

FOR SALE

NWQ PLEASANT VALLEY ROAD AND FORNI ROAD ±15.9 ACRES

6381 PLEASANT VALLEY ROAD, EL DORADO, CALIFORNIA

PLACERVILLE



MISSOURI FLAT ROAD

DIAMOND SPRINGS

PLEASANT VALLEY ROAD

FORNI ROAD

EL DORADO SITE

PLEASANT VALLEY ROAD

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NEWCASTLE
PROPERTIES
GROUP



ASKING PRICE: \$225,000

GENERAL PLAN LAND USE: Commercial

ZONING:

Commercial Main Street - Design Control (CM-DC)

The CM, Main Street Commercial Zone, allows a wide range of pedestrian oriented retail, office, and mixed use development comprised of commercial and residential uses. Flexible development standards are applied to facilitate preservation of historic structures and to encourage new development compatible with the identity of each unique community. This zone is generally appropriate for historic downtown areas or town centers.

The DC, Design Control Zone, Section shall apply to all areas that are either adjacent and visible from Statehighways, located within the Missouri Flat Road Corridor, or located within community design review areas established by the Board. thier propose is to provide for individual communities to develop design review standards for the protection, enhancement, and use of places, sites, buildings, and structures in order to insure a sense of community identity;

WATER:

12" water line in Pleasant Valley Road

6" water line in Forni Road

(Source: El Dorado Irrigation District 530.622.4513)

SEWER LINE:

24" sewer line in Pleasant Valley Road

6" sewer line in Forni Road

(Source: El Dorado Irrigation District 530.622.4513)

THE LOCATION

This scenic acreage lies near the Diamond Springs CDP, in the historic community of El Dorado. El Dorado is a quaint historic community that provides a connection between the City of Placerville (El Dorado County Seat) and the communities of Cameron Park and Shingle Springs to the west. It is rural in character, yet close to existing retail and medical services in nearby communities. The nearby Union Mine High School has a California School Rank of 9 out of 10.

FEATURES:

- Amenities Nearby
- In-fill location
- Scenic Location
- Short Distance to US Highway 50, Placerville and Shingle Springs/Cameron Park
- Strong Schools Nearby

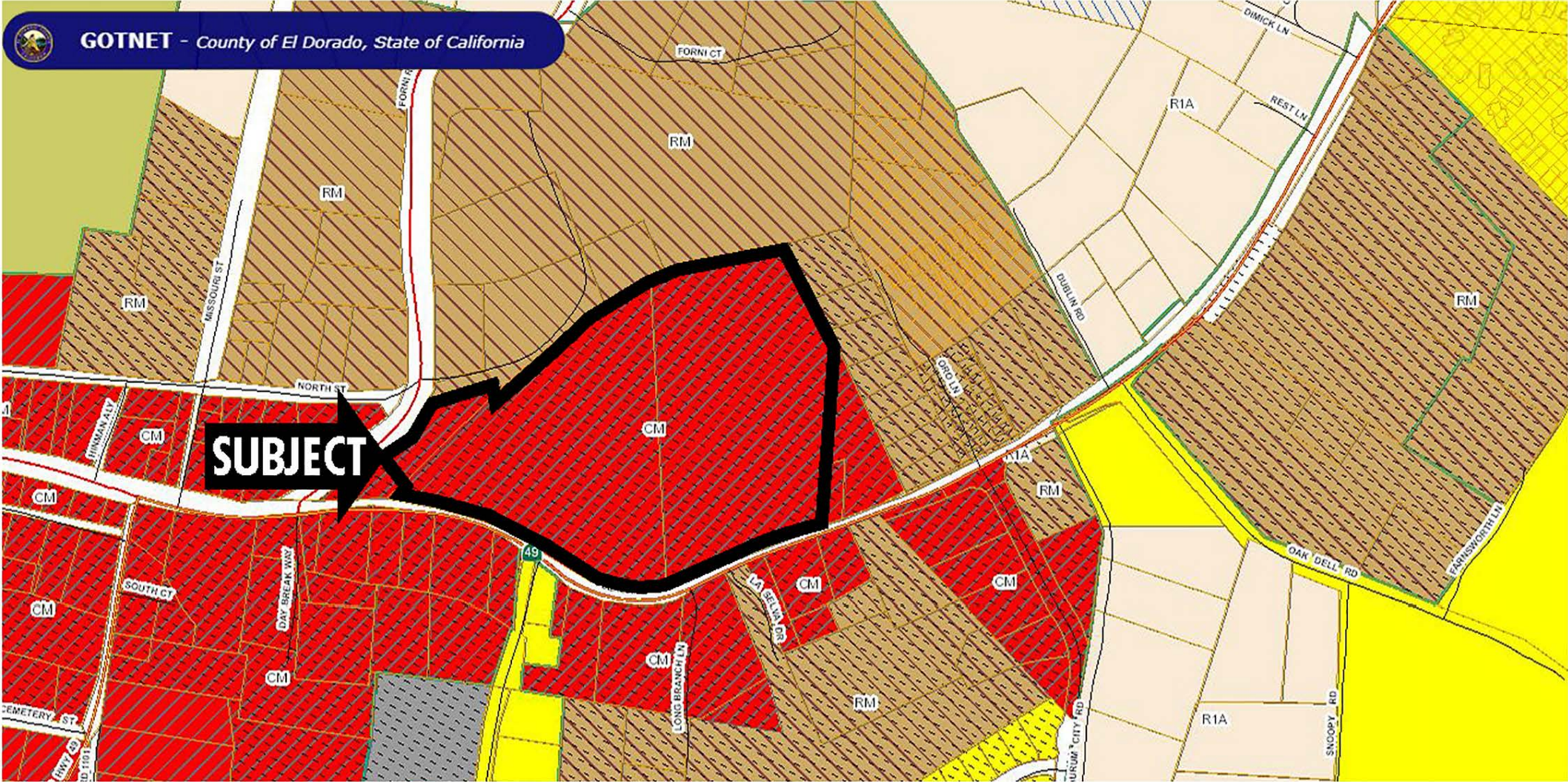
THE POSSIBILITIES:






















