

Detail of BORGIS aerial view of 2405 Big Chief Trail, with approximate acreage of USA land within fence

DL

Exhibit 1

IV. LAND USE REGULATIONS

Chapter 17.68

OPEN SPACE (OS) DISTRICT

Sections:

- 17.68.010 Purpose
- 17.68.020 Open space land defined
- 17.68.030 Applicability
- 17.68.040 Uses permitted by right
- 17.68.050 Uses requiring special use permits
- 17.68.060 Development standards

17.68.010 Purpose. The purpose of this chapter is to provide a medium whereby the essential open space needs of the citizens of the county may be provided for. (Prior code §9701)

17.68.020 Open space land defined. "Open space land" means parcels or areas of land which are generally unimproved and devoted to and essential for:

- A. Natural resource preservation including watersheds;
- B. Preservation of agricultural production;
- C. Preservation of recreational enjoyment areas;
- D. Prime or critical wildlife and biotic habitat preservation;
- E. Protection of public health, safety and welfare, in relation to seismic, geologic and geographic hazards;
- F. Protection of unusual or unique scenic values as determined by a specific finding of the governing body in regard to the specific parcel or area under consideration. (Prior code §9702)

17.68.030 Applicability. The regulations set forth in Sections 17.68.040 through 17.68.060 shall apply in all OS open space districts and OS districts shall be subject to the provisions of Chapters 17.14, 17.16 and 17.18. No building or structure shall be erected, structurally altered or enlarged, nor shall any building, structure, land or products thereof be used except as set forth in Sections 17.68.040 through 17.68.060. (Prior code §9703(part))

17.68.040 Uses permitted by right. The following uses are allowed by rights, without special use permit or variance:

- A. One single-family dwelling on not less than the minimum sized parcel of land under separate ownership;
- B. Agricultural and accessory buildings;

- C. The raising and grazing of livestock and other farm type animals, not to include the commercial keeping of poultry;
- D. The growing and harvesting of timber and other forest products, not to include the commercial processing or milling;
- E. Growing and harvesting of trees, fruits, vegetables, flowers, vines, grains and other crops, not to include commercial processing of products thereon;
- F. Signs warning against trespass, hunting or shooting, not to be located closer than one-eighth mile from a similar sign, such signs not to exceed two square feet in area. (Ord. 3606 §60, 1986; Ord.3366 §48, 1983; prior code §9703(a))

17.68.050 Uses requiring special use permit. The following uses are allowed only after obtaining a special use permit therefor from the planning commission:

- A. Other buildings and structures;
- B. All signs not allowed by right;
- C. Excavation of earth or drilling of wells, for either commercial or private use to exclude that normally incidental to the erection of a single-family dwelling or permitted accessory structure;
- D. All home occupations;
- E. Public utility uses and accessory structures;
- F. All processing of products produced upon or from the land, to include all accessory structures required or so used;
- G. All commercial and private organized recreational uses;
- H. Airports and aircraft landing fields approved by the California Aeronautics Commission, which conform to the general plan for the county, buildings and structures as are customary and ancillary to the operation of an airport. (Prior code §9704)

17.68.060 Development standards. The following area and building regulations shall apply in OS districts unless a variance is first obtained from the planning commission or zoning administrator:

- A. Buildings and structures shall not exceed forty-five feet (45') in height from the ground floor except that water tanks, silos, granaries, barns, electronic towers and antennas and similar structures or necessary mechanical appurtenances may extend to sixty-five feet (65') in height, provided they do not violate the height regulations imposed by any AA airport approach district; (Ord. 4236, 1992)
- B. No building or structure shall be erected or enlarged unless the parcel of land under separate ownership on which it will be located is ten acres or larger in size, except that this provisions shall apply to any parcel of land under separate ownership as shown by the records of the county recorder on the date the ordinance codified in this chapter became effective with respect to such parcel;
- C. The minimum parcel size of ten acres shall be waived by the planning director in the case or event that an open space use is proposed to be established as an open space easement, such uses as, but not limited to:
 1. Equestrian trails or paths,
 2. Hiking trails or paths,
 3. Bicycle trails or paths,
 4. Off-road vehicle trails or paths,
 5. Connector links between recreation or scenic areas and/or population centers,
 6. Areas adjacent to water bodies or streams for scenic or recreation uses,

- 7. Areas adjacent to scenic highways or roads as designated by the state and/or the county,
- 8. Designated green belt areas as determined by a finding of the governing body;
- D. Minimum parcel area, ten acres;
- E. Minimum yard setbacks: front and rear, thirty feet (30'); sides, thirty feet (30'), except the side yard shall be increased one foot for each additional foot of building height in excess of twenty-five feet (25'); (Ord. 4236, 1992)
- F. Minimum agriculture structural setbacks of fifty feet on all yards. (Ord. 3606 §61, 1986: Ord. 3366 §§49, 50, 51, 1983; prior code §9705)

CHAPTER 130.25 – SPECIAL PURPOSE ZONES

Sections:

- 130.25.010 Zones Established; Applicability
- 130.25.020 Matrix of Allowed Uses
- 130.25.030 Special Purpose Zone Development Standards

