

**EL DORADO COUNTY DEVELOPMENT SERVICES
PLANNING COMMISSION
STAFF REPORT**



Agenda of: July 12, 2007
Item No.: 13.
Staff: Aaron Mount

**GENERAL PLAN AMENDMENT/REZONE/
SPECIAL USE PERMIT**

FILE NUMBER: A07-0003/Z07-0009/S07-0008/Sly Park Recreation Area

APPLICANT: El Dorado Irrigation District

REQUEST: The project consists of the following requests:

1. General Plan amendment from Natural Resource (NR) and Medium Density Residential (MDR) to Tourist Residential (TR) for all project parcels;
2. Zone change from Residential Agricultural Twenty-acre (RA-20) to Recreational Facilities (RF) for portions of Assessors Parcels Numbers 042-030-05 and 042-030-14, zone change from Residential Agricultural Eighty-acre (RA-80) to Recreational Facilities (RF) for a portion of Assessors Parcel Number 042-011-16, and a zone change from Residential Agricultural Eighty-acre (RA-80) to Recreational Facilities (RF) for Assessors Parcel Number 042-600-03 (Exhibit D); and
3. Special use permit, consistent with the adopted Sly Park Recreation Area Master Plan and EIR, for all existing recreational facilities and the following proposed facilities:
 - a. Sugarloaf Fine Arts Camp consisting of twelve 720 square foot student cabins, four 1,056 square foot staff cabins, four 1,176 square foot toilet/shower rooms, one 7,760 square foot multi-purpose/kitchen/toilet building, one 960 square foot office, three 960 square foot band rooms, one 960 square foot art room, three 1,920 square foot dance/drama/photo studios, 88 parking spaces with overflow on the hard courts, an amphitheater with a stage, and two dog parks;
 - b. Marina parking lot expansion consisting of 20 boat trailer parking spaces; and
 - c. Bumpy Meadows Trailhead and Day Use Area parking lot consisting of a new encroachment to Mormon Immigrant Trail and 19 parking spaces.

LOCATION: On the east side of Sly Park Road, approximately four miles south of the intersection with U.S. Highway 50, in the Pollock Pines area, Supervisorial District II (Exhibit A).

ACREAGE: 1,690.46 acres

GENERAL PLAN: Natural Resources (NR) and Medium Density Residential (MDR) (Exhibit B)

ZONING: Recreational Facilities (RF), Residential Agricultural Twenty-acre (RA-20), and Residential Agricultural Eighty-acre (RA-80) (Exhibit C & D)

PROJECT PARCELS

Assessor's Parcel Numbers	Acreege	General Plan	Current Zoning
042-011-11	26.00	NR	RF
042-011-16	656.70	NR	RF/RA-80
042-011-17	15.20	NR	RF
042-011-18	4.92	NR	RF
042-011-19	20.60	NR	RF
042-011-26	2.19	MDR	RF
042-021-24	25.80	NR	RF
042-021-25	80.00	NR	RF
042-030-05	650.72	NR	RF/RA-20
042-030-14	83.63	NR	RF/RA-20
042-030-18	3.00	NR	RF
042-210-01	5.45	NR	RF
042-210-02	2.08	NR	RF
042-600-03	114.17	NR	RA-80

ENVIRONMENTAL DOCUMENT: Environmental Impact Report (EIR) (SCH# 2004102011)

SUMMARY RECOMMENDATION: Recommend conditional approval

BACKGROUND:

The Sly Park Recreation Area (SPRA) is located in the central portion of El Dorado County in Sections 3, 8, and 9, Township 10 North, Range 13 East of the Mount Diablo Base & Meridian, and can be located on the U.S. Geological Survey (USGS) 7.5-minute series Sly Park quadrangle. SPRA ranges in elevation from approximately 3,500 to 3,800 feet. The project area can be accessed by U.S. Highway 50, Sly Park Road, and Mormon Emigrant Trail.

Sly Park, also known as Jenkinson Lake, was constructed as a unit of the Bureau of Reclamation's (Bureau's) vast Central Valley Project authorized by Public Law 356, enacted by Congress in 1949. Construction of the reservoir was completed in 1955, and responsibility for operations and maintenance was transferred to EID under a contractual agreement between the Bureau and EID. The reservoir was constructed primarily for irrigation and domestic, municipal, and industrial water supply purposes. Originally, management of the recreation resources was undertaken by the County of El Dorado (County), but in 1969 EID assumed responsibility for operations and maintenance of the recreation area.

