

Case No. S07-0019
LOCATION MAP

EXHIBIT A

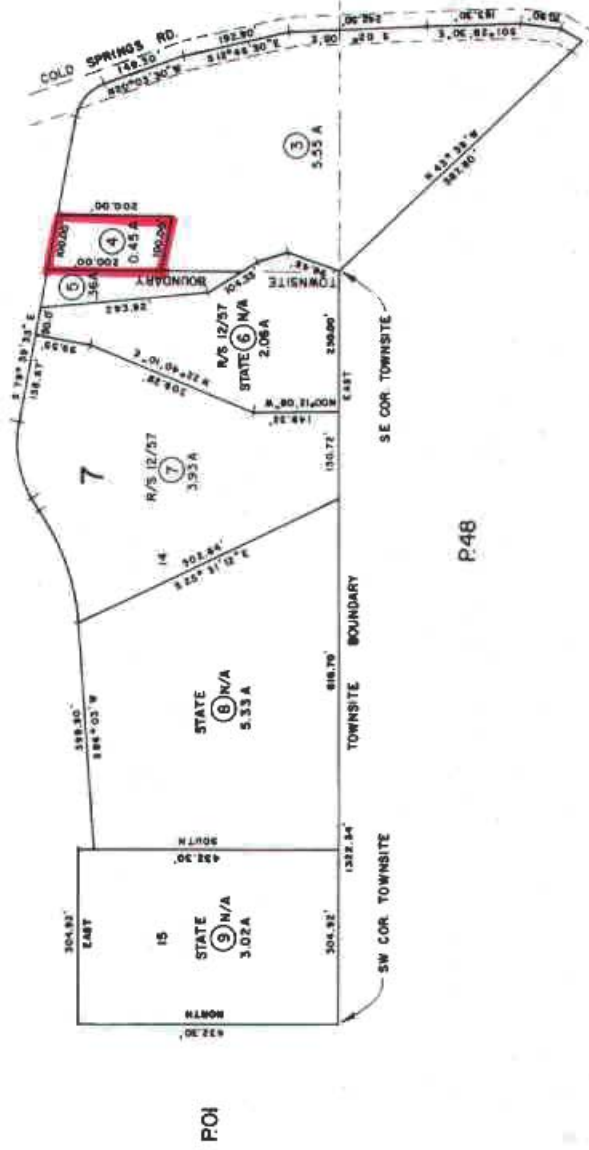
POR. SEC. 20., T.11N., R.10E., M.D.M.
 POR. COLOMA TOWNSITE

Tax Area Code

6:29



P27

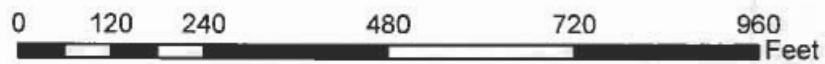
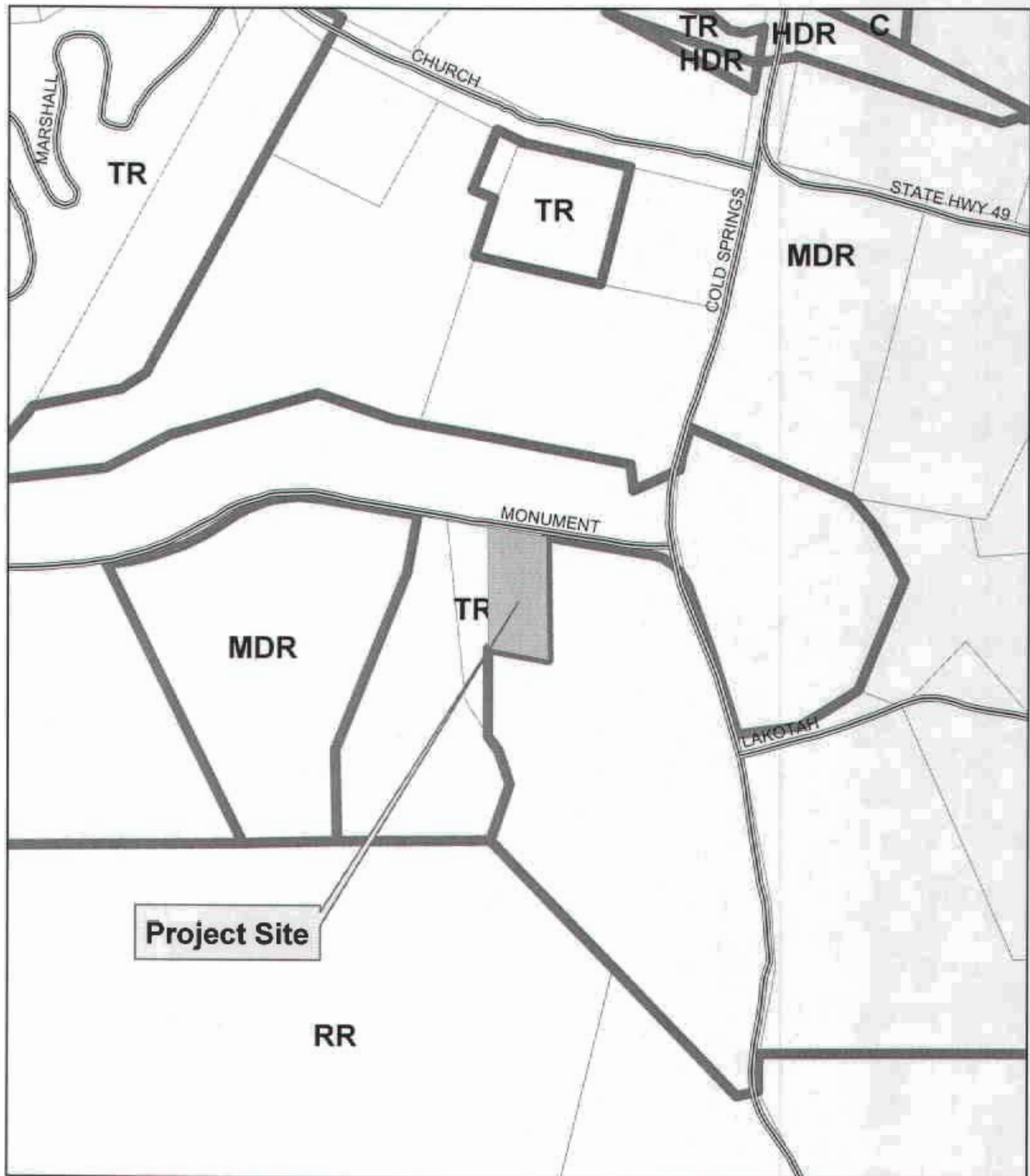


