

**COUNTY OF EL DORADO PLANNING AND BUILDING
DEPARTMENT
PLANNING COMMISSION
STAFF REPORT**



Agenda of: January 25, 2018

Staff: Mel Pabalinas

CONDITIONAL USE PERMIT

FILE NUMBER: S17-0009/Heritage Carson Creek The Retreat Clubhouse

APPLICANT: Lennar Homes of California

ENGINEER: CTA Engineering

REQUEST: Conditional Use Permit for the construction and operation of 9,998 square foot clubhouse with a 2,000 square foot multi-purpose outdoor patio area. The recreational facility includes an on-site parking, community garden, and an Olympic swimming pool

LOCATION: South of Carson Crossing Road at the intersection with the future private subdivision road (Palmdale Drive), in the El Dorado Hills area, Supervisorial District 2. (Exhibit A)

APN: 117-680-10 (Exhibit B)

ACREAGE: 2.74 Acres

GENERAL PLAN: Adopted Plan- Carson Creek Specific Plan (AP-CCSP) (Exhibit C)

ZONING: CC3K/SFHD (Carson Creek Single Family 3,000 sq. ft. min/Single Family High Density) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Statutorily Exempt pursuant to CEQA Guidelines Section 15182 (Residential Projects Pursuant to a Specific Plan)

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

1. Find the project Statutorily Exempt under CEQA Guidelines Section 15182; and
2. Approve Conditional Use Permit S17-0009 based on the Findings and subject to the Conditions of Approval as presented.

STAFF ANALYSIS

Project Description: The Retreat Clubhouse is an amenity that would provide social and recreational opportunities to the future residents of the Heritage at Carson Creek community, an approved 634-lot, age restricted subdivision within the adopted Carson Creek Specific Plan (CCSP). The recreational facility would encompass 9,998 square feet in size that includes private rooms for leisure, games, movie theater, a commercial grade kitchen, a covered veranda, and a 2,000 square foot multi-purpose outdoor patio area (Exhibits E). The architectural design of the facility would match the Mission-style theme for the subdivision and neighboring residential subdivision to the north (Exhibit F). The facility has been designed consistent with the applicable development standards of the Carson Creek Specific Plan, including minimum building setbacks and maximum structural height.

The recreational facility also features a community garden and an Olympic swimming pool and would have pedestrian pathways, on-site parking with 54 stalls, and a lighted landscape grounds. Improvements and utilities necessary that serve the facility including water and sewer services and private road access would be constructed as part of on-going subdivision improvements. Operation of the facility would be managed by the future Homeowner's Association for the subdivision.

Site Description: The vacant project site is within the Heritage at Carson Creek subdivision. Site improvements would take place as part of the on-going residential subdivision. Primary access to the site would be off Pismo Drive at its intersection with Palmer Drive, the main access into the subdivision (Exhibit G). The site will be surrounded by future residential lots in the Heritage at Carson Creek subdivision.

Consistency: As discussed in the *Findings* below, the project has been found to be consistent with applicable policies of the General Plan, Carson Creek Specific Plan, and provisions of the Zoning Ordinance.

Conditions of approval have been recommended to ensure safe and orderly construction of the recreational facility.

ENVIRONMENTAL REVIEW

The proposed Conditional Use Permit for the recreation clubhouse qualifies for as Statutory Exemption under California Environmental Quality Guidelines (CEQA) Section 15182 (Residential Projects Pursuant to a Specific Plan) as the facility is an ancillary amenity to the age-restricted residential development contemplated in the Carson Creek Specific Plan for which an Environmental Impact Report (EIR) was certified. Associated project improvements including grading disturbance

and utility installation, would be conducted as part of on-going subdivision improvements. Design the facility conforms to Operation of the facility would be limited to specific hours subject to applicable mitigation measures from the certified EIR. No further environmental analysis is necessary.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings
Conditions of Approval

Exhibit A.....Location Map
Exhibit B.....Assessors Plat Map
Exhibit C.....General Plan Land Use Map
Exhibit D.....Approved CCSP Zoning Map
Exhibit E.....Site/Landscape Plan and Floor Plan-The Retreat
Clubhouse
Exhibit F.....Elevation Plan-The Retreat Clubhouse
Exhibit G..... Project Site and Heritage at Carson Creek Subdivision