COUNTY OF EL DORADO, CALIFORNIA
BOARD OF SUPERVISORS POLICY

Subject: GENERAL PLAN AMENDMENT INITIATION PROCESS	Policy Number J-6	Page Number: Page 1 of 4
	Date Adopted: 12/10/13	Revised Date:

BACKGROUND:

The El Dorado County General Plan is the comprehensive, long-term plan for the physical development of the county. State planning law requires the County to develop, adopt and maintain a legally adequate general plan, and provides for periodic monitoring, update and amendment of the general plan. The El Dorado County General Plan implements State planning law by providing for periodic monitoring of development activity and adjustment of the development potential of properties or modification of Community Region and Rural Center boundaries as the County deems necessary.

On April 4, 2011, the County completed the first five-year review following adoption of the General Plan. The County assessed prior activity and determined that the basic General Plan Assumptions, Strategies, Concepts and Objectives were still generally valid, and that land-use amendments would not be needed at this time. The County identified a number of General Plan policy revisions that would reinforce certain priorities including creation of jobs, provision of housing affordable to moderate-income households, retention of sales tax revenue, promotion and protection of agriculture and compliance with revisions in state law. The County initiated a Targeted General Plan Amendment to address the identified policy revisions.

State planning law permits General Plan Amendments to be initiated by the County or by a private party. A property owner may request a General Plan Amendment by submitting an application. Although a property owner has the right to submit amendment requests to the County, not all such requests further the County's goals and priorities. Considering the significant investment that is required to initiate and process a development application, the Board has determined a procedure is needed to ensure that applicants are fully informed of the potential issues and risks associated with privately initiated General Plan Amendments, applications for new Specific Plans and Specific Plan Amendments, This policy is issued to

specify the manner in which amendments to the El Dorado County General Plan, Specific Plan Applications and Specific Plan Amendments sought by private parties shall be initiated pursuant to Government Code Section 65358 (general plan amendments), Government Code Section 65453 (specific plan amendments), and General Plan Policies [2.9.1.1 through 2.9.1.6.]

POLICY:

It is the policy of the Board of Supervisors (Board) that any privately-initiated application to amend the General Plan, adopt a new Specific Plan, and/or amend a Specific Plan (herein collectively referred to as "Applications") proposing to increase allowable residential densities shall require an "Initiation" hearing before the Board. The "Initiation" hearing is the first point of consideration by a decision maker and is intentionally limited in scope. The hearing shall focus on the fundamental question of whether the proposed Application complies with the Criteria described below in this section.

This policy shall apply only to Applications submitted after the effective date of this policy.

General Plan Amendment Initiation Process

Applicants shall submit a complete application to the Community Development Agency. The completed application shall include, but not be limited to, the following items:

1. A description of the proposed project and General Plan amendment, Specific Plan, or Specific Plan amendment, as applicable, including a discussion of the elements and policies to be amended, the reasons for the amendment, and compliance with the criteria below;

2. Vicinity and Location Maps;

3. Site plan(s) showing existing and proposed general plan land use designations for the subject property and surrounding properties;

4. Optional exhibits, such as photographs or aerial photographs.

Once staff has determined that the application is complete, a staff report shall be prepared by staff and the Application shall be referred to the Board of Supervisors for a hearing to evaluate whether the application complies with the criteria identified below. The County will strive to schedule this hearing within 60 days from the date staff determines the application is complete.

Notice of the hearing shall be provided in the manner required by Government Code section 65091 or as otherwise required by County Ordinance or Resolution.

Criteria for Initiation of General Plan Amendments

Applications shall be evaluated to determine whether it complies with the following criteria:

1. The proposed Application is consistent with the goals and objectives of the General Plan; and

2. Public infrastructure, facilities and services are available or can be feasibly provided to serve the proposed project without adverse impact to existing or approved development; and

3. The Application meets one or more of the following goals and objectives:

   A. Increases employment opportunities within El Dorado County.

B. Promotes the development of housing affordable to moderate income households.

C. Provides additional opportunities to retain retail sales and sales tax revenues within El Dorado County.

D. Protects and enhances the agricultural and natural resource industries;

E. Is necessary to comply with changes in state or federal law;, and;

4. The Application is consistent with any applicable Board adopted community vision and implementation plan.

Exemptions

General Plan and Specific Plan amendments necessary to correct technical errors or mapping errors, to facilitate the development of qualified housing projects available to very low or low income households, to protect the public health and safety, or that propose to increase allowable density/intensity by less than 50 dwelling units are exempt from the provisions of this policy.

POLICY REVIEW: This Board Policy shall be reviewed no less than annually to assess whether this policy is working effectively and as intended.