



The County of El Dorado

Chief Administrative Office

Facilities Division

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

Date: February 7, 2023
To: Planning Commission
From: Kevin Gilliland, Facilities Program Manager
Re: GOV23-0003 – 3883 Ponderosa Road Property Acquisition
Determination of Conformity with the General Plan
Assessor's Parcel Number 070-270-031-000

Recommendation:

The Chief Administrative Office (CAO), Facilities Division, is recommending the Planning Commission render a report that a purchase of real property, identified by Assessor's Parcel Number (APN) 070-270-031-000 (3883 Ponderosa Road), in Shingle Springs, is in conformity with the El Dorado County 2004 General Plan, pursuant to Government Code Section 65402.

Location/Description:

The legal description for the subject property is included as Exhibit A. The property consists of 2.12 acres (92,347 square feet) and contains two (2) commercial buildings totaling approximately 23,550 square feet with associated parking lot and landscape improvements. The property is identified as having a Regional Commercial (CR) Zoning designation and a Commercial (C) General Plan land use designation. The property is located on the west side of Ponderosa Road, at the intersection with Deelane Road in the Shingle Springs area (See Exhibit B), Supervisorial District 4.

Background:

On January 24, 2023 the Board of Supervisors approved the Purchase and Sale Agreement for the 3883 Ponderosa Road property (Legistar # 22-1819). In accordance with Government Code Section 65402, this Finding of Conformity to the General Plan request was filed by the Facilities Division following the Board of Supervisors approval.

General Plan Consistency:

In accordance with Government Code Section 65402 (Restrictions on acquisition and disposal of real property), the acquisition or sale of a property by a public agency must be reviewed by the planning agency for conformity with the adopted General Plan. The planning agency for El Dorado County is the Planning Commission. The Commission must determine whether the proposed acquisition of the 2.12-acre property is in conformance with the General Plan.

Staff has determined that the acquisition of the subject property is in conformance with and supported by the following General Plan Policies:

Policy 2.1.1.2 (Land Use Element): Policy 2.1.1.2 seeks to “Establish Community Regions to define those areas which are appropriate for the highest intensity of self-sustaining compact urban-type development or suburban type development within the County based on the municipal spheres of influence, availability of infrastructure, public services, major transportation corridors and travel patterns.”

The property identified for purchase is located within the Shingle Springs Community Region and is therefore appropriate for the location of public services. The property has been identified as the future location of the Elections Department for the County of El Dorado.

Policy 2.2.1.2 (Land Use Element): The subject property is identified as having a Commercial (C) General Plan land use designation (see Attachment C). General Plan Policy 2.2.1.2 identifies the purpose of the C land use designation “to provide a full range of commercial retail, office, and service uses to serve the residents, businesses, and visitors of El Dorado County.”

The property identified for purchase is proposed to be the new location of the Elections Department which will provide public services to the residents of El Dorado County, consistent with the purpose identified for the C General Plan land use designation. Further, General Plan Table 2-1 (Planning Concept Areas and Land Use Designation Consistency Matric) identifies the C General Plan land use designation as being consistent with the Community Region planning concept area. Lastly, the CR Zoning designation applied to the site has been identified by General Plan Table 2-4 (General Plan Land Use Designation and Zoning District Consistency Matrix) as being consistent with the C General Plan land use designation.

Policy 2.2.1.5 (Land Use Element): Policy 2.2.1.5 identifies that the General Plan provides for building intensities in each land use designation as shown in Table 2-3.

The subject property is located within the C General Plan land use designation. Table 2-3 (Building Intensities) identifies a maximum Floor Area Ratio (FAR) for the C General Plan land use designation of 0.85. The subject property is approximately 2.12 acres (92,347 square feet) in size and contains two single-story buildings totaling approximately 23,550 square feet in size. This results in a FAR of 0.26. In accordance with Table 2-3 (Building Intensities), the 0.26 FAR for the subject property is in conformance with the 0.85 FAR allowance for the C General Plan land use designation.

Exhibits:

- Exhibit A.....Legal Description
- Exhibit B.....Location Map
- Exhibit C.....General Plan Land Use Map
- Exhibit D.....Zoning Map