

FINDINGS

General Plan Amendment GPA22-0003/Specific Plan Revision SP-R21-0002/ Rezone Z21-0013/ Planned Development Permit PD21-0005/Tentative Subdivision Map TM22-0005/Conditional Use Permit CUP23-0008/Town and Country Village El Dorado

Board of Supervisors/October 28, 2025

1.0 CEQA FINDINGS

- 1.1 El Dorado County has considered the Final EIR (Exhibit O), the Findings of Fact and Statement of Overriding Considerations (Exhibit P), and the Mitigation Monitoring and Reporting Program (Exhibit Q) together with the comments received and considered during the public review process. The Final EIR reflects the independent judgement of the County and has been completed in compliance with the California Environmental Quality Act (CEQA) and is adequate for this proposal.
- 1.2 The mitigation measures listed in conjunction with each of the findings set forth above, as implemented through the MMRP, have eliminated or reduced, or will eliminate or reduce to a level of less than significant, all adverse environmental impacts, except for the significant and unavoidable impacts described in the Findings of Fact.
- 1.3 Taken together, the Final EIR, the Findings of Fact and Statement of Overriding Considerations, and the MMRP provide an adequate basis for approval of The Town and Country Village El Dorado Project.
- 1.4 Based on the Findings and the information contained in the record, it is determined that:
 - a) All significant effects on the environment due to the approval of the project have been eliminated or substantially lessened where feasible;
 - b) Feasible alternatives to the proposed project which would mitigate or substantially lessen the impacts do not exist; and
 - c) Any remaining significant effects on the environment found to be unavoidable are acceptable due to the factors described in the Statement of Overriding Considerations.
- 1.5 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Planning and Building Department, Planning Services Division, at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 GENERAL PLAN FINDINGS

2.1 The project is consistent with General Plan Policies 2.2.1.2 & 2.1.1.6.

Policy 2.1.1.2 requires the County to establish Community Regions to define those areas which are appropriate for the highest intensity of self-sustaining compact urban-type development or suburban type development within the County based on the municipal spheres of influence, availability of infrastructure, public services, major transportation corridors and travel patterns, the location of major topographic patterns and features, and the ability to provide and maintain appropriate transitions at Community Region boundaries. Policy 2.1.1.6 enables boundaries of existing Community Regions to be modified through the General Plan amendment process.

Rationale: The requested General Plan Amendment would expand the Community Region boundary to include the entire project site. In addition, the proposed land use designations include Multi-Family Residential, Commercial, and Open Space, which would provide a full range of uses to serve existing and future residents and visitors of El Dorado County.

2.2 The project is consistent with General Plan Policy 2.2.1.1.

General Plan Policy 2.2.1.1 provides a matrix (Table 2-1) to describe the relationship and consistency between the General Plan planning concept areas and land use designations.

Rationale: The proposed project would amend the General Plan in order to expand the El Dorado Hills Community Region so that an amendment to the Bass Lake Hills Specific Plan may incorporate additional land use designations at the project site, for near-term development of the Proposed Project Development Area (Development Area) and long-term development of the Proposed Program Study Area (Program Area). Assuming the Community Region expansion, this project would be consistent with General Plan Policy 2.2.1.1 because all proposed land use changes would be consistent with the Community Region concept area consistency matrix.

2.3 The project is consistent with General Plan Policy 2.2.1.2.

General Plan Policy 2.2.1.2 identifies and defines the purpose of land use designations and their respective densities within El Dorado County.

Rationale: The Town and Country Village El Dorado Project's proposed land use designations include Multi-Family Residential, Commercial, and Open

Space within the Bass Lake Hills Specific Plan. The proposed project provides a full range of land uses that will distribute growth and development in a manner that maintains the rural character of the County, utilizes infrastructure in an efficient, cost-effective manner to serve existing and future residents and visitors of El Dorado County. Assuming the Community Region expansion, the proposed Town and Country Village El Dorado amendment to the Specific Plan is consistent with this policy.

