

**COUNTY OF EL DORADO DEVELOPMENT SERVICES
PLANNING COMMISSION
STAFF REPORT**



Agenda of: December 8, 2016

Staff: Jennifer Franich

SPECIAL USE PERMIT REVISION

- FILE NUMBER:** S05-0032-R/Cameron Park CSD Community Center
- APPLICANT:** Cameron Park Community Service District (CSD)
- REQUEST:** A special use permit revision to allow extended swimming pool hours at the existing Cameron Park CSD community center.
- LOCATION:** On the south side of Country Club Drive, approximately 0.5 mile west of the intersection with Cambridge Road, in the Cameron Park area, Supervisorial District 2. (Exhibit A)
- APN:** 119-190-06 (Exhibit B)
- ACREAGE:** 4.12 acres
- GENERAL PLAN:** Public Facilities (PF) (Exhibit C)
- ZONING:** Residential, Single-Unit (R) (Exhibit D)
- ENVIRONMENTAL DOCUMENT:** Categorically exempt pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines.
- RECOMMENDATION:** Staff recommends the Planning Commission take the following actions:
1. Find that the project is Exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301; and
 2. Approve Special Use Permit Revision S05-0032-R based on the Findings and subject to the Conditions of Approval as presented.

EXECUTIVE SUMMARY

Approval of this Special Use Permit revision would allow for use of the pool at the existing community center, which currently operates from 7 a.m. to 7 p.m., to be extended to 5:30 a.m. to 7 p.m. No construction or changes in use are proposed. Revisions to Condition 8 are proposed to reflect the change in operation for the swimming pool. Staff has determined that the proposed project is consistent with the Public Facilities land use designation and R zone, as well as other applicable El Dorado County General Plan policies and Zoning Ordinance requirements, as discussed in the Findings.

PROJECT INFORMATION

Site Description: A community center facility currently exists at the subject site (Exhibit E). The center consists of Building A, an 11,014 square-foot building containing Community Service District offices, meeting rooms, classrooms, a kitchen, a youth activity center, and an assembly hall with stage, along with restrooms and storage space. Building B is 14,483 square feet and contains a gymnasium, locker and dressing rooms, two meeting rooms, a storage room, a pool equipment room, a lifeguard office, and a concession stand. Building C is 74 square feet, and contains a ticket booth. Outdoor facilities consist of a swimming pool for competitions, swim lessons, and recreational use. An outdoor courtyard and several lawn areas make up the remainder of the public space. Wrought iron fencing and gated entries surround the pool area, and a six foot tall sound wall is located on the north edge of the pool area. The site is located within the Cameron Park Community Region and is surrounded by Single family residences, townhomes, and other public facilities, including a middle school and public library. Access is from both Country Club and Meadow Drives, with a circular cul-de-sac for passenger loading and unloading located at the terminus of the parking aisle in front of Building A.

Project Description: The applicant requests a revision to existing Special Use Permit S05-0032 to allow use of the pool at the existing community center, which currently operates from 7 a.m. to 7 p.m., to be extended to 5:30 a.m. to 7 p.m. No construction or changes in use are proposed. Traffic to and from the facility is not expected to change, and no changes to on-site circulation would be necessary. A noise study was prepared to analyze the noise from pool use for the “Night” hours performance standards from 5:30 a.m. to 7 a.m., which were not previously included in the Special Use Permit (Exhibit F). Revisions to Condition 8 are proposed to reflect the change in operation for the swimming pool.

ENVIRONMENTAL REVIEW

Staff has determined that the proposed project would not have a significant effect on the environment and the project is Categorical Exempt pursuant to CEQA Guidelines Section 15301, Existing Facilities.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings
Conditions of Approval

Exhibit A.....Location Map
Exhibit B.....Assessor's Parcel Map
Exhibit C.....Land Use Map
Exhibit D.....Zoning Designations Map
Exhibit E.....Aerial Map
Exhibit F.....Cameron Park Community Center Swimming Pool Noise
Monitoring Results, May 25, 2016