- Day Care Center
- Communication Facilities
- Community Care Facility
- Land Investment
- Office-Professional and Medical
- Mixed Use Development
- Retail Development
- Restaurants
- Rural Private Estates

THE OPPORTUNITY

The property is currently zoned "Commercial Mainstreet". Due to its location within the historic mining community of El Dorado, commercial uses may be feasible. Alternatively, this site is located in a desirable residential area should an investor contemplate such a development proposal.

NOTE: All uses and potential modifications to existing entitlements are subject to El Dorado County approvals.



 Commercial Community	 Industrial	 Rural Land - 10 Acres	 Valley View - Specific Plan	 Tahoe Basin
 Commercial General	 Research & Development	 Rural Land - 20 Acres	 Marble Valley - Tentative Map	 Design Review - Community
 Commercial Limited	 Residential Single Unit	 Rural Land - 40 Acres	 Meyers Community Plan -1	 Planned Development
 Commercial Mainstreet	 Residential Multi-Unit	 Rural Land - 80 Acres	 Meyers Community Plan -2	 Design Review Historical
 Commercial Professional Office	 Residential 20,000	 Rural Land - 160 Acres	 Meyers Community Plan -3	 Manufactured/Mobile Home Park
 Commercial Regional	 Residential 1 Acre	 Recreational Facility	 Meyers Community Plan -4	 Agricultural District Boundary
 Open Space	 Residential 2 Acres	 Recreational Facility - Low	 Meyers Community Plan -5	 Airport Safety Zone
 Forest Resource - 40 Acres	 Residential 3 Acres	 Recreational Facility - High	 City of Placerville	 Parcel Base
 Forest Resource - 160 Acres	 Residential Estate - 5 Acres	 Carson Creek - Specific Plan	 City of South Lake	 Major Roads
 Timber Production Zone	 Residential Estate - 10 Acres	 Promontory - Specific Plan	 Transportation Corridor	

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FORNI ROAD

NORTH STREET

FORNI ROAD

PLEASANT VALLEY ROAD

ORO LANE

PLEASANT VALLEY ROAD



NEWCASTLE
PROPERTIES
GROUP

NEARBY COMMUNITIES

PLACERVILLE

Placerville is a charming California “gold rush” town named after the placer gold deposits found in its river beds and hills in the late 1840’s. Its treasured heritage is reflected in the historical, nineteenth-century architecture of its downtown. The Pony Express topped in Placerville as did the famous mail carrier Snowshoe Thompson.

APPLE HILL™

Whether you are looking for the perfect pumpkin or Primitivo, Cabernet or Christmas tree, the Apple Hill Growers are looking forward to sharing their bountiful back-roads with you. For some, Apple Hill™ means berry farms, u-pick apple ranches, and kid-friendly activities. For grown-ups, it’s fine wines and handcrafted beers in an incredible Sierra-soaked setting. For others, it’s Christmas trees for as far as your group can wander. A trip to Apple Hill™ is a fall family favorite, but some ranches are open year-round.

SHINGLE SPRINGS

Originally an early, bustling, California gold mining settlement, Shingle Springs has taken on the character of a peaceful country community with ranches and homes on acreage. The area was riddled with rich placer mines, yielding up to \$200 per rocker per day. With the discovery of gold came people and the first general store in 1865. As claims failed, the miners moved on, but cattle ranchers and farmers saw the value in these hills and continued to support the area. The first post office was established on February 3, 1853, and in 1866 the Sacramento Valley Railroad was extended to Shingle Springs. As a railroad terminus, the town boomed with trains and stages departing daily. It became one of the busiest business centers in the Golden State.