In accordance with Bureau policy, a General Recreation Development Plan was prepared for Jenkinson Lake in 1969 and updated in 1976. Even in 1976, it was noted that the reservoir had been a popular recreation area for 20 years because of its high water quality and diversity of recreational opportunities, including camping, hiking, swimming, boating, fishing, and water skiing. It should also be noted that recreation use has continually been high, frequently attaining maximum levels during the summer months, primarily on weekends. Between 1962 and 1974, annual attendance increased from 68,000 to 130,796.

Ownership of the Sly Park Unit of the Central Valley Project was transferred to EID from the Bureau on October 13, 2003, returning responsibility and control to the local land use authority. The transfer of ownership included the water rights as well as real property and associated structures and appurtenant facilities, as authorized under the American River Act of October 14, 1949 (63 Stat. 583). Individual components of the Sly Park Unit include:

- The Sly Park Dam;
- Jenkinson Lake;
- Camp Creek Diversion Dam and Tunnel;
- Water conveyance pipeline from Jenkinson Lake to a holding reservoir and treatment plant two miles west of the Lake; and
- Treated water conveyance and distribution system to EID customers.

EID has managed the recreational use of the project area since 1969. However, several special use permits issued in 1955 by the U.S. Forest Service (USFS) for the encroachment of, and access to, various Sly Park Unit features and facilities remain in effect. Historically these special use permits have been issued to the Bureau and have only authorized the use of USFS lands for the operation and maintenance of existing Unit facilities. However, the transfer of ownership to EID would include new special use permits issued by the USFS to EID.

The transfer of SPRA from the U.S. Bureau of Reclamation to EID in 2003 has created the impetus for a master plan. This change in ownership has brought the Sly Park Recreation Area into the County's jurisdiction necessitating the need for a General Plan amendment, rezone, and special use permit.

The SPRA Master Plan establishes management guidelines and direction for future development of the recreational area. The Master Plan strives to balance goals for recreation and natural and cultural resource protection, including the desire to maintain the sub-alpine character that defines much of the region. The Master Plan establishes goals, objectives, and area-wide design principles for the 25 individual projects included within the Master Plan Program Elements (Exhibit J). These would be developed in phases over the next 20 years. To define the long range planning strategy and articulate the vision for the SPRA, the SPRA Master Plan establishes six goals:

- Resource Protection and Enhancement
- Fiscal Responsibility
- Public Safety
- Recreation Uses
- Facilities Management
- Community Participation

A Master EIR was adopted by the EID Board of Directors to analyze and mitigate the impacts associated with implementation of the SPRA Master Plan (Resolution 2007-022 April 9, 2007, SCH#2004102011). The Final Master EIR indicates that the SPRA Master Plan would result in significant unavoidable adverse impacts that, even with the incorporation of feasible mitigation measures, remain significant and unavoidable. Development of the Marina Parking Lot would have the potential to significantly affect the aesthetics of the SPRA. The Master EIR analyzed the following range of reasonable alternatives:

- No Project Alternative (Alternative 1)
- Proposed project without New Marina Parking Lot (Alternative 2)
- Widen Marina Drive for Parking on Both Sides - 20 spaces (Alternative 3)
- Widen Marina Drive for Parking on One Side- 10 plus Spaces (Alternative 4)

It was determined that none of the alternatives would fully meet all of the projects objectives; therefore a Statement of Overriding Consideration was made.

STAFF ANALYSIS

Project Description:

The applicant is proposing to amend the General Plan land use map designation from Natural Resource (NR) and Medium Density Residential (MDR) to Tourist Residential (TR) for all project parcels. The General Plan amendment is to more accurately reflect the land use designation appropriate for the proposed uses within the adopted SPRA Master Plan. The NR land use designation is more consistent with passive recreation, and the proposed additions to the recreation

area include active recreation components that do not exist at this time. The TR land use designation is to provide areas for tourist and resident serving recreational uses, transit and seasonal lodging facilities, and supporting commercial activities. The intensity of the proposed uses is consistent with the Rural Region where the site is located. The existing MDR designation is for a parcel that is a portion of an adjacent subdivision. The parcel has historically been used as offices for the SPRA.

