



**Analysis of General Plan Consistency:**

Pursuant to Government Code §65402, the acquisition or sale of 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 action is consistent with the plan.

The subject property is rolling to steep oak woodland and grassland, with Slate Creek forming the proposed southern boundary. The present land use designation is Rural Residential for that portion of the parcels proposed for the facility. Surrounding Land Use and Zoning is as follows (also see Exhibits C and D):

	<b>Zoning</b>	<b>General Plan</b>	<b>Existing Land Use</b>
Site	RA-20, Residential Agricultural, 20-acre	Rural Residential	Vacant
North	I, Industrial	Industrial; Public Facility	Industrial buildings; CDF fire station
East	RA-20, Residential Agricultural, 20-acre	Rural Residential	Vacant
South	RA-20, Residential Agricultural, 20-acre	Rural Residential	Vacant
West	RA-20, Residential Agricultural, 20-acre	Rural Residential	Vacant

Policy 2.2.1.2 identifies Rural Residential lands as lands suitable for residential and agricultural development with limited infrastructure needs and greater constraints. Typical uses include single family residential, agricultural support structures, a full range of agricultural production uses, recreation, and mineral resource development activities. A portion of the facility is clearly consistent with this designation, that portion being the stables and fenced area for large livestock. However, it is not so clear with the remainder of the facility. The bulk of the operation is the kennel facility. Kennels are typically developed in the Rural Regions of the county, on lands with sufficient size to provide a buffer from the noise that may be generated by barking dogs. In approving special use permits for kennels, the County has found that these uses are appropriate in the rural regions of the County, and therefore, consistent with the General Plan. Additionally, the site is located within the El Dorado-Diamond Springs Community Region and is adjacent to industrial and public facility land uses. The Rural Residential designation was applied as part of a previously approved project that included high density residential development and a golf course, with the facility site on a portion of the area designated for the golf course. The tentative map for that project has since expired.

Two important policies are 2.2.5.21 and 2.2.5.22 that are applicable to this proposed acquisition. The former directs the County to consider land use compatibility with uses on adjoining land and incorporating design features to ensure compatibility. The latter policy directs public facilities into Community Regions and Rural Centers but permits such facilities when located and designed to avoid substantial incompatibility with the surrounding uses. Although the design of the facility is not presently under consideration, the preliminary site plan (Exhibit B) shows how

the facility is likely to be placed on the site and its relationship to the adjoining uses. The facility would be located nearest the industrial buildings to the north, with access coming off Pleasant Valley Road through commercially designated land. A stub road will be provided for access to the remainder of the property for future circulation needs. As discussed above, the site is within the Community Region boundary. Other policy considerations addressing issues such as slope constraints, tree canopy protection, stream setbacks, and noise will be addressed in the design stage of development of the facility. It appears that these requirements can be met based on a review of the preliminary site plan.

**Attachments:**

- A. Project Description

**Exhibits:**

- A. Vicinity Map
- B. Preliminary Site Plan
- C. General Plan Land Use
- D. Zoning