



Legislation Text

File #: 09-0519, **Version:** 2

Community Development Agency, Long Range Planning Division, recommending 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 Targeted General Plan Amendment and Zoning Ordinance Update process; or
- 2) Adopt the draft Resolution **196-2013** of Intention to initiate a General Plan amendment to the Camino-Pollock Pines Community Region, subject to review and approval by County Counsel. (Est. Time: 30 Min.)

FUNDING: General Fund.

Fiscal Impact/Change to Net County Cost

There is no fiscal impact or change to Net County Cost associated with this item.

Background

Community Regions were first established during the adoption process of the 1996 General Plan. There was a great deal of discussion regarding which communities should be Community Regions and which should be Rural Centers. One school of thought was that only those areas with public sewer should be included as Community Regions. The debate centered on Georgetown and Camino-Pollock Pines. Ultimately, with the adoption of the 1996 and 2004 General Plans, Camino-Pollock Pines was designated a Community Region.

The concern raised in 2009 was that, due to the nature of Camino and Pollock Pines, some believe that it should be re-designated as a Rural Center. The reasons given were the agricultural nature of the region, the lack of public sewer service, the relative small size and low density of most of the area, and a concern that "urban-type...or suburban type development" is inappropriate for the community.

Discussion

The attached Board Memo and supporting documents (Attachments 2A - 2H) provide an overview of key General Plan Policies and a discussion of the issues related to the proposed amendment to the Camino-Pollock Pines Community Region.

Reason for Recommendation

Staff recommends that the Board either:

1. Continue to process the proposed amendment to the Camino-Pollock Pines Community Region through the Targeted General Plan Amendment and Zoning Ordinance Update (TGPA/ZOU) process, or;
2. Adopt the draft Resolution of Intention to initiate a General Plan amendment to the Camino-Pollock Pines Community Region.

Should the Board wish to proceed with the task separate and apart from the TGPA/ZOU Update

process, staff would request the Board provide a sense of priority for this task understanding that if it is to become a primary task, other projects currently under way such as the TGPA/ZOU Update, Sign Ordinance Update and Biology Policy Update may be delayed. An option to keep these items on task while meeting the priority of the Board to complete a separate Camino-Pollock Pines General Plan Amendment Initial Study and subsequent environmental document may be to contract out the completion of the Initial Study preparation.

Action(s) to be taken following Board approval

If the Board determines that Camino, Cedar Grove, and Pollock Pines would more appropriately be reviewed and considered under a project independent from the TGPA/ZOU Update, the next course of action would be for the Board to adopt a new Resolution of Intention to initiate a General Plan amendment to change the designation by amending the land use diagram and Policies 2.1.1.1 and 5.3.1.1. Staff has prepared a draft Resolution for the Board's consideration (Attachment 2H).

Should the Board adopt a resolution to initiate the change, staff would process the proposed change as quickly as possible through the normal General Plan amendment process. County Counsel and outside Counsel have advised that an Initial Study should be prepared. Issues identified above, along with any other requirements for consistency with plans and policies, would be addressed through the CEQA process.

Contact

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