P48

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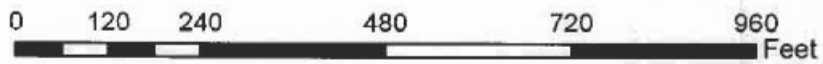
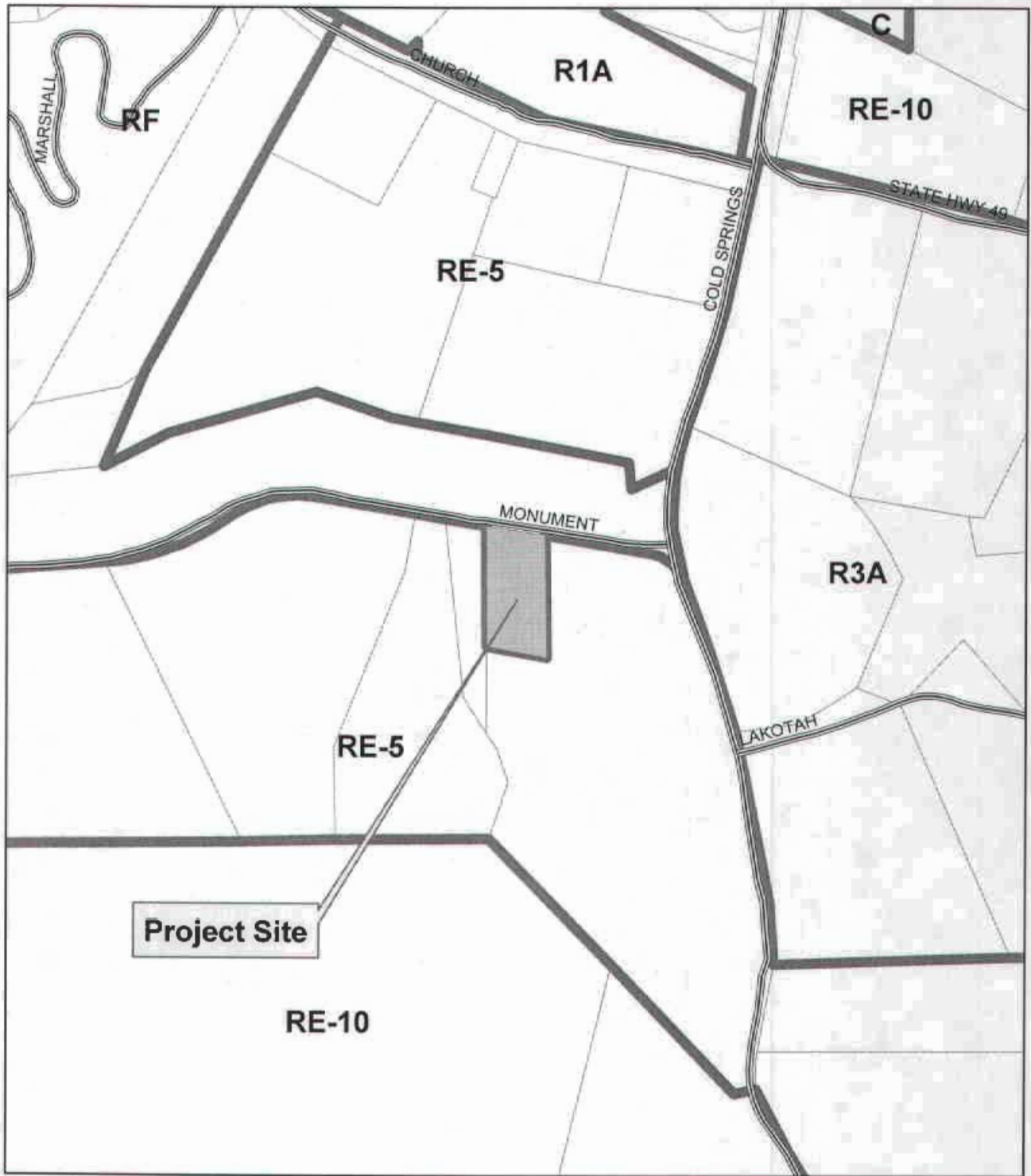
EXHIBIT B

