

# **FINDINGS**

## **Rezone Z24-0005/ Diamond Springs Park Rezone Planning Commission/January 23, 2025**

### **1.0 CEQA FINDINGS**

- 1.1 El Dorado County has considered the Addendum together with the comments received and considered 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 identified no 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 states that the purpose of the High-Density Residential (HDR) land use designation is to identify those areas suitable for intensive single-family residential development at densities from one (1) to five (5) dwelling units per acre. Lands designated as HDR are generally considered appropriate only within Community Regions and Rural Centers.

Rationale: The proposed project has a current land use designation of HDR and is bordered by HDR lands to the east, south and southeast. The proposed rezone request to Recreational Facilities - High-Density (RFH) would be consistent with the HDR land use designation, as depicted in Table 2-4, General Plan Land Use Designation and Zoning District Consistency Matrix. The proposed project is consistent with this policy.

#### **2.2 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. No approvals shall be granted unless a finding is made that the project or permit is consistent with the General Plan.

Rationale: The requested Rezone is consistent with applicable General Plan policies as discussed in this Staff Report. The project is consistent with this policy.

**2.3 The project is consistent with General Plan Policy 2.2.5.3.**

Policy 2.2.5.3 requires that the County evaluate future rezoning: (1) To be based on the General Plan's general direction as to minimum parcel size or maximum allowable density; and (2) To assess whether there are changes in conditions that would support a higher density or intensity zoning district. The specific criteria to be considered include, but are not limited to, the following nineteen (19) criteria:

1. Availability of an adequate public water source or an approved Capital Improvement Project to increase service for existing land use demands;

Rationale: El Dorado Irrigation District (EID) provides water services to the project area. EID reviewed the project and confirmed that there is adequate capacity of water supplies available to serve the approved park and reasonably foreseeable future development during normal, dry, and multiple dry years.

2. Availability and capacity of public treated water system;

Rationale: EID reviewed the project and confirmed that there is adequate capacity of the public treated water system to serve the approved park and reasonably foreseeable future development.

3. Availability and capacity of public wastewater treatment system;

Rationale: EID reviewed the project and confirmed that there is adequate capacity of public wastewater treatment system to serve the approved park and reasonably foreseeable future development.

4. Distance to and capacity of the serving elementary and high school;

Rationale: The project site borders the former Charles F. Brown Elementary School (now the site of several educational institutions). Union Mine High School and Pacific Crest Academy abut the project site, to the south and southwest. The Initial Consultation Notice of the rezone request was provided to the Mother Lode School District, and no comments or concerns were received.

5. Response time from nearest fire station handling structure fires;

Rationale: Fire protection at the project site is provided by the Diamond Springs – El Dorado Fire Protection District. The approved park is subject to the County’s Local Hazard Mitigation Plan, and any future building and improvement plans would be subject to plan review by the Diamond Springs – El Dorado Fire Protection District to ensure proper access for fire and emergency response is provided and required fire suppression features are included.

6. Distance to nearest Community Region or Rural Center;

Rationale: The project parcel is located within the El Dorado / Diamond Springs Community Region.

7. Erosion hazard;

Rationale: Future grading for and development of the approved park shall be subject to the County’s Grading, Erosion, and Sediment Control Ordinance and shall be consistent with the County’s Design and Improvement Standards Manual and the Mitigation Monitoring and Reporting Plan (MMRP) for the Final Environmental Impact Report (FEIR).

8. Septic and leach field capability;

Rationale: The project does not propose private septic sanitation systems.

9. Groundwater capability to support wells;

Rationale: The project does not propose any private wells. All parcels would be connected to existing EID infrastructure for water service.

