



County of El Dorado

Chief Administrative Office

Parks Division

200 Armory Drive
Placerville, CA 95667-4197

Don Ashton, MPA
Chief Administrative Officer

Phone (530) 621-5360
Fax (530) 642-0301

DATE: April 28, 2021

TO: Planning Commission

FROM: Vickie Sanders, Parks Manager

RE: Finding of Consistency for Donation of Real Property
Assessor's Parcel Number: 331-400-002, and;
Long Term Lease of Real Property Assessor's Parcel Number: 331-301-019

Recommendation:

The Chief Administrative Office, Parks Division, recommending the Planning Commission find that the County of El Dorado accepting a donation of property, identified by Assessor's Parcel Number (APN) 331-400-002 and entering into a long term lease of property identified by Assessor's Parcel Number (APN) 331-301-019, in the unincorporated community of El Dorado for purposes of developing a Sports Complex is consistent with the El Dorado County 2004 General Plan, pursuant to Government Code Section 65402.

Location:

The subject property located at 3447 Clemenger Drive off of Oak Dell Road which is off of Highway 49. The parcels surrounds Charles Brown School in El Dorado.

APN: 331-400-002 & 331-301-019 (Exhibit B)

Legal Description (Exhibit C)

General Plan Land Use Designation: (Exhibit D)

Zoning: (Exhibit E)

Supervisorial District 3

General Plan Consistency:

Pursuant to Government Code 65402 (Restrictions on acquisition and disposal of real property), the acquisition or sale of a property by a public agency must be reviewed by the planning agency for consistency with the General Plan. The planning agency for El Dorado County is the Planning Commission. The Commission must make a determination whether the proposed acquisition of the 39.59 acre property is consistent with the General Plan.

The 2004 General Plan designates the subject property as High Density Residential, Multi-Family Residential. The purpose of the land use category High Density Residential use designation identifies those areas suitable for intensive single-family residential development. The site is located within the El Dorado-Diamond Springs Community Region.

Use of the subject property for recreation is consistent with the High Density Residential land use designation. The acquisition of the subject property is consistent with the General Plan because it is consistent with the following Goals, Objectives, and Policies of the General Plan as listed below.

Goal 9.1: Parks and Recreation Facilities

Provide adequate recreation opportunities and facilities including developed regional and community parks, trails, and resource-based recreation areas for the health and welfare of all residents and visitors of El Dorado County.

Objective 9.1.1: Park Acquisition and Development

County shall assume primary responsibility for the acquisition and development of regional parks and assist in the acquisition and development of neighborhood and community parks to serve County residents and visitors.

Policy 9.1.1.4

Regional parks and recreation facilities shall incorporate natural resources such as lakes and creeks and serve a region involving more than one community. Facilities may include multi-purpose fields, group picnic areas, playgrounds, swimming facilities, amphitheaters, tennis courts, multi-purpose hardcourts, shooting sports facilities, concessionaire facilities, trails, nature interpretive centers, campgrounds, natural or historic points of interest, and community multi-purpose centers.

Policy 9.1.1.6

The primary responsibility of the County as a recreation provider shall be the establishment and provision of a regional park system to serve the residents of and visitors to the county.

Policy 9.1.1.7

Encourage and support efforts of independent recreation districts to provide parks and recreation facilities. The joint efforts of Community Services Districts, independent recreation districts, school districts, cities, and the County to provide parks and recreation facilities shall also be encouraged.

Policy 9.1.1.11

Focus park acquisition on recreation oriented facilities.

Goal 9.3: Recreation and Tourism

Greater opportunities to capitalize on the recreational resources of the County through tourism and recreational based businesses and industries.

Objective 9.3.3: Major Recreational Events

Actively encourage major recreational events to showcase El Dorado County and increase tourism.

Policy 10.1.6.5 The County shall designate areas Tourist Recreation to promote the development of tourist-related business. Such areas may be located along the U.S. Highway 50 corridor, other State highways, the American River Canyons, and other appropriate areas suitable for such uses.

A new zone district shall be established to differentiate between the low-intensity recreational uses and higher intensity recreational uses such as RV parks. The placement of this designation shall not be used as a precedent for additional high intensity land use designations in nearby areas.