NOTE - Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles



Case No. S07-0019
General Plan Land Use Map

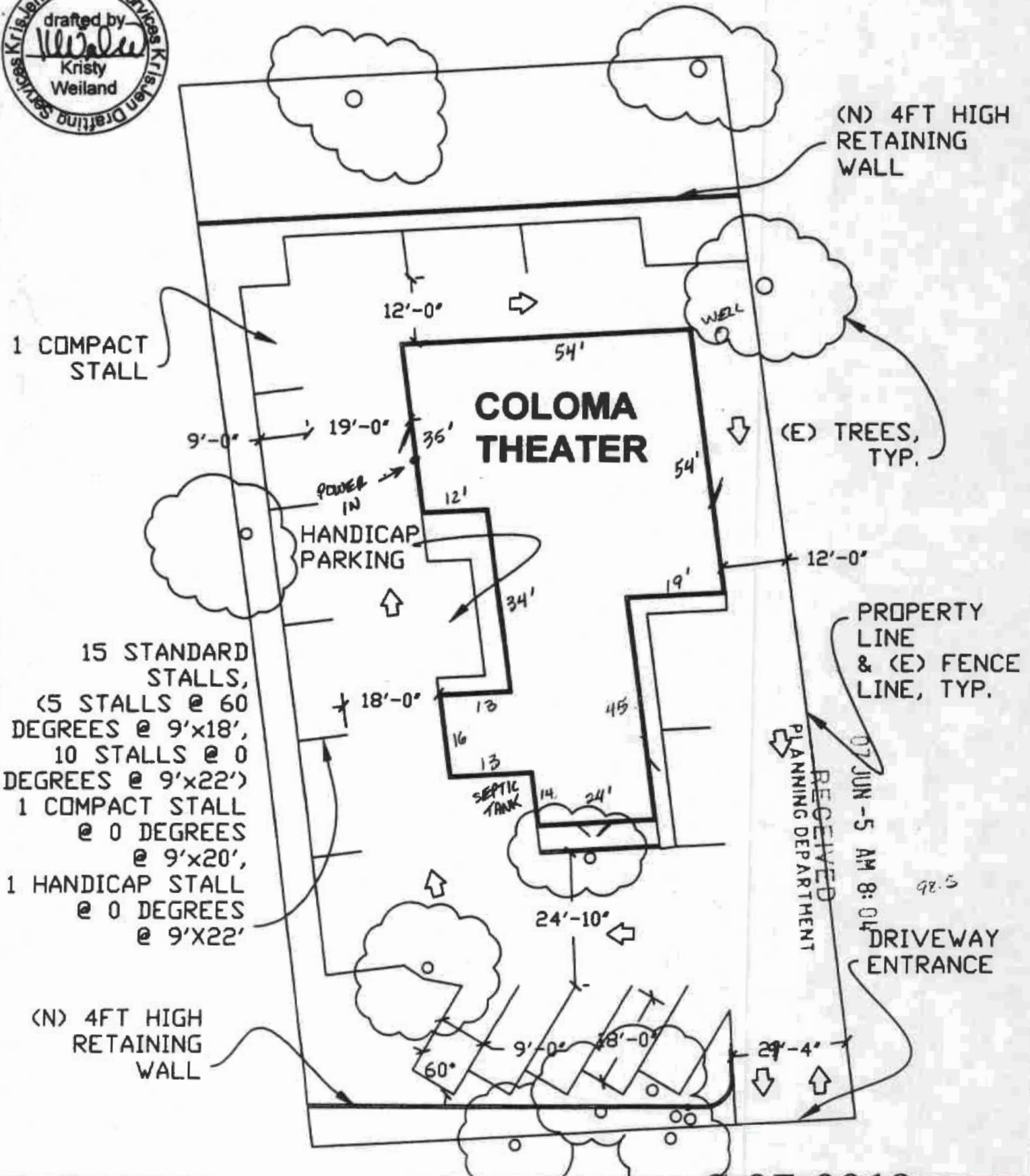
EXHIBIT C



Case No. S07-0019
Zoning Map

EXHIBIT D

EXHIBIT E



15 STANDARD STALLS,
(5 STALLS @ 60 DEGREES @ 9'x18',
10 STALLS @ 0 DEGREES @ 9'x22')
1 COMPACT STALL @ 0 DEGREES @ 9'x20',
1 HANDICAP STALL @ 0 DEGREES @ 9'x22'

RECEIVED
PLANNING DEPARTMENT
07 JUN -5 AM 8:04
98.5



DEPARTMENT OF PARKS AND RECREATION
Gold Fields District
7806 Folsom Auburn Road
Folsom, CA 95630

Ruth Coleman, Director

August 17, 2009

Jason Hade, Senior Planner
El Dorado County Development Services Department
2850 Fairlane Court
Placerville, CA 95667

RECEIVED
PLANNING DEPARTMENT
AUG 20 PM 2:25

Dear Mr. Hade,

This letter is regarding the Old Coloma Theatre application to El Dorado County for a Special Use Permit (SUP) for the operation of a live theater performances and the draft Conditions of Approval which County Planning Services has proposed. The Gold Fields District manages Marshall Gold Discovery State Historic Park (SHP) which is adjacent to the Old Coloma Theatre property.

We support the requirement of some on-site parking on the Old Coloma Theatre property. The SUP is for a maximum occupancy of 149 people. This seems high to our casual observation, does the Theatre have seating capacity for this many people? Our concern with the capacity figure is that this will affect the amount of parking and bus traffic required to bring patrons to the theatre, which is a challenge given the limited on site parking that is possible. We request that the County verify the Theatre capacity.

Regarding Condition # 9, the use of parking lots for vehicle parking on State Park land would be on a case by case basis through a special event permit. Condition # 9 in the draft Conditions for Approval proposed the use of the parking lot near the corner of High and Church Streets. The problem with this lot is that it requires people to walk along a portion of Cold Springs Road and Hwy 153 to reach the Theatre. We are concerned that this section of Cold Springs Road has high speed traffic, poor shoulders and is not suitable for pedestrian use. In the past, we have allowed the Theatre use of the Marshall Monument lot for automobiles on a case by case basis through a special event permit. We are willing to consider this in the future, but this option also requires people walk along Hwy 153 which has no shoulder and blind corners, again not an ideal situation for pedestrians. Of the two parking lots and pedestrian walking options, we think the Monument lot is the better choice, though far from ideal. We would not allow bus parking in either of these parking lot options. There is no guarantee that State Parks will continue to permit the ongoing use of these lots.

