

FINDINGS

**General Plan Amendment GPA24-0003/Rezone Z23-0001/
Planned Development Permit Revision PD-R23-0001/
Conditional Use Permit CUP23-0002/Administrative Permit ADM25-0017
The Crossings– El Dorado RV Resort and Campground
Planning Commission/March 27, 2025**

1.0 CEQA FINDINGS

- 1.1 El Dorado County has considered the Addendum together with the comments received during the public review process. The Addendum 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 Addendum did not identify any significant impacts to the environment as a result of this project.
- 1.3 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 Division, at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 GENERAL PLAN FINDINGS

2.1 The project is consistent with General Plan Policy 2.2.1.2.

General Plan Policy 2.2.1.2 (Commercial land Use Designation) identifies that the purpose of the Commercial (C) land use designation is to provide a full range of commercial retail, office, and service uses to serve the residents, businesses, and visitors of El Dorado County. Lands designated as C can be located in Community Regions, Rural Centers, and Rural Regions.

Rationale: The site is within the Diamond Springs – El Dorado Community Region. The proposed project provides a full range of service uses to serve future visitors of El Dorado County. Development of the recreational vehicle (RV) park and camping facility is consistent with this policy.

2.2 The project is consistent with General Plan Policy 2.2.5.2.

General Plan Policy 2.2.5.2 (General Plan Consistency) requires that all applications for discretionary projects or permits shall be reviewed to determine consistency with the policies of the General Plan.

Rationale: Staff has prepared this section on General Plan findings to document the project's consistency with the policies of the General Plan.

2.3 The project is consistent with General Plan Policy 2.2.5.21.

General Plan Policy 2.2.5.21 (Compatibility with Adjoining Land Uses) 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 an approved entitlement for the development of more than 400,000 square feet (sf) in commercial space. The adjoining properties to the north and east are zoned Commercial, Regional – Planned Development (CR-PD) and contain commercial developments. Adjoining properties to the west and across U.S. Route 50 (US 50) to the south are zoned as Single Family Residential 1-acre minimum (R1A). The closest residentially zoned property is across El Dorado Road, which is a 50-foot right-of-way (ROW). In addition, the currently proposed project would incorporate landscaping throughout the project site and would include the installation of vineyard uses on the western frontage to establish a buffer between the on-site uses and the existing residences. In addition, a noise study has been prepared for the proposed project and determined that the proposed project, with implementation of the mitigation measures from the 1998 EIR, will comply with required noise standards. Therefore, the project has been located and designed to be compatible with adjoining land uses.

2.4 The project is consistent with General Plan Policy 2.3.2.1.

General Plan Policy 2.3.2.1 (Disturbance of Slopes Greater than 30 Percent) discourages disturbance of slopes 30 percent or greater to minimize the visual impact of grading and vegetation removal.

Rationale: The proposed project includes approximately 3.6 percent of the site with slopes 30 percent or greater. The proposed site plan minimizes grading in these areas. The slopes are incorporated into camp sites and in the outdoor recreational areas.

2.5 The project is consistent with General Plan Policy 2.8.1.1.

General Plan Policy 2.8.1.1 (Lighting Standards) requires that development limit excess nighttime light and glare from parking area lighting, signage, and buildings.

Rationale: The proposed modifications to The Crossings Sign Program (Sign Program) would provide internally illuminated signs. The proposed rock wall signs at the entrance would be lit with ground directed lighting. The proposed illumination helps to prevent glare and the need for directional shielding. All future signs allowed through the Sign Program would be subject to building permit requirements and review.

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

General Plan Policy TC-Xd (Level of Service) requires that Level of Service (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 for the proposed project and the LOS is anticipated to remain at acceptable levels consistent with this General Plan policy.

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

General Plan Policy TC-Xg (Dedicate ROW and Fund Necessary Road Improvement) requires each development project to dedicate ROW, design and construct or fund any improvements necessary to mitigate the effects of traffic from the project.

Rationale: A Transportation Impact Analysis was prepared for the proposed project and El Dorado County Department of Transportation (DOT) has required the necessary improvements as Conditions of Approval.

2.8 The project is consistent with General Plan Policy 5.1.2.1

General Plan Policy 5.1.2.1 (Adequacy of Public Services and Utilities) requires a determination of the adequacy of the public services and utilities to be impacted by that development.

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

2.9 The project is consistent with General Plan Policy 5.2.1.2.

General Plan Policy 5.2.1.2 (Adequate Quantity and Quality of Water for all Use, Including Fire Protection) 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 Diamond Springs El Dorado Fire Protection District (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.

2.10 The project is consistent with General Plan Policy 5.3.1.7.

General Plan Policy 5.3.1.7 (Connection to Public Wastewater System) requires that all new development connect to public wastewater treatment facilities.

Rationale: The project is located within and provided wastewater services by EID. The project includes connections to the existing EID sewer lines within and 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.

2.11 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 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.

