



COMMUNITY DEVELOPMENT AGENCY

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To: Board of Supervisors

From: Shawna Purvines, Long Range Planning, Principal Planner

Subject: Community Region Boundary Line Amendments

Purpose

The purpose of this memo is to summarize Community Region boundary line review completed to date and to request Board direction regarding potential Community Region boundary line amendments.

Background

Potential revisions to Community Region boundary lines, as part of greater community planning efforts, were discussed during previous Board meetings and workshops, including major discussions on May 7, May 14, June 27, and September 30, 2013. On February 25, 2014, the Board directed *“staff to begin a countywide review of community region lines to include the potential elimination and/or revisions of community region lines”* as part of a process separate from the Targeted General Plan Amendment-Zoning Ordinance Update (TGPA-ZOU) Project.

Community Regions are a fundamental component of the General Plan’s planning concept and serve to provide the underlying approach of the General Plan to accommodate growth. Community Regions represent generally where roads, infrastructure, public services including water and sewer are accessible, and therefore where growth is to be directed and facilitated per the General Plan.

On June 11, 2013, staff provided the Board a comprehensive White Paper on General Plan Amendments related to Community Region boundary lines (Attachment 2C – Community Region White Paper, 6-11-13). The White Paper included a General Plan history, review of the current development process, and options for the Board to consider, should they choose to go forward with a General Plan Amendment to modify the Community Region boundaries. One of the options discussed in the White Paper was for the Board to consider a General Plan Amendment Resolution of Intention (ROI) to amend Community Regions throughout the General Plan, including the potential removal from some areas and additions to other areas.

Additionally, the Board has received requests from members of the public to amend specific boundaries in the areas of north El Dorado Hills along Green Valley Road, southeast area of Shingle Springs and in the Camino/Pollock pines area. These requests have generally been related to concerns over proposed privately initiated residential development projects in the area.

Since the February 25, 2014 Board discussion on the matter, two key steps have been completed that provide baseline analysis necessary for a comprehensive review of Community Regions: the 20-year growth forecast and the General Plan Annual Review land inventory:

- On April 8, 2014, the Board identified a 20-year growth forecast (approximately 1% annual growth in new residential units) as a starting point for initiating the major 5-year Capital Improvement Program (CIP) update. The 1% growth is anticipated to be distributed consistent with General Plan goals and objectives: 75% of the new growth will be in areas where infrastructure such as arterial roadways, public water, and public sewer are generally available. The above growth and distribution will then be analyzed with the current supply of developable land and planned capital improvements.
- On June 24, 2014, staff presented the annual land inventory as part of the annual General Plan Review required by General Plan policy 2.9.1.1. This inventory provides a snapshot of lands currently available to accommodate growth projected in the General Plan. This annual General Plan Review is required to be completed by October 1 of each year. Due to the Board's direction in February 2014, staff prioritized this review.

Discussion

Based on the General Plan 2011 5-year review, 2013 Annual review and a 20-year forecast of approximately 1% growth anticipated to be distributed consistent with General Plan goals and objectives, Community Region boundary amendments are not required or necessary to implement the General Plan at this time. However, per General Plan policies, the Board can initiate amendments to the Community Region boundary lines during the General Plan 5-year review process scheduled for spring 2016 or anytime it is determined needed to further implement the overall goals and objectives of the General Plan. The first step in the process would be for the Board to identify project objectives and an appropriate process for the amendment(s). The following is a list of questions the Board may wish to discuss to help determine project objectives and process:

1. **Identify objective(s) for amending Community Region boundary lines.** What are the Board's objectives for amending the Community Region boundaries? For example, will amending Community Region boundaries allow for:

- Preserving natural resources?
 - Promoting agriculture?
 - Accommodating economic or market changes?
 - Increasing areas for commercial/industrial land use to promote job creation?
 - Capturing more sales tax revenue?
 - Promoting infill development / discouraging sprawl?
 - Protecting the rural nature of a community?
 - Reducing constraints to the development of moderate housing?
 - Expanding or contracting areas based on location of future infrastructure improvements?
 - Increasing County competitiveness for state or regional funding?
 - Other public or financial benefits?
2. **Identify specific Community Region boundary line amendment(s) to analyze.** Where does the Board want to consider expanding, contracting or eliminating the Community Region boundary lines?
3. **Identify how the project shall be processed.** How and when should proposed Community Region amendments be processed - as an independent project, as part of individual community planning efforts, or considered following the completion of the next General Plan 5-year review?
4. **Determine project priority and identify necessary resources to accomplish project objectives and prioritization.** What priority should this process be given relative to other identified priorities including the major 5-year Capital Improvement Program and Traffic Impact Mitigation fee updates, TGPA-ZOU, General Plan biological policy updates, the Sign Ordinance update, etc.? What funding and staffing resources are necessary to accomplish identified project objectives and prioritization?

Recommendation

Should the Board want to precede with amendments to the Community Region boundaries, staff recommends the Board:

1. Identify objective(s) for amending Community Region boundary lines;
2. Identify specific Community Region boundary line amendment(s) to analyze;
3. Identify if the project shall be processed as an independent project, as part of individual community planning efforts, or considered following the completion of the next General Plan 5-year review; and
4. Determine project priority and identify necessary resources to accomplish project objectives and prioritization.