



County of El Dorado

330 Fair Lane, Building A
Placerville, California
530 621-5390
FAX 622-3645
www.edcgov.us/bos/

Master Report

File Number: 09-0519

***File ID:** 09-0519

Agenda Type: Agenda Item

Status: Approved

Version: 1

Reference:

Gov Body: Board of Supervisors

Department: Development Services
- Planning

Created: 04/16/2009

Agenda Title: DS 05-19-09 Camino-PP CR

Final Action: 05/19/2009

Title: Discussion to consider Planning Commission's direction to staff to prepare a Resolution of Intention recommending the Board initiate changes and to consider revising the designation of the Camino-Pollock Pines area from a Community Region to Rural Center or a combination of Rural Centers and Rural Regions; and staff recommending the Board take one of the following actions:

- (1) Find that no further action is needed; or
- (2) Adopt the Resolution of Intention and direct staff to prepare and process the amendment based on one of the Alternatives.

Resolution 110-2009

Notes:

Agenda Date: 05/19/2009

Agenda Number:

Sponsors:

Enactment Date:

Attachments: ROI Camino_Pollock CR.doc, Attachment 1 CR-RC Related Policies.pdf, Attachment 2 11-13-08 Item 11 PC Minutes.pdf, Attachment 3 1-8-09 Item 6 PC Minutes.pdf, Attachment 4 BOS Item 2_10_2009.pdf, Attachment 5 2-26-09 PC Wkshp-Staff Memo.pdf, Attachment 6 02-26-09 Item 13a PC Minutes.pdf, Exhibit 1_NO_PROJECT_ALTERNATIVE.pdf, Exhibit 2-2_RC_ALTERNATIVE.pdf, Exhibit 3-3_RC_ALTERNATIVE.pdf, Exhibit 4_SueT_ALTERNATIVE.pdf, Email from K. Greenwood att'd 5-19-09

Time Required:

Same:

Hearing Date: 05/19/2009

Contact: Roger P. Trout (5369)/Peter Maurer (5331)

Next Meeting Date:

Approval History

Version	Date	Approver	Action
1	04/21/2009	Roger Trout	Approved

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:	
1	Board of Supervisors	10/01/2013	Approved				Pass	
	Action Text:	A motion was made by Supervisor Sweeney, seconded by Supervisor Santiago, to adopt Resolution 110-2009, resolution of intention with the purpose of determining if there should be two or three rural centers and remove the common community region boundaries without changing the land use.						
Mover:	James R. Sweeney	Yes: 5 - Knight, Sweeney, Supervisor Nutting, Supervisor Briggs and Supervisor Santiago						5

Text of Legislative File 09-0519

Discussion to consider Planning Commission's direction to staff to prepare a Resolution of Intention recommending the Board initiate changes and to consider revising the designation of the Camino-Pollock Pines area from a Community Region to Rural Center or a combination of Rural Centers and Rural Regions; and staff recommending the Board take one of the following actions:

- (1) Find that no further action is needed; or
- (2) Adopt the Resolution of Intention and direct staff to prepare and process the amendment based on one of the Alternatives.

Resolution 110-2009

Background: On February 10, 2009, the Board of Supervisors discussed changing the Camino-Pollock Pines area from a Community Region to a Rural Center (Attachment 4). The Board referred this matter to the Planning Commission for their review and recommendation regarding a General Plan policy and map amendment.

On February 26, 2009, the Planning Commission hosted a workshop on the proposed amendment. The Commission directed staff to prepare a Resolution of Intention recommending the Board of Supervisors initiate changes and to consider revising the designation of the Community Region to Rural Center or a combination of Rural Centers and Rural Regions.

Discussion:

The following four points should be considered along with the proposed amendment:

- 1. Size and location of the area compared to other Rural Centers: The Camino-Pollock Pines Community Region is by far larger than all other Rural Centers including

Georgetown. The planning area, approximately 11,000 acres, is second in size only to the El Dorado Hills Community Region (Attachment 1). In addition, this area's access to Placerville and South Lake Tahoe and its location along Highway 50, as all other Community Regions are located, may provide a strong argument for keeping the area as a Community Region.

