



**COMMUNITY DEVELOPMENT RESOURCE AGENCY
PLANNING DIVISION**

HEARING DATE: October 12, 2017
ITEM NO.: 2
TIME: 10:20 AM

TO: Placer County Planning Commission
FROM: Long Range Planning Team
DATE: October 3, 2017
SUBJECT: INFORMATION UPDATE ON PLANNING SERVICES DIVISION'S LONG RANGE PLANNING WORK PROGRAM

STAFF: Crystal Jacobsen

LOCATION: Unincorporated Placer County

PROPOSAL: The Planning Services Division's Long Range Planning will provide a presentation on the Division's Long Range Planning work program. The presentation will include a brief overview of each of the County-Initiated projects that the Long Range Planning team is currently undertaking and will include a report on the status and timeline for each project.

OVERVIEW: The Planning Services Division's Long Range Planning is responsible for helping the Board of Supervisors (Board) develop plans, policies, ordinances and programs for the County. The Long Range Planning is comprised of two teams that implement the Long Range Planning work program: the Advanced Planning team and the Housing and Economic Development Planning team. With the Board's September 19, 2017 approval of the FY 2017/18 budget, the following County-Initiated projects have been prioritized for Planning Services Division's Long Range Planning work program (see Attachment A for the Long Range Planning Project Prioritization Matrix for Fiscal Year 2017/18):

Advanced Planning

Chapter 17 Targeted Zoning Text Amendment

The Chapter 17 Targeted Zoning Text Amendment (ZTA) is an update of various zoning ordinance sections to essentially "clean-up" or address sections of the ordinance that are outdated or have resulted in on-going problematic implementation. The code sections are related to setbacks and lot coverage standards, extension of time permitting standards, cell tower standards, home occupation standards related to swimming lessons, and nuisance abatement. Staff has prepared the draft ZTA and is currently presenting it to the County's Municipal Advisory Councils. The ZTA will be presented to the Planning Commission in late 2017, where the Commission will be asked to forward a recommendation on the ZTA to the Board of Supervisors. It is expected that the ZTA will be brought forward to the Board in early 2018 for adoption.

Climate Action Plan

The Climate Action Plan (CAP) is a planning document that will identify various County programs and policies aimed to address climate change and reducing greenhouse gas (GHG) emissions, while also identifying strategies to maximize economic benefits related to energy efficiency and streamlining of environmental review. The CAP will build upon previous GHG emission inventories – a County operational inventory and a community-wide inventory, which were prepared in FY 2010/2011 and FY 2011/2012. In June 2017 the Board approved a contract with consultants to prepare a CAP and that effort is currently underway. The first step in preparing the CAP is to update the County's GHG

emission inventories. The inventories are expected to be completed in November 2017, at which time staff will conduct public workshops to report out on the findings of the inventories and to seek input on the development of policies and programs that would help to achieve reduction of GHG emissions. Following completion of the GHG emission inventories, staff will work with the CAP consultants to prepare a Draft CAP which is expected to be released for public input in summer 2018. It is anticipated that the Final CAP will be presented to the Planning Commission and Board for deliberations in late 2018 or early 2019 following environmental review.

Granite Bay Community Plan – Transportation/Circulation Technical Update

The Granite Bay Community Plan Transportation/Circulation Technical Update is a technical update to the Transportation/Circulation element of the Community Plan to address Senate Bill 743 (adding policy related to VMT - vehicle miles traveled) and update the County's Level of Service standards for roadway segments within the Community Plan. The work program will be led by the County's Department of Public Works and Facilities (DPWF) and the Long Range Planning team will be assisting with the processing of the technical update. DPWF has prepared a scope of work for the update work program and the first task of that work program, a traffic study, is currently underway. It is anticipated that the traffic study will be released for public review in late fall 2017, at which time DPWF and Planning Services will conduct public meetings to present the findings of the study. Following completion of the traffic study, an Environmental Impact Report (EIR) will be prepared to analyze the Community Plan's technical update to the Transportation/Circulation element. It is expected that a Draft EIR will be released in spring 2018. Planning Commission and Board deliberations on the Final EIR and Final Community Plan Update are anticipated in summer 2018.

Squaw Creek Restoration

Placer County Staff together with the Friends of Squaw Creek have been pursuing grant applications, design, studies and environmental review for the restoration of Squaw Creek. The restoration includes components such as in-channel work to prevent head-cutting areas, work on meandering channels that are also eroding golf cart paths, work on six straight linear channels that are eroding deep into the meadow that is prohibiting top flow, and reconnecting floodplains and mitigating wetlands. Technical studies to support environmental review for the project are underway and it is expected that a Mitigated Negative Declaration will be released for public review and comment by early 2018.