130.25.010 Zones Established; Applicability

- A. Special purpose zones are used to provide for, promote and regulate certain recreational, transportation and open space uses.
- B. This Chapter lists the uses that may be allowed within the special purpose zones established by Section 130.12.020 (Zoning Map and Zones) in Article 1 (Zoning Ordinance Applicability) of this Title, determines the type of planning permit/approval required for each use, and provides basic standards for site layout and building size.
- C. Special purpose zones and the manner in which they are applied are as follows:
 - 1. **Recreational Facilities, Low-Intensity (RFL).** The RFL Zone is applied to regulate and promote dispersed recreational and tourist accommodating uses and activities primarily in Rural Regions or Rural Centers of the County where such uses are compatible with adjacent or nearby rural residential, agricultural or resource development. Uses include but are not limited to camping, picnicking, equestrian staging, and river put-in and take-out.
 - 2. **Recreational Facilities, High-Intensity (RFH).** The RFH Zone applies to regulate and promote recreational uses and activities with high concentrations of people or activities of a more urban nature, such as recreational vehicle parks, sports fields and complexes, and amusement parks or facilities that are primarily located in Community Regions and Rural Centers.
 - 3. **Transportation Corridor (TC).** The TC Zone is intended to protect and preserve established and identified future transportation corridors within the County, including corridors for motor vehicle, bicycle, hiking, equestrian, and rail transportation.
 - 4. **Open Space (OS).** The OS Zone is applied to set aside for primarily open space purposes including, but not limited to, the protection of rare and endangered plant or animal habitat; wildlife habitat, such as critical winter deer range and migration corridors; sensitive riparian areas; oak woodlands; visual resources as a part of a development plan or along a designated scenic corridor; and watersheds and groundwater recharge areas. Intensive agriculture is not compatible, although low intensity agriculture such as seasonal grazing may be

4

compatible. Recreational uses that have little impact and do not require substantial permanent structures or facilities are also compatible.

The OS Zone can also designate land set aside to protect agricultural lands covered by an open space easement or as a part of a development plan in an Agricultural District, as identified on the General Plan land use maps, or on other identified agricultural lands.

Where the OS Zone is applied as part of a development plan, the uses allowed under the development plan permit are allowed, including a full range of recreational facilities.

Where the County determines it is necessary or in the public interest, limited infrastructure, including but not limited to, roads, water, wastewater, drainage facilities and other utilities are expressly allowed in the OS zone.

130.25.020 Matrix of Allowed Uses

Uses are allowed in Special purpose zones subject to the requirements of this Title as designated in Table 130.25.020 (Special Purpose Zones Use Matrix) below in this Section:

Table 130.25.020 – Special Purpose Zones Use Matrix

RFL: Recreation Facility-Low RFH: Recreation Facility-High TC: Transportation Corridor OS: Open Space	P Allowed use A Administrative permit required (130.52.010) TUP Temporary use permit required (130.52.060) CUP Conditional Use Permit (130.52.021) MUP Minor use permit required (130.52.020) TMA Temporary mobile home permit (130.52.050) — Use not allowed in zone				
	USE TYPE	RFL	RFH	TC	OS
Agricultural					
Grazing	P	—	—	P	
Timber	P	—	—	CUP	
Recreation and Open Space					
Campground	CUP	CUP	—	—	130.40.100
Golf Course	CUP	CUP	—	CUP ¹	130.40.210
Hiking and Equestrian Trail	P	P	P	P	
Hunting/Fishing Club, Farm	A	A	—	A	
Hunting/Fishing Club, Farm Facilities	CUP	CUP	—	CUP	



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USE TYPE	RFL	RFH	TC	OS	Specific Use Regulation
Marina, motorized craft	CUP	CUP	—	—	
Marina, non-motorized craft	A	A	—	CUP	
Off-road Vehicle Recreation Area	CUP	CUP	—	—	
Parks: Day Use	P	P	—	CUP	
Nighttime Use	A	A	—	—	
Picnic Area	P	P	P	P	
Private Recreation Area	p ¹	p ¹	—	p ¹	
Recreational Vehicle Park	—	CUP	—	—	130.40.100
Resource Protection and Restoration	P	P	P	P	
River Put-in and Take-out	A	A	—	CUP	130.40.210
Ski Area	CUP	CUP	—	—	
Snow Play Area	A	A	—	CUP	
Special Events, Temporary	TUP	TUP	—	TUP	
Stable, commercial	A	A	—	—	130.40.210
Swimming Pool, public	A	A	—	—	
Tennis Court, public	A	A	—	—	
Trail Head Parking or Staging Area	A/CUP	A	A	A/ CUP	
Residential					
Employee Housing: Commercial Caretaker Permanent	A	A	—	—	130.40.120
Temporary	TMA	TMA	—	—	
Commercial					
Automotive and Equipment: Fuel Sales	CUP ²	CUP ²	—	—	



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USE TYPE	P Allowed use A Administrative permit required (130.52.010) TUP Temporary use permit required (130.52.060) CUP Conditional Use Permit (130.52.021) MUP Minor use permit required (130.52.020) TMA Temporary mobile home permit (130.52.050) — Use not allowed in zone					Specific Use Regulation
	RFL	RFH	TC	OS		
Commercial Recreation: Arcade	—	P	—	—		
Indoor Entertainment	A	P	—	—		
Large Amusement Complex	—	CUP ³	—	—		
Outdoor Entertainment	CUP	A	—	—		
Outdoor Sports and Recreation	A/CUP	A	—	—	130.40.210	
Off Highway or Off Road Recreation Area	CUP	CUP			130.40.210.E	
Contractor's Office	TUP	TUP	—	—	130.40.190	
Food, Beverage & General Merchandise Sales	CUP	CUP	—	—		
Lodging Facilities: Guest Ranch	A	—	—	—	130.40.170	
Health Resort and Retreat Center	A	A	—	—		
Hotels and Motels	—	CUP ³	—	—		
Seasonal Sales	—	A	TUP	A	130.40.220	
Specialized Education and Training	—	CUP	—	—	130.40.230	
Industrial						
Storage Yard: Equipment and Material Permanent	—	—	A	—	130.40.320	
Temporary	—	TUP	TUP	—		
Mineral Exploration	A/ CUP	A/ CUP	—	—	Chapter 130.29	
Mining, Subsurface	CUP	CUP	—	—		
Civic						
Community Services: Minor	CUP	CUP	—	—		
Transportation						
Intermodal Facility	—	CUP	P	—		

