DEVELOPMENT SERVICES DEPARTMENT

County of EL DORADO

http://www.co.el-dorado.ca.us/devservices

PLANNING SERVICES



PLACERVILLE OFFICE:

2850 FAIRLANE COURT PLACERVILLE, CA. 95667 (530) 621-5355 (530) 642-0508 Fax Counter Hours: 7:30 AM to 4:30 PM planning@co.el-dorado.ca.us

LAKE TAHOE OFFICE:

3368 LAKE TAHOE BLVD. SUITE 302 SOUTH LAKE TAHOE, CA 96150 (530) 573-3330 (530) 542-9082 Fax Counter Hours: 7:30 AM to 4:30 PM tahoebuild@co.el-dorado.ca.us

EL DORADO HILLS OFFICE:

4950 HILLSDALE CIRCLE, SUITE 100 EL DORADO HILLS, CA 95762 (916) 941-4967 and (530) 621-5582 (916) 941-0269 Fax Counter Hours: 7:30 AM to 4:30 PM planning@co.el-dorado.ca.us

MEMORANDUM

DATE: March 22, 2006 Agenda of: May 25, 2006

TO: Planning Commission Item #: 8.b.

FROM: Jonathan Fong, Planning Services

SUBJECT: General Vacation GV 2005-01

Finding of Consistency with the General Plan regarding the requested abandonment of

easement for Sunset Lane

Project Description

General Vacation GV 2005-01 proposes to abandon an approximate 550-foot portion of Sunset Lane. The westerly portion of Sunset Lane was previously abandoned pursuant to Bk. 2528 Ord. 742. Sunset Lane is the currently the sole means of access for six Shingle Springs Townsite parcels (Assessor's Parcel Numbers: 090-031-03, -04, -05, -06, -07, and -08). A 90 foot access easement is proposed to serve the Townsite parcels. The proposed access is labeled as "Alternative B" on the Shingle Springs Commercial Driveway Access Locations Map (Exhibit E.) The proposed driveway access is to cross the Southern Pacific Railway lines and provide direct access onto Mother Lode Drive.

Site Description

The portion of Sunset Lane to be abandoned is on the north side of Mother Lode Drive approximately three-quarters of a mile east of the intersection with South Shingle Road in the Shingle Springs Area. Sunset Lane is only accessible via a 500-foot dirt road located on the property to the west (Assessor's Parcel Number 090-031-17). Sunset Lane is nearly covered with vegetation and does not serve to provide access to the townsite parcels to the north.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site			Sunset Lane Easement
North	CG	С	Vacant commercial townsites
South	CG	С	Existing residences
East	CG	С	Vacant commercial land
West	CG	С	Commercial

Analysis of General Plan Consistency

Pursuant to Section 65402 of the Government Code, 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 Commission must make a determination that the proposed action is consistent with the general plan.

Additionally, the following General Plan policies apply to the project.

General Plan Policy 6.2.3.2 states:

As a requirement of new development, the applicant must demonstrate that adequate access exists, or can be provided to ensure than emergency vehicles can access the site and private vehicles can evacuate the area.

Discussion: A new driveway access is proposed to serve the parcels north of Sunset Lane (Exhibit E.) The proposed driveway will cross the Southern Pacific right-of-way and provide direct access onto Mother Lode Drive.

General Plan Policy TC-6a states:

The County shall support improvements and uses on the former Southern Pacific right-of-way and track within the county, now known as the Sacramento-Placerville Transportation Corridor (SPTC) that maintain its viability as a potential freight and passenger hauling rail facility.

<u>Discussion:</u> The proposed access driveway will not obstruct or impair the potential for future use of the Southern Pacific right-of-way.

Sunset Lane is currently covered with vegetation and does not provide access to the townsite parcels to the north. Furthermore, Sunset Lane can only be accessed via a private dirt road on the parcel to the west (Assessor's Parcel Number 090-040-35).

The proposed access driveway would significantly improve access to the townsite parcels to the north. The driveway will be directly accessible from Mother Lode Drive.

Recommendation:

Based upon a review of applicable policies, Planning Services staff recommends that the Planning Commission find that General Vacation GV 2005-01 is consistent with the 2004 General Plan.

SUPPORT INFORMATION

Exhibit A - Vicinity Map

Exhibit B - Zoning Map

Exhibit C - General Plan Land Use Map

Exhibit D – Assessor's Parcel Map

Exhibit E - Proposed Access Map