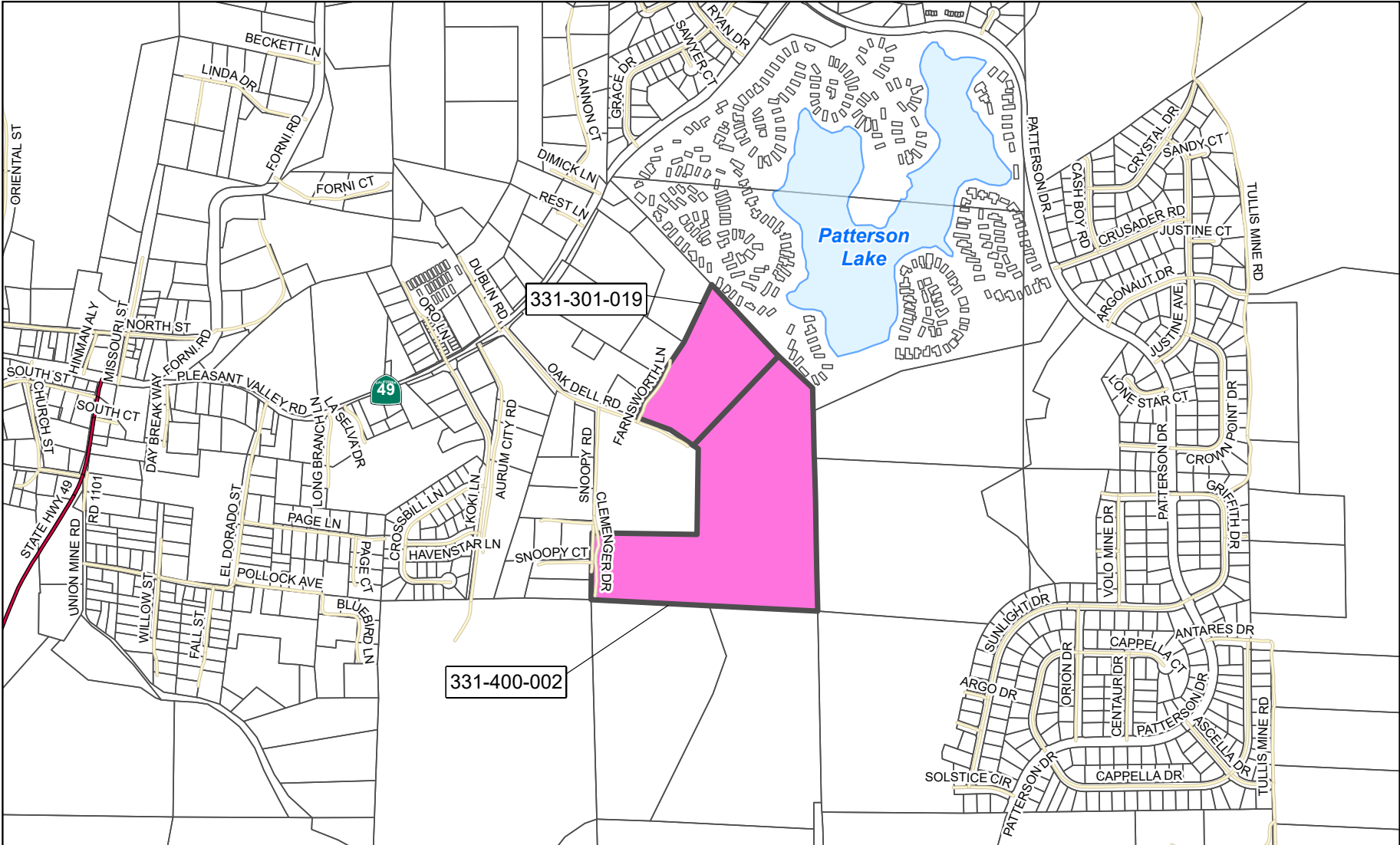
RECOMMENDATION:

Staff recommends the Planning Commission make the findings of General Plan consistency, pursuant to Government Code Section 65402, because the acquisition of 29.80 acres APN 331-400-002 and 9.72 acres APN 331-301-019 is consistent with the General Plan Goals, Objectives and Policies listed above.

ATTACHMENTS:

- Exhibit ALocation Map
- Exhibit BAssessor’s Parcel Map
- Exhibit CLegal Description
- Exhibit DGeneral Plan Land Use Map
- Exhibit E.....Zoning

Exhibit A - Location Map



DISCLAIMER

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NOTES:

LAYER INFORMATION MAY COVER ADDITIONAL AREAS OUTSIDE OF THE DISPLAYED AREA.

