

**COUNTY OF SACRAMENTO  
CALIFORNIA**

For the Agenda of:  
December 5, 2006  
Timed: 3:00 pm

To: Board of Supervisors

From: Department of Planning and Community Development

Subject: **WORKSHOP #20 ON THE COUNTY GENERAL PLAN UPDATE:  
DISCUSSION ON LAND USE THEMES**

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**Overview**

During the last Board Workshop, held on November 15, 2006, Planning staff presented the Public Review Draft General Plan 2030 to the Board of Supervisors. Staff highlighted key policy additions and changes made to the General Plan, including the addition of a new Economic Development Element. Today, Planning staff will use the workbook to highlight the details of Land Use related themes for the Board, with particular emphasis on the Jackson Highway Visioning effort and the new growth management program. Additional topics include provision of municipal services to Franklin and Freeport, land use/transportation linkage concepts (including the revised LU-14), and changes to the Land Use Diagram.

**Recommendations**

1. Consider the results of the public outreach program and additional public testimony during workshops on the Public Review Draft General Plan Update.
2. Direct Planning staff to transmit the draft updated General Plan to the Department of Environmental Review and Assessment for environmental analysis.
3. Direct the Department of Environmental Review and Assessment to initiate environmental review.

**Measures/Evaluation**

Not applicable

**Fiscal Impact**

None.

## **BACKGROUND:**

During the last Board Workshop, held on November 15, 2006, Planning staff presented the Public Review Draft General Plan 2030 (Draft Plan) to the Board of Supervisors. Staff highlighted key policy additions and changes made to the General Plan, including the addition of a new Economic Development Element. During that workshop, numerous people provided comments on the draft Plan. These comments were captured by Planning staff and have been included in Attachment “A”. In addition, your Board requested that staff come back today with a structured approach to reviewing updated policies and information in the Draft General Plan. In response to this direction, staff has created a “workbook” (Attachment “B”) that will guide future discussions and highlight key topics and themes. Today, Planning staff will use the workbook to highlight the details of Land Use related themes for the Board, with particular emphasis on the Jackson Highway Visioning effort and the new growth management program. Additional topics include provision of municipal services to Franklin and Freeport, land use/transportation linkage concepts (including the revised LU-14), and changes to the Land Use Diagram.

## **DISCUSSION:**

### ***Board of Supervisors’ Workbook***

The Board of Supervisors’ Workbook (Attachment “B”) prepared by Planning staff highlights the key policy changes to the Draft Plan, references page numbers where other relevant policies or sections can be found in the Draft Plan, and includes information regarding key themes related to the topic at hand. The purpose of this document is to provide a framework for discussions with your Board about the Draft Plan. The workbook’s table of contents contains all of the topics that Planning staff anticipates discussing with your Board before the Draft Plan is transmitted to the Department of Environmental Review and Assessment for environmental analysis. However, topics can be added or deleted at the direction of the Board. It is Planning staff’s intent to go through this workbook page by page during the upcoming workshops until all of the major themes have been reviewed by your Board.

As the workshops progress and subsequent topics are introduced for discussion, additional pages will be added to the workbook. These sections will contain greater detail regarding the topic at hand. For instance, staff will craft a new detailed section regarding the Economic Development Element before the next workshop so that the information is available when discussions regarding this Element will occur. The workbook currently contains only details regarding changes to the Land Use Element, as this is what Planning staff will introduce for discussion during today’s workshop.

### ***Regional Housing Needs Allocation (RHNA)***

During the last Board Workshop, the forthcoming Regional Housing Needs Plan (RHNP) and Allocation (RHNA) were mentioned, leading to a discussion about the unincorporated County’s housing allocation for the 2006-2013 period. Below is a breakdown of key terms associated with these processes:

