

**COUNTY OF EL DORADO DEVELOPMENT SERVICES
PLANNING COMMISSION
STAFF REPORT**



Agenda of: November 10, 2011
Item No.: 8.a
Staff: Tom Dougherty

SPECIAL USE PERMIT REVISION

FILE NUMBER: S01-0010-R/Cameron Park Fire Department Drill Tower

APPLICANT: Cameron Park Community Services District

AGENT: Cameron Park Fire Department

REQUEST: Revision to a Special Use Permit to allow construction of a 34-foot, 5-inch tall training "drill tower" at Cameron Park Fire Station 89.

LOCATION: South side of Country Club Drive, approximately 25 feet west of the intersection with Toronto Road, in the Cameron Park area, Supervisorial District 1. (Exhibit A)

APNS: 082-024-10

ACREAGE: 2.0 acres

GENERAL PLAN: Public Facility (PF) (Exhibit C)

ZONING: One-Family Residential (R1) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Categorically Exempt pursuant to Section 15303 of the CEQA Guidelines

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

1. Find the project is Exempt from CEQA pursuant to Section 15303 of the CEQA Guidelines (New Construction or Conversion of Small Structures); and
2. Approve Special Use Permit Revision S01-0010-R subject to the revised Conditions of Approval in Attachment 1 and based on the Findings in Attachment 2.

BACKGROUND: The Cameron Park Community Service District (“CPCSD”), Cameron Park Fire Department, and Cal Fire currently all share the same building located on the subject parcel. The project site has been utilized as a fire station and CSD office building since 1969. The subject parcel is owned by Cameron Park Community Service District. The Cameron Park Fire Department is a department under the CSD. Cal Fire is a "Schedule A" contract with the CPCSD, meaning the employees are Cal Fire, however, the fire station portion, and fire equipment are all Cameron Park Fire Department's. The Fire Station was originally approved under Special Use Permit S71-0054.

The Community Services District received approval for an addition to the station of 1,440 square feet under Special Use Permit S89-0011.

Two portable office buildings used as a Sherriff’s substation and an office for the Joint Powers Authority were approved on the subject parcel under Special Use Permit S98-0016.

Temporary Use Permit TUP01-0005 was issued in February 2001 for a fire prevention office which was subsequently replaced by Special Use Permit S01-0010 approved by the Planning Commission on August 9, 2001 to allow a 672 square-foot portable office building for a fire prevention office. All three portable buildings have been removed from the parcel. The current project proposes to place a drill tower building within the portion of the parcel the portables were previously located.

STAFF ANALYSIS

Project Description: Request to revise Special Use Permit S01-0010 to allow the construction of a 34-foot, 5-inch tall training "drill tower" at Cameron Park Fire Station 89. The base of the tower is proposed to measure 16 feet by 32 feet and include three stories and one attic floor. The training is proposed to occur approximately two hours a day during the week and occasionally from 8 a.m. to 5 p.m. on weekends by up to 8 personnel. The tower is proposed to be constructed of steel framing and siding with concrete floors to match the existing buildings. Drought resistant landscape trees and shrubs would be planted along the east and south boundaries, and shade trees added in front of the existing fire station.

The proposed tower would be in addition to the following existing improvements:

Structure/Area	Dimensions/Total Square Footage	Use
Two-story CPCSD/Fire Department building	a) Building footprint = 107’ by 56’/6,420. b) Attached steel deck 26’ by 16’/416.	a) Offices, fire station first floor; living quarters second floor. b) Outside work and exercise area.
Utility Building	9.5’ x 12’/114	Tool Storage.
Three portable sheds	a) Shed “A”: 25’ x 12’ b) Shed “B”: 21’ x 10.5’	a) CPCSD Storage. b) CPCSD Storage.

