



COMMUNITY REGION BOUNDARIES

EL DORADO COUNTY COMMUNITY DEVELOPMENT AGENCY
LONG RANGE PLANNING DIVISION

BOARD OF SUPERVISORS

February 24, 2015

INTRODUCTION

- Proposed Project Background
- Origin of Community Regions
- Project Analysis and Environmental Review Matters to Consider
- Funding Options
- Recommended Board Action



BACKGROUND

Board Hearings and Actions Related to the Camino/Pollock Pines Community Region

2009:

The Board discussed changing the Camino-Pollock Pines area from a Community Region to a Rural Center; Planning Commission held a public workshop on the proposed amendments; BOS adopted ROI 110-2009 with intent to remove the CR boundary and convert to 2-3 Rural Centers without land use changes

2011:

The BOS directed staff to integrate the previous ROI for the Camino/Pollock Pines Community Region into the TGPA-ZOU Project ROI.

2012:

The BOS authorized review via TGPA-ZOU to create 3 Rural Centers of Camino, Cedar Grove and Pollock Pines.

2013:

The BOS directed staff to continue processing the proposed CR changes under the TGPA-ZOU Project.

Board Hearings and Actions Related to the Shingle Springs and El Dorado Hills Community Regions

2013:

Board directed staff to:

Prepare Community Region White Paper. Based on the White Paper the Board:

Directed staff to return with a work plan pertaining to costs, and

Next steps and options for moving the Shingle Springs and El Dorado Hills Community Region boundary lines

2014:

The Board directed staff to prepare a ROI to contract the Community Regions of Shingle Springs and the Green Valley corridor and to prepare prioritization and funding options to implement the above ROI.

