

## CONDITIONS OF APPROVAL

### **Special Use Permit Revision S05-0032-R/Cameron Park CSD Community Center Planning Commission/December 8, 2016**

#### **MITIGATION MEASURES:**

1. Prior to grading permit issuance, the Cameron Park Community Service District (CSD) shall dedicate and record a conservation easement on property under their ownership that contains oak tree canopy in an amount equal to twice that existing on the project parcel, for a total of 0.94 acres of oak tree canopy. The conservation easement shall be set aside for public, passive recreational use. The easement will be offered to the County, but the land shall be maintained by the CSD. A four-fifths vote of the Board of Supervisors will be necessary to remove the easement.
  
2. Two valley oaks, one blue oak, and one interior live oak shall be retained on the northeast corner of the site adjacent to the bend in the drainage channel (840, 841, 845 and 846 on Tree-1 Exhibit). Two valley oaks shall be retained along the southwest boundary adjacent to the parking area (802 and 803). Landscaping shall be required along the parking areas that front Country Club Drive and the southern property line for a total of approximately 525 linear feet. Consistent with the Ordinance, a minimum of three trees per 100 linear feet will be required, for a total of 16 trees. Over and above these buffering requirements, one 15 gallon tree is required for every 10 parking spaces for an additional 13 trees. As a result, the proposed project shall require a minimum total of 29 trees to be planted on site constituting a replacement ratio of 1:1.6. The trees shall be native oak species, preferably valley oak and interior live oak.

#### **CONDITIONS OF APPROVAL:**

##### **El Dorado County Planning Services**

1. The project, as approved, consists of the following:

A community center facility to be phased as follows:

Phase 1:

Building A: 11,014 square feet, containing Community Service District offices, meeting rooms, classrooms, a dedicated dance and aerobic exercise room, a fully equipped kitchen to support a senior meal and nutritional program, a youth activity center, and an assembly hall with stage, along with restrooms and storage space.

Phase 2:

Building B: 3,863 square feet, containing locker and dressing rooms, restrooms, a pool equipment room, a lifeguard office and a concession stand.

Building C: 74 square feet, contains a ticket booth.

Phase 3:

Building B: 10,620 square foot addition, containing a gymnasium, two meeting rooms, and a storage room.

Outdoor facilities consisting of one swimming pool totaling approximately 5,500 square feet in size, dedicated for competitions and swim lessons and recreational use. An outdoor courtyard and lawn areas make up the remainder of the public space. Wrought iron fencing and gated entries surround the pool area. A six foot tall sound wall will be constructed on the north edge of the pool area at the location delineated in Figure 1 of the Environmental Noise Assessment (j.c. brennan & associates, Inc., June 18, 2008).

The facility will be accessed from both Country Club and Meadow Drives. A circular cul-de-sac for passenger loading and unloading will be located at the terminus of the parking aisle in front of Building A. An emergency access road will connect off the northern end of the cul-de-sac and continue around the buildings to the entrance off Meadow Drive. Curbing along both sides of the emergency access road, around the center landscaped circle, and along the northern edge of the turn-around from the emergency access road to the parking area, shall be painted red and marked "Fire Lane – No Parking". Prior to final occupancy of Building A, signs controlling traffic flow, such as "Stop" or "Yield" will be required at each end of the emergency access road. Sign type and their locations will be subject to the Department of Transportation's review and approval. A pedestrian bridge will connect the sidewalk along the frontage of Country Club Drive to the internal pedestrian walkway on site.

A gated, trash enclosure to be accessible from the kitchen will be sited adjacent to Building A facing Country Club Drive and will be kept closed at all times when not in use.

Parking areas along the northwest, west, and southern perimeters of the parcel totaling 128 spaces, with five ADA designated of which two are van accessible. A *Facility Use Agreement* adopted between El Dorado County and the CSD to share both parking and access between the public library and the community center will allow an additional 54 spaces with 2 ADA designated for the community center's use. As part of the Agreement, each agency shall notify the other 15 days in advance of holding an event that is expected to attract more than 20 vehicles beyond their normally expected daily traffic.

2. All site improvements shall conform to the site plan(s) attached as Exhibits D, E, F, G, I, and K.

As part of the building permit process, the applicant shall submit for approval a final landscape plan in substantial compliance with Exhibit J, which shall reflect the requirements of Mitigation Measure 2, as well. The applicant will monitor retained and

replacement oak trees for a period of seven years from the time of the final landscape inspection, prior to the first occupancy permit being approved. Unsuccessful replacements shall be replaced with similar oak tree species. In addition to populations of native oak species, native riparian shrubbery shall be used to revegetate the channel and provide screening as required under the *Off-street Parking and Loading Ordinance* subject to review and approval of the Development Services Director or his designee.

