



County of El Dorado

Chief Administrative Office

330 Fair Lane
Placerville, CA 95667-4197

Terri Daly
Chief Administrative Officer

Phone (530) 621-5530
Fax (530) 295-2537

November 6, 2013

TO: Board of Supervisors

FROM: Kim Kerr, Assistant Chief Administrative Officer

SUBJECT: Community Vision and Implementation Plan Update

BACKGROUND

In 2009, the then Economic Development Advisory Committee brought forward to the Board of Supervisors a framework for implementing General Plan Goal 2.4, which reads:

Existing Community Identity to “maintain and enhance the character of existing rural and urban communities, emphasizing both the natural setting and build design elements which contribute to the quality of life, economic health, and community pride of County residents”.

The Board postponed implementation of this Goal until the General Plan 5-year review scheduled for spring 2011 was completed.

One outcome of the General Plan 5-year review was the acknowledgment that the County is not meeting its goals for the creation of jobs and capture of sales tax. Goal 2.4 is specific to the development of design guidelines for commercial and multi-family land uses that are within communities, rural centers, historic districts and scenic corridors. As part of the Targeted General Plan Amendment and comprehensive Zoning Ordinance Update, the Board directed staff to prepare a set of standards and guidelines for Commercial/Mixed Use Development and Traditional Neighborhood Design to streamline the review process for commercial and multi-family land uses. This prompted some communities to begin exploring an interest in developing community plans that encompass areas larger than just the commercial and multi-family cores within each of their communities. At that time, staff began discussions with interested members from each of these communities. Staff quickly determined that the initial step was to assess what already exists and what is desired so as to properly prepare a process that can assist communities in this effort. The process to date has been referred to as the Community Vision and Implementation Plan (CVIP).

On August 16, 2013, County staff held the first El Dorado County CVIP meeting for the purpose of discussing the creation of a “Roadmap to Community VIPs”. The meeting was well attended (approximately 35 attendees) with representation from all of the communities that staff was aware of that were undergoing some form of Community I.D. and community level planning discussions at that time.

Planning for a smaller area or community, which is a portion of a larger jurisdiction, is not simply a plan at a lesser scale or “mini General Plan”. Community planning addresses a specific area that has specific needs, but stays within the overarching goals, objectives and policies of the General Plan. A community plan should:

1. Relate closely to the residents, or users, of the area;
2. Define carefully the boundaries of the area; and
3. Connect the community to its larger setting of the entire County in terms of circulation, open space, natural resources, visual form, land uses, and public services and facilities.

There has been much discussion about community planning and its relationship to Community Region or Rural Center boundary lines. As discussed on May 14, 2013 at a presentation to the Board on Community Planning and I.D., a community plan is not confined by nor needs to conform to an existing Community Region or Rural Center boundary. As adopted in the 2004 General Plan, Community Regions are large areas along the Highway 50 corridor, comprised of many different communities, districts and neighborhoods. This is also the case in many of the larger Rural Centers such as with the Georgetown or Cool/Pilot Hill. Community Regions and Rural Centers are the General Plan planning concept areas where growth will be directed based on proximity to infrastructure including water, sewer and roads. Preparing local level community plans at a macro level such as at the Community Region or Rural Center level would not successfully achieve the requirements for a community plan which is to appropriately address the needs related to the local residents and users of the area. There are many different types of community plans including but not limited to neighborhood or commercial area plans such as the Meyer’s Area plan or a downtown or central business district such as the El Dorado Hills Business Park.

THE COMMUNITY PLANNING PROCESS

Similar to the development of a comprehensive General Plan, a community planning process involves many steps that correspond to those in a conventional planning process, including: a complete survey of existing population, land uses and public facilities; projections of future needs and expectations; clear documentation of the communities economic and social role within the County; and an inquiry into the objectives of the area’s residents, businesses, employees, and organizations. These steps lead, in various ways, to an array of major options for development of a community plan. Most importantly, given the limited scale of the community plan, it is especially important to involve landowners as well as special-interest groups and associations in the planning process.

In support of the County’s Economic Development Plan, the County has contracted with AIM Consulting, Inc. to complete an inventory of existing studies, reports and surveys related to community planning efforts; meet with key stakeholders from each community; and to develop a

gap analysis and community visioning report template that communities can use for presenting their information to the Board of Supervisors.

NEXT STEPS

Attachment 2B is a flow chart which provides an overview of a CVIP process. Attachment 2C is the Process and Framework for Community I.D. (related to commercial and multi-family design standards and guidelines) presented by CEDAC in 2009 and again January 28, 2013. Next steps would include establishing process and procedures for community planning. The process and related procedures should be formulated and approved by the Board prior to any substantial effort in the development of a community plan to ensure Board objectives are addressed. Staff can work with communities to bring forward to the Board an initial discussion by communities interested in creating a plan for their community. Community presentations should include the community's priorities as they relate to the General Plan goals and objective, outreach efforts to date and a tentative plan for engaging the land owners, interest groups and associations within the community going forward. Finally, tentative boundaries of the proposed area anticipated to be within the community planning area should be identified, with the understanding that these boundaries are subject to later adjustment if necessary. Following the initial presentation and discussion with a community wanting to create a plan for their community, updates to the Board would be scheduled often throughout the process and would be focused on anticipated issues and policy questions that arise out of the development of community plans.

Following the completion of the needs assessment, staff will return to the Board with a detailed program including process and procedures, anticipated staff support, consulting services, cost estimate and potential timelines.