

**EL DORADO COUNTY  
PLANNING AND BUILDING DEPARTMENT  
ZONING ADMINISTRATOR  
STAFF REPORT**



**Date:** June 5, 2024

**Staff:** Dana H. Watkins

**CONDITIONAL USE PERMIT**

**FILE NUMBER:** CUP22-0012/Heritage at Carson Creek Clubhouse

**APPLICANT:** Lennar Homes of California

**ENGINEER:** Williams + Paddon, Architects

**OWNER:** Lennar Homes of California

**REQUEST:** A request for a Conditional Use Permit to allow a 3.05-acre site to include a private clubhouse, Heritage at Carson Creek Clubhouse. The request consists of a 5,837-square-foot single story clubhouse, which includes a fitness room, a large gathering space, restrooms, and a private kitchen and bar area. The grounds include a large pool, deck, spa, an event lawn area for gatherings, three (3) pickleball courts, a tennis court, two (2) bocce ball courts, community gardening area, and outdoor seating areas. The site use is approved as part of the Heritage at Carson Creek Tentative Map (TM20-0001), approved in August 2021, pending the approval of a Conditional Use Permit.

**LOCATION:** The property, identified by Assessor's Parcel Number 117-820-059 formally 117-680-007, consists of 3.05 acres, and is located on the south side of Investment Boulevard, approximately 0.36 mile south of the intersection with Investment Boulevard and Pismo Drive, in the El Dorado Hills area, Supervisorial District 2.

**APN:** 117-820-059 formally 117-680-007 (Exhibit A)

**ACREAGE:** 3.05 Acres

**GENERAL PLAN:** Adopted Plan (AP) approved as part of the Heritage at Carson Creek Tentative Map (CC-SP) (Exhibit B).

**ZONING:** Carson Creek Specific Plan (CC-SP)

**ENVIRONMENTAL DOCUMENT:** Part of the Carson Creek Specific Plan Environmental Impact Report (EIR). Statutorily Exempt in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15182 (Residential Projects Pursuant to a Specific Plan)

**RECOMMENDATION:** Staff recommends the Zoning Administrator take the following actions:

1. Find Conditional Use Permit CUP22-0012 to be Statutorily Exempt pursuant to Section 15182 (Residential Projects Pursuant to a Specific Plan) of the CEQA Guidelines; and
2. Approve Conditional Use Permit CUP22-0012, based on the Findings and subject to the Conditions of Approval as presented.

### **EXECUTIVE SUMMARY**

Lennar Homes of California requests Conditional Use Permit (CUP) approval to construct the Club Carson - Heritage at Carson Creek Clubhouse located within the Carson Creek 11 Subdivision, consisting of 409 active adult homesites. This clubhouse will be owned and maintained by the Heritage Carson Creek Homeowners Association. The clubhouse site is located on Lot 410 of the recorded Carson Creek Village 11A final map and is centrally located within the Carson Creek 11 subdivision (Exhibit C). The request consists of a 5,837-square-foot single story clubhouse, which includes a fitness room, a large gathering space, restrooms, and a kitchen and bar area.

The exterior of the proposed clubhouse is composed of a combination of materials including stone at the entry, board and batten siding, horizontal composite siding, and a combination of composition shingle roofing and metal roofing (Exhibit D). There is also an expansive outdoor covered area for indoor/outdoor gathering. The grounds include a large pool, deck, spa, an event lawn area for gatherings, three (3) pickleball courts, a tennis court, two (2) bocce ball courts, and outdoor seating areas (Exhibit E). Additionally, a proposed parking layout, electrical site plan including photometric information which meet the County Standards, and a preliminary landscaping plan have been submitted (Exhibit F).

### **BACKGROUND/EXISTING CONDITIONS/SITE CHARACTERISTICS**

This parcel is vacant. The 3.05-acre site is located on the south side of Investment Boulevard, approximately 0.36 mile south of the intersection with Investment Boulevard and Pismo Drive, in the El Dorado Hills area, Supervisorial District 2. The clubhouse is part of an approved Tentative map (TM20-0001), pending approval of a CUP for construction.

## STAFF ANALYSIS

**Project Description:** Lennar Homes of California is submitting design plans for the Club Carson - Heritage at Carson Creek Clubhouse located within the Carson Creek 11 Subdivision consisting of 409 active adult homesites. This clubhouse will be owned and maintained by the Heritage Carson Creek Homeowners Association. The clubhouse site is located on Lot 410 of the recorded Carson Creek Village 11A final map and is centrally located within the Carson Creek 11 subdivision (Exhibit C). The request consists of a 5,837-square-foot single story private clubhouse, which includes a fitness room, a large gathering space, restrooms, and a private kitchen and bar area. The grounds include a large pool, deck, spa, an event lawn area for gatherings, three (3) pickleball courts, a tennis court, two (2) bocce ball courts, outdoor seating areas, a community gardening area, and onsite parking.

