

Conditions

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.