

DEVELOPMENT SERVICES DEPARTMENT

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TO: Planning Commission **Agenda of:** February 26, 2009

FROM: Peter N. Maurer, Principal Planner **Item #:** 13.a

DATE: January 22, 2009

RE: Camino-Pollock Pines Community Region

Background:

On November 13, 2008, during discussion of adopting mixed use development standards, a concern was raised by the public that the community of Camino was inappropriately designated a Community Region on the General Plan land use map, as part of the larger Camino/Pollock Pines Community Region. This concern was brought up again, on January 9, 2009 by Commissioner MacCready, and the Commission directed staff to bring this issue back as a workshop item.

Discussion:

The General Plan identifies seven communities as Community Regions, or areas where growth is to be directed through land use designations and policies. These are:

- El Dorado Hills
- Cameron Park
- Shingle Springs
- El Dorado
- Diamond Springs
- Placerville
- Camino/Pollock Pines

The Community Region is a “Planning Concept Area” one of three contained in the General Plan. The others are the Rural Centers and Rural Regions. Objective 2.1.1 describes the purpose of the Community Regions as follows:

Purpose: The urban limit line establishes a line on the General Plan land use maps demarcating where the urban and suburban land uses will be developed. The Community Region boundaries as depicted on the General Plan land use map shall be the established urban limit line.

Provide opportunities that allow for continued population growth and economic expansion while preserving the character and extent of existing rural centers and urban communities, emphasizing both the natural setting and built design elements which contribute to the quality of life and economic health of the County.

Policy 2.1.1.2 further defines the Community Regions with the following language:

Establish Community Regions to define those areas which are appropriate for the highest intensity of self-sustaining compact urban-type development or suburban type development within the County based on the municipal spheres of influence, availability of infrastructure, public services, major transportation corridors and travel patterns, the location of major topographic patterns and features, and the ability to provide and maintain appropriate transitions at Community Region boundaries. These boundaries shall be shown on the General Plan land use map.

When the Community Regions were first established, during the adoption process of the 1996 General Plan, there was a great deal of discussion regarding which communities should be Community Regions, and which should be Rural Centers. One school of thought was that only those areas with public sewer, i.e. the “availability of infrastructure” should be included as Community Regions. The debated centered on Georgetown and Camino/Pollock Pines. Ultimately, with the adoption of the 2004 General Plan, Georgetown was designated a Rural Center, while Camino/Pollock Pines became a Community Region.

The concern that has been raised is that due to the nature of Camino and Pollock Pines, some believe that it should be re-designated as a rural center. The reasons for this is the agricultural nature of the region, the lack of public sewer service, the relative small size and low density of most of the area, and a concern that “urban-type...or suburban type development” is inappropriate for the community.

Some issues that should be considered are the size of the area compared to other Rural Centers, and the amount of commercial, industrial, and high density housing designations. While there may be less development potential in the Camino-Pollock Pines area compared to other Community regions due to the lack of public sewer service and the location of the market area, it still may be an area where the County should direct its growth. (Thirteen distinct market areas were identified in the population and employment forecasts prepared for the General Plan in 2002. the major growth areas were identified as El Dorado Hills, Cameron Park/Shingle Springs, Diamond Springs, and Placerville/Camino.) Finally, if it is determined that the area should be changed, are there boundary changes that ought to be considered as well.

If, after hearing from the community and general public, and after discussion between commissioners, the commission determines that Camino and Pollock Pines are more appropriately designated a Rural Center (or perhaps two separate centers), the next course of action would be to direct staff to forward a recommendation to the Board of Supervisors to

initiate a general plan amendment to change the designation by amending Policy 2.1.1.1 and the land use diagram. Should the Board adopt a resolution to initiate the change, staff would work through the normal general plan amendment process, including any necessary CEQA analysis to make the change.

Recommendation:

Staff recommends that the Planning Commission either determine that no change is appropriate at this time or direct staff to prepare a draft resolution of intention for Board of Supervisors consideration, with specific direction regarding how the Camino-Pollock Pines Community Region should be amended.

ATTACHMENTS:

- Attachment 1: Minutes of Planning Commission meeting Nov. 13, 2008; Item #11
- Attachment 2: Minutes of Planning Commission meeting Jan. 9, 2009; Item #6