



Legislation Text

File #: 07-1289, Version: 1

Hearing to consider the following pertaining to 1,691 acres (APNs 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) in the Pollock Pines area; Applicant El Dorado Irrigation District:

(1) General Plan Amendment (A07-0003) amending the land use map designation from Natural Resource (NR) and Medium Density residential (MDR) to Tourist Recreational (TR) for all project parcels;

(2) Rezone (Z07-0009) from Residential Agricultural Twenty-acre (RA-20) to Recreational Facilities (RF) for portions of APNs 042-030-05 and 042-030-14, a zone change from Residential Agricultural Eighty-acre (RA-80) to Recreational Facilities (RF) for a portion of APN 042-011-16, and a zone change from Residential Agricultural Eighty-acre (RA-80) to Recreational Facilities (RF) for APN 042-600-03; and

(3) Special Use Permit (S07-0008), consistent with the adopted Sly Park Recreation Area Master Plan and Environmental Impact Report, 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; and

(4) Adoption of Ordinance **4740** for said rezone.

RECOMMENDED ACTION: Planning Commission recommending the Board take the following action: 1. 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 (Attachment 3); 2. 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 listed on Attachment 1; 3. 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 (RF), portion 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 listed on Attachment 1; and 4. Approve S07-0008 and all existing recreational facilities, based on the findings listed on Attachment 1, subject to the conditions/mitigation measures listed on Attachment 2.

Background: These applications were considered by the Planning Commission on July 12, 2007, and unanimously recommended for approval. Staff presented revised site plans for the Marina Parking Lot and Bumpy Meadows Trailhead Parking Lot. The revisions incorporated recommendations made by a design review committee assembled by EID and included the use of natural-appearing materials for both lots and extending the retaining wall for the Marina Parking Lot. Extension of the retaining

will save a significant number of trees. Heidi DeHart, Jenkinson Lake Homeowners Association, was the only member of the public giving input. The Association was concerned about the number of trees being removed, which was reduced with the revised site plan; and Ms. DeHart voiced concern regarding increasing the size of the Sugarloaf Camp. One of the representatives from EID replied that the Camp is not being enlarged. There was no other input. No new significant issues were discussed other than those in the staff report.

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