

## **FINDINGS**

### **Special Use Permit Revision S87-0057-R/Cameron Park CSD Rasmussen Park Planning Commission/February 9, 2017**

#### **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. No new or expanded structures are proposed, there will be no additional earthwork at or grading of the site, and the Zoning Ordinance along with existing Special Use Permit S87-0057 restrict the use of the property, with the exception of the proposed T-ball field, bocce ball court, and fence. 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.
- 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 park. 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 and has an existing community park with two sports fields, T-ball field, volleyball court, tot lot, and lighted walkways and parking areas off Mira Loma Drive. No changes in use are proposed, and the only construction at the site would be an eight-foot-tall solid wood fence for the purpose of noise attenuation. The site is located within the Cameron Park Community Region and is surrounded by Single family

residences, duplexes, and open space. The T-ball field currently exists on site. Conditions of approval limiting the times for the use of the outdoor areas of the facility are included.

### **3.0 ZONING FINDINGS**

#### **3.1 The project is consistent with Title 130.25.010.**

The RFH Zone applies to regulate and promote recreational uses and activities with high concentrations of people or activities of a more urban nature, such as recreational vehicle parks, sports fields and complexes, and amusement parks or facilities that are primarily located in Community Regions and Rural Centers.

**Rationale:** The parcel is zoned Recreational Facilities, High-Intensity (RF-H). The Special Purpose Zone Use Matrix establishes those uses that are permitted and those that require approval by a Conditional or Special Use Permit in the RF-H zone district. The matrix includes recreational uses, specifically day-use parks, which are permitted by right. At the time that the original Special Use Permit was approved, the proposed use required a Special Use Permit. No changes in the use of the site are proposed, with the exception of the use of the T-ball area and the addition of the bocce ball court.

Safety features have been incorporated into the design of the site in order to meet ADA, fire safe and building code standards. Noise impacts on the surrounding neighborhoods have been mitigated through project design and scheduling (See Finding 3.2). The fence that is currently in place is 31.25 feet from the southwest property line. The setbacks in the RF-H zone are 50 feet from property lines. However, the fence may be allowed within this setback in accordance with 130.30.050.J, which indicates that “fences... shall not exceed the requirements...unless a ...Use Permit is granted.” In compliance with Condition 2, the eight-foot fence would be located near the property line with the existing residence. This location was determined to provide suitable noise attenuation for the neighboring residential property. With the proposed Conditions of Approval, 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 130.35: Off-Street Parking and Loading.**

Section 130.35 of the Zoning Ordinance establishes off-street parking requirements by use. Pursuant to Table 130.35.030.1 – Schedule of Off-Street Vehicle Parking Requirements, Parks require one parking space per 1,000 sf. of Outdoor Use Area. Outside use area (OUA) is the total square footage of an area dedicated to the performance of a specific activity, where uses and activities are or may be conducted, including, but not limited to recreational use, retail sales, rentals, and restaurant seating.

The OUA excludes the area of walkways, promenades, restrooms, landscaping and parking areas.

Rationale: This Conditional Use Permit request proposes the continued use of the park, with no increase in OUA. The areas proposed for use as a T-ball field, Bocce Ball, and volleyball are not currently used for parking, walkways, or landscaping. The OUA is currently approximately 300,000 square feet, and would require at least 300 parking spaces. However, since the park is existing and has been operating with the current number of parking spaces for many years under the existing Special Use Permit S87-0057, and because there would be no increase in OUA, no new parking areas are required for the site. The total number of parking spaces meets the minimum number required for the facility and residential parking.

### 3.3 **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 T-Ball field would need to comply with the standards for Daytime noise (7 a.m. to 7 p.m.).

The site plan provided in the original application (S87-0057) indicates that the area currently used for a T-ball field was designated as a parking area with 21 spaces.

In order to analyze the impacts of the current request, a new noise study was conducted at the site during a regular T-ball game (Bollard, 2016). The report concluded that noise from the T-ball field would exceed the hourly level by approximately 9 dB and maximum levels by 10 dB. Residential parcels to the southwest of the field would be affected by the noise. In order to comply with the County's noise standards at the nearest residential property line, a solid wood fence of 8 feet tall constructed near the eastern residential property line would be adequate to reduce backyard noise exposure to a level of compliance with El Dorado County Noise Standards. Specifically, the wood fence must be properly constructed with 100% overlap of the wood fence slats to be screwed to the frame and not nailed or stapled. With these measures incorporated, the fence would provide adequate sound attenuation to meet the noise level standards.

#### **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 RF-H zone district. The proposed use is consistent with the surrounding land uses which include single family residences, townhomes, and open space. The project is not expected to result in any changes to the current use or condition of the site. A new condition prohibiting parking on the north side of Monukka Drive would ensure that emergency vehicles can access residences and the park from Monukka Drive. 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 RF-H zone district. The Special Purpose Zone matrix of allowed uses and permit requirements establishes those uses that are permitted and those that require approval by a Special or Conditional Use Permit in the RF-H zone district. The matrix includes recreational uses, specifically Day-use parks, which are permitted by right pursuant to Section 130.25.020.