

FROM THE PLANNING COMMISSION MINUTES OF MARCH 12, 2015

AGENDA ITEMS

4. 15-0232 Hearing to consider a request for a fitness center and outdoor uses [Special Use Permit S14-0003/Heritage Carson Creek Fitness Center Phase 2 Unit 1]** on property identified by Assessor's Parcel Number 117-570-03, consisting of 4.888 acres, in the El Dorado Hills area, submitted by Lennar Homes of California; and staff recommending the Planning Commission take the following actions:

- 1) Find that the project is exempt from CEQA pursuant to State CEQA Guidelines Section 15182 and
- 2) Conditionally approve Special Use Permit S14-0003 based on the Findings and subject to the Conditions of Approval as presented.
(Supervisory District 2)

Aaron Mount presented the item with a recommendation for approval. He referenced the Staff Memo dated March 10, 2015 which included a revised site plan and a new proposed monument sign.

Don Barnett, applicant, was available for questions.

Chair Stewart closed public comment.

Chair Stewart clarified that there were no homes in the vicinity and no adjacent development. He also inquired on the 100 year flood plain.

There was no further discussion.

Motion: Commissioner Pratt moved, seconded by Commissioner Miller, and carried (4-0), to take the following actions: 1) Find that the project is exempt from CEQA pursuant to State CEQA Guidelines Section 15182 and 2) Conditionally approve Special Use Permit S14-0003 based on the Findings and subject to the Conditions of Approval as modified: (a) Amend Condition #1 as shown in the Staff Memo dated March 10, 2015.

AYES: Heflin, Miller, Pratt, Stewart
NOES: None
ABSENT: Shinault

This action can be appealed to the Board of Supervisors within 10 working days.