	c) Shed “C”: 17’ x 10.5’	c) Fire Department personal protective equipment supply storage.
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Site Description: The project is located at an average elevation of 1,320 feet above mean sea level. Improvements include the existing buildings as listed above with supporting infrastructure and landscaping, along with graveled and asphalted access driveways and parking areas. The majority of the perimeter is fenced with 6-foot tall redwood boards or chain-link fencing with solid slats.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	R1	PF	
North	R1	HDR	Residential/Single family residences across County Club Drive.
South	TC	LDR	Transportation corridor/U.S. Highway 50.
East	R1	HDR	Residential/Single family residence.
West	R2	MFR	Multi-Family Residential/Incredible Kids 2 Daycare; Country View Villas condominiums.

Discussion: The closest dwelling is approximately 80 feet to the east of the proposed site. There is a drainage easement in between and both parcels have six-foot tall redwood board fences along both sides of that. The project site is surrounded by General Plan-designated high-density residential lands to the east and north. The U.S. Highway 50 right-of-way abuts the parcel to the south, and there is a day care center, and condominiums to the west.

Project Issues: Project issues for the project include landscaping.

Landscaping: The Cameron Park Design Review Committee has stated concerns that the proposed drill tower would be too wide open to views from Highway 50 from the south and southwest and have recommended that the applicant plant trees in those areas. The applicants revised their site plan to include recommendations with the exception of the suggested new encroachment onto Country Club Drive (Exhibit E-1). The shrubs and trees are shown potentially too close together on the submitted landscape plan and therefore the project is conditioned to be substantially consistent with Exhibit E-1 and to require that a minimum of three trees and six shrubs shall be provided per each one hundred feet in the landscape buffers, pursuant to 17.18.090.C.3.

Due to recent changes in State law subsequent to application submittal, the following additional information would need to be submitted prior to final inspection of installed landscaping:

- a. Completed, signed Model Water Efficient Landscape documents consistent with the new County Model Water Efficient Landscape Ordinance.

- b. A filed copy of an irrigation audit report or survey approved by El Dorado Irrigation District with the Certificate of Completion.

General Plan: The General Plan currently designates the subject site as Public Facility (PF). PF is considered to be compatible with any of the zone districts, depending on the use proposed. In this case the underlying zoning is One-Family Residential (R1) which allows similar public facilities subject to Special Use Permit approval. With an approved Special Use Permit, the project would conform to the existing General Plan land use designation of PF. The policies and issues that affect this project are discussed below:

Land Use Compatibility: **Policy 2.2.5.21** directs that *development projects shall be located and designed in a manner that avoids incompatibility with adjoining land uses that are permitted by the policies in effect at the time the project is proposed.*

Discussion: The project site has been utilized as a fire station and CSD building since 1969. New impacts would be the potential addition of users of the drill tower building on an intermittent basis. The Fire Department has used the subject area of the parcel for drills intermittently since they have been located on the parcel. Planning believes that, as proposed, the proposed uses would be substantially equal to the existing uses, and therefore would be compatible with the character of the neighborhood and would be compatible with the General Plan land use designation of the property.

Noise Impacts: **Policy 6.5.1.2** states that *where proposed non-residential land uses are likely to produce noise levels exceeding the performance standards of Table 6-2 at existing or planned noise-sensitive uses, an acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in the project design.* **Policy 6.5.1.7** states that *noise created by new proposed non-transportation noise sources shall be mitigated so as not to exceed the noise level standards of Table 6-2 for noise-sensitive uses.*

Discussion: The Fire Department has used the proposed project area for drills since locating to the site typically conducting a two-hour drill each day. The tower would not include electricity and lighting. The Fire Department does not typically use any power equipment during the drills. Noise sources would include training staff giving instructions, but this would be intermittent and temporary, and would not be anticipated to exceed existing noise levels. The project would not be anticipated to exceed General Plan dictated noise levels and could be determined to be compliant with these policies.

Conclusion: The project has been reviewed in accordance with the General Plan policies, and it has been determined that the project would be consistent with the General Plan. Findings of consistency with the General Plan are provided in Attachment 2.