Table 130.25.020 – Special Purpose Zones Use Matrix

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USE TYPE	RFL	RFH	TC	OS	Specific Use Regulation
Parking Lot, Public	—	—	P	—	
Utility and Communication					
Communication Facilities	A/ CUP	A/ CUP	CUP	CUP	130.40.130
Public Utility Service Facilities: Intensive	—	—	CUP	CUP	130.40.250
Minor	P	P	CUP	CUP	
Wind Energy Conversion System	See Table 130.40.390.1 (WECS Use Matrix)				130.40.390
Notes: ¹ As part of an approved development plan or subdivision. ² Accessory to Off highway or off road vehicle recreational uses ³ In Community Regions, only.					

130.25.030 Special Purpose Zone Development Standards

Allowed uses and associated structures shall comply with the following development standards listed in Table 130.25.030 (Special Purpose Zone Development Standards) below in this Section, in addition to any other applicable requirements of this Title, unless a variance is obtained in compliance with Section 130.52.070 (Variance) in Article 5 (Planning Permit Processing) of this Title.



Table 130.25.030 – Special Purpose Zone Development Standards

Development Attribute	RFL	RFH	TC	OS
Minimum Lot Size	5 acres	20,000 sq. ft.	None	None
Setbacks: (in feet) Front and secondary front	50	50	None	50
Sides	50	50	None	50
Sides				
Rear	50	50	None	50
Rear				
Maximum Height (in feet)	35	35	None	25
¹ Lots that are created for access road, parking areas, common area landscaping and open space purposes are exempt from the area and width standards of the respective zones				

Exhibit 2

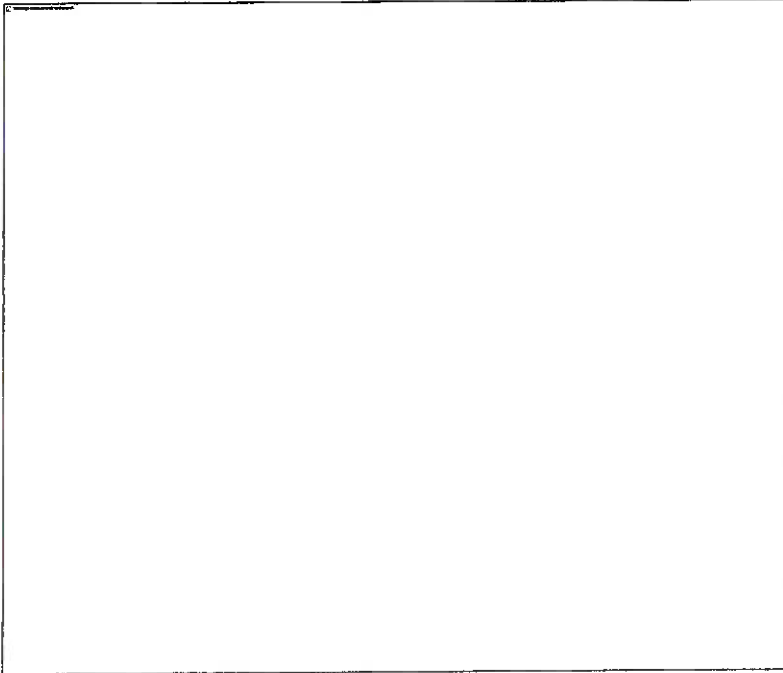
1. Land Conversion: loss of forest, wetland, and agricultural lands

The health of the rivers, lakes, and wetlands can be directly related to the type of landcover and associated land use in their watersheds. Pristine waters are associated with mainly undisturbed forested watersheds. The level of impact on water quality becomes higher as land uses intensify through the spectrum of agriculture, timber harvesting, housing, industry, and roads.

Land conversion of Vermont farms and forests from 1982 to 1997 reveals an increase of 74,800 acres of land developed for building sites (Bolduc, et al., 2008). Of these, an estimated 31%, or 23,450 acres, came from agricultural land, whereas an estimated 68%, or nearly 51,000 acres, came from forest land. Estimates from the Natural Resource Conservation Service's Natural Resource Inventory reveal that developed land in Vermont, not including land in rural transportation uses, increased from 158,900 acres in 1982 to about 254,200 acres by 2003, a significant increase of 60% over two decades." (2010 Vermont Forest Resources Plan, Division of Forests).

Conversion of forested lands

Forest is the dominant land cover in Vermont with approximately 76% (4.6 million acres) of the state in forest cover. Most of Vermont's forestland is privately owned (3.8 million acres). Forests protect water quality by slowing runoff, stabilizing soils and filtering pollutants, see Figure 1. Conversion of forest land to other uses interrupts these natural processes and increases the potential for water quality impairment.



