

**GOV14-0003/Pollock Pines Recreation Park** – As approved by the Planning Commission on October 23, 2014

**Findings**

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:

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.

**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.