3. The project shall be required to utilize recycled water for landscape irrigation pursuant to Regulation 31 of the El Dorado Irrigation District. Prior to delivery of recycled water and as part of the improvement plans, the applicant shall prepare and submit to the District an on-site recycled water plan as well as a User Reclamation Plan (URP) in accordance with the *Recycled Water On-site Design and Construction Standards*.
4. Lighting shall be substantially compliant with Exhibit L and shall conform to §17.14.170 requiring full shielding pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation. Should final, installed lighting be non-compliant with full shielding requirements, the applicant shall be responsible for the replacement and/or modification of said lighting to the satisfaction of the Development Services Director or his designee.
5. Discharge of fill into the onsite jurisdictional wetlands or below the official high water mark (OHWM) of the drainage channel requires a *§404 Permit* from the U.S. Army Corps of Engineers, a *§401 Water Quality Certification* from the Regional Water Quality Control Board, and a *§1602 Streambed Alteration Permit* from the California Department of Fish and Game. Compliance with these permitting requirements shall be demonstrated prior to grading permit issuance.
6. Prior to the commencement of any grading or construction activities, temporary fencing shall be placed along the southern and western edge of the drainage easement, adjacent to the intermittent stream. In no case shall grading or construction activities result in the discharge of fill material into this protected wetland area.
7. No structures, including temporary signage, shall be placed in the northeast corner of the parcel that lies outside of the existing drainage easement without revision to the subject special use permit.
8. In order to comply with the daytime and evening hourly noise level standards under Table 6-2 of the General Plan, hours of operation will be restricted to 7am through 10pm, outdoor speakers shall be oriented to face south and west, and the applicant shall work with the sound system installer to determine if speaker signal-to noise ratio coverage can be achieved by lowering speakers to within six feet of the ground. Hours of operation for intense pool activities, to include but not be limited to swim meets and lessons, shall be restricted to 5:30 a.m. ~~7am through 7pm. Low intensity swim activities, such as adult lap swimming, will be allowed~~ until 10pm. Bleachers shall be oriented along the side of the

competition pool to face east. If noise complaints occur, additional sound control measures may need to be included.”

9. The activity schedule of the Community Center shall be coordinated with that of the area schools to provide at least 15 minutes between the beginning of the school day and the beginning of scheduled activities
10. Security gates shall be installed at either end of the emergency fire access road. The Cameron Park Community Fire District shall provide an electronic component to open and close the gates, if desired.
11. The project will comply with fire department standards including, but not limited to: location of fire hydrants, accessibility around buildings, turning radii within parking lots, fire sprinklers within buildings, building identification, and construction phasing. Any alterations to the approved site plan as a result of review by the fire department shall require further revision to the special use permit.
12. The applicant shall submit a street improvement plan prepared by a professional civil engineer for approval, and execute Encroachment Permit(s) or a Road Improvement Agreement with the County to construct:
  - A. The improvement and widening of Country Club Drive on the project frontage:
    - (1) From the common driveway shared with the Library, 100 feet east to the existing electric vault - widen the southerly half of Country Club Drive to 17 feet from the centerline, for a 12-foot eastbound travel lane and a 5-foot bicycle lane, with a Standard Plan 104 Type 2 vertical curb and gutter and a 4-foot wide sidewalk. The bicycle lane shall be signed and striped for a Class II bicycle lane pursuant to the El Dorado County Bicycle Transportation Plan.
    - (2) From the aforementioned existing electrical vault - widen the southerly half of Country Club Drive to a 23.5 foot wide pavement section from the centerline, for a 12-foot eastbound lane, a 4-foot bicycle lane, and a 7.5 foot shoulder/loading lane, with a Standard Plan 104 Type 2 vertical curb and gutter and a 6-foot sidewalk. The length of this widening for the loading lane shall be approximately 200 feet east of the electric vault, including widening and narrowing transitions. The bicycle lane shall be striped for a Class II bicycle lane pursuant to the El Dorado County Bicycle Transportation Plan.
    - (3) From the widening for the unloading lane to the easterly property line - widen the southerly half of Country Club Drive to a 20-foot wide pavement section from the centerline, for a 12-foot eastbound lane and 8-foot shoulder, with a Standard Plan 104 Type 2 vertical curb and gutter and a 6-foot sidewalk. The shoulder shall be signed for no parking, and signed and striped for a Class II bicycle lane pursuant to the El Dorado County Bicycle Transportation Plan.