**Environmental Review:** The proposed CUP for the recreation clubhouse qualifies for Statutory Exemption under CEQA Section 15182 (Residential Projects Pursuant to a Specific Plan) as the facility is an ancillary amenity to the age-restricted residential development contemplated in the Carson Creek Specific Plan (CCSP) for which an Environmental Impact Report (EIR) was certified. Associated project improvements including grading disturbance and utility installation, would be conducted as part of on-going subdivision improvements. Operation of the facility would be limited to specific hours subject to applicable mitigation measures from the certified EIR. No further environmental analysis is necessary.

**Consistency with County Plans and Approved Tentative Map:** As discussed in the Findings below, the project has been found to be consistent with applicable policies of the General Plan, the CCSP, and provisions of the Zoning Ordinance. Department of Transportation (DOT) reviewed the project and provided comments for CUP22-0012 that are incorporated as conditions of approval for the Clubhouse. No additional off-site improvements beyond what is stipulated in TM20-0001 were required.

Conditions of Approval have been recommended to ensure safe and orderly construction of the recreational facility.

**Public and Agency Comments:** The project was distributed to all applicable local, County, and State agencies for review and comment. Comments were received from the El Dorado County Surveyor's Office, El Dorado Irrigation District (EID), El Dorado County Stormwater Division, El Dorado Hills Fire Department (EDHFD), Pacific Gas and Electric (PG&E), Air Quality Management District (AQMD), and required Tribes for the local area. All comments from departments have been incorporated as Conditions of Approval.

## SUPPORT INFORMATION

### Attachments to Staff Report:

#### Findings

#### Conditions of Approval

Exhibit A.....	Site Location APN
Exhibit B.....	TM20-0001 Staff Report
Exhibit C.....	Clubhouse Specific Site
Exhibit D.....	Clubhouse Front Elevation
Exhibit E.....	Outdoor Facilities Rendering
Exhibit F.....	Proposed Landscaping

## FINDINGS

### **Conditional Use Permit CUP22-0012/Heritage at Carson Creek Clubhouse Zoning Administrator/June 5, 2024**

#### **1.0 CEQA FINDINGS**

Conditional Use Permit CUP22-0012 is part of the Carson Creek Specific Plan (CCSP) Environmental Impact Report (EIR), and staff have 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.

#### **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.

**CONDITIONS OF APPROVAL**

**Conditional Use Permit CUP22-0012/Heritage at Carson Creek Clubhouse  
Zoning Administrator/June 5, 2024**

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

- Exhibit B .....TM20-0001 Staff Report
- Exhibit D .....Elevation/Materials Rendering
- Exhibit E .....Outdoor Facilities Rendering
- Exhibit F.....Proposed Landscaping

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 would constitute a violation of permit approval.

The project description is as follows:

A CUP request for Lennar Homes of California is submitting design plans for the Club Carson - Heritage at Carson Creek Clubhouse located within the Carson Creek 11 Subdivision consisting of 409 active adult homesites. This clubhouse will be owned and maintained by the Heritage Carson Creek Homeowners Association. The clubhouse site is located on Lot 410 of the recorded Carson Creek Village 11A final map and is centrally located within the Carson Creek 11 subdivision. The request consists of a 5,837-square-foot single story private clubhouse, which includes a fitness room, a large gathering space, restrooms, and a private kitchen and bar area.

The exterior of the proposed clubhouse is composed of a combination of materials including stone at the entry, board and batten siding, horizontal composite siding, and a combination of composition shingle roofing and metal roofing (Exhibit D). There is also an expansive outdoor covered area for indoor/outdoor gathering. The grounds include a large pool, deck, spa, an event lawn area for gatherings, three (3) pickleball courts, a tennis court, two (2) bocce ball courts, and outdoor seating areas (Exhibit E). Additionally, a proposed parking layout, electrical site plan including photometric information which meet the County Standards, and a preliminary landscaping plan have been submitted (Exhibit F).