2.4 The project is consistent with General Plan Policy 2.2.3.1.

General Plan Policy 2.2.3.1 identifies Planned Development Combining Zone Districts to allow residential, commercial, and industrial land uses consistent with the density specified by the underlying zoning district and shall provide a public or common benefit by clustering intensive land uses to minimize impacts.

Rationale: This proposal includes a rezone request for Planned Development Combining zoning designation to facilitate residential and commercial development within the Program Study Area. The Project Development Area includes a hotel and event center which would benefit economic development and public welfare.

2.5 The project is consistent with General Plan Policy 2.2.5.2.

This policy requires that all applications for discretionary projects or permits shall be reviewed to determine consistency with the policies of the General Plan. In the case of General Plan amendments, such amendments can be rendered consistent with the General Plan by modifying or deleting the General Plan provisions, including both the land use map and any relevant textual policies, with which the proposed amendments would be inconsistent.

Rationale: Staff has prepared this section on General Plan findings to document the project's consistency with the policies of the General Plan. All consistency statements for this proposed project assumes approval for the Community Region expansion request. A map is included with this proposal to show the proposed expansion of the El Dorado Hills Community Region.

2.6 The project is consistent with General Plan Policy 2.2.5.21.

General Plan Policy 2.2.5.21 requires that development projects be located and designed in a manner that avoids incompatibility with adjoining land uses.

Rationale: The project site is undeveloped with proposed uses of Multi-Family Residential, Commercial, and Open Space. The adjoining properties to the north, east, and west are rural residences with the area to the south being used as a Transportation Corridor. The Project Development Area would incorporate residential units for both employees and rental uses, two hotels, two restaurants, a museum, an event center, retail services, and associated parking. Multi-family and commercial uses would be permitted within the Program Study Area, located between the Highway 50 transportation corridor and the recent realigned Country Club Drive. Proposed uses and development for the full project would maintain compatibility with the surrounding area, which is also being developed consistent with the Bass Lake Hills Specific Plan (BLHSP).

2.7 The project is consistent with General Plan Policy 2.4.1.1.

Policy 2.4.1.1 Design control shall be expanded for commercial and multiple family zoning districts to include Rural Centers, historic districts, and scenic corridors.

Rationale: The proposed project includes a Planned Development Permit for the Project Development Area that would approve design guidelines for the hotels, event center/museum, and cottages for consistency with the Planned Development Permit and Conditions of Approval matching commercial and residential zoning district compatibility. The proposed development within the Project Development Area includes premium quality exterior materials including stone veneer accents, wood siding, and tile roofing. The project is also designed to conserve the existing site features including the oak groves, intermittent drainage features, and rock outcroppings to blend with the natural environment. Future development with the Program Study Area would require future Planned Development Permits for each project, which would ensure compliance with General Plan Policy 2.4.1.1.

2.8 The project is consistent with General Plan Policy 2.5.2.1

Policy 2.5.2.1 requires that Commercial centers shall be oriented to serve the needs of the surrounding area following design concepts in the Zoning Ordinance.

Rationale: The proposed project follows applicable design principles including but not limited to mixed-use development, parking, and pedestrian circulation to proposed commercial development. Although the hotel component may attract a regional clientele, the event center, museum, and commercial

components are intended to serve the local community. The proposed commercial land use area includes that part of the Proposed Study Area that is adjacent to US 50 transportation corridor.

2.9 The project is consistent with General Plan Policy 2.6.1.4

Policy 2.6.1.4 requires that commercial designations on US 50 will be considered for commercial development.

Rationale: The Project Development Area would provide retail, hospitality, recreation, and other commercial services in the form of two hotels, retail storefronts, two restaurants, and an event center/museum, and future commercial activity in the Program Study Area.

2.10 The project is consistent with General Plan Policy 2.8.1.1

Policy 2.8.1.1 requires that development shall limit excess nighttime light and glare.