(4) The curb returns for the driveway shared with the Library shall be reconstructed with pedestrian ramps with truncated domes per Caltrans Standard Plan A88A.

B. The existing sidewalks along Meadow Drive shall be extended to the driveway connection to Meadow Drive and shall connect to the on-site sidewalk system.

The plans for these improvements must be submitted concurrently with the application for onsite permits, and the encroachment permit or Road Improvement Agreement must be approved prior to issuance on onsite permits, and the work must be substantially complete, as determined by the Department of Transportation, prior to occupancy of the site.

13. The applicant shall construct a sidewalk connection from the interior sidewalk system to the sidewalk on Country Club Drive. The work must be substantially complete, as determined by the Department of Transportation, prior to occupancy of the site.
14. The applicant shall submit a drainage study to include an analysis of the drainage channel on the northerly side of the property to determine its adequacy, and an elevation of the 100 year flood.
15. The applicant shall provide a soils report with the improvement plan application addressing, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water and pavement sections based on TI and R values. The report shall include recommended design criteria for any retaining walls. Any import or export to be borrowed or deposited within El Dorado County shall require an additional grading permit.
16. The applicant shall submit a site grading plan prepared by a professional civil engineer to the Building Division of the Development Services Department for review and approval. The plan shall be in conformance with the County of El Dorado *Design and Improvement Standards Manual*, the *Grading, Erosion and Sediment Control Ordinance*, the *Drainage Manual*, the *Off-Street Parking and Loading Ordinance*, and the State of California *Handicapped Accessibility Standards*.
17. The applicant shall provide a drainage report at time of grading permit application, consistent with the *Drainage Manual* and the *Storm Water Management Plan*, which addresses storm water runoff increase, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Department of Transportation.
18. If blasting activities are to occur in conjunction with grading or improvements, applicant shall ensure that such blasting activities are conducted in compliance with state and local regulations.

19. If burning activities are to occur during the construction of the project improvements, applicant shall obtain the necessary burning permits from the California Department of Forestry and air pollution permits from the County prior to said burning activities.
20. The emergency vehicle circulation requirements for roads and driveways, and the location of hydrants shall be shown on the site grading/improvement plans, which shall be subject to the approval of the Cameron Park Community Fire District. The Department of Transportation will require plans to meet Fire Safe Standards, but only the responsible Fire District may waive or relax those Fire Safe Standards.
21. If human remains are discovered at any time during the grading or improvement phase, the County Coroner and the Native American Heritage Commission shall be contacted per Section 7050.5 of the Health and Safety Code and Section 5097.89 of the Public Resources Code. If archaeological artifacts are discovered, the developer shall retain an archaeologist to make recommendations for the treatment of the artifacts. Treatment of Native American remains or archaeological artifacts shall be the responsibility of the developer and shall be subject to the review and approval of the County Development Services Director or his designee.
22. The applicant shall install a bus stop with covered passenger waiting area. This stop may be incorporated into the building design or as a separate bus shelter consistent with El Dorado Transit Authority specifications for a non-advertising shelter.
23. The applicant shall incorporate a restricted "Bus Lane" with a red curb and signage noting "no parking/loading or unloading", in order to provide a safety zone around the bus stop.
24. The applicant shall submit a hazardous materials/hazardous waste generator management plan for review by the Environmental Management Department. Applicable fees shall be paid for all hazardous wastes generated by and for the hazardous materials stored in excess of the reportable quantities (55 gallons, 500 pounds, or 200 cubic feet).
25. The applicant shall comply with Air Quality Management District (AQMD) Rule 223-2 Fugitive Dust-Asbestos Hazard Mitigation, which includes an asbestos dust mitigation plan submittal, fugitive dust prevention, speed limits, warning signs, track out prevention, excavated soil management, and post-construction mitigation. This information must be submitted to the Air Quality Management District for review and approval prior to issuance of a grading permit.
26. The applicant shall submit a set of plans for the food facility to Environmental Health for review and approval prior to building permit issuance, in compliance with the California Health and Safety Code *California Uniform Retail Food Facilities Law*. After approval of the facility is received, a permit to operate shall be obtained from the department and renewed on a yearly basis. In addition, at least one employee of the facility shall be certified as a food handler and hold a Food Handler's Safety Certification.

27. The applicant shall submit a set of plans for the public swimming pools to Environmental Health for review and approval prior to building permit issuance, in compliance with State Code. Once approvals for the pools are received, a permit to operate shall be obtained from the department and renewed on a yearly basis.