

Agenda of: January 12, 2006

Item No.: 9.a.

Staff: Jason R. Hade

STAFF REPORT
AMENDMENT TO SPECIFIC PLAN TEXT/SPECIAL USE PERMIT

FILE NUMBER: SP04-0023/S04-0043

PROPERTY OWNER: Valley View Investors, LLC

APPLICANT: Lennar Communities (Agent: Don Barnett)

REQUEST:

1. Amendment to Specific Plan Text to modify the Multi-Use Open Space (MOS) land use category district of the Valley View Specific Plan to allow commercial and private recreation centers by special use permit; and
2. Special use permit for the construction of a 9,350 square foot recreation center to serve the residents at Blackstone El Dorado (formerly Valley View).

LOCATION: The Valley View Specific Plan area consists of approximately 2,037 acres which lie east of Latrobe Road and south of the Town Center commercial area in the southern part of El Dorado Hills. The recreation center project site is located within the proposed West Valley Village development of the Valley View Specific Plan on the east side of Latrobe Road, approximately two miles south of the intersection with U.S. Highway 50 in the El Dorado Hills area. (Exhibit A)

APN: 108-730-21 (Exhibit B)

ACREAGE: 2.91 acres

GENERAL PLAN: AP (Adopted Plan) Valley View Specific Plan (Exhibit C)

ZONING: Multi-Use Open Space (MOS)

ENVIRONMENTAL DOCUMENT: Tiered Mitigated Negative Declaration prepared in accordance with CEQA Section 15152

SUMMARY RECOMMENDATION: Recommend approval

BACKGROUND: The Valley View Specific Plan (SP94-0001) was adopted by the Board of Supervisors through Ordinance No. 4517 and Resolution No. 298-98 on December 8, 1998. The

project applicant has proposed constructing a private recreation center at the subject site designated MOS within the Valley View Specific Plan. However, the proposed use is not currently permitted within the MOS District. Therefore, the applicant has proposed a Specific Plan Text Amendment to allow commercial and private recreation centers by special use permit within the MOS District.

SPECIFIC PLAN TEXT AMENDMENT

STAFF ANALYSIS

Project Description: A request to amend the MOS District to allow commercial and private recreation centers by special use permit.

Site Description: The majority of the Valley View Specific Plan area occupies the eastern side of an open valley bounded on the west by the El Dorado Hills Business Park, on the north by the Town Center, and on the east by an existing residential area known as Marble Mountain. Actual elevations across the plan area range from 530 feet to a little over 1,100 feet above sea level at the eastern edge of East Ridge Village. Bedrock consisting of volcanics and metavolcanics are covered generally by rocky soil typically 1.8 to 7 feet in depth. Major physical conditions affecting the design of the plan are slope, the presence or absence, quality of oak woodland cover, and the limited and isolated presence of such special environments as wetlands or riparian zones. (*El Dorado Hills Valley View Specific Plan, December 8, 1998*)

Parcels within the MOS District in the Valley View Specific Plan include a planned 55 acre community park in White Rock Village, 11 acre oak tree park in West Valley Village, several 4 to 8 acre neighborhood parks in West Valley and East Ridge Villages, and the subject recreation center site. The community park site is of substantially level terrain and can be developed with ball fields and other recreational improvements.

Adjacent Land Uses: To the north of the Valley View Specific Plan area is the major commercial center, Town Center, a part of the El Dorado Hills Specific Plan. West of the site lies the 800 acre El Dorado Hills Business Park. To the south and east of the plan area are more rural uses including portions of the rural subdivisions of Marble Mountain, Marble Ridge, and Ryan Ranch. The plan area also has about one half mile of common boundary with the proposed Marble Valley residential subdivision to the east.

Existing MOS District Description: The adopted MOS District within the Valley View Specific Plan is as follows:

“The Multi-Use Open Space (MOS) classification encompasses all actively used open spaces including parks, school sites and those open spaces which fulfill a complementary public utility function such as providing drainage or stormwater detention. It makes up slightly less than 5% of the Plan area. MOS parcels may be in either public or private ownership. Property designated as MOS is characterized by the presence of improvements and/or landscaping which provides a setting for permitted activities and compatible uses.”

Uses Permitted (MOS District)

Primary Uses

Active parks, playgrounds, picnic areas and tot lots
School and day care centers
Drainage, water storage, stormwater detention and similar uses

Accessory Uses

Bikepaths, trails and similar improvements
Parking
Snack bars and concession uses in conjunction with recreational or educational use
Storage and maintenance facilities for recreational uses
Wetlands and environmental mitigation and management areas

MOS Development Standards

Because of the highly varied nature of open space uses, MOS parcels shall not be subject to set standards as to shape, size, or the necessity for access. Such requirements shall be determined at the time of creation of MOS parcels depending upon their intended use and the spatial requirements for that use.