2. Amount of area committed to higher density development: Approximately 2,515 acres, or 23% of the total area, is designated for commercial, industrial, multi-family and high-density residential. Approximately 350 acres, or 3% of the total area, designated for higher density development is currently vacant. In comparison to other Community Regions, the total amount of land dedicated to higher density development in the Camino-Pollock Pines area is low. However, parcels with these designations are generally located on major collector roads and/or near town centers where urban types of development are supported by General Plan policies and other governing rules such as the State Housing Element Law.

3. Development densities and standards: General Plan Table 2-1: *Planning Concept Areas and Land Use Designation Consistency Matrix* shows that all land use designations allowed for in a Community Region are allowed for in a Rural Center and visa versa, and with the exception of mixed-use development, densities remain the same for both. For example, High Density Residential allows for 1-5 units per acre, or Commercial and Industrial allows for a .85 Floor Area Ratio regardless if it is in a Community Region or Rural Center.

Per related General Plan policies, a change from a Community Region to a Rural Center would decrease some development standards, including a change in road standards, emergency response times, and services required by public utilities. This change may allow for, and possibly even further, a decrease in services already provided as pressures to reduce expenses are strong due to current economic conditions.

4. Residents' perception and desire: The request for this amendment may have come from the desire of residents in the area to be recognized as a Rural Center instead of a Community Region. However, as stated above, a change in designation does not change densities allowed by land use. Growth and density will continue to be controlled by market demand and by existing land use policies, only with reduced development standards.

In comparison to other Community Regions, there may be less potential for urban types of development in the Camino-Pollock Pines area due to its proximity to agricultural, and topographical and infrastructure constraints; but it still may be an area where the County should direct growth.

Based on the points above, staff recommends that there be no change, leaving the planning area designation as a Community Region. However, based on the direction of the Planning Commission, staff has prepared a Resolution of Intention to amend the General Plan and three possible alternatives. In addition, staff has provided a fourth alternative prepared by a member of the public. The alternatives proposed along are

as follows:

Alternative 1 (Exhibit 1): Change, in name only, from Camino-Pollock Pines Community Region to Camino-Pollock Pines Rural Center with no change to the boundary of the planning area. *(15 staff hours; June General Plan window)*

Alternative 2 (Exhibit 2) would preserve the existing outer boundary of the Community Region but would change it into two Rural Centers: Camino and Pollock Pines. *(35 staff hours; September General Plan window)*

Alternative 3 (Exhibit 3) would preserve the existing outer boundary of the Community Region but would change it into three Rural Centers: Camino, Cedar Grove, and Pollock Pines. *(45 staff hours; September General Plan window)*

Alternative 4 (Exhibit 4) as proposed at the Planning Commission workshop by a member of the public, would include modifications to the outer boundary of the existing planning area, changing the planning area designation from Community Region to three new Rural Centers that would require amendments to individual parcels no longer within the adopted planning area, bringing them into conformance with appropriate General Plan Land Use Designations or overlay designations for Rural Regions. *(200 staff hours; March 2010 General Plan window)*

Contact: Roger P. Trout (5369)/Peter Maurer (5331)

Attachments:

Attachment 1: Community Region and Rural Center Related Policies
Attachment 2: Minutes of Planning Commission meeting Nov. 13, 2008; Item #11
Attachment 3: Minutes of Planning Commission meeting Jan. 8, 2009; Item #6
Attachment 4: Minutes of Board of Supervisors meeting Feb. 10, 2009; Item #24
Attachment 5: Planning Commission Memo for Workshop on Feb. 26, 2006
Attachment 6: Minutes of Planning Commission meeting Feb. 26, 2006; Item #13.a

Exhibit 1: No Project Alternative or Change of Name Only Alternative
Exhibit 2: 2 Rural Center Alternative
Exhibit 3: 3 Rural Center Alternative
Exhibit 4: Rural Center Alternative as proposed by Sue Taylor