



"Placerville, a Unique Historical Past Forging into a Golden Future"

Planning Commission Staff Report

Meeting Date: November 17, 2020

Prepared By: Pierre Rivas, Development Services Director

SUBJECT: GENERAL PLAN CONSISTENCY DETERMINATION (CPC) 20-01:
515 & 525 Main Street, Placerville.
Assessor's Parcel Numbers (APN) 002-151-018 and 002-151-003

Recommendation: Staff recommends that the Planning Commission find that the disposition of real property by El Dorado County to the El Dorado County Historical Society for the purposes to restore, preserve, or both, for the benefit of the citizens of the county, the historical nature of the Subject properties, is consistent with the City Placerville General Plan pursuant to Government Code Section 65402(b).

Project Description: In accordance with Government Code Section 65402, a county shall not acquire or dispose of any real property in any city if such city has adopted a general plan until the location, purpose, and extent of such acquisition or disposition have been submitted to and reported upon by the planning agency as to the conformity with said adopted general plan or part thereof. The County made a formal request by letter dated October 28 2020 (Attachment A). The Planning Commission is the "planning agency" for the City of Placerville. The Commission is charged with making the determination of whether the disposition of the subject properties is consistent with the City's adopted General Plan.

Environmental Setting: The subject sites are located along the north side of Main Street, near the northeast corner of the intersection of Main Street and Bedford Avenue, and consist of two parcels as follows and see Site Map, Assessor's Map and General Plan Land Use Map (Figures A, B and C):

Address: 515 Main Street. APN: 002-151-018

Parcel Size: 0.35-acre

Former U.S. Post Office, El Dorado County Court Annex and District Attorney's Office.

Floor area: unknown.

General Plan: Central Business District (CBD)

Zoning: Central Business District (CBD)

Address: 525 Main Street. APN: 002-151-003

Parcel Size: 0.16-acre

Former Pac Bell Telephone Office and El Dorado County District Attorney's Office. Floor area: 2,133 sq. ft.

General Plan: Central Business District (CBD)

Zoning: Central Business District (CBD)