In general, public agencies, such as school districts, fire districts, special districts providing recreational services and the county itself, have separate statutory authority for approving development of public facilities under their control. Such agencies should be guided by the standards and requirements contained within this Plan, including Chapter 9, Community Design, but are not bound by its provisions.”

Proposed Text Language: The addition of the following text is recommended by Planning Services:

NOTE: New language proposed is underlined; deletions or modifications are shown with ~~strikethrough~~.

Uses Requiring Special Use Permit: The following uses are allowed only after obtaining a special use permit from the Planning Commission:

Commercial and private recreational facilities including health, athletic, and racquet clubs.

Discussion: Under CEQA, a tiered mitigated negative declaration was prepared for the proposed project as part of the environmental review process. Future uses permitted by special use permit may require further environmental review. As discussed above, the intent of the MOS District is to provide a classification that *encompasses all actively used open spaces including parks, school sites and those open spaces which fulfill a complementary public utility function such as providing for drainage or storm water detention.* As such, staff believes the proposed specific plan text

amendment to allow commercial and private recreational facilities by special use permit is consistent with the intent of the MOS District and compliments the primary uses outlined above.

SPECIAL USE PERMIT

STAFF ANALYSIS

Project Description: A special use permit request to allow the construction of a 9,350 square foot private recreation center to serve the residents of Blackstone El Dorado (formerly Valley View). The proposed facility is to include a fitness center with exercise equipment, aerobics room, and locker rooms. The social side of the clubhouse will include a large gathering-living room, meeting room, restrooms, staff offices, and a courtyard. Outdoor facilities are to include a junior Olympic size swimming pool, fun pool, tot lot, spa, and outdoor gathering areas. Planned hours of operation for the fitness center are 6:00 AM to 10:00 PM and 9:00 AM to 10:00 PM for the social areas (including outdoor areas). The facility is to employ four employees, including an on-site manager, maintenance personnel, and two front desk staff members.

Site Description: The project site is currently vacant, consisting of lowland rolling hills and flat land adjacent to Latrobe Road. The site is essentially devoid of tree cover and has a gently increasing slope. A natural westward downslope on the subject site directs storm water runoff towards Latrobe Road. Storm water will drain to the west and will ultimately join with Carson Creek. Access to the site will be provided from Latrobe Road onto an internal road network that will be phased in with the surrounding development.

Adjacent Land Uses: The project site is surrounded by vacant land planned for single family residential and commercial development. The surrounding Village Center District permits a wide range of retail, service and professional office, and multi-family residential uses. Less than two miles to the north is the major commercial center, Town Center, and across Latrobe Road to the west is the 800 acre El Dorado Hills Business Park. Approximately one half of a mile to the north of the site is the existing El Dorado Hills Wastewater Treatment Plant operated by the El Dorado Irrigation District (EID). To the south and east of the project site are more rural uses including portions of the rural subdivisions of Marble Mountain, Marble Ridge, and Ryan Ranch.

General Plan: The General Plan designates the subject site as Adopted Plan (AP). This land use category recognizes areas for which specific land use plans have been prepared and adopted. As stated in General Plan policy 2.2.1.2, "These plans (e.g., specific plan or community plan) are accepted and incorporated by this reference, and the respective land use map associated with each such plan is hereby adopted as the General Plan map for each such area." A specific plan is a subordinate, though more detailed, level of planning than a General Plan and is required under state law to be consistent with the General Plan of the County. The Valley View Specific Plan was adopted in 1998 and is the controlling land use document. Although the subject site is located within the Valley View Specific Plan and must be consistent with its standards, the following General Plan policies also apply to this project:

Policy 2.2.1.5: The General Plan shall provide for the following building intensities in each land use designation as shown in Table 2-3: [The Specific Plan further defines and implements building intensities.]

Discussion: Figure 4.1 within the Valley View Specific Plan features a land use table that indicates FAR and impervious surface requirements for the MOS District are not applicable. Staff has determined the proposed project has a FAR of 0.05 and does not exceed 85 percent impervious surface. As stated in the Valley View Specific Plan, FAR and impervious surface requirements are not applicable to projects within the MOS District. Therefore, staff finds that the project is consistent with this General Plan policy as well as the Valley View Specific Plan requirements.

Policy TC-4i: Within Community Regions and Rural Centers, all development shall include pedestrian/bike paths connecting to adjacent development and to schools, parks, commercial areas and other facilities where feasible. In Rural Regions, pedestrian/bike paths shall be considered as appropriate.