Sunset Area Plan and Placer Ranch Specific Plan

The County is updating its 1997 Sunset Industrial Area Plan, now known as the Sunset Area Plan. The Area Plan is intended to achieve the County's long-term vision of promoting economic development and job growth. By designing an overall strategy for Sunset Area, the County intends to attract large mixed use developments, commercial uses, universities, advanced manufacturing, corporate campuses, institutions, and entertainment venues that encourage businesses with primary wage jobs to locate in the Sunset Area.

As part of this work program, the County is processing the Placer Ranch Specific Plan (PRSP), which is located within the Sunset Area Plan boundary. The proposed PRSP includes a wide range of land uses, including various types of residential, commercial, light industrial, and park/open space areas. The PRSP will provide critical backbone infrastructure to the Sunset Area, as well as act as a catalyst to job creation. The cornerstone of the proposed PRSP project is the inclusion of a 301-acre satellite campus of California State University Sacramento.

The Sunset Area Plan work program includes a number of components, many of which have been completed. The completed tasks include:

- *Existing Conditions Report (October 2015)*
- *Economic Market Analysis (August 2015)*

- *Opportunities and Constraints Report (February 2016)*
- *Preferred Land Use Plan (September 2016)*
- *Notice of Preparation (NOP) and Environmental Scoping (November 2016)*
- *Infrastructure Studies (September 2017)*

Other Sunset Area Plan tasks still underway include:

- *Technical Odor Evaluation Summary*
- *Draft Area Plan Policy Document*
- *Draft Implementing Zoning Regulations*
- *Draft Corridor Design Standards and Guidelines*

Similar to the Area Plan, the PRSP process consists of several steps intended to culminate in the final Specific Plan document. To date, final technical studies have been submitted for the project, along with an Administrative Draft of the Specific Plan, Development Standards, and Design Guidelines.

While both the Area Plan and the PRSP include the preparation of independent planning documents intended to guide the development for each respective Plan area, a Capital Improvement and Finance Plan and EIR are being prepared jointly to address and analyze both the Sunset Area Plan and the PRSP. Currently, both preparation of the Capital Improvement and Finance Plan and the EIR are underway.

It is expected that a Preliminary Public Review Draft Sunset Area Plan and PRSP will be released in December 2017 for public comment. During that time, a Planning Commission workshop will be held to provide an in-depth presentation on the project and to receive input from the public and the Commission.

Following release of the Preliminary Public Review Draft documents in December 2017, the Draft EIR is expected to be released for a 45 day public review in late February 2018. At that time staff will also release the Draft Sunset Area Plan and PRSP again for second public review of the documents. It is anticipated that the Final EIR and Final Sunset Area Plan and PRSP, along with the Capital Improvement and Finance Plan will be released in late July 2018. Planning Commission and Board of Supervisor deliberations are expected in late summer 2018.

Tahoe Basin Area Plan Implementation – TRPA/Placer MOU

As required by the Tahoe Regional Planning Agency (TRPA), following the recent adoption of the Tahoe Basin Area Plan, the County must prepare a Memorandum of Understanding (MOU) with TRPA. The MOU is required to be completed within six months of adoption of the Area Plan and must include a detailed outline of the land use permitting authorities that the County intends to be responsible for within the Tahoe Basin. The MOU was approved by the County Board of Supervisors on July 25, 2017 and is expected to go before the TRPA Governing Board for final approval in October 2017.

Truckee River Corridor Access Plan

Placer County together with the United States Forest Service (USFS) will prepare a joint environmental document for the construction of a multi-purpose trail extending from Squaw Valley Road/State Highway 89 intersection to the Town of Truckee town limits at the intersection of West River Street (Truckee) / State Highway 89. The environmental document is anticipated to be a joint EIR (Environmental Impact Report) / EA (Environmental Assessment – USFS). The vision of the Plan is to restore and enhance the river corridor's ecological, water quality, recreational and non-motorized transportation values for the benefit of residents and visitors, while protecting private-property rights of corridor landowners. It is expected that the environmental review will be initiated in fall 2017 and that a draft environmental document will be released in late spring 2018.

Water Efficiency Landscape Ordinance

The Water Efficiency Landscape Ordinance (WELO) was presented to the Planning Commission in August 2017. As reported to the Commission, the WELO is a state-mandated ordinance intended to promote efficient landscapes in new development and retrofitted landscapes. The state calls for water efficiency standards that require more efficient irrigation systems, greywater usage, onsite storm water capture, and which limit the portion of landscapes that can be covered in turf. Based on the Commission's action at its August 24, 2017 hearing, staff forwarded a recommendation to the Board of Supervisors to adopt the WELO. The Board adopted the WELO at its October 3, 2017 meeting.