10. Critical flora and fauna habitat areas;

Rationale: A Biological Resources Assessment (BRA) was conducted for the December 12, 2023 BOS-approved park project. The BRA identified sensitive vegetation communities, special status plant and animal species, and aquatic resources that could potentially be impacted by the project in preparation for the draft Environmental Impact Report (EIR). The FEIR Section 3.3 (Biological Resources) and the MMRP provide mitigation measures for the above-noted biological resources. Mitigation measures include requiring special-status amphibian and reptile species surveying and monitoring, worker environmental awareness program, preconstruction nesting bird surveying, rare plant surveying and oak tree and aquatic resources mitigation.

11. Important timber production areas;

Rationale: The project site is not zoned for timber production. Nor is it surrounded by properties that are zoned for timber production. There would be no impact to a timber production area.

12. Important agricultural areas;

Rationale: The project site is not located within or adjacent to an agricultural zone or district. There would be no impact to an important agricultural area.

13. Important mineral resource areas;

Rationale: The project site is not located within a mineral resource area. There would be no impact to a mineral resource area.

14. Capacity of the transportation system serving the area;

Rationale: The El Dorado County Department of Transportation (DOT) reviewed the project and completed review of the transportation impact study for the approved park and determined the park would not significantly impact the capacity of the transportation system serving the area once the recommended transportation improvement measures are implemented, as identified in the approved park's Transportation Impact Study (Exhibit J of Legistar File No. 23-2024).

15. Existing land use pattern;

Rationale: The approved park is consistent with the existing land use pattern in the El Dorado / Diamond Springs Community Region. The project site for the park is adjacent or near three (3) schools and surrounded by residentially zoned parcels. The two (2) parcels' land use designation of High-Density Residential will not change.

16. Proximity to perennial water course;

Rationale: The project site does not contain a perennial water course. The nearest water body is Patterson Lake, which is approximately 275 feet to the north. The project site contains the intermittent stream, Deadman Creek, which transects diagonally through the southeastern portion of the project site. The approved park was designed to avoid all impacts to Deadman Creek, requiring a 25-foot buffer around Deadman Creek to prevent indirect impacts. The park shall be subject to the setback requirements of Zoning Ordinance Section 130.30.050.G (Protection of Wetlands and Sensitive Riparian Habitat) and all state and federal requirements.

17. Important historical/archeological sites;

Rationale: A records search and a pedestrian survey were conducted. A potentially important historical / archeological resource was identified – a prehistoric bedrock milling feature that could be eligible for listing in the California Register. To reduce impacts to this archeological resource, a mitigation measure (MM-CUL-1) has been added stating that the resource should be avoided by a minimum of 50 feet. If the resource cannot be avoided by this distance, additional archeological efforts will be required, including subsurface exploratory testing to assess the presence / absence and general distribution of the resource, and/or evaluation for National Register of Historical Places / California Register of Historical Resources. Other mitigation measures for the approved park project include requiring archeological monitors during all initial ground-disturbing activities within 300 feet of the prehistoric component resource and within 100 feet of Deadman Creek, where there is an increased potential to encounter cultural resources and preparing a plan for cultural resources monitoring and inadvertent discovery.

18. Seismic hazards and presence of active faults; and

Rationale: The project site is not considered to be located in a seismically active region of California. There are no Holocene-active faults located within 45 miles of the Project site.

19. Consistency with existing Conditions, Covenants, and Restrictions (CC&Rs).

Rationale: No CC&Rs exist for the subject parcel.

2.4 **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 has been approved for a community park. The park use is a permitted use in the existing zones (R1, R1A) and is a permitted use in the proposed zone (RFH). The park will serve the nearby schools, single-family homes, and senior mobile home community. The park's photometric plans comply with the County's outdoor lighting standards, which require that all outdoor lighting shall be located, adequately shielded, and directed such that no direct light falls outside the property line, or into the public right-of-way. Noise surveys and monitoring were conducted to address noise impacts on surrounding uses, and a mitigation measure (MM NOI-1, Operation Noise) has been added to mitigate operation noise. Transportation impacts were also assessed through the transportation impact study. The approved park would not conflict with the County's Transportation and Circulation Element; increase vehicle miles traveled; increase hazards due to a geometric design feature; or result in inadequate emergency access. With the implementation of the recommended transportation improvement measures identified in the approved park's Transportation Impact Study, the approved park will not worsen the level of service of roadways above LOS E (Exhibit J of Legistar File No. 23-2024). The project has been located and designed to be compatible with adjoining land uses. The project is consistent with this policy.