- 1). Intercept rainfall, protect soils, provide shade.**
- 2). Transpiration, nutrient storage, trap air pollutants.**
- 3). Filter sediment and other chemicals.**
- 4). Infiltrate, water and nutrient storage**
- 5). Biological removal of nutrients and pollutants.**

Figure 1. Forest Watershed Functions (adapted from DFPR 2009
<http://www.vtfpr.org/watershed/waterfunction.cfm>.)

Degradation of wetland and riparian function

Wetlands and naturally-vegetated riparian areas protect water quality by efficiently trapping, accumulating, and storing organic, nutrient-rich suspended sediment from land disturbance.

Since the time of European colonization the loss of wetland and riparian function in Vermont has been significant. For example, various estimates place current wetland acreage in Vermont between 220,000 (USFWS National Wetland Inventory) and 600,000 (NRCS National Resource Inventory) acres. The USFWS estimates that 35% of the state's original wetland acreage has been lost to agricultural development and other uses. This does not include other wetlands that have been degraded due to the loss of some functions such as sediment trapping or nutrient retention. While wetland losses have slowed in recent years, there is still significant incremental loss of wetlands and

*Phone
Google maps
default*

bed and banks of a stream are eroding, and what alternatives people may or may not have to manage stream channel adjustments. In built-up or developed areas, there is often little choice but to keep up with expensive channel works. For this reason, the Vermont River Management Program works with landowners to avoid making large investments next to streams that will rely on channelization to maintain.

Summary of Agency's Key Strategies that Address Activity

- Conduct stream geomorphic assessments and develop river corridor plans to identify and prioritize the actions that will help manage a channel back to equilibrium conditions, and protect the river corridor necessary to accommodate the equilibrium channel.
- Protect technical assistance and regulatory oversight of stream alterations.
- Participate in the Army Corps 404 “dredge and fill” permit process.
- Provide regulatory oversight of shoreland stabilization projects.

For more in-depth information follow the links below:

- Toolbox for activity
- Stressor factsheets, including:



8. Treated and Untreated Wastewater

On-site septic

N & Phosphorus

The list of pollutants in domestic waste water includes nutrients, chlorides and pathogens. A lesser amount of pharmaceuticals and personal care products are also present in waste water but because of a lack of understanding of their fate in soil-based treatment systems, will not be discussed in this section as they are discussed in the section on municipal waste water treatment (see below).

