



**COUNTY OF EL DORADO
COMMUNITY DEVELOPMENT AGENCY**

INTEROFFICE MEMORANDUM

Date: December 10, 2013
To: Board of Supervisors
From: Shawna Purvines, Principal Planner
Subject: **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.

Following a workshop with the Planning Commission and Board of Supervisors, the Board approved a Resolution of Intention (Resolution 110-2009; Attachment 2B) on May 19, 2009 to amend the Camino-Pollock Pines Community Region boundary. This amendment would create three new Rural Centers, whose total net acreage would equal the existing Camino-Pollock Pines Community Region acreage. (Legistar 09-0519 Exhibit 3; Attachment 2C.1). Staff has provided an enhanced version of the same exhibit to more clearly show the existing Community Region boundary and the proposed Rural Center boundaries (Attachment 2C.2).

Resolution 110-2009 directed Planning staff to prepare work products necessary for the Board to consider changing the Community Region designation for the communities of Pollock Pines, Cedar Grove, and Camino into separate Rural Centers. However, because of budget constraints at the time, the Board did not place this in the top tier of tasks in the work program for the Development Services Department. The issue was instead identified to be addressed when staffing and funding became available, or as other tasks were completed.

Subsequently, the Board directed the task to be included in the Targeted General Plan Amendment process following the General Plan 5-Year Review in April of 2011, and did so by adopting a new Resolution of Intention (Resolution 182-2011; Attachment 2D), which then superseded Resolution 110-2009.

DISCUSSION

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 should be included as Community Regions. The debate centered on Georgetown and Camino-Pollock Pines. Ultimately, with the adoption of the 1996 and 2004 General Plans, Camino-Pollock Pines was designated a Community Region.

The concern raised in 2009 was that, due to the nature of Camino and Pollock Pines, some believe that it should be re-designated as a Rural Center. The reasons given were 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.

Overview of Key General Plan Policies

As part of the May 19, 2009 Staff Report, a comprehensive list of General Plan policies related to and affected by the suggested changes was provided to the Planning Commission and Board of Supervisors (Attachment 2E). Some primary differences between Rural Centers and Community Regions are summarized below:

- **Density** – It has been stated that a change from a Community Region to three Rural Centers would reduce densities in the area. General Plan Table 2-1 (Attachment 2E) shows that there is no difference between Community Regions and Rural Centers in regards to permitted land use designations. General Plan Policy 2.2.1.2 (Attachment 2E) lists all land use designations and references no difference between Community Regions and Rural Centers. The only difference in density permitted is the residential component of a mixed use development. Currently the General Plan allows for sixteen (16) dwelling units per acre in Community Regions and four (4) dwelling units per acre in Rural Centers.
- **Levels of Service** – General Plan Policy 5.1.2.4 states that “Service standards for public services and emergency services in Rural Centers and Rural Regions are different than in Community Regions based on lower intensity and density of land use.”

Table 5-1 (Attachment 2E) and various other General Plan policies illustrate how service standards for traffic, public services and emergency services in Rural Centers and Rural Regions are different than in Community Regions. A summary is included in the table below.

	Community Region	Rural Center and Rural Region
County and State road	LOS E	LOS D

circulation system		
Fire district response	8-minute response to 80% of the population	15 to 45-minute response
Sheriff	8-minute response to 80% of the population	No standard
Ambulance	10-minute response to 80% of the population	20-minute response in Rural Regions and “as quickly as possible” in wilderness areas*
Water (Policy 5.2.1.11)	New development shall connect to a public water system.	New development shall connect either to a public water system or to an approved private water system.
Wastewater (Policies 5.3.1.1, 5.3.1.3 and 5.3.1.7)	<p>5.3.1.1 - High-density and multifamily residential, commercial, and industrial projects shall be required to connect to public wastewater collection facilities as a condition of approval except in Rural Centers and areas designated as Platted Lands</p> <p>5.3.1.7 - New development shall connect to public wastewater treatment facilities. In Community Regions where public wastewater collection facilities do not exist project applicants must demonstrate that the proposed wastewater disposal system can accommodate the highest possible demand of the project.</p>	5.3.1.3 - County may allow community wastewater systems and other alternative solutions as an acceptable option to traditional wastewater treatment for mobile home parks, commercial and industrial centers, and multifamily residential.

- **Noise** – General Plan Tables 6-1 and 6-2 (General Plan Noise Policies, Attachment F) do not clearly differentiate between Rural Centers and Community Regions, but do have different standards for “communities” vs. “rural areas”. Table 6-3 provides different standards for construction noise (higher in a Community Region than in a Rural Center). There are approximately 170 acres of industrial lands within the Camino-Pollock Pines area, including the Sierra Pacific Lumber Mill (Mill), which is currently closed. It cannot be determined at this time if the change from a Community Region to three Rural Centers would affect either the reopening of the Mill or some other industrial use on the site due to potentially more restrictive noise standards.

Each of the issues listed above are currently under environmental review for the Targeted General Plan Amendment and Zoning Ordinance (TGPA/ZOU) Update. The anticipated release of the draft Environmental Impact Report (EIR) addressing this specific amendment and others adopted as part of the project is anticipated in approximately three (3) months.

Environmental Review

On June 26, 2012, the Board authorized the Chair to sign Agreement No. 619-S1211 for legal services with the law firm of Abbott & Kindermann, LLP to assist the County in preparing amendments to the County's General Plan and necessary California Environmental Quality Act (CEQA) documents.

Staff requested Abbott & Kindermann to evaluate the CEQA considerations associated with the proposed change to the Camino-Pollock Pines Community Region Boundary. On December 9, 2013, Abbott & Kindermann provided a memo (Attachment 2G) recommending that, in the event that the Board directs staff to proceed with this change, staff should prepare an Initial Study. They stated that this analysis will become the foundation to support the determination of whether the existing General Plan Environmental Impact Report (EIR) provides sufficient CEQA analysis, or whether additional CEQA documentation is necessary. Due to potentially unique circumstances associated with the Camino-Pollock Pines area, the conversion of this area from Community Region into three Rural Centers could potentially be found to be within the scope of the existing General Plan EIR.

Next Steps

If the Board determines that Camino, Cedar Grove, and Pollock Pines would more appropriately be reviewed and considered under a project independent from the TGPA/ZOU Update, the next course of action would be for the Board to adopt a new Resolution of Intention to initiate a General Plan amendment to change the designation by amending the land use diagram and Policies 2.1.1.1 and 5.3.1.1. A draft Resolution has been prepared for the Board's consideration (Attachment 2H).

Should the Board adopt a resolution to initiate the change, staff would process the proposed change as quickly as possible through the normal general plan amendment process. County Counsel and outside Counsel have advised that an Initial Study

should be prepared. Issues identified above, along with any other requirements for consistency with plans and policies, would be addressed through the CEQA process.

RECOMMENDATION

Staff recommends that the Board either:

1. Continue to process the proposed amendment to the Camino-Pollock Pines Community Region through the TGPA/ZOU Update process, or;
2. Adopt the draft Resolution of Intention to initiate a General Plan amendment to the Camino-Pollock Pines Community Region.

Should the Board wish to proceed with the task separate and apart from the TGPA/ZOU Update process, staff would request the Board provide a sense of priority for this task understanding that if it is to become a primary task, other projects currently under way such as the TGPA/ZOU Update, Sign Ordinance Update and Biology Policy Update may be delayed. An option to keep these items on task while meeting the priority of the Board to complete a separate Camino-Pollock Pines General Plan Amendment Initial Study and subsequent environmental document may be to contract out the completion of the Initial Study preparation.