Rationale: The Environmental Impact Report determined that the project would have a less-than-significant impact on the creation of new light or glare that would adversely affect day or nighttime views in the area.

2.11 The project is consistent with General Plan Policy TC-Xd.

The Policy requires that LOS for County-maintained roads and state highways within the unincorporated areas of the County shall not be worse than LOS E in the Community Regions with certain exceptions.

Rationale: A Transportation Impact Study was prepared by T.KEAR for the proposed project and the LOS is anticipated to remain at acceptable levels consistent with this General Plan policy. Conditions of Approval require roadway improvements to the existing Bass Lake Road/US 50 interchange, including the signalization of the westbound ramp intersection and the widening of the eastbound off-ramp, as well as, the signalization of the existing intersection at Bass Lake Road and Hawk View Road.

2.12 The project is consistent with General Plan Policy TC-Xg.

According to Policy TC-Xg, each development project shall dedicate right-of-way, design and construct or fund any improvements necessary to mitigate the effects of traffic from the project.

Rationale: A Transportation Impact Study was prepared for the proposed project and DOT has required the necessary improvements as Conditions of Approval.

2.13 The project is consistent with General Plan Policy TC-4g.

The Policy requires the County to support development of facilities that help link bicycling and other modes of transportation.

Rationale: The project would provide a variety of active transportation opportunities (interconnected networks of paths, sidewalks, and bicycle lanes) allowing for alternative modes of transportation for the local community.

2.14 The project is consistent with General Plan Policy 5.1.1.1

General Plan Policy 5.1.1.1 requires that the County shall cooperatively work with all applicable agencies to develop long-range plans for public services and utilities and determine capacity of proposed use.

Rationale: The project had technical reports conducted for emergency evacuations, wastewater, storm drainage, hydrology, utilities, among others to determine adequacy of service. In addition, the proposed project includes a Revision to the BLHSP Public Facilities Financing Plan (PFFP), which sets forth the strategy to finance the backbone infrastructure and other public facilities required to serve the proposed land uses in the BLHSP.

2.15 The project is consistent with General Plan Policy 5.1.2.1

General Plan Policy 5.1.2.1 requires a determination of the adequacy of the public services and utilities to be impacted by that development.

Rationale: The project includes connection to EID water and sewer services. A Facilities Improvement Letter identifies water and sewage availability. Therefore, adequate public services and utilities are available to serve the proposed project.

2.16 The project is consistent with General Plan Policy 5.2.1.2.

General Plan Policy 5.2.1.2 requires that adequate quantity and quality of water for all uses, including fire protection, be provided with proposed development.

Rationale: The project was reviewed by the El Dorado Hills Fire Department, and the EID for adequate public services capacity. Adequate capacity exists and Conditions of Approval have been applied to ensure the project is consistent with this policy.

2.17 The project is consistent with General Plan Policy 5.3.1.7.

General Plan Policy 5.3.1.7 requires that all new development connect to public wastewater treatment facilities.

Rationale: The project is located within the EID service area, however the applicant retains the interim option to use septic but would ultimately connect to the public system. The interim septic system will be constructed and maintained to appropriate standards. The future sewer system would connect to the existing EID sewer lines adjacent to the project site. EID has reviewed the project and determined adequate capacity exists and Conditions of Approval have been applied to ensure the project is consistent with this policy.

2.18 The project is consistent with General Plan Policy 5.7.1.1.

General Plan Policy 5.7.1.1 (Fire Protection in Community Regions) requires the applicant to demonstrate that adequate emergency water supply, storage, conveyance facilities, and access for fire protection would be provided concurrent with development.

Rationale: The El Dorado Hills Fire Department currently provides fire protection service to the project site. The Fire Department has imposed standard Conditions of Approval to ensure compliance with this policy.

