

CONDITIONS OF APPROVAL

Special Use Permit S14-0003/Heritage Carson Creek Recreation Center Planning Commission/March 12, 2015

Conditions of Approval:

1. **Project Description:** This Special Use Permit approval is based upon and limited to compliance with the project description, the Conditions of Approval set forth below, and the following hearing Exhibits:

Exhibit G	Applicant Submitted Project Description
Exhibit H	Site Plan
Exhibit I	Floor Plan
Exhibit J	Preliminary Grading and Drainage Plan
Exhibit K	Elevations
Exhibit L	Landscape Plan
Exhibit M	Landscape Plant List

Any deviations from the project description, conditions, or exhibits shall 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:

The project is for an active, senior adult, recreation facility that will be situated on approximately 4.8 acres. The recreation facility will consist of:

- A. A 4,605 square feet in size recreation building consisting of a work out room, aerobics room, bathrooms, locker rooms, and offices.
- B. Outdoor amenities will include one pool, one spa, two lighted tennis courts, lighted pickleball courts, central outdoor gathering area, and barbeques. Optionally the pool may be covered.
- C. An area for other passive uses to be determined based on needs assessments of future owners. This area will most likely contain horseshoe pits, shuffleboard courts, bocce courts, and putting green.
- D. The community center will be available to community homeowners and their guests only, and will be maintained by the Carson Creek Homeowners Association. Hours will be based on homeowners needs.

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. **Building Permits:** Building permits shall not be issued until Final Map TM04-1391-F-3 for Carson Creek Phase 2 Unit 1 is recorded. Building permit issuance is subject to approval by El Dorado County Development Services and approval by the El Dorado Hills Fire Department pertaining to water supply and road access.
3. **Grading Permits:** Site grading permits may be issued after approval of this Special Use Permit.
4. **Sales office:** Portions of the recreation center structure may be used as a sales office during development of the remaining phases of the Carson Creek Specific Plan.
5. **Sports Lighting:** Outdoor sports lighting at the recreation facility shall be turned off by 9:45 p.m.
6. **Amplified Sound:** Outdoor public address systems shall be turned off by 9:45 p.m.
7. **Lighting:** All outdoor lighting shall conform to Section 130.14.170 of the Zoning Ordinance, and be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation. Any light fixture that does not have a specification sheet submitted with the building permit that specifically states that fixture meets the full cutoff standards, shall require a fixture substitution that meets that requirement. 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. No more than 50 percent of the parking lot lighting may remain on during hours of non-operation. Any security lighting on the buildings shall be designed with motion-sensor activation.
 - c. No pole light shall exceed 16-feet in height measured from ground level.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 Planning Services.
8. **Landscaping:** As part of the building permit process, the applicant shall submit for approval a final landscape plan in substantial compliance with the preliminary plan including compliance with the County water conserving landscape standards and the CCSP.

Landscaping within the 100-year flood plain of Carson Creek shall conform to the native species list found within Section 4.15 of the specific plan.

9. **Condition Compliance:** Prior to issuance of certificate of occupancy of a building permit or commencement 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.
10. **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.

The applicant shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval by El Dorado County. County shall notify the applicant of any claim, action, or proceeding and County will cooperate fully in the defense.

11. **Permit Implementation:** Pursuant to County Code Section 17.22.250, implementation of the project must occur within twenty-four (24) months of approval of this Special Use Permit, otherwise the permit becomes null and void. It is the responsibility of the applicant to monitor the time limit and make diligent progress toward implementation of the project and compliance with conditions of approval.
12. **Archeological Resources:** The following shall be incorporated as a note on the grading/improvement plans:

In the event archeological resources are discovered during grading and construction activities, the applicant shall ensure that all such activities cease within 50 feet of the discovery until an archaeologist can examine the find in place. If the find is determined to be a “unique archaeological resource”, contingency funding and a time allotment sufficient to allow recovering an archaeological sample or to employ one of the avoidance measures may be required under the provisions set forth in Section 21083.2 of the Public Resources Code. Construction work could continue on other parts of the project site while archaeological mitigation takes place.

If the find is determined to be a “unique archeological resource”, the archaeologist shall determine the proper method(s) for handling the resource or item in accordance with Section 21083.2(b-k). Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken or the site is determined a “nonunique archeological resource”.

Planning Services shall verify the inclusion of this notation on the grading plans prior to the issuance of a grading permit

13. **Human Remains:** The following shall be incorporated as a note on the grading/improvement plans:

In the event of the discovery of human remains, all work shall cease and the County coroner shall be immediately notified pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission.

Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in Section 5097.98 of the Public Resources Code, with the most likely descendants regarding their recommendations. The descendants shall complete their inspection and make their recommendation within 48 hours of their notification by the Native American Heritage Commission. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials or other proper method(s) for handling the remains in accordance with Section 5097.98(b-h). Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken.

Planning Services shall verify the inclusion of this notation on the grading plans prior to the issuance of a grading permit

El Dorado Hills Fire Department

14. **Fire Flow:** The potable water system with the purpose of fire protection for this commercial development shall provide a minimum fire flow of 1,500 gallons per minute with a minimum residual pressure of 20 psi for a two-hour duration. This requirement is based on a structure 11,300 square feet or less in size, Type V-B construction. All structures shall be fire sprinklered in accordance with NFPA 13 and Fire Department requirements. This fire flow rate shall be in excess of the maximum daily consumption rate for this development. A set of engineering calculations reflecting the fire flow capabilities of this system shall be supplied to the Fire Department for review and approval.