The applicants are additionally requesting a consistency zone change resulting in all parcels being in the RF Zone District. Specifically, from Residential Agricultural Twenty-acre (RA-20) to Recreational Facilities (RF) for portions of Assessors Parcels Numbers 042-030-05 and 042-030-14, zone change from Residential Agricultural Eighty-acre (RA-80) to Recreational Facilities (RF) for a portion of Assessors Parcel Number 042-011-16, and a zone change from Residential Agricultural Eighty-acre (RA-80) to Recreational Facilities (RF) for Assessors Parcel Number 042-600-03. This will result in all parcels in the project site being within the RF Zone District which is consistent with the existing and proposed uses and the proposed General Plan land use designation. Exhibit D shows the existing zoning for the project site. The existing acreages are detailed below and in Exhibit D:

Current Zoning	Acreage
RF	1,388 acres
RA-20	299 acres
RA-80	160 acres

The SPRA Master Plan identifies improvements to take place in phases over 20 years. The applicant is requesting specific approval for the following projects at this time; Marina Parking Lot, Sugarloaf Fine Arts Camp, and the Bumpy Meadows Trailhead. Any additional projects consistent with the Master Plan may require a revision to the special use permit and additional environmental review if not analyzed in the Master EIR.

Marina Parking Lot

EID has applied for a California Department of Boating & Waterways (CBW) grant to partially fund a new boat trailer parking area to help meet the demand for Marina parking. Construction of the new facility is contingent on completion of the CEQA process, availability of additional funding, and EID Board approval. The project would be located northeast of the existing Marina and situated between the shore and the existing Marina access road (Exhibit H). Traffic through the lot would be one-way to minimize the required lot width. The facility would be designed in compliance with CBW design and construction standards and include 20 boat trailer parking spaces. The project would require grading the slope below the existing Marina access road and installation of a keystone wall to retain the fill required to create the parking lot. The grading of the site would require the removal of many mature trees between the shore and the access road, as well as relocation of the existing hiking/biking trail. As part of this project, a new pit rest room would be added to the existing day use facility. There would be no waste water discharge from either improvement.

Sugarloaf Fine Arts Camp

The Sugarloaf Fine Arts Camp program has operated in El Dorado County for more than 40 years. The program provides youth the opportunity to explore and pursue their interests and talents in the arts in two one-week sessions held in July. An extensive arts curriculum is offered to students from fifth grade through high school. The camp is currently held at the Sly Park Environmental Education Center, located two miles west of the SPRA at facilities that are not adequate for the camp's activities and number of participants.

In May 2004, the Sugarloaf Station Foundation (SSF), partnering with the El Dorado County Office of Education (EDCOE), presented information to the EID Board of Directors about their desire to create a permanent home for the camp at the SPRA through the mechanism of a long-term lease agreement. It is the intent of the SSF and EDCOE to host other programs, in cooperation with the El Dorado Community Foundation and other non-profit county organizations, such as educational programs and retreats for El Dorado County schools; heritage camps for adopted children and their families; camps for the disabled; camps for survivors of serious illnesses; sports and band camps; and camps for Boys and Girls clubs.

The primary role of the EDCOE would be to provide ongoing administration and maintenance for the facility and to employ camp staff. The SSF would, in addition to leasing the land, provide leadership for development of the facility. In return for supplying a long-term land lease, EID would have priority scheduling opportunities for use of the facilities after Sugarloaf.

The proposed design of the facility would accommodate up to 300 visitors at a time (Exhibit H-1). This use level is consistent with the level of use the camp is already experiencing at its current location, and it is not anticipated that the relocation of use to the SPRA would add more traffic to the U.S. Highway 50 eastbound exit at Sly Park Road. In an effort to ensure that no adverse traffic impacts occur as a result of the Sugarloaf Fine Arts Camp, all events would be scheduled to avoid the peak hour traffic periods for Sly Park Road, Mormon Emigrant Trail, and the U.S. Highway 50 and Sly Park Road interchange.

