

EL DORADO COUNTY DEVELOPMENT SERVICES STAFF REPORT



Agenda of: September 14, 2006

Item No.: 7.b.

Staff: Lillian MacLeod

SPECIAL USE PERMIT

FILE NUMBER: S05-0032

APPLICANT: Cameron Park Community Service District (CSD)

AGENT: Bill Louie, WLC Architects, Inc.

REQUEST: A special use permit to construct a community center consisting of three buildings totaling 22,687 square feet containing an assembly hall, youth activity center, meeting rooms, classrooms, gymnasium, commercial kitchen, and support spaces, along with recreation and competition swimming pools totaling approximately 11,000 square feet in size on the 4.12-acre parcel, in order to implement voter-approved Measure C. An off-site conservation easement will be dedicated to the County protecting 0.94 acre of oak tree canopy. The Cameron Park CSD will maintain the easement.

LOCATION: On the south side of Country Club Drive, approximately 0.5 miles west of the intersection with Cambridge Road, in the Cameron Park area. (Exhibit A)

APN: 108-280-06

ACREAGE: 4.12 acres

GENERAL PLAN: Public Facilities (PF) (Exhibit B)

ZONING: One-family Residential (R1) (Exhibit C)

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration prepared.

SUMMARY RECOMMENDATION: Conditional approval

STAFF ANALYSIS

Project Description:

The applicants are requesting a special use permit to construct and operate a community center facility on the project parcel in compliance with Measure C, approved by the voters on March 8, 2005. The center will consist of three buildings as follows:

- 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.
- Building B: 11,599 square feet, containing a gymnasium, locker and dressing rooms, two meeting rooms, a storage room, a pool equipment room, a lifeguard office, and a concession stand.
- Building C: 74 square feet, containing a ticket booth.

Outdoor facilities consist of two swimming pools with one dedicated for competitions and swim lessons and the other for recreational use. Both pools together total approximately 11,000 square feet. An outdoor courtyard and several lawn areas make up the remainder of the public space. Wrought iron fencing and gated entries surround the pool area.

Access is 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 end of the cul-de-sac and continue around the buildings to the entrance off Meadow Drive. Traffic control gates to prevent public access will be installed at each end of this road. Country Club Drive will be widened along the frontage of the parcel to accommodate another loading and unloading lane and a sidewalk. A pedestrian bridge will connect the sidewalk to the internal pedestrian walkway on site.

A trash enclosure to be accessible from the kitchen will be sited adjacent to Building A facing Country Club Drive.

Parking will be available along the northwest, west, and southern perimeters of the parcel. A *Facility Use Agreement* has been adopted between El Dorado County and the CSD to share both parking and access between the public library and the community center. As part of the Agreement, both agencies must notify the other 15 days in advance of holding an event that is expected to attract more than 20 vehicles beyond the normally expected daily traffic for either facility.

An off-site conservation easement will be dedicated to the County protecting 0.94 acres of oak tree canopy. The Cameron Park CSD will maintain the easement.

Site Description: The parcel is located within a residential setting adjacent to a middle school and public library. The topography is flat. Vegetation consists primarily of seasonal grasses, with scattered oak trees along the southern property line and riparian vegetation bordering the seasonal stream that runs parallel to Country Club Drive.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	R1	PF	Undeveloped
North	R1	HDR	Single family residences
South	R1	PF	Camerado Springs Middle School
East	R2	MFR	Duplexes, townhomes
West	R1	PF	El Dorado County Public Library

General Plan: The General Plan designates the subject site as Public Facilities. This designation permits community parks and recreational facilities as well as administration and support buildings. Additionally, the following General Plan policies also apply to this project:

Policy 7.3.3.4 addresses wetland setbacks. As discussed in the Negative Declaration, the ephemeral and intermittent wetland areas delineated in the *Biological Resources Evaluation and Jurisdictional Delineation Report for the Cameron Park Community Center* prepared by Sycamore Environmental Consultants, Inc. (August 8, 2005) will either be filled or, in the case of the man-made drainage channel, be re-contoured to flow within the drainage easement in accordance with the State and federal permitting processes.