15. **Hydrants:** This development shall install one (1) Dry Barrel fire hydrant conforming to El Dorado Irrigation District specifications for the purpose of providing water for fire protection. The exact location of the hydrant shall be determined by the Fire Department; and shall be located within 150 feet of the building.
16. **Hydrant Visibility:** In order to enhance nighttime visibility, the 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 State Fire Safe Regulations.
17. **Sprinkler Connection:** Any fire department connection to the sprinkler system shall be positioned so as not to be obstructed by a parked vehicle.
18. **Fencing:** All fencing that backs up to wildland open space shall be required to use non-combustible type fencing.
19. **Roads:** All fire apparatus access roads shall be an asphalt, concrete, or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.
20. **Entrance Turning Radius:** Fire apparatus turning radius is 56' outside and 40' inside. The main entrance shall be revised to allow for this access.
21. **Landscaping:** The landscaping plan shall be revised to remove trees that will impede fire apparatus access when fully grown. Fire Apparatus require 13'6" vertical clearance.
A. The main entrance needs to be evaluated for this access.
22. **Fire Alarm:** Any building greater than 500 square feet shall be equipped with an approved fire alarm/detection system.
23. **Knox Box:** A Knox Box is required for nighttime and afterhours access to the alarmed buildings.
24. **Weed abatement:** If the property is not fully landscaped, all weeds located on the property shall be cleared down to 2" by June 1st each year.
25. **Addressing:** Addressing is required as described in the in accordance with the El Dorado Hills Fire Department Addressing of Buildings Standard B-001.
26. **Traffic Calming:** This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway.
27. **Parking:** The only authorized parking will be in the designated parking spaces shown on the plans. All curbs shall be painted red with the words "No Parking - Fire Lane."

28. **Construction Plans:** A PDF electronic copy of all plans shall be provided to the fire department for electronic storage and use for engine company pre-fire planning. Please send the electronic copy to mlilienthal@edhfire.com.
29. **Fire Protection Systems**
- A. Installation of all on-site fire protection systems shall be in accordance with NFPA 24 and Fire Department Standards
 - B. All on-site fire protection systems shall be tested in accordance with the requirements of NFPA 24 and shall be witnessed by the Fire Department
 - C. The installing contractor, or sub-contractor, for all on-site fire protection systems shall notify the Fire Department at least 24 hours in advance of requesting a date and time for inspections
 - D. If plastic pipe is installed for fire protection systems, the pipe used shall be C-900 Class 200
 - E. After installation, rods, nuts, bolts, washers, clamps, and other restraining devices, except truss blocks, used on-site fire protection systems shall be cleaned and thoroughly coated with an acceptable corrosion-retarding material
 - F. The section of private fire service piping within five feet of the building foundation and the fire sprinkler riser shall be ductile iron piping.

El Dorado County Air Quality Management District

30. **Fugitive Dust:** The project construction will involve grading and excavation operations, which will result in a temporary negative impact on air quality with regard to the release of particulate matter (PM10) in the form of dust. The project shall adhere to the regulations and mitigation measures for fugitive dust emissions during the construction process. In addition, a Fugitive Dust Mitigation Plan (DMP) Application with appropriate fees shall be submitted to and approved by the AQMD prior to start of project construction. (Rules 223 and 223.1)
31. **Paving:** Project construction will involve road development and shall adhere to AQMD Cutback and Emulsified Asphalt Paving Materials (Rule 224).
32. **Painting/Coating:** The project construction may involve the application of architectural coating, which shall adhere to AQMD Rule 215 Architectural Coatings.
33. **Open Burning:** Burning of wastes that result from "Land Development Clearing" must be permitted through the AQMD. Only vegetative waste materials may be disposed of using an open outdoor fire (Rule 300 Open Burning).
34. **Construction Emissions:** During construction, all self-propelled diesel-fueled engines greater than 25 horsepower shall be in compliance with the California Air Resources Board (ARB) Regulation for In-Use Off-Road Diesel Fueled Fleets (§ 2449 et al, title 13, article 4.8, chapter 9, California Code of Regulations (CCR)). The full text of the regulation can be found at ARB's website here: <http://www.arb.ca.gov/msprog/ordiesel/ordiesel.htm>. An

applicability flow chart can be found here:
http://www.arb.ca.gov/msprog/ordiesel/faq/applicability_flow_chart.pdf. Questions on applicability should be directed to ARB at 1-866-634-3735. ARB is responsible for enforcement of this regulation.

35. **Portable Equipment:** All portable combustion engine equipment with a rating of 50 horsepower or greater shall be under permit from the California Air Resources Board (CARB). A copy of the current portable equipment permit shall be with said equipment. The applicant shall provide a complete list of heavy-duty diesel-fueled equipment to be used on this project, which includes the make, model, year of equipment, daily hours of operations of each piece of equipment.

Community Development Agency-Environmental Management Division

36. **Pool:** The pool planned for Heritage Carson Creek Fitness must comply with all required public swimming pool regulations (California Code of Regulations, Title 22, Chapter 20; California Health & Safety Code, Division 2.5, Chapter 3; California Building Code, title 24, Part 2, Volume 2; Virginia Graeme Baker Pool & Spa Safety Act, etc.). A service request and plans for the proposed pool must be submitted to and approved by the El Dorado County Environmental Management Division before beginning construction of the pool. Once operating, an annual health permit will be required for the Heritage Carson Creek Fitness pool.
37. **Commercial Kitchen:** Any commercial kitchen facilities are installed in the fitness center will be required to meet the standards of the California Retail Food Code. Examples of commercial kitchen facilities are snack bars, coffee shops, prepackaged food stores, and restaurants. Any commercial kitchen facilities will be required to have an annual health permit issued by the El Dorado County Environmental Management Division.