

100-67 owned by Hoffman. The lot line adjustment would bring APN 051-100-59 into conformance with the one acre minimum of the MDR land use designation and the R1A zone district. The resultant lot will be transferred to Hoffman in exchange for the communications tower lot discussed below.

Analysis of General Plan Consistency:

Pursuant to Government Code 65402(b), the acquisition or sale of a property by a city must be reviewed by the county planning agency for consistency with the General Plan, and a determination as to this consistency must be made within forty days. For El Dorado County, this agency is the Planning Commission.

Communications Tower Lot:

Objective 5.6.1 Community Regions shall be provided with adequate and reliable utility services such as gas, electricity, communication facilities, satellite and/or cable television, and water distribution facilities, while recognizing that levels of service will differ between Community Regions, Rural Centers, and Rural Regions.

Consistent: The existing communications facility provides radio communications for the County's Sheriffs Department, City of Placerville's Police Department, County's Office of Emergency Services, and multiple fire departments.

Goal 5.7 Emergency Services; Adequate and comprehensive emergency services, including fire protection, law enforcement, and emergency medical services.

Consistent: The communications equipment at the project site is an integral part of an adequate and comprehensive emergency services system. Ownership of the lot by the City of Placerville will ensure future access in order to maintain or expand the communications equipment.

In conclusion, the proposed acquisition and disposition are consistent with the applicable policies of the 2004 General Plan.

Alum Pond Lot:

Policy 2.2.1.2 The Medium Density Residential land use designation establishes areas suitable for detached single-family residences with larger lot sizes which will enable limited agricultural land management activities. The maximum allowable density shall be one dwelling unit per 1.0 acre. Parcel sizes shall range from 1.00 to 5.00 acres. Except as provided in Policy 2.2.2.3, this designation is considered appropriate only within Community Regions and Rural Centers.

Consistent: The Alum pond parcel proposed by Lot Line Adjustment BLA10-0035 is consistent with the MDR land use designation in that it meets the one acre minimum and is within the Placerville Community Region.

In conclusion, the proposed acquisition and disposition are consistent with the applicable policies of the 2004 General Plan.

EXHIBITS:

- Exhibit ALocation Map
- Exhibit B.....Request for Hearing
- Exhibit C.....BLA10-0035 Site Plan