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General Plan 5-Year Review

2011 Status Report
April 4, 2011



Content

The presentation includes:

- GP Monitoring and Reporting Requirements
- New Information received and Changes in State Law since Adoption of the General Plan
- General Plan 5-year review (Policy 2.9.1)
 - Land Inventory
 - Rate of Development
 - CR/RC Boundary Modification Options
 - GP Mitigation and Monitoring Program Review
- Summary of Findings from Review
- General Plan Amendment Process
- DSD Work Plan



General Plan Background

- July 19, 2004, General Plan adopted by the Board of Supervisors
- September 1, 2005, Courts found County had satisfied the terms of the writ.
- October 2005, County began implementation of the General Plan.
- April 18, 2006 a settlement agreement was entered into by the County, settling the lawsuit.



General Plan Reporting

- California Government Code Section 65400 requires annual reporting of General Plan Implementation to OPR and HCD on or before April 1 of each year.
- General Plan Policy 2.9.1.1 requires annual monitoring of land use absorption and policy implementation.
- General Plan Policy 2.9.1.2 requires 5 year reviews to identify necessary adjustments or modifications



Purpose of General Plan Reporting

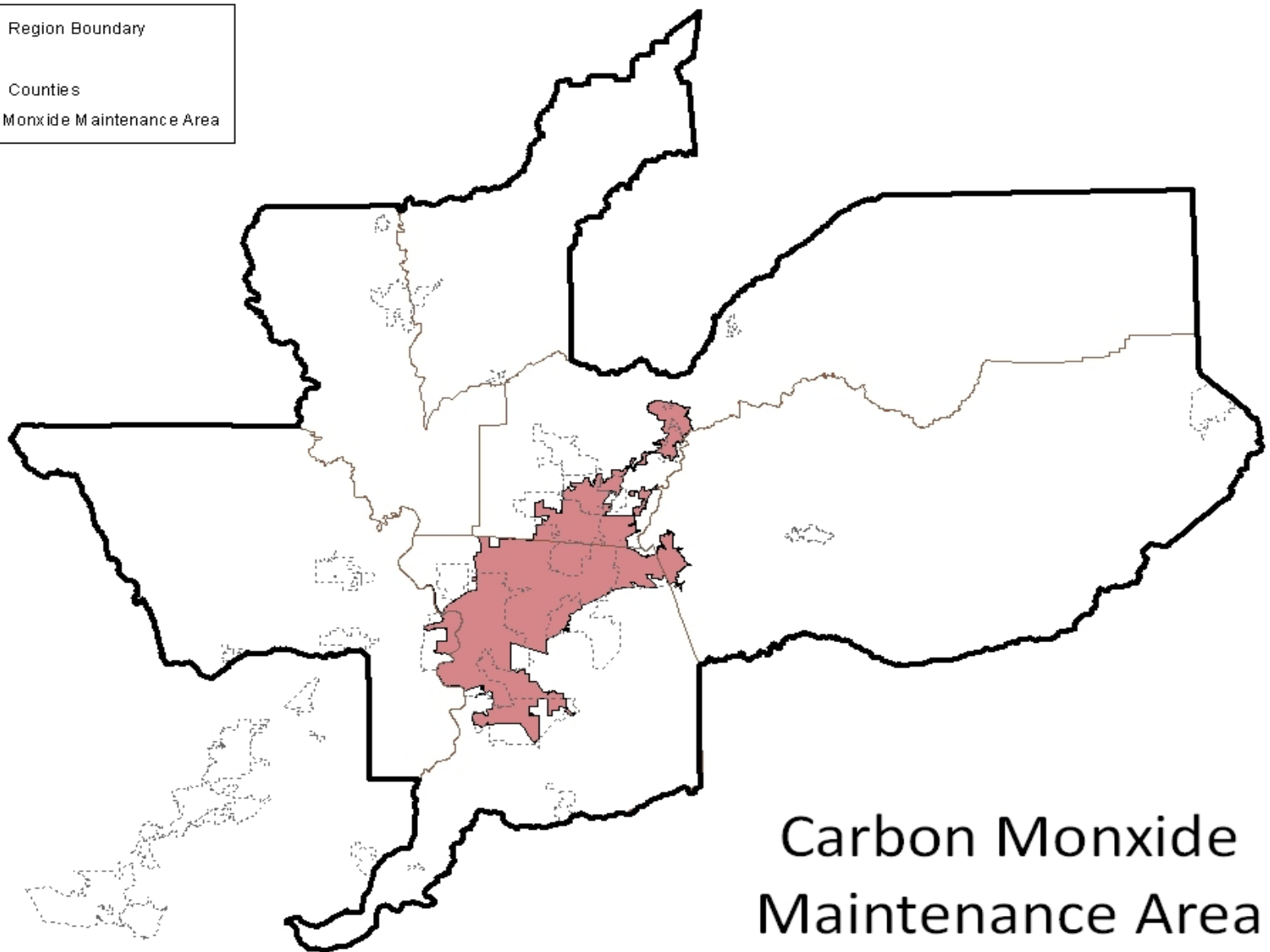
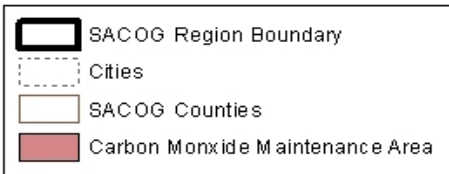
- Provide information to assess how the GP is being implemented
- Provide information to identify necessary course adjustments or modifications
- Provide clear correlation between land use decisions and GP goals
- Provide information regarding progress in meeting share of regional housing needs and efforts to remove constraints to the development of housing