2.19 The project is consistent with General Plan Policy 5.7.3.1.

General Plan Policy 5.7.3.1 requires the Sheriff's Department to review all applications to determine the ability of the department to provide protection services.

Rationale: The El Dorado County Sheriff's Department has reviewed the proposed project and has noted the ability of the department to provide protection services. Conditions of Approval have been included to ensure compliance with this policy.

2.20 The project is consistent with General Plan Policy 6.2.3.2.

Policy 6.2.3.2 (Adequate Access for Emergencies) requires 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.

Rationale: The Fire Department reviewed the application materials and provided Conditions of Approval in order to ensure compliance with this policy. In addition, the Draft EIR prepared for the project determined the proposed project would provide adequate emergency access to the project site and would not be expected to conflict with any potential evacuation routes.

3.0 SPECIFIC PLAN FINDINGS

The BLHSP has been revised to establish three new land use designations consistent with the General Plan for the proposed project: Commercial (C), Multi-Family Residential (MFR), and Open Space (OS). The revised BLHSP is consistent with the goals and policies in the General Plan as discussed in these Findings, as well as, discussed in more detail in the revised BLHSP (Exhibit F). Furthermore, the Draft EIR prepared for the proposed project includes Appendix N: El Dorado County General Plan and BLHSP Policy Discussion, which further identifies the proposed project's consistency with the General Plan (Exhibit N).

3.1 The project is consistent with General Plan Policy 2.5.1.2.

Policy 2.5.1.2 requires a means of separation to be included within a specific plan that may include any of the following: preserved open space, parks, agricultural districts, wildlife habitat, rare plant preserves, riparian corridors, and designated Natural Resource areas.

Rationale: The proposed project includes 7.6-acres of designated natural open space to act as a means of community separation.

3.2 The project is consistent with General Plan Policy 2.6.1.1.

Policy 2.6.1.1 requires a Scenic Corridor Ordinance establishing standards for the protection of identified scenic roads and State Highways.

Rationale: Although the county did not adopt a scenic corridor ordinance, all proposed development projects in the Specific Plan Area are required to undergo design review through the Planned Development approval process to

evaluate potential visual impacts. In addition, visual simulations were prepared as part of the environmental review process. Consistent with BLHSP requirements (Section 3.3), three (3) viewpoints located along US 50 were evaluated for scenic impacts; the project site is only visible from one (1) of the simulation locations specified in Section 3.3 of the BLHSP, that of US 50 and Bass Lake Road eastbound ramp. Pursuant to Appendix B of the BLHSP, building materials and colors should minimize contrast with hillsides by use of natural materials. As shown in the project visual simulations provided in Figures 4.1-15 through 4.1-21 of Chapter 4.1 of the Draft EIR (Exhibit M)), the project would be consistent with this guideline through use of stone veneer accents, wood siding, and tile roofing. Appendix B also recommends that buildings should be responsive to existing features of the terrain (i.e., drainage patterns, geologic stability, rock outcroppings, and views from outlying areas) and a portion of hillside developments should be set aside for open space. The Project Development Area includes 4.4 acres of open space in the form of the existing drainage north of Country Club Drive, within the proposed cottage area. The cottages have been clustered around the existing drainage to preserve this natural feature. The Program Study Area includes 3.2 acres of open space. Thus, the project is consistent with the aforementioned Appendix B guidelines. Notwithstanding, the Draft EIR recognizes that from certain public viewpoints (e.g., view through the site from Bass Lake Road and Old Country Club Drive, see Figure 4.1-16 of the Draft EIR), the project would block views of the higher hillside portions of the project site. It is noteworthy that the Project Development Area would avoid siting structures on substantial portions of the existing on-site hillside; those areas would only potentially be developed at a later date within the Program Study Area. Nevertheless, the Draft EIR recognizes that development of the proposed project would result in significant aesthetic impacts from public viewpoints.