As suggested in draft condition # 10, we think bus parking at North Beach and shuttling patrons to the Theatre is probably the best option and preferable to the parking lot options in condition # 9. The Coloma Theater would need to approach State Parks and request a concession agreement for this purpose.

The County and the Old Coloma Theatre need to be aware that Marshall Gold Discovery SHP may be one of the State Park units which are closed due to the ongoing State budget crisis and the recent budget cuts to our Department. If implemented this would put the park unit in caretaker status and would likely eliminate programs and activities such as new special event permits or concession contracts while the park is closed. Determinations on park closures will likely be made in September.

Because the status of Marshall Gold Discovery SHP is uncertain, if agreement is reached between State Parks and the Theatre regarding a concession contract for bus parking and shuttles services there is the possibility that the contract could be terminated prior to the end of the contract period. Renewal of any concession contract would be contingent on satisfactory performance of the contract and an assessment by State Parks that the concession is a benefit to the State Historic Park. If the concession contract is terminated or not renewed, the Theatre would need to make the necessary adjustments to its operation in order to conform to the conditions in the County SUP.

Lastly, we want to make sure it is clear to the applicant that getting a special event permit or concession agreement is a discretionary State Parks action that is separate from the County issued SUP. The applicant can get the County SUP without a special event permit or concession agreement from State Parks – their parking options are just limited.

Thank you for the opportunity to comment on this SUP and the draft Conditions of Approval. If you have any questions regarding this letter, please contact Gold Fields District Planner Jim Micheaels at (916) 988-0513. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Scott Nakaji', with a long horizontal flourish extending to the right.

Scott Nakaji
District Superintendent