Exhibit 3



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Exhibit 4

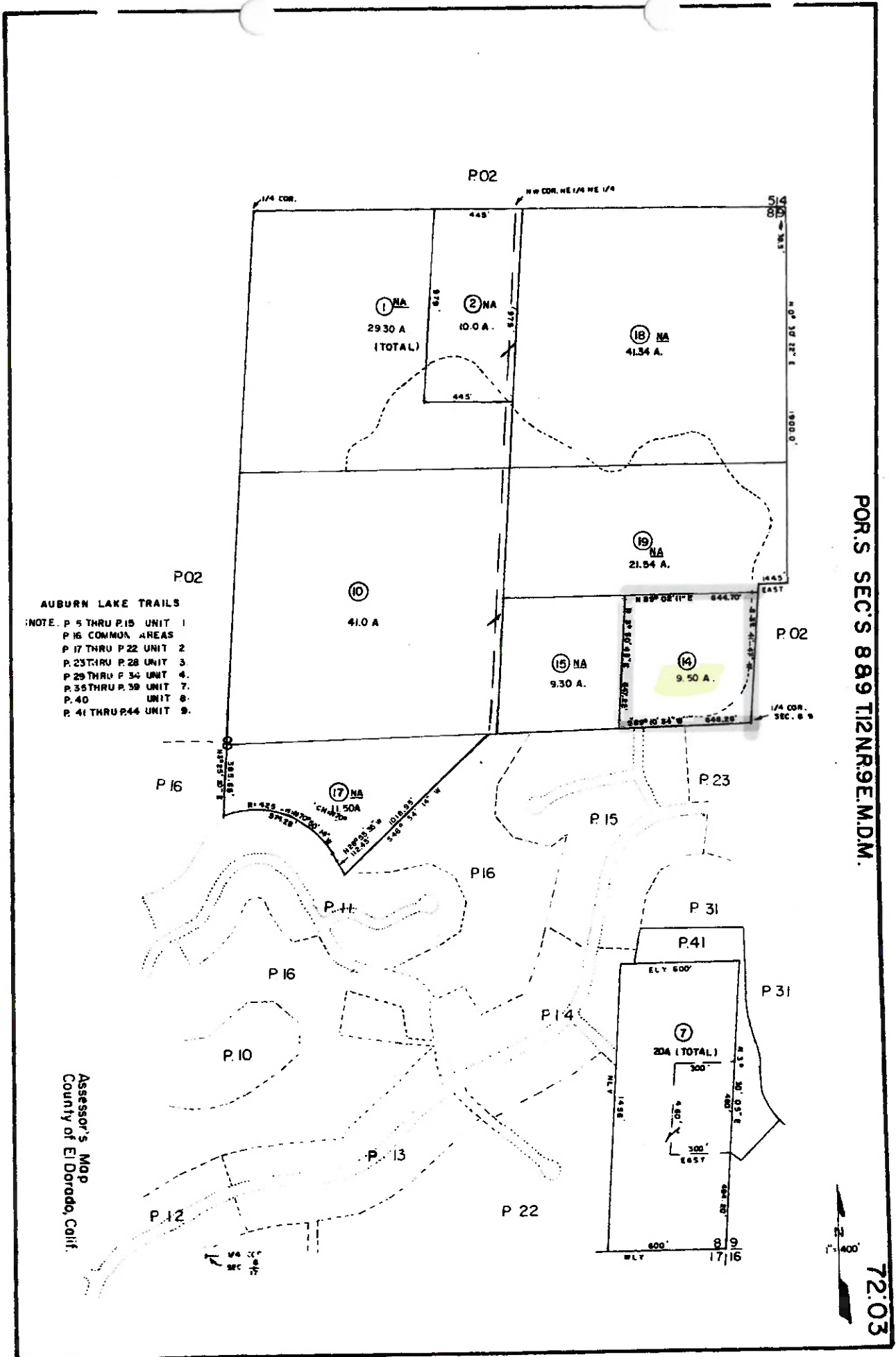
AUBURN LAKE TRAILS

- NOTE. P 5 THRU P 15 UNIT 1
 P 16 COMMON AREAS
 P 17 THRU P 22 UNIT 2
 P 23 THRU P 28 UNIT 3
 P 29 THRU P 34 UNIT 4
 P 35 THRU P 39 UNIT 7
 P 40 UNIT 8
 P 41 THRU P 44 UNIT 9.

Assessor's Map
 County of El Dorado, Calif.

POR. S SEC. 8 & 9 T12N R9E M.D.M.

72:03



LOT INFORMATION

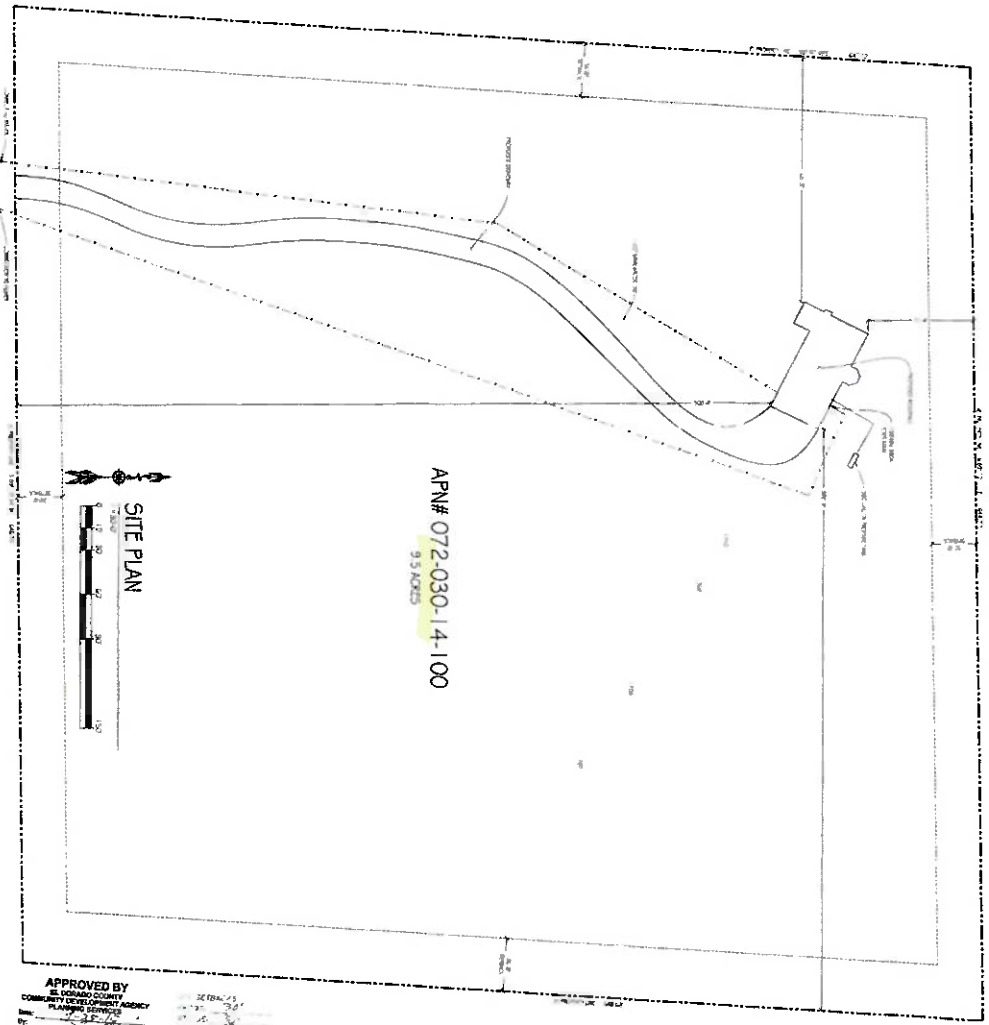
APN: 072-030-14-100
 AREA: 9.9 ACRES
 ZONING: R-1
 COUNTY: LOS ANGELES
 CITY: COOL

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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NOTES TO CONTRACTORS

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APPROVED BY
 LOS ANGELES COUNTY
 PLANNING DEPARTMENT

NO. 1	DATE	BY	REVISION
1	11/11/14	J. D. [Signature]	ISSUED FOR PERMIT
2	04/22/15	J. D. [Signature]	REVISED PER COMMENTS
3	05/14/15	J. D. [Signature]	REVISED PER COMMENTS
4	05/14/15	J. D. [Signature]	REVISED PER COMMENTS
5	05/14/15	J. D. [Signature]	REVISED PER COMMENTS

