

DEVELOPMENT SERVICES DEPARTMENT

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EL DORADO

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MEMORANDUM

DATE: March 22, 2007 Agenda of: April 12, 2007

TO: Planning Commission Item #: 7.b.

FROM: Jason R. Hade, AICP, Senior Planner

SUBJECT: **Finding of General Plan Consistency GOV07-0003
Cameron Park Courthouse Expansion Project**

Recommendation:

Planning Services recommends that the Planning Commission find the proposed Cameron Park Courthouse expansion to be consistent with applicable policies of the adopted 2004 El Dorado County General Plan.

Project Description:

El Dorado County is proposing to construct a 1,920 square foot modular building, associated building pad, and utilities infrastructure adjacent to the existing Cameron Park Courthouse. The existing courthouse building is a branch of the Superior Court of El Dorado County, and the modular unit would be used for civil mediations that are affiliated with court-related activities and currently held at the Main Street Courthouse in Placerville.

Location:

Adjacent to the existing Cameron Park Courthouse building at 3321 Cameron Park Drive, Cameron Park, CA.

Analysis of General Plan Consistency:

The subject site has a General Plan land use designation of Public Facilities (PF). General Plan Policy 2.2.1.2 states, "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." As a public facility, the proposed courthouse expansion project is consistent with this land use designation.

General Plan Policy 2.2.5.21 requires development projects to be located and designed in a manner that avoids incompatibility with adjoining land uses that are permitted by the policies in effect at the time the development project is proposed. The subject site is surrounded by a mix of land uses including the Cameron Airpark, commercial facilities, and private residences. As proposed, the project is consistent with this policy because of its limited size, no loss of existing parking spaces, and estimated maximum 30 daily round trips staggered throughout the work-day.

General Plan Policy 5.1.3.1 states “growth and development and public facility expenditures shall be primarily directed to Community Regions and Rural Centers.” The Cameron Park Courthouse expansion proposal is located within the Cameron Park Community Region and is therefore consistent with Policy 5.1.3.1.

A Mitigated Negative Declaration was prepared for the project which analyzed potential project environmental impacts. As proposed, the project was found to be consistent with applicable General Plan policies relating to oak tree canopy protection, biological resources, and grading.

ATTACHMENTS:

- A. Site Plan