



The County of El Dorado

Chief Administrative Office

Facilities Division

Phone (530)621-5890 Fax (530)295-2524

Date: September 7, 2021
To: Planning Commission
From: Kevin Gilliland, Sr. Administrative Analyst
Re: Determination of Conformity with the General Plan for a proposed Sale of County-owned real property

Assessor's Parcel Number: 101-220-019-000

Recommendation:

The Chief Administrative Office, Facilities Division, is recommending the Planning Commission render a report that a sale of County-owned property, identified by Assessor's Parcel Number (APN) 101-220-019-000, in the unincorporated community of Pollock Pines, is in conformity with the El Dorado County 2004 General Plan, pursuant to Government Code Section 65402.

Location:

The subject property consists of 29.73 acres and is located west of Red Hook Trail, north of Pony Express Trail, in the Pollock Pines area.

Legal Description (Exhibit A)

APN 101-220-019-000 Parcel Location Map (Exhibit B)

General Plan Land Use Designation (Exhibit C)

Zoning (Exhibit D)

Supervisor District 5

General Plan Consistency:

The parcel is located within the Pollock Pines Community region as identified within General Plan Policy 2.1.2.1, an area established for higher intensity development in the rural areas of the County based on the availability of infrastructure, public services, existing uses, parcelization, and impact on natural resources. The property is identified as having a General Plan Land Use Designation of Low-Density Residential (LDR). According to General Plan Policy 2.2.1.2, this land use designation establishes areas for single-family residential development in a rural setting. This land use designation is appropriate within Rural Centers where higher density serving infrastructure is not yet available.

The property is a total of 29.73 acres in size and is considerably larger than the parcel sizes outlined in General Plan Policy 2.2.1.2, that identify a parcel size of 5.0 to 10.0 acres. Within Rural Centers, the LDR designation shall remain in effect until a specific

project is proposed that applies the appropriate level of analysis and planning and yields the necessary expansion of infrastructure.

Although the parcel is currently owned by the County, it is not designated Public Facilities, a land use category for only publicly owned lands used for public facilities such as sanitary landfills, storage and maintenance yards, regional parks and recreation facilities, community parks and recreation facilities, libraries, administration and support buildings, airports, transit facilities, water and sewer treatment facilities, etc. As it currently exists, the General Plan land use designation of the parcel does not accommodate many of the potential uses that the County would seek to establish to provide County services.

General Plan Policy 2.2.2.1 identifies overlay designation to provide additional direction for the development of land where circumstances apply generally to the lands regardless of the underlying land use designations. The overlay designations include Agricultural Districts, Platted Lands, Ecological Preserve, Mineral Resource, and Important Biological Corridor. The subject parcel is not located in a General Plan overlay land use designation.

The sale of the parcel to private ownership would allow for residential development of the parcel consistent with its LDR land use designation, and would be consistent with Housing Element Goal HO-1 to provide for housing that meets the needs of existing and future residents in all income categories, and Goal HO-2 to provide quality residential environments for all income levels. Further, the residential development of the parcel would allow for the construction of associated accessory dwelling units, which consistent with Policy HO-1.24, are encouraged to provide housing that is affordable to very low-, low-, and moderate-income households.

Lastly, the proposed sale of the property would allow for residential development that could accommodate the future establishment of home occupations that are encouraged and permitted to the extent that they are compatible with adjacent or surrounding properties in accordance with General Plan Policy 10.1.7.4.

Attachments:

Legal Description (Exhibit A)

Parcel Location Map (Exhibit B)

General Plan Land Use Designation (Exhibit C)

Zoning (Exhibit D)