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ORDINANCE NO. 5178

THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO DOES ORDAIN AS FOLLOWS:
RELATED TO REZONING IN THE COOL AREA:

Section 1. The Official Zoning Map for the Cool area is hereby amended to rezone the following described lands:

Cool Area: Rezone the following four (4) parcels, or portions of parcels, as described below:

From: Commercial, Community (CC)

To: Commercial, Community – Community Design Review (CC – DC)

Assessor's Parcel No. **071-500-026**, being described as Parcel 1, as shown on that certain Parcel Map entitled "A portion of the S.E. 1/4 of Section 18, T. 12N., R. 9E., M.D.M.", filed in the Office of the County Recorder of El Dorado County, State of California, on November 27, 1985, in Book 34 of Parcel Maps, at Page 118, consisting of 20.36 acres.

Assessor's Parcel No. **071-500-025**, being described as Parcel 3, as shown on the Parcel Map filed September 16, 1977 in Book 17 of Parcel Maps, at Page 48, El Dorado County Records, consisting of 2.0 acres.

Assessor's Parcel No. **071-032-039**, being described as Parcel 3, as shown on the parcel map, filed September 30, 1993 in book 44, of parcel maps at page 80, El Dorado County records, consisting of approximately 32.92 acres.

The Northwest portion of Assessor's Parcel No. **071-280-051**, consisting of approximately 1.1 acres, as shown on **Exhibit A** attached hereto. Assessor's Parcel No. 071-280-051 is described as follows: All that portion of Section 19, Township 12 North, Range 9 East, M.D.M., described as follows: Beginning at a point from which the North Quarter corner of said Section 19, a 1 inch capped iron pipe stamped "LS 1820-1955 1/4 S18 S19" bears North 01° 25'31" West 1956.55 feet; thence from said point of beginning South 64° 21'34" East 43.74 feet to the centerline of the existing State Highway 49; thence along the centerline of said State Highway the following six courses; South 03° 22'21" West 91.09 feet; South 04° 37'35" West 138.64 feet; south 07° 48'37" West 67.07 feet; South 11° 48'44" West 47.08 feet; South 16° 20'56" West. 47.41 feet and South 19° 31'22" West 133.35 feet; thence leaving the centerline of said State Highway and generally along a drainage the following five courses: South 75° 16'28" West 77.11 feet; South 34° 47'17" East 84.92 feet; South 55° 05'15" West 77.37 feet; South 83° 46'51" West 54.95 feet; and North 65° 19'00" West 121.57 feet to the intersection of the East right of way line of State Highway 3-ED-65-A, from which a 1/2 inch rebar tagged RCE 9093 bears South 55° 21'07" East 297.18 feet; thence along the East right of way line North 25° 38'26" East 734.33 feet from which a 3/4 inch capped iron pipe stamped "LS 3961" bears North 23° 47'40" West 131.64 feet; thence leaving said East right of way line South 64° 21'34" East 97.33 feet to the point of beginning.

Excepting therefrom all that portion thereof as conveyed to the State of California in that certain deed recorded May 30, 1989, in Book 3141, at page 309, Official Records of El Dorado County.

Also excepting therefrom all that portion thereof as conveyed to the State of California in that certain deed recorded May 30, 1989, in Book 3141, at page 311, Official Records of El Dorado County.

Cool Area: Rezone the following additional four (4) parcels as described below:

From: Multi-Unit Residential (RM)

To: Multi-Unit Residential – Community Design Review (RM – DC)

Assessor's Parcel No. **071-500-027**, being described as Parcel 2, as shown on that certain Map filed in the office of the County Recorder, County of El Dorado, State of California on November 27, 1985 in Book 34 of Parcel Maps at Page 118, consisting of 7.14 acres.

Assessor's Parcel No. **071-500-028**, being described as Parcel 3, as shown on the parcel map filed in the office of the County Recorder on November 27, 1985 in book 34 of parcel maps, at page 118, consisting of 7.16 acres.

Assessor's Parcel No. **071-500-029**, being described as Parcel 4, As Shown on that Certain map filed in the office of the County Recorder, County of El Dorado, State of California on November 27, 1985 in book 34 of parcel maps at Page 118, consisting of 7.09 acres.

Assessor's Parcel No. **071-500-047**, being described as Parcel 1, as shown on the Parcel Map filed September 30, 1993, in Book 44 of Parcel Maps, at page 80, El Dorado County Records.