#### 2.5 **General Plan Policy TC-Xa does not apply.**

Except as otherwise provided, the following TC-Xa policies shall remain in effect indefinitely unless amended by voters:

1. Traffic from residential development projects of five (5) or more units or parcels of land shall not result in, or worsen, Level of Service (LOS) F (gridlock, stop-and-go) traffic congestion during weekday, peak-hour periods on any highway, road, interchange or intersection in the unincorporated areas of the County.

Rationale: This policy does not apply, because the project does not entail a residential development project.

2. The County shall not add any additional segments of U.S. Highway 50, or any other highways and roads, to the County's list of roads from the original Table TC-2 of the 2004 General Plan that are allowed to operate at LOS F without first getting the voters' approval.

Rationale: This policy does not apply, because the project is not requesting any modifications to Table TC-2.

3. Intentionally blank (Resolution 125-2019, August 6, 2019)

4. Intentionally blank (Resolution 159-2017, October 24, 2017)
5. The County shall not create an Infrastructure Financing District unless allowed by a 2/3rds majority vote of the people within that district.

Rationale: This policy does not apply, because the project is not requesting the County create an Infrastructure Financing District.

6. Intentionally blank (Resolution 159-2017, October 24, 2017)
7. Before giving approval of any kind to a residential development of five (5) or more units or parcels of land, the County shall make the finding that the project complies with the policies above. If this finding cannot be made, then the County shall not approve the project in order to protect public health and safety as provided by state law to assure that safe and adequate roads and highways are in place as such development occurs.

Rationale: This policy does not apply, because the project does not entail a residential development project.

## 2.6 **General Plan Policy TC-Xb does not apply.**

To ensure that potential development in the County does not exceed available roadway capacity, the County shall:

- A. Every year prepare an annual Capital Improvement Program (CIP) specifying expenditures for roadway improvements within the next 10 years. At least every five (5) years prepare a CIP specifying expenditures for roadway improvements within the next 20 years. Each plan shall contain identification of funding sources sufficient to develop the improvements identified;
- B. At least every five (5) years, prepare a Traffic Impact Mitigation (TIM) Fee Program specifying roadway improvements to be completed within the next 20 years to ensure compliance with all applicable LOS and other standards in this plan; and
- C. Annually monitor traffic volumes on the County's major roadway system depicted in Figure TC-1.

Rationale: This policy does not apply, as this policy refers to the County preparing a CIP, preparing a Traffic Impact Fee Program, and monitoring traffic volumes.

**2.7 General Plan Policy TC-Xc does not apply.**

Developer paid traffic impact fees (TIF) combined with any other available funds shall fully pay for building all necessary road capacity improvements to fully offset and mitigate all direct and cumulative traffic impacts from new development during peak hours upon any highways, arterial roads and their intersections during weekday, peak-hour periods in unincorporated areas of the County (Resolution 201-2018, September 25, 2018).

Rationale: This policy is not applicable as this policy directs how the County will pay for building the necessary road capacity.

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

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 or LOS D in the Rural Centers and Rural Regions except as specified in Table TC-2. The volume to capacity ratio of the roadway segments listed in Table TC-2 shall not exceed the ratio specified in that table. LOS will be as defined in the latest edition of the Highway Capacity Manual (Transportation Research Board, National Research Council) and calculated using the methodologies contained in that manual. Analysis periods shall be based on the professional judgement of the Department of Transportation which shall consider periods including, but not limited to, Weekday Average Daily Traffic (ADT), AM Peak Hour, and PM Peak hour traffic volumes.