Winery / Brewery Ordinance

The Winery/Brewery Ordinance is an update to the County's existing winery ordinance which was adopted by the Board in 2008. As reported to the Commission in May 2017, the two primary goals of the proposed Ordinance are to clarify what activities would be allowed in conjunction with winery uses and to streamline the permit process. Since the existing Winery Ordinance was adopted in 2008, additional concerns have been raised pertaining to issues associated with events and activities that take place at wineries. Some of these issues were addressed through an update of the Event Center Ordinance, adopted on August 26, 2014, which established new definitions, development standards and criteria for Community Centers, Commercial Event Centers, and Agricultural Event Centers. However, the proposed Winery Ordinance is intended to more comprehensively address concerns related to winery events. The public process for a subsequent update to the Winery Ordinance culminated in several proposed amendments, for which the County concluded that an EIR should be prepared.

Since initial preparation of the proposed ordinance, the County has seen a growing increase in the number of land use permit applications for breweries located in rural parts of the County, and has determined to address this land use alongside the proposed Winery Ordinance. To that end, the County is now referring to the ordinance as the Winery/Brewery Ordinance and in addition to focusing on wineries the County has determined that the EIR should programmatically consider the potential physical environmental impacts that could result from implementation of a new Rural Craft Brewery Ordinance. Staff expects to release a Notice of Preparation for the EIR in late September 2017 and it is expected that a Draft EIR will be released for public review and comment in early 2018. Planning Commission and Board deliberations to consider adoption of the Winery/Brewery Ordinance are anticipated in summer 2018.

Housing & Economic Development Planning

Countywide Housing Unit

Placer County, similar to the rest of California, has a shortage of housing, especially for low to middle income residents. The Board has prioritized the development of an inclusive and all-around approach to addressing the County's affordable housing needs. A new "Housing Unit", including staff from the County Executive Office, Economic Development, Public Works and Facilities, Community Development and Health and Human Services are dedicated to finding ways to get affordable homes constructed throughout unincorporated Placer County. On April 4, 2017, the Board expressed their support for implementing a wide variety of housing strategies — a "menu" — that could be adapted for different parts of the county based on need. On August 8, 2017 the Board authorized the Housing Unit to proceed with the proposed 2017-2018 Annual Housing Work Program. Additional information on this program along with detailed information on the items discussed below will be brought to the Commission for a workshop later this year.

Affordable Housing Program

Housing Element program B-9 requires the county to consider adopting an affordable housing program. The intent is to support a wide range of housing types for a variety of household incomes, while ensuring flexibility in its approach to providing affordable housing opportunities. Efforts to prepare the affordable housing program are underway and it is expected that the program will be completed by summer 2018. Program development and implementation are proposed to include the following:

- Land Supply Assessment and Identification of Affordable Housing and Economic Development “Hot Spots” and opportunity areas.
- Preparation of higher density and non-residential site standards requirement assessment and jurisdictional comparison.
- Identification of potential County policy and ordinance amendments in support of Affordable Housing and Economic Development.
- Development of an Affordable Housing Investment Strategy.

Placer County Government Center Master Plan

The Placer County Government Center Master Plan is being processed by the County’s Department of Public Works and Facilities with assistance from the Long Range Planning team. The Plan anticipates a mix of uses on the Dewitt Campus which would include residential, commercial, public services and civic space that can support a revitalization of the government center and the generation of new tax revenue. A Notice of Preparation for an EIR was released in September 2017 and the environmental analysis is expected to be initiated thereafter. It is anticipated that a Draft EIR will be released in spring 2018. Concurrently the County will release a Request for Qualification for an affordable housing development firm that will assist the County in the development of affordable units identified in the NOP.

Regional University

A request to amend the Regional University Specific Plan was submitted to accommodate Warwick University planned programming. Warwick University is anticipated to be a major economic and employment generator for the County. The Specific Plan amendment request includes providing for additional on-campus housing so that the university can fully function as an undergraduate campus that provides adequate housing opportunities for its faculty and students. In addition, the proposed amendment includes the relocation of the neighborhood commercial site to a location that increases the site’s visibility and accessibility. Planning Commission and Board hearings to consider proposed amendments to the Regional University Specific Plan are anticipated for spring 2018

Secondary Unit Zoning Text Amendment

The Secondary Unit ZTA was presented to the Planning Commission in August 2017. As reported to the Commission, the ZTA is related to secondary dwellings and intends to bring applicable County Code sections into compliance with recent changes to state law. The proposed ordinance would repeal and replace the County’s existing secondary unit ordinance to align the development standards (minimum lot size, parking, dwelling floor area,) for secondary dwellings/multi-generation housing consistent with State law. Based on the Commission’s action at its August 24, 2017 hearing, staff is forwarding a recommendation to the Board of Supervisors to adopt the proposed Secondary Unit ZTA. The Board will consider the ZTA at its October 3, 2017 meeting.