CLIENT INFORMATION

NEW SINGLE FAMILY DWELLING
USO RESIDENCE
 BIG CHIEF TRAIL
 COOL, CA 95614

PRECISION DESIGN
Drafting, Inc.
 Phone: (530) 825-8888 www.pdc.com
 11788 Alameda Rd. Suite 20 Auburn, CA 95602

CUP20-0014
 Exhibit E - Site Plan, Most Recent Approvals



APN# 072-030-14-100

9.5 ACRES



SITE PLAN



PROPERTY LINE 5.09' 10' SW W 646.15'

30'-0" SETBACK

30'-0" SETBACK

I

APPROVED BY
EL DORADO COUNTY
COMMUNITY DEVELOPMENT AGENCY
PLANNING SERVICES
Date: 4-25-15
By: [Signature]
Conditions:

MIN SETBACKS
FRONT 30'
RT SIDE 30'
LT SIDE 30'
REAR 30'



NEW SINGLE FAMILY
USO RESIDE
BIG CHIEF TR 3

PROJECT #:	15-111
APN:	072-030-14-100
ISSUE DATE:	09-02-2015
DRAWN:	J. SETTING
DESIGNED:	S. BRADLEY
APPROVED:	S. BRADLEY
DRAWING TITLE:	ARCHITECTURAL SITE PLAN
CATEGORY:	C
NUMBER:	1

240426

LOT INFORMATION:

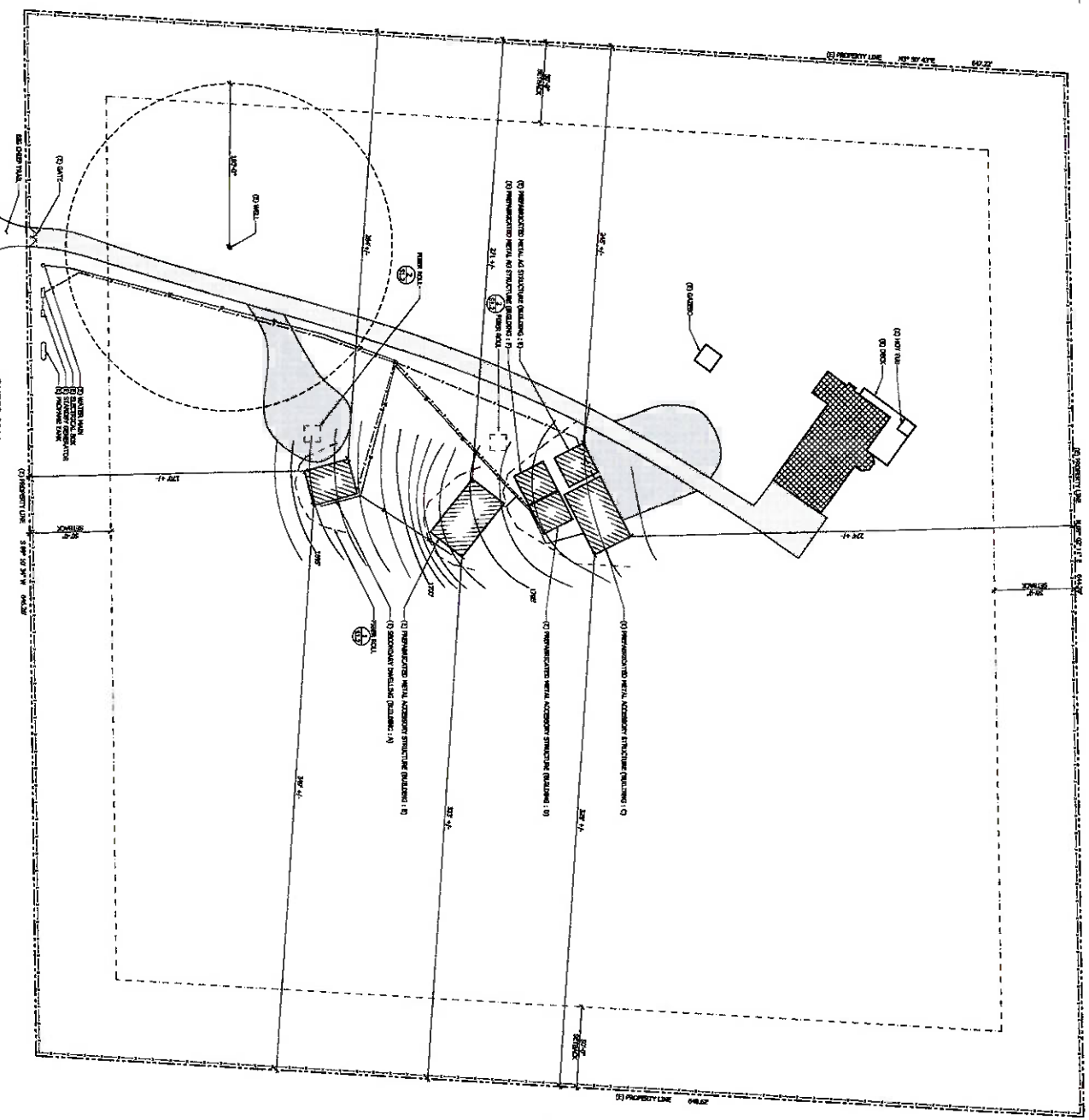
APN	0208014100
LOT TYPE	RES
PERMIT CATEGORY	CU
PERMIT TYPE	RENEW
PERMIT STATUS	ISSUED
PERMIT DATE	07/27/2011
PERMIT EXPIRES	07/27/2014
PERMIT AREA	3613 SF