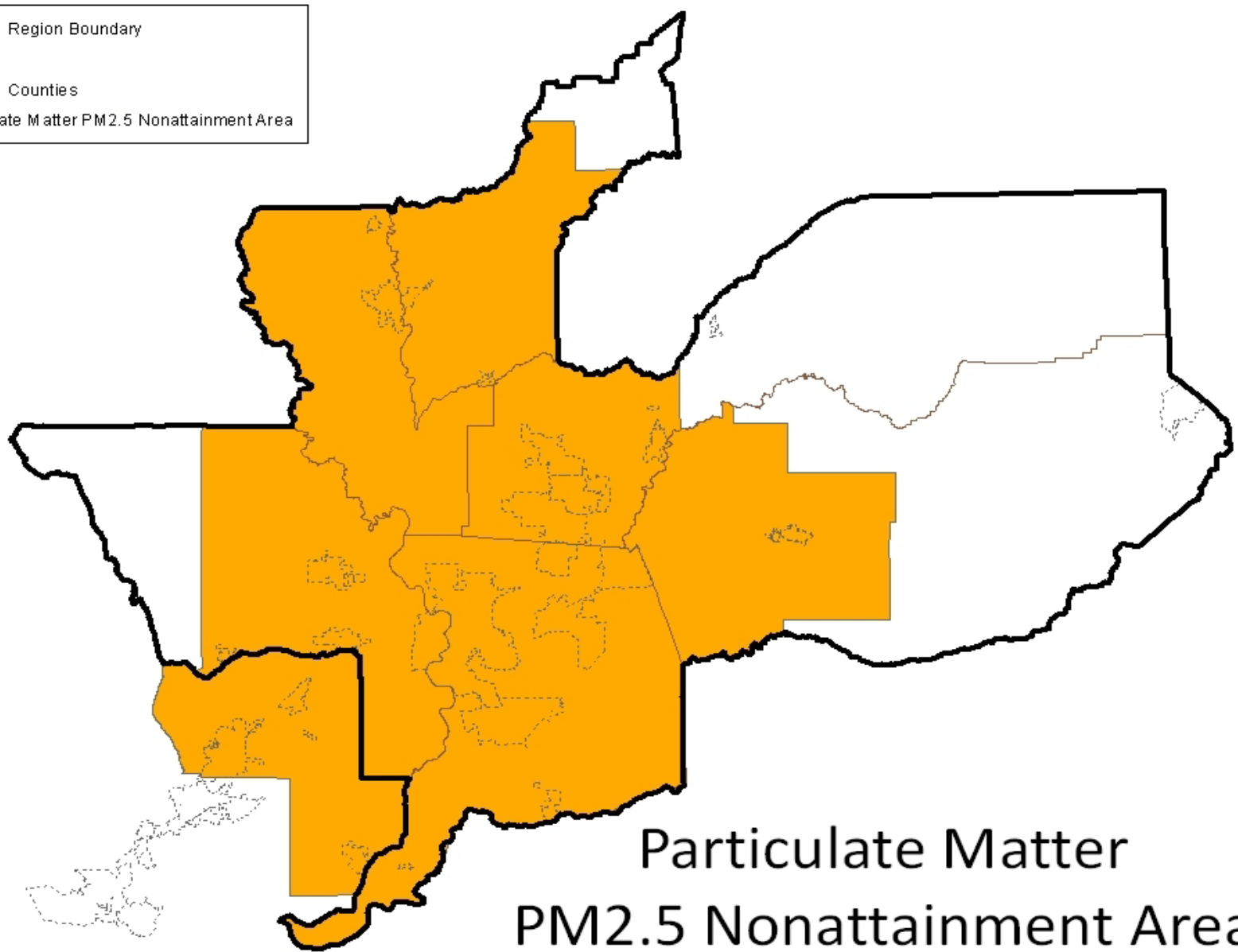
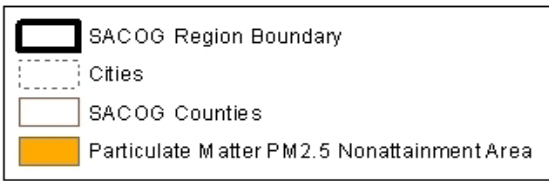
New Information