PREPARED AT THE REQUEST OF: County Parks, Vickie Sanders DATE: 03/17/2021

MAP PREPARED BY: Sara Dougherty, DATE: 04/27/2021

G.I.S. PROJECT ID: Parks_Project.aprx

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-8731



**APN 331-400-002 and
APN 331-301-019
Location Map**
Town of Diamond Springs
County of El Dorado
State of California

Roads

- HIGHWAY
- MINOR

Lakes

Parcels

Selected Parcels

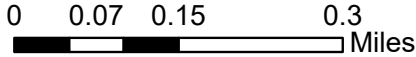
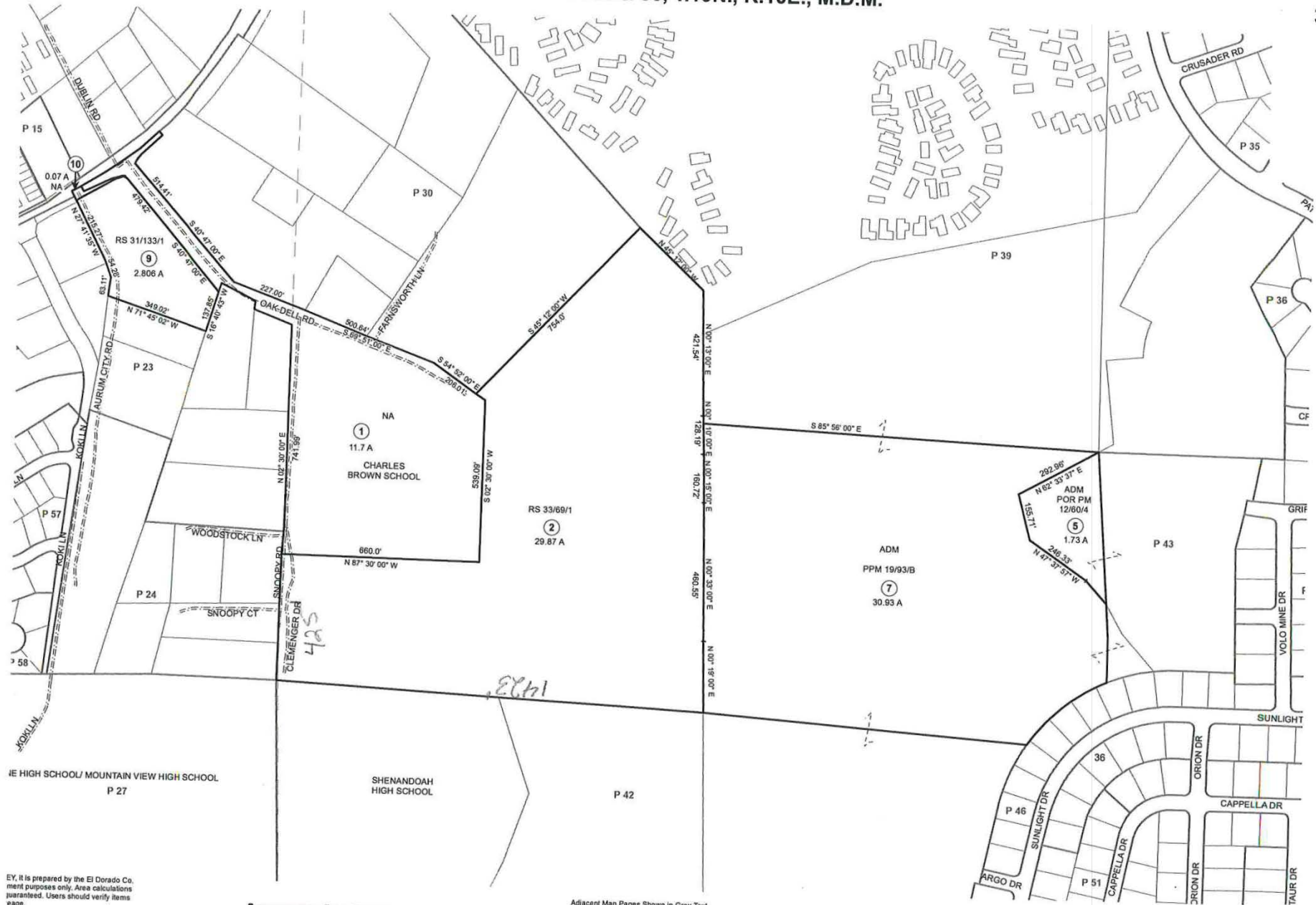


Exhibit B - Parcel Map

POR'S. SECS. 35 & 36, T.10N., R.10E., M.D.M.



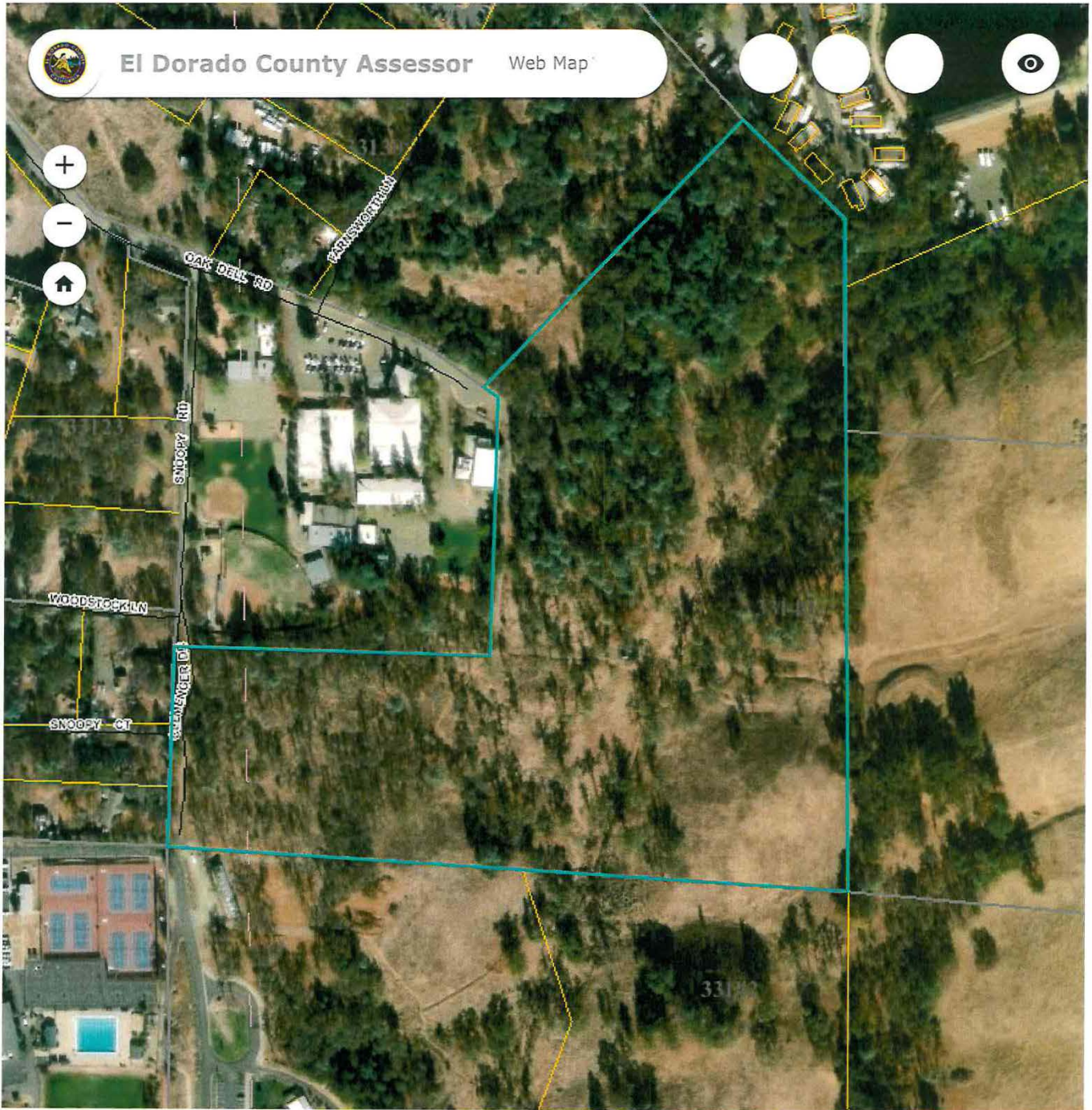
Map prepared by the El Dorado Co. for assessment purposes only. Area calculations are estimates. Users should verify items on site.

