

**Findings**

**1.0 CEQA Findings**

- 1.1 El Dorado County has considered the Master EIR prepared and adopted by the El Dorado Irrigation District (EID) (SCH# 204102011) together with the comments received during the public review process. The Master EIR reflects the independent judgment of EID and the County and has been completed in compliance with CEQA and is adequate for this proposal.
- 1.2 There have been no substantial changes to the project or the circumstances under which the project is undertaken from that reviewed by EID and there are no new environmental effects that were not identified in the EIR. The project has not changed from that proposed and authorized by EID.
- 1.3 No new information of substantial importance that was not known at the time of the preparation of the EIR has been presented which shows that there would be a significant environmental effect not previously discussed in the EIR, that the impacts would be more severe, that mitigation measures previously found not feasible would be in fact feasible, or that significantly different mitigation measures would substantially reduce the significant effects of the project.
- 1.4 The approved project description, conditions of approval, and the mitigation monitoring and reporting plan with their corresponding permit monitoring requirements, have been adopted as the monitoring program for this project, pursuant to §21081.6 of the California Public Resources Code. The monitoring program is designed to ensure compliance during project implementation.
- 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 Development Services-Planning Services at 2850 Fairlane Court, Placerville, CA.

**2.0 General Plan Findings**

- 2.1 The land use amendment from Natural Resources to Tourist Recreational is consistent with Policy 10.1.6.5, Objective 9.3.8, Objective 9.3.1, and Policy 9.3.4.2 in that the County is to encourage existing and proposed recreational facilities. The existing and proposed development within the SPRA is consistent with the TR land use designation in that the existing and proposed uses have a greater intensity than is consistent with the existing NR land use designation.

- 2.2 Consistent with Policy 10.1.5.6, the proposed general plan amendment would not have a growth inducing effect on the adjacent residential, agricultural, or natural resource designation. The existing and proposed recreational facilities at the SPRA will not have a growth inducing effect on adjacent lands as analyzed in the SPRA Master Plan EIR. The SPRA has been in existence since 1955 and the proposed new facilities would not greatly expand the existing uses.

### **3.0 Zoning Findings**

- 3.1 A rezone to Recreational Facility will allow the property to be consistent with the proposed General Plan designation. The existing and proposed uses of the SPRA are consistent with the description of the Tourist Recreational land use designation contained in Policy 2.2.1.2
- 3.2 The proposed project and the existing structures, infrastructure, and uses are consistent with the El Dorado County Zoning Ordinance designation of Recreational Facilities (RF) and sections 17.48.010 to 17.48.070.

### **4.0 ADMINISTRATIVE FINDINGS**

#### **4.1 Special Use Permit S07-0008 Findings**

- 4.1.1 *The issuance of the permit is consistent with the general plan.*

The special use permit request is consistent with the General Plan because the application is for a recreational development, being developed to serve the residents and visitors, consistent with the Tourist Residential land use designation, and is consistent with applicable policies as described in Finding 2.1.

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

As examined in the SPRA Master Plan EIR no significant impact has been found related to public health, safety, or welfare and as proposed would not be injurious to the neighborhood. .

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

Campgrounds, cabins, and similar high intensity recreational uses are allowed after obtaining a special use permit pursuant to §17.48.060.A of the Zoning Ordinance.