AB 32 and SB 375

- Requires Regional Transportation Plan (RTP) to address Air Quality issues including reduction of Green House Gas (GHG) emissions thru reduced vehicle miles traveled
- Requires local Housing Elements to be consistent with RTP
- Requires regional transportation funding decisions be consistent with RTP
- Streamlines and creates new CEQA exemptions for certain projects

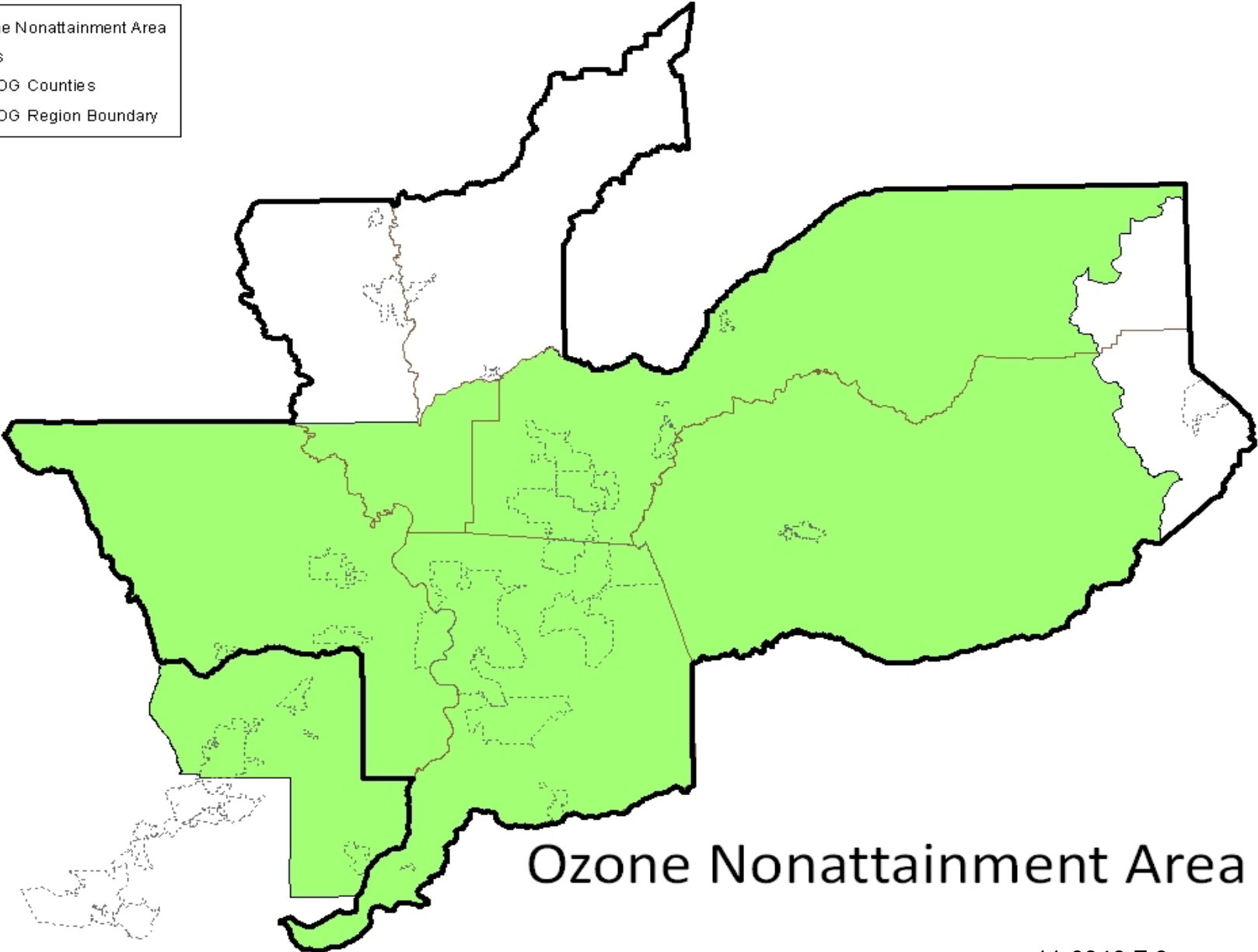


Carbon Monoxide Maintenance Area



Particulate Matter PM2.5 Nonattainment Area

- Ozone Nonattainment Area
- Cities
- SACOG Counties
- SACOG Region Boundary



Ozone Nonattainment Area

New Information...cont.

