

## **SECTION 1**

### **LAND USE**

Placerville is a small rural, but growing community that serves as the commercial and administrative center of El Dorado County. The city is largely self-contained, providing for the residential, commercial, and employment needs of its residents. The overall goal of the policies of this section is to preserve the small-town, rural character of Placerville, while providing for a land use pattern and mix that meets the residential, commercial, and employment needs of its existing and future residents.

#### **GOALS AND POLICIES**

**Goal A: To provide for orderly development within well-defined urban boundaries.**

##### **Policies:**

1. The City shall give infill development of vacant lands within the city limits priority over development in areas to be annexed, whenever feasible.
2. The City shall prepare and adopt an Urban Service Area Boundary identifying those areas to be provided full urban services within the time frame of the General Plan.
3. Prior to annexation of any area, the City shall require preliminary planning for the area to identify the following:
  - a. Future land uses within the area.
  - b. Street and highway improvements needed within and outside the area to support the proposed land use.
  - c. Sewer, water, and drainage improvements needed to serve the area.
  - d. Other community facilities and services that may be needed to serve the area.
  - e. Estimates of cost for needed public facilities and services.
  - f. Financing mechanisms to pay for such costs.

The preliminary plan shall be assessed to identify:

- a. Potential positive and negative impacts.
- b. Mitigation measures to eliminate or minimize and adverse impacts.

c. Fiscal impacts.

4. If a proposed annexation is determined to be in the City's interest and is consistent with the goals and policies of the General Plan, the area shall be pre-zoned consistent with the General Plan.
5. The City shall develop, in cooperation with the County, a policy which deals with urban/nonurban development and land use which requires urban level services within Placerville's Urban Service Area. It is the City's policy that all proposed urban development within or near the City's Sphere of Influence shall be annexed to the City of Placerville.
6. The City shall encourage the continuation of agricultural, resource related, and low-intensity uses adjacent to Placerville's Sphere of Influence.
7. The City shall cooperate with the County in an ongoing effort to assure the achievement of common land use objectives for and implementation of compatible development standards within Placerville's unincorporated Sphere of Influence.
8. The City shall aggressively pursue the annexation of the Sphere of Influence of the City of Placerville and areas beyond the Sphere of Influence in areas that are designated for urbanization. Urbanized areas in close proximity to the city shall be annexed to the City of Placerville.
9. The City shall prepare and adopt specific plans for areas with special planning concern, including the Smith Flat area and the El Dorado County Fairgrounds.

**Goal B: To provide for decent housing in a suitable living environment for every resident of Placerville, while maintaining the rural beauty that is unique to Placerville.**

1. The City shall maintain an adequate supply of land in appropriate land use designations and zoning categories to accommodate projected household growth and achieve residential vacancy rates allowing turnover with relative ease.
2. The City shall promote the use of planned unit residential developments to maximize efficient and creative use of parcels while preserving trees, aesthetic rock outcrops, scenic views, open space, and other natural features.
3. The City shall discourage development of small, isolated hillside residential areas that can be served only by long roads in steep terrain.
4. The City shall promote the protection and enhancement of the integrity and identity of residential neighborhoods.

**Goal C: To protect and provide for the expansion of Placerville's commercial services sector to meet the needs of both Placerville area residents and visitors.**

1. The City shall promote the development and renewal of the downtown as the commercial center of Placerville.
2. The City shall assist the private sector in maintaining and improving the economic viability of downtown through the provision of public facilities and services and the enactment of land use policies and decisions supportive of downtown's primary commercial role.
3. The City shall promote the retention and expansion of commercial businesses already located in Placerville.
4. The City shall encourage the establishment of new commercial businesses in Placerville that provide services currently not being provided in the Placerville area, create jobs appropriate to the skills of the local labor force, and broaden the revenue base of the City of Placerville.
5. The City shall promote the establishment of an area in Placerville where auto dealerships and automotive suppliers may cluster their operations.
6. The City shall promote the establishment of a motel/conference center in an appropriate location adjacent to the downtown area.
7. The City shall encourage and provide for office and professional uses in commercial districts, except on the ground floor in the downtown area.
8. The City shall limit highway commercial uses to areas near Highway 50 interchanges, subject to their compatibility with adjacent areas.
9. The City's planning for commercial areas shall be guided by the following principles:
  - a. Contribute to the City's objective to become a balanced community.
  - b. Have a positive economic impact on the community.
  - c. Provide for adequate parking and vehicular access.
  - d. Be designed and landscaped in a manner sensitive to Placerville's character.

**Goal D: To provide for and protect industrial development that is compatible with the community and that enhances the employment and revenue base of the community.**

1. The City shall promote the retention and expansion of industries already located in Placerville.
2. The City shall encourage the establishment of new industries in Placerville that have minimal adverse environmental effects, utilize the services of existing businesses in the Placerville area, create jobs appropriate to the skills of the local labor force, and broaden the revenue base of the City of Placerville.
3. The City shall protect its limited industrially-designated and –zoned lands from encroachment by residential and other incompatible uses.
4. The City shall promote the development of the Smith Flat area as the city’s primary industrial area.
5. The City’s planning for industrial areas shall be guided by the following principles:
  - a. Contribute to the City’s objective to become a balanced community.
  - b. Have a positive economic impact on the community.
  - c. Be well-designed and present an attractive appearance to nearby areas.
  - d. Be designed and engineered to protect and enhance the physical environment and to mitigate on-site and off-site impacts to the satisfaction of the City.
  - e. Be designed for maximum efficiency for occupant industries.
  - f. Make efficient uses of City infrastructure investments and other City incentives.
  - g. Be comprehensively planned.

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

1. The City shall encourage new institutional uses to locate near similar existing uses.
2. The City shall encourage the restoration of historic buildings for institutional uses.
3. The City shall ensure that future expansion of Marshall Hospital and related facilities shall occur in the manner that has the least disruptive impact on surrounding neighborhoods.

**Goal F: To provide for a land use pattern that protects and enhances Placerville's natural, open space, cultural, and scenic resources.**

Goals, policies, and implementation measures concerning natural, cultural, and scenic resources are contained in Section V.

**Goal G: To provide for a land use pattern that minimizes the exposure of residents and development to hazardous conditions and nuisances, such as geologic hazards, flooding, wildland fires, hazardous materials, and noise.**

Goals, policies, and implementation measures concerning health and safety are contained in Section VI.

**Goal H: To promote future land use development surrounding the Placerville Airport that is compatible with the noise, safety, airspace protection, overflight and other special characteristic policies and maps of the Placerville Airport Land Use Compatibility Plan.**

Goals, policies and an implementation measure concerning land use development surrounding the Placerville Airport are contained in Section VI.