

FROM THE MINUTES OF JULY 12, 2007

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13. GENERAL PLAN AMENDMENT/REZONE/SPECIAL USE PERMIT
(Public Hearing)

A07-0003/Z07-0009/S07-0008/Sly Park Recreation area submitted by the EL DORADO IRRIGATION DISTRICT (Agent: Chris Word). The project consists of the following: 1. General Plan amendment amending the land use map designation from Natural Resource (NR) and Medium Density Residential (MDR) to Tourist Recreational (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; 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: 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; marina parking lot expansion consisting of 20 boat trailer parking spaces; and Bumpy Meadows trailhead parking lot consisting of a new encroachment to Mormon Immigrant Trail and 19 parking spaces. The properties, identified by Assessor's Parcel Numbers 042-011-11, -16, -17, -18, -19, -26, 042-021-24, -25, 042-030-05, -14, -18, 042-210-01, -02, and 042-600-03, consisting of approximately 1,691 acres, are located 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. (Environmental impact report prepared and previously advertised)

Staff: Aaron Mount recommended approval to the Board of Supervisors.

Don Pierson, EID, introduced the members of their team.

Kate Kirsh gave a brief power point presentation. Kathy Bean, El Dorado County Office of Education, said they have been operating Sugarloaf since 1959. It is very beneficial to students throughout the County.

Peter Berchtold, Murray & Downs, briefly explained the project. He asked about tree removal and one-for-one replacement. He thought they had to retain 60 percent. There seems to be a conflict. Mr. Mount said the project was found to be exempt from the tree removal requirements, because they are pine trees. Additional mitigation measures have been added.

Heidi DeHart, Jenkinson Lake Homeowners Association, asked how much larger the camp will be than what is presently there. They are also concerned about the Marina parking area. They are cutting down 130 trees. There was another option, and they wonder if that was considered.

Mrs. Bean said the size of the campground is not being enlarged. The students go to the camp for a week. The only traffic is dropping off and picking up children. The camp is available to any student throughout the entire County. If there is room, students from elsewhere can attend.

Chris Word, EID, said with the retaining walls proposed, they are saving about 100 trees.

There was no one else in the audience wishing to give input.

MOTION: COMMISSIONER MAC CREADY, SECONDED BY COMMISSIONER MATHEWS AND UNANIMOUSLY CARRIED, IT WAS MOVED TO FORWARD A RECOMMENDATION THAT THE BOARD OF SUPERVISORS FIND THAT THE EIR PREPARED FOR THE SLY PARK RECREATION AREA MASTER PLAN FULLY ANALYZED ALL IMPACTS ASSOCIATED WITH THE PROJECT APPROVALS REQUESTED OF EL DORADO COUNTY AND ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAM; APPROVE A07-0003 CHANGING THE LAND USE DESIGNATION FROM NATURAL RESOURCE (NR) AND MEDIUM DENSITY RESIDENTIAL (MDR) TO TOURIST RECREATIONAL (TR) ON ASSESSOR'S PARCEL NUMBERS 042-011-11, -16, -17, -18, -19, -26, 042-021-24, -25, 042-030-05, -14, -18, 042-210-01, -02, and 042-600-03, BASED ON THE FINDINGS PROPOSED BY STAFF; APPROVE Z07-0009 REZONING PORTIONS OF ASSESSOR'S PARCEL NUMBERS 042-030-05 AND 042-030-14 FROM RESIDENTIAL AGRICULTURAL TWENTY-ACRE (RA-20) TO RECREATIONAL FACILITIES, PORTIONS OF ASSESSOR'S PARCEL NUMBER 042-011-16 FROM RESIDENTIAL AGRICULTURAL EIGHTY-ACRE (RA-80) TO RECREATIONAL FACILITIES (RF), AND ASSESSOR'S PARCEL NUMBER 042-600-03 FROM RESIDENTIAL AGRICULTURAL EIGHTY-ACRE (RA-80) TO RECREATIONAL FACILITIES (RF), BASED ON THE FINDINGS PROPOSED BY STAFF; AND APPROVE S07-0008 AND ALL EXISTING RECREATIONAL FACILITIES, BASED ON THE FINDINGS AND SUBJECT TO THE CONDITIONS/MITIGATION MEASURES AS MODIFIED.