

DEVELOPMENT SERVICES DEPARTMENT

COUNTY OF EL DORADO

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TO: Planning Commission Agenda of: May 13, 2010

FROM: Michael C. Baron, Project Planner Item No.: 4.b

DATE: April 14, 2010

RE: GOV10-0005/Finding of General Plan Consistency for County Animal Shelter Facility

Recommendation:

Planning Services recommends that the Planning Commission find that the acquisition of real property by the County and proposed animal shelter facility is consistent with applicable policies of the adopted 2004 El Dorado County General Plan in accordance with Government Code Section 65402.

Project Description:

El Dorado County is proposing to acquire parcel number 109-480-21, which contains a 50,000 square foot building, parking and existing landscaping. Approximately half of the building would be used as a County animal shelter and the remaining portion of the building would be utilized as office or other industrial/manufacturing uses allowed in the Industrial Zone District.

Location:

The project site is located on the south side of Business Drive, north of Southern Pacific Railroad right-of-way in the Barnett Business Park in the Shingle Springs area.

APN: 109-480-21
Acreage: 5.11 acres
Zoning: Industrial-Design control (I-DC)
General Plan: Industrial (I)
Supervisory District: II

Analysis of General Plan Consistency:

The subject site has an Industrial (I) General Plan land use designation. General Plan Policy 2.2.1.2 states that this land use category is to provide for a full range of light and heavy industrial uses. Types of uses that would be permitted include manufacturing, processing, distribution, and storage. As a public facility, the use of the property as a proposed animal shelter 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 light industrial type land uses and residential to the south. As proposed, the project is consistent with this policy because of its limited size, no loss of existing parking spaces, and site design.

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 property is located within the Shingle Springs Community Region and is therefore consistent with Policy 5.1.3.1.

ATTACHMENTS:

Exhibit A: Location Map