Rationale: The project is located within the El Dorado – Diamond Springs Community Region. All of the study area intersections and roadway segments will operate at acceptable LOS with the implementation of the recommended transportation improvement measures identified in the approved park’s Transportation Impact Study (Exhibit J of Legistar File No. 23-2024).

**2.9 The project is consistent with General Plan Policy TC-Xe.**

For the purposes of this Transportation and Circulation Element, “worsen” is defined as any of the following number of project trips using a road facility at the time of issuance of a use and occupancy permit for the development project:

- A. A two-percent increase in traffic during the a.m. peak hour, p.m. peak hour, or daily, or
- B. The addition of 100 or more daily trips, or
- C. The addition of 10 or more trips during the a.m. peak hour or the p.m. peak hour.

Rationale: The project is anticipated to exceed 100 daily trips and more than 10 trips during both the AM and PM peak hours. The approved park's Transportation Impact Study details the estimated project trip generation.

**2.10 The project is consistent with General Plan Policy TC-Xf.**

At the time of approval of a Tentative Parcel Map for a single-family residential subdivision of five (5) or more parcels that worsens (defined as a project that triggers Policy TC-Xe [A], [B], or [C]) traffic on the County road system, the County shall do one (1) of the following: (1) condition the project to construct all road improvements necessary to maintain or attain LOS standards detailed in this Transportation and Circulation Element based on existing traffic plus traffic generated from the development plus forecasted traffic growth at 10-years from project submittal; or (2) ensure the commencement of construction of the necessary road improvements are included in the County's 10-year CIP.

For all other discretionary projects that worsen (defined as a project that triggers Policy TC-Xe [A], [B], or [C]) traffic on County road system, the County shall do one (1) of the following: (1) condition the project to construct all road improvements necessary to maintain or attain LOS standards detailed in this Transportation and Circulation Element; or (2) ensure the construction of the necessary road improvements are included in the County's 20-year CIP.

Rationale: If constructed by others or added to the County's 20-year CIP prior to development levels in the project that would require the improvements identified in the approved park's Transportation Impact Study, payment of TIF would satisfy the project's fair share obligation towards these improvements. If not constructed by others, the project would be responsible for implementing the improvements to ensure that transportation improvements are implemented concurrent with the approved development. The project is consistent with this policy.

**2.11 The project is consistent with General Plan 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. The County shall require an analysis of impacts of traffic from the development project, including impacts from truck traffic, and require dedication of needed right-of-way and construction of road facilities as a condition of the development. This policy shall remain in effect indefinitely unless amended by voters.

Rationale: If constructed by others or added to the County's 20-year CIP prior to development levels in the project that would require the improvements identified in the approved park's Transportation Impact Study, payment of TIF would satisfy the project's fair share obligation towards these improvements. If not constructed by others, the project would be responsible for implementing the improvements to ensure that transportation improvements are implemented concurrent with the approved development. The project is consistent with this policy.

**2.12 General Plan Policy TC-Xh does not apply.**

All subdivisions shall be conditioned to pay the TIF in effect at the time a building permit is issued for any parcel created by the subdivision.

Rationale: This policy does not apply, because it does not entail a subdivision project.

**2.13 General Plan Policy TC-Xi does not apply.**

The planning for the widening of U.S. Highway 50, consistent with the policies of this General Plan, shall be a priority of the County. The County shall coordinate with other affected agencies, such as the City of Folsom, the County of Sacramento, and Sacramento Area Council of Governments (SACOG) to ensure that U.S. Highway 50 capacity enhancing projects are coordinated with these agencies with the goal of delivering these projects on a schedule agreed to by related regional agencies.

Rationale: This policy is not applicable to the project, as the project does not include any U.S. Highway 50 capacity enhancements.

