



# PLANNING AND BUILDING DEPARTMENT

## PLANNING DIVISION

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July 11, 2022

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Sean MacDiarmid  
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1430 Rocky Ridge Drive, Suite 320  
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RE: Planning Considerations for Building Permit #335460  
Site Electrical Permit for Carson Creek Heritage Park  
Address: 4016 Palmdale Dr, El Dorado Hills, CA 95762  
APN: 117-732-015

To whom it may concern,

The letter is intended to provide an overview of concerns identified during the Planning Division's onsite inspections of the site electrical for the Heritage Park authorized through the issuance of Building Permit #335460 (Permit). The concerns include the overall height of the parking lot lighting, alteration to the parking lot lighting fixtures from specifications and the absence of information regarding sport court lighting that has been constructed on the site. The Permit will not be able to be finalized until resolution of these concerns. An overview of each of these concerns is outlined below.

The County's Parking and Loading Standards (Resolution 202-2015) limit the overall height of parking lot lighting to 20 feet. The plans submitted for the permit do not identify the exact height of the proposed lighting. It appears from site inspection that the constructed lighting exceeds the standards. Please provide information regarding the overall height of the parking lot lighting as constructed and its conformance with the 20-foot height requirement.

The parking lot lighting at the western end of the parking lot appears to have been modified and is not consistent with the information provided in the permit documentation. Modifications to

the as-built facility should be recognized through revision of the permit. Specifically, this could include revised light information as described on sheets E0.1 through E4.0 and revision of the photometric evaluation E.3.0 based on as-built conditions.

The sport court lighting that has been constructed on the site was not authorized under the Permit. The plans and submitted materials identify that information regarding these lights would be handled by the sport lighting specialist and no information regarding the lighting design or photometrics were submitted. The Carson Creek Specific Plan generally identifies the primary uses of neighborhood parks. More specific guidance and regulation of the sports court lighting are determined by the County's Zoning Ordinance requirements. Sport court lighting needs to comply with the County's Lighting Ordinance and Outdoor Lighting Standards (130.34 and Resolution 199-2015) and would require obtaining a Conditional Use Permit (CUP) in accordance with Section 130.40.210.G.1.b (Swimming Pools and Tennis Courts) and 130.52.021 (Conditional Use Permits).

The Planning Division is prepared to discuss the concerns outlined in this letter with you, and to work with you to explore alternatives for moving forward. If you have any questions regarding this letter please contact Rob Peters, Deputy Director of Planning, at (530) 621-6644 or [Robert.Peters@edcgov.us](mailto:Robert.Peters@edcgov.us).

Sincerely,



Karen L. Garner  
Director, Planning and Building Department

CC: Dave Livingston, County Counsel  
Jefferson Billingsley, Deputy County Counsel  
Rob Peters, Deputy Director of Planning