Discussion: Pursuant to the above-referenced General Plan policy and EDHCS D project review comments, the applicant shall incorporate bicycle storage racks into the project. Appropriate Class II bikeway striping at the driveway entries to allow for safe bicycle and pedestrian access shall also be included in the project.

Conclusion: As discussed above, staff finds that the project, as proposed/conditioned, conforms to the General Plan.

Zoning: The proposed project is not permitted in the Multi-Use Open Space District, pursuant to MOS District standards contained within Chapter 4, land use plan, of the Valley View Specific Plan. Therefore, the special use permit application may not be approved without approval of the requested Specific Plan Text Amendment, as detailed above. In order to approve the project, the approving authority must also find that the project is consistent with the General Plan and the Valley View Specific Plan and would not be detrimental to the public health, safety and welfare nor injurious to the neighborhood. Based on comments received from public agencies, citizens' groups, and impacted neighbors, as discussed below, staff finds that the project would not be detrimental to the public health, safety and welfare and would not be injurious to the neighborhood. As proposed and conditioned, the project meets all applicable development standards within the Valley View Specific Plan, including the MOS District and Chapter 9, Community Design.

Parking: Specific parking standards for MOS uses are not provided within the Valley View Specific Plan. However, Section 17.18.060 of the Zoning Ordinance lists the parking requirements by use. Parking requirements for health spas and gym uses are one parking space for each 300 square feet of gross use area. The project includes a proposed 9,350 square foot recreation center. Therefore, the project would require a minimum of 31 parking spaces (31.16 rounded down). However, the applicant's experience in developing similar facilities throughout the Sacramento region suggests that the amount of parking required under the Zoning Ordinance is inadequate, particularly in consideration of the various social events to be held at the clubhouse. Thus, the site plan indicates a total of 94 on-site parking spaces, 5 of which are identified as van accessible

handicapped parking spaces. The applicant's parking analysis is attached as Exhibit K. As proposed, the project exceeds the minimum parking requirements for a health spa and gym use.

Landscaping: Review of the preliminary landscaping plan (Exhibit E) indicates it meets the requirements contained in Section 17.18.090 as well as those more detailed requirements contained within Chapter 9, Community Design, of the Valley View Specific Plan. As proposed, the site landscape plan adheres to the intent of the landscape parameters defined in the Community Design chapter. The applicant shall submit a final landscape plan at the time of building permit submittal which will be reviewed by Planning staff at that time. Prior to final occupancy, staff will make an on-site inspection to verify compliance with the final landscape plan.

Lighting: Review of the project outdoor lighting plan (Exhibit F) indicates that it complies with Chapter 17.14.170 of the Zoning Ordinance as well as the lighting standards contained within Chapter 9 of the Valley View Specific Plan.

Signage: Proposed signage for the Blackstone Clubhouse includes a building identification sign centered in the landscaped area between the two access entryways. The building identification sign will have an area of 40 square feet displaying the name of the recreation center. Two monument signs will also be located at the entrance to each parking lot with an area of 40 square feet each. As shown on the preliminary sign plan (Exhibit G), all proposed project signage will feature the project logo, stone to match the building, and stucco and color to match the building. All signs will be set back from the street right-of-way line and will be integrated into the landscaping and turf areas, including a backdrop of trees and shrubs for aesthetic purposes. Staff has determined that the proposed sign plan complies with all guidelines set forth in the Valley View Specific Plan Community Design Chapter.

Building Design: The proposed recreation center will feature stone veneer Santa Cruz Beach Rock with a concrete tile Shadow Tan No Flash Brushed roof. Proposed building colors are Wraps (tan) (body of building), Soap Suds (white) trim and Green Dusk (green) accent. All paint colors are produced by Kelly Moore. As shown on the submitted site plan (Exhibit D), a trash enclosure is to be placed within a cinder block wall area in the southeastern corner of the parking lot and screened by landscaping. In order to divert a minimum of 50 percent of trash generated on-site into recycling programs, the project shall include recycling containers throughout the grounds and a larger recycling container to be located near the waste container for the site.

Building Setbacks: No specific setbacks are provided within the MOS District development standards in the Valley View Specific Plan. However, minimum setbacks for Commercial zone districts within the El Dorado County Zoning Ordinance are front, ten feet; sides and rear, five feet, or zero feet and fireproof wall without opening. Additionally, fire safe regulations require a minimum setback of 30 feet for all parcels one acre in size or larger. When applied to the proposed project, staff has determined that the setbacks discussed above have been met.