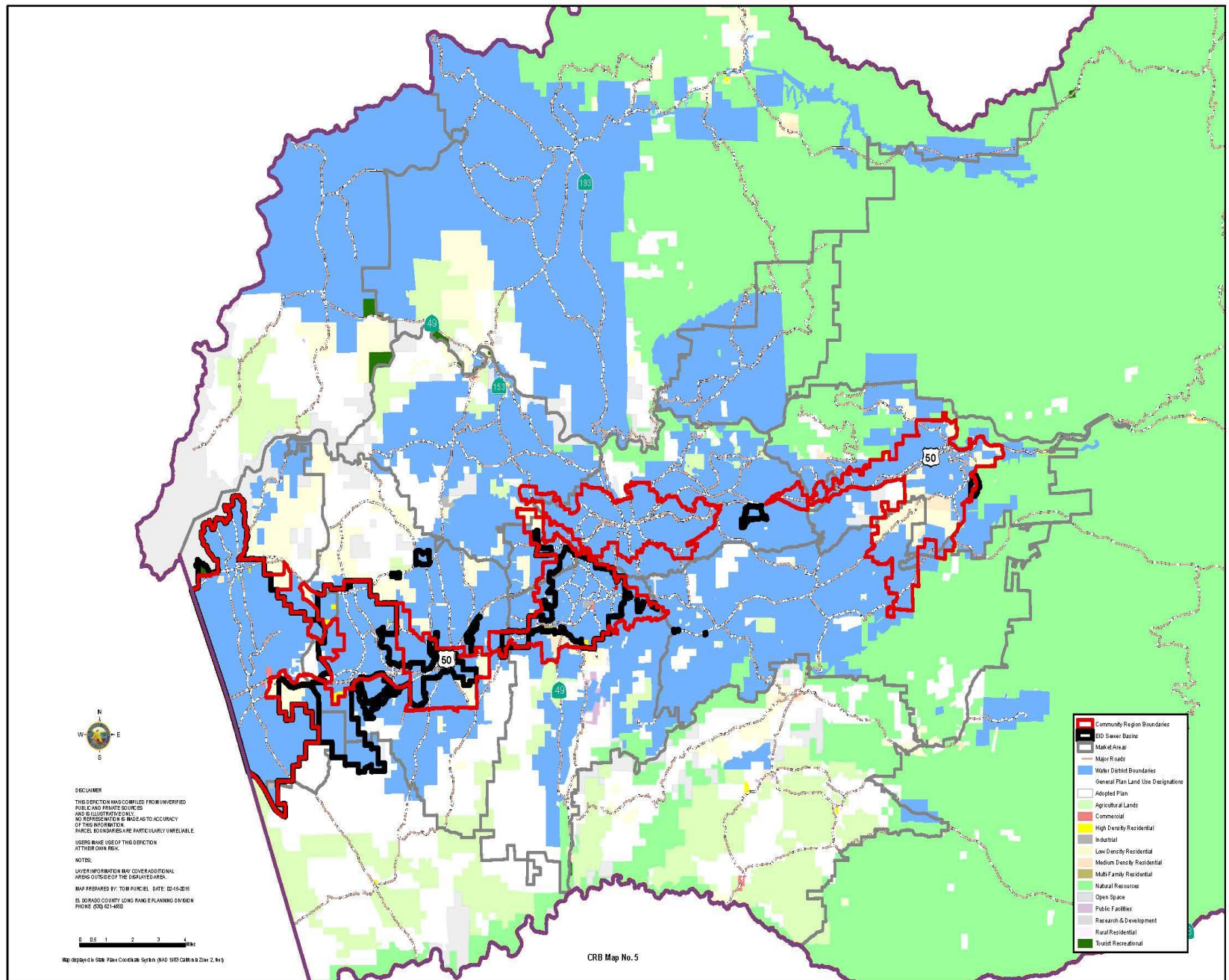


ORIGIN OF COMMUNITY REGIONS

Community Regions were first designated and adopted in the 1996 General Plan.

- Community Region boundaries guide growth to areas with:
 - adequate infrastructure;
 - adequate public services;
 - access to major transportation corridors(Policies 2.1.1.2 and 2.1.1.7)
- Community Region boundaries provide opportunities for continued population growth and economic expansion where adequate infrastructure and services are available;
- Community Regions allow for a mix of uses that promote alternate transportation systems.





PROJECT ANALYSIS/ENVIRONMENTAL REVIEW MATTERS TO CONSIDER

- 2004 General Plan EIR and Findings
 - Land availability to meet housing and job growth projections
 - Change of growth patterns
 - Limits on infill opportunities (e.g. new development in areas already served by infrastructure and public services)
 - Fiscal, safety and other effects including changing roadway Level of Service (“LOS”) standards from E to D and reducing required response times for fire districts, sheriff, & ambulances
 - Cost of housing and infrastructure
 - Economic development and business attraction



2035 GROWTH PROJECTIONS

Approximately 17,500 new units over 20 years

75% Community Region* (Within EID Service Area)		25% Rural Center and Rural Region (EID, GDPUD, Other purveyors or private wells)		Total
Single Family Existing or Entitled	8,000	Single Family Existing or Entitled	4,200	12,200
Single Family Remaining	3,000	Single Family Remaining	0	3,000
Multi Family**	2,100	Multi Family**	200	2,300
Total CRs	13,100	Total RC and RR	4,400	17,500