Figure A. Site Map

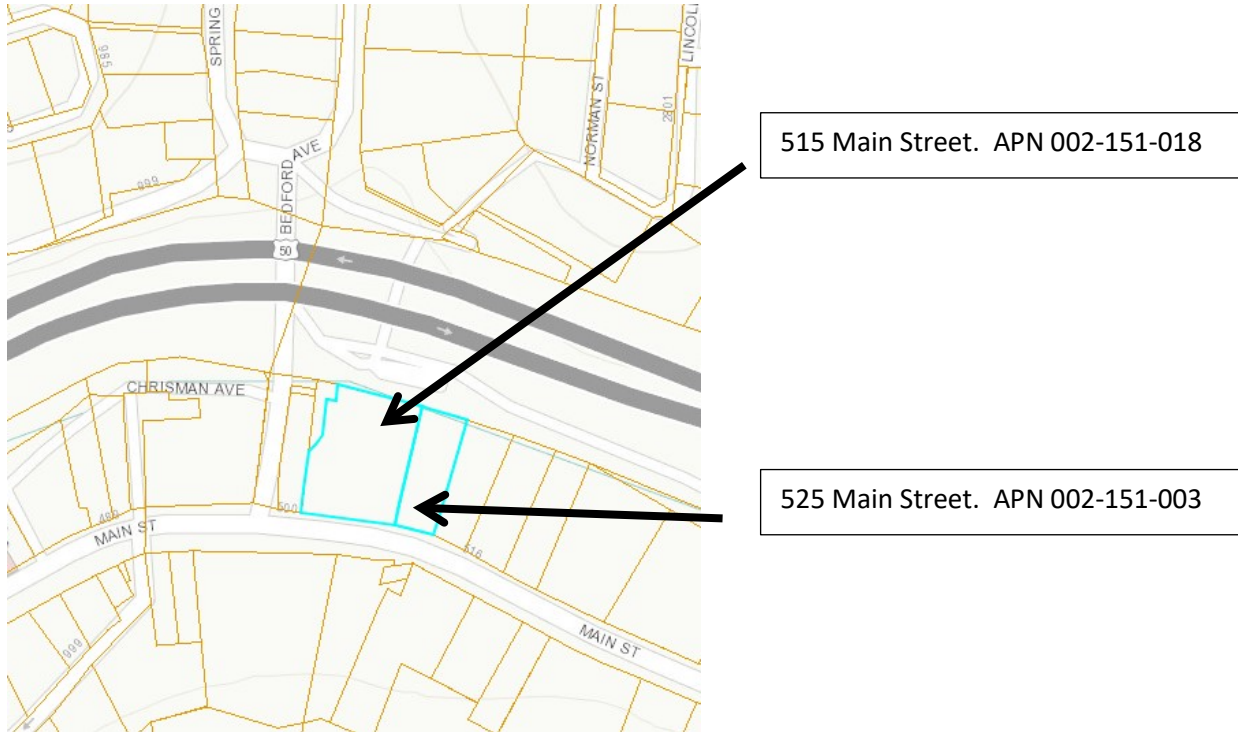


Figure B. Assessor's Book 2, Page 15, Parcels 003 and 018, With APN 002-151-003 and 002-151-018 Locations