Access/Circulation: According to the Initial Study (Exhibit K) prepared for the project, "development of a recreation center would result in minor increases of daily traffic on Latrobe Road due primarily to the fact that it is designed to accommodate future residents of the Blackstone El Dorado area. Therefore, regional traffic to and from the project site is expected to be non-existent.

The proposed project is subject to County road impact fee requirements, which will fund the widening of Latrobe Road in the vicinity of the project site to accommodate projected future traffic increases.” (Analytical Environmental Services, December 2004) Overall, transportation/circulation impacts from the proposal have been determined to be less than significant. In order to facilitate safe pedestrian travel to planned Village Center commercial uses across the street from the proposed project and improved connectivity within the project vicinity, staff recommends a crosswalk be installed at the project intersection near the site entry. As stated in Chapter 5 of the Valley View Specific Plan, “bicycle and pedestrian paths will be developed within the collector street system of Valley View and White Rock Villages leading to the entrances at White Rock Road and at the Village Center.” The project includes linkages to these proposed improvements. Fire access roadway modifications are to be made by the applicant to comply with the Uniform Fire Code and El Dorado Hills Fire Department requirements prior to the issuance of a building permit.

Agency and Public Comments: The following agencies provided comments on the project:

Air Quality Management District: The Air Quality Management District submitted comments concerning fugitive dust prevention, District Rule 224 compliance, air quality impacts, land development clearing requirements, District Rule 215 compliance, heavy equipment and mobile source pollutants, and the construction or installation of any new point source emissions units or non-permitted emission units.

Discussion: Air Quality Management District comments are addressed within the conditions of approval. Air quality analysis conducted for the initial study determined that “the proposed project would result in less than significant impacts with regards to air quality.” (Analytical Environmental Services, December 2004)

Environmental Management Department: Environmental Management Department submitted project comments regarding public swimming pool and commercial kitchen permit requirements.

Discussion: Environmental Management Department concerns are addressed within the conditions of approval.

Pacific Gas and Electric Company (PG&E): PG&E Land Department had no comments regarding the project.

El Dorado Irrigation District (EID): EID comments included meter award letter and/or facility improvement letter requirements, minimum easement guidelines, and recycled water issues.

Discussion: EID comment issues are resolved in the conditions of approval.

El Dorado Hills Area Planning Advisory Committee (EDHAPAC): Comments were submitted concerning proposed project lighting, parking requirements, trash enclosures, and recycling containers, and potential environmental impacts.

Discussion: The EDHAPAC reviewed the subject applications at its regularly scheduled meeting on January 12, 2005, and voted unanimously to support the

applications. The Committee does not believe the project will have a significant effect on the environment. All EDHAPAC project comments are addressed in the project's design and conditions of approval.

El Dorado Hills Community Services District (EDHCSD): The EDHCSD submitted several comments regarding the proposed private recreation center. Specific recreation center comments included recycling container requirements, bicycle storage rack installation, pedestrian crosswalk recommendations, and the formation of a shell landscape and lighting assessment district that will be activated if the home owner's association fails to maintain the facilities, including streetscape, trail, and entry monuments.

Discussion: The EDHCSD recreation center comments are reflected in the design and conditions of approval.

El Dorado County Department of Transportation (DOT): DOT reviewed the proposed project regarding grading, drainage, and traffic issues.

Discussion: DOT reviewed the Initial Study and found potential traffic impacts from the proposed recreation center to be less than significant. All other DOT issues are addressed within the conditions of approval.

Environmental Management Department, Hazardous Materials Division: The Hazardous Materials Division reviewed the proposal for hazardous materials and hazardous waste generation issues.

Discussion: The Hazardous Materials Division recommended one condition of approval regarding the submittal of a hazardous waste management plan. It is contained within the conditions of approval.

El Dorado Hills Fire Department: El Dorado Hills Fire Department reviewed the project regarding the ability to provide the subject site with fire and emergency medical services consistent with the El Dorado County General Plan, State Fire Safe Regulations, as adopted by El Dorado County and the Uniform Fire Code. Several project conditions were submitted by the Fire Department.

Discussion: Fire Department comments regarding fire flow requirements, fire hydrant installation, and access are reflected in the conditions of approval. The project design shall be modified to ensure fire access roadway compliance with the Uniform Fire Code and Fire Department requirements prior to the issuance of a building permit.

No public comments were received prior to the preparation of this staff report.

