

MEMORANDUM

DATE: October 26, 2006

TO: Planning Commission

FROM: Shawna Purvines, Senior Planner

SUBJECT: General Plan Land Use and Transportation & Circulation Elements Status Report

Introduction

The Land Use and Transportation & Circulation Elements of the County's Plan are the central elements for the entire planning process. The land use patterns determine the character of the County, the types and the locations of future development which will occur and the traffic patterns. It also provides the County with the ability or inability to effectively alter those patterns over time. The General Plan's Land Use and Transportation & Circulation Elements are the first steps towards defining the County's individual communities by establishing the general framework for the future pattern of growth and development.

General Plan Implementation Work Program

As mentioned in previous reports, staff is developing an 18-month work program that will cover calendar year 2007 and fiscal year 2007-08. Below are the items from the Land Use and Transportation & Circulation Elements that are anticipated to be included in the work program.

Land Use Element Report

- **Review and Update the Zoning Ordinance** (Title 17 of the El Dorado County Code) to identify revisions that provide consistency with General Plan land use designations and updated development standards. [Measures LU-A, LU-C, LU-D, LU-O, TC-P].
- **Review and identify needed revisions to the County of El Dorado Design and Improvements Standards Manual.** This issue has generally been on hold until the Board of Supervisors approved the new "General Plan Implementation Unit" in DOT. That unit is now being formed and will be taking up this issue as the unit's number one priority. Many needed revisions have already been identified and the entire document has been recently converted to electronic format for editing purposes. [Measure LU-E]
- **Design Review Standards And Guidelines (Community And Historic):** [Measures LU-F, LU-G]

- **Preservation of Community Separation:** As outlined in Policy 2.5.1.3. The program shall address provisions for a parcel analysis and parcel consolidation/transfer of development rights. [Measures LU-H]
- **Potential Scenic Corridors:** Inventory and prepare a Scenic Corridor Ordinance, which should include development standards, provisions for avoidance of ridgeline development, and off-premise sign amortization. This is to be included as part of the Zoning Ordinance Update. [Measure LU-I, LU-J]
- **Develop and maintain an inventory of vacant lands within each Community Region and Rural Center:** This would include working with community groups to identify appropriate uses for such parcels, including residential development and establishment of communities. Staff is in looking into the possibility of linking the issuance of a building permit to an existing database of vacant parcels to maintain a current vacant lands inventory. [Measure LU-K]
- **Monitor Development, Population, And Employment Trends:** Develop a monitoring program and provide periodic updates to the Board of Supervisors. [Measure LU-L]
- **Monitor General Plan Policies, Programs and General Plan Environmental Impact Report Mitigation Measures:** Provide periodic updates to the Board of Supervisors and Planning Commission. [Measures LU-M]
- **Request for Exemption from General Plan Policies Due To Economic Viability:** Develop procedures to be used by applicants. [Measure LU-N]

Transportation and Circulation Element Report

- **Prepare And Adopt A Priority List Of Road And Highway Improvements For The Capital Improvement Program (CIP) Based On A Horizon Of Five Years:** The Board of Supervisors shall update the CIP every two years, or more frequently DOT has prepared the CIP based on the revenue streams forecasted at the time (Ex.: Interim TIM Fee Program) and project cost estimates current at that time. The Board adopted that CIP in January 2006. An updated CIP will be prepared and presented to the Board for adoption in January 2007. [Measure TC-A]
- **Revise and Adopt Traffic Impact Fee Program(S):** Updated fee program should be for the unincorporated areas of the county and adopt additional funding mechanisms necessary to ensure that improvements contained in the fee programs are fully funded and capable of being implemented concurrently. DOT has completed over two years of work on the new 2004 General Plan TIM Fee Program with the adoption of the new fee program by the Board of Supervisors on August 22, 2006. Several key dates were: Board adoption of the Interim 2004 General Plan TIM Fee Program in September 2005, a public workshop at the Board in January 2006, Board adoption of an inflation increase to the Interim Fee Program in June 2006. The Department will soon begin the update process for the fee program with the target of returning to the Board in April 2007 with an updated program. [Measure TC-B]
- **Revise and Update the Design And Improvement Standards Manual (DISM):** This issue has generally been on hold until the Board of Supervisors approved the new

“General Plan Implementation Unit” in DOT. That unit is now being formed and will be taking up this issue as the unit’s number one priority. Many needed revisions have already been identified and the entire document has been recently converted to electronic format for editing purposes. [Measure TC-C, TC-U]