Economic Development Studies

■ **CSEER Industry-Focused**

- Collaborate with stakeholders to create ED strategy
- Reduce uncertainty of the permit process
- Support entrepreneurial business ventures
- Market local industries

■ **Buxton Retail Survey**

- Collaborate with trade groups to support local businesses
- Assist local businesses with inventory decisions using statistical and quantitative analysis to better achieve local purchasing wants
- Focus on recruiting specific retailers, not represented in the area



New Information...cont.

- Housing Development Feasibility Study (EPS)
 - Current infrastructure costs and fees exceed feasible ranges for development of entry level and mid-range housing products (moderate prices homes). Provided short, mid and long range options for addressing the issue.
- EDAC General Plan Review Workshop
 - Analysis of General Plan implementation to date. Recommended a targeted GP update with a focused EIR to address state mandates, moderate housing, creation of jobs, retail sales tax leakage and Agriculture and Natural Resource protection.

New Information...cont.

- 2010 Census – Population figures released
 - Unincorporated area grew 17.5% - on target for 2025 projection of a population of 200,000
- Economy –
 - Unemployment up from 5.2% to 12.9%
 - Housing Starts down from 2,104 to 83 permit per year
 - CSER - Public jobs still decreasing, private employers are slow to re-hire, and meaningful growth for the region will not be felt until late 2011