- 2. **CCSP EIR Mitigation Measure 4.16-1 (as modified to reflect that El Dorado Irrigation District [EID] has sufficient capacity to serve the project): Active Parks and Recreational Facilities.**

The CCSP project developer was required to pay in-lieu fees for the purchase and development of approximately seven (7) acres of active parks and recreation facilities in

addition to dedicating 31.2 acres for such purposes. Actual land and in-lieu fees will vary based on the final densities proposed in each phase of dedication development. For the CCSP amendment project, the project applicant shall dedicate land and/or pay in-lieu fees consistent with the requirements of County Code Section 120.12.090 as it exists at the time of final map approval. As it is currently adopted, County Code Section 120.12.090 requires the project applicant to dedicate land and/or pay in-lieu fees sufficient for the provision of four (4) acres of parkland.

3. **CCSP EIR Mitigation Measure 4.18-1 (as modified to reflect that EID has sufficient capacity to serve the project): Water Consumption.**

Implementation of the following mitigation measures would reduce potential project impacts on water supply. The project applicant would be required to implement these measures before approval of building permits.

- A. In accordance with EID Policy Statement No. 22, the project applicant shall prepare a Facility Plan Report (FPR) for the proposed project. The FPR shall address the expansion of the water and sewer facilities and the specific fire flow requirements for all phases of the project.
- B. Low-volume and low-flow fixtures shall be installed to reduce water consumption.
- C. Efficient irrigation systems shall be installed to minimize runoff and evaporation and maximize the water that will reach plant roots. One (1) or any combination of the following methods of increasing irrigation efficiency shall be employed: drip irrigation, soil moisture sensors, and automatic irrigation systems. Mulch shall be used extensively in all landscaped areas. Drought resistant and native vegetation shall be used in landscaped areas.

4. **CCSP EIR Mitigation Measure 4.7-1: Short-term Construction Noise Impacts.**

Construction activities shall be conducted in accordance with the County noise regulation or limited to the following hours and days:

- A. Between the hours of 7:00 a.m. and 5:00 p.m., on any weekday
- B. Between the hours of 8:00 a.m. and 5:00 p.m., on Saturdays
- C. Prohibited on Sundays and holidays

At the time of the letting of the construction contract, it shall be demonstrated that engine noise from excavation equipment would be mitigated by keeping engine doors closed during equipment operation. For equipment that cannot be enclosed behind doors, lead curtains shall be used to attenuate noise.

## Planning Division

5. **Permit Time Limits:** 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.
6. **Indemnity:** 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 property owner shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a CUP.

7. **Lighting:** All outdoor lighting shall conform to Section 130.34.020 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 the Planning Division.

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 CCSP.
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. **Archaeological Resources:** 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 archeologist can examine the find in place. If the find is determined to be a “unique archeological resource,” contingency funding and a time allotment sufficient to allow recovering of an archeological 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 archeological 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 “non-unique archeological resource.”

11. **Human Remains:** 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 (2) 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, 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 archeological 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.

### Standard DOT Conditions

12. **Curb Returns:** Where sidewalks are provided, include pedestrian ramps with truncated domes conforming to Caltrans Standard Plan A88A, including a 4-foot sidewalk/landing at the back of all ramps. Alternate plans satisfying the current accessibility standards may be used, subject to review and approval by County.
13. **Maintenance Entity:** Prior to filing a final map, form an entity, or join an existing entity, for the maintenance of public and private roads and drainage facilities. When joining an existing entity, amend and modify (as necessary) the existing entity to equitably incorporate maintenance of the project improvements.
14. **Common Fence/Wall Maintenance:** The responsibility for, and access rights for, maintenance of any fences and walls constructed on property lines shall be included in the Covenants Codes and Restrictions (CC&Rs).
15. **Consistency with County Codes and Standards:** The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual (as may be modified by these Conditions of Approval or by approved Design Waivers) from the El Dorado County Department of Transportation (DOT) and pay all applicable fees prior to filing of the final map.

Additionally, the project improvement plans and grading plans shall conform to the County Grading, Erosion and Sediment Control Ordinance, Grading Design Manual, the Drainage Manual, Stormwater Ordinance (Ord. No. 5022), Off-Street Parking and Loading Ordinance, all applicable State of California Water Quality Orders, the State of California Handicapped Accessibility Standards, and the California Manual on Uniform Traffic Control Devices (MUTCD).

16. **Stormwater Management:** The project shall construct post construction stormwater mitigation measures to capture and treat the 85th percentile 24 hour storm event as outlined in the CA Phase II MS4 Permit and the County's West Slope Development and Redevelopment Standards and Post Construction Stormwater Plan. Show detention and/or retention facilities on the project improvement plans to fully mitigate any increased runoff peak flows and volumes in accordance with the County Drainage Manual. As an alternative to treating the entire project with a regional treatment system, the project may propose distributed source control measures to be constructed for the roadways, any other impervious surfaces and on each lot with the individual lot building permits to achieve the same effect. In which case, a deed restriction shall be recorded with the final map to ensure construction of individual lot source control measures.
17. **Geotechnical Report:** The applicant shall prepare and submit a Geotechnical Report with the project Grading or Improvement Plans for review by the County Engineer. The findings of the Geotechnical Report shall be incorporated into Grading and Improvement Plans. The El Dorado County Grading Design Manual contains standards for content and

scope of Geotechnical Reports, however, the County Engineer may require additional or specialized information.