GENERAL NOTES:

- ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE SAN DIEGO COUNTY ORDINANCES, LOCAL ORDINANCES, AND THE CALIFORNIA HEALTH AND SAFETY CODE. ALL UTILITIES SHALL BE PROTECTED AND NOT RELOCATED UNLESS NECESSARY. ALL UTILITIES SHALL BE DEEPENED AND RELOCATED AS SHOWN ON THESE PLANS. ALL UTILITIES SHALL BE PROTECTED AND NOT RELOCATED UNLESS NECESSARY. ALL UTILITIES SHALL BE DEEPENED AND RELOCATED AS SHOWN ON THESE PLANS.
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LEGEND:

- (1) STRUCTURES
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- (99) DRIVEWAY APPROACH
- (100) DRIVEWAY APPROACH



1 SITE PLAN



CUP20-0014
Exhibit F - Site Plan, current improvements

**USO RESIDENCE
CONDITIONAL USE PERMIT**

**2405 BIG CHIEF TRAIL
COOL, CA 95614**

APN# 072-030-14

Synovate Architects

1015 11th St
San Diego, CA 92101
619.594.1111

**PERMITS ORIGINAL
DESIGNER & DRAWING**

1015 11th St
San Diego, CA 92101
619.594.1111

LANDSCAPE INFO

3000 GARDEN TRAIL
SAN DIEGO, CA 92108
619.594.1111

S1.1

SITE PLAN

LOT INFORMATION:

APN	-	072-030-14-100
LOT SIZE	-	10.54
ZONING DESIGNATION	-	OS
FRONT SETBACK	-	50' MIN
SIDE SETBACK	-	50' MIN
HEIGHT LIMITS	-	25'
(E) CUP	-	
GROSS BUILDING AREA	-	3916 SF

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE 2019 CALIFORNIA RESIDENTIAL CODE, 2019 CALIFORNIA PLUMBING CODE, 2019 CALIFORNIA FIRE CODE, 2019 CALIFORNIA ENERGY CODE (Title 24), 2019 CALIFORNIA MECHANICAL CODE, 2019 CALIFORNIA ELECTRICAL CODE, 2019 UNIFORM HOUSING CODE, 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE, AND ANY OTHER LOCAL CODES, RULES, OR REGULATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL VERIFY ALL EXISTING DIMENSIONS BEFORE ORDERING MATERIAL OR INITIATING CONSTRUCTION.
3. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. EXCEPTION: WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM BUILDING 2019 CRC R401.3.
4. THIS PLAN IS NOT AN OFFICIAL BOUNDARY SURVEY OF THE LAND DEPICTED HERON AND SHOULD NOT BE RELIED ON FOR ANY PURPOSE OTHER THAN OBTAINING A BUILDING PERMIT AND/OR PROVIDING ORIENTATION AND GENERAL LOCATION OF EXISTING AND/OR (E) STRUCTURES, OBJECTS, AND FEATURES. ALL BOUNDARY MARKERS, PROPERTY LINES AND EASEMENTS, IF SHOWN, ARE FOR CONSTRUCTION ONLY AND A RE-CREATION USING EXISTING COUNTY RECORDED MAPS AND/OR DOCUMENTS. GROUND CONTOURS ARE A COMPUTERIZED INTERPRETATION OF THE ACTUAL GROUND CONTOUR. AS SUCH, THE CONTOURS REPRESENTED HEREON MAY DIFFER FROM THE ACTUAL GROUND CONTOUR. THE ACTUAL LOCATION OF TREES SHOULD BE FIELD CHECKED PRIOR TO CONSTRUCTION. TREE DRIP LINES ARE APPROXIMATE. VERTICAL DATUM IS BASED ON ASSUMED ELEVATIONS, UNLESS OTHERWISE NOTED, AND IS NOT TIED TO ANY ESTABLISHED BENCHMARK.

(E) PROPERTY LINE

N3° 50' 43"E

647.22'



**USO RE
CONDITIONA**

**2405 BIG C
COOL,
APN 0**

REVISIONS

REVISIONS	

ARCHITECT CONTACT INFORMATION

SYNDICATE ARCHITECTS
P.O. BOX 87
GREENWOOD, CA 95635
(530) 308-3706
SBRADLEY@SYNDICATEARCHITECTS.COM

DATE	PROJECT #
12/28/2020	20-070

SHEET TITLE

SITE PLAN

6

Exhibit 5

Land Use Designations

LAND USE DESIGNATIONS - ZONING DISTRICTS

		Zone Districts	
MFR	Multi-Family Residential	RM	Multifamily Residential
HDR	High-Density Residential	R2	Limited Multi-Family Residential
MDR	Medium-Density Residential	MP	Mobile Home Park
LDR	Low-Density Residential	R1	One-family Residential
RR	Rural Residential	R20,000	One-half Acre Residential
NR	Natural Resources	R1A	One-acre Residential
C	Commercial	R2A	Single-family Two-acre Residential
R&D	Research & Development	R3A	Single-family Three-acre Residential
	Industrial	RE-5	Estate Residential Five-acre
	Open Space	RE-10	Estate Residential Ten-acre
	Tourist Recreational	RA-20	Residential Agricultural Twenty-Acre
		RA-40	Residential Agricultural Forty-Acre
		NS	Neighborhood Commercial
		CH	Highway Commercial
		C	Commercial
		CPO	Professional Office Commercial
		CP	Planned Commercial
		CG	General Commercial
		R&D	Research & Development
		I	Industrial
		IR	Resource Industrial
		A	Agricultural
		SA-10	Select Agricultural
		PA	Planned Agricultural
		AE	Exclusive Agricultural
		TPZ	Timberland Preserve Zone
		MR	Mineral Resources
		RF	Recreational Facilities
		RT	Tourist Residential
		CN	Conservation
		OS	Open Space
		TC	Transportation Corridor

