

“WE”

- Gayle Erbe Hamlin, Terri Daly, Fred Russell, Ron Grassi, Sam Driggers, Roger Trout, Peter Maurer, Shawna Purvine, Lillian Macleod, Laura Schwartz, **Craig McKibbon**, **Jim Ware**, **Dave Spiegelberg**, **Val Akana**, Laurel Brent Bumb, Bill Carey, Bill Randall, Debbie Manning, Linda Hopkins, **Todd Cunningham**, **Rob Combs**, **Gary Baldock**, **Cris Anthony**, **Michael Webb**, **John Youngdahl**, **Olga Sciorelli**, **Gene Thorne**, **Norm Brown**, **Larry Ito**, **Randy Pesses**, **Larry Patterson**, **Brian Allen**, **Dave Crosariol**, **Jeff Lubenko**, Roberta Long, Mike McDougal, Mark Nava, Dale Van Dam, Michael Ward, Raven Powell, Cindy Shafer, Sue Taylor, Kathye Russell, Noah Briel, Ron Duncan, Craig Sandberg, **Eric Driever**, T. Abraham, **Charlie Downs**, Gordon Helm, **Tom Burnette**, Maryann Argyes, Valerie Zentner, Chris Flores, Bob Davies, Dave Pratt, Tom Heflin, Andrea Howard, Tom Howard, Cris Bronner, Art Marinaccio, Mike Turner, Karen Pine, Bob Smart, Jamie Buetler, Peter Oliver, Carol-Anne Ogdin, Kenny Wilkinson, Tom Van Noord, Doug Roeca, Bob Laurie, Bill Vandegrift, Joel Korotkin, Jason Korotkin, Thaelia Georgiades,, Jim Brunello, Tom Shinn, Doug Scalzi, Kate Overmeyer, David Thomas, Bill Bacchi, Lindell Price, Gail Gebhardt, Marv Bukema, Doug Noble, Karen Pine, Kate Overmeyer, Steve Ferry, Ted Mafia, John Thompson, Michelle Smira, Mike Sproul, Mike Roberts, Cedric D. Twight (SPI), Mark Weiner, Doug Montgomery, Brenda Bailey, Fred Wilkinson, Judy Mathat, Cris Alarcon, Sherri Lum-Alarcon, Bill Fisher, Brenda Bailey, David Zweck, Marlon Ginney, Kimberly Beal, Linea Marengo, Bill Thorpe, Mary Pitto, Jim Davies,

OVERVIEW - GENERAL PLAN REVIEW

Policy 2.9.1.1 – INVENTORY “the County shall monitor, on an annual basis, the rate at which the land inventory is developed” .

Policy 2.9.1.2 – SUPPLY Examine rate of development; make adjustments if growth varies from plan assumptions; **changes to land supply if appropriate.**

Policy 2.9.1.4 – COMMUNITY REGION CHANGES BOS INITIATED Boundary changes to community regions

Policy 2.6.1.4 – Freeway Commercial Consider commercial development on Highway 50 intersections.

Measure TC-A – CIP/TIM The CIP shall be coordinated with the 5 year major review of the GP. (CIP Modeling)

Policy 2.9.1.5 – Monitor effectiveness of mitigation measures

GP Page 1: **The Plan must meet State planning requirements**

SB 375, AB 32,

EDC LAND USE REGULATIONS (GP, ZONING, LDM, ROAD STANDARDS, ETC.) IMPLEMENT GP AND FEDERAL AND STATE OBJECTIVES FOR:

- **700,000 ACRES OF NATURAL RESOURCES LANDS**
- **100,000 ACRES OF AGRICULTURAL LANDS**
- **300,000 ACRES OF LOW DENSITY RESIDENTIAL LANDS THAT ACCOMMODATE ABOVE MODERATE HOUSEHOLDS**

1% OF EDC CR LANDS WITH SEWER MUST MEET DEMAND FOR JOBS, RETAIL, SERVICES, INDUSTRIAL, PUBLIC FACILITIES, MEDICAL, MODERATE HOUSING & BELOW MODERATE HOUSING.

