

# AMENDING THE GENERAL PLAN LAND USE MAP

Board of Supervisors Workshop June 27, 2013

# Proposed General Plan Land Use Amendments

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- Board requested discussion on process and ramifications of amending General Plan Land Use Map
  - Private Development projects
    - Require General Plan Land Use amendments to increase allowable density of residential development
  - Community requested Community Region Boundary line changes

# Information Provided


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- Documents provided for Board consideration:
  - Community Region Boundary Amendment White Paper
    - Released to the Board June 11, 2013
    - Included General Plan History, review of Development Process and Options for the Board to consider
  - Supervisor Veerkamp requested discussion of a Draft Board Policy for General Plan Amendment (GPA) initiation review process
    - Staff Report
    - Draft Policy including process requiring Board Authorization to initiate GPA, establishing criteria and exemptions

# Where We Have Been



**Resolutions of Intention  
November 2011**

**Resolution of Intention #182-2011**  
Targeted General Plan Amendment to address issues identified in the five year review



**Resolutions of Intention #183-2011 and #184-2011**

- Comprehensive Zoning Ordinance
- Draft Project plus optional analysis included
  - Above the line below the line

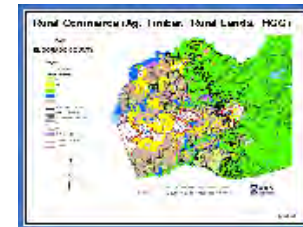



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Jobs &  
Jobs/Housing



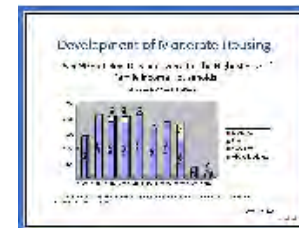
Agriculture, Rural  
Lands & Rural  
Commerce



Sales Tax  
Leakage



Moderate  
Housing



# Reasons for General Plan 5 Year Review

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- Provide information to assess how the General Plan is being implemented
- Provide information to identify necessary course adjustments or modifications
- Provide clear correlation between land use decisions and General Plan goals
- Provide information regarding progress in meeting share of regional housing needs and efforts to remove constraints to the development of housing
- Next General Plan 5 Year Review begins in 2015, presented to Board in Spring 2016

# Striking a Balance

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- General Plan does its best to strike a balance between:
  - Jobs vs. Housing
  - “Keep it Rural” vs. Economic Development
  - Comply with State Housing Requirements
  - Physical development vs. Protection of Environment
  - Protection and Promotion of Agriculture vs. Development

# Land Use Policy Programmatic Udate

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## □ LUPPU Project Objectives

- Bringing differences between the General Plan and other County planning ordinances and manuals into a more useful, beneficial and consistent format
- Create a series of changes to the current process to achieve regulatory reform
- Achieve adoption of a:
  - Zoning Code
  - Design Standards and Guideline Manual
  - Appropriate General Plan amendments
  - A Travel Demand Model Update (completion, adoption not req'd)
  - 2013 Housing Element Update (adoption required Oct. 2013)

# Land Use Policy Programmatic Uppdate

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- LUPPU project does include land use amendments for:
  - Ag District Boundary Expansion
  - Camino/Pollock Pines Community Region conversion to 3 Rural Centers
  - Administrative/Mapping corrections
- LUPPU project does not include the effect of:
  - Removing lands from Community Regions
  - Privately-initiated General Plan Amendments for large residential development projects



# Opposition to Development

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- Proposed large residential projects incited community opposition
- Voiced concerns varied. Common themes include:
  - Traffic
  - Effect on “rural lifestyle”
- Objections to the proposed projects prompted request to:
  - Amend the General Plan to eliminate, revise and/or reduce Community Region boundary in areas affected

# What is a Community Region?

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- **General Plan Guiding Principles:**
  - Foundational strategy to keep the vast majority (approximately 90%) of the County Rural
  - Areas near roads, transit, sewer/water and other infrastructure needed to serve existing and planned development
  - Include Commercial, higher density residential uses, disallowed in the Rural Regions