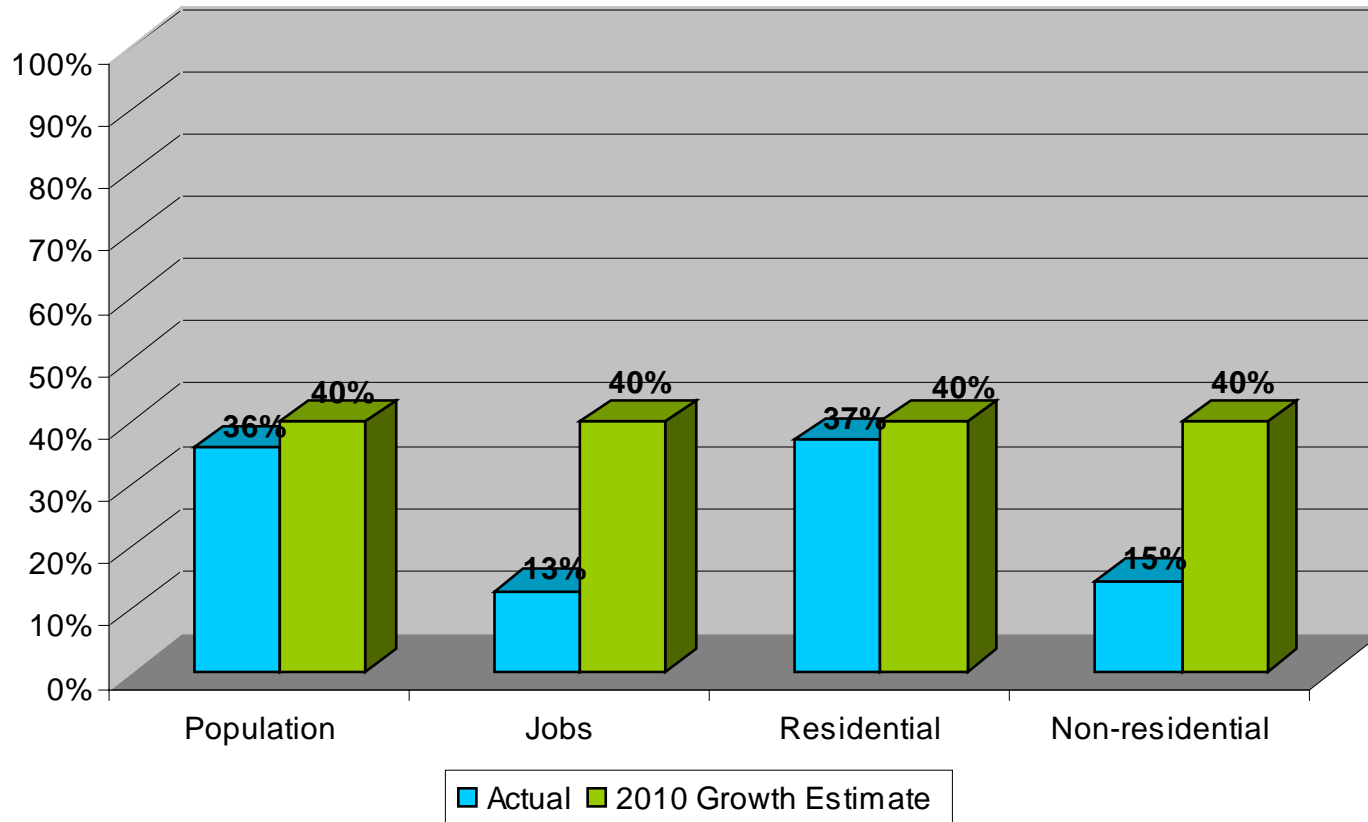
5-Year Review: Land Inventory

	Existing Supply	Existing Commitment	Actual 2010	2010-2025 Net New Growth	General Plan 2025	% of 2025 Planned
Residential Units						
Single Family		14,276	11,109	16,260	27,369	41%
Multi Family		289	822	4,300	5,122	16%
Total Units	44,708	14,565	11,931	20,560	32,491	37%
Population	120,200	-	149,266	50,734	200,000	36%
Jobs^{4&5}	30,434	-	5,695	36,507	42,202	13%
Jobs/Households Factor	0.68	-	0.48	1.78	1.30	
Non-Residential (Sq. Ft)		-	5,493,804	31,953,925	37,447,729	15%

Conclusion for Land Inventory: Population growth and single-family detached housing trended as forecasted in the GP EIR. Multi-Family residential, jobs, non-residential development including commercial, industrial, and R&D trended slower. All categories are still within the growth forecasted for this review and are not in jeopardy of exceeding projections analyzed for the planning cycle of the General Plan.

