

## **FINDINGS**

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

#### **1.0 CEQA FINDINGS**

- 1.1 This project has been found to be Exempt from the requirements of CEQA pursuant to Section 15301 of the CEQA Guidelines, which exempts existing facilities involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

Rationale: Staff recommends that the Planning Commission find this project to be Categorically Exempt from the requirements of CEQA pursuant to Section 15301 of the CEQA Guidelines. No new or expanded structures are proposed, there will be no additional earthwork or grading of the site, and the Zoning Ordinance along with existing Special Use Permit S05-0032 restrict the use of the property to that currently in operation at the site, with the exception of the extended pool hours. As no new structures are proposed and there will be a negligible expansion of an existing use, this project would not have a significant impact to the environment. A \$50.00 processing fee is required by the County Recorder to file the Notice of Exemption. A \$50.00 processing fee is required by the County Recorder to file the Notice of Exemption.

- 1.2 The documents and other materials that constitute the record of proceedings upon which this decision is based are in the custody of the Development Services Division at 2850 Fairlane Court, Placerville, CA, 95667.

#### **2.0 GENERAL PLAN FINDINGS**

##### **2.1 The project is consistent with General Plan policy 2.2.1.2.**

Public Facilities (PF) land use designation establishes areas for publicly owned lands used for public facilities such as sanitary landfills, storage and maintenance yards, regional parks and recreation facilities, fire stations, schools, community parks and recreation facilities, libraries, administration and support buildings, hospitals (including non-profit), airports, transit facilities, water and sewer treatment facilities.

Rationale: The El Dorado County General Plan designates the subject site as Public Facilities. The current use at the site is a community center. This use is consistent with the intent of the Public Facilities land use designation.

##### **2.2 The project is consistent with General Plan Policy 2.2.5.21.**

General Plan Policy 2.2.5.21 requires that development projects be located and designed in a manner that avoids incompatibility with adjoining land uses.

Rationale: The subject site has an existing community center facility with Community Service District offices, classrooms, a youth activity center, an assembly hall, gymnasium, ticket booth, and outdoor facilities including two swimming pools. Wrought iron fencing and gated entries surround 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. The pool currently exists on site, and no additions or changes to the site or buildings are proposed. Conditions of approval limiting the times for the use of the outdoor areas of the facility are included.

### **2.3 The project is consistent with General Plan Policy 9.1.1.7.**

General Plan Policy 9.1.1.7: Encourage and support efforts of independent recreation districts to provide parks and recreation facilities. The joint efforts of Community Services Districts, independent recreation districts, school districts, cities, and the County to provide parks and recreation facilities shall also be encouraged.

Rationale: On March 8, 2005, residents registered within the Cameron Park Community Services District (CSD) voted to approve, by the required two-thirds margin, Measure C, which read "To construct and equip a Cameron Park recreational community center, including meeting/classrooms, a youth activity area, facilities for senior meals and programs, recreational and competition pools, gym, exercise/dance room, assembly hall with a theatre and stage for community productions, and appointed a Citizens' Oversight Committee to maintain financial accountability, prevent waste and ensure that no bond money is used for operating expenses." The project is a culmination of both voter approval to fund the community center and public approval to design it, as proposed. The Cameron Park CSD, in placing the item on the ballot and in subsequently applying for the subject special use permit, has followed the necessary process in order to provide the District residents the community center. As the proposed project was voter approved and bonded for, and the CSD, as a public entity whose primary mission is to conserve, develop, and maintain open space and recreation areas for public use, the project is found to be consistent with the General Plan.

## **3.0 ZONING FINDINGS**

### **3.1 The project is consistent with Title 130.**

The Single-unit Residential (R) zone is used to promote and regulate the development of higher density, single-unit dwellings, and accessory structures and uses.

Rationale: The parcel is zoned Single-unit Residential (R). The Residential Zone Use

Matrix establishes those uses that are permitted and those that require approval by a Special Use Permit in the R zone district. The matrix includes recreational uses, specifically parks, private recreation areas, tennis courts, and swimming pools with a Special or Conditional Use Permit. At the time that the original Special Use Permit was approved, the proposed use was determined to be similar to a nonprofit membership club or association, which was permitted by special use permit. No changes in the use of the site are proposed, with the exception of the extended pool hours.