ENVIRONMENTAL REVIEW

Staff has reviewed an Initial Study (attached as Exhibit L) prepared by Analytical Environmental Services for the project 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 geological

problems, water, biological resources, aesthetics, light, glare, cultural resources and mandatory findings of significance. 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 Tiered 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

Planning Services staff recommends the Planning Commission forward the following recommendations to the Board of Supervisors:

1. Adopt the Tiered Mitigated Negative Declaration based on the Initial Study reviewed by staff;
2. Adopt the mitigation monitoring program in accordance with CEQA Guidelines, Section 15074(d) incorporated as conditions of approval;
3. Approve the amendment to the Specific Plan Text (SP04-0023); and
4. Approve Special Use Permit S04-0043 based on the findings in Attachment 2, subject to the conditions in Attachment 1.

SUPPORT INFORMATION

Attachments to Staff Report:

Attachment 1	Mitigation Measures/Conditions of Approval
Attachment 2	Findings
Exhibit A	Vicinity Map
Exhibit B	Assessor's Parcel Map Page
Exhibit C	Valley View Specific Plan Land Use Map
Exhibit D	Site Plan
Exhibit E	Preliminary Landscape Plan
Exhibit F	Lighting Plan
Exhibit G	Preliminary Sign Plan
Exhibit H	Conceptual Building Elevations
Exhibit I	Conceptual Floor Plans
Exhibit J	Preliminary Grading and Drainage Plan
Exhibit K	Project Parking Analysis
Exhibit L	Initial Study

ATTACHMENT 1
MITIGATION MEASURES AND CONDITIONS OF APPROVAL

FILE NUMBERS04-0043

1. This Specific Plan Text Amendment approval is based upon and limited to compliance with the project description, dated January 12, 2006, and 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:

Valley View Specific Plan Text Amendment

An amended Valley View Specific Plan Multi-Use Open Space District section to read, in part, as follows:

Uses Permitted (MOS District)

Uses Requiring Special Use Permit: The following uses are allowed only after obtaining a special use permit from the Planning Commission:

Commercial and private recreational facilities including health, athletic, and racquet clubs

Special Use Permit

A 9,350 square foot private recreation center to serve the residents of Blackstone El Dorado. The facility is to include a fitness center with exercise equipment, aerobics room, and locker rooms. The social side of the clubhouse will include a large gathering-living room, meeting room, restrooms, staff offices, and a courtyard. Outdoor facilities are to include a junior Olympic size swimming pool, fun pool, tot lot, spa, and outdoor gathering areas. Hours of operation for the fitness center are 6:00 AM to 10:00 PM and 9:00 AM to 10:00 PM for the social areas (including outdoor areas). The facility is to employ four employees, including an on-site manager, maintenance personnel, and two front desk staff members.

MITIGATION MEASURES FROM TIERED MITIGATED NEGATIVE DECLARATION

2. Mitigation SG-1: Geologic and Geotechnical Investigation

A detailed onsite geologic and geotechnical investigation will be conducted prior to development and should identify landslide activity and map in detail the extent of landsliding. Repair of identified landslides should be guided by each landslide's specific

conditions and by the constraints imposed by its proposed future use, and be acceptable to the El Dorado County Building Services and Department of Transportation.

Monitoring: Prior to the commencement of any on-site grading, the applicant shall obtain a commercial grading permit from the Department of Transportation.

3. **Mitigation SG-2: Geotechnical Subsurface Exploration**

A geotechnical subsurface exploration will be performed in areas of the site that have unsuitable soil conditions for structural support and soil samples will be taken and analyzed to determine their engineering characteristics. Geotechnical earthwork or foundation design will be required to compensate for low density material, acceptable to the El Dorado County Building Services and Department of Transportation and in conformance with the County of El Dorado Design and Improvement Standards and Uniform Building Code.

Monitoring: The applicant shall obtain all required permits from Building Services and Department of Transportation.

4. **Mitigation SG-5: Trench Wall Shoring**

Trenches greater than five feet in depth will be shored, sloped back at a 1:1 (horizontal to vertical) slope angle or reviewed for stability by the County's geotechnical engineer in accordance with the Occupational Safety and Health Administration regulations if personnel are to enter the excavations. Trench excavations will conform to local ordinances, and shearing and high groundwater associated with the Bear Mountain fault will be monitored during trench construction and will require additional shoring and/or dewatering as necessary.

Monitoring: The Department of Transportation shall monitor all on-site grading and trenching.

5. **Mitigation SG-7: Compliance with Uniform Building Code Seismic Design Criteria**

The proposed project will comply with Uniform Building Code seismic design criteria and determine the exact location of the Bear Mountain fault prior to the siting of essential service buildings.

Monitoring: Building Services will monitor compliance with Uniform Building Code.