3.3 The project is consistent with General Plan Policy TC-Xa.

Policy TC-Xa requires the implementation of roadway improvements with new development to maintain adequate levels of service.

Rationale: The Project Development Area improvements would include widening Bass Lake Road from two- to four-lanes as well as the construction of emergency access roads to be connected to Old Country Club Drive. The roadway improvements would satisfy the requirements to ensure that LOS for

County-maintained roads and state highways within unincorporated areas shall not be worse than LOS E in Community regions or LOS D in Rural Centers. With respect to the Program Study Area, the Local Transportation Analysis (LTA) prepared by T.Kear Transportation Planning & Management, Inc. and approved by El Dorado County Department of Transportation, evaluated full buildout of the proposed project (Project Development Area and Program Study Area) under the Cumulative 2040 condition. Additional roadway improvements were identified under this future scenario and would be confirmed as necessary at time of future Planned Development Permit applications within the Program Study Area.

3.4 The project is consistent with General Plan Policy TC-4i.

Policy TC-4i requires that all development shall include pedestrian/bike paths connecting to adjacent development as appropriate.

Rationale: The project would expand existing bike paths, construct a bike path bridge crossing Bass Lake Road, and create walking trails as part of the Project Development Area (see Exhibit G). Future development within the Program Study Area would require a future Planned Development Permit, which would ensure compliance with Specific Plan Policy TC-4i.

3.5 The project is consistent with General Policies HO-1.1. & HO-6.1 (Housing Element).

Policy HO-1.1 establishes that when updating Specific Plans, the County shall ensure that achieving and maintaining the County's regional housing allocation is considered.

Policy HO-6.1 further establishes that when updating Specific Plans, the County shall endeavor to ensure that all persons have equal access to sound and affordable housing.

Rationale: The Project Development Area would provide 56 residential cottages for employee housing near the proposed commercial uses, in addition to future multi-family opportunities to construct housing.

3.6 The project is consistent with General Plan Policy HO-18 (Housing Element).

Policy HO-18 establishes that the County shall encourage mixed-use development where housing is provided.

Rationale: The Project Development Area would consist of a mix of land use types consisting of 112 residential cottages, 56 of which would be intended for lodging facilities, and the remaining 56 cottages would be intended for employee housing near the proposed commercial uses, consisting of two hotels, retail uses, a museum, and event center. The Program Study would consist of approximately 15 acres of future multi-family residential development and 12 acres of commercial development.

3.7 The project is consistent with General Plan Policy 7.5.

Policy 7.5 establishes the County's Oak Resources Management Plan (ORMP) and Oak Resources Conservation Ordinance (ORCO) shall apply.

Rationale: The Project Development Area is designed to fit into the natural topography and largely avoid natural features such as wetlands and oak trees. The project would also retain and preserve the oak grove located at the southwest corner of the project site. The Program Study Area does not contain any oak woodlands.

4.0 REZONE FINDINGS

4.1 The project is consistent with Section 130.20.020.

Section 130.20.020 establishes general requirements for development and new uses.

Rationale: The project would rezone the current designation of RE-10 to CC-PD, RM-PD, and OS-PD and the proposed development would be in conformity with all applicable development standards, except for the maximum allowable building height increase for the hotels and event center/museum as requested with the proposed Planned Development Permit.

4.2 The project is consistent with Section 130.22.010.

Section 130.22.010 (Commercial Zones) prescribes site-specific development standards for commercial zones and appropriate uses.

Rationale: The project would rezone a portion of the site to a Community Commercial Zone (CC-PD) to provide retail sales, offices, and service needs of the residents residing within the surrounding community and accommodates the commercial and service needs of visitors to the County. It allows for Mixed-Use compatible with General Plan densities.

4.3 The project is consistent with Section 130.24.010.

Section 130.24.010 (Residential Zones) prescribes site specific standards for Residential Zones and appropriate uses.