Acreages Are Estimates

Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Rev. Oct. 19, 2012

Assessor's Map
County of El Dorado



38.678 -120.832 Degrees

300ft



Exhibit C - Legal Description



Standard Scale 1 : 1



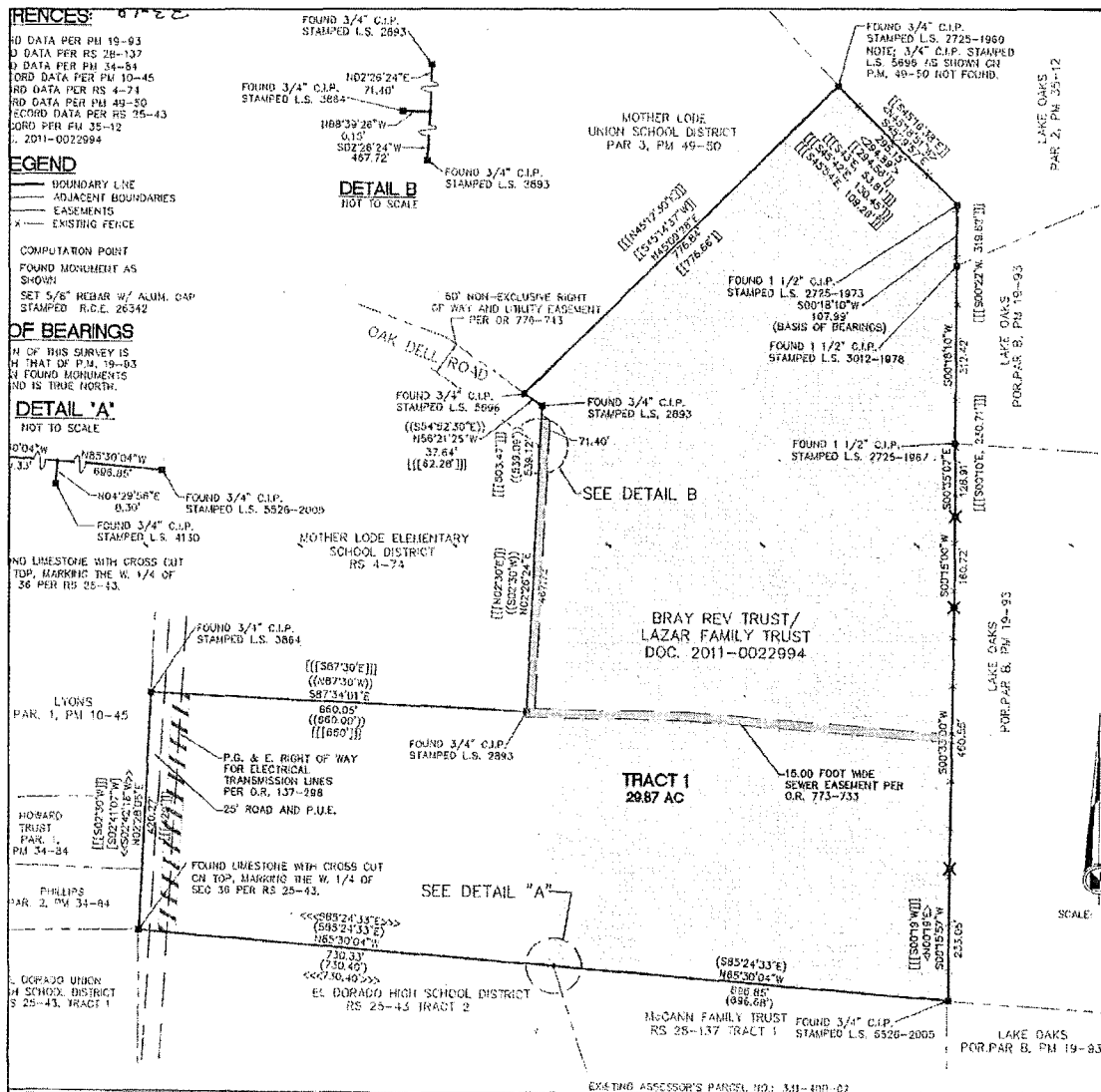
Preliminary title report dated as of August 5, 2019