The camp would be used for similar activities as those conducted at the Sly Park Environmental Education Center. Outdoor performances and concerts would be held with restrictions on noise levels and timing to minimize impacts to other campers in the park and adjoining private residences. The site and building program proposes the development of the following facilities:

- Six open classroom structures with storage and water
- Enclosed video/photography classroom
- Multi-purpose building with restrooms and kitchen facilities
- Amphitheater and stage
- Camp administration/nurse's office
- Staff cabin cluster with shower and toilet unit
- Three student cabin clusters with showers and toilet units
- Pool, shade structure, equipment building, and surrounding deck
- Three basketball courts

- Volleyball court (permeable surface)
- Maintenance garage
- RV site for camp host
- Large-capacity water storage tank
- Asphaltic concrete (AC) paved lot for 88 vehicles
- Service yard
- AC paved, 20-foot-wide service and fire access road
- Four-foot-wide walkways (permeable surface)
- Gravel overflow parking
- Equestrian staging area (gravel)
- Sugarloaf Fine Arts Camp sign consistent with the RF Zone district

Bumpy Meadows Trailhead

The Bumpy Meadows Trailhead and day use area is proposed for the Bumpy Meadows area on the south side of the lake just east of the second dam to provide access to the west end of the south shore trail. The development includes 19 parking spaces, interpretive displays, and a day use area. Currently, trail users park on Mormon Immigrant Trail which has a potential to cause public safety issues.

Site Description:

The approximately 1,690 acre site contains a 645 acre reservoir and ranges in elevation from approximately 3,500 to 3,800 feet above mean sea level. Vegetation and wildlife habitat types mapped within the SPRA include mixed pines, shrub/grassland, Montane Hardwood-Conifer, riparian areas, lake, river, and wetland habitat. The most abundant vegetation types are the Ponderosa Pine Series, Mixed Conifer Series, and Douglas Fir Series.

Improvements include the following existing recreational facilities:

- 8 family campgrounds with a total 164 family camp sites
- 5 group campgrounds with a capacity of 390 people
- Equestrian campground with a capacity of 100 people
- Girl Scout day use area
- Boy Scout Hill campground
- 10 designated day use areas

Permanent structures exist in two locations: the headquarters compound at the main entrance and the Retreat House Complex on the peninsula between the two dams. The headquarters compound includes six total buildings. In addition to the 1,484 square foot Park headquarters office located on the north side of the entrance, there is a 1,971 square foot workshop in the maintenance yard, including three small storage sheds (approximately 800 total square feet). A carport for an RV used by one of the year-round camp hosts sits immediately behind the office building.

The Retreat House Complex dates from the completion of construction of the reservoir by the Bureau of Reclamation (circa 1955). The complex includes: a 1,316 square foot retreat house with a kitchen, fireplace, bathrooms, and a basement (currently used occasionally for informal EID staff meetings); a 484 square foot detached single-car garage; a 1,000 square foot storage shed with windows; and a 1,500 square foot prefabricated office building recently placed on site. The house is available for lease to community groups for events, meetings, retreats, and workshops. Another 1,700 square foot metal-sided building sited west of the prefabricated office building is currently used by maintenance personnel.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	RF/RA-20/RA-80	NR/MDR	Reservoir/ Recreational Facilities
North	R3A/R1/OS/TPZ	HDR/MDR/NR	Residential/ USFS/Sierra Pacific
South	RE-10/RA-20/TPZ/A	NR/RR	Undeveloped/ USFS/Sierra Pacific
East	TPZ/RA-80/RA-20/A	NR	USFS/Sierra Pacific
West	R3A/R1/CP/RE-10/TPZ	LDR/C/MDR/NR	Residential/Commercial/Sierra Pacific

Discussion: The subject site contains a reservoir constructed in 1955 and associated recreational uses which have existed since shortly after the construction. The proposed Sugarloaf Fine Arts Camp is to have access from Mormon Immigrant Trail and is situated across the reservoir from the higher and medium density residential areas.