Rationale: The project would rezone a portion of the site to a Multi-Unit Residential Zone (RM-PD), identified as areas that are most capable of supporting the highest density if development within the County. It is applied to regulate and promote the development of multi-unit dwellings, including apartments, condominiums, cottages, and townhouses.

4.4 The project is consistent with Section 130.25.010.

Section 130.25.010 (Special Purpose Zones) prescribes site-specific standards for certain recreational, transportation, and open space uses.

Rationale: The project would rezone a portion of the site to Open Space Zone (OS-PD). The purpose of the OS-PD zone is for the protection of rare and endangered plant or animal habitat, including wildlife habitat, migration corridors, riparian areas, oak woodlands, visual resources, and watersheds.

4.5 The project is consistent with Section 130.28.010.

Section 130.28.010 establishes the PD Combining Zones (-PD) to allow for flexible development standards, provide a combination of different land uses, and for the clustering of intensive land uses to minimize impacts on natural resources.

Rationale: The project specific to the Project Development Area would develop increased density for revitalization of development and opportunity areas that would include commercial, residential, and open space land uses with the density specified by the underlying zoning district with which it is combined. The project would satisfy the Planned Development goals of providing a public or common benefit on- or off-site, cluster intensive land uses to conform to the natural topography, and among others minimize impacts on natural, agricultural, and cultural resources. The Planned Development Permit would also allow for the maximum building height increase for the hotels and event center/museum.

4.6 The project is consistent with Section 130.28.040.

Section 130.28.040 establishes that a Development Plan Permit shall be submitted with a zone change application to add the -PD Combining Zones.

Rationale: The proposed project includes a request for the required PD Permit, specifically for the Project Development Area. Each subsequent future project proposed for the Program Study Area will similarly require a PD Permit.

4.7 The project is consistent with Section 130.28.050.

Section 130.28.050 establishes residential development requirements in the -PD Combining Zones.

Rationale: The proposed project specifically for the Project Development Area complies with all applicable residential development standards. Future residential development proposals will similarly be required to comply with all residential development standards.

4.8 The project is consistent with Section 130.37.060.

Section 130.37.060 addresses noise standards.

Rationale: The proposed project specifically for the Project Development Area would ensure that the event center/museum noise levels would comply with El Dorado County noise standards by incorporating mitigation measures such as prohibiting truck deliveries during nighttime hours (10:00 PM to 7:00 PM), noise barriers, setbacks, and event sound system configurations. Future development proposals will similarly be required to comply with all noise standards.

4.9 The project is consistent with Section 130.40.170.

Section 130.40.170 establishes general standards for lodging facilities.

Rationale: The proposed residential cottages and hotel within the Project Development Area would comply with all applicable design and use standards identified in Section 130.40.170, such as direct access to a maintained roadway and sufficient off-street parking provided, as well as the lodging facilities shall be subject to the County's Transient Occupancy Tax.

4.10 The project is consistent with Section 130.40.180.

Section 130.40.180 addresses Mixed Use Development.

Rationale: Section 130.40.180 outlines the general requirements and design standards for Mixed Use Development. The Project Development Area's specific PD proposal includes both commercial and residential uses and would comply with all general requirements and design standards for mixed use development. In addition, the County's Interim Design Standards and Guidelines or any superseding design standards and guidelines will apply to all future architectural plans for the Project Development Area and will be reviewed for compliance prior to building permit issuance.

4.11 The project is consistent with Section 130.63.020.

Section 130.63.020 address Ordinance Amendments and Zone Change Applications.

Rationale: The application for a Rezone was submitted by the property owner for the proposed project as outlined in Section 130.63.020.B Following the filing, the County prepared the EIR in accordance with CEQA and followed the appropriate public noticing requirements for the hearing.

5.0 PLANNED DEVELOPMENT FINDINGS

5.1 The proposed development plan is consistent with the General Plan, any applicable specific plan, and Chapter 130.28 (Planned Development (-PD) Combining Zone) in Article 2 (Zones, Allowed Uses, and Zoning Standards) of Title 130.

