



**COUNTY OF EL DORADO, CALIFORNIA
BOARD OF SUPERVISORS POLICY**

Subject: GENERAL PLAN AMENDMENT INITIATION HEARING & VOLUNTARY CONCEPTUAL REVIEW PROCESS	Policy Number: J-6	Page Number: 1 of 4
	Originally Adopted: 12/10/2013	Last Revised Date: 10/06/2020

I. PURPOSE

The purpose of this Policy is to:

- A. Ensure that applicants are informed of the potential concerns and risks associated with privately initiated General Plan Amendments, including Specific Plan Amendments and new Specific Plans that would result in increasing allowable density by 50 or more dwelling units.
- B. Assist the County Board of Supervisors in determining whether a proposed change to the General Plan furthers the overall goals and objectives of the Board of Supervisors based on the Criteria listed below in Section III.
- C. Provide for early public knowledge and involvement in the General Plan Amendment initiation process.
- D. Specify the manner in which amendments to the El Dorado County General Plan, including Specific Plan Amendments and new Specific Plans sought by private parties shall be initiated pursuant to Government Code Section 65358 (general plan amendments), Government Code Section 65453 (specific plan amendments), and General Plan Policies (2.9.1.1 through 2.9.1.6).
- E. Provide the framework for applicants to follow when voluntarily requesting a Conceptual Review before the Planning Commission or the Board of Supervisors for any development project pursuant to Section 130.51.090 of the County’s Zoning Ordinance.

This review process will result in neither approval nor denial of the proposed project. The more thorough review that occurs during the formal application process could reveal issues and circumstances that were not known or reviewed during the much shorter review of the Initiation Hearing/Conceptual Review process.

II. POLICY

- A. Any privately-initiated application to amend the General Plan, including Specific Plan Amendments and new Specific Plans (herein collectively referred to as “Applications”) proposing to increase allowable residential densities by 50 or more dwelling units shall require an Initiation Hearing before the Board of Supervisors. The Initiation Hearing is the first point of consideration by a decision maker and is intentionally limited in scope. The hearing shall focus on a high-level policy assessment of how well the proposed application furthers the overall goals and objectives of the Board of Supervisors based on the Criteria listed below in Section III.
- B. This Policy shall apply only to applications submitted after the effective date of this Policy.



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III. PROCEDURE

A. Applicants shall submit a complete application to the Planning and Building Department. The completed application shall include, but not be limited to, the following items:

1. A description of the proposed project and General Plan amendment, Specific Plan amendment, or new Specific Plan including a discussion of the elements and policies to be amended, the reasons for the amendment, and how the amendment meets the Criteria listed below;
2. Vicinity and Location Maps;
3. Site plan(s) showing existing and proposed General Plan land use and Zoning designations for the subject property and surrounding properties; and
4. Optional exhibits, such as photographs or aerial photographs.

B. Once staff has determined the application is complete, a staff report shall be prepared and the application shall be referred to the Board of Supervisors for a hearing to evaluate whether the application meets the criteria identified below. The County will strive to schedule this hearing within 60 days from the date staff determines the application is complete.

Notice shall be provided in accordance with and as outlined in County of El Dorado Zoning Ordinance Section 130.51.050 Public Notice Requirements and Procedures. Public Notice range to be determined by Department Director with a minimum range of a half (1/2) mile. Notice of the hearing shall be provided in the manner required by Government Code section 65091 or as otherwise required by County Ordinance or Resolution.

C. An application shall be evaluated to determine how well it meets the following Criteria:

1. The proposed application is consistent with the goals and objectives of the General Plan, and/or County adopted Strategic Plan, and/or Board of Supervisors adopted community vision and implementation plan; and
2. Public infrastructure, facilities and services are available or can be feasibly provided to serve the proposed project without adverse impact to existing or approved development; and



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3. The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan, or site design. This can be achieved by meeting one or more of the following goals and objectives:

- a) Increases employment opportunities within El Dorado County.
- b) Promotes the development of housing affordable to moderate income households earning at or below 120% of the median monthly income for El Dorado County, as defined by the U.S. Department of Housing and Urban Development.
- c) Provides additional opportunities to retain retail sales and sales tax revenues within El Dorado County.
- d) Protects and enhances the agricultural and natural resource industries.