General Plan:

A detailed discussion of the comparison of the SPRA Master Plan goals, objectives, and policies with the 2004 El Dorado County General Plan is contained in Table 4.1-1 of the SPRA Master Plan Draft Master EIR, pages 4-9 through 4-29. Additionally, the following General Plan policies also apply to this project:

Policy 10.1.6.5 states the County shall designate areas Tourist Recreational (TR) to promote the development of tourist-related business. The SPRA is an important recreation area for El Dorado County and the greater Sacramento region. Further, **Objective 9.3.8** and **Objective 9.3.1** encourage the expansion and development of additional Federal, State, and private overnight camping facilities including recreational vehicles and tent camping within the County, to protect and maintain existing recreational and tourist based assets, and encourage the development of additional recreation/tourism businesses and industries. **Policy 9.3.4.2** encourages the development of interpretive centers for local historical sites and/or events of historical interest.

Policy 10.1.5.6 states that prior to approval of a General Plan amendment to Tourist Recreational or a zone change to implement this land use designation, when a site is adjacent to a residential, agricultural, or Natural Resource designation, a finding shall be made which concludes that the development project will have no significant growth inducement effect on adjacent lands. Staff has concluded that the existing and proposed recreational facilities at the SPRA will not have a growth inducing effect on adjacent lands as analyzed in the SPRA Master Plan EIR.

Interim Interpretive Guidelines for Policy 7.4.4.4 defines Oak Woodlands as a unit of given land where the dominate species of the live trees within groupings are native oaks. Staff has determined, through evidence provided in the SPRA Master Plan Forest Management Plan, that this project is exempt from Policy 7.4.4.4 due to the dominate trees of the site being conifers.

SB-18:

Senate Bill 18 requires cities and counties to conduct consultations with California Native American tribes before the local officials adopt or amend their general plans. These consultations are for preserving or mitigating impacts to Native American historic, cultural, sacred sites, features, and objects located within the city or county. The city or county must protect the confidentiality of information about the specific identity, location, character, and use of those places, features, and objects, consistent with the General Plan Guidelines issued by the Governor's Office of Planning and Research.

Staff has reviewed the SPRA Draft EIR and the record of consultation regarding cultural resources at the SPRA site and has concluded that adequate notification and consultation has been performed in lieu of the requirements for the general plan amendment.

The project has been reviewed in accordance with the El Dorado County 2004 General Plan policies, and it has been determined that the project is consistent with the General Plan. Findings of consistency with the General Plan are provided in Attachment 2.

Zoning:

Portions of the subject site parcels are proposed to be rezoned to Recreational Facilities (RF) resulting in all project parcels being in the RF Zone District. The purpose of the recreational facilities zone is to provide for the orderly development and maintenance of lands and areas suitable and desirable for recreational pursuits and to protect them from the encroachment of unrelated uses having an adverse effect to this resource. The RF Zone District is appropriate for land and water areas which can accommodate one or more public recreation activities and/or public service facilities without causing irreversible changes to soil, vegetation, air, water, aesthetic values and human resources. The General Plan land use designation of Tourist Residential and the Recreational Facilities zoning are listed as compatible on the 2004 General Plan Table 2-4 Consistency Matrix. 17.48.070.G states a maximum density of campgrounds, recreational vehicle parks, cabins, and dormitories shall be seven units per acre in rural regions. The existing and proposed facilities do not exceed the maximum density of seven units per acre.

Special Use Permit

Section 17.48.060 of the zoning ordinance specifies uses requiring special use permits within the RF Zone District. Two sections specifically apply to the SPRA:

A. Any dwellings, campgrounds, cabins, recreational vehicle parks, dormitories or mobile home units (mobiles not to exceed two in number for the use of owner, operator and/or caretaker); (Ord. 4376, 1995)

D. Recreational uses designed for motorized vehicles

The existing and proposed uses are discussed in the SPRA Master Plan, and associated environmental impacts are discussed and proposed mitigations are included in the SPRA Master Plan EIR. In order to approve the uses, the Planning Commission must find that the uses are consistent with the General Plan and would not be detrimental to the public health, safety and welfare nor injurious to the neighborhood. Based on staff analysis and comments received from affected public agencies, staff recommends the Planning Commission find that the project would not be detrimental to the public health, safety and welfare and would not be injurious to the neighborhood.

Staff finds that the necessary findings can be made to support the request for a General Plan land use designation change, a rezone, and the proposed special use permit. The details of those findings are contained in Attachment 2.