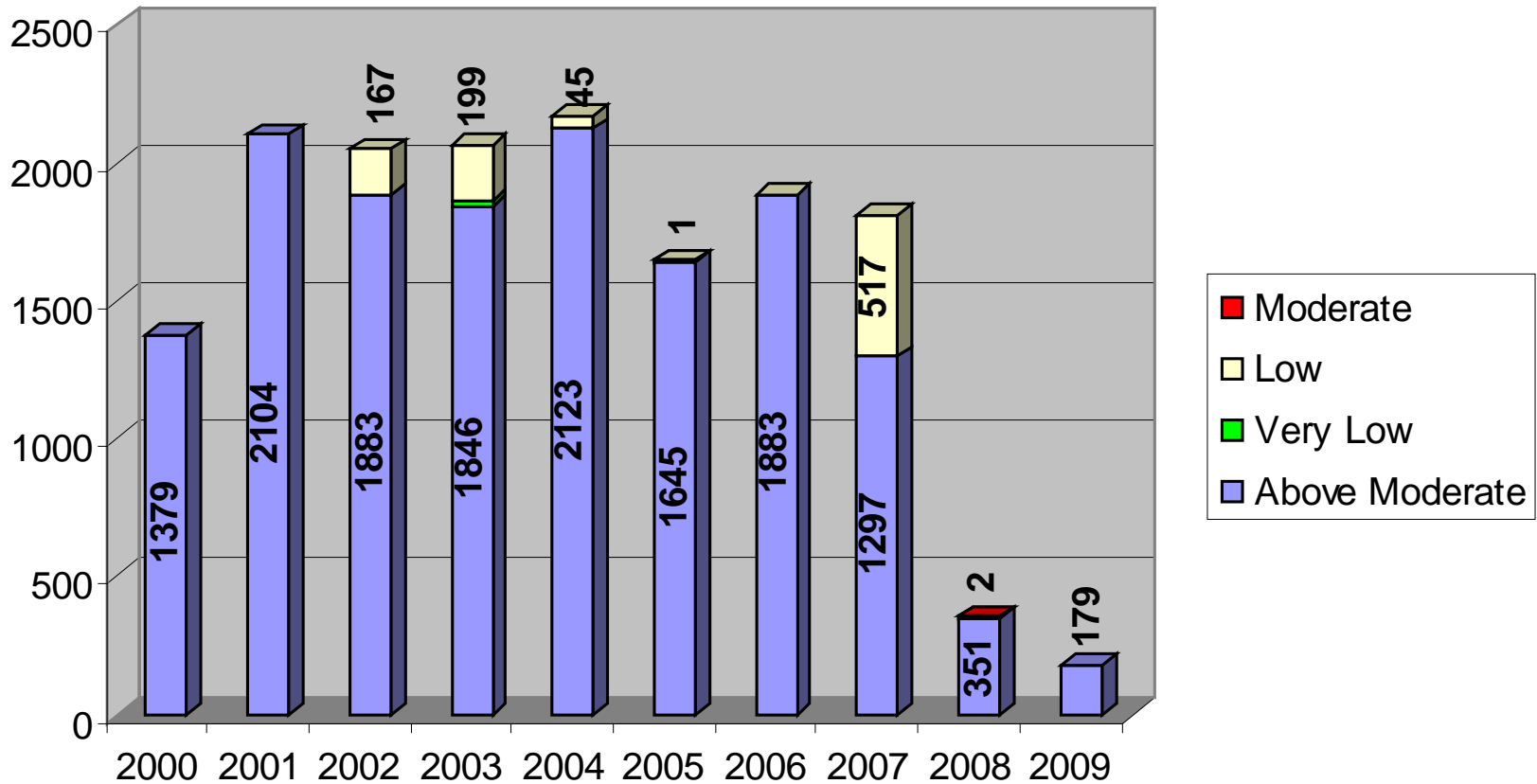
5-Year Review: Rate of Development

10 Years into a 25 Year Forecast



5-Year Review: Rate of Development

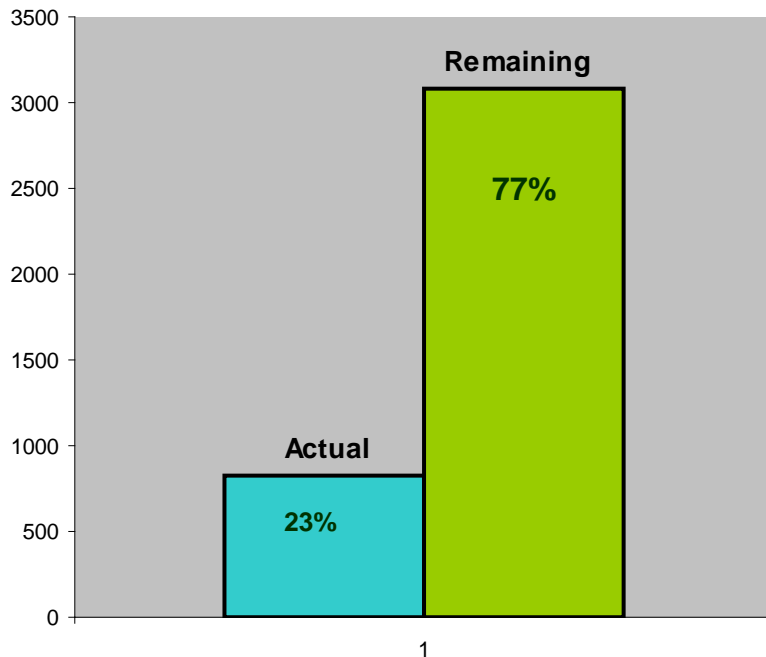
Residential



2007 includes 517 2nd Dwelling Units allowed for the first time to be included as part of the Affordable Housing Annual Report (517 = total 2nd DU's 2003-2007).

5-Year Review: Rate of Development

Multi-Family



- Multi-Family housing development has trended slower than anticipated.
- The State Housing Element law requires housing meet the needs of all income levels.
- Remaining capacity within the current RHNA planning cycle equals GP 2025 forecast. Existing MF land use supply may not meet future RHNA
- An area of opportunity to meet SB375 objectives

