

Board Hearings and Actions Related to Community Region Lines

Board Hearings and Actions related to the Camino/Pollock Pines Community Region

Proposed amendments to the Camino/Pollock Pines Community Region to create three rural centers of Camino, Cedar Grove and Pollock Pines were initially discussed in 2009. This proposed amendment was included in the 2011 Targeted General Plan Amendment (TGPA) project as identified below. The TGPA is currently in progress and anticipated to be to the Board for possible adoption in June 2015.

- **February 10, 2009** - The Board discussed changing the Camino-Pollock Pines area from a Community Region to a Rural Center. The Board referred this matter to the Planning Commission for their review and recommendation regarding a General Plan policy and map amendment.
- **February 26, 2009** - The Planning Commission hosted a workshop on the proposed amendment. The Commission recommended the Board initiate changes in the Camino, Pollock Pines, and Cedar Grove area to consider revising the designation of a Community Region to Rural Centers or a combination of Rural Centers and Rural Regions.
- **May 19, 2009** - The Board discussed amending the Camino-Pollock Pines Community Region by changing it to a Rural Center or a combination of Rural Centers and Rural Regions. The Board adopted ROI 110-2009 with the intent to remove the Community Region boundary and determine if there should be two or three rural centers. The motion included direction to staff to consider the amendment from a Community Region to two or three Rural Centers without changing the underlying land use.
- **July 25, 2011** – Following the first General Plan 5-year review, the Board directed staff to prepare a comprehensive ROI that would combine previously adopted ROI's regarding General Plan Amendments and Zoning Ordinance Update to be used as the basis for the TGPA-ZOU project description for an EIR. This action included the previously adopted ROI 110-2009 related to the Camino/Pollock Pines Community Region boundary revisions.
- **November 14, 2011** – The Board adopted a ROI to amend the General Plan (ROI 182-2011). The ROI identified a limited (targeted) set of General Plan text and map amendments to achieve the Board's project objectives. The Board also adopted two ROIs (183-2011 and 184-2011), superseding the previous Zoning Ordinance Update ROIs. The new ROIs outlined a project description and included a recommendation to consider removing the Community Region boundary line of Camino/Pollock Pines and replace it with three Rural Center of Camino, Cedar Grove, and Pollock Pines. The proposed amendment did not require changes to the underlying land uses as directed by the Board on May 19, 2009.
- **November 13, 2012** – The Board authorized the Draft Camino/Pollock Pines Community Region revision map that included the creation of the three new Rural Centers of Camino,

Cedar Grove and Pollock Pines with no underlying land use changes, to be analyzed under a program EIR being prepared for the TGPA-ZOU.

- **December 17, 2013** – Staff recommended the Board consider the following regarding the Camino-Pollock Pines Community Region: 1) continue to process the proposed amendment to the Camino-Pollock Pines Community Region through the TGPA-ZOU process; or 2) adopt the draft ROI 196-2013 attached to the Board item to initiate a separate General Plan amendment to the Camino-Pollock Pines Community Region that would proceed independently from the TGPA-ZOU process. The Board direct staff to continue to process the proposed amendment to the Camino-Pollock Pines Community Region identified in the project Notice of Preparation (NOP) through the TGPA-ZOU process.

Board Hearings and Actions related to Shingle Springs and El Dorado Hills Community Regions
Potential revisions to Community Region boundary lines of Shingle Springs and El Dorado Hills have been discussed during previous Board meetings and workshops including:

- **May 7, 2013** - Supervisor Nutting recommending the Board discuss the possible removal of the Community Region Boundary Line in Shingle Springs. No formal action was taken. Supervisor Veerkamp asked staff to analyze the effects of removing the Shingle Springs Community Region and all other Community Regions. The meeting minutes note that Development Services was return on June 11, 2013 with a “white paper” report to aid the Board in determining next steps based on Board direction.
- **June 11 and June 27, 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 ROI to amend Community Regions throughout the General Plan, including the potential removal from some areas and additions to other areas.

The Board directed staff to continue moving forward with the Land Use Policy Programmatic Update (LUPPU) process and to return with a work plan pertaining to costs and next steps on Community Region lines.

- **September 30, 2013** - Staff provided the Board with a work plan pertaining to the cost and next steps on possible amendments to the Community Region Boundaries, and recommended the Board defer initiation of a new process to amend the General Plan relative to any Community Region Boundary until completion of the Targeted General Plan Amendment-Zoning Ordinance Update (TGPA-ZOU) Environmental Impact Report (EIR). Staff also recommended continuing to concurrently support the development of local community plans as an avenue to deliberate future amendments to Community Region boundaries.

The Board directed staff to: 1) return to the Board in January or February 2014 in line with the TGPA-ZOU EIR with examples and/or options for moving the Shingle Springs and El Dorado Hills Community Region Boundary lines, and 2) change the Pollock Pines/Camino boundary lines to a rural center and take whatever steps are necessary to affect such at the earliest possible time.

- **February 25, 2014** – Staff recommended the Board identify precise map modifications to the Community Region boundaries of El Dorado Hills and Shingle Springs and provide direction to staff regarding how to process the proposed amendments. 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 TGPA-ZOU.

Subsequent to the February 25, 2014 Board discussion, two key steps were completed to 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.

December 9, 2014 – Staff presented a summary of Community Region boundary line-related efforts to date and requested Board direction regarding potential Community Region boundary line amendments. The Board directed staff to prepare a ROI to contract the Community Region Boundary Lines for Shingle Springs and the Green Valley Corridor using maps provided by Lori Parlin and Ellen VanDyke. In addition, the Board directed staff to return to the Board with options as to funding the ROI for the Community Region Boundary Lines as indicated in the previous motion and discussed LRP projects and priorities.