TWO TENTHS OF ONE PERCENT (.002%) OF LANDS ARE VACANT COMMERCIAL/MUD

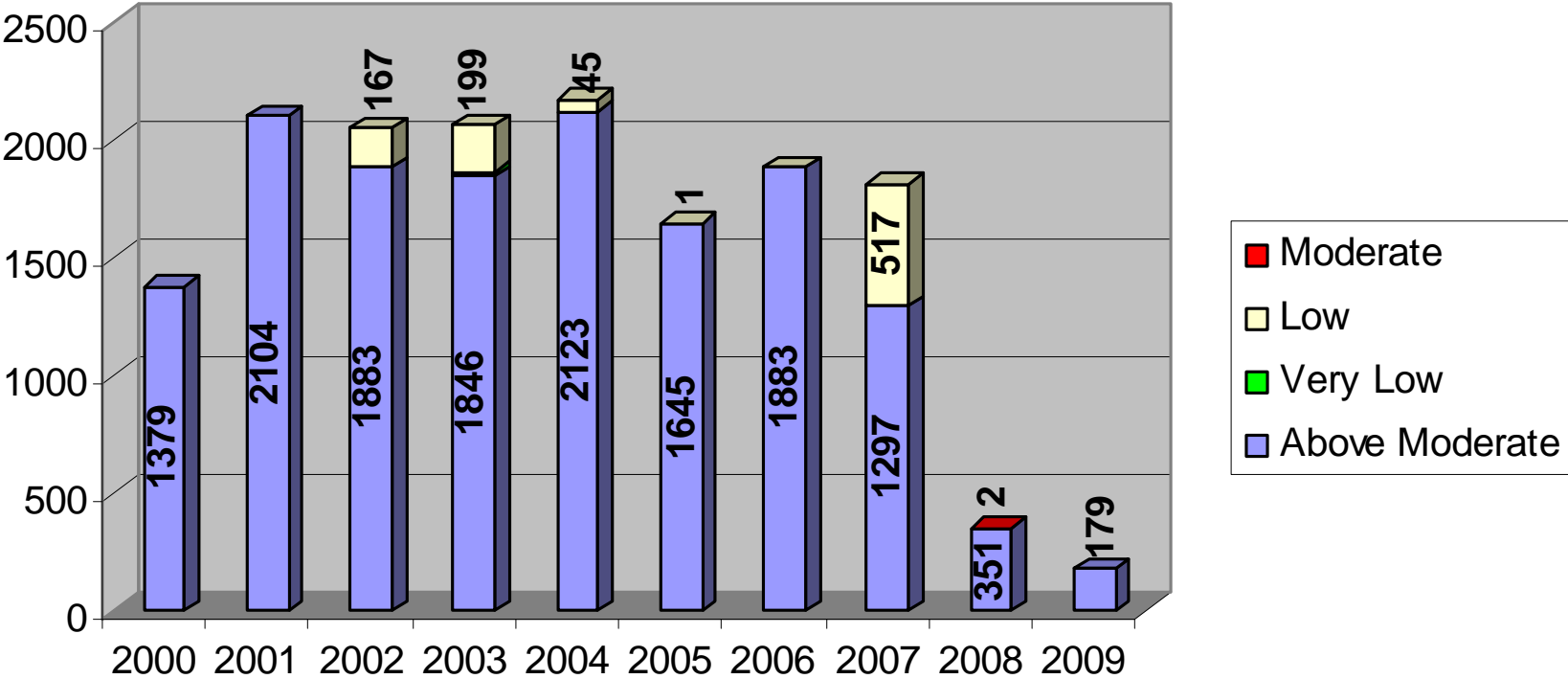
C/MUD and MFR ONLY LAND USES THAT ALLOW DENSITY NECESSARY FOR MODERATE HOUSEHOLDS

- A new 1,600 sq/ft sf DU costs \$ 350,000 - \$ 400,000 to produce on Low Density Residential Lands Assuming:
 - Construction Costs \$ 160,000 +/-
 - Mitigation Fees 85,000 +/- (incl. TIM, EID, Fire, parks etc.)
 - Improvement Process 65,000 +/-
 - Financing/Profit/OH/ 50,000 +/-
 - \$ 360,000 +/-
 - LAND ????