2.12 The project is consistent with General Plan Policy 5.7.3.1.

General Plan Policy 5.7.3.1 (Adequate Law Enforcement) 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 (EDSO) has reviewed the proposed project and has noted the ability of EDSO to provide protection services. Conditions of Approval have been included to ensure compliance with this policy.

2.13 The project is consistent with General Plan Policy 6.2.2.2.

General Plan Policy 6.2.2.2 (Development in areas of high and very high wildland fire hazard) requires the applicant demonstrate that adequate protection from wildland fire hazards as demonstrative in a WUI Fire Safe Plan.

Rationale: The Fire Department reviewed the application materials and provided Conditions of Approval requiring preparation of a WUI Fire Safe Plan in order to ensure compliance with this policy.

2.14 The project is consistent with General Plan Policy 6.2.3.2.

General Plan 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.

2.15 The project is consistent with General Plan Policy 7.4.4.4.

General Plan Policy 7.4.4.4 (Oak Resource Impacts) requires that all new development projects or actions that result in impacts to oak woodlands and/or individual native oak trees, including Heritage Trees, the County shall require mitigation as outlined in the El Dorado County Oak Resources Management Plan (ORMP).

Rationale: A Conservation Easement Agreement was recorded for all phases of The Crossings Project, including the currently proposed project site, on September 29, 2015. Consistent with the requirements of Mitigation Measure 4.9-9 of the 1998 EIR, the Conservation Easement Agreement identified an approximately 30.54-acre property, a portion of Assessor's Parcel Number (APN) 323-640-013, which contains an adequate amount of oak canopy to compensate for the loss of oak resources within The Crossings Project site. Therefore, the requirements of Mitigation Measure 4.9-9 have been fulfilled, and further implementation and/or mitigation is not required.

2.16 The project is consistent with General Plan Objective 9.3.8.

Objective 9.3.8 (Camping Facilities) encourages the expansion of additional Federal, State and private overnight camping facilities including RV and tent camping within the County while requiring appropriate mitigation of adverse environmental impacts.

Rationale: The proposed project provides additional private overnight camping facilities and must comply with all mitigation measures outlined in the CEQA documents to reduce environmental impacts. Therefore, the proposed project is in compliance with this objective.

3.0 ZONING FINDINGS

3.1 The project is consistent with Section 130.25.020.

Section 130.25.020 (Special Purpose Zone Matrix of Allowed Uses), Table 130.25.020, outlines the allowed uses in Special Purpose zones which includes the Recreational Facilities, High-Intensity (RFH) zoning district. The proposed uses of a RV resort,

campground, and hotel, as well as the use of the swimming pool and pickleball courts outside of daytime hours are allowed within the RFH zoning designation with approval of a Conditional Use Permit. Administrative Permit requests are required and have been incorporated into the Planned Development Permit Revision and Conditional Use Permit requests for the daytime use of the pool and pickleball court facilities and for the on-site manager apartment. As the project site includes a Planned Development combining zone, the project requires approval of a Planned Development Permit Revision.

3.2 The project is consistent with Section 130.25.030.

Section 130.25.030 (Special Purpose Zone Development Standards) prescribes site-specific development standards for new lots, allowed uses and associated structures within the RFH zone district.

Rationale: The minimum lot size for the RFH zone is 20,000 sf. The proposed lot sizes far exceed the minimum with the smallest being three (3) acres. Setbacks are required to be a minimum of 50 feet on all property lines. As part of the Planned Development Permit Revision, the applicant is requesting a reduction in setbacks. The proposed site plan indicates approximately 20-foot setbacks. These setbacks are consistent with the 0–30-foot setbacks required in a Commercial zone. The RFH zone also limits the height of buildings to 35 feet. Pursuant to Section 130.30.060, a Conditional Use Permit has been included to allow the proposed 60-foot height of the hotel. The Commercial zone has a height limit of 50 feet; thus, the proposed hotel also exceeds that maximum. A Condition of Approval has been added to review the hotel design to ensure that the visual effect of the height is minimized and that it conforms to the Missouri Flat Design Guidelines and any adopted and any applicable adopted County design standards and guidelines.

3.3 The project is consistent with Section 130.30.060.

Section 130.30.060 (Height Limits and Exceptions) states that all buildings shall conform to the height limit of the zone unless a Development Plan or Conditional Use Permit is approved.

Rationale: The RFH height limit is 35 feet, and the proposed hotel is 60 feet. As noted in Finding 3.2, the applicant has applied for a Conditional Use Permit to allow the height, and a Condition of Approval has been added to address the hotel design.

3.4 The project is consistent with Section 130.40.100.

Section 130.40.100 (Campgrounds and RV Parks) outlines the development standards for campgrounds and RV parks.

Rationale: The development standards address density, fencing, access, trash collection, parking, signs, water supply and sewage disposal, commercial use, length of stay and structures and recreational facilities. Staff has reviewed the proposed project and site plan and determined the project is consistent with the standards and has applied Conditions of Approval, as needed, to ensure compliance.