6. **Mitigation H-1 and H-2: El Dorado County DOT – Approved Drainage Plan**

The applicant will have a certified Civil Engineer prepare an El Dorado County Department of Transportation-approved drainage plan that is consistent with the Department of Transportation-approved Carson Creek Drainage Study and in conformance with the El Dorado County Drainage Manual. At a minimum, the drainage plan will include:

- Written text addressing existing conditions;
- Effects of project improvements;
- All hydrologic and hydraulic calculations;
- A watershed map;
- Potential increases in downstream flows;
- Proposed onsite improvements; and
- Necessary drainage easements to accommodate flows from the site and implementation/maintenance responsibilities.

Drainage facilities will also be constructed according to El Dorado County Department of Transportation standards and maintained through periodic annual inspections to ensure facility functionality and debris removal as necessary.

Monitoring: Grading and drainage plans shall be reviewed and approved by the Department of Transportation prior to permit issuance.

7. **Mitigation H-5: Permits and Control/Prevention Plan**

A general construction activity stormwater permit under NPDES regulations will be obtained from the CVRWQCB to minimize pollution of stormwater discharge during construction activities and a County general grading permit will be obtained from the El Dorado County Department of Transportation. A county-approved erosion and sediment control plan will also be prepared in the project drainage plans and a storm water pollution prevention plan will be included as part of the NPDES permit.

Monitoring: The applicant to obtain all required Central Valley Regional Water Quality Control Board and Department of Transportation permits.

8. **Mitigation H-6: Compliance with an Urban Runoff Control Program**

Control measures specified in a specific stormwater management plan for the West Valley Village sub-area will be enforced for the proposed project and may include the use of vegetated buffer strips, water quality detention basins, site development restrictions, public education, and other design or source control management practices. Storm drain inlets should also be marked with signs proclaiming “No Dumping-Drains to Local Streams.”

Monitoring: Prior to the issuance of a commercial grading permit, the Department of Transportation shall review and approve all plans for catch basins and other proposed BMP measures on the project site.

9. **Mitigation BR-1: Invasive Non-Native Plant Species Prevention**

The introduction of invasive non-native vegetation will be prevented by using native plant species for landscaping to the greatest extent possible and using caution when selecting any non-native plants for landscaping purposes on the site to ensure that no potentially invasive plant species are selected.

Monitoring: Planning Services shall review and approve the project's final landscape plan to ensure consistency with County Code and policies within the Valley View Specific Plan.

10. **Mitigation BR-2: Minimize Impacts of Grassland Losses**

Impacts of non-native annual grassland losses will be minimized by the use of temporary fencing and/or protective signage to prevent construction impacts and unauthorized access to grasslands and associated wildlife corridors not planned for development.

Monitoring: Planning Services shall monitor during construction process.

11. **Mitigation V-1: Compliance with Revised Specific Plan Design Controls**

Revised design standards and guidelines in the Community Design chapter of the Valley View Specific Plan will govern conventional development layouts of the proposed project and will implement the proposed landscape and vegetation management plan after being approved by the County Planning Services. Vegetative screening and landscaping controls as described in the revised Valley View Specific Plan landscaping standards will also be implemented to conserve the visual integrity of the Valley View Specific Plan hillsides and ridgelines.

Monitoring: Planning Services shall review and approve the project's final landscape plan to ensure consistency with County Code and policies within the Valley View Specific Plan.

12. **Mitigation V-4(a): Streetscape Design Parameters**

Streetscape design parameters will be formulated and adopted for the Valley View Specific Plan area frontage along Latrobe Road to ensure a streetscape treatment that is balanced and harmonious with the existing business park development frontage on the opposite side of the route. The measures should be addressed both in onsite and offsite landscaping and other street design features (i.e., street lights, signage, etc.) that will affect the visual character of the route. The streetscape design guidelines shall address the need for consistent setbacks, consistent architectural controls, street landscaping, pedestrian, signage, and lighting treatments that unify the project frontage and are harmonious with the other side of the route.

Monitoring: Planning Services shall ensure compliance with Valley View Specific Plan design guidelines.

13. Mitigation LU-3: Land Use Compatibility Impacts on Adjacent Mobile Homes

The applicant shall work with the El Dorado Hills Community Services District to develop a community park plan that either (1) locates playing fields at least 300 feet away from the closest mobile home or (2) limits use of closer playing fields to daytime hours only, in order to avoid nighttime noise and lighting impacts

Monitoring: The El Dorado Hills Community Services District will develop and/or review a community park plan consistent with the above-referenced mitigation measure.

14. Mitigation CR-6: Unanticipated Discoveries

In the event of discoveries of buried or concealed heritage resources, project activities will cease in the area of the find and consultation with a qualified archaeologist will be initiated for recommended procedures. If human remains are inadvertently discovered, work will cease immediately and the county coroner will be notified in accordance with California law. A professional archaeologist will also be hired to assist in the development of appropriate mitigation of site impacts.