- **C/MUD & MFR ONLY LANDS THAT
ALLOW DENSITY (6-14 DU/AC)
REQUIRED FOR MODERATE HOUSING**

Review - Over 90% of New DUs built were for the Highest 25-30% of Family Income

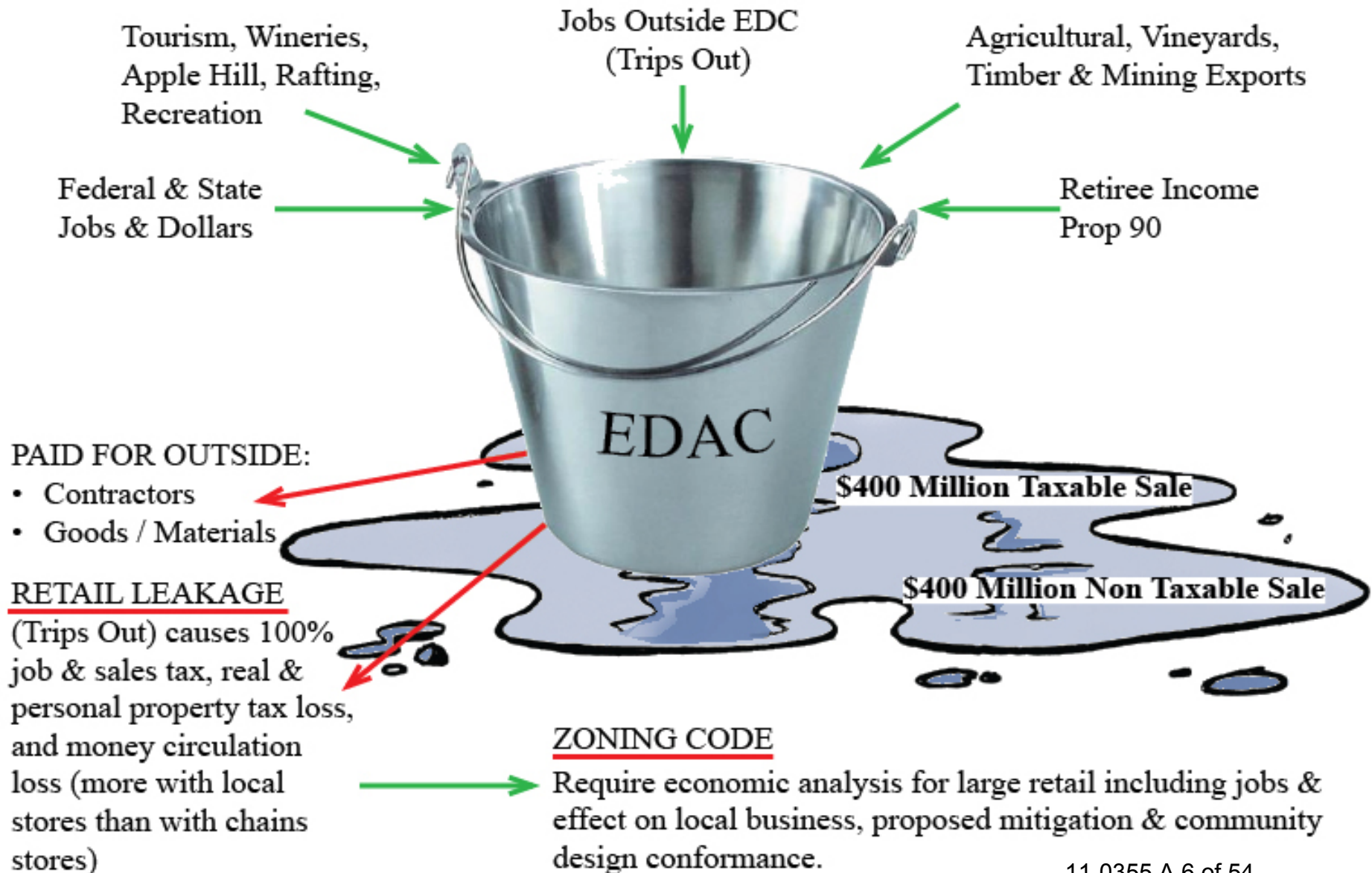
Above Moderate Wins!