- **Identify And Pursue Appropriate New Funding Sources For Transportation Improvements, Road Maintenance, And Department Of Transportation Operations:** Grant funds from regional, state, and federal agencies should be pursued and utilized. The Department has expanding its efforts to work with Caltrans, the Sacramento Area Council of Governments (SACOG), the El Dorado County Transportation Commission (EDCTC), and the El Dorado County Transit Authority (EDCTA), to maximize the amount of the State and Federal transportation grant dollars coming into El Dorado County. This effort expects to generate significant additional funding for several key projects including the El Dorado Hills Boulevard Interchange, the Silva Valley Interchange, the Missouri Flat Interchange, and the Highway High Occupancy Vehicle (HOV) Lanes. [Measure TC-D]
- **Develop And Adopt An Ordinance To Protect Rights-Of-Way For Future Road Improvements From Encroachment By New Development.** DOT is moving forward with the preparation of the Right of Way Protection Ordinance with the goal of having it to the Board before the end of 2006. [Measure TC-E]
- **Develop And Implement A Countywide Program To Annually Monitor Roads:** DOT published the “Traffic Impact Study Protocols and Procedures” in November 2005 detailing the requirements for traffic studies for new development proposals. These protocols require the demonstration that new development will be in compliance with the concurrency and level of service policies contained in the General Plan. The Department will be formalizing a level of service monitoring and forecasting program this next year to complete the implementation of this measure. [Measure TC-F]
- **Designated Truck Routs:** Work with the cities of Placerville and South Lake Tahoe to establish a system of designated truck routes through urban areas. No work performed to date. This issue has been on hold until the Board of Supervisors approved the new “General Plan Implementation Unit” in DOT. That unit is now being formed and will be taking up this issue as the unit’s priorities allow. [Measure TC-G, TC-W]
- **Identify And Acquire Needed Right-Of-Ways:** Work with the El Dorado County Transportation Commission, Tahoe Transportation District, the Tahoe Regional Planning Agency, and other agencies to identify right-of-way needs within designated transit corridors and to acquire needed rights-of-way. No work performed to date. This issue has been on hold until the Board of Supervisors approved the new “General Plan Implementation Unit” in DOT. That unit is now being formed and will be taking up this issue as the unit’s priorities allow. [Measure TC-J]
- **Pursue Funding for Bikeway Construction:** Continue to identify and pursue appropriate funding sources for bikeway construction. Grant funds from regional, state, and federal agencies should be pursued and utilized when compatible with the General Plan policies and long-term local funding capability. See Notes for Measure TC-D. No additional work performed to date. This issue has generally been on hold until the Board of Supervisors approved the new “General Plan Implementation Unit” in DOT. That unit

is now being formed and will be taking up this issue as the unit's priorities allow. [Measure TC-N]

- **Linking Bicycles to Other Transportation Modes:** Work with other agencies to provide facilities that help link bicycles to other transportation modes, including provision of bike racks or space on buses and parking or lockers for bicycles at transportation terminals. No additional work performed to date. This issue has generally been on hold until the Board of Supervisors approved the new "General Plan Implementation Unit" in DOT. That unit is now being formed and will be taking up this issue as the unit's priorities allow. [Measure TC-O]
- **Improvement, Development and Expansion of Rail Service:** Work with the El Dorado County Transportation Commission, the Sacramento Area Council of Governments, the City of Folsom, and Sacramento Regional Transit to support improvement, development, and expansion of rail service in El Dorado County. No work performed to date. This issue has generally been on hold until the Board of Supervisors approved the new "General Plan Implementation Unit" in DOT. That unit is now being formed and will be taking up this issue as the unit's priorities allow. [Measure TC-Q]
- **Designation of Transit Corridors:** Participate with the El Dorado County Transportation Commission, the El Dorado County Transit Authority, the Sacramento Area Council of Governments, the City of Folsom, and Sacramento Regional Transit to support the identification and designation of Transit Corridors. No work performed to date. This issue has generally been on hold until the Board of Supervisors approved the new "General Plan Implementation Unit" in DOT. That unit is now being formed and will be taking up this issue as the unit's priorities allow. [Measure TC-R]
- **Monitor Enforcement of the Transportation and Circulation Element Policies:** Develop and implement a program to ensure that the concurrency requirements contained in this Transportation and Circulation Element are being enforced. DOT published the "Traffic Impact Study Protocols and Procedures" in November 2005 detailing the requirements for traffic studies for new development proposals. These protocols require the demonstration that new development will be in compliance with the concurrency and level of service policies contained in the General Plan. The Department will be formalizing a level of service monitoring and forecasting program this next year to complete the implementation of this measure. [Measure TC-S]
- **Potential Alignments for a New Arterial Roadway from the West Side of El Dorado Hills Business Park to U.S. Highway 50:** Work with Sacramento County and the City of Folsom. This task is currently underway as a condition of approval for the West Valley Subdivision project. The developer of this project has been pursuing the planning level analysis of potential alignments. [TC-V1]
- **Growth Control Mechanism For All New Discretionary And Ministerial Development:** Work on this measure will be initiated in coordination with the efforts of Measure TC-F. No additional work performed to date. This issue has generally been on hold until the Board of Supervisors approved the new "General Plan Implementation Unit" in DOT. That unit is now being formed and will be taking up this issue as the unit's priorities allow. [Measure TC-V2]

- **Identify Potential Rights-Of-Way Needed for Establishment of a Frequent Transit Service** operating on exclusive right-of-way to the El Dorado Hills Business Park from residential communities in El Dorado County and from the City of Folsom. Staff has recently been in discussions with Transit regarding their plan for transit service to and within the business park. No additional work performed to date. This issue has generally been on hold until the Board of Supervisors approved the new “General Plan Implementation Unit” in DOT. That unit is now being formed and will be taking up this issue as the unit’s priorities allow. [Measure TC-V3]
- **Review Signalized Intersections:** Develop and adopt a formal program to review signalized intersections that may benefit from synchronization. Include synchronization of intersections that could benefit in the Capital Improvement Program. The Department is investigating the creation of a Traffic Operations Section focused on traffic signals and traffic flow issues. Additionally, the Department just received proposals, as the result of a request for proposals (RFP) the Department circulated, for a consultant firm to develop an Intelligent Transportation System (ITS) Master Plan. Part of that Master Plan will include the development phase of this Measure. [Measure TC-X]

Attachment: General Plan Amendment Update