5-Year Review: Rate of Development

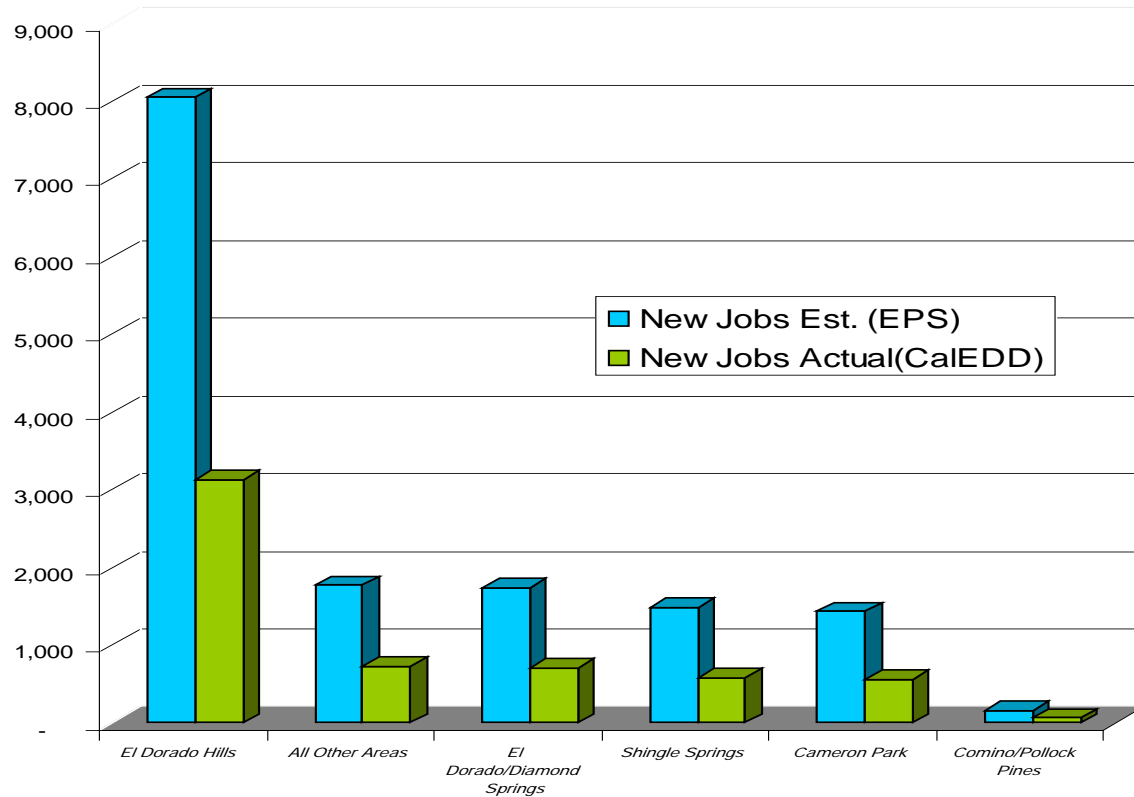
Agriculture and Natural Resources

- Vital component of the County's Economy
- Require continued support and protection to ensure it remains viable
- General Plan related issues include:
 - Expansion of Ag Districts
 - Highest and best use for Rural Centers
 - Options for expanding Commercial Agriculture activities
 - Expansion of Industrial uses to support Natural Resources

5 – Year Review Rate of Development Jobs to Housing Ratio

- 1999 Job Housing Ratio = 0.68
- General Plan Forecast for 2025 = 1.30
- Actual 2000-2010 = 0.49
- To achieve forecast by 2025 -
Jobs/Housing ratio would have to be 1.78

5-Year Review: Rate of Development Jobs by Community Region



	Commercial (400 sq/ft/emp)	Industrial (375 sq/ft/emp)	Public Facility (500 sq/ft/emp)	R&D (330 sq/ft/emp)	Total Sq. Ft.
Non Res Built 2000-09	954,027	2,953,511	777,119	809,147	5,493,804
Employment Est.	2,385	7,876	1,554	2,452	14,267

5-Year Review: Rate of Development

Vacant Commercial, Industrial and Research and Development (LUD) (Non AP Lands)			
	Parcels	Acreage	Acreage in CR w/Sewer
Total	620	3,767	2,155
Community Region Total	510	2,281	2,155
Commercial	297	712	651
Industrial	154	753	688
R&D	59	816	816
All Other Areas	110	1,486	-
Commercial	98	1,154	-
Industrial	12	332	-
R&D	-	-	-

5-Year Review: Rate of Development

Vacant Commercial (LUD) in Community Region w/Sewer (Non AP Lands)				
Parcel Breakdown	Parcels	% of Total Parcels	Acreage	% of Total Acreage
Less than 1 acre	145	55%	63	10%
1-3 acres	79	30%	144	22%
4-9 acres	28	11%	162	25%
10-16 acres	7	3%	89	14%
20-57 acres	6	2%	192	30%

Conclusion for Rate of Development: Finds that future growth may not be accommodated as anticipated due to the limited availability of commercial and multi-family lands in Community Regions with adequate roads and infrastructure. The need to continue to support and protect Ag and NR through the GP

General Plan Review: CR & RC Boundaries

- **Policy 2.9.1.3** – *The normal procedure for increasing or decreasing development potential may be by amendment of the Plan at five year intervals as specified in Policy 2.9.1.2. This measure shall not preclude any property owner in El Dorado County from requesting a General Plan amendment upon submission of the required application. Amending development potential and Community Region and Rural Center boundary changes may be changed every 5 years as directed by Policy 2.9.1.2.*
- **Policy 2.9.1.4** - *The boundaries of Community Regions and Rural Centers may be changed and/or expanded every five years through the General Plan review process as specified in Policy 2.9.1.2.*

Conclusion on CR & RC Boundaries: To provide flexibility in the support of meeting State and local objectives in both Community Regions and Rural Centers, as part of a General Plan Amendment process, growth boundary lines should be analyzed and potentially amended.



5-Year Review: Mitigation Monitoring Program Review

- 71 individual actions in the MMP
- 40 actions in place and addressed through project approval process
- 23 to be addressed in the ZO or LDM Update
- 8 no (or limited) work to date

Conclusion on MMP: Making adequate progress toward implementing the measures. As part of a General Plan Amendment, the Board will have the opportunity to identify specific measures that need to be modified, added or deleted to better achieve desired goals.