2007 includes 517 2nd Dwelling Units allowed for the first time to be included as part of the Affordable Housing Annual Report (517 = total 2nd DU's 2003-2007).

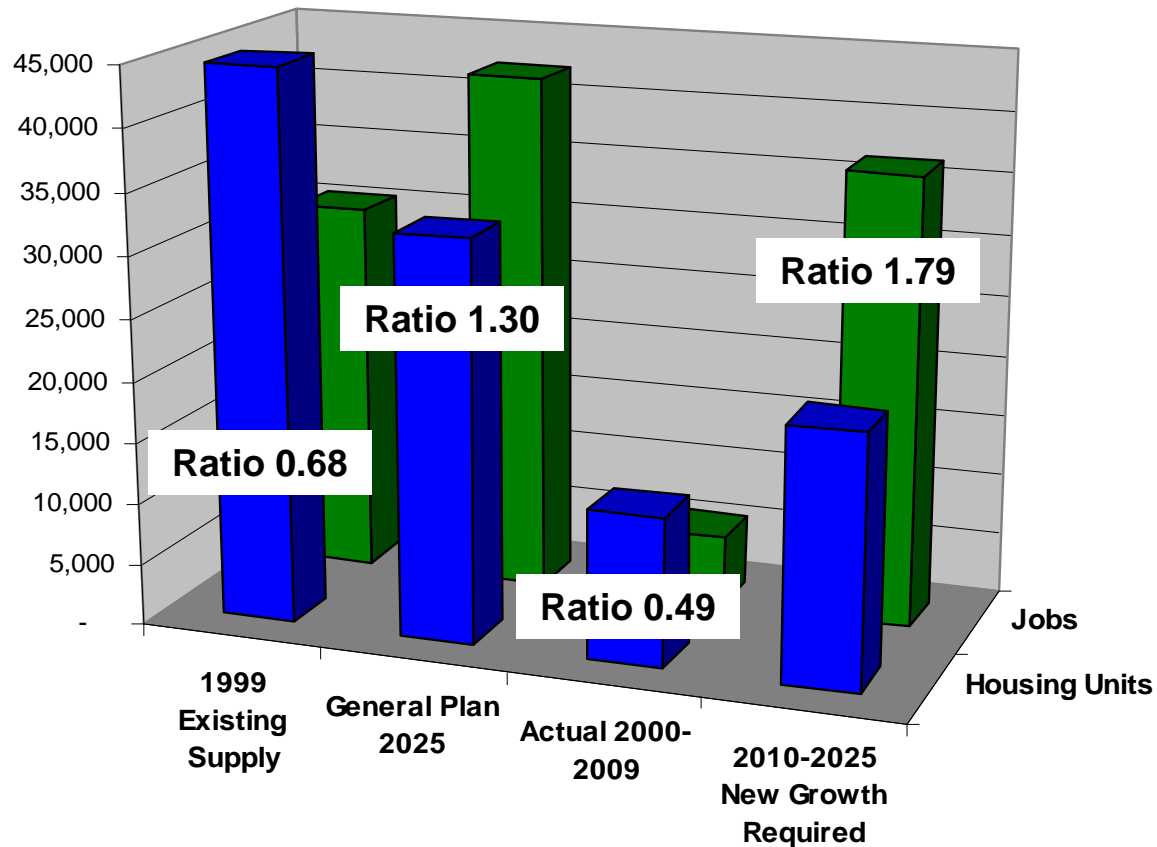
El Dorado County Economic Growth

\$500 Million in Economic Leakage Drains from the EDC Bucket



Review - Jobs to Housing Ratio

Jobs/Housing Ratio Growing in the Wrong Direction



Forecast - Community Regions with Sewer

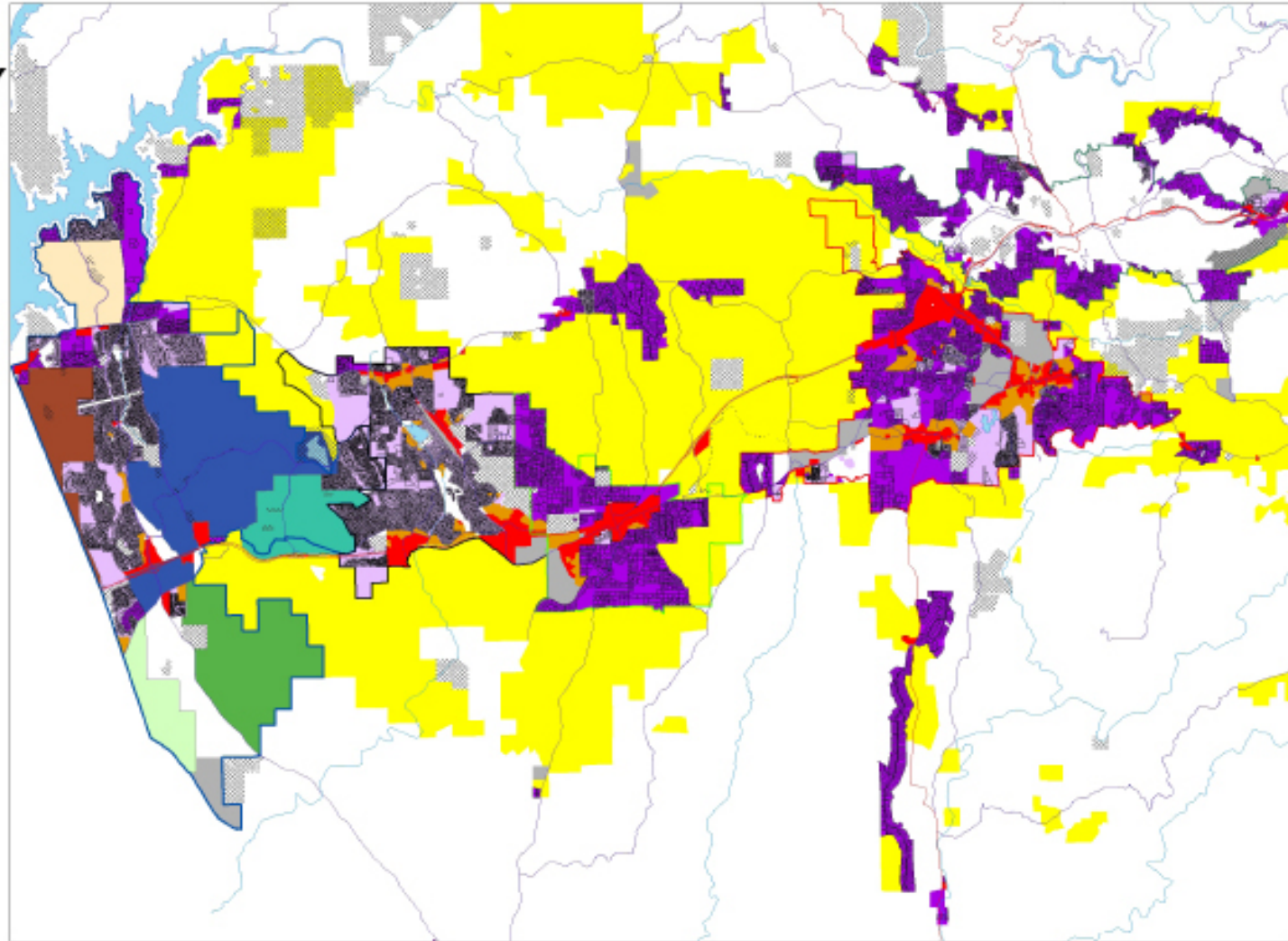
MAP 9

EL DORADO COUNTY

EL DORADO HILLS
CAMERON PARK
SHINGLE SPRINGS
EL DORADO
DIAMOND SPRINGS
COMMUNITY REGIONS

Legend

- LESS THAN 5 ACRES
- COMMUNITY REGIONS**
- PLACERVILLE
- EL DORADO HILLS
- DIAMOND SPRINGS/EL DORADO
- CAMERON PARK
- SHINGLE SPRINGS
- SPECIFIC PLANS**
- BASS LAKE HILLS
- CARSON CREEK
- NORTHWEST EL DORADO HILLS
- PROMONTORY
- SERRANO
- VALLEY VIEW
- Land Use Base**
- C
- MFR
- MDR
- MDR
- LDR
- I
- PUBLIC AGENCY PROPERTY



