

FINDINGS

Conditional Use Permit S17-0009/Heritage Carson Creek The Retreat Clubhouse Planning Commission/January 25, 2018

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the staff report and evidence in the record, the following findings can be made pursuant to Section 66472.1 of the California Government Code:

1.0 CEQA FINDING

- 1.1 The project is a recreational facility as a component of a residential project, as contemplated in the adopted Carson Creek Specific Plan, subject to the certified Environmental Impact Report (EIR) and mitigation measures in the Mitigation Monitoring Reporting Program. Therefore, the project is exempt from the requirements of CEQA pursuant to Section 15182. No further environmental analysis is necessary.
- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services Department, Planning Services, at 2850 Fairlane Court, Placerville, CA.

2.0 GENERAL PLAN/SPECIFIC PLAN FINDINGS

The project site is designated Adopted Plan in the General Plan. This land use category recognizes areas for which specific land use plans have been prepared and adopted. These plans (e.g., specific plan or community plan) are accepted and incorporated by this reference, and the respective land use map associated with each such plan is hereby adopted as the General Plan map for each such area. The project site is within the Carson Creek Specific Plan (CCSP).

Recreational facilities were anticipated and reviewed in the Carson Creek Specific Plan and the Environmental Impact Report. Specific Plan Policy 9.1.1.3 of the CCSP states, "Recreation facilities shall provide a focal point and gathering place for the larger community". The project parcel was conceptually approved for a recreation/community center in approval of the tentative subdivision map.

3.0 ZONING FINDINGS

3.1 The proposed use is consistent with Title 130 (Zoning Ordinance) of the County Code

The use is allowed by Conditional Use Permit within the CC3K CCSP zone district has been found to be consistent with the development standards for the CC3K and Zoning Ordinance requirements for setbacks, parking, lighting, and landscaping.

4.0 ADMINISTRATIVE FINDINGS FOR A CONDITIONAL USE PERMIT

4.1 The issuance of the permit is consistent with the General Plan.

The proposed recreation facility is consistent with the Carson Creek Specific Plan and therefore is consistent with the General Plan.

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

Recreational facilities were contemplated in the Carson Creek Specific Plan and Environmental Impact Report. Therefore, the proposed uses would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood.

4.3 **The proposed use is specifically permitted by Conditional Use Permit pursuant to this Title.**

The proposed use is a use allowed by Conditional Use Permit in the CC3K CCSP zone district.