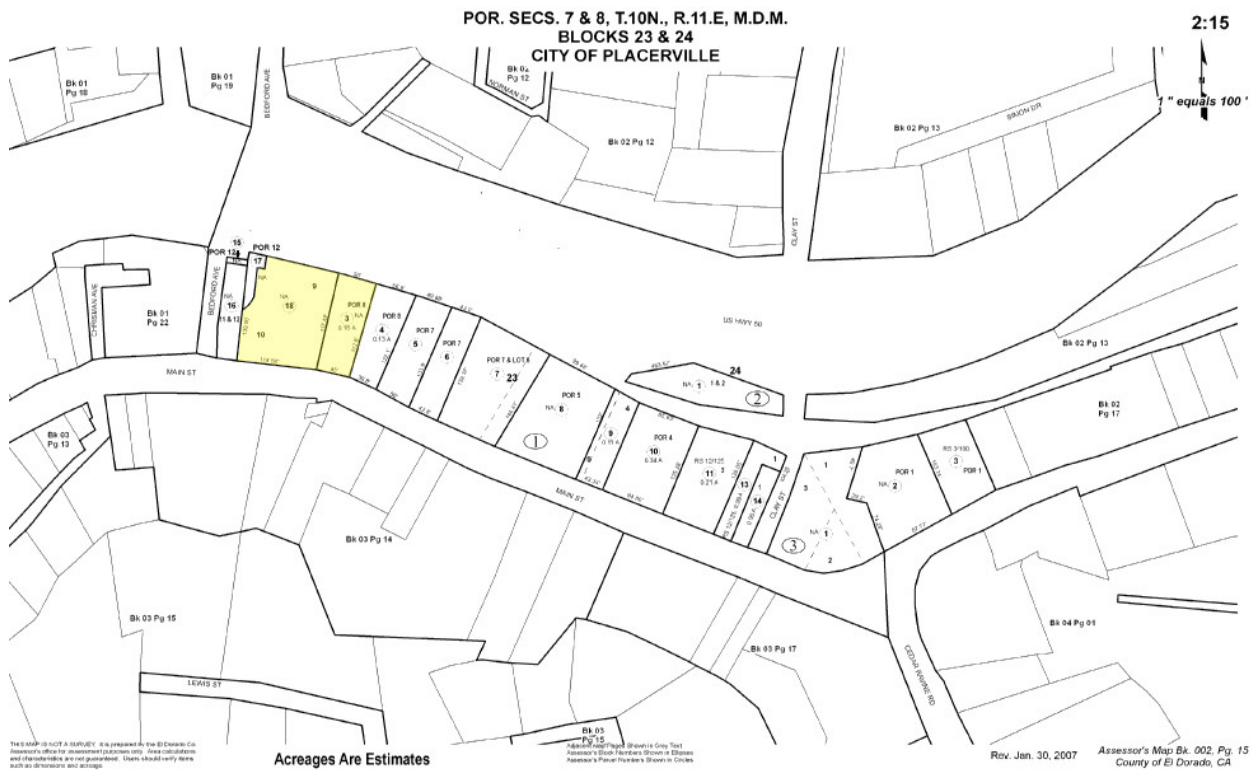
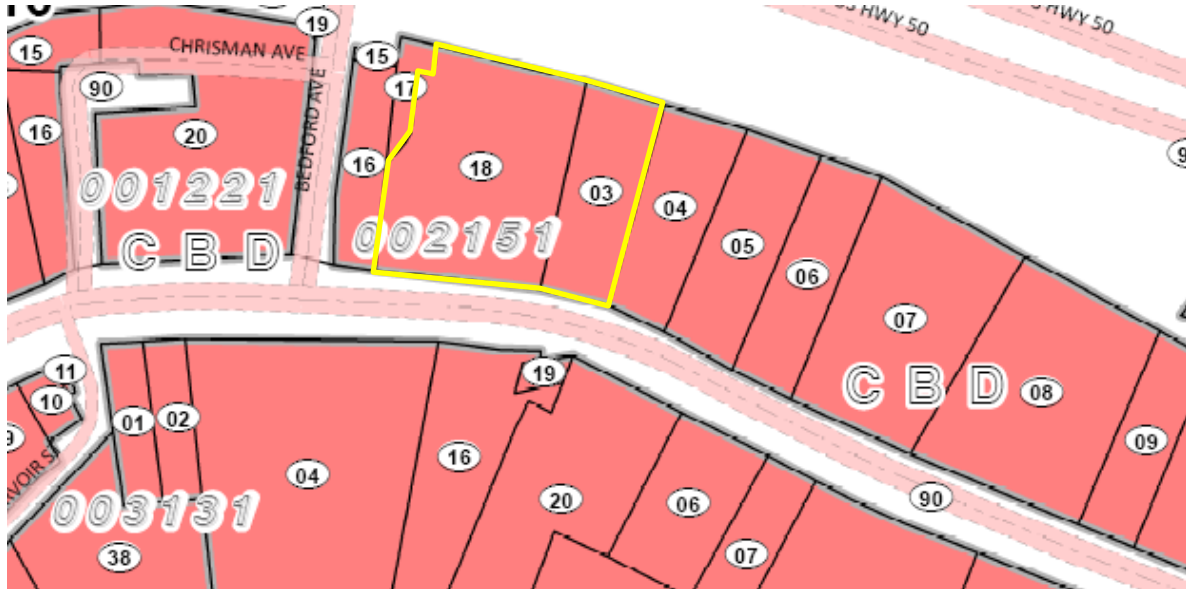


Exhibit C. General Plan Land Use Map Excerpt, With APN 002-151-003 and 002-151-018 Locations



Surrounding land uses consist of US Highway 50 to the north; east are office, retail service and eating and drinking establishment uses; south are eating and drinking establishments, financial service, professional offices, retail and museum uses; west are County institutional uses, and retail and eating and drinking establishment uses.

General Plan Consistency: The disposition of the property by El Dorado County to a non-profit institution, the El Dorado County Historical Society, 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 using *italicized text*.

Land Use Element Standards (Part 1) of General Plan Policy Manual

Central Business District Designation

Purposes

1. Provide for a broad range of pedestrian-oriented commercial, institutional, and public uses.
2. Protect the downtown area from encroachment by unrelated and incompatible uses.
3. Differentiate the downtown area from all other land use designations because of its unique character.

Allowable Uses

Retail sales, eating and drinking establishments, hotels and motels, business and professional offices, institutional uses, government facilities, and similar and compatible uses.

