

AMENDING THE GENERAL PLAN LAND USE MAP

Board of Supervisors Workshop June 27, 2013

Proposed General Plan Land Use Amendments

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- Board requested discussion on process and ramifications of amending General Plan Land Use Map
 - Private Development projects
 - Require General Plan Land Use amendments to increase allowable density of residential development
 - Community requested Community Region Boundary line changes

Information Provided


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- Documents provided for Board consideration:
 - ▣ Community Region Boundary Amendment White Paper
 - Released to the Board June 11, 2013
 - Included General Plan History, review of Development Process and Options for the Board to consider
 - ▣ Supervisor Veerkamp requested discussion of a Draft Board Policy for General Plan Amendment (GPA) initiation review process
 - Staff Report
 - Draft Policy including process requiring Board Authorization to initiate GPA, establishing criteria and exemptions

Where We Have Been



**Resolutions of Intention
November 2011**

Resolution of Intention #182-2011
Targeted General Plan Amendment to address issues identified in the five year review



Resolutions of Intention #183-2011 and #184-2011

- Comprehensive Zoning Ordinance
- Draft Project plus optional analysis included
 - Above the line below the line

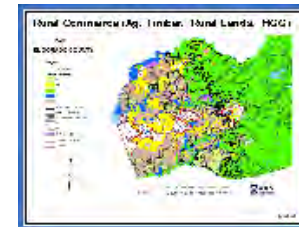



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Jobs &
Jobs/Housing



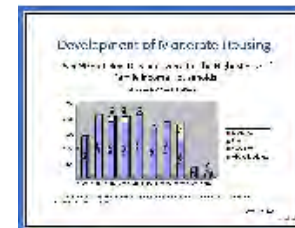
Agriculture, Rural
Lands & Rural
Commerce



Sales Tax
Leakage



Moderate
Housing



Reasons for General Plan 5 Year Review

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- Provide information to assess how the General Plan is being implemented
- Provide information to identify necessary course adjustments or modifications
- Provide clear correlation between land use decisions and General Plan goals
- Provide information regarding progress in meeting share of regional housing needs and efforts to remove constraints to the development of housing
- Next General Plan 5 Year Review begins in 2015, presented to Board in Spring 2016

Striking a Balance

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- General Plan does its best to strike a balance between:
 - Jobs vs. Housing
 - “Keep it Rural” vs. Economic Development
 - Comply with State Housing Requirements
 - Physical development vs. Protection of Environment
 - Protection and Promotion of Agriculture vs. Development

Land Use Policy Programmatic Udate

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□ LUPPU Project Objectives

- Bringing differences between the General Plan and other County planning ordinances and manuals into a more useful, beneficial and consistent format
- Create a series of changes to the current process to achieve regulatory reform
- Achieve adoption of a:
 - Zoning Code
 - Design Standards and Guideline Manual
 - Appropriate General Plan amendments
 - A Travel Demand Model Update (completion, adoption not req'd)
 - 2013 Housing Element Update (adoption required Oct. 2013)

Land Use Policy Programmatic Uppdate

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- LUPPU project does include land use amendments for:
 - ▣ Ag District Boundary Expansion
 - ▣ Camino/Pollock Pines Community Region conversion to 3 Rural Centers
 - ▣ Administrative/Mapping corrections
- LUPPU project does not include the effect of:
 - ▣ Removing lands from Community Regions
 - ▣ Privately-initiated General Plan Amendments for large residential development projects

Opposition to Development

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- Proposed large residential projects incited community opposition
- Voiced concerns varied. Common themes include:
 - Traffic
 - Effect on “rural lifestyle”
- Objections to the proposed projects prompted request to:
 - Amend the General Plan to eliminate, revise and/or reduce Community Region boundary in areas affected

What is a Community Region?

