

CONDITIONS OF APPROVAL

Special Use Permit Revision S87-0057-R/Cameron Park CSD Rasmussen Park Planning Commission/February 9, 2017

- ~~1. A separate parking plan shall be prepared and submitted to the Planning Director for approval. Said plan shall comply with all applicable provisions of Chapter 17.18, Off-Street Parking and Loading Requirements, of the El Dorado County Code except that the parking areas may have a chip and seal surface with 4 inches of Class II Aggregate Base compacted to 90% (C.T.M.23)F) and a double application of bituminous seal. A letter of approval from the Department of Transportation shall be required prior to issuance of the special use permit. All parking areas shall be paved in accordance with Chapter 17.18.070 of the County Code, by October 1, 1990. If the new parking plan calls for a future parking lot exit onto Mira Lorna Drive, all required road construction shall be completed to County Standards by October 1, 1990.~~

- 2.1. Uses on the park site shall be limited to the following: two unlighted softball/soccer fields; a T-ball field; a bocce ball court; ~~an unlighted basketball court~~; volleyball court; tot lot; rest room facilities; picnic area; lighted walkway system and parking areas.

- 3.2. The noise level of the park activities shall be regulated by the El Dorado County Zoning Ordinance standards for Community Regions. ~~following dBA at the property line:~~

10:00 p.m. to 7:00 a.m.: 55 dBA
7:00 a.m. to 10:00 p.m.: 60 dBA

A solid wood fence of 8 feet tall, with 100% overlap of the wood fence slats to be screwed to the frame, and not nailed or stapled, shall be constructed near the park site's western property line. The fence shall be located as indicated in Exhibit G, Attachment A, southwest of the existing trees. If the noise associated with the park activities becomes an issue (based on formal complaints submitted to the Planning Division from within the affected area), the Planning Director may schedule a hearing in front of the Planning Commission to consider appropriate noise attenuation measures.

- 4.3. An accurate site plan of the facility shall be continuously maintained and furnished to the County.

- ~~5. A complete drainage plan shall be prepared by a registered civil engineer and submitted to the Department of Transportation for approval prior to the issuance of the special use permit.~~

- ~~6. The applicant shall secure encroachment permits from the Department of Transportation, and improve all access connections to County roads, to full County encroachment standards.~~
- ~~7.4.~~ The walkway and parking area lighting shall be designed and located to prevent glare onto adjoining properties. All lights, except for the security lights in the parking areas, shall be turned off by 10:15 p.m. by automatic timing devices.
- ~~8. The construction and use shall commence and be diligently pursued within one year from approval of this special use permit or the permit shall be declared null and void.~~
- ~~9. 5.~~ The hours of operation for this facility shall be during day light hours. The use of the T-ball field shall be restricted to the hours of 7 a.m. to 7 p.m. Barrier gates shall be erected and maintained at all parking areas access points to prohibit vehicular traffic in the park after hours.
- ~~10.6.~~ An official representative of the Cameron Park CSD shall remain on-site during all sports activities which will utilize the enclosed ball field. It shall be the responsibility of this representative to lock the sports field gates after each game, make sure all park entrance gates are locked, and direct players to utilize Mira Loma Drive as the access drive to and from the park.
- ~~11. The Cameron Park CSD shall submit a letter from the California Department of Fish and Game regarding the requirement for a Streambed Alteration Agreement prior to issuance of the special use permit.~~
- ~~12. 7.~~ The conditions imposed run with the use of the land and the conditions are binding on each owner.
- ~~13. 8.~~ Minor modifications to the site plan may be approved by the Planning Director. Major modifications or change in use, shall require the approval of the Planning Commission.
- ~~14. Landscaping shall be completed in accordance with the approved Site Plan and the plant list submitted with the application as modified by the Planning Division. Landscaping shall be completed within two years from the issuance of this use permit.~~
9. Establish a "No Parking" zone on the North/Northeast side of Monukka Drive from the Mira Loma Drive / Monukka Drive intersection to the end of Monukka Drive. This is paramount to the health and welfare of the citizens living, visiting and any first responders responding to emergency incident(s) on Monukka Drive or to the T-Ball field located at the end of Monukka Drive. Either option 1, 2 or 3 shall be authorized for this purpose:

- A. Create a “No Parking” zone between signs per California Manual on Uniform Traffic Control Devices (MUTCD) on the North/Northeast side of Monukka Drive.
- B. Paint the North/Northeast curb along Monukka Drive red and stencil “FIRE LANE NO PARKING” in white letters every twenty five (25) feet.
- C. Fire apparatus roads shall be marked with permanent NO PARKING – FIRE LANE signs. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective back- ground. Signs shall be posted along the North/Northeast side of Monukka Drive every twenty five (25) feet.