Monitoring: The Department of Transportation shall monitor the above-referenced activities as part of the issuance of a commercial grading permit. If deemed necessary, DOT shall issue a stop work order upon the discovery of any human remains on the project site and only allow grading activities to continue once the issue has been resolved.

PROJECT SPECIFIC CONDITIONS

15. All site improvements shall conform to Exhibits D, E, F, G, H, I, and J which are in the project file in Planning Services.
16. The project, as approved, shall be operated and maintained consistent with the site plan (Exhibit D).
17. The applicant shall provide 94 off-street parking spaces 5 of which are to be identified as van accessible handicapped parking spaces at all times while the project is in operation pursuant to the approved site plan. All on-site parking shall meet the parking lot design standards contained in Section 17.18.030 of the County Code.
18. The Parking Lot Landscaping and Buffering Standards (Section 17.18.090, El Dorado County Zoning Ordinance) and Valley View Specific Plan guidelines shall be incorporated into the site plan and final landscape plan to be approved by Planning Services prior to the

issuance of a building permit. All landscape plans must be consistent with El Dorado County water conservation concept statement standards.

19. All future improvements associated with the facility, including painting, structural modifications, and landscaping shall be completed by the appropriate permit process and are to be properly maintained at all times. Colors of the facility and other improvements shall be maintained to ensure the appearance remains consistent with the current schemes.
20. All proposed outdoor lighting shall conform to Section 17.14.170 of the County Code and be fully shielded pursuant to the Illumination Engineering Society of North America (IESNA) full cut-off designation as determined by Planning Services prior to final occupancy of the recreation center. Valley View Specific Plan lighting guidelines shall be adhered to as well.
21. Project signage shall consist of one building identification sign with 40 square feet of display area and two monument signs with 40 square feet of display area as shown on the preliminary sign plan (Exhibit G). All project signage must be consistent with the provisions contained within the Valley View Specific Plan, Community Design Chapter.

Air Quality Management District

22. The applicant shall comply with all El Dorado County Air Quality Management District Rules and Regulations available at: www.co.el-dorado.ca.us/emd prior to the issuance of a building permit.

Environmental Management Department

23. Pursuant to California Health and Safety Code, Section 11603, a copy of the public swimming pool plans shall be filed with the Environmental Management Department, Environmental Health Division, prior to construction. Annual operating permits are required for all public swimming pools.
24. If the facility is to include a community or commercial kitchen for on-site food service, the facility must meet the minimum requirements of the Health and Safety Code, California Uniform Retail Food Facilities Law (CURFFL) prior to final building occupancy.

El Dorado Irrigation District (EID)

25. Under District Policy Statement No. 22, a Meter Award Letter and/or Facility Improvement Letter will be required prior to final project approval. The applicant must contact the EID Customer Service Department for specific information regarding this proposal.
26. A minimum of 20-foot easement will be required for any District water or sewer lines unless otherwise noted.
27. Recycled water shall be utilized for landscape irrigation.

El Dorado Hills Community Services District (EDH CSD)

28. In order to divert a minimum of 50 percent of trash generated on-site into recycling programs, the project shall include recycling containers throughout the grounds and a larger recycling container to be located near the waste container for the site prior to final building occupancy.
29. The applicant shall incorporate bicycle storage racks into the project. Appropriate Class II bikeway striping at the driveway entries to allow for safe bicycle and pedestrian access shall also be included in the project prior to final building occupancy.
30. The applicant shall provide for creation of a Lighting and Landscaping Assessment District “shell,” subject to review and approval of the El Dorado Hills Community Services District for the purposes of maintenance of facilities, including streetscape, trails, and entry monuments in the event the Homeowner’s Association is dissolved or unable to maintain the facilities.

Department of Transportation

31. The public improvements required for the West Valley Village Tentative Subdivision Map (TM 99-1359R); including 1st Street, 2nd Street, as well as the 1st Street intersection improvements with Latrobe Road; shall be substantially completed, as determined by the El Dorado County DOT, prior to issuance of the associated building permit for this project.
32. The applicant shall be subject to the County traffic impact mitigation fee program. Said fees shall be due upon the issuance of a building permit. The amount of fees shall be those in effect at the time of building permit application.

Environmental Management Department, Hazardous Materials Division

33. The applicant shall submit a hazardous materials/hazardous waste generator management plan for review by the Hazardous Materials Division and applicable fees paid for all hazardous wastes generated and for hazardous materials stored in excess of the reportable quantities (55 gallons, 500 pounds, and 200 cubic feet) at the recreational facility prior to the issuance of a building permit.