D. Additional considerations for discussion may include, but not be limited to:

- 1. Level and diversity of community support and opposition;
- 2. Appropriateness of the proposed size, density and boundary of the project site;
- 3. Provision of additional benefit to the community;
- 4. Provision of public facilities;
- 5. Potential environmental effects; and
- 6. Future potential zoning and allowed uses.
- 7. Special consideration to be given to projects within high fire zone areas.

E. Exemptions

General Plan and Specific Plan amendments necessary to correct technical errors or mapping errors, to facilitate the development of qualified housing projects available to very low- or low-income households, to protect the public health and safety, to comply with changes in state or federal law, or that propose to increase allowable density/intensity by less than 50 dwelling units are exempt from the provisions of this Policy.



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IV. RESPONSIBLE DEPARTMENT

Planning and Building Department
Department of Transportation

V. DATES (ADOPTED, REVISED, NEXT REVIEW)

Originally Adopted:	12/10/2013		
Last Revision:	10/06/2020	Next Review:	10/06/2023



EL DORADO COUNTY PLANNING & BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-5355, Fax (530) 642-0508

Date: March 30, 2021

To: Board of Supervisors

From: Gina Hamilton, Senior Planner

Subject: **Attachment E: Board Policy J-6 (as modified by the BOS 10-06-20) and Responses to Criteria listed in Sections III(C and D) of Policy J-6**
For Pre-Application PA20-0006/Bass Lake Regional Park
APNs: 123-400-001, 115-400-025, 115-400-026, 115-400-021, and 115-400-002

Applicant: **El Dorado Hills Community Services District**

C. An application shall be evaluated to determine how well it meets the following Criteria:

- 1. The proposed application is consistent with the goals and objectives of the General Plan, and/or County adopted Strategic Plan, and/or Board of Supervisors adopted community vision and implementation plan; and**

The majority of the project site is located in the El Dorado Hills Specific Plan (EDHSP). The lake and surrounding properties are located in Village R in the El Dorado Hills Specific Plan (EDHSP) identifies the lake and surrounding properties as permanent open space and indicates that this area should be returned to public recreational use (p. 35).

Staff is presenting this application to the Board to provide conceptual review information with the goal of assisting the Board to provide recommendations for the potential development of a regional park project consistent with the Infrastructure and Good Governance Strategic Goals.

- 2. Public infrastructure, facilities and services are available or can be feasibly provided to serve the proposed project without adverse impact to existing or approved development; and**

Preliminary comments regarding public infrastructure, facilities, and services were received during Technical Advisory Committee (TAC) (conducted from December 7, 2020 through January 6, 2021) and are included in Attachment C, Technical Advisory Committee Worksheet Memo.

Further review of adequacy of existing public infrastructure, facilities, and services and identification of needed modified or new components is part of the formal entitlement process and the environmental review process. No formal application has been submitted for the project. Environmental review is in progress and would be completed prior to or as part of the formal application for entitlements.

3. The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan, or site design. This can be achieved by meeting one or more of the following goals and objectives:

a. Increases employment opportunities within El Dorado County.

EDH CSD expects to employ additional full- and part-time staff at the proposed regional park. In addition, associated with visitors to the area as park users, EDH CSD expects employment opportunities to arise for onsite concessions as well as at the local commercial center adjacent to the proposed park.

b. Promotes the development of housing affordable to moderate income households earning at or below 120% of the median monthly income for El Dorado County, as defined by the U.S. Department of Housing and Urban Development.