Zoning: The project parcel is zoned One-Family Residential (R1). With an approved Special Use Permit revision, and upon fulfillment of the conditions of approval, the project would be required to comply with the development standards of required of Section 17.28.040 of the Zoning Code, as shown in Exhibit E-1.

Special Use Permit: A Special Use Permit (SUP) application is required for the proposed project pursuant to Section 17.28.030.A of the Zoning Ordinance. Based on consistency with the General Plan, compatibility with adjacent land uses, and less than significant environmental impacts, Findings for conditional approval of the SUP are included in Attachment 2.

The Special Use Permit findings are required by Section 17.22.540 of the Zoning Ordinance:

1. *The issuance of the permit is consistent with the General Plan;*

Discussion: As discussed in the General Plan and Project Issues sections of the staff report, the project, as conditioned, would be consistent with the General Plan.

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

Discussion: The addition of conditions would insure that the project would not have a significant impact on the neighborhood and that the drill tower would be ancillary to the use of the existing fire station.

3. *The proposed use is specifically permitted by Special Use Permit pursuant to this Title.*

Discussion: As discussed above, the use is specifically permitted by Section 17.28.030.A of the Zoning Ordinance, with an approved special use permit.

Conclusion: As discussed above, the project conforms to the Zoning Code. Based on consistency with the General Plan, compatibility with adjacent land uses, and less than significant environmental impacts achieved by the implementation of the recommended conditions, staff finds that the necessary findings can be made to support the project request. The details of those Findings are contained in Attachment 2.

Agency and Public Comments: The following agencies and public groups/committees were provided project details for review for comments and/or concerns:

El Dorado County Department of Transportation (“DOT”): DOT reviewed the project and determined that the previous conditions of approval requiring payment of TIM fees could be deleted as they would not apply to the proposed drill tower.

Cameron Park Design Review Committee (“CPDRC”): The CPDRC reviewed the subject application at their September 26, 2011 meeting. They responded with recommendations for rotating the building so the steps face the existing station, adding landscaping for buffering the west and south, shade trees in front of the station, and to assure colors and materials match the existing buildings. The full context of their comments are included as Exhibit I.

ENVIRONMENTAL REVIEW: Staff has also determined that, pursuant to CEQA Guidelines Section 15303 of the CEQA Guidelines that Class 3 exemptions consist of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures include, but are not limited to: (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

A \$50.⁰⁰ processing fee is required by the County Recorder to file the Notice of Exemption.

SUPPORT INFORMATION

Attachments to Staff Report:

Attachment 1	Conditions of Approval
Attachment 2	Findings
Exhibit A	Vicinity Map
Exhibit B	Assessor's Parcel Map
Exhibit C	General Plan Land Use Map
Exhibit D	Zoning Map
Exhibit E-1	Site Plan; January 16, 2011
Exhibit E-2	Floor Plan, Sheet 01 of 02
Exhibit E-3	Elevations, Sheet 02 of 02
Exhibit F	Building Colored Elevation
Exhibit G	Applicant-supplied Project Description
Exhibits H-1 to H-2	Applicant-supplied Photo Simulations
Exhibit I	Cameron Park Design Review Committee Comments; September 26, 2011
Exhibits J-1 to J-3	Site Pictures
Exhibit K	Aerial Map of Surrounding Area

ATTACHMENT 1

CONDITIONS OF APPROVAL

Special Use Permit Revision S01-0010-R/Cameron Park Fire Department Drill Tower Planning Commission/November 10, 2011

Planning Services

1. This Special Use Permit approval is based upon and limited to compliance with the approved project description, the following hearing exhibit:

Exhibit E-1Site Plan dated January 16, 2011

Exhibit E-2Floor Plan, Sheet 01 of 02

Exhibit E-3Elevations, Sheet 02 of 02

Exhibit F.....Building Colored Elevation

Conditions of Approval set forth below. Any deviations from the project description, exhibits, or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project description is as follows:

~~This approval authorizes~~The approval of Special Use Permit S01-0010 allowed the placement of a 672 sq. ft. portable office building for a fire prevention office.