**2.14 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 was submitted for review by Diamond Springs El Dorado Fire Protection District, El Dorado Irrigation District (EID), and the County's Sheriff's Office, DOT, and Environmental Management Department (EMD), for adequate public services and utilities. No comments regarding concerns about public services or utility impacts were received. Electric and gas service would be provided by Pacific Gas and Electric (PG&E). The project is consistent with this policy.

**2.15 The project is consistent with General Plan Policy 5.1.2.2.**

General Plan Policy 5.1.2.2 requires adequate levels of public services be provided to

new discretionary development, including quantity and quality of water and adequate fire protection services.

Rationale: The project was submitted for review by Diamond Springs El Dorado Fire Protection District, EID, and DOT, for adequate public services and utilities. No comments regarding concerns about quality or quantity of water and adequate fire protection services or other public services were received. As proposed, the project is consistent with this policy.

**2.16 The project is consistent with General Plan Policy 5.1.3.1.**

General Plan Policy 5.1.3.1 states that growth and development and public facility expenditures shall be primarily directed to Community Regions and Rural Centers.

Rationale: The approved park is located within the El Dorado / Diamond Springs Community Region, located near existing schools and residential communities. As proposed, the project is consistent with this policy.

**2.17 The project is consistent with General Plan Policy 5.2.1.2.**

General Plan Policy 5.2.1.2 states that an adequate quantity and quality of water for all uses, including fire protection, shall be provided for with discretionary development.

Rationale: The project was reviewed by Diamond Springs El Dorado Fire Protection District and EID for adequate supply for all uses. None of the agencies indicated that there was an inadequate water supply for the project. Water supply and conveyance facilities are currently available and sufficient to serve the proposed parcels. The project is consistent with this policy.

**2.18 The project is consistent with General Plan Policy 5.2.1.11.**

General Plan Policy 5.2.1.11 states that new development shall be directed to areas where public water service already exists. In Community Regions, all new development shall connect to a public water system.

Rationale: The approved park is within the EID service district and will connect to EID's water and wastewater services. The project is consistent with this policy.

**2.19 The project is consistent with General Plan Policy 5.4.1.1.**

General Plan Policy 5.4.1.1 requires storm drainage systems for discretionary development that protect public health and safety, preserve natural resources, prevent erosion of adjacent and downstream lands, prevent the increase in potential for flood hazard or damage on either adjacent, upstream or downstream properties, minimize

impacts to existing facilities, meet the National Pollution Discharge Elimination System (NPDES) requirements, and preserve natural resources such as wetlands and riparian areas.

Rationale: The project will be subject to the County's Grading, Erosion, and Sediment Control Ordinance, Design and Improvement Standards Manual (DISM), Drainage Manual, and Stormwater Management Plan and Stormwater Quality Ordinance. The project is required to implement erosion control and water quality Best Management Practices (BMP) to avoid or substantially reduce the potential for pollutant contributions to Deadman's Creek, the closest water body to the project site. The development of the park will also adhere to the NPDES Construction General Permit. The project is consistent with this policy.

**2.20 The project is consistent with General Plan Policy 5.4.1.2.**

General Plan Policy 5.4.1.2 requires discretionary development to protect natural drainage patterns, minimize erosion, and ensure existing facilities are not adversely impacted while retaining the aesthetic qualities of the drainage way.

Rationale: Adherence to the County's Grading Ordinance, DISM and the NPDES Construction General Permit requirements, which includes implementation of construction erosion control BMPs during all phases of construction, is required. Drainage control for impervious surfaces and drought-tolerant site landscaping are also required. The project is consistent with this policy.

**2.21 The project is consistent with General Plan Policy 5.5.2.1.**

General Plan Policy 5.5.2.1 states that concurrent with the approval of new development, evidence will be required for adequate capacity within the solid waste system for the processing, recycling, transportation, and disposal of solid waste.