- *Regional Housing Need Determination (RHND)*: The California State Department of Housing and Community Development (HCD) is responsible for determining the need for housing throughout the state and distributing a portion of this need to each region. HCD, using numbers from the State Department of Finance (DOF), assigns each regional government council (SACOG in our region) an anticipated regional housing need determination (RHND), which is often referred to as the “fair share housing allocation” for the region. HCD also requires each regional government council to assign housing obligations to its local cities and counties via a Regional Housing Needs Plan (RHNP).
- *Regional Housing Need Plan (RHNP)*: State law mandates that all council of governments develop a RHNP. SACOG is the lead agency in developing the RHNP for the six counties and 22 cities that it serves, including Sacramento County. The RHNP is the actual plan that allocates a “fair share” of the region’s projected housing needs (as determined by HCD’s RHND) to each city and county. These allocations are broken down by affordability types, including: above moderate, moderate, low and very low income housing. Each city and county in SACOG’s RHNP will receive an allocation of the total number of housing units and affordability types that it must plan to accommodate within a 7.5 year time period.
- *Regional Housing Need Allocation (RHNA)*: The RHNA is the actual allocation for each city and county, as determined by the RHNP. Each city and county must plan to accommodate their individual RHNA within the specified 7.5 year time period.
- *General Plan Housing Element*: Per state law, each city and county’s Housing Element must be updated to show how the RHNA allocation will be accommodated within the 7.5 year time period.

The California Department of Housing and Community Development (HCD) recently sent notice to SACOG (Attachment “C”) regarding the Regional Housing Needs Determination (RHND) and Plan (RHNP) for the 6-County SACOG region. As stated in the attached letter, the total RHND allocation to the 6-County region is 169,476 units for the 2006-2013 period. However, formal discussions between SACOG and individual jurisdictions have yet to take place regarding how this regional number will be distributed to jurisdictions within the region. SACOG is only in the preliminary stages of the RHNP process and expects adoption of the final RHNP by July 2007. However, Planning staff’s analysis of this allocation shows it to be generally consistent with assumptions in our General Plan. Please see Attachment “D” for a list of FAQ’s regarding the RHNP and how allocations will be determined. Attachment “E” includes a discussion regarding RHNP numbers vs. the County’s Blueprint assumption.

Staff recommends that we engage the Board on the implications of the RHNP and RHNA in the context of the RHNA discussions with SACOG, rather than this General Plan Update process. SACOG is holding a staff level meeting in January regarding the RHNP, after which time, Planning staff can update your Board regarding the progress made to date.

**NEXT STEPS:**

Several workshops have been scheduled to enable the Board of Supervisors to review the Draft Plan and to consider input and feedback received during the community outreach process. Today's workshop was scheduled to discuss Land Use related themes. Four subsequent workshops are tentatively scheduled in early 2007 (pending Board approval) to discuss the other topics outlined in the workbook. These topics and anticipated dates are as follows:

- I. Land Use Themes .....December 5, 2006 and January 31, 2007
- II. Economic Development Themes.....January 31, 2007
- III. Mobility Themes .....February 13 and March 28, 2007
- IV. Agriculture Themes .....March 14, 2007
- V. Conservation Themes .....March 14, 2007

With nearly two months between today's Board Workshop and the next one tentatively scheduled for January, Planning staff has ample time to research and report back on any number of issues as directed by your Board. Beginning January 31<sup>st</sup>, Board Workshops will be held frequently, making such in depth studies more difficult. Therefore, it is Planning staff's hope to use the next couple of months to do as much background work and research as possible to maximize the effectiveness of the Board Workshops in early 2007.

Once the Board has reviewed and endorsed the content of this Draft Plan, the environmental review process will be initiated, which is anticipated to begin in early 2007. An Environmental Impact Report will be prepared to assess the environmental impact of implementing this Plan. Public hearings before the Planning Commission will be initiated following the release of the Draft Environmental Impact Report.

**CONCLUSION:**

Staff has provided the Board with a workbook that will guide today's discussion and future discussions regarding the Public Review Draft General Plan 2030. This workbook will be updated as the workshops progress. Four additional workshop dates have been tentatively scheduled to discuss the remaining key themes of the Draft Plan. Once the Board reviews and accepts the Draft Plan, Planning staff will transmit the draft updated General Plan to the Department of Environmental Review and Assessment for environmental analysis.

**ATTACHMENTS:**

- A. Public Testimony from Board Workshop #19, held November 15, 2006
- B. Board of Supervisors' Workbook
- C. HCD Letter to SACOG regarding the Regional Housing Needs Determination (RHND) and Plan (RHNP), dated September 14, 2006
- D. Regional Housing Needs Plan (RHNP) FAQs
- E. Relationship between RHND/RHNP/RHNA and Sacramento County's Blueprint Assumptions
- F. Regional Transit's Comments Regarding Revised LU-14