

Adjacent Land Uses:

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

Discussion: 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