Agency and Public Comments:

The DEIR was circulated to local agencies, and mitigations were incorporated into the project as a result of this consultation. Additional agency comments are reflected in the conditions of approval.

ENVIRONMENTAL REVIEW

An EIR was prepared by EID for the SPRA Master Plan (SCH# 2004102011) and adopted by the EID Board on April 9, 2007. EID recorded a Notice of Decision on April 9, 2007, and all California Department of Fish and Game fees have been paid.

This EIR is considered a “master” EIR under Section 15175 of CEQA Guidelines. Subsequent activities (in this case, approval of future special use permits required for the Sly Park Recreation Area) must be evaluated in the context of the EIR and a determination made as to whether additional environmental documentation is required. Either of two actions can be followed:

- If the activities proposed by the special use permit would have effects that were not considered in the EIR, a new Initial Study would need to be prepared and either an EIR or Negative Declaration prepared, or;

- If it is determined that the special use permit would not result in any new effects or that no new mitigation measures would be required, the special use permit could be approved by the Planning Commission, which have been analyzed and if necessary, mitigated by the master EIR, and a new environmental document would not be required, pursuant to Section 15162 of the CEQA Guidelines.

Staff finds that the requirement for a subsequent environmental document does not exist, as set forth in Attachment 2, and no additional environmental analysis has been required.

RECOMMENDATION

Staff recommends the Planning Commission forward a recommendation to the Board of Supervisors to:

1. Find that the EIR prepared for the SPRA Master Plan fully analyzed all impacts associated with the project approvals requested of El Dorado County and adopt the Mitigation Monitoring and Reporting Program, Attachment 3, as amended in Attachment 1;
2. Approve the following applications, based on the findings contained in Attachment 2
 - a. A07-0003, General Plan amendment from NR to TR;
 - b. Z07-0009, zone change from RA-20/RA-80 to RF; and
 - c. S07-0008, special use permit authorizing the Marina parking lot, Sugarloaf Fine Arts Camp, and the Bumpy Meadows Trailhead, subject to conditions in Attachment 1.

SUPPORT INFORMATION

Attachments to Staff Report:

Attachment 1	Conditions of Approval
Attachment 2	Findings
Attachment 3	Mitigation Monitoring and Reporting Program
Exhibit A	Vicinity Map
Exhibit B	General Plan Land Use Map
Exhibit C	Zoning Map
Exhibit D	Project Zoning Map
Exhibit E	Project and adjacent parcels
Exhibit F	SPRA existing and proposed facilities
Exhibit G 1-5	Sugarloaf Camp site plan, elevations, and sign
Exhibit H	Marina parking lot site plan
Exhibit I	Bumpy Meadows trailhead parking lot site plan
Exhibit J	Proposed Projects SPRA Master Plan

ATTACHMENT 1
CONDITIONS OF APPROVAL

FILE NUMBER A07-0003/Z07-0009/S07-0008
July 12, 2007 Planning Commission Hearing

1. This General Plan amendment, rezone, and planned development is based upon and limited to compliance with the project description, the Planning Commission hearing exhibits marked Exhibits F-I, approved July 12, 2007, and conditions of approval set forth below. 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 project description is as follows:

1. General Plan amendment amending the land use designation from Natural Resource (NR) and Medium Density Residential (MDR) to Tourist Residential (TR) for all project parcels.
2. Zone change from Residential Agricultural Twenty-acre (RA-20) to Recreational Facilities (RF) for portions of Assessors Parcels Numbers 042-030-05 and 042-030-14, zone change from Residential Agricultural Eighty-acre (RA-80) to Recreational Facilities (RF) for a portion of Assessors Parcel Number 042-011-16, and a zone change from Residential Agricultural Eighty-acre (RA-80) to Recreational Facilities (RF) for Assessors Parcel Number 042-600-03.
3. Special use permit, consistent with the adopted Sly Park Recreation Area Master Plan and EIR, for all existing recreational facilities and the following proposed facilities:
 - a. Sugarloaf Fine Arts Camp consisting of twelve 720 square foot student cabins, four 1,056 square foot staff cabins, four 1,176 square foot toilet/shower rooms, one 7,760 square foot multi-purpose/kitchen/toilet building, one 960 square foot office, three 960 square foot band rooms, one 960 square foot art room, three 1,920 square foot dance/drama/photo studios, 88 parking spaces with overflow on the hard courts, an amphitheater with a stage, and two dog parks,
 - b. Marina parking lot expansion consisting of 20 boat trailer parking spaces.
 - c. Bumpy Meadows Trailhead and Day Use Area parking lot consisting of a new encroachment to Mormon Immigrant Trail and 19 parking spaces.