Note: All numbers are rounded

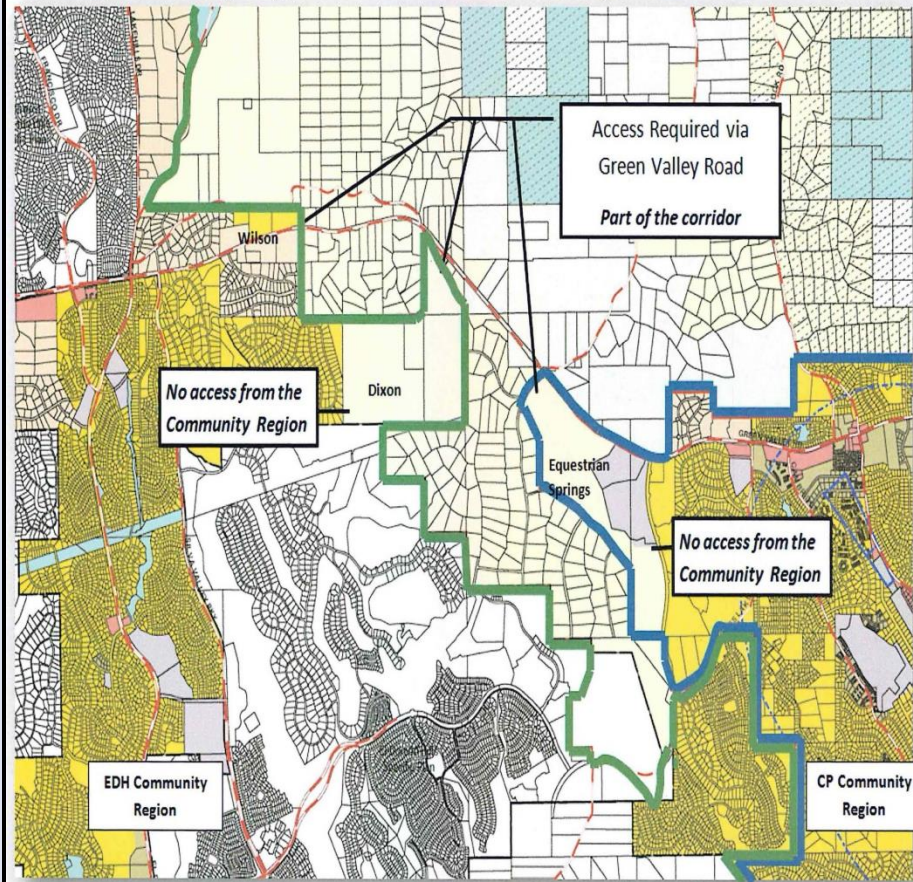
*Assumes Camino/Pollock Pines is changed to 3 Rural Centers

**Multi Family units based on 2013-2021 RHNA allocation. This number is subject to change in 2021 at next Housing Element Update