Under the Interpretive Guidelines adopted June 26, 2006, “Development (such as grading, building sites, roads, slopes, primary and accessory structures) must comply with the interim setbacks established by Policy 7.3.3.4 unless: . . . 3. The project site is not located within a designated ‘Important Biological Corridor (IBC) Overlay District’ and an alternative setback is approved pursuant to the process described below.” The project parcel is not located within an IBC overlay district.

Under Policy 7.3.3.4, minimum setbacks of 50 feet for intermittent streams shall be applied to the drainage channel. However, “exceptions to riparian and wetland buffer and setback requirements shall be provided to permit necessary road and bridge repair and construction, trail construction, and other recreational access structures such as docks and piers, or where such buffers deny reasonable use of the property, but only when appropriate mitigation measures and Best Management Practices are incorporated into the project.” The site plan indicates that onsite improvements consisting of a gated fire access road and public parking spaces, considered as necessary and reasonable uses on the property, will be located a minimum of 20 feet from the official high water mark (OHWM) of the drainage easement. A drainage report will be required by the Department of Transportation at time of grading permit application demonstrating consistency with the *Drainage Manual* and the *Storm*

Water Management Plan regarding attenuation of runoff to preconstruction flows as well as appropriate storm water quality best management practices reducing runoff into the drainage channel. The project will be further conditioned to require the placement of construction fencing along the southern and western edge of the drainage easement adjacent to the seasonal stream, so grading and construction activities will not result in the discharge of fill material into the wetland area.

Policy 7.3.4.1 states that streams and wetlands “shall be integrated into new development in such a way that they enhance the aesthetic and natural character of the site while disturbance to the resource is avoided or minimized and fragmentation is limited.” The applicant proposes to remove vegetation in the “bulge area” of the channel in order to reconfigure the stream flow into its natural drainage course. Native oak trees will be retained in the northeast corner of the parcel that includes the drainage channel. Additional populations of native oak species, as well as native riparian shrubbery, will be used to revegetate the channel and provide screening as required under the *Off-street Parking and Loading Ordinance*. To further protect and maintain the natural character of the site, the project will be conditioned to prohibit any structures, including temporary signage, from being placed in the northeast corner of the parcel that lies outside of the existing drainage easement.

Policy 7.4.4.4 requires discretionary projects that are on parcels greater than “one acre and have at least one percent total canopy cover by woodlands habitats as defined in this General Plan” to be subject to tree canopy retention standards under Option A. Under *Policy 7.4.5.2*, the County requires the preservation of “native oaks wherever feasible, through the review of all proposed development activities where such trees are present on either public or private property, while at the same time recognizing individual rights to develop private property in a reasonable manner.” This policy includes procedures for regulating removal of oak trees through the discretionary review process subject to conformance with certain requirements.

Interpretive Guidelines addressing implementation of both Policies 7.4.4.4 and 7.4.5.2 are currently being prepared by County staff and will be subject to Planning Commission review. Pending completion and approval of these Guidelines, Policy 7.4.4.4 is understood to apply to oak woodlands, so that retention requirements for this project is based on the canopy area of existing healthy oak tree stands. As determined in arborist reports prepared for the project, 11 percent of the 4.12 acre site is covered by oak tree canopy (Randall Frizzell, Registered Consulting Arborist, August 2005, March 2006, and April 8, 2006). Under Option A, the project would be required to retain 90 percent of the existing, healthy, oak canopy. There is no physical area on the parcel that would allow the voter approved project to be built while fully retaining the canopy on-site to the extent required under Option A.

The CSD, in their project description, proposes to retain 27 percent of healthy oak canopy on-site and secure the preservation of 41,064 square feet, or 0.94 acre, of oak canopy off-site on property under their ownership. The result will be an overall preservation mitigation ratio of 2:1 which is also consistent with what would be required under Option B of Policy 7.4.4.4 if that option were currently available.

In addition, on-site mitigation will be required consistent with Option A of a 1:1 replacement ratio for removed trees. Mitigation has been applied to the project requiring a minimum of 29 trees

planted on site, constituting a replacement ratio of 1:1.6. The trees are required to be native oak species, preferably valley oak and interior live oak. [Policy 7.4.5.1](#) addresses monitoring to insure replacement tree survival. A monitoring plan has been incorporated into the mitigation measure.