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 (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

MITIGATION MEASURES:

The following additions to be made to the Mitigation Monitoring and Reporting Plan:

2. AES-2: Avoid removal of existing trees. Adjust locations of facilities as practicable to minimize impacts to existing vegetation. Use retaining walls where feasible to protect existing trees from cut/fill within the drip-line. Where removal of trees is necessary, replant with fast growing, native species suitable to site conditions and indigenous to the direct project vicinity. Develop a Mitigation Monitoring Plan to ensure survival of plantings.
3. AES-3: If existing vegetation is insufficient to screen improvements from potentially sensitive receptors, plant additional vegetation, indigenous to the direct project vicinity, sufficient to provide a visual screen. Use both trees and shrubs to create a layered visual barrier.
4. AES-6: Where feasible, use naturally colored pavements or additives. Incorporate planting islands into parking lots help preserve existing trees, plant new trees, indigenous to the direct project vicinity, and break up large expanses of pavement.
5. AES-7: Maintain plantings around parking areas to reduce glare and light impacts. Any replacement vegetation shall be indigenous to the direct project vicinity.
6. AES-8: Minimize soil and vegetation disturbance during construction. Replant disturbed areas, using vegetation indigenous to the direct project vicinity, as soon after construction is completed as feasible.
7. BIO-20: All erosion control/road building materials, transported to the location, such as straw, gravel, etc, be weed free.

El Dorado County Planning Services

8. All existing lighting adjacent to residential uses, Sly Park Road, and Mormon Immigrant Trail, shall conform to §17.14.170 of the County Code and be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation.

All new development shall require a lighting plan submitted prior to issuance of a building permit.

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.

9. Parking shall be improved consistent with Chapter 17.18 of the County Code, including the April 14, 1993, California Accessibility Regulations.
10. All Development Services fees shall be paid prior to clearance by Development Services for final occupancy.
11. Any future development other than those improvements identified in Condition 1, consistent with the SPRA Master Plan and EIR, shall be reviewed by Planning Services to determine if a revision to the special use permit is to be submitted. Administrative approvals may be made at the discretion of Planning Services.

El Dorado County Fire Protection District

12. Submit review fee of \$ 150.00 prior to issuance of building permits.
13. All structures 3,600 square feet or larger will require a Fire District approved fire sprinkler systems prior to occupancy. All structures less than 3,600 square feet will require Fire District approved Fire Alarm Systems prior to occupancy.
14. County Standards for access and water will be required for future development.
 - a. Existing non-conforming access roads serving this rezone will meet at a minimum Fire Safe Standards for width, surface, grade, radius, turnarounds, and turnouts, one-way and dead-end roads.
 - b. Residential hydrant placement will meet EID standards and have Fire District approval of locations.
15. Fire District and CDF approved Fire Safe Plan will be required prior to issuance of building permits.
16. Property to be subject to all Federal, CA State, and local Fire District regulations.

El Dorado County Department of Environmental Health

17. 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. Current County records indicate this property is not located within the Asbestos Review Area (copy enclosed). District Rules 223 and 223.1, which address the regulations and mitigation measures for fugitive dust emissions shall be adhered to during the construction process. Mitigation measures for the control of fugitive dust shall comply with the requirements of Rule 223 and 223.1. In addition, a Fugitive Dust Plan (FDP) Application with appropriate fees shall be submitted to and approved by the Air Quality Management District prior to start of project construction.

18. Prior to construction/installation of any new point source emissions units or non-permitted emission units (i.e., gasoline dispensing facility, boilers, internal combustion engines, standby generators, etc.), authority to construct applications shall be submitted to the Air Quality Management District. Submittal of applications shall include facility diagram(s), equipment specifications and emission factors.
19. Onsite sewage disposal requires that this department be notified of the time and date that the consultant will perform the soil and onsite evaluation for this project. An Onsite Wastewater Disposal System Design shall be submitted to this division for review. If the estimated wastewater flows exceed 5,000 gallons per day, plans shall also be submitted to the State of California, Central Valley, Regional Water Quality Control Board.