Consistent Zoning Districts

CBD (Central Business District)

Finding: Institutional uses are an allowable use within the Central Business District Land Use Designation. Institutional uses are commonly referred as uses that provide a public service and are operated by a federal, state, or local government, public agency, philanthropic or tax-exempt organization. Furthermore, institutional uses are listed as a permitted use within the CBD Zone classification, per Placerville City Code 10-5-14(B)5.

Land Use Element (Section 1) of General Plan Policy Manual

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

Finding: Institutional uses have been and remain customary and compatible within the City's downtown, in that within the Central Business District there are offices of Child Advocates of El Dorado County, the El Dorado Arts Council, Fountain & Tallman Museum, and the El Dorado Community Foundation.

Policy 1 of Goal E: The City shall encourage the restoration of historical buildings for institutional uses.

Finding: The intent of the El Dorado County Historical Society is to restore, preserve, or both, for the benefit of the citizens of the county, the historical nature of the Subject properties.

Environmental Assessment: The City has reviewed this request and has determined that the review by the Planning Commission of conformity of the subject land disposition with the Placerville General Plan required pursuant to Government Code Section 65402 is not a project under the California Environmental Quality Act (CEQA).

Recommendation: Staff recommends that the Planning Commission take the following action that the proposed land disposal by the County of El Dorado to the El Dorado County Historical Society is consistent with the applicable goals and policies of the adopted City of Placerville General Plan in accordance with Government Code Section 65402:

- I. Adopt staff's report as part of the public record;
- II. Make the following findings:
 - (A) The request, a review by the Planning Commission of conformity of the subject land disposition with the Placerville General Plan required pursuant to Government Code Section 65402, is not a project under the California Environmental Quality Act (CEQA).
 - (B) Institutional uses are an allowable use within the Central Business District Land Use Designation. Institutional uses are commonly referred as uses that provide a public service and are operated by a federal, state, or local government, public agency, philanthropic or tax-exempt organization.

(C) Institutional uses are listed as a permitted use within the CBD Zone classification, per Placerville City Code 10-5-14(B)5.

(D) The El Dorado County Historical Society is a non-profit institution.

III. Make determination that GPC20-01, based on the findings contained in the staff report dated November 17, 2020, that institutional uses are consistent with the Central Business District Land Use Designation and therefore the proposed land disposal by the County of El Dorado to the El Dorado County Historical Society is consistent with the applicable goals and policies of the adopted City of Placerville General Plan in accordance with Government Code Section 65402.

Attachment:

A. Notification Letter from the El Dorado County Chief Administrative Office, dated October 28, 2020, revised November 9, 2020.

Attachment A

Notification Letter from the El Dorado County Chief Administrative Office, dated October 28, 2020,
revised November 9, 2020.



The County of El Dorado
Chief Administrative Office

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

October 28, 2020
(APN Revised November 9, 2020)

City of Placerville
Planning Commission / Planning Department
Attn. Regina O'Connell
3101 Center Street
Placerville, CA 95667

Subject: Planning Notice - 515 Main Street, Placerville, CA (APN 002-151-018) and 525 Main Street, Placerville, CA (APN 002-151-03-100)

In accordance with Government Code section 65402, this letter serves as formal notice to the City of Placerville regarding the proposed conveyance of the above referenced properties to the El Dorado County Historical Society to restore, preserve, or both, for the benefit of the citizens of the county, the historical nature of the property.

We request the City Planning Department/Planning Commission to make a report as to the conformity of the location, purpose, and extent of the disposition of the subject properties with the City's General Plan land use designation. Please submit the written report to:

County of El Dorado
Facilities Division
Attn: Kevin Gilliland
3000 Fairlane Court, Suite 2
Placerville, CA 95667

If you have any questions, please contact Sr. Department Analyst Kevin Gilliland at (530) 621-5833.

Sincerely,

Russ Fackrell
Facilities Division Manager
County of El Dorado

3000 Fairlane Court, Suite One
Placerville, CA 95667