The approval of Special Use Permit revision S01-0010-R allows improvements on the parcel currently APN 082-024-10 as follows:

The construction of a 34-foot, 5-inch tall training "drill tower" at Cameron Park Fire Station 89. The base of the tower shall measure 16 feet by 32 feet and include three stories and one attic floor. The training shall occur approximately two hours a day during the week and occasionally from 8 a.m. to 5 p.m. on weekends by up to 8 personnel. The tower shall be constructed of steel framing and siding with concrete floors to match the existing buildings in materials and colors and substantially consistent with Exhibits E-3 and F.

The drill tower will be in addition to the following existing improvements, and shall be located as shown in Exhibit E-1:

<u>Structure/Area</u>	<u>Dimensions/Total Square Footage</u>	<u>Use</u>
<u>Two-story CPCSD/Fire Department building</u>	<u>a) Building footprint = 107' by 56'/6,420.</u>	<u>a) Offices, fire station first floor;</u>

	b) Attached steel deck 26' by 16'/416.	<u>living quarters second floor.</u> b) <u>Outside work and exercise area.</u>
<u>Utility Building</u>	<u>9.5' x 12'/114</u>	<u>Tool Storage.</u>
<u>Three portable sheds</u>	a) Shed "A": 25' x 12' b) Shed "B": 21' x 10.5' c) Shed "C": 17' x 10.5'	a) <u>CPCSD Storage.</u> b) <u>CPCSD Storage.</u> c) <u>Fire Department personal protective equipment supply storage.</u>

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

2. All site development shall be consistent with the approved site plan and elevations in Exhibit D. **Site Improvements:** All site improvements shall conform to Exhibits E-1 to E-3, and F. Changes in the uses and in the structures/facilities as approved shall require review by Planning Services to determine if the changes can be approved administratively or are substantial enough to require the submittal of a Special Use Permit revision application with review by the Planning Commission.
- ~~3. Minor modifications may be approved by the Planning Director.~~
- ~~4. The project shall be subject to the requirements of the County traffic mitigation (TIM) fee program. Pursuant to Resolution No. 165-99, said fees shall be due upon issuance of a building permit. If a revised fee is established prior to an application for a building permit on the project, the revised amount shall be paid.~~
- ~~5. The project is subject to the requirements of the State System's Capacity and Interchanges Traffic Impact Mitigation Fee (State TIM) program. Pursuant to Resolution No. 166-99, said fee shall be due upon issuance of a building permit. If a revised fee is established prior to an application for a building permit on the project, the revised amount shall be paid.~~
3. **Landscaping:** The final landscape plan shall be substantially consistent with Exhibit E-1 and comply with Zoning Code Chapter 17.18.090 and specifically, pursuant to 17.18.090.C.3 (a minimum of three trees and six shrubs shall be provided per each one

hundred feet in the landscape buffers), and General Plan Policies 7.3.5.1, 7.3.5.2, and 7.4.4.4, and be approved by Planning Services prior to issuance of a building permit. The following additional information would need to be submitted prior to final inspection of installed landscaping:

- a. Completed, signed Model Water Efficient Landscape documents consistent with the new County Model Water Efficient Landscape Ordinance.
- b. A filed copy of an irrigation audit report or survey approved by El Dorado Irrigation District with the Certificate of Completion.

The applicant shall install and maintain landscaping in accordance with the approved final landscaping plan in perpetuity.

4. **Lighting:** All outdoor lighting utilized within the project parcel shall be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation. In addition, the following apply:

- a. External lights used to illuminate a sign or side of a building or wall shall be shielded in order to prevent light from shining off the surface to be illuminated.
- b. Security lighting on the buildings shall be designed with motion-sensor activation.

