviewed by planning staff at that time. Additionally, staff will make an on-site inspection to verify that the landscaping has been planted in compliance with the final landscape plan. Landscaping shall be planted within four months of final approval. All landscaping shall be maintained for the life of the project.
6. Trash containers for both residential and commercial uses are to be kept within the garage except for pick-up days or fully screened from public view by fencing and/or landscaping. The outside storage yard area is considered to be an appropriate location for a trash enclosure.
7. Within 60 days from the date of SUP approval, 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.
8. Within 60 days from the date of SUP approval, the two lift pads shown on the site plan shall be fully enclosed within a building or removed. Construction of an additional structure to enclose the lift pads will require the submittal of a special use permit revision application. All storage yards, water storage tanks, and automotive equipment shall be fully screened

with fencing (wooden or chain link with brown slats) within 60 days from the date of SUP approval as well.

9. All unauthorized uses, such as the former service station, four cargo containers and, trash shall be removed within 60 days from the date of SUP approval.
10. The Pollock Pines Design Review Committee shall review and comment on the finalized sign design within 60 days from the date of SUP approval.
11. Within 60 days from the date of SUP approval, the applicant shall pay all Development Services fees.
12. All building code violations shall be addressed to the satisfaction of Code Enforcement no later than 60 days from the date of S07-0020 final approval. Occupancy as an automotive service and repair facility is prohibited until this condition has been satisfied.
13. All abandoned vehicles at the site shall be abated to the satisfaction of the Sheriff's Department no later than 60 days from the date of S07-0020 final approval. Occupancy as an automotive service and repair facility is prohibited until this condition has been satisfied.

#### **Department of Transportation**

14. The applicant shall not store vehicles or any other equipment associated with this special use permit within the County right-of-way.

#### **El Dorado County Fire Protection District**

15. A site inspection/review fee of \$150.00 shall be submitted to the El Dorado County Fire Protection District (EDCFPD) within 60 days from the date of SUP approval.
16. Within 60 days from the date of SUP approval, plans for the installation of an NfPA 72 fire alarm system for all floors and attic of the auto repair building shall be submitted to EDCFPD for review and approval.
17. Within 60 days from the date of SUP approval, a 5,000 gallon water storage tank capable of meeting a minimum fire flow of 1,500 gpm at 20 psi for two hours shall be installed to the satisfaction of the EDCFPD.
18. Within 60 days from the date of SUP approval, the applicant shall submit building floor plans addressing all exiting and occupancy separation building code issues to the EDCFPD for review and approval.
19. Within 60 days from the date of SUP approval, all fire extinguishers shall be replaced or serviced.

20. All stored batteries shall be removed within 60 days from the date of SUP approval.
21. A knox box for the garage shall be installed to the satisfaction of the EDCFPD within 60 days from the date of SUP approval.
22. A fire safe management plan, acceptable to the EDC FPD and CAL Fire, shall be prepared and implemented. A letter of compliance with this condition shall be submitted by the EDCFPD and CAL Fire to Planning Services within 60 days from the date of SUP approval.

## **ATTACHMENT 2** **FINDINGS**

**FILE NUMBER S07-0020**

### **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 15301(d) 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 Commercial (C) land use designation of the subject site as defined within General Plan Policy 2.2.1.2 because the C land use designation permits a full range of commercial, retail, office, and service uses to serve the residents, businesses, and visitors of El Dorado County, including the proposed automotive service and repair facility.
- 2.2 As conditioned, the proposal is consistent with General Plan Policies 2.2.5.21, land use compatibility, 2.7.1.1, signage, 5.2.1.2, water quality, 5.3.1.1, wastewater collection, 5.7.1.1, fire protection, 6.2.2.1, fire hazards, and 6.2.3.2, emergency access. Because of the project's compatibility with surrounding land uses, appropriate signage, provision of sufficient water and wastewater collection facilities, and fire protection, 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 Commercial (C) zone district, pursuant to Section 17.32.030.A 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 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, 2.7.1.1, signage, 5.2.1.2, water quality, 5.3.1.1, wastewater collection, 5.7.1.1, fire protection, 6.2.2.1, fire hazards, and 6.2.3.2, emergency access.

##### *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, forestry, transportation, and commercial land uses adjacent to Peavine Ridge Road and result in insignificant environmental, visual, noise, and traffic impacts to surrounding residents and businesses. The closest residence is approximately 400 feet from the western side of the property. Commercial uses on site would not be detrimental to these residences.

##### *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 17.32.030.A of the El Dorado County Zoning Ordinance as the required findings detailed above may be made by the Planning Commission.