Exhibit 6

CONDITIONS OF APPROVAL

**Conditional Use Permit CUP20-0014/Use Nonconforming Use
Planning Commission/November 10, 2022**

Planning Services

1. This Conditional Use Permit (CUP) is based upon and limited to compliance with the project description, the following hearing exhibits, and Conditions of Approval (COA) set forth below:

Conditional Use Permit CUP20-0014 to allow the existing, unfinished, unpermitted Accessory Dwelling Unit (ADU) and five additional existing unpermitted residential accessory structures in the Open Space (OS) zone district.

Exhibit F Site Plan, Current Improvements.

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 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 COAs 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. **Permit Expiration:** Pursuant to Zoning Ordinance Section 130.54.060.A, implementation of the project shall occur within 24 months of approval of this 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.

3. **Legal Indemnity/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 landowner agrees 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 landowner 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 of El Dorado County concerning a CUP.

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

5. **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 upon project approval.
6. **Fire Safe Plan:** Prior to issuance of any grading or building permits, the applicant shall submit a complete, signed, and approved Wildland Urban Interface Fire Safe Plan to Planning Services.
7. **Winery:** No commercial or micro-winery use or operation is allowed with this approval. Any wine made on site is for personal use only. Any future commercial winery or micro-winery use (as described in 130.40.400) would require that the applicant/ landowner submit a request for a zone change for the project parcel. It is anticipated that a zone change that would allow for a future commercial winery or micro-winery use would also require a General Plan Amendment to modify the current land use designation of the project parcel. Discretionary review is also anticipated for any proposed future commercial winery or micro-winery. The description of currently required entitlements in this condition does not exclude the need for future additional entitlements or reviews related to any proposed future commercial winery or micro-winery uses.

Air Quality Management District (AQMD)

8. **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 (FDP) Application with appropriate fees shall be submitted to and approved by the County's AQMD prior to start of project construction if a Grading Permit is required from the Building Department. Dust control measures shall comply with the requirements of AQMD Rule 223, Fugitive Dust – General Requirements and Rule 223.1 – Construction, Bulk Material Handling, Blasting, Other Earthmoving Activities and Trackout Prevention.
9. **Paving:** The project construction may involve road development and shall adhere to AQMD Rule 224, Cutback and Emulsified Asphalt Paving Materials.
10. **Painting/Coating:** The project construction may involve the application of architectural coatings which shall adhere to AQMD Rule 215, Architectural Coatings.
11. **Open Burning:** Burning of wastes that result from "Land Development Clearing" must be permitted through the AQMD. Only dry vegetation originating from the property may be disposed of using an open outdoor fire and burning shall adhere to AQMD Rule 300, Open Burning.

12. **Construction Emissions:** During construction, all self-propelled diesel-fueled engines greater than 25 horsepower shall be in compliance with the California Air Resources Board (CARB) 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: <https://ww2.arb.ca.gov/our-work/topics/construction-earthmoving-equipment>. Questions on applicability should be directed to CARB at 1.866.634.3735. CARB is responsible for enforcement of this regulation.
13. **New Point or Stationary Source:** Prior to construction/installation of any new point/stationary source emissions units (e.g., emergency standby engine greater than 50 HP, etc.), Authority to Construct applications shall be submitted to the AQMD. Submittal of applications shall include facility diagram(s), equipment specifications and emissions estimates, and shall adhere to AQMD Rules 501, General Permit Requirements and 523, New Source Review.
14. **Portable Equipment:** All portable combustion engine equipment with a rating of 50 horsepower or greater shall be registered with the California Air Resources Board (CARB). A copy of the current portable equipment registration 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.

Environmental Management

15. An evaluation of the existing septic system will be required if the ADU is to be connected to it. If a new, separate septic system will be installed for the ADU, a new septic system design for it is required to be submitted in conjunction with the associated building permit.
16. The well on the property has a well production report on file documenting that it produces 12.5 gallons per minute. Five (5) gallons per minute of well production capacity is required per dwelling. Additional water storage will not be required when the ADU is connected to the existing well for its water supply.
17. State Law mandates that a minimum of 65% of the waste materials generated from covered Construction and Demolition projects must be diverted from being landfilled by being recycled or reused on site. Please visit the following website to view El Dorado County's Construction & Demolition Debris Recycling Ordinance Program information and requirements. If after reviewing this information you still have questions, you're welcome to call Environmental Management at (530) 621-5300.

Office of County Surveyor

18. Applicant will be required to coordinate with the County Surveyor's Office to ensure that all buildings on the subject parcel are addressed in compliance with County Code, Chapter 110.04. Compliance is required with 30 days of approval.

19. All boundary monuments disturbed during project construction shall be reset by a Professional Land Surveyor or Qualified Engineer as defined by Section 8771 of the California Business and Professions Code (Land Surveyors Act).

El Dorado County Fire Protection District

20. **Gate Access:** All gates shall meet the El Dorado County Fire Protection District standards, including an approve KNOX access or key switch depending on a manual or electric gate. The Fire Protection District shall review and approve the gates prior to issuance of the building permit.