Waterless campsite pit privy toilets are permissible. Composting, incinerating, or other high maintenance waterless toilets are not allowed for use at this time.

20. Areas where the camper provides his/her own food items for food preparation (such as fire rings, barbeque pits or masonry barbecues) are not subject to the California Retail Food Code. Areas that will be used for food preparation, cooking, food storage, processing, assembling and portioning are subject to the provisions of the Food Code and require that these activities occur in a commercial, permitted kitchen.

ATTACHMENT 2 FINDINGS

**FILE NUMBER A007-0003/Z07-0009/S07-0008
July 12, 2007 Planning Commission Hearing**

1.0 CEQA Findings

- 1.1 El Dorado County has considered the Master EIR prepared and adopted by the El Dorado Irrigation District (EID) (SCH# 204102011) together with the comments received during the public review process. The Master EIR reflects the independent judgment of EID and the County and has been completed in compliance with CEQA and is adequate for this proposal.
- 1.2 There have been no substantial changes to the project or the circumstances under which the project is undertaken from that reviewed by EID and there are no new environmental effects that were not identified in the EIR. The project has not changed from that proposed and authorized by EID.
- 1.3 No new information of substantial importance that was not known at the time of the preparation of the EIR has been presented which shows that there would be a significant environmental effect not previously discussed in the EIR, that the impacts would be more severe, that mitigation measures previously found not feasible would be in fact feasible, or that significantly different mitigation measures would substantially reduce the significant effects of the project.
- 1.4 The approved project description, conditions of approval, and the mitigation monitoring and reporting plan with their corresponding permit monitoring requirements, have been adopted as the monitoring program for this project, pursuant to §21081.6 of the California Public Resources Code. The monitoring program is designed to ensure compliance during project implementation.
- 1.5 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services-Planning Services at 2850 Fairlane Court, Placerville, CA.

2.0 General Plan Findings

- 2.1 The land use amendment from Natural Resources to Tourist Recreational is consistent with Policy 10.1.6.5, Objective 9.3.8, Objective 9.3.1, and Policy 9.3.4.2 in that the County is to encourage existing and proposed recreational facilities. The existing and proposed development within the SPRA is consistent with the TR land use designation in that the existing and proposed uses have a greater intensity than is consistent with the existing NR land use designation.

- 2.2 Consistent with Policy 10.1.5.6, the proposed general plan amendment would not have a growth inducing effect on the adjacent residential, agricultural, or natural resource designation. The existing and proposed recreational facilities at the SPRA will not have a growth inducing effect on adjacent lands as analyzed in the SPRA Master Plan EIR. The SPRA has been in existence since 1955 and the proposed new facilities would not greatly expand the existing uses.

3.0 Zoning Findings

- 3.1 A rezone to Recreational Facility will allow the property to be consistent with the proposed General Plan designation. The existing and proposed uses of the SPRA are consistent with the description of the Tourist Recreational land use designation contained in Policy 2.2.1.2
- 3.2 The proposed project and the existing structures, infrastructure, and uses are consistent with the El Dorado County Zoning Ordinance designation of Recreational Facilities (RF) and sections 17.48.010 to 17.48.070.

4.0 ADMINISTRATIVE FINDINGS

4.1 Special Use Permit S07-0008 Findings

- 4.1.1 *The issuance of the permit is consistent with the general plan.*

The special use permit request is consistent with the General Plan because the application is for a recreational development, being developed to serve the residents and visitors, consistent with the Tourist Residential land use designation, and is consistent with applicable policies as described in Finding 2.1.

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

As examined in the SPRA Master Plan EIR no significant impact has been found related to public health, safety, or welfare and as proposed would not be injurious to the neighborhood.

- 4.1.3 *The proposed use is specifically permitted by special use permit pursuant to this Title.*

Campgrounds, cabins, and similar high intensity recreational uses are allowed after obtaining a special use permit pursuant to §17.48.060.A of the Zoning Ordinance.