

**PLANNING COMMISSION
FEBURARY 6, 2018 AGENDA
DEVELOPMENT SERVICES STAFF REPORT
PREPARED BY: PIERRE RIVAS, DEVELOPMENT SERVICES DIRECTOR**



SUBJECT: General Plan Consistency Review 18-01 / 718 Main Street
Assessor's Parcel Number 004-041-03

Recommendation:

Development Services recommends that the Planning Commission find that the acquisition of real property by the City of Placerville for the purposes of future expansion to the Police Public Safety Facility is consistent with the City Placerville General Plan pursuant to Government Code Section 65402.

Background/Discussion:

The subject approximate 0.2 acre vacant property is located at 718 Main Street between the existing Public Safety Building and the Public Safety parking lot (see Attachment A) approximately 187 feet west of the intersection with Washington Street.

APN: 004-041-03 (Attachment B)
Parcel Size: Approximately 0.2 acre
General Plan: Commercial (C) (Attachment C)
Zoning: Commercial (C) (Attachment C)

The City seeks the property for developing and expanding the existing Public Safety Building located adjoining this property to the east. The property is vacant with slopes averaging 30 percent. Vegetation on the site is primarily non-native grasses.

The City entered into a purchase and sale agreement on October 10, 2017. The Grant Deed for purchase of the property recorded on December 22, 2017.

General Plan Consistency:

Pursuant to Government Code Section 65402, the acquisition or sale of a property by a public agency must be reviewed by the planning agency for the determination of consistency with the City's General Plan. The Planning Commission is the "planning agency" for the City of Placerville. The Commission is charged with making the determination of whether the purchase of the subject property is consistent with the City's adopted General Plan.

The acquisition and subsequent use of the 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.

Land Use Element

Commercial Land Use Designation Allowable Uses: Professional or business offices, banks, studios, retail sales, eating and drinking establishments, commercial recreation, motels and hotels. Retail services (excluding fast food restaurants and automobile sales or service), public and quasi-public uses, and similar and compatible uses.

Government uses are an allowable use within the Commercial Land Use Designation. The subject property is between the existing Public Safety Building and the city parking lot. The property would be used for the expansion of the facility.

Goal E: To promote the development of institutional uses that are conventionally located and compatible with surrounding areas.

By allowing for the expansion of the Public Safety Building, the headquarters of the Police Department remains more centralized within the City.

Policy 1: The City shall encourage new institutional uses to locate near similar existing uses.

The use of the subject property to allow for the expansion of the Public Safety Buildings is consistent with this Policy by being adjacent to the existing facility.

Public Facilities and Services Element

Goal E: To ensure that at least the current levels of public police and fire services are maintained as new development occurs.

The need for an expanded Police Department headquarters has increased over time as the City's population has increased since adoption of the General Plan in January of 1990. The use of the adjoining property for a future expansion is efficient and cost effective means of facilitating a needed future expansion.

Attachments:

- A: Location Map
- B: Assessor's Parcel Map
- C: General Plan Map and Zoning Map

ATTACHMENT A

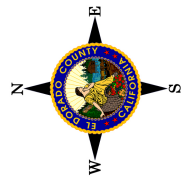


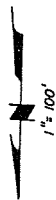
Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

January 18, 2018

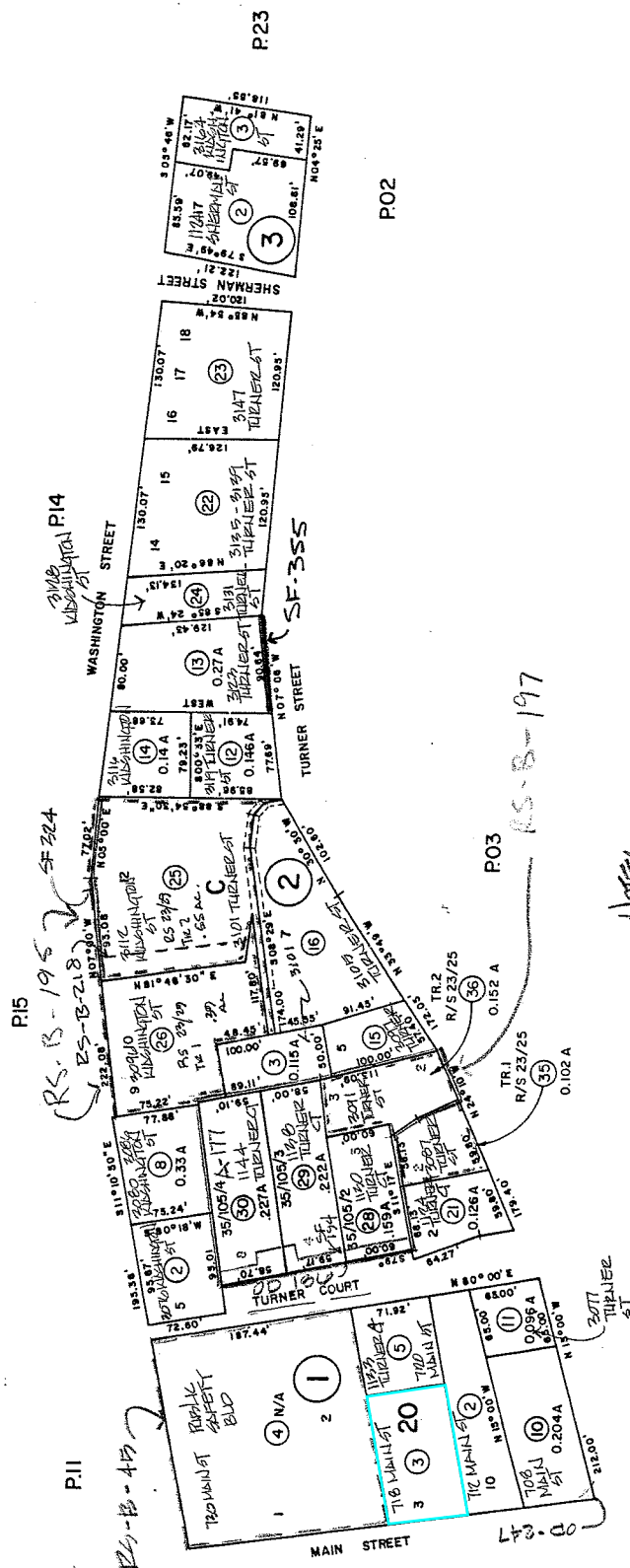
General Plan Consistency Review 18-01 / 718 Main Street