Rationale: The project site is located within the El Dorado Disposal service area which provides solid waste collection, disposal, and recycling services to the Diamond Springs community area. The nearby landfills are currently processing waste at levels below their original capacity designs and have capacity to serve this project site. The project is consistent with this policy.

**2.22 The project is consistent with General Plan Policy 5.6.2.1.**

General Plan Policy 5.6.2.1 requires energy conserving landscaping plans for all projects requiring design review or other discretionary approval.

Rationale: The project design includes the installation of native and drought-tolerant plant species, and the plans shall be compliant with the state's Model Water Efficient Landscape Ordinance (MWELo), Zoning Ordinance Section 130.33 (Landscaping Standards), and the adopted Landscaping and Irrigation Standards. The project is consistent with this policy.

**2.23 The project is consistent with General Plan Policy 5.7.1.1.**

General Plan Policy 5.7.1.1 requires that prior to approval of new development, the applicant will be required to demonstrate that adequate emergency water supply, storage, conveyance facilities, and access for fire protection either are or will be provided concurrent with development

Rationale: The project was reviewed by Diamond Springs El Dorado Fire Protection District and EID for adequate supply for all uses. Neither agency indicated that emergency water supply was not available to serve the project. Water supply and conveyance facilities are currently available and sufficient to supply emergency water supply to the proposed parcels. The project is consistent with this policy.

**2.24 The project is consistent with General Plan Policy 5.7.4.1.**

General Plan Policy 5.7.4.1 requires that prior to approval of new development, the applicant shall be required to demonstrate that adequate medical emergency services are available and that adequate emergency vehicle access will be provided concurrent with development.

Rationale: The approved park is unlikely to increase demand for fire and police response to a significant level, and any potential additional service calls would be accommodated by existing facilities. Circulation and sight distance analyses were conducted for the approved park as part of the transportation impact study. All roadway improvements shall be compliant with all applicable roadway design requirements. In the event of an emergency, emergency vehicles would be able to access the site from Oak Dell Road, Snoopy Road, and from the south via a raised arm bar that separates the project site from Union Mine High School. All street improvements will be designed with adequate width, turning radius, and grade to facilitate access by County's firefighting apparatus, and to provide alternative emergency ingress and egress. The building plans and improvement plans would be subject to plan review by the Diamond Springs El Dorado Fire Protection District to ensure proper access for fire and emergency response is provided and required fire suppression features are included. The project, as proposed, is consistent with this policy.

**2.25 The project is consistent with General Plan Policy 5.8.1.3.**

General Plan Policy 5.8.1.3 states that whenever feasible, the County should develop joint (shared) school facilities, recreational facilities, and educational and service programs between school districts and other public agencies.

Rationale: The park is adjacent to the former Charles F. Brown Elementary School to the west and Union Mine High School and Pacific Crest Academy to the southwest and south. The proximity of the park to the school sites would enable the coordination and joint use of recreational facilities. The project is consistent with this policy.

**2.26 The project is consistent with General Plan Policy 6.5.1.3.**

General Plan Policy 6.5.1.3 states that where noise mitigation measures are required to achieve the standards of Tables 6-1 and 6-2, the emphasis of such measures shall be placed upon site planning and project design.

Rationale: The project design includes mitigating park operation noise by restricting testing of the project emergency generator to daytime hours and ensuring that during use, the generator is blocked from noise-sensitive land uses (schools, residences) by a solid barrier like the proposed Indoor Gym building and prohibiting speech amplification at the park. The operation of the park will be from 7:00 am – 10:00 pm to meet the County’s noise standards. The project is consistent with this policy.

**2.27 The project is consistent with General Plan Policy 7.4.4.4.**

General Plan Policy 7.4.4.4 requires all new non-exempt development projects that would result in impacts to oak resources to be mitigated in accordance with the standards of the Oak Resources Management Plan (ORMP).

Rationale: The approved park shall be compliant with the ORMP in mitigating for oak woodland and individual oak trees that are removed. The project is consistent with this policy.