El Dorado Hills Fire Department

34. Prior to the issuance of a building permit, a set of engineering calculations reflecting the fire flow capabilities of the potable water system for the purpose of fire protection shall be submitted to the Fire Department for review and approval.

35. Mueller Dry Barrel fire hydrants conforming to El Dorado Irrigation District specifications for the purpose of providing water for fire protection shall be installed. The spacing between hydrants in this development shall not exceed 300 feet. The exact location of each hydrant shall be determined by the Fire Department.
36. To enhance the nighttime visibility, each fire hydrant shall be painted with safety white enamel and marked in the roadway with a blue reflective marker as specified by the Fire Department and Fire Safe Regulations.
37. In order to provide this project with adequate fire and emergency medical response during construction, all access roadways and fire hydrant systems shall be installed and in service prior to framing of any combustible members as specified by El Dorado Hills Fire Department Standard 103.
38. The fire access roadways on both the north and south side parking areas shall be modified to comply with the Uniform Fire Code and Fire Department requirements to the satisfaction of the El Dorado Hills Fire Department prior to the issuance of a building permit. The minimum turnaround radius located within the parking lot areas shall be designed to a 40 foot inside and a 56 foot outside radius.
39. The construction of this project shall comply with all codes and regulations as required by the California Building and Fire Code and Fire Department requirements.

ATTACHMENT 2 **FINDINGS**

FILE NUMBERS SP04-0023/S04-0043

1.0 CEQA FINDING

- 1.1 The Board of Supervisors has considered the Tiered Mitigated Negative Declaration together with the comments received and considered during the public hearing process. The Tiered Mitigated Negative Declaration reflects the independent judgment of the Board of Supervisors and has been completed in compliance with CEQA and is adequate for this proposal.
- 1.2 The Board of Supervisors finds that through feasible conditions and mitigation placed upon the project, impacts on the environment have been eliminated or substantially reduced.
- 1.3 The documents and other materials which constitute the record of proceedings upon which this decision is based are in custody of Planning Services at 2850 Fairlane Court, Placerville, CA 95667.
- 1.4 Public Resources Code Section 21081.6 requires the County to adopt a reporting or monitoring program for the changes to the project which it has adopted or made a condition of approval in order to mitigate or avoid significant effects on the environment. The approved project description and conditions of approval, with their corresponding permit monitoring requirements, are hereby adopted as the monitoring program for this project. The monitoring program is designed to ensure compliance during project implementation.

2.0 ADMINISTRATIVE FINDINGS

Specific Plan Text Amendment SP04-0023 has been requested by the applicant for the purpose of amending the Multi-Use Open Space district within the Valley View Specific Plan to allow commercial and private recreation centers by special use permit. The special use permit request is to allow the construction of a 9,350 square foot private recreation center to serve the residents of Blackstone El Dorado. The proposed facility is to include a fitness center with exercise equipment, aerobics room and locker rooms. The social side of the clubhouse will include a large gathering-living room, meeting room, restrooms, staff offices, and a courtyard. Outdoor facilities are to include a junior Olympic size swimming pool, fun pool, tot lot, spa, and outdoor gathering areas. Planned hours of operation for the fitness center are 6:00 AM to 10:00 PM and 9:00 AM to 10:00 PM for the social areas (including outdoor areas). The facility is to employ four employees, including an on-site manager, maintenance personnel, and two front desk staff members.

2.1 The proposed specific plan text amendment is consistent with the policies in the El Dorado County General Plan as well as the policies within the Valley View Specific Plan.

The proposed specific plan text amendment is consistent with the policies in the General Plan, as discussed in the General Plan section of this staff report. The Specific Plan Text Amendment is consistent with the policies and requirements within the Valley View Specific Plan, including the MOS District and Chapter 9, Community Design. As proposed, the project meets all applicable development standards contained within the MOS District of the Valley View Specific Plan.

3.0 SPECIAL USE PERMIT

3.1 The proposed use is consistent with the Zoning Ordinance and not considered detrimental to the public health, safety, and welfare, or injurious to the neighborhood.

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 conclusions contained in the staff report and the analysis of potential impacts in the Initial Study. As described above, the private recreation center is consistent with the MOS District of the Valley View Specific Plan, as amended by the subject specific plan text amendment. The recreational use will have no significant impact on adjacent land uses and will provide social and recreational opportunities to the residents of the surrounding homes. As such, the use is complimentary to the surrounding commercial and residential uses. Any future additional recreational centers proposed within the MOS District of the Valley View Specific Plan will require a special use permit and be subject to further environmental review under CEQA. No agency or community group objections were raised during the project review process.