Excepting therefrom the following: All that certain real property situated In Section 17 and Section 18, Township 12 North, Range 9 East., M.D.M., El Dorado County, State of California, being a portion of Parcel 1 of that particular Parcel Map filed In Book 44 of Maps at Page 80, official records said county and state more particularly described as follows: Beginning on the northerly right of way of State Highway 193, said county and state, from which the southwesterly comer of said parcel 1 bears the following two (2) courses: 1) South $81^{\circ} 53' 23''$ west 265.57 feet to the beginning of a curve to the left having radius of 10,048.51 feet; and 2) along said curve through a central angle of $00^{\circ} 32' 34''$ an arc length of 95.20 feet, said curve being subtended by a chord which bears South $81^{\circ} 37' 06''$ West 95.20 feet; thence from said POINT OF BEGINNING leaving said right of way , North $08^{\circ} 00' 37''$ West 10.00 feet; thence North $75^{\circ} 38' 11''$ East 130.73 feet; thence North $85^{\circ} 04' 24''$ East 179.75 feet; thence North $86^{\circ} 04' 14''$ East 58.40 feet; thence South $08^{\circ} 06' 37''$ East 10.00 feet to said northerly right of way; thence along said right of way South $81^{\circ} 53' 23''$ West 367.66 feet to the POINT OF BEGINNING. Containing 6,385 square feet more or less. See Exhibit 83, attached hereto and made a part hereof, consisting of approximately 29.52 acres.

Cool Area: Rezone the following additional three (3) parcels, as described below:

From: Commercial, General (CG)

To: Commercial, General – Community Design Review (CG – DC)

Assessor's Parcel No. **071-280-052**, being described as a portion of Section 19, T.12N., R.9E., M. D.M. Said portion is that part thereof described as follows: BEGINNING at a point in the Easterly line of State Route 49, being the Easterly terminus of the course described as N. $64^{\circ} 21' 34''$ W. 100.00 feet, in deed to State of California, recorded on June 19, 1962 in Book 596 at page 13 Official Records of El Dorado County; thence from said point of beginning along said line S. $25^{\circ} 38' 26''$ W. 85.20 feet to the TRUE POINT OF BEGINNING; thence from said TRUE POINT OF BEGINNING leaving said line S. $64^{\circ} 21' 34''$ E. 11.79 feet thence S. $32^{\circ} 29' 01''$ W. 98.98 feet to a point in said Easterly line; thence along said Easterly line N. $25^{\circ} 38' 26''$ E. 98.27 feet to the TRUE POINT OF BEGINNING, consisting of approximately 0.013 acres.

Assessor's Parcel No. **071-280-054**, being described as a portion of Section 19, T.12N., R.9E., M.D.M. Said portion is that part thereof described as follows: BEGINNING at a point in the Easterly line of State Route 49, being the Easterly terminus of the course described as "N. $64^{\circ} 21' 34''$ W.

100.00 feet" in deed to State of California, recorded on June 19, 1962 in Book 596 at page 13 Official Records of El Dorado County; THENCE from said point of beginning along said line S. 25° 38' 26" W. 85.20 feet; thence leaving said line s. 64° 21' 34" E. 141.06 feet; thence N. 03° 22' 21" E. 439.01 feet to a point in said Easterly line; thence along said Easterly line from a tangent that bears S. 16° 37' 48.11 W. along a curve to the right with a radius of 2050 feet through a central angle of 9 ° 00' 38", an arc distance of 322.39 feet to point of beginning. Excepting therefrom the following:

A portion of that tract of land in Section 19, T.12N., R9E., MDM, described in deed to State of California recorded August 1, 1989 in Book 3176, Page 726, Official Records of El Dorado County. Said portion is that part thereof described as follows: BEGINNING at a point in the easterly line of existing State Route 49 being the most northerly corner of said tract of land; THENCE from said point of beginning along the easterly line of said tract of land S.03° 22' 21" W. 298.97 feet; thence leaving said easterly line N.65° 32' 56" W. 73.46 feet; thence N.17° 29' 19" E. 281.04 feet, to the point of beginning, consisting of approximately 0.40 acres.

Assessor's Parcel No. 071-280-055, being described as a portion of that tract of land in Section 19, T.12N., R.9E., MDM described in deed to State of California recorded August 1, 1989 in Book 3176, page 726, Official Records of El Dorado County. Said portion is that part thereof described as follows: BEGINNING at a point in the easterly line of existing State Route 49 being the most northerly corner of said tract of land; THENCE from said point of beginning along the easterly line of said tract of land S. 03 °22' 21 W. 298.97 feet; thence leaving said easterly line N. 65° 32' 56" W. 73.46 feet; thence N. 17° 29' 19" E. 281.04 feet to the point of beginning, consisting of approximately 0.25 acres.

Section 2. This ordinance shall take effect and shall become effective thirty (30) days following the adoption hereof.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held on the 27th day of June, 2023, by the following vote of said Board:

ATTEST

Kim Dawson

Clerk of the Board of Supervisors

By *Kyle Kuperus*
Deputy Clerk
Kyle Kuperus

Ayes: Thomas, Hidahl, Turnboo, Laine

Noes: None

Absent: Parlin

Wendy Thomas
Chair, Board of Supervisors
Wendy Thomas

APPROVED AS TO FORM
DAVID LIVINGSTON
COUNTY COUNSEL

By: *Kathleen Markham*
Title: *Sr. Deputy County Counsel*