3.5 The project is consistent with Section 130.40.210.

Section 130.40.210 (Outdoor Recreational Facilities) addresses outdoor recreational facilities.

Rationale: The applicable section to the proposed project is Section 130.40.210.G, which addresses swimming pools and tennis courts. The section requires a noise analysis when pools are located closer than 500 feet to residential uses. The project-specific noise study evaluates swimming pool noise during daytime and evening hours. The results of the swimming pool noise projections indicate that average and maximum noise levels at the nearest residences to the west would be approximately 37 dBA (A-weighted decibels) Leq (Equivalent Continuous Sound Level) and 42 dBA Lmax (maximum RMS [root mean square] level), including shielding of swimming pool noise provided by the main building. These levels would satisfy the evening noise standards of 50 dBA Leq and 60 dBA Lmax at the nearest residences to the pool area. Therefore, the proposed project is consistent with this Section.

The section further requires a Conditional Use Permit for pools and tennis courts that are open for use outside of daytime hours. It should be noted that for the purposes of this project, the pickleball courts are assumed to be consistent with tennis courts in the Zoning Ordinance. The applicant proposes that the pool and pickleball courts would be open outside of daytime hours. Therefore, a Conditional Use Permit has been included. See additional Conditional Use Permit Findings below.

3.6 The project is consistent with Section 130.63.020.

Section 130.63.020 (Ordinance Amendments and Zone Change Applications) addresses 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 Addendum in accordance with CEQA and followed the appropriate public noticing requirements for the hearing.

4.0 PLANNED DEVELOPMENT FINDINGS

- 4.1 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 this General Plan and the Zoning Ordinance. The project site is not within a specific plan area. Therefore, the proposed development plan revisions, including the modified Sign Program, are consistent with the General Plan and Zoning Ordinance.

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

Rationale: The proposed development 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, including signage.

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

Rationale: The proposed site plan does not include the 50-foot setbacks required for the RFH zone. The proposed site plan indicates approximately 20-foot setbacks. These setbacks are consistent with the 0–30-foot setbacks required in a Commercial zone. In addition, much of the site has limited street frontage and visibility, requiring larger signs than are permitted under the current development standards. Therefore, the exception is justified by the design of the proposed project.

- 4.4 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 proposed project.

- 4.5 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 project does not propose mixed-use development. Therefore, this standard does not apply to the project.

- 4.6 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 Permit Revision 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 through 3.0 above confirms compliance. Therefore, the project is consistent with this standard.

5.0 CONDITIONAL USE PERMIT FINDINGS

- 5.1 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.

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

Rationale: The RV resort and campground facilities, hotel and hotel height 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. The height of the hotel will be visually minimized with the Condition of Approval that requires the hotel design be reviewed in order to include features that minimize the appearance of the height as well as consistency with the Missouri Flat Design Guidelines and any adopted and any applicable adopted County design standards and guidelines.

- 5.3 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: Title 130, Article 2, Chapter 130.25 addresses Special Purpose zoning districts, including RFH. According to Table 130.25.020, an RV Park, Campground, and Hotel are allowed provided a Conditional Use Permit is approved. In addition, Section 130.30.060 allows exceedance of height requirements with approval of a Conditional Use Permit.

6.0 ADMINISTRATIVE PERMIT FINDINGS

- 6.1 The structure(s) or use(s) are in compliance with the applicable zone provisions, standards or requirements of this Title, any applicable specific plans, or any other regulations adopted by the County through ordinance or resolution.

Rationale: As noted in the Findings Sections 2.0 through 5.0 above, the proposed project is in compliance with all the standards of the County.

- 6.2 The structure(s) and use(s) are in compliance with requirements and conditions of previously approved entitlements, such as Minor and Conditional Use Permits, or variances, if applicable.

Rationale: Previous applications for entitlements related to an RV resort and campground have not been processed on the project site. The proposed Administrative Permit allowing an apartment for an on-site manager has been integrated into the project approvals.

- 6.3 County Zoning Ordinance Section 130.30.090 require approval of an administrative permit to establish gates at nonresidential driveway entrances that will prohibit access/egress to and from the site by either remaining closed during business hours, or when being used to prevent public access after close of business. The permit shall be in compliance with Subsections D.1 through D.5 (Design Standards for Gated Developments) and D.9 (“Anti-directional” devices at gated entrances...).

Rationale: The primary entrance to the proposed project would be a private drive aisle from El Dorado Road. Additional access is provided at three (3) gated points to Phase 1 to the north and one (1) gated point location on the drive aisle to the east connecting to the commercial center. The on-site drive aisles range from 20 to 30 feet wide, with the narrowest 20-foot drives providing access to the individual camp sites. The proposed gate locations have been reviewed by both DOT and the Fire Department for compliance with subsections D.1 through D.5 and D.9 described above and will be further verified by the Planning Division and the Fire Department prior to use.