

# Why Do We Need This Urgency Ordinance?

El Dorado County has made many promises to our communities to protect their existing rural character, but those efforts are incomplete and unfulfilled.

# Historic Area Plans

In the 1970s and 1980s, El Dorado County prepared Area Plans for over 20 local communities within the County.

American Flat-Spanish Flat-Bear Creek	Greenwood
American River Canyon	Kelsey
Barnett Ranch	Latrobe
Cameron Park	Lotus-Coloma
Camino-Fruitridge	Placerville Periphery
Cool-Pilot Hill	Pleasant Valley-Oak Hill-Sly Park
Diamond Springs-El Dorado	Pollock Pines
El Dorado Hills-Salmon Falls	Rescue
Garden Valley	Shingle Springs
Georgetown	Somerset-Fairplay-Mt. Aukum
Greenstone	

# 1996/2004 General Plan

- Area Plans Shelved
- **GOAL 2.4: EXISTING COMMUNITY IDENTITY**
  - Maintain and enhance the character of existing rural and urban communities, emphasizing both the natural setting and built design elements which contribute to the quality of life, economic health, and community pride of County residents.
- **GOAL 2.5: COMMUNITY IDENTITY**
  - Carefully planned communities incorporating visual elements which enhance and maintain the rural character and promote a sense of community.

# Board Action

05/14/2013	Supervisor Santiago recommending the Board receive an <b>update on the Community Identification (Community ID) process</b> and have a discussion on how it relates to the General Plan, Targeted General Plan Amendment and Zoning Ordinance Update, and the role of the County and Community and Economic Development Advisory Committee (CEDAC) in that process. <b>[Lots of meetings with communities]</b>
11/12/2013	Chief Administrative Office providing an update on the <b>Community Vision and Implementation</b> process including a presentation by AIM Consulting, Inc., regarding community planning efforts.
6/24/2014	Chief Administrative Office providing an update on the development of the <b>Community Planning Guide</b> ; and recommending the Board receive and file the same.

# Board Action

11/17/2014	Community Development Agency, Long Range Planning Division, recommending the Board consider the following: 1) Receive and file the Community Planning Guide; and 2) <b>Discuss next steps for implementing General Plan Goal 2.4</b> - Maintain and enhance the character of existing rural and urban communities, emphasizing both the natural setting and built design elements which contribute to the quality of life, economic health, and community pride of County residents.
4/4/2016	Community Development Agency, Long Range Planning Division, recommending the Board: 1) Receive and file information; and 2) Provide preliminary <b>feedback regarding community planning</b> related efforts.
4/5/2016	Approved Dollar General in Georgetown with 4-1 vote, leading to legal battle.
12/5/2017	Community Development Services, Planning and Building Department, providing a <b>workshop regarding community based planning</b> options and recommending the Board direct staff to return to the Board with a proposed scope of work, prior to issuance of a Request for Proposals, for one of three community planning options as outlined in the Staff Memo dated December 5, 2017.

# Board Action

7/17/2018	Community Development Services, Planning and Building Department, recommending the Board direct staff to proceed with issuance of a <b>Request for Proposals for Community Design Guidelines/Standards</b> . FUNDING: \$250,000 in Fiscal Year 2018/19, with \$125,000 in the Economic Development budget (TOT) and \$125,000 in the Planning budget. (General Fund)
12/4/2018	Community Development Services, Planning and Building Department recommending the Board: 1) <b>Award Request for Proposal</b> 19-918-013 to the successful proposer, DeNovo Planning Group; 2) Authorize the Planning and Building Department to negotiate a three year Agreement with DeNovo Planning Group, for an amount not to exceed \$250,000 to assist in Community Planning efforts in Shingle Springs, Cameron Park, Diamond Springs/El Dorado and El Dorado Hills; 3) ...

**After years of Board direction and community engagement there are insufficient policies to fulfill Goal 2.4 and Goal 2.5 to protect the character of our existing communities.**

# Results without Community Planning

- 2012 Apartments approved for Shingle Springs that lack architecture to match community identity of “country community”
- 2014 to 2018 Georgetown challenged El Dorado County to protect historic Main Street from a Dollar General
- 2019 Dollar General proposed for Cool, which does not match 2017 community visioning report
- 2021 Dollar General proposed for Somerset that does not support community vision for rural economy

# General Plan

- **Custom, Culture, and Economic Stability**

The **rural character** of the County is its **most important asset**. Careful planning and management can maintain this character while accommodating reasonable growth and achieving economic stability.

- **Policy 2.1.2.4**

Rural Centers shall be evaluated for their status as historic districts. The Historic Design combining zoning district shall be applied to each Rural Center which meets the criteria to conserve the unique historic character.



# The County needs to keep its promise to our Communities

- The County has started several community planning efforts but none have been completed.
- Our communities have participated in the County's planning efforts for many years and have expectations that the General Plan would be implemented to protect our rural quality of life.
- Supervisor Parlin had planned on proposing to add a Formula Business Ordinance to the 2021 Long Range Planning Work Plan, but the recent applications have forced our hand to bring the Formula Business Ordinance with an Urgency Ordinance.

# We Can Protect Our Local Economy and Rural Character



**“Small Business is the backbone of our country.”**

<https://youtu.be/pLtQ0iH-LNE>