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.

Discussion: 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, shall Cameron Park Community Services District issue \$8,500,000 of bonds at legal rates and appoint 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 with a much awaited community center. The CSD is offering to dedicate a conservation easement to the County, to be utilized as a passive recreational area for the public, as well.

Conclusion: 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, is willing to dedicate and maintain off-site oak canopy as mitigation for on-site habitat loss, as well as to protect the riparian habitat on site, the project, subject to the proposed mitigation, is found to be consistent with the General Plan.

Zoning: The proposed use is not specifically listed as permitted by special use permit in the One-family Residential (R1) Zone District; however, the use is similar to a nonprofit membership club or association, which is permitted by special use permit pursuant to Section 17.28.030B. In order to approve the project, the approving authority must find that the use is consistent with the General Plan and would not be detrimental to the public health, safety and welfare or injurious to the neighborhood. In regards to the former finding, the General Plan land use designation establishes the use as appropriate on publicly owned lands only, regardless of the zone district. Therefore, under the General Plan, the primary development allowed would be the community center rather than a single-family residence.

Regarding the latter finding, safety features have been incorporated into the design of the site in order to meet 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. Based on comments received from public agencies, as discussed below, staff finds

that the project will not be detrimental to the public health, safety and welfare and will not be injurious to the neighborhood.

Agency and Public Comments: The following agencies provided comments on this application. Copies of their written comments are available at the Planning Services office. From these comments, the following issues were raised:

Department of Transportation: Improvements to Country Club Drive and Meadow Road are required to include a pedestrian connection to the interior sidewalk system. Traffic increases from the project will require either traffic signal improvements at Country Club Drive and Cambridge Road within five years, or the coordination of scheduled activities around school start times. The applicant has agreed to adjust the schedule of activities in order to reduce Level of Service impacts to less than significant. Standard requirements for drainage and soils reports will now be handled by Building Services through the grading permit process. Standard requirements regarding construction and improvement activities, fire district responsibilities, and cultural resource issues were addressed. The project will be conditioned accordingly.

El Dorado County Transit Authority: As the project will be accessed with regular bus route service as well as dial-a-ride, conditions will be placed on the project regarding development of the required bus stop area.

Environmental Health: Plans for the proposed food facility and swimming pools must be submitted to the department prior to operation.

Air Quality Management District: As the project site is in a designated Naturally Occurring Asbestos area (NOA), an Asbestos Dust Mitigation Plan application will be required as part of the Fugitive Dust Plan prior to grading permit issuance.

Solid Waste & Hazardous Materials: The storage of swimming pool chemicals was addressed in the requirement to submit a hazardous materials and waste generator management plan.

Cameron Park Community Fire District: Written comments were not received, however verbal concerns were expressed regarding the gated fire access road and the burden placed on fire personnel to physically open both gates to enter or leave. Both staff and the CSD recommend the gates be installed to prevent public use jeopardizing emergency vehicle access. However, electric gates would be cost prohibitive to the CSD. As electric gates would accommodate fire district personnel only, staff recommends they be installed with funding provided by the fire district, as the sole recipient of their benefit. In addition, the District has recommended that the fire access route adjacent to the traffic circle be red-curbed in areas to insure safe emergency vehicle access. The project will be conditioned accordingly.

Cameron Park CSD: Recordation of project specific Covenant, Codes and Restrictions (CC&Rs) will be required prior to final occupancy.

These agencies had no specific concerns regarding the proposed therefore benefit special use permit:

PG&E
Buckeye School District
El Dorado County Resource Conservation District
El Dorado County Parks and Recreation Commission
El Dorado Irrigation District
El Dorado Disposal

At the time of the preparation of this report, staff had not received any comments from the public. New issues may arise as a result of the public notice of the hearing which will be discussed at that time.