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- **General Plan Guiding Principles:**
 - Foundational strategy to keep the vast majority (approximately 90%) of the County Rural
 - Areas near roads, transit, sewer/water and other infrastructure needed to serve existing and planned development
 - Include Commercial, higher density residential uses, disallowed in the Rural Regions

General Plan Consistency

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- 2004 General Plan plans for:
 - ▣ A population of 200,000, 32,419 New Dwelling Units, 42,202 new jobs (2002 Economic and Planning Systems Land Use Forecast)
- General Plan 5-year review findings:
 - ▣ Deficiency in job creation, housing developed for moderate income households and sales tax leakage
 - ▣ Identified limited amount of Commercial lands that must “do a lot with a little”
 - Accommodate: commercial, retail, community services, and mixed use development (town centers and community cores)

General Plan Amendments Raise Policy Questions...

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- General Plan Amendments significantly increasing residential densities
 - ▣ Do we need additional land designated for higher density residential development?
 - ▣ Do we have enough land identified for commercial development?
 - ▣ What is the effect on the County's ability to provide a range of housing for all income levels?
 - ▣ What is the effect of additional residential units on implementation of the 2004 General Plan?
 - ▣ What might the impacts be on meeting the County's Jobs/Housing balance goals?
 - ▣ Other...

General Plan Amendments Raise Policy Questions...continued

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- What might be the effects of reducing or eliminating the Community Regions boundaries?
 - ▣ Does the change reduce the amount of land available for commercial development?
 - ▣ Does it impact the County's ability to meet its allocated share of housing for various income groups to meet RHNA?
 - ▣ Would the change push certain types of growth into other areas?
 - ▣ Can we "afford" to remove lands from Community Regions?
 - ▣ What is the effect on roads and other infrastructure?
 - ▣ What is the effect on the County CIP and TIM Fee program?
 - ▣ Other...

Draft General Plan Amendment

“Initiation Process” Policy

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- Applicant would be required to obtain BOS “authorization to initiate” any GPA which increases allowable residential density
 - ▣ Abbreviated application process
 - ▣ Hearing at Board within 60 days
- Establishes criteria
 - ▣ Consistent with General Plan goals and objectives
 - ▣ Addresses deficiencies identified in 5-year review
- Exemptions for technical changes or smaller projects
- Policy “sunset date” coincides with the next General Plan 5-year review cycle in 2016
- Does not involve review or approval of project - only an authorization to bring forward an application
- Any direction by the Board would be exempt from CEQA.

Community Region Boundary Options Outlined in White Paper

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- Option 1: Amend the Shingle Springs Community Region boundary only
- Option 2: Amend Community Region boundaries throughout the General Plan
- Option 3: Review and/or redesignation of Low Density Residential (LDR) land uses within Community Regions throughout the General Plan
- Option 4: “Stay the Course” - Parallel process LUPPU and new GPA development projects without amending the Community Region boundaries
- Option 5: Review development applications proposing GPAs for screening/disapproval

Community Region Boundary Options Outlined in White Paper

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- Option 6: Combine new GPA development projects and Community Region boundary changes with TGPA and Zoning Ordinance Update (LUPPU). Re-start LUPPU
- Identify which development projects and Community Region boundary revisions should be included in “project description”
 - Amend TGPA and Zoning ROIs
 - Issue new Notice of Preparation of Draft EIR
 - Schedule new Scoping meetings
 - Revise Draft Housing Element as necessary and resubmit to State for review and certification (required adoption by October 2013)
 - Revise Travel Demand Model and the 2035 Growth Projections as necessary

Board Direction Requested

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- Does the Board want to proceed with adoption of a policy requiring authorization to initiate GPAs?
 - ▣ If yes, should the policy include a review of pending projects?
 - ▣ What changes, issues or revisions to Draft Policy does the Board what staff to address?

- Does the Board want to consider amendments to the Community Region Boundaries?
 - ▣ If yes, Shingle Springs only, or changes to other Community Regions?
 - ▣ If yes, would boundary amendments also change allowable General Plan Land Uses?
 - ▣ If yes, amendment may require revisions to 2013 Housing Element, Travel Demand model, and may have to be incorporated into overall LUPPU processing postponing completion of LUPPU