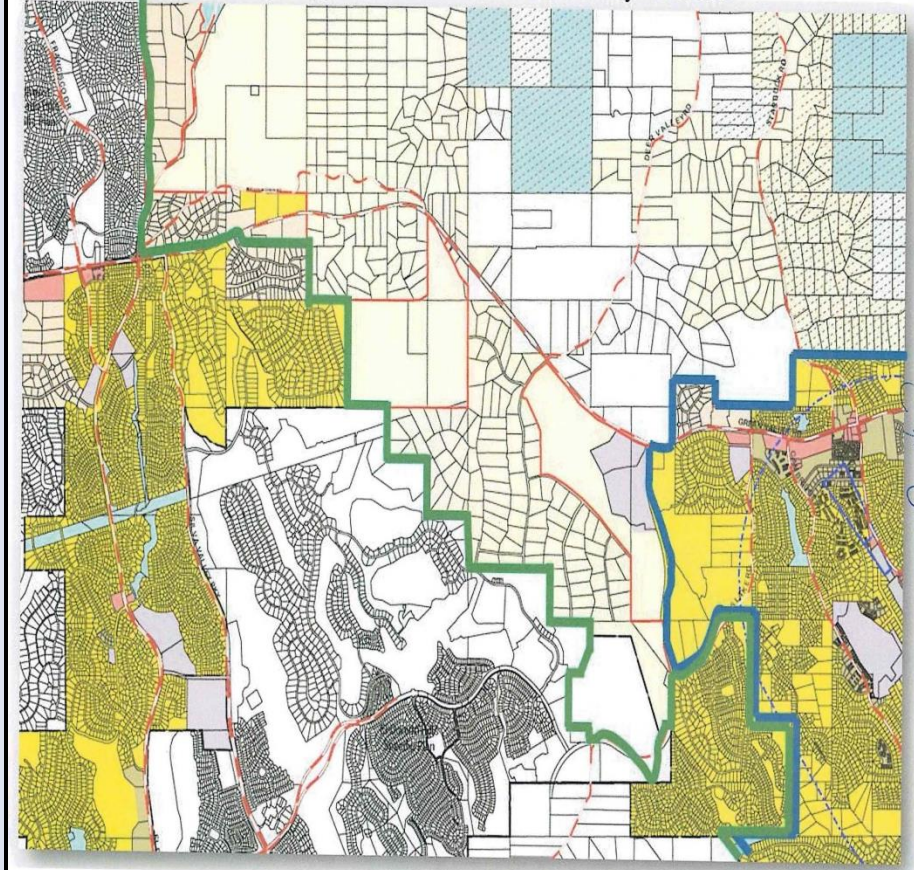


EL DORADO HILLS AND CAMERON PARK MAP

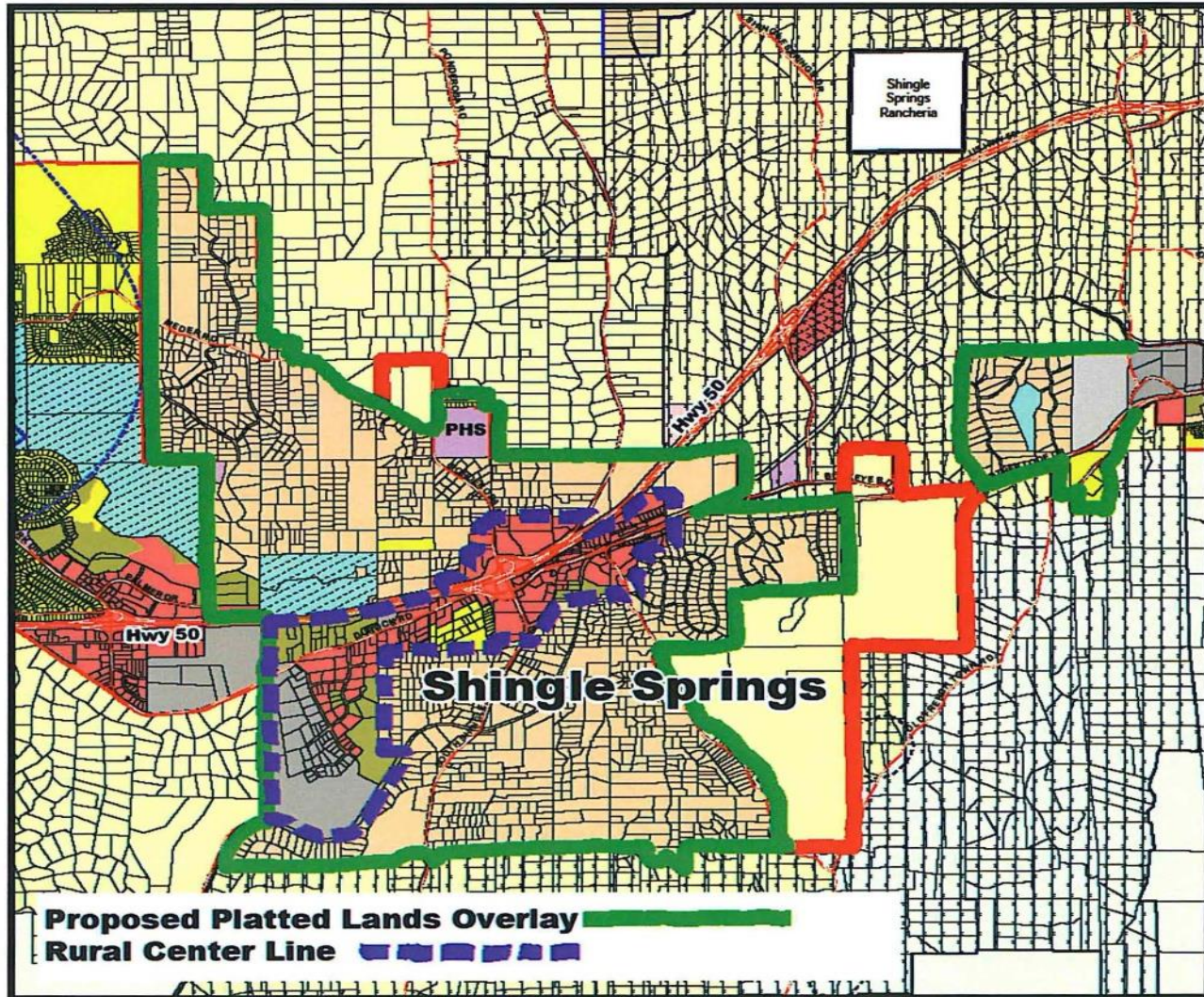
Existing Community Region Boundaries - Green Valley Road Corridor



Proposed Community Region Boundaries - Green Valley Corridor



SHINGLE SPRINGS MAP



PROJECT ANALYSIS/ENVIRONMENTAL REVIEW MATTERS TO CONSIDER CONT.