0 5,000 10,000 20,000 Feet

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06/06/2010

KEEP IT RURAL - 75% of new DUs to CRs with Sewer
COMMUNITY REGIONS WITH SEWER MAY ACCOMMODATE 75%
OF THE NEW 20,000 DU'S FOR ALL HOUSEHOLDS. RURAL CENTERS
AND RURAL REGIONS MAY PLAN FOR 25% OF THE NEW 20,000

ACHIEVABLE DUs WITHIN COMMUNITY REGIONS w/ SEWER

EL DORADO COUNTY REGIONS	ACHEIVABLE LOW DENSITY (HDR/MDR/LDR)	ACTUAL BELOW MODERATE (MFR)	MODERATE HOUSING (C/MUD & MFR)	TOTAL
EL DORADO HILLS	7,000	436	436	7,872
CAMERON PARK	2,000	1,231	1,231	4,462
DIAMOND / ED	2,500	1,230	1,230	4,960
SHINGLE SPRINGS	1,000	509	509	2,018
TOTAL	12,500	3,406	3,406	19,312

* “Achievable” assumes sewer/water/fire roads and LDR 5 acres although holding zone for higher density. Chart Assumes Moderate Housing accommodated in same number as Below Moderate. The allocation to CRs for Moderate is an illustration, actual allocation will be set by BOS based upon available C / MUD and MFR lands.

General Plan's 5-Year Land Use Forecast:

- **Assumes 32,000 new DUs (no change) 20,000 remaining DU**
- **Assumes 25% or 5,000 of 20,000 new DUs will accommodate above mod. households in Rural Centers/ Regions (incl. PP/C)**
- **Assumes 75% or 15,000 DUs accommodated in CRs w/ sewer**
 - Low Density Residential (HDR, MDR, LDR) within CRs will accommodate 12,500 above moderate new DUs
 - MFR will accommodate 3,406 below mod. on RHNA identified sites
 - C/MUD and some MFR will accommodate 3,406 moderate DUs
- **Assumes GP Jobs and retail goals are met If Update Addresses:**
 - Recognize and plan for C/MUD as a limited resource
 - Identification of new Commercial Opportunities for C/MUD, Large Retail Vacant 600 acres for C/MUD in CR/S insufficient
- **Assumes TIM/CIP Update Considering Forecast and Measure Y .**
- **Assumes Expansion of Agricultural Districts as proposed.**

MAP OF GP REVIEW / UPDATE ISSUES

COMMERCIAL / MUD

600 +/- Vacant C / MUD Acres

- JOBS
- RETAIL Opportunites
- MODERATE HOUSING
- Community Design / Form Based Codes
- Highway 50 Intersections
- General Plan Constraints

MULTI FAMILY

- Form Based Codes
- General Plan Constraints
- Detached Moderate

GREENHOUSE GAS ACTION PLAN

Density Bonus

AG District Expansion and Protection

Pollock Pines
Change CR to RC

Expand RC Boundaries

ED /D
5,000

CP 2,000
SS 1,000

EDH
7,000

Forecast

Jobs

Leakage

\$800 Million

TIM / CIP REVIEW
& UPDATE

Community Region Boundary Changes



WHAT IS REQUIRED

REVIEW GENERAL PLAN IDENTIFY ISSUES

STEPS TO BOS ACTION

BOARD OF SUPERVISORS ACTION

5 YEAR REVIEW / EDAC

STATE
• SB 375
• AB 32

GENERAL PLAN

- GP 2.9.1.1 GP Review
- GP 2.9.1.2 Supply
- GP 2.9.1.4 CR-RC
- GP 2.9.1.5 GP Mitigation
- GP 2.6.1.4 Leakage
- TC-A CIP

ISSUES

- BOS TO DO LIST
- AG District Expansion
- Density Bonus
- GHG Action Plan
- CR Capacity
- CR/RC Boundaries
- Commercial Land Inventory / Sales Leakage
- Jobs/Housing Balance
- Moderate Housing Constraints
- MUD II
- AG District
- Density Bonus