Respectfully submitted,



Crystal Jacobsen
Principal Planner

ATTACHMENTS

Attachment A – Long Range Planning Project Prioritization Matrix FY 2017/18

cc: Steve Pedretti – CDRA Director
EJ Ivaldi – Deputy Planning Director
Karin Schwab – County Counsel
David Defanti – Deputy CEO
Jennifer Merchant – Deputy CEO
Shawna Purvines – CDRA Principal Planner
All Municipal Advisory Councils
Subject / chrono files

Attachment A

<p align="center">PROJECT PRIORITIZATION MATRIX FISCAL YEAR 2017/18 Major County-Initiated Long Range Planning Projects Managed by CDRA Advanced Planning and Housing and Economic Development Planning Teams</p>				STRATEGIC GOALS				INVESTMENT CONSIDERATIONS		
				Priority: Get things done by finishing what we've started	Priority: Set Strong Countywide Foundation	Priority: Good Governance	Priority: Affordable Housing or Economic Development			
Major County-Initiated Housing and Economic Development Projects	Timeframe	Project Prioritization	Estimated Annual FTE	Is project currently in process?	Does project address an issue affecting entire county?	Is project required by General Plan, policy, law or other mandates?	Does project directly improve Affordable Housing or Economic Development?	What is the projects initial investment costs.	Are there longterm ongoing cost associated with implmementation of the project.	Does project provide "more bang for you buck"
Regional University Specific Plan Amendment	Complete March 2018	1	0.1	Yes	Maybe	No	Yes	Mid/High	Low	High
Sunset Area Plan/Placer Ranch Specific Plan	Complete August 2018	1	1.5	Yes	No	No	Yes	High	High	High
Dewitt Center Master Plan (HE Program A-7)	TBD	1	0.1	Yes	Yes	Yes	Yes	High	Low	High
Affordable Housing Program (HE Program A-1 and B-1)	Complete November 2017	1	0.5	No	Yes	Yes	Yes	Mid/High	Mid	Mid
-Land Assessment/Surplus County Land Analysis (HE Prgram A-1 and B-1)	TBD	1	0.05	No	Maybe	Yes	Yes	High	Low	Mid
-Site Standards Review and Jurisdictional Comparison Analysis	TBD	1	0.05	No	No	Yes	Yes	High	Low	High
-Develop Affordable Housing Investment Strategy	TBD	1	0.1	No	Yes	Yes	Yes	Mid/High	Mid/Low	High
-Fee deferral/Waiver Resolutions (HE Program B-5 and B-6)	June 2018	2	0.2	No	No	Yes	Yes	Low	Low	Mid
- Seconary Dwelling Ordinance Update	August 2017	1	0.2	Yes	No	Yes	Yes	Low	Low	Mid
-Permit Streamling Rievew (HE Pogram A-3)	Ongoing	2	0.2	Yes	Yes	Yes	Yes	Low/Mid	Low	High
Tahoe Basin Area Plan - TRPA/Placer MOU for Implementation of New Area Plan	September 2017	1	0.1	Yes	No	Yes	Yes	Low	Mid	Mid
Community Plan Technical Updates - Granite Bay Community Plan - Transportation Technial Update	- Complete Summer 2018	1	0.5	Yes	No	Yes	Maybe	High	Low	Mid
Climate Action Plan	Complete October 2018	2	0.5	Yes	Yes	Maybe	Maybe	Mid	Mid	Mid
Placer Legacy Program - Program Implementation - Squaw Creek Restoration Project - Truckee River Corridor Access Plan	- December 2017 - December 2018	2	0.1	Yes	No	Maybe	Yes	High	High	Mid/High
County Ordinance Amendments: - Chapter 17 Targeted ZTA Update - Water Efficiency Landscape Ordinance - Cell Tower Ordinance Update - Sign Ordiance Update - Canabis Ordinance - Woodland Ordinance Update	- September 2017 - September 2017 - TBD - TBD - TBD - December 2018	2	0.25	Yes	Yes	Yes	Yes	Low	Low	Mid
Winery/Brewery Ordinance	April 2018	2	0.5	Yes	Maybe	Maybe	Yes	Mid	Low	Mid
Civic engagement/participation plan and website update	October 2017	2	0.015	No	Maybe	Yes	Maybe	Low	Low	Mid/High
Subtotal FTE from above			4.97							
Subtotal FTE from next page			2.28							
Total Est. FTE Needed			7.25	Total Est. includes staff time for projects with funding and timelines yet to be determined.						
Total Approx. FTE Available			6							