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TO: Planning Commission Agenda of: November 12, 2015

FROM: Joe Prutch, Project Planner

DATE: October 1, 2015

RE: GOV15-0003/Sheriff's Headquarters Public Safety Facility
Finding of Consistency for Acquisition of Real Property
APNs: 329-240-55 and 329-391-10

Recommendation:

Planning Services recommends that the Planning Commission find that the acquisition of real property by the County for the purposes of developing a Sheriff's Headquarters Public Safety Facility is consistent with the El Dorado County 2004 General Plan, pursuant to Government Code Section 65402.

Location:

The subject property consists of two contiguous lots in the Diamond Springs area: one is located on the north and south side of Industrial Drive, approximately 1,200 feet west of the intersection with Missouri Flat Road; and the second is located on the north side of Merchandise Way at the intersection with Capitol Avenue (Exhibit A).

APNs: 329-240-55 and 329-391-10 (Exhibit B)
Acreage: 30.725 acres
General Plan: I, Industrial (Exhibit C)
Zoning: I, Industrial (Exhibit D)
Supervisory District: District 3

The subject property includes a 30.36 acre lot (329-240-55) with approximately 1,400 feet of frontage on two sides of Industrial Drive for developing a Sheriff's Office Headquarters and a .365 acre lot (329-391-10) with approximately 110 feet of frontage on Merchandise Way to provide secondary access to the Facility. The two properties are currently vacant and relatively flat. Vegetation consists predominately of annual grassland.

General Plan Consistency:

Pursuant to Government Code 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 consistency with the General Plan. The planning agency for El Dorado County is the Planning Commission. The Commission must make a determination whether the proposed purchase of the 30.725 acre property is consistent with the General Plan. The Board of Supervisors is responsible for approving the release of funds for the purchase which was authorized in July of 2014. The property is currently in escrow and will close upon certification of an Environmental Impact Report. The \$2,624,000 used to purchase the land would come from the General Fund.

The 2004 General Plan designates the subject property as Industrial. The purpose of the Industrial 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. Incompatible, non-industrial uses, excluding support services, shall be prohibited. Industrial uses shall be restricted to industrial lands within, or in close proximity to, Community Regions and Rural Centers. The site is located within the El Dorado-Diamond Springs Community Region.

Although 30.725 acres of industrial land will be used for non-industrial purposes, the County would still maintain plenty of vacant or underutilized industrial land, including Park West, Wetsel-Oviat, Camino, Old Mill Site, and the Barnett, Harrington, and El Dorado Business Parks. The Harrington Business Park site was approved for 42 industrial/commercial lots in 2005, but because of a lack of demand, the lots have not been finalized.

The Sheriff currently utilizes seven different facilities throughout the Placerville and Diamond Springs areas. Relocating these many facilities into one headquarter facility would allow for the reuse of approximately 46,000 square feet of space. 29,000 square feet of this space is within County buildings and the other 17,000 is in the private sector.

The acquisition of the Sheriff's Headquarters Property is consistent with the General Plan because it is consistent with the following Goals, Objectives, and Policies of the General Plan as listed below. A finding is included for each policy of the General Plan.

Policy 2.2.1.2 - The Industrial 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 potential future use of the property as a Public Safety Facility is consistent with this land use designation.

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 uses and residential to the west. The proposed development of the site will be compatible with the surrounding land uses and will receive full environmental review in the form of an Environmental Impact Report (EIR).

Recommendations and mitigations developed as part of that report will be incorporated into project design to ensure compatibility with surrounding land uses.

Policy 5.1.2.2 - Provision of public services to new discretionary development shall not result in a reduction of service below minimum established standards to current users, pursuant to Table 5-1. Table 5-1, Minimum Levels of Service, indicates that the County Sheriff shall maintain an 8-minute response time to 80 percent of the population within community regions.

The subject site is located within the Diamond Springs Community Region and within one mile of the Missouri Flat/Highway 50 interchange. The Sheriff's Office has patrols out throughout the County to maintain compliance with this policy of the General Plan.