Safety features have been incorporated into the design of the site in order to meet Americans with Disabilities Act (ADA), fire safe and building code standards. Pedestrian walkways, as well as public transit stops, have been accommodated on site. Further, possible noise and traffic impacts from scheduled activities on the surrounding neighborhoods have been mitigated through project design and scheduling (See Findings 3.2). Staff finds that the project will not be detrimental to the public health, safety and welfare and will not be injurious to the neighborhood.

**3.2 The project is consistent with Chapter 130.37, Noise Standards.**

Chapter 130.37, Noise Standards, requires that noise created by new proposed non-transportation noise sources shall be mitigated so as not to exceed the noise level standards of Table 130.37.060.1 for noise-sensitive uses.

Rationale: Noise levels are not expected to increase as a result of the project, as there is no new work proposed and no new uses would be included as part of the revision. However, the use of the pool would need to comply with the standards for Night time noise (10 p.m. to 7 a.m.), which are more restrictive than the standards for Daytime (7 a.m. to 7 p.m.), as reflected in the standards for Community/Rural Centers in Table 130.37.060.1, Noise Level Performance Standards For Noise Sensitive Land Uses Affected By Non-Transportation Sources:

Noise Level Descriptor	Daytime 7 a.m. - 7 p.m.	Evening 7 p.m. - 10 p.m.	Night 10 p.m. - 7 a.m.
Hourly Leq, dBA	55	50	45
Maximum level, dBA	70	60	55

According to the Initial Study conducted for the Community Center (Project S05-0032), based on noise level data collected from similar pool facilities, it was determined that the pools would generate noise in excess

of standards for all hours of the day and night. Noise impacts were determined to be reduced to less than significant for all but nighttime hours (10 p.m. to 7 a.m.) if the intervening buildings were constructed to at least 19 feet in height. As-built elevation plans indicate that the existing buildings exceed this height. Condition of Approval 8 restricts the hours of operation, bleacher orientation and outdoor sound system in order to reduce project-related noise impacts to less than significant. Hours of operation were restricted to 7 a.m. through 10 p.m.

According to an addendum to the Initial Study adopted by the Planning Commission, in a letter dated June 4, 2008, the applicant requested the project be phased due to financial constraints, as reflected in the project description. Based on the changes in configuration, location and size of the pool, as well as the partial construction of Building B, a noise analysis was required by the County prior to approval of the phasing plan. Based on the subsequent Environmental Noise Assessment (J.C. Brennan & Associates, Inc., June 18, 2008), a six foot high sound wall was constructed on the north edge of the pool area, pool hours were restricted to 7 a.m. to 7 p.m. for intense pool activities, such as swim meets and lessons, and the outdoor bleachers and speakers were oriented to face south and west.

In order to analyze the impacts of the current request, a new noise study was conducted at the site during pool use hours (Bollard, 2016). The report concluded that noise from pool use would exceed the maximum levels for Night time noise at the south and west parking lots. However, no residential parcels would be affected by the noise, due in part to existing buildings and the soundwall to the north. Noise exceeded Night time levels at measurement points along Country Club Drive, across which are existing residences. However, this noise was attributed to traffic rather than pool use. According to the noise analysis, the proposed change in pool hours of operation would comply with the standards in Chapter 130.37.

#### **4.0 CONDITIONAL USE PERMIT FINDINGS**

##### **4.1 The issuance of the permit is consistent with the General Plan.**

Rationale: As discussed above in Section 2.0, General Plan Findings, the Conditional Use Permit is consistent with the applicable policies and requirements in the El Dorado County General Plan.

##### **4.2 The proposed use would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood.**

Rationale: The use will not significantly conflict with surrounding uses. The proposed use will comply with the Development Standards of the R zone district. The proposed use is consistent with the surrounding land uses which include single family residences, townhomes, and other public facilities. The project is not expected to result in any changes to the current use or condition of the site. As conditioned, the project is not anticipated to result in significant environmental, visual, or noise impacts to the surrounding residents.

**4.3 The proposed use is specifically permitted by Conditional Use Permit.**

Rationale: The subject property is located in the R zone district. The Residential Zone matrix of allowed uses and permit requirements establishes those uses that are permitted and those that require approval by a Conditional Use Permit in the R zone district. The matrix includes recreational uses, specifically parks, private recreation areas, tennis courts, and swimming pools, which are permitted by Conditional Use Permit pursuant to Section 130.24.020.