5-Year Review: Recommendation

Staff recommends that the Board:

1. Find that the basic Plan Assumptions, Strategies, Concepts and Objectives are still valid, or have not changed so drastically that the County would need to consider amending them at this time.
2. Receive and file this report as the General Plan 5-year review for 2011, with the next 5-year review anticipated for 2016.
3. Find that there are areas within the General Plan that may be improved to better address the development of moderate-income housing, the creation of jobs, the loss of tax revenues and can further promote and protect the Agriculture and Natural Resource industries in the County. This will be further addressed in item 3 of the Boards April 4, 2011 agenda.



General Plan Amendment Process

April 4, 2011



Objectives for Amendment

- Affordable (Moderate) Housing
- Improve Jobs/Housing Ratio
- Create Retail Sales Opportunities to Retain Sales Taxes



Meeting the Objective

- Focus modifications to Community Regions with adequate infrastructure capacity – Roads, Sewer & Water
- Compliance with State Law changes
 - Climate Action Plan
 - SB 375 Compact development objectives
- Remove pressure on development in Rural Region and support Agriculture and Natural Resources industries



General Plan Amendment

- Resolution of Intention
 - Focus on jobs, sales tax revenue, and housing
 - Community Regions with public sewer
- List of policy concerns and constraints as starting point
- Return in three months with complete list of potential amendment options to accomplish objectives
- Keep amendment narrowly focused on objectives to minimize time and costs



DSD Long Range Planning Work Program

April 4, 2011



DSD Current 12-Month Action Plan

Board approved the following tasks as the highest priority for the 2010/11 work action plan.

(See Attachment B; Work Program Update)

1. Zoning Ordinance/Map Update
2. INRMP
3. Housing Element Implementation and Reporting Activities
4. Gabbro soils rare plant program coordination with USFWS and CDFG
5. Land Development Manual
6. TRPA Regional Plan Update; and
7. General Plan Five-Year Review including a Mitigation Monitoring Program Update

DSD Current 12-Month Action Plan

In addition to the 12-month action plan, the Board directed the following additional items to be added to Development Services 2010/11 task list:

8. Amendment to Grading Ordinance from 50 to 250 cubic yards.
9. Amendment to Planned Development policies for 30 percent Open Space and requirement for PD when creating 50+ parcels. (ROI 274-2008, adopted 10/7/2010);
10. Community Region Boundary Change for Camino/Pollock Pines (ROI 110-2009 adopted 5/19/2009);
11. Historical Design Overlay for historical town sites of El Dorado and Diamond Springs (ROI 179-2010 adopted 12/7/10);
12. TIM Fee Program Update – Revised Land Use Forecast; and
13. Agriculture District Boundary Amendment Update (ROI adopted 013-2011 adopted on 1/25/11).



Staffing Level for 2011-12

Approved staffing levels for General Plan Implementation in Fiscal Year 2011/12 includes approximately 1.8 full time equivalent (FTE) persons. This includes .8 of a Principle Planner and 1.0 of a Sr. Planner.



Proposed 2011-2012 12-Month Action Plan for Long Range Planning

1. Zoning Ordinance/Map Update
2. Housing Element Implementation and Reporting Activities
3. Begin Housing Element Update
4. Gabbro soils rare plant program coordination with USFWS and CDFG
5. Land Development Manual
6. TRPA Regional Plan Update



Year 2-3 Action Plan

Without additional funding these items may be postponed to 2012-2013 or later.

7. Amendment PD policies for 30 percent open space and requirement for PD when creating 50+ parcels. (ROI 274-2008, adopted 10/7/2010).
8. Historical Design Overlay for historical town sites of El Dorado and Diamond Springs (ROI 179-2010 adopted 12/7/10).
9. Agriculture District Boundary Amendment Update (ROI adopted 013-2011 adopted on 1/25/11).
10. Completion of INRMP Phase I
11. Community region boundary change for Camino/Pollock Pines (ROI 110-2009 adopted 5/19/2009).
12. TIM Fee Program Update – Revised Land Use Forecast.
13. INRMP Phase II.
14. Targeted General Plan Amendment

RECOMMENDATION

Direct DSD staff to prepare a fiscal year 2010/11 General Plan
Implementation plan based on staffing and funding options A-D below:

	Project List	Additional Cost Estimate
A. Under Approved 11/12 Staffing Levels	Tasks 1-6	\$0
B. One additional staff (Senior Planner)	Task 7-13	\$100,000
C. Two additional staff (Sr. and Assoc. Planner)	Task 14	\$185,000
D. With Consultant		
1. Zoning Ordinance Phase 1		\$220,000
2. INRMP Phase 2		\$350,000
3. GP Update Environmental Needs		\$250,000