**2.28 The project is consistent with General Plan Policy 9.1.1.1.**

General Plan Policy 9.1.1.1 states that the County shall assist in the development of regional, community, and neighborhood parks, ensure a diverse range of recreational opportunities at a regional, community, and neighborhood level, and provide park design guidelines and development standards for park development.

Rationale: The County has led the effort to propose, develop, and implement Diamond Springs Community Park by working with Mother Lode School

District, community stakeholders, and reviewing agencies on conceptualizing park design, completing the FEIR, and engaging in a rezoning that will better reflect the approved use for the project site and facilitate Boys and Girls Club's implementation of the approved park.

**2.29 The project is consistent with General Plan Policy 9.1.1.3.**

General Plan Policy 9.1.1.3 states that community parks and recreation facilities shall provide a focal point and gathering place for the larger community. Community parks are generally 10 to 44 acres in size, are for use by all sectors and age groups, and may include multi-purpose fields, ball fields, group picnic areas, playground, tot lot, multi-purpose hardcourts, swimming pool, tennis courts, and a community center.

Rationale: The 40-acre Diamond Springs Community Park is a community park and contains sports fields and courts (soccer, softball, basketball, pickleball), play areas, an indoor gym, group picnic tables, restroom buildings, and pedestrian trails. Given its central location and proximity to multiple public education institutions, the approved park has been designed in coordination with Sheriff's Office of Emergency Services, the Diamond Springs – El Dorado Fire Protection District, and El Dorado County's Emergency Preparedness and Response to serve as a center for emergency operations. The project, as proposed, is consistent with this policy.

**2.30 The project is consistent with General Plan Policy HO-2.6.**

The County shall encourage the enhancement of residential environments to include access to parks and trails.

Rationale: The creation and establishment of Diamond Springs Community Park is intended to enhance the adjacent and nearby residential and school environments. The community park, which consists of sports fields, recreational areas, and an indoor facility, would reduce travel for residents in the Diamond Springs and Placerville communities, who commute to other parts of the County for similar amenities.

**3.0 ZONING FINDINGS**

**3.1 The project is consistent with Section 130.25.010.**

Section 130.25.010 (Zones Established; Applicability) defines special purpose zones as those zones that are used to provide for, promote, and regulate certain recreational, transportation, and open space uses. Recreational Facilities, High-Intensity (RFH) Zone applies to regulate and promote recreational uses and activities with high concentrations of people or activities of a more urban nature, such as recreational vehicle parks, sports fields and complexes, and amusement parks or facilities that are primarily located in

Community Regions and Rural Centers.

Rationale: The zoning designation of RFH would be suitable to regulate and promote the recreational uses and activities of the approved community park. The project is consistent with this policy.

**3.2 The project is consistent with Section 130.25.020 (Matrix of Allowed Uses).**

Section 130.25.020 comprises the matrix of allowed uses for the special purpose zones, which includes the RFH zone.

Rationale: The approved park is consistent with the RFH zone. A day use park is a permitted use in the RFH zone, and a nighttime use park would require an Administrative Permit. Prior to operating the park, Boys and Girls Club would need to apply for an Administrative Permit to operate during nighttime hours (7:00 – 10:00 pm) and to have tennis courts on-site in the RFH zone. The rezone is consistent with the Zoning Ordinance Section 130.25.020.

**3.3 The project is consistent with Section 130.25.030 (Special Purpose Zone Development Standards).**

Section 130.25.030 provides the development standards for the Special Purpose Zones, which includes the RFH zone.

Rationale: The two (2) parcels proposed for the rezone, respectively 9.72 and 29.87 acres, meet the minimum lot size for RFH zone, which is 20,000 square feet or 0.46 acres. As proposed, the buildings which include the indoor gym and restroom buildings, are located outside of the required setbacks and have been designed to meet all other relevant development standards of the zone. The project is consistent with the Zoning Ordinance Section 130.25.030.