

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



Agenda of: February 9, 2017

Staff: Jennifer Franich

SPECIAL USE PERMIT REVISION

- FILE NUMBER:** S87-0057-R/Cameron Park CSD Rasmussen Park
- APPLICANT:** Cameron Park Community Service District (CSD)
- REQUEST:** Revision to the approved Cameron Park Community Service District (CSD) special use permit to allow operation of an existing T-ball field, installation of a bocce ball court, and the construction of an eight-foot solid wood fence at an existing community park.
- LOCATION:** On the east side of Mira Loma Drive, at the terminus of Monukka Drive, in the Cameron Park area, Supervisorial District 4 (Exhibit A).
- APN:** 083-466-10 (Exhibit B)
- ACREAGE:** 10 acres
- GENERAL PLAN:** Public Facilities (PF) (Exhibit C)
- ZONING:** Recreational Facilities, High-Intensity (RF-H) (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 S87-0057-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 an existing T-ball field and the addition of a bocce ball court at Rasmussen Park. Special Use permit S87-0057 allowed two lighted sports fields, an unlighted basketball court, volleyball court, tot lot, and lighted walkways and parking areas off Mira Loma Drive. No changes in the use of the site are proposed, and the only construction at the site would be an eight-foot-tall solid wood fence for the purpose of noise attenuation, and the potential installation of the bocce ball court. Conditions have been revised to reflect these changes and to remove conditions that have already been completed or which are out-of-date. Staff has determined that the proposed revision to existing special use permit S87-0057-R is consistent with the Public Facilities land use designation and RF-H 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 park currently exists at the subject site (Exhibit E). The park consists of two sports fields, a volleyball court, tot lot, and lighted walkways and parking areas. The site is located within the Cameron Park Community Region and is surrounded by single family residences, townhomes, and open space. Access is from Mira Loma Drive, with an unofficial entrance off Monukka Drive.

Project Description: The applicant requests a revision to existing Special Use Permit S87-0057 to allow use of an existing T-ball field to be used on a permanent basis. A new bocce ball court is also proposed for the southwest corner of the park (Exhibit F). The use of the T-ball field would be restricted to daytime hours, 7 a.m. to 7 p.m. No construction or changes in use are proposed, however, an eight-foot solid wood fence would be installed along the southwest property line for the purpose of noise attenuation. A noise study was prepared to analyze the noise from T-Ball field during Daytime hours from 7 a.m. to 7 p.m., which was not included in the original plan for the park (Exhibit G). Traffic to and from the facility is not expected to be change, and no changes to circulation on-site would be necessary. However, a restriction to parking along the north side of Monukka Drive is proposed in order to maintain emergency access. Revisions to Condition 9 are proposed to reflect the change in operation.

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 Map
Exhibit E.....Aerial Map
Exhibit F.....Site Plan
Exhibit G.....T-Ball Playing Field Noise Monitoring Results; May 25,
2016