Parcel





90% OF ORLY SCALE



Notes:
ADDITIONAL RIGHT OF WAY ALONG TURNER ST. SHALL BE TAKEN FROM THE WEST SIDE

RECEIVED
2-2-99
OCT - 5 1998
ENGINEERING DIVISION
CITY OF PLACERVILLE

Assessor's Map Bk. 4 - Pg. 04
County of El Dorado, California

**NOTE – Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles**

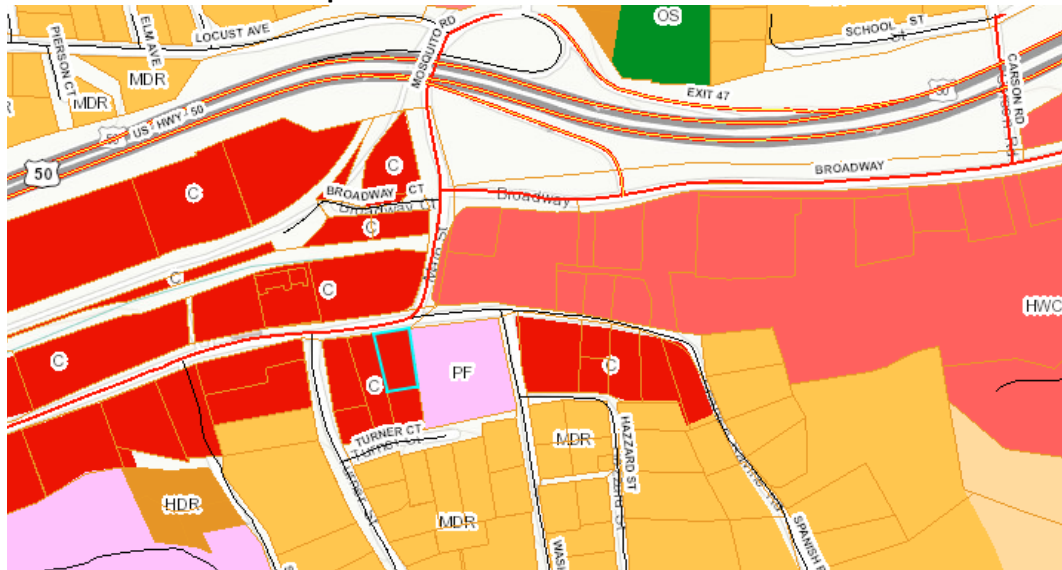
THIS MAP IS NOT A SURVEY, It is prepared by the El Dorado Co. Assessor's office for assessment purposes only.

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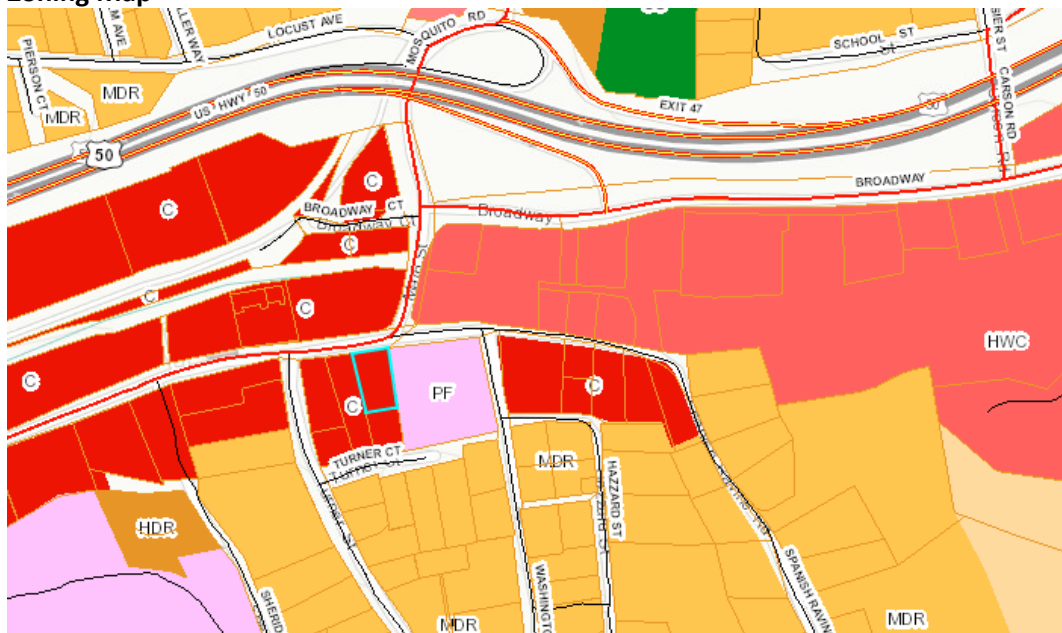
General Plan Consistency Review 18-01 / 718 Main Street
Attachment C. General Plan and Zoning Maps

General Plan Land Use Map



 718 Main Street

Zoning Map



 718 Main Street