Rationale: As found within the General Plan and Zoning findings sections above, the project is consistent with the General Plan, Zoning Ordinance, and the BLHSP.

5.2 The site is adequate in shape and size to accommodate proposed uses and other required features.

Rationale: The proposed development within the Project Development Area has been verified as compliant with all zoning code development standards as discussed within the Zoning Findings section above. Therefore, the site is adequate in shape and size to accommodate the proposed uses and required features.

5.3 Adequate public services and facilities exist or will be provided to serve the proposed development including, but not limited to, water supply, sewage disposal, roads, and utilities.

Rationale: As noted in the General Plan findings above, adequate public services and facilities exist to serve the full proposed project, inclusive of the Project Development Area and Program Study Area.

- 5.4 If mixed-use development is being proposed, the development conforms to the standards in Section 130.40.180 (Mixed Use Development) in Article 4 (Specific Use Regulations) of Title 130.

Rationale: The proposed project within the Project Development Area includes an ability to develop mixed-use within the CC-PD district. Any future mixed-use development would comply with standards found in Section 130.40.180.

- 5.5 The proposed development complies with the provisions of the –PD Combining Zone Section 130.28.010 (Planned Development (-PD) Combining Zone Established) in Article 2 (Zones, Allowed Uses, and Zoning Standards) of Title 130.

Rationale: Staff has reviewed the proposed planned development within the Project Development Area and has found the proposal complies with the provisions of the PD Combining Zone. This section of findings as well as Findings Sections 1.0 – 3.0 above confirms compliance.

- 5.6 That any exceptions to the development standards of the zone are justified by the design or existing topography.

Rationale: The proposed project within the Project Development Area would comply with all applicable development standards except for the proposed maximum building height for the hotels and event center/museum. The proposed hotels and event center/museum would be located on sloped topography. As a result, the front elevations (east, west, and south facing) would exceed the 50-foot maximum building height requirement in the CC district. However, the rear elevations (north facing) would be 48 feet and 46 feet in height for the proposed hotels and event center/museum respectively. This exception to height standards request is justified because of the existing topography.

6.0 TENTATIVE SUBDIVISION MAP FINDINGS

- 6.1 The proposed map shall be consistent with the Specific Plan and/or General Plan adopted by the County.

Rationale: The project would be in conformity with the BLHSP and El Dorado County's General Plan, if amended.

- 6.2 The proposed design and improvements of the proposed subdivision shall be consistent with the Specific Plan and/or General Plan adopted by the County.

Rationale: The development of the hotels, event center/museum, retail stores, restaurants, or residential units would be in conformity with the BLHSP and El Dorado County's General Plan, if amended.

- 6.3 The site must be physically suitable for the type of development proposed.

Rationale: The proposed project is consistent with Objective 2.3.1, relating to Topography and Native Vegetation, as the project would be designed to fit into the natural environment of the land to avoid natural features such as wetlands and oak trees.

- 6.4 The design of the subdivision or the proposed improvements will not cause substantial environmental damage.

Rationale: An Environmental Impact Report (EIR) was prepared to analyze the buildout of the project site and provided mitigation measures to minimize adverse impacts.

- 6.5 The design of the subdivision or the type of improvements will not create serious public health and safety problems or pose an unacceptable fire risk to future occupants or to adjoining properties.

Rational: The development of the hotels, event center/museum, retail stores, restaurants, or residential units would not be detrimental to the public health, safety and welfare, nor injurious to the neighborhood, in that the facilities will be developed to County standards. In addition, the Draft EIR prepared for the project determined with the implementation of mitigation,

the development of the project would result in a less-than-significant impact related to wildfire and emergency evacuation.