18. **Water Quality Stamp:** All new or reconstructed drainage inlets shall have a stormwater quality message stamped into the concrete, conforming to the Stormwater Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. All stamps shall be approved by the El Dorado County Inspector prior to being used.
19. **Drainage (Cross-Lot):** Cross lot drainage shall be avoided. When concentrated cross lot drainage does occur or when the natural sheet flow drainage is increased by the project, it shall be contained within dedicated drainage easements, and included in the County Service Area Zone of Benefit (ZOB), Homeowners Association, or other entity acceptable to the County. Any variations shall be approved by the County Engineer. This drainage shall be conveyed via closed conduit or v-ditch, to either a natural drainage course of adequate size or an appropriately sized storm drain system within the public roadway. The site plans shall show drainage easements for all on-site drainage facilities. Drainage easements shall be provided where deemed necessary prior to the filing of the final map.
20. **Regulatory Permits and Documents:** Incorporate all regulatory permits and agreements between the project and any State or Federal Agency into the project Grading and Improvement Plans prior to the start of construction of improvements. Grading or Improvement Plans for any phase may be approved prior to obtaining regulatory permits or agreements for that phase, but grading/construction of improvements may not proceed until the appropriate permits or agreements are obtained and the Grading/Improvement Plans reflect any necessary changes or modifications to reflect such permits or agreements.

Project Conditions of Approval shall be incorporated into the project Improvement Plans when submitted for review.

21. **Electronic Documentation:** Upon completion of the required improvements, provide As-Built Plans to the County Engineer in Tagged Image File Format (TIFF), and provide final Drainage and Geotechnical Reports, and structural wall calculations to the County Engineer in Portable Document Format (PDF).

### **Stormwater Division**

22. **Stormwater Management:** The County is subject to the State of California's Phase II MS4 Permit and thus the County's post construction water quality requirements follow those outlined in that Permit in Section E.12. Projects typically qualify as "Small" or "Regulated/Hydromodification" projects under the MS4 Permit/West Slope Development and Redevelopment Standards and Post Construction Stormwater Plan Requirements if improvements (i.e., roads, parking lots, rooftops, driveways, etc.) create or replace 2,500 square feet or more of impervious surface (including offsite improvements).

Qualifying projects are required to provide treatment of stormwater prior to the water leaving the site or entering a waterbody. Submittal requirements for all projects are provided at: [https://www.edcgov.us/Government/TPS/StormWaterManagement/Pages/west\\_slope\\_development\\_and\\_redevelopment\\_standards.aspx](https://www.edcgov.us/Government/TPS/StormWaterManagement/Pages/west_slope_development_and_redevelopment_standards.aspx).

23. An Erosion and Sediment Control Plan will need to be included in the plan submittal. Since the project will disturb over one (1) acre of land, the Legally Responsible Person (LRP) is required to obtain Construction General Permit (CGP) coverage through the State Water Resources Control Board (SWRCB). The CGP requires the development and implementation of a Stormwater Pollution Prevention Plan (SWPPP). CGP requirements can be found at the following link: [https://www.waterboards.ca.gov/water\\_issues/programs/stormwater/construction.html](https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

#### **Pacific Gas and Electric (PG&E)**

24. The proposed improvements do not appear to directly interfere with existing PG&E facilities or impact PG&E's easement rights. PG&E reserves the right for additional future review as needed. This approval shall not in any way alter, modify, or terminate any provision of any existing easement rights. If there are subsequent modifications made to the design, PG&E requests that the applicant resubmit the plans to PG&E.
25. If the project requires PG&E gas or electrical service in the future, continue to work with PG&E's Service Planning department: <https://www.pge.com/cco/>.
26. Before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of two (2) working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

#### **El Dorado County Sheriff's Office (EDSO)**

27. Developers may enter into a Law Enforcement Services Agreement with EDSO providing for patrol of the undeveloped project area, on an occasional basis, to prevent theft of building materials and heavy equipment and to minimize criminal activity in the project area. The Law Enforcement Services Agreement would include an hourly rate for Deputy costs and is subject to approval by the El Dorado County Board of Supervisors.

