

STAFF ANALYSIS

Project Description:

El Dorado County is proposing to acquire Pollock Pines Recreation Park which is approximately 12.619 acres of the Forebay Recreation Area. The park includes the “Senior Center” building and asphalt paved parking area; the Snowline Little League baseball diamond, concession building with announcer’s stand, batting cages and bleachers; horseshoe pits and restrooms; two storage bins; two septic systems; and undeveloped woodland. The subject property is currently owned by the El Dorado Irrigation District (EID).

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	RF	PF	Park facilities
North	R1	HDR	Single-family residential
South	R1	HDR	Single-family residential
East	R1	HDR	Single-family residential
West	RF, RA-80	PF	Forebay Park

General Plan: The 2004 General Plan designates the subject property as Public Facilities (PF). This land use category includes only publicly-owned lands used for public facilities such as sanitary landfills, storage and maintenance yards, regional parks and recreation facilities, fire stations, schools, community parks and recreation facilities, libraries, administration and support buildings, hospitals (including non-profit), airports, transit facilities, water and sewer treatment facilities, etc. This designation is considered appropriate within Community Regions, Rural Centers, and Rural Regions.

OBJECTIVE 9.1.1: PARK ACQUISITION AND DEVELOPMENT: The 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 9.1.1.1: The County shall assist in the development of regional, community, and neighborhood parks, ensure a diverse range of recreational opportunities at a regional, community, and neighborhood level, and provide park design guidelines and development standards for park development. The following standards shall be used as guidelines for the acquisition and development of park facilities:

Guidelines For Acquisition and Development of Park Facilities	
Park Types	Developed
Regional Parks	1.5 ac/1,000 population
Community Parks	1.5 ac/1,000 population
Neighborhood Parks	2.0 ac/1,000 population
<i>Specific Standards (Neighborhood and Community Parks)</i>	
Cameron Park Community Services District	5.0 ac/1,000 population
El Dorado Hills Community Services District	5.0 ac/1,000 population
Planned Communities	5.0 ac/1,000 population

The parkland dedication/in-lieu fees shall be directed towards the purchase and funding of neighborhood and community parks.

Discussion: The proposed acquisition will utilize parkland fees for the purchase of the Pollock Pines Recreation Park.

Policy 9.1.1.3: Community parks and recreation facilities shall provide a focal point and gathering place for the larger community. Community parks are generally 10 to 44 acres in size, are for use by all sectors and age groups, and may include multi-purpose fields, ball fields, group picnic areas, playground, tot lot, multi-purpose hard courts, swimming pool, tennis courts, and a community center.

Discussion: The existing park is considered a community park and serves the community of Pollock Pines. It is approximately 12.619 acres and includes a “senior center”, baseball diamond (with concession building, announcer’s stand, batting cages and bleachers), asphalt paved parking area, horseshoe pits, restrooms, and undeveloped woodland.

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.

Discussion: The County’s Chief Administrative Office is working with the El Dorado Irrigation District to continue providing recreational facilities in the community of Pollock Pines.

Policy 9.1.1.11: Focus park acquisition on recreation oriented facilities.

Discussion: The proposed acquisition is consistent with focusing on recreation oriented facilities, as the park includes active recreation facilities including the baseball diamond and associated facilities as well as the horseshoe pits.

Zoning: The subject property is zoned RF, Recreational Facilities. Parks are allowed in the RF zone district by right. Surrounding properties to the north, east, and south are zoned R1, single family residential. Property to the west is part of the Forebay Recreation Area, which is also zoned RF.

ENVIRONMENTAL REVIEW

This project has been found to be exempt from the requirements of CEQA pursuant to Section 15325 of the CEQA Guidelines (Transfers of Ownership of Interest in Land to Preserve Existing Natural Conditions and Historical Resources). Section F allows for an exemption for “Acquisition, sale, or other transfer to preserve open space or lands for park purposes.” This request is solely related to general plan consistency issues related to the acquisition; there are no construction activities contemplated at this time.

RECOMMENDATION

Staff recommends the Planning Commission find that the proposed property acquisition by the Chief Administrative Office for a portion of Assessor’s Parcel Number 101-330-77-100 is consistent with the 2004 General Plan.

ATTACHMENTS:

- Attachment 1 Findings
- Attachment 2 Aerial Location Map
- Attachment 3 Record of Survey

ATTACHMENT 1

FILE NUMBER GOV14-0003

Findings of Consistency

The Planning Commission finds the request for General Plan Finding of Consistency for the property acquisition by the El Dorado County Chief Administrative Office of the Pollock Pines Recreation Park is consistent with the General Plan policies.

1. Pursuant to Government Code Section 65402, the project has been found to be exempt from CEQA pursuant to Section 15060 of the CEQA Guidelines stating that the activity is not a project as defined under Section 15325(f) of the CEQA Guidelines.
2. The proposed site acquisition and existing land use is consistent with the policies in the El Dorado County General Plan. The Planning Commission finds that the proposed acquisition and existing land use is consistent with the 2004 General Plan Policies 9.1.1.1, 9.1.1.3, 9.1.1.7, 9.1.1.11.