6.6 Pursuant California Government Code Section 66474.02: (a) Before approving a tentative map, or a parcel map for which a tentative map was not required, for an area located in a state responsibility area or a very high fire hazard severity zone, as both are defined in Section 51177, a legislative body of a county shall, except as provided in subdivision (b), make the following findings:

- (1) A finding supported by substantial evidence in the record that the subdivision is consistent with regulations adopted by the State Board of Forestry and Fire Protection pursuant to Sections 4290 and 4291 of the Public Resources Code or consistent with local ordinances certified by the State Board of Forestry and Fire Protection as meeting or exceeding the state regulations.
- (2) A finding supported by substantial evidence in the record that structural fire protection and suppression services will be available for the subdivision through any of the following entities:
 - (A) A county, city, special district, political subdivision of the state, or another entity organized solely to provide fire protection services that is monitored and funded by a county or other public entity.

Rational: Regarding Finding 1, the project site is located within a Moderate Fire Hazard Severity Zone (FHSZ) in an state responsibility area (SRA). Therefore, CAL FIRE is the primary emergency response agency responsible for fire suppression and prevention. Thus, future development would be required to comply with defensible space standards, pursuant to California Public Resources Code (PRC) Section 4291, and other wildfire risk minimization standards set forth in Chapter 7A of the California Building Code (CBC), including, but not limited to, use of ignition-resistant materials, fire-intrusion design of roofing and vents, and use of glazed exterior windows and doors. All buildings would be required to meet California Fire Code (CFC) requirements as set forth by the County and the CBC and CFC, as well as the supplemental fire prevention and protection statutes defined in Chapters 8.08 and 8.09 of the County Code. Specifically, Planned Development Permit Condition of Approval 16 requires:

Fire protection (Fire Safe Plan): A preliminary fire protection plan shall be prepared to determine the acceptability of fire protection and life safety measures designed to mitigate wildfire hazards. The

wildfire protection plan shall be in accordance with Chapter 49 of the California Fire Code and EDHFD standards. The applicant shall record a Notice of Restriction (NOR) that states that all lots illustrated in the final map shall adhere to the conditions of the applicable fire safe plan. The specific language of the NOR shall be approved by EDHFD prior to recordation.

Compliance with State and local standards would minimize wildfire risk at the project site.

Furthermore, as set forth by Mitigation Measure 4.14-2 in the Draft EIR, the proposed project would be required to implement a Vegetation Management Plan (VMP) that would include management of on-site fuel sources during project construction and ongoing management of vegetated areas during project operation. The VMP requires, among other things, that during project construction, open space/oak woodland areas be clearly delineated so that minimal damage occurs to natural habitats, and that during project operation, ongoing maintenance of vegetated areas is completed.

Based on the preceding, the project meets Finding 1.

Regarding Finding 2, the project is located within the service boundaries of El Dorado Hills Fire Department (EDHFD). The nearest staffed fire station to the project location is EDHFD Station No. 86 located at 3670 Bass Lake Road, El Dorado Hills, CA 95762 in El Dorado Hills. Policy 5.1.2.2 of the County's General Plan identifies that the minimum level of service for the fire department is six minutes 90 percent of the time for all emergency calls. EDHFD Station No. 86 is located approximately 0.4-mile northwest of the project site. Therefore, based on the proximity of the fire station to the project site, response times to the site would be within the response time goals. Based on the preceding, the project meets Finding 2.

7.0 CONDITIONAL USE PERMIT FINDINGS

7.1 The proposed use is consistent with the General Plan.

Rationale: As noted in Findings Section 2.0 above, the proposed project is consistent with the General Plan to allow the 56 residential cottages to be used as lodging facilities.

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

Rationale: The development of the 56 residential cottages would comply with all applicable County standards and would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood.

7.3 The proposed use is specifically allowed by a Conditional Use Permit pursuant to Title 130, Article 2 of the El Dorado County Zoning Ordinance.

Rationale: Table 13.24.020 of the El Dorado County Code states lodging facilities are allowed in the CC zoning district with the approval of a Conditional Use Permit.