The proposed project is a regional park and does not propose residential uses.

c. Provides additional opportunities to retain retail sales and sales tax revenues within El Dorado County.

EDH CSD expects opportunities for new retail sales and revenue associated with visitors to the area as park users for onsite concessions and increased sale and revenue associated with the local commercial center.

d. Protects and enhances the agricultural and natural resource industries.

There are no agricultural, rural, or resource category zoned lands on the project site or in the project area. Parcels on the project site are currently zoned for residential and/or recreational uses. Parcels immediately adjacent to the project site are zoned for residential uses with a cluster of parcels zoned Community Commercial located to the southwest of the site.

It is anticipated that the formal application will request that all parcels on the project site be rezoned to Recreational Facilities, High Intensity (RF-H) to accommodate a range of recreational activities.

D. Additional considerations for discussion may include, but not be limited to:

1. Level and diversity of community support and opposition;

Extensive outreach done with a community-wide survey distributed via multiple venues between June 29, 2020 and August 24, 2020. EDH CSD received nearly 3,000 unique responses including nearly 1,100 respondents indicating their interest in volunteering for various activities.

Applicant has indicated that they can provide more detailed information about survey results at the Conceptual Review workshop with the Board of Supervisors.

2. Appropriateness of the proposed size, density and boundary of the project site;

EDH CSD is the current owner of all parcels located within the proposed project site.

The lake and surrounding properties are located in Village R in the EDHSP identifies the lake and surrounding properties as permanent open space and indicates that this area should be returned to public recreational use (p. 35).

The westernmost parcel on the proposed park site is located in Village J (specifically, Lot H) and had been tentatively planned as a park site by the previous landowner. The parcel located in the north/ northeastern portion of the proposed park site is not located in a specific plan area.

It is anticipated that the formal application will request that all parcels on the project site be rezoned to Recreational Facilities, High Intensity with a Planned Development Overlay (RF-H/PD) to accommodate a range of recreational activities. Environmental review for the proposed project is in progress and would be completed prior to or as part of the formal application for entitlements.

3. Provision of additional benefit to the community;

The proposed project is a regional park intended for public use. The proposed park would provide a breadth of recreational activities as well as educational and cultural opportunities via a proposed museum/educational facility. EDH CSD also intends to develop the proposed facilities in a manner that preserves existing open space on the site.

4. Provision of public facilities;

The proposed project is a regional park intended for public use. The parcels within the proposed regional park site is, and would continue to be, owned by EDH CSD.

Attachment E
 PA20-0006/Bass Lake Regional Park
 Board of Supervisors/May 4, 2021
 March 30, 2021

5. Potential environmental effects; and

Environmental review for the proposed project is in progress and would be completed prior to or as part of the formal application for entitlements.

6. Current and future potential zoning and allowed uses.

APN	Current Zoning Designation	Potential Future Zoning Designation
123-400-001	R-1/PD (Residential, Single unit with a Planned Development Overlay)	RF-H/PD (Recreational Facility, High Intensity with a Planned Development Overlay)
115-400-025	RF-L (Recreational Facility, Low Intensity)	RF-H/PD (Recreational Facility, High Intensity with a Planned Development Overlay)
115-400-026	RF-L (Recreational Facility, Low Intensity)	RF-H/PD (Recreational Facility, High Intensity with a Planned Development Overlay)
115-400-021	RF-L (Recreational Facility, Low Intensity)	RF-H/PD (Recreational Facility, High Intensity with a Planned Development Overlay)
115-400-002	RE-5 (Residential Estate, Five Acres)	RF-H/PD (Recreational Facility, High Intensity with a Planned Development Overlay)

It is anticipated that the formal application will request that all parcels on the project site be rezoned to Recreational Facilities, High Intensity (RF-H) to accommodate a range of recreational activities.

7. Special consideration to be given to projects within high fire zone areas.

The proposed regional park site is located in a moderate fire zone area.