Order Number: P-350770

Date Prepared: 08/21/2019

Property Address: 3447 Clemenger Drive, Diamond Springs, CA 95619

Assessor's Parcel No.: 331-400-002-000



LEGEND

Parcel One (Fee, Property in Question)

Item No. 5 - Easement for electrical facilities and incidental purposes July 12, 1934, Book 137, Page 298, of Official Records Affects as described therein

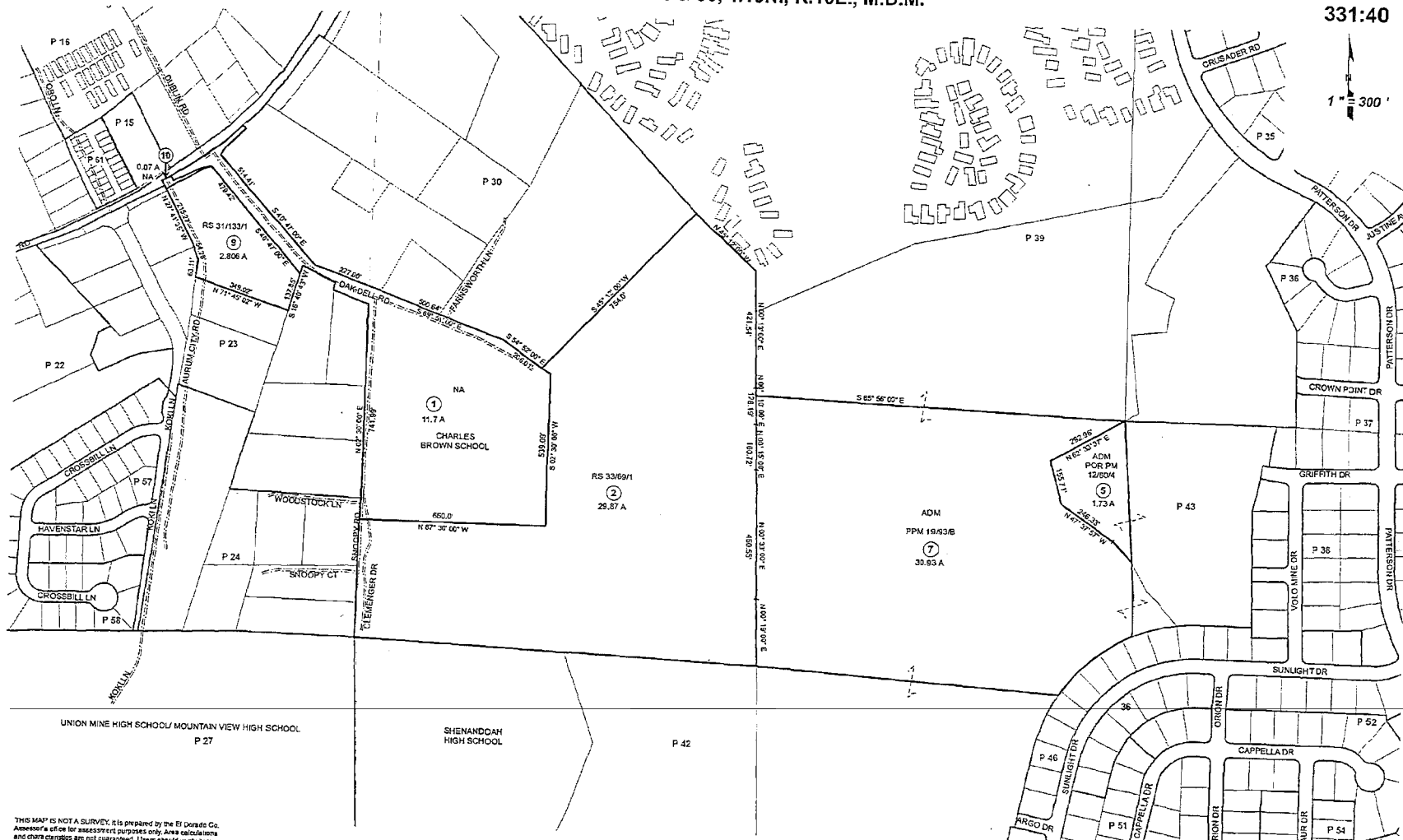
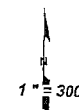
Parcel Two (Fee, Property in Question)

Item No. 6 - Easement for sanitary sewer facilities and incidental purposes January 18, 1966, Book 773, Page 733, of Official Records Affects as described therein

IT IS NOT A PLAT OR SURVEY OF THE LAND DEPICTED. THIS MAP IS FURNISHED MERELY AS A CONVENIENCE TO AID YOU IN LOCATING THE LAND INDICATED HEREON WITH REFERENCE TO STREETS AND OTHER LAND. THE COMPANY ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE THEREON.
NOTE: EASEMENTS DEPICTED HEREON ARE PROVIDED AS A COURTESY ONLY AND NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS THEREOF. IT IS RECOMMENDED THAT A SURVEY BE OBTAINED FROM A LICENSED PROFESSIONAL TO DETERMINE ACTUAL LOCATIONS.