ENVIRONMENTAL REVIEW

Staff has prepared an Initial Study (Environmental Checklist with Discussion attached) to determine if the project has a significant effect on the environment. Based on the Initial Study, staff finds that the project could have a significant effect on woodland habitat tree canopy. However, the project has been modified to incorporate the mitigation measures identified in the Initial Study which will reduce the impacts to a level considered to be less than significant. Therefore, a Mitigated Negative Declaration has been prepared

NOTE: This project is located within or adjacent to an area which has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.), and was referred to the California Department of Fish and Game. In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$1,285.⁰⁰ after approval, but prior to the County filing the Notice of Determination on the project. This fee, less \$35.⁰⁰ processing fee, is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the State's fish and wildlife resources.

RECOMMENDATION

Staff recommends that the Planning Commission take the following actions:

1. Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff; and
2. Approve the special use permit based on the findings in Attachment 2, subject to the conditions in Attachment 1.

SUPPORT INFORMATION

Attachments to Staff Report:

Attachment 1Conditions of Approval
Attachment 2Findings

Exhibit AVicinity Map
Exhibit BGeneral Plan Land Use Map
Exhibit CZoning Map
Exhibit DSite Plan
Exhibit EFire Access Plan
Exhibit FTraffic Circle Plans
Exhibit GBuilding Elevations
Exhibit HBuilding Floor Plans
Exhibit ITree-1 Exhibit
Exhibit JPreliminary Landscape Plans
Exhibit KSign Plans
Exhibit LLighting Plans
Exhibit MMitigation Agreement & Monitoring Program
Exhibit NAssessor's Parcel Map
Exhibit OEnvironmental Checklist and Discussion of Impacts

ATTACHMENT 1

CONDITIONS OF APPROVAL

FILE NUMBER S05-0032

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.

A management and monitoring plan shall be instituted to assure success for a period of at least 15 years, with annual reports to Planning Services. Unsuccessful replacements shall be replaced, and the 15 year management and monitoring period will begin anew for that specific replacement.

CONDITIONS OF APPROVAL

El Dorado County Planning Services

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

A community center facility consisting of three buildings as follows:

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.

Building B: 11,599 square feet, containing a gymnasium, locker and dressing rooms, two meeting rooms, a storage room, a pool equipment room, a lifeguard office and a concession stand.

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

Outdoor facilities consisting of two swimming pools totaling approximately 11,000 square feet in size, with one dedicated for competitions and swim lessons, and the other for 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.

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. Curbing 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". The 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. Signs reading "Fire Lane – No Public Access" will be placed on the gates. Traffic control gates to prevent public access will be installed at each end of this road. 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.
3. 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. 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.

4. 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*.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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 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.
10. 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
11. 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.

12. 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.
13. 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.
14. 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.
 15. 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.
 16. 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.
 17. 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*.
 18. 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.
 19. 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.
 20. 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.
 21. 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.
 22. 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.

23. 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.
24. 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.
25. 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).
26. 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.
27. 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.
28. 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.
29. Prior to final occupancy, recordation of project specific Covenant, Codes and Restrictions (CC&Rs) shall be required.

ATTACHMENT 2 FINDINGS

FILE NUMBER S05-0032

1. The proposed project will not have a significant effect on the environment, based on the analysis contained in the Initial Study **and the mitigation measures identified therein**, and a Negative Declaration has been filed. A de minimis finding on the project's effect on fish and wildlife resources cannot be found and the project is therefore subject to the payment of State Fish and Game fees pursuant to State Legislation (California Fish and Game Code Section 711.4).
2. The proposed project is consistent with its land use designation as development of a community facility on publicly owned land. Further, as the proposed facility was voter approved and bonded for, and the Community Services District, as a public entity whose primary mission is to conserve, develop and maintain open space and recreation areas for public use, is willing to dedicate and maintain off-site oak canopy as mitigation for on-site habitat loss, as well as to protect the riparian habitat on site, the project, subject to the proposed mitigation, is found to be consistent with the General Plan, as discussed in the General Plan section of this staff report.
3. The use is found to comply with the requirements of Chapter 17.22, Special Use Permits, and the proposed use is not considered detrimental to the public health, safety, and welfare, or injurious to the neighborhood, based on the development plan incorporating safety measures to reduce the impacts on public access, noise and traffic as contained in the staff report and the analysis of potential impacts in the Initial Study.