

FINDINGS

Conditional Use Permit CUP22-0012/Heritage at Carson Creek Clubhouse Planning Commission/~~July 25~~August 8, 2024

1.0 CEQA FINDINGS

Conditional Use Permit CUP22-0012 ~~is part of~~ was contemplated with GPA20 Carson Creek Specific Plan Amendment SP-R20-0001 Creekside Village (SP20-0001, Z20-0005) and Heritage at Carson Creek Tentative Subdivision Map, TM20-0002)0001, Development Agreement DA20-0001. After reviewing The Addendum to the Carson Creek Specific Plan Environmental Impact Report (EIR), ~~and~~ staff has found the project to be Statutorily Exempt in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15182 (Residential Projects Pursuant to a Specific Plan). It was determined that the project would not result in new significant environmental effects or a substantial increase in severity of impacts identified in the EIR. All applicable CCSP EIR mitigation measures shall be applied as Conditions of Approval for this project.

2.0 GENERAL PLAN FINDINGS

2.1 The project is consistent with General Plan Policy 2.2.1.2. In accordance with the approved CCSP and Tentative Map TM20-0001.

2.2 The proposed plan is within the requirements of General Plan Objective 2.8.1:

OBJECTIVE 2.8.1: LIGHTING STANDARDS Provide standards, consistent with prudent safety practices, for the elimination of high intensity lighting and glare.

Policy 2.8.1.1 Development shall limit excess nighttime light and glare from parking area lighting, signage, and buildings. Consideration will be given to design features, namely directional shielding for street lighting, parking lot lighting, sport field lighting, and other significant light sources, that could reduce effects from nighttime lighting. In addition, consideration will be given to the use of automatic shutoffs or motion sensors for lighting features in rural areas to further reduce excess nighttime light.

2.3 With implementation of noise mitigation measures as stated in Noise impact Assessment Addendum (Exhibit E) noise generated at The Heritage at Carson Creek Clubhouse will be consistent with Public Health, Safety, and **Noise Element General Plan Policy 6.5.1.1, 6.5.1.2 & 6.5.1.3**

3.0 ZONING FINDINGS

3.1 The anticipated project development shall conform to the applicable standards set forth in the CCSP and the CCSP amendment. Specifically, the residential subdivision has been

designed in accordance with the development and zone standards added for Residential (Village 11) in the amended CCSP. Future development of the parcel adjacent to Investment Boulevard, identified for zoning as Local Convenience Commercial (LC), would be subject to a Conditional Use Permit (CUP). As part of the CUP process, proposed development on this parcel shall be subject to review for consistency with development standards adopted with the CCSP.

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

Recreational facilities were contemplated in the CCSP and the EIR. Therefore, the proposed uses would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood.

3.3 The issuance of the permit is consistent with the General Plan.

The proposed recreation facility is consistent with the CCSP and therefore is consistent with the General Plan.

3.4 The proposed Lighting plan consistent with County Outdoor Lighting Standards (Resolution 199-2015) per Lighting Inventory and photometric plan provided.

(Exhibit H) (Exhibit I) Sec. 130.34.010 - Content and Sec. 130.34.020 - Outdoor Lighting Standards complies with General Plan Objective 2.8.1, providing standards consistent with prudent safety practices for the elimination of excess nighttime light and glare.

3.5 The proposed project consistent with 130.37.050 - Acoustic Analysis Requirements.

With implementation of noise mitigation measures as stated in Noise impact Assessment Addendum (Exhibit E) and incorporated with #5 Condition of Approval, noise generated at the Heritage at Carson Creek Community Center will be satisfactory relative to the applicable El Dorado County noise standards.

An acoustic analysis prepared by an acoustic specialist shall be required prior to discretionary authorization or permit approval for the following uses:

A. New noise-generating land uses likely to exceed the performance thresholds in the Tables in Section 130.37.060 (Noise Standards) below in this Chapter when proposed in areas adjacent to sensitive receptors. Noise sources may include industrial operations, outdoor recreation facilities, outdoor concerts and events utilizing amplified sound systems, commercial land uses, fixed sound sources, and other similar uses; or

B. New noise-sensitive land uses proposed in areas exposed to existing or projected exterior noise levels likely to exceed the thresholds in the Tables in Section 130.37.060 (Noise Standards).