POR'S. SECS. 35 & 36, T.10N., R.10E., M.D.M.

331:40



THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and other statistics are not guaranteed. Users should verify items such as dimensions and acreage.

Acreages Are Estimates

Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Rev. Oct. 19, 2012

Assessor's Map Bk. 331, Pg. 40
County of El Dorado, CA

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 331-400-002-000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF EL DORADO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 10 NORTH, RANGE 10 EAST, M.D.B.&M.

EXCEPTING THEREFROM FROM PARCEL ONE: THAT PORTION THEREOF WHICH LIES NORTH, WEST, NORTHWEST AND NORTHEAST OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST LINE OF SAID SECTION 36 FROM WHICH A LIMESTONE MONUMENT AT THE WEST QUARTER OF SAID SECTION 36 BEARS SOUTH 2°30' WEST 420 FEET, SAID POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF THE 3 ACRE PARCEL OF LAND DESCRIBED IN THE DEED TO MOTHER LODE UNION HIGH SCHOOL DISTRICT, RECORDED APRIL 13, 1962 IN BOOK 587, PAGE 649 OFFICIAL RECORDS OF EL DORADO COUNTY; THENCE FROM SAID POINT OF BEGINNING ALONG THE SOUTH AND EAST LINE OF SAID 3 ACRE PARCEL OF LAND, SOUTH 87°30' EAST 660 FEET AND NORTH 2°30' EAST 198 FEET TO THE SOUTHEAST CORNER OF THE 7 ACRE PARCEL OF LAND DESCRIBED IN THE DEED TO MOTHER LODE UNION ELEMENTARY SCHOOL DISTRICT, RECORDED APRIL 27, 1961 IN BOOK 547, PAGE 647, OFFICIAL RECORDS OF EL DORADO COUNTY; THENCE ALONG THE EAST AND NORTHEAST LINE OF SAID 7 ACRE PARCEL OF LAND; NORTH 2°30' EAST 305.47 FEET AND NORTH 54°52'30" WEST 62.28 FEET TO THE MOST SOUTHERLY CORNER OF THE 10 ACRE PARCEL OF LAND DESCRIBED IN THE DEED TO HARRY D. BODLAK, RECORDED FEBRUARY 26, 1960 IN BOOK 499 PAGE 252 OFFICIAL RECORDS OF EL DORADO COUNTY; THENCE NORTH 45°12'30" EAST ALONG THE SOUTHEAST LINE OF SAID 10 ACRE PARCEL OF LAND, 806.52 FEET TO THE MOST EASTERLY CORNER OF SAID 10 ACRE PARCEL OF LAND BEING A POINT IN AN EXISTING FENCE LINE AS REFERRED TO IN THE BOUNDARY LINE AGREEMENT BETWEEN HARRY D. BODLAK, ET AL, RECORDED MAY 29, 1962 IN BOOK 593, PAGE 443; THENCE ALONG SAID EXISTING FENCE LINE AS REFERRED TO IN SAID AGREEMENT SOUTH 43° EAST 53.18 FEET; SOUTH 45°42' EAST 130.45 FEET AND SOUTH 45°54' EAST 109.26 FEET; THENCE SOUTH 45°54' EAST TO THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 36 AND THE TERMINUS OF SAID LAND.

ALSO EXCEPTING THEREFROM PARCEL ONE: ANY PORTION THEREOF WHICH MAY LIE EASTERLY OF A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY TERMINUS OF SAID LINE, MARKED BY A 1/2 INCH IRON PIPE SET IN FENCE LINE FROM WHICH POINT THE WEST QUARTER CORNER OF SECTION 36, TOWNSHIP 10 NORTH, RANGE 10 EAST, M.D.B.&M., BEARS SOUTH 25°38' WEST 404.60 FEET AND SOUTH 33°37' WEST 598.88 FEET AND SOUTH 14°17'30" WEST 1142.72 FEET; THENCE LEAVING SAID POINT OF BEGINNING AND ALONG AN EXISTING FENCE LINE, SOUTH 43°08' EAST 432.36 FEET; THENCE SOUTH 43°42' EAST 130.45 FEET; THENCE SOUTH 45°54' EAST 109.26 FEET; 258.81 FEET; THENCE SOUTH 0°22' WEST 319.62 FEET; THENCE SOUTH 0°10' EAST 230.17 FEET; THENCE SOUTH 0°15' WEST 160.72 FEET; THENCE SOUTH 0°33' WEST 460.55 FEET; THENCE SOUTH 0°19' WEST 562.44 FEET; THENCE SOUTH 0°20' WEST 451.78 FEET; THENCE SOUTH 0°36' EAST 416.71 FEET TO A CORNER FENCE POST MARKING THE SOUTHERLY TERMINUS OF SAID LINE.