SOURCE: <https://visit-eldorado.com/placerville/>

SOURCE: <https://www.sscpchamber.org/about-the-area/>

CAMERON PARK

Cameron Park is a relatively new community in a county where gold was discovered in 1848 to set the stage for the California Gold Rush. Visionary Larry Cameron purchased the 5000 foothill acres that now encompass Cameron Park in the 50’s for ranching purposes. Slowly, with the help of others, he divided the land into lots of varying sizes. Cameron Park reflects a wide scope of interests, with ranch sized properties, medium and high density residential, shopping areas, a championship country club, recreational lake and the Airpark Estates. The Cameron Airpark Estates provides a unique opportunity for pilots to commute from home to destination without ever leaving the plane. Wide streets double as taxiways between homes and the airstrip.



PARCEL MAP COMPOSITE

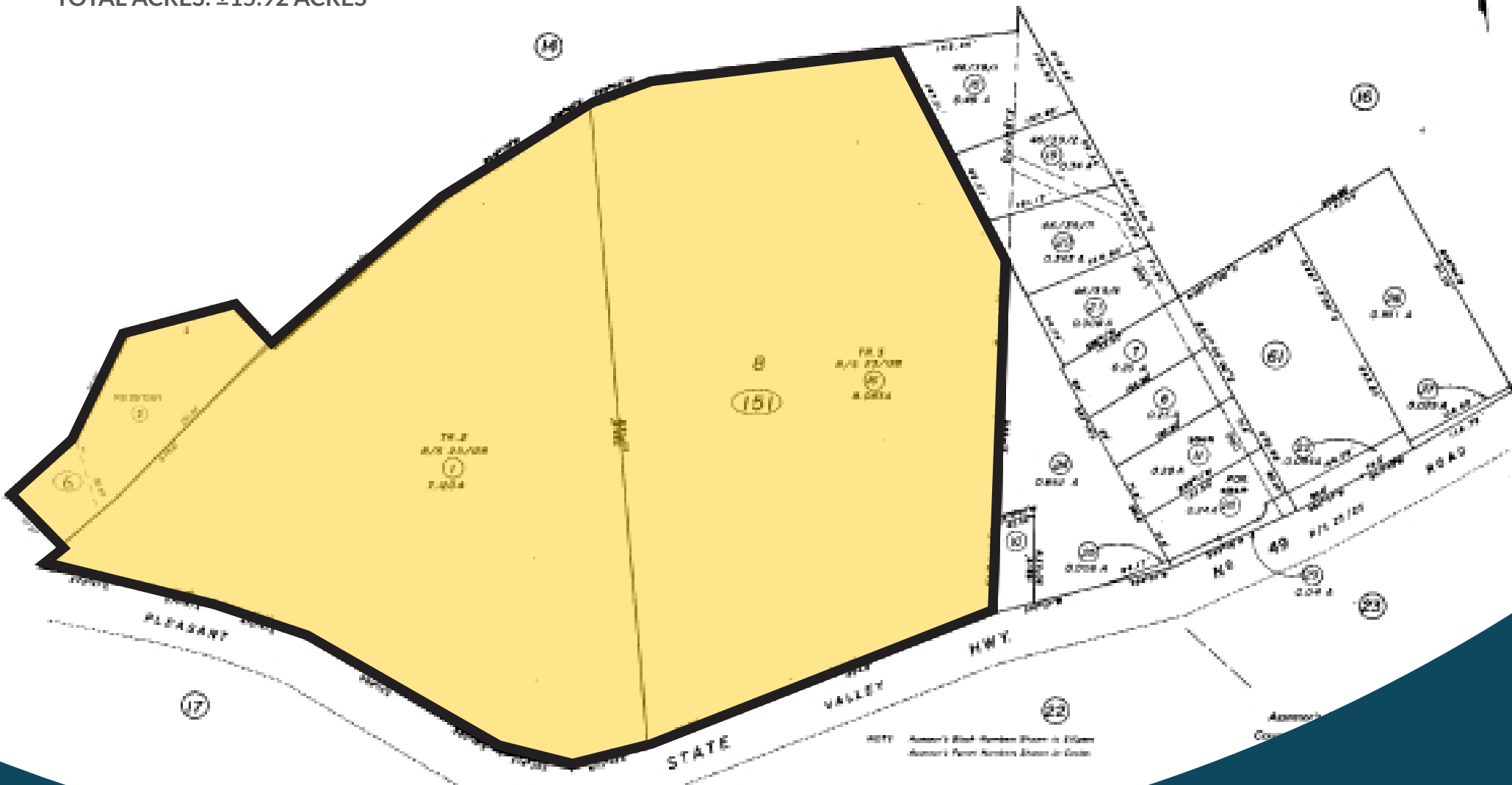
EL DORADO COUNTY ASSESSOR PARCEL NUMBER:

331-116-002-000: ±0.72 ACRES

331-151-001-000: ±7.12 ACRES

331-151-016-000: ±8.08 ACRES

TOTAL ACRES: ±15.92 ACRES



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