

# DEVELOPMENT SERVICES DEPARTMENT

County of  
EL DORADO

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## MEMORANDUM

**DATE:** Agenda of: January 24, 2008

**TO:** Planning Commission Item #: 6.c.

**FROM:** Thomas A. Lloyd, Assistant Planner

**SUBJECT: GOV07-0012: Finding of General Plan Consistency per Government Code Section 65402(a); Rubicon Trail Easement**

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### **Recommendation:**

Planning Services recommends that the Planning Commission find the acquisition of the proposed Public Trail Easement by El Dorado County consistent with applicable policies of the adopted 2004 El Dorado County General Plan.

### **Project Description:**

Historically, the subject trail easement, in conjunction with a previously acquired easement through United States Forest Service lands, has served as an access route to the Rubicon Trail from Loon Lake. This action would result in the acquisition of land necessary to create an easement through the privately held portion of this route.

### **Location:**

The subject property is located along the northwestern shore of Loon Lake, east of the terminus of Wentworth Springs Road, and north of the terminus of Ice House Road. The 102.5 acre site through which the easement is proposed is identified by Assessor's Parcel Number 010-090-12.

### **Analysis of General Plan Consistency:**

Pursuant to Government Code 65402(a), the acquisition or sale of a property by a public agency must be reviewed by the planning agency for consistency with the General Plan, and a determination as to this consistency must be made. For El Dorado County, this agency is the Planning Commission.

The subject site has a Natural Resources (NR) General Plan land use designation. Under Policy 2.2.1.2, the NR land use category is used to identify areas that contain economically viable natural resources, as well as to protect the economic viability of those resources. This category can include lands under both public and private ownership that contain these resources, including wilderness areas and other lands managed for resource values and multiple use. Recreation is specifically listed as a compatible use within this category. As such, the proposed acquisition of the Rubicon Trail easement would be consistent with the NR land use designation.

Policy 8.3.1.1 states that lands, such as the subject parcel, suitable for timber production, designated Natural Resource (NR) on the General Plan land use map, and zoned Timber Production Zone (TPZ), are to be maintained for the purposes of protecting and encouraging the production of timber and associated activities. The proposed easement would encompass the area of the existing trail while not furthering encroachment into potential timber production areas. As such, no potential timber production areas will be lost.

Pursuant to Policy 8.3.3.1, forest lands are reserved for multiple use purposes directly related to timber production, mineral resource extraction, wildlife, grazing, and recreation. The proposed easement and its connection to the Rubicon Trail off-highway vehicle (OHV) area are consistent with the recreational element of this policy.

Policy 9.1.3.3 states that the County will coordinate with Federal, State, other agencies, and private landholders to provide public access to recreational resources, including rivers, lakes and public lands. Aesthetic resources in the vicinity of the Rubicon Trail include alpine lakes, rivers, streams, forested areas, and scenic trails and roadways. These scenic resources occur within the immediate Rubicon Trail area as well as in adjacent Eldorado National Forest lands, including the federally designated Desolation Wilderness Area. The proposed trail easement will provide public access to these areas from the Loon Lake vicinity through a privately held parcel.

In conclusion, the proposed Rubicon Trail easement acquisition would be consistent with the applicable policies of the 2004 General Plan.

**ATTACHMENTS:**

- A. Vicinity Map
- B. Record of Survey, Proposed Easement