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TO: Planning Commission Agenda of: May 23, 2013
FROM: Pierre Rivas, Project Planner Item No.: XX
DATE: April 23, 2010
RE: GOV13-0002 / 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 a 4.27-acre portion of a 6.67-acre parcel identified by Assessor’s Number 329-341-04, which contains a 21,086 square foot building, parking and existing landscaping. The project would include tenant improvements within the existing building, construction of a 2,500 square foot barn, and the grading and installation of paddocks for containment of livestock and other large animals. The facility would be used as a County animal shelter as an allowed use in the Industrial (I) Zone District.

Location and Surrounding Land Uses:

The project site is located on the west side of Capital Avenue and Enterprise Drive within the Park West Business Center in the Diamond Springs area. Surrounding land uses are all light industrial and commercial in nature, with the exception of medium-density residential development to the west.

APN: 329-341-04
Acreage: 4.27-acre portion of 6.67 acre parcel
Zoning: Industrial (I)
General Plan: Industrial (I)
Supervisory District: 3

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 west. 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 Diamond Springs Community Region and is therefore consistent with Policy 5.1.3.1.

ATTACHMENTS:

- 1: Aerial Location Map
- 2: Assessor’s Parcel Map