Policy 9.1.1.1: The County shall assist in the development of regional, community, and neighborhood parks, ensure a diverse range of recreational opportunities at a regional, community, and neighborhood level, and provide park design guidelines and development standards for park development. The following standards shall be used as guidelines for the acquisition and development of park facilities:

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The parkland dedication/in-lieu fees shall be directed towards the purchase and funding of neighborhood and community parks.

Finding: The proposed acquisition will utilize parkland fees for the purchase of the Pollock Pines Recreation Park.

Policy 9.1.1.3: Community parks and recreation facilities shall provide a focal point and gathering place for the larger community. Community parks are generally 10 to 44 acres in size, are for use by all sectors and age groups, and may include multi-purpose fields, ball fields, group

picnic areas, playground, tot lot, multi-purpose hard courts, swimming pool, tennis courts, and a community center.

Finding: The existing park is considered a community park and serves the community of Pollock Pines. It is approximately 12.69 acres and includes a “senior center”, baseball diamond (with concession building, announcer’s stand, batting cages and bleachers), asphalt paved parking area, horseshoe pits, restrooms, and undeveloped woodland.

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.

Finding: The County’s Chief Administrative Office is working with the El Dorado Irrigation District to continue providing recreational facilities in the community of Pollock Pines.

Policy 9.1.1.11: Focus park acquisition on recreation oriented facilities.

Finding: The proposed acquisition is consistent with focusing on recreation oriented facilities, as the park includes active recreation facilities including the baseball diamond and associated facilities as well as the horseshoe pits.



BASE MAP REFERENCE: Google Earth, Aerial Data Dated 6/10/2012

 <p>YOUNGDAHL CONSULTING GROUP, INC. GEOTECHNICAL ▪ ENVIRONMENTAL ▪ MATERIALS TESTING</p>	Project No.: E14135.000	SITE PLAN Forebay Recreation Area - Phase I ESA Pollock Pines, California	FIGURE 2
	May 2014		

ATTACHMENT 2 - AERIAL LOCATION MAP

Record of Survey

A PORTION OF THE EAST 1/2 OF SECTION 25 T.11N., R.12 E. M.D.M.

COUNTY of EL DORADO STATE of CALIFORNIA
JULY, 2014 1"=200'
SHEET 1 of 1

CARLTON ENGINEERING INC.

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT AT THE REQUEST OF:

El Dorado County IN JUNE OF 2014



ALAN CARLTON - L.S. 5093

DATED _____

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS _____ DAY OF _____, 2014

RICHARD L. BRINER L.S. 5084
COUNTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA

PHILIP R. MOSBACHER L.S. 7109
DEPUTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA

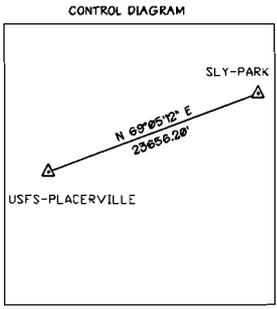
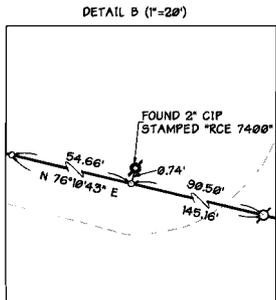
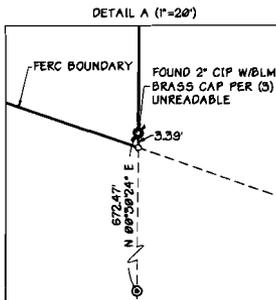
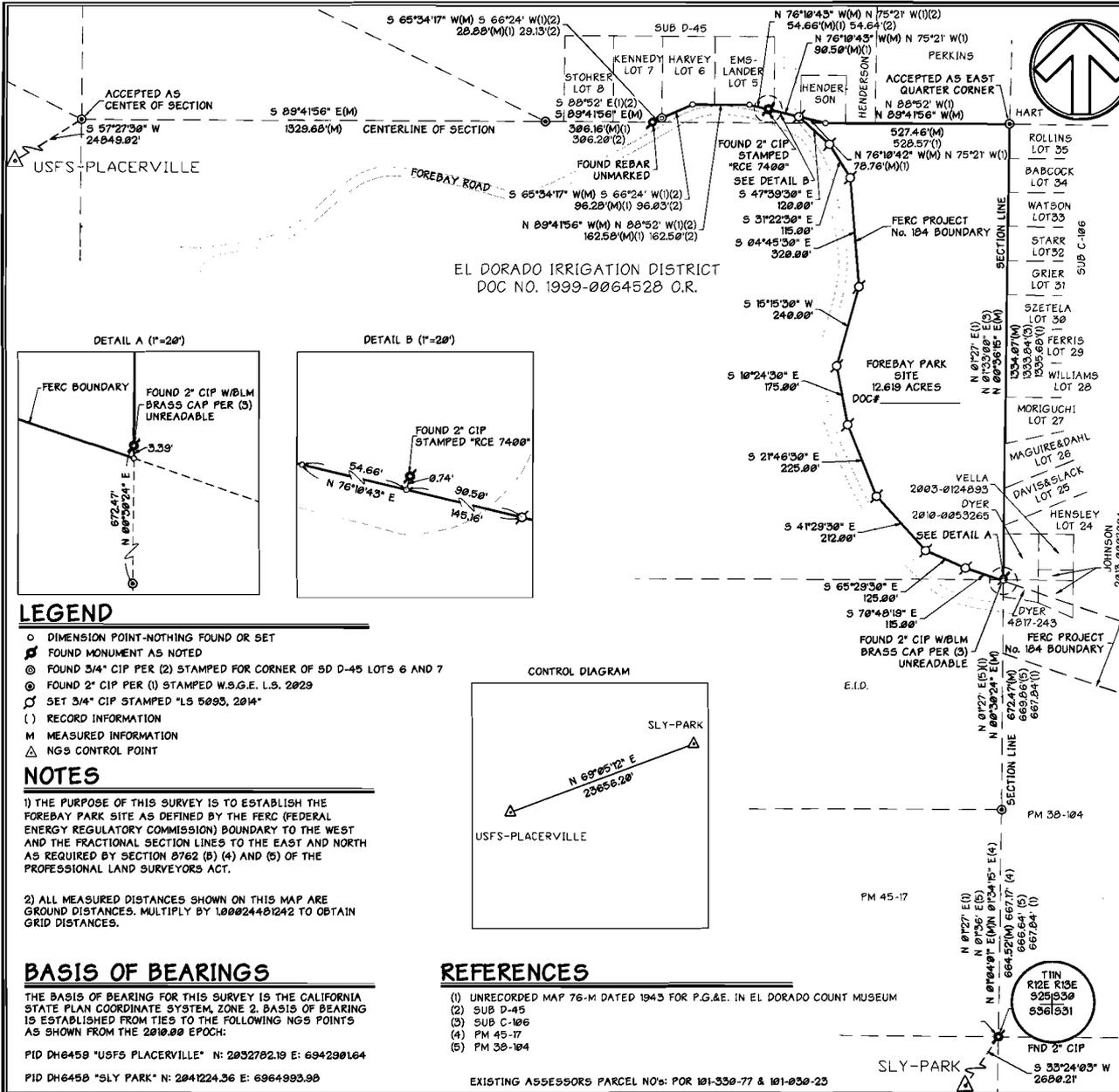
COUNTY RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2014, AT _____
IN BOOK _____ OF RECORD OF SURVEYS AT PAGE _____,
AT THE REQUEST OF _____ EL DORADO COUNTY

DOCUMENT NUMBER _____

WILLIAM E. SCHULTZ
COUNTY RECORDER, CLERK
COUNTY OF EL DORADO

BY: _____ DEPUTY



LEGEND

- DIMENSION POINT-NOTHING FOUND OR SET
- ⊕ FOUND MONUMENT AS NOTED
- ⊙ FOUND 3/4" CIP PER (2) STAMPED FOR CORNER OF SD D-45 LOTS 6 AND 7
- ⊕ FOUND 2" CIP PER (1) STAMPED W.S.G.E. L.S. 2029
- ⊕ SET 3/4" CIP STAMPED "LS 5093, 2014"
- () RECORD INFORMATION
- M MEASURED INFORMATION
- △ NGS CONTROL POINT

NOTES

- 1) THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE FOREBAY PARK SITE AS DEFINED BY THE FERC (FEDERAL ENERGY REGULATORY COMMISSION) BOUNDARY TO THE WEST AND THE FRACTIONAL SECTION LINES TO THE EAST AND NORTH AS REQUIRED BY SECTION 8762 (B) (4) AND (5) OF THE PROFESSIONAL LAND SURVEYORS ACT.
- 2) ALL MEASURED DISTANCES SHOWN ON THIS MAP ARE GROUND DISTANCES. MULTIPLY BY 1.0024441242 TO OBTAIN GRID DISTANCES.

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS THE CALIFORNIA STATE PLAN COORDINATE SYSTEM, ZONE 2. BASIS OF BEARING IS ESTABLISHED FROM TIES TO THE FOLLOWING NGS POINTS AS SHOWN FROM THE 2010.00 EPOCH:

PID DH6459 "USFS PLACERVILLE" N: 2032702.19 E: 6942301.64
PID DH6450 "SLY PARK" N: 2041224.36 E: 6964903.90

REFERENCES

- (1) UNRECORDED MAP 76-M DATED 1943 FOR P.G.&E. IN EL DORADO COUNT MUSEUM
- (2) SUB D-45
- (3) SUB C-106
- (4) PM 45-17
- (5) PM 30-104

EXISTING ASSESSORS PARCEL NO'S: POR 101-330-77 & 101-030-23