# General Plan Consistency

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- 2004 General Plan plans for:
  - ▣ A population of 200,000, 32,419 New Dwelling Units, 42,202 new jobs (2002 Economic and Planning Systems Land Use Forecast)
- General Plan 5-year review findings:
  - ▣ Deficiency in job creation, housing developed for moderate income households and sales tax leakage
  - ▣ Identified limited amount of Commercial lands that must “do a lot with a little”
    - Accommodate: commercial, retail, community services, and mixed use development (town centers and community cores)

# General Plan Amendments Raise Policy Questions...

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- General Plan Amendments significantly increasing residential densities
  - ▣ Do we need additional land designated for higher density residential development?
  - ▣ Do we have enough land identified for commercial development?
  - ▣ What is the effect on the County's ability to provide a range of housing for all income levels?
  - ▣ What is the effect of additional residential units on implementation of the 2004 General Plan?
  - ▣ What might the impacts be on meeting the County's Jobs/Housing balance goals?
  - ▣ Other...

# General Plan Amendments Raise Policy Questions...continued

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- What might be the effects of reducing or eliminating the Community Regions boundaries?
  - ▣ Does the change reduce the amount of land available for commercial development?
  - ▣ Does it impact the County's ability to meet its allocated share of housing for various income groups to meet RHNA?
  - ▣ Would the change push certain types of growth into other areas?
  - ▣ Can we "afford" to remove lands from Community Regions?
  - ▣ What is the effect on roads and other infrastructure?
  - ▣ What is the effect on the County CIP and TIM Fee program?
  - ▣ Other...

# Draft General Plan Amendment

## “Initiation Process” Policy

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- Applicant would be required to obtain BOS “authorization to initiate” any GPA which increases allowable residential density
  - ▣ Abbreviated application process
  - ▣ Hearing at Board within 60 days
- Establishes criteria
  - ▣ Consistent with General Plan goals and objectives
  - ▣ Addresses deficiencies identified in 5-year review
- Exemptions for technical changes or smaller projects
- Policy “sunset date” coincides with the next General Plan 5-year review cycle in 2016
- Does not involve review or approval of project - only an authorization to bring forward an application
- Any direction by the Board would be exempt from CEQA.

# Community Region Boundary Options Outlined in White Paper

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- Option 1: Amend the Shingle Springs Community Region boundary only
- Option 2: Amend Community Region boundaries throughout the General Plan
- Option 3: Review and/or redesignation of Low Density Residential (LDR) land uses within Community Regions throughout the General Plan
- Option 4: “Stay the Course” - Parallel process LUPPU and new GPA development projects without amending the Community Region boundaries
- Option 5: Review development applications proposing GPAs for screening/disapproval

# Community Region Boundary Options Outlined in White Paper

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- Option 6: Combine new GPA development projects and Community Region boundary changes with TGPA and Zoning Ordinance Update (LUPPU). Re-start LUPPU
- Identify which development projects and Community Region boundary revisions should be included in “project description”
  - Amend TGPA and Zoning ROIs
  - Issue new Notice of Preparation of Draft EIR
  - Schedule new Scoping meetings
  - Revise Draft Housing Element as necessary and resubmit to State for review and certification (required adoption by October 2013)
  - Revise Travel Demand Model and the 2035 Growth Projections as necessary



# Board Direction Requested

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- Does the Board want to proceed with adoption of a policy requiring authorization to initiate GPAs?
  - ▣ If yes, should the policy include a review of pending projects?
  - ▣ What changes, issues or revisions to Draft Policy does the Board what staff to address?
  
- Does the Board want to consider amendments to the Community Region Boundaries?
  - ▣ If yes, Shingle Springs only, or changes to other Community Regions?
  - ▣ If yes, would boundary amendments also change allowable General Plan Land Uses?
  - ▣ If yes, amendment may require revisions to 2013 Housing Element, Travel Demand model, and may have to be incorporated into overall LUPPU processing postponing completion of LUPPU