

seniors. The Senior Day Care staff would prepare morning and afternoon snacks for day care participants on weekdays. A commercial-grade kitchen would be installed in the facility to warm the prepared meals. Other senior based activities will be offered throughout the day between the hours of 9:00 AM and 5:00 PM, including bingo, art classes, exercise programs, and travel seminars. These programs will be offered to a maximum of 60 people. Evening classes and programs would be offered typically from 5:00 PM to 9:00 PM, with no activity going beyond 10:00 PM. Larger activities, such as dinner dances and special holiday events, would continue to be held at the El Dorado Hills Community Center, where senior services are currently provided.

The physical changes to the existing facilities include the installation of new interior walls, lighting fixtures, entrance doors, and commercial-grade cooking appliances. The parking lot would also be re-configured to provide for additional parking as well a drop-off area. Consistent with code requirements, the drop-off area would consist of a vehicle turnout lane located outside of the normal travel lane with a minimum dimension of 35 feet in length and 10 feet in width. With the drop-off area added to the parking lot, no more than 20 parking spaces would remain available. One of the remaining spaces would be designed and reserved for disabled use. After use by employees, approximately 16 spaces would remain for senior center clients.

According to standard parking demand factors for a community center and the proposed level of use described above, 28 parking spaces are required to accommodate peak use periods at the proposed senior center. As discussed above, only about 16 spaces would be available on the former fire station site. The applicant proposes to utilize a portion of the 160 plus space Cornerstone Church parking lot located to the north on the opposite side of Lassen Street. The church has entered into an agreement to allow such use. The project includes installation of a crosswalk at the corner of Lassen Street and El Dorado Hills Boulevard and a section of new sidewalk on the south side of Lassen to provide safe, ADA compliant, access from the church lot to the senior center.

Analysis of General Plan consistency:

Pursuant to Government Code section 65402, the acquisition or sale of property by public agencies must be reviewed in a public hearing for consistency with the General Plan by the planning agency of the affected jurisdiction. In the County of El Dorado, your Planning Commission is the designated planning agency. At the conclusion of the hearing, your Commission is to issue a report (i.e. make a determination) on whether the proposed acquisition is consistent with the General Plan.

The subject property (Assessor's Parcel Number 107-052-01) is located on the south side of Lassen Lane at the intersection with El Dorado Hills Boulevard in the El Dorado Hills area. The parcel is 0.98-acres in size and contains a 7,312 square foot structure that was formerly utilized as a fire station. This parcel is zoned One-family Residential (R1), with a General Plan Designation of Public Facilities (PF).

General Plan Policy 2.2.1.2 identifies "Public Facilities" as publicly-owned lands used for public facilities such as sanitary landfills, storage and maintenance yards, regional parks and recreation facilities, fire stations, schools, community parks and recreation facilities, libraries, administration and support buildings, hospitals (including non-profit), airports, transit facilities, water and sewer treatment facilities, etc. The proposed recreational, educational, and other services that would be provided with a Senior Activity Center are consistent with the Public Facilities uses described in the above policy. Thus, it can be determined that the acquisition of the fire station property for the proposed new use is consistent with the County General Plan.

ATTACHMENTS

1. Vicinity Map
2. General Plan Designation Map
3. Zoning Designation Map