- 2004 General Plan Consistency
- Housing Element
 - The County must identify, analyze and reduce or eliminate impediments to the development of housing for all income levels
 - The County must accommodate it's fare share of housing
 - 2013 Housing Element - *The State of California has declared the lack of housing is a critical problem that threatens the economic, environmental, and social quality of life in California. Any action that conflicts with the ability of the County to meet the goals of this General Plan and California Law, including but not limited to Housing Element Law, Government Code Section 65585, would be found inconsistent with State and local regulations.*
 - Possible indirect effect on parcels adjacent to Platted Lands



FUNDING OPTIONS

- CEQA costs could range from \$10-20,000 in staff time to prepare a Negative Declaration, or up to \$150,000 in consultant costs if an EIR is necessary
- Initial Study prepared by staff will determine ND vs EIR; analysis to date indicates an EIR may be necessary
- Three options if EIR is needed:
 - Allocate money from the General Fund contingency
 - Use General Fund money budgeted for outside legal costs that would otherwise be returned to General Fund this FY
 - Discuss funding as part of the FY 2015/16 budget (Staff's recommendation)



PROJECT PRIORITIZATION

Staff has been generally prioritizing projects based on the following:



Draft Project Prioritization Matrix

Major County-Initiated Land Use and Transportation Projects Managed by Long Range Planning Division (LRP)

			Priority: Get things done by finishing what we've started	Priority: Economic development	Priority: Set strong countywide foundation	Priority: Address requirements	
			Intent: Prioritize projects already initiated by Board and currently underway	Intent: Prioritize projects that directly improve economic development	Intent: Prioritize projects that address key issues affecting entire county	Intent: Prioritize projects required by General Plan, law, or other mandates	
LRP's Major County-Initiated Land Use and Transportation Projects		Timeframe	Question: Is the project currently in process?	Question: Does the project directly improve Economic Development?	Question: Does the project address an issue affecting the entire county?	Question: Is the project required by policy, law or other mandates?	Recommended Project Prioritization
TGPA/ZOU		Complete in June 2015	Yes	Yes	Yes	Yes	1.A
Major CIP and TIM Fee Update		Complete in early 2016	Yes	Yes	Yes	Yes	1.A
Annual CIP Update		Ongoing; next update due June 2015	Yes	Maybe	Yes	Yes	1.B
Biological Resource Policies Update		Complete in mid 2016	Yes	Yes	Yes	Maybe	1.B
Sign Ordinance Update		Complete in May 2015	Yes	Yes	Yes	No	1.B
Mid-Year CIP Update		Ongoing; next update due March 2015	Yes	Maybe	Yes	No	2
Meyers Area Plan		TBD	Yes	Yes	No	Maybe	2
General Plan 5 Year Review		Ongoing; work will begin mid 2015	Yes	Maybe	Yes	Yes	2
General Plan Implementation - Key Projects							
	Update Design Improvement Standards Manual (aka Land Development Manual)	TBD	Yes	Maybe	Yes	Yes	2
	Infill Ordinance	TBD	No	Maybe	Yes	Yes	3
	Scenic Corridor Ordinance	TBD	No	No	Yes	Yes	3
	Community Planning	TBD	No	Maybe	Maybe	Yes	3
	Cultural Resource Preservation Ordinance	TBD	No	No	Yes	Yes	3
General Plan Amendment to Contract Community Region Boundary Lines		TBD	Maybe	No	Maybe	No	4
MC&FP Phase II		TBD	Maybe	Yes	No	Maybe	4

RECOMMENDED BOARD ACTION

- Endorse a final matrix or list that prioritizes all County-initiated land use and transportation projects managed by LRP and direct staff to return to the Board every six months to provide an update;
- Adopt the draft Resolution of Intention;
- Discuss funding for processing this project as part of the FY 2015/16 budget, and;
- Determine Project's priority and preferred method processing based on staff and funding availability.