1. Direct Staff To Prepare Project Description
2. BOS Modifies & Approves Project Description
3. CEQA Review
4. BOS Acts

FIRE

- State
- Access

ZONING

- AG
- Form / PD
- Maps

HDM

- 10%
- CalTrans
- Local Rds

LDM

COMMUNITY / DESIGN

GRADING

AH

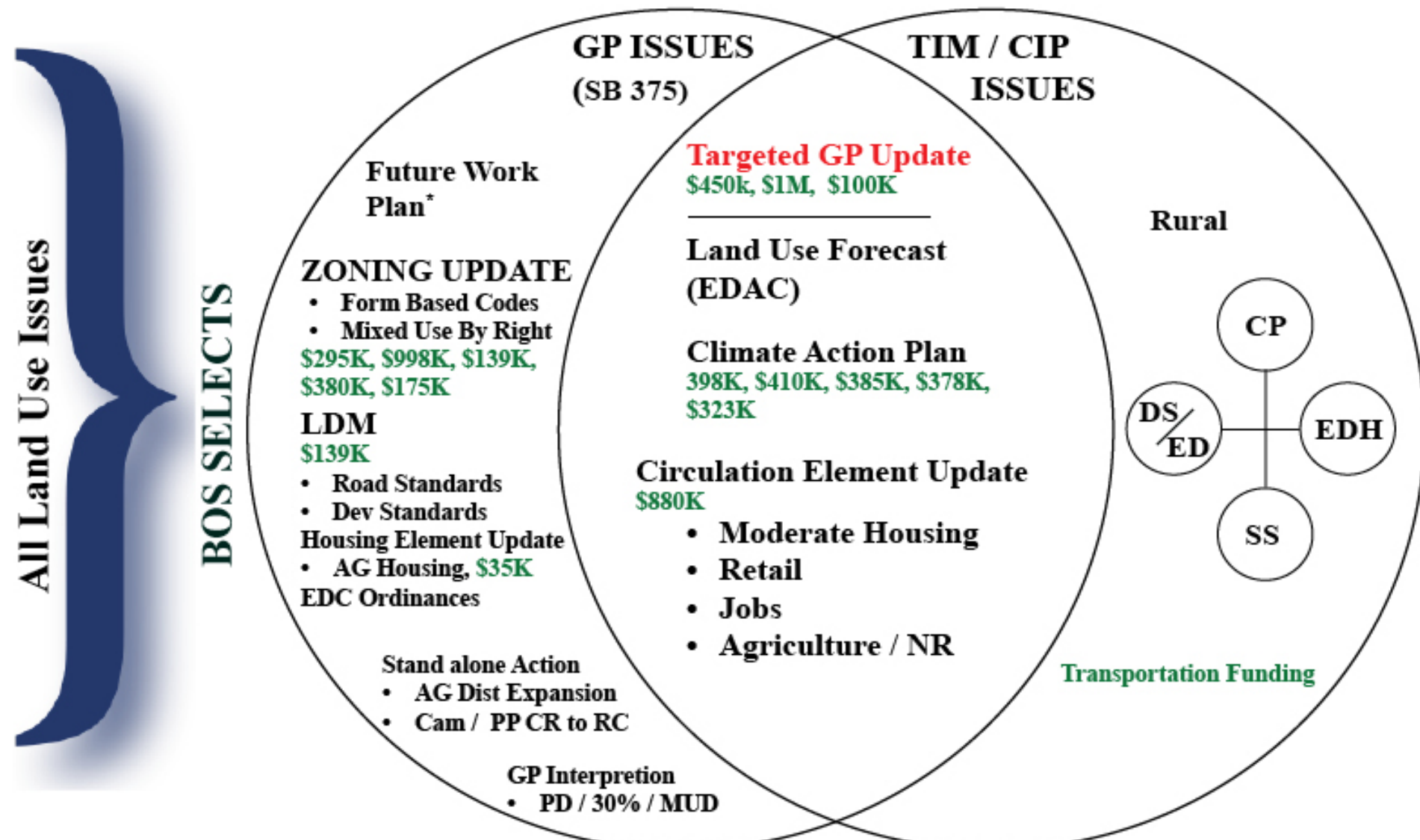
MUD 1

GP

MITIGATION

EL DORADO COUNTY GENERAL PLAN UPDATE

Green = Awarded Grants



* CEQA 15183