#### **El Dorado Hills Fire Department (EDHFD)**

28. **Structural Fire Protection and Suppression Services:** Consistent with California Code of Regulations Title 14 §1266.01, structural fire protection and suppression services will be available for this project by EDHFD. The project is located within the service boundaries of EDHFD. The nearest staffed fire station to the project location is EDHFD

Station No. 87 located at 4680 Golden Foothill Parkway, El Dorado Hills, CA 95762 in El Dorado Hills. The average response time to the project site from this fire station is approximately eight (8) minutes or less to 80 percent of the population in the area.

29. **Natural Hazard Disclosure:** The project is located in a MODERATE Fire Hazard Severity Zone within a CAL FIRE Responsibility Area (SRA). The applicant shall provide a Wildfire Hazard Real Estate Disclosure to all future property owners regarding this risk.
30. **Limits to Development:** The project is NOT currently identified in an area of high or very-high wildland fire hazard or in an area identified as a wildland-urban interface (WUI) community within the vicinity of Federal land that is a high risk of a wildfire.
31. **Fire Protection Plan (Fire Safe Plan):** A preliminary fire protection plan shall be prepared to determine the acceptability of fire protection and life safety measures designed to mitigate wildfire hazards. The wildfire protection plan shall be in accordance with Chapter 49 of the California Fire Code and EDHFD standards. The Developer shall elect and provide for one (1) of three (3) financing options. The Developer can (i) form a new Community Facilities District (“CFD”) subject to the review and approval of the EDHFD, (ii) make a deposit and annex into any existing and approved EDHFD CFD, or (iii) make a lump-sum payment for the present value of an annuity authorized by the EDHFD. If the developer chooses to create a new CFD or annex into an existing EDHFD CFD, the creation of the new CFD or the annexation into the existing EDHFD CFD shall be completed concurrently with final approval, as determined jointly by EDHFD and the County, of all land use entitlements requested by the landowner/applicant/developer.

#### **Environmental Management Department (EMD)**

32. This project includes a clubhouse with food preparation areas. The kitchen area described in the application includes a food preparation area, a bar, and a designated area for a buffet. **Per the applicant, these areas are for private use only and retail food sales will not be conducted from them.**

The California Retail Food Code defines a food facility as an operation that stores, prepares, packages, serves, vends, or otherwise provides food at the retail level. If operations change to include retail food sales in the future, a health permit to operate will be required from EMD and the facility will be required to undergo a plan review and approval prior to beginning retail food sales.

33. The project includes an outdoor swimming pool. This pool meets the definition of a public swimming pool and will require a permit to operate from this Department. The pool will be required to undergo a plan review through a service request with this Department that must be approved before the pool is constructed.

34. Applicants are subject to a variety of state and local laws depending on the project type, scope, and final plan of the project. These include waste hauling, waste recycling, temporary sign, and waste collection enclosure requirements. Applicant shall aware that compliance with these solid waste standards is required for the approval and continued validity of a CUP.
35. State Law mandates that a minimum of 65 percent 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 EMD's website to view El Dorado County's Construction & Demolition Debris Recycling Ordinance Program information and requirements.

### Surveyor's Office

36. 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.
37. 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).

### Air Quality Management District (AQMD)

38. **Fugitive Dust:** A Fugitive Dust Mitigation Plan (FDP) Application with appropriate fees shall be submitted to and approved by the AQMD prior to start of project construction if during the course of the project a Grading Permit is required from the Building Division. 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.
39. **Open Burning:** Burning of waste vegetation that results from "Land Development Clearing" must be permitted through the AQMD. Only dry vegetative waste materials originating from the property may be disposed of using an open outdoor fire. Burning shall adhere to AQMD Rule 300, Open Burning.
40. **Paving:** Road construction shall adhere to AQMD Rule 224, Cutback and Emulsified Asphalt Paving Materials.
41. **Painting/Coating:** The application of architectural coatings shall adhere to AQMD Rule 215, Architectural Coatings.
42. **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 horsepower, etc.), Authority to Construct applications shall be submitted to 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.

43. **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 CARB's website here: <https://ww2.arb.ca.gov/our-work/topics/construction-earthmoving-equipment>
44. **Portable Equipment:** All portable combustion engine equipment with a rating of 50 horsepower or greater shall be registered with 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, and daily hours of operations of each piece of equipment.
45. **Non-Residential Electric Vehicle (EV) Charging:** The project must comply with the 2022 Cal Green Building Code's mandatory measures to facilitate future EV charger installation and use. For more information, please refer to: <https://www.dgs.ca.gov/BSC/CALGreen>