5. **Condition Compliance:** The applicants shall submit a narrative that clearly states how each Condition of Approval has been, or will be satisfied. Prior to initiation of any use authorized by this permit, the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project approval. The applicant shall also schedule an inspection by Planning Services prior to said initiation for verification of compliance with applicable conditions of approval.

6. **Cultural Resources:** If human remains are discovered at any time during the improvement phase, the County Coroner and 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. The procedures set forth in Supplementary Document J, Section VIII, of the California Environmental Quality Act (CEQA) Guidelines concerning treatment of the remains shall be followed. If archaeological sites or artifacts are discovered, the applicant shall retain an archaeologist to evaluate the resource.

If the resource is determined to be important, as defined in Appendix K of the CEQA Guidelines, mitigation measures, as agreed to by the subdivider, archaeologist, and Planning Services shall be implemented. Treatment of Native American remains and/or archaeological artifacts shall be the responsibility of the subdivider and shall be subject to review and approval by Planning Services.

7. **Notice of Exemption Fee:** A \$50.00 administration fee is required by the County Recorder to file the Notice of Exemption. This fee shall be made payable to El Dorado County and shall be submitted to Planning Services after the end of the ten working day appeal period of a final project.

8. **Hold Harmless Agreement:** In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action, as provided in Section 66474.9(b) of the California Government Code.

The applicant shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or processing against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a Special Use Permit, which action is brought within the time period provided for in Section 66499.37 of the California Government Code.

County shall notify the applicant of any claim, action, or proceeding and County will cooperate fully in the defense.

ATTACHMENT 2

FINDINGS

Special Use Permit Revision S01-0010-R/Cameron Park Fire Department Drill Tower Planning Commission/November 10, 2011

1.0 CEQA FINDINGS

- 1.1 Staff has determined that the proposed project will have no significant impact on the environment and is exempt from CEQA pursuant to Section 15303 and of the CEQA Guidelines. Section 15303 Class 3 exemptions consist of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures...include, but are not limited to: (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.
- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services Department, Planning Services, at 2850 Fairlane Court, Placerville, CA.

2.0 GENERAL PLAN FINDINGS

- 2.1 As proposed, the project is consistent with the General Plan which designates the subject site Public Facility (PF) because the drill tower is subservient to fire station uses previously approved.
- 2.2 As conditioned and with adherence to County Code, the proposal is consistent with all applicable Policies of the General Plan including 2.2.5.21 (land use compatibility), and 6.5.1.2 (noise). As conditioned, the project provides adequate access and site design that ensure compatibility with the surrounding permitted land uses, and is consistent with the General Plan policies identified above because of the review for General Plan consistency, compatibility with the surrounding lands, and determination by Planning Services that noise impacts will be less than significant.

3.0 ZONING FINDINGS

- 3.1 The project parcel is zoned One-Family Residential (R1). With an approved Special Use Permit revision, and upon fulfillment of the conditions, the project will comply with the development standards of required of Section 17.28.040 of the Zoning Code.

4.0 SPECIAL USE PERMIT FINDINGS

- 4.1 **The issuance of the permit is consistent with the General Plan.** The applicant's proposal, as conditioned, has been determined to be in compliance with County regulations, addressing environmental issues and health and safety concerns. All project-

related environmental issues have been evaluated. Therefore, staff finds that the project, as conditioned, conforms to the General Plan.

- 4.2 **The proposed use would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood**, based on the conclusions contained in the staff report. As conditioned, the use will not conflict with the adjacent uses as it will be a continuation of an existing use. After review of the submitted site plan and upon consultations with concerned agencies, it has been determined that the impacts of allowing the, will not have a detrimental affect nor be injurious to the neighborhood.
- 4.3 **The proposed use is specifically permitted by special use permit pursuant to** County Code Section 17.28.030.A, as previously determined by the Planning Commission.