PARCEL NO. 2:

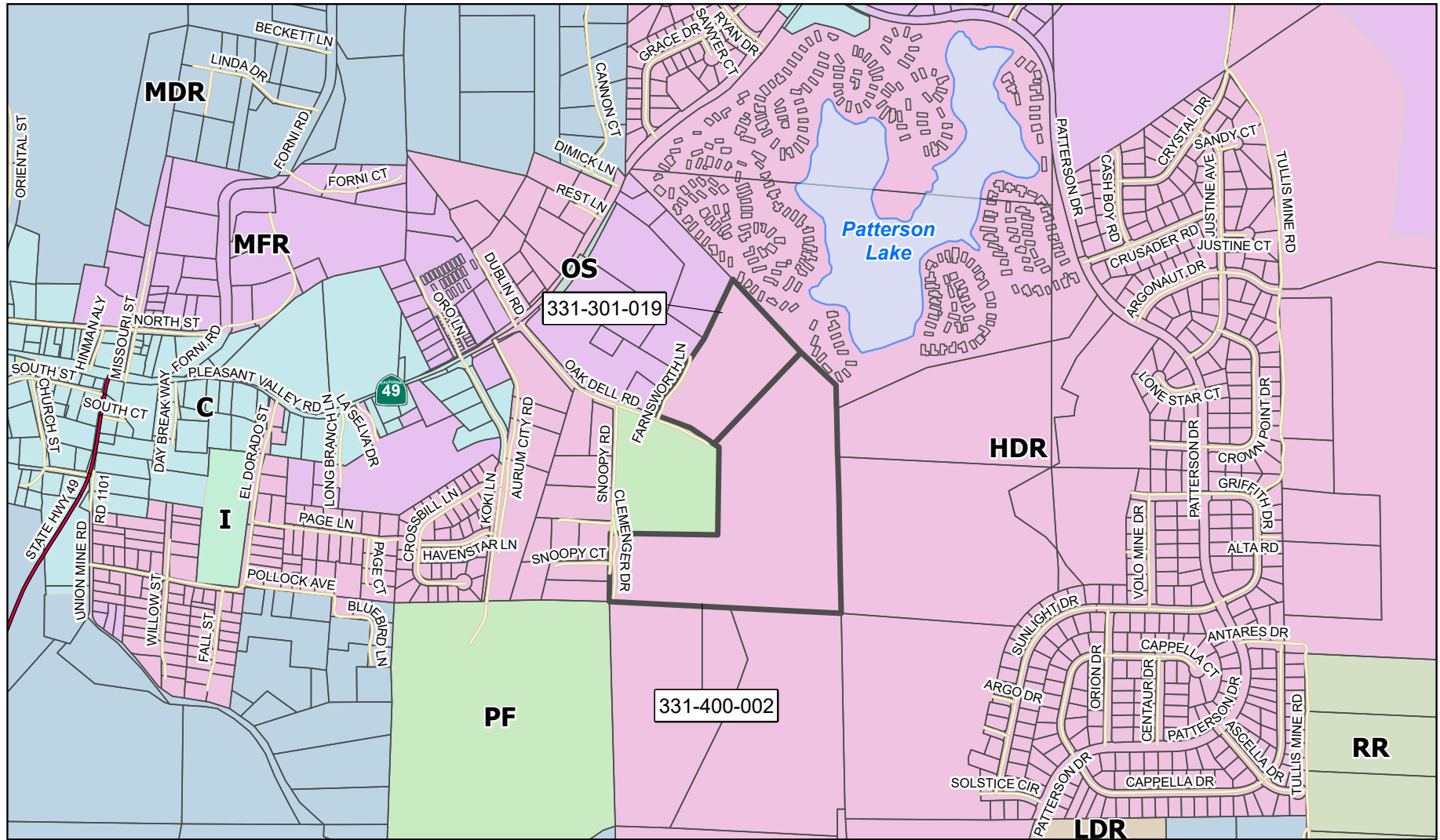
ANY PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 10 NORTH, RANGE 10 EAST, M.D.B.&M., WHICH MAY LIE SOUTHWEST AND WESTERLY OF A LINE DESCRIBED AS FOLLOWS:

EXHIBIT "A"

Legal Description
(continued)

COMMENCING AT THE NORTHERLY TERMINUS OF SAID LINE MARKED BY A 1/2 INCH IRON PIPE SET IN FENCE LINE FROM WHICH POINT THE WEST QUARTER CORNER OF SECTION 36, TOWNSHIP 10 NORTH, RANGE 10 EAST, M.D.B.&M., BEARS SOUTH 25°38' WEST 404.60 FEET AND SOUTH 33°37' WEST 589.88 FEET AND SOUTH 14°17'30" WEST 1142.72 FEET; THENCE LEAVING SAID POINT OF BEGINNING AND ALONG AN EXISTING FENCE LINE, SOUTH 43°08' EAST 432.36 FEET; THENCE SOUTH 43°00' EAST 258.81 FEET; THENCE SOUTH 45°42' EAST 130.45 FEET; THENCE SOUTH 45°54' EAST 109.26 FEET; THENCE SOUTH 0°22' WEST 319.62 FEET; THENCE SOUTH 0°10' EAST 230.71 FEET; THENCE SOUTH 0°15' WEST 160.72 FEET; THENCE SOUTH 0°33' WEST 460.55 FEET; THENCE SOUTH 0°19' WEST 562.44 FEET; THENCE SOUTH 0°20' WEST 451.78 FEET; THENCE SOUTH 0°36' EAST 416.71 FEET TO A CORNER OF FENCE POST MARKING THE SOUTHERLY TERMINUS OF SAID LINES.

Exhibit D - Land Use



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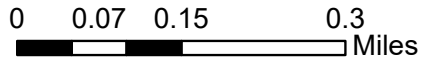
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PREPARED AT THE REQUEST OF: County Parks, Vickie Sanders
 DATE: 03/17/2021

MAP PREPARED BY: Sara Dougherty, DATE: 04/27/2021

G.I.S. PROJECT ID: Parks_Project.aprx

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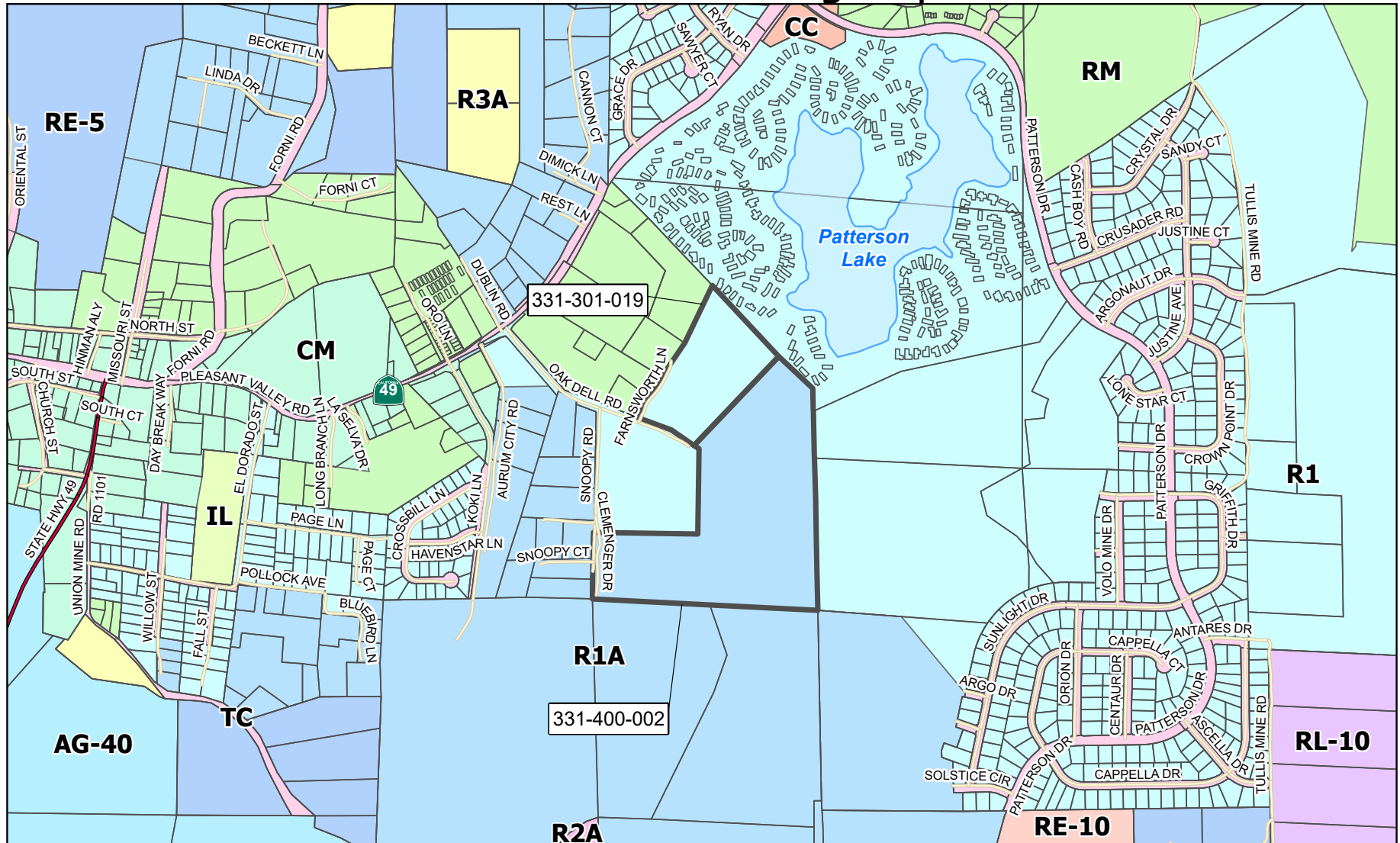


APN 331-400-002 and APN 331-301-019 Landuse Map

Town of Diamond Springs
 County of El Dorado
 State of California

Roads		Landuse			
	HIGHWAY		Commercial		Multi-Family Residential
	MINOR		High Density Residential		Open Space
	Lakes		Industrial		Public Facilities
	Parcels		Low Density Residential		Rural Residential
	Selected Parcels		Medium Density Residential		

Exhibit E - Zoning Map



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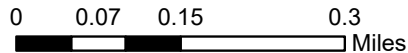
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APN 331-400-002 and APN 331-301-019 Zoning Map

Town of Diamond Springs
County of El Dorado
State of California



Roads

- Highway
- Minor
- Lakes
- Parcels
- Selected Parcels

Zoning Areas

- Agricultural Grazing 40 Acres
- Commercial Community
- Commercial Mainstreet
- Industrial Low
- Residential Single Unit
- Residential 1 Acre
- Residential 2 Acres
- Residential 3 Acres
- Residential Estate 10 Acres
- Residential Estate 5 Acres
- Rural Land 10 Acres
- Residential Multi-Unit
- Transportation Corridor