Policy 5.1.3.1 - 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.

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

Objective 5.7.3: Law Enforcement - An adequate, comprehensive, coordinated law enforcement system consistent with the needs of the community.

Policy 5.7.3.1 - Prior to approval of new development, the Sheriff's Department shall be requested to review all applications to determine the ability of the department to provide protection services. The ability to provide protection to existing development shall not be reduced below acceptable levels as a consequence of new development. Recommendations such as the need for additional equipment, facilities, and adequate access may be incorporated as conditions of approval.

Acquisition of the property for the eventual development of the site as a Public Safety Facility will aid in providing enhanced law enforcement opportunities for the communities served by the El Dorado County Sheriff's Department.

The site is vacant, flat land, and the owners are willing sellers. The proposed acquisition of the property would be consistent with the applicable objectives and policies of the 2004 General Plan.

Background:

The various divisions of the El Dorado County Sheriff's Office are currently located in spaces deficient for their need and are unnecessarily spread geographically throughout the County. The Sheriff's Office is currently operating out of seven different facilities. The operations are currently broken into the following locations:

- 300 Fair Lane, Placerville. 21,354 square foot building occupied by command, patrol, evidence, crime scene investigation, and training. Also serves as Public Safety Facility.

- 330 Fair Lane, Placerville. 7,280 square feet of the main government center is currently used for operational employment statistics, central dispatch, and administration.
- 3615 China Garden Road, Diamond Springs. 4,000 square foot facility used as a radio shop, large evidence storage, and search and rescue, vehicle, and boat storage.
- 1323 Broadway, Placerville. 6,020 square foot leased office for Sheriff's support services.
- 471 Pierroz Road, Placerville. 7,000 square feet is leased for detectives.
- 300 Forni Road, Placerville. 400 square feet of the Placerville Main Jail are used for non-custody operations.
- 5941 Union Mine Road, El Dorado County. This outdoor facility is used as a pistol range for officer qualification training.

A preliminary survey conducted by the Sheriff's Office in July of 2011 identified numerous reasons to replace the Sheriff's Office Headquarters. Some of the critical reasons included: extensive yearly rental costs for leased off-site facilities; insufficient space for Sheriff's operations; age of current headquarters building; much of the work spaces are operated out of condemned jail cells, inadequate storage for equipment and ammunition; lack of security for Sheriff and staff vehicles; operational inefficiencies; cost to properly maintain existing facility is prohibitive; and liability and risk associated with continued operations out of the existing facility.

Recognizing the need to consolidate and improve the facilities and operations of the Sheriff's Office, the County commissioned Vanir Construction Management to develop a Needs Assessment for a new County Public Safety Facility, and establish various development criteria to accommodate the facility. The *Sheriff's Operational Assessment and Facility Study* prepared by Vanir, dated August 30, 2013, reviewed previous proposals and assessments going back to 1989. The County Board of Supervisors approved site search criteria concurrent with the preparation of the Operational Assessment. These criteria were used to evaluate over 400 properties. A site selection team for the study consisted of a County Facilities Division Senior Project Manager, a local civil engineer, a development and construction specialist, a government real estate expert, and a senior representative from the Sheriff's Office. This team worked to rank the properties using the Board-approved criteria. Some of the criteria used to evaluate each property included drive time, utility and infrastructure, traffic impacts, zoning, environmental impacts, long-term costs, site size, government connectivity, public access, and development costs. The site selection team assessed each property and eventually brought a short list with numerical rankings back for Board review. The short list consisted of three sites, including the proposed project site that was ultimately brought to the Board for review and approval. In July of 2014, the Board authorized a Purchase and Sale Agreement for the proposed project site.

ATTACHMENTS:

- Exhibit ALocation Map
- Exhibit BAssessor's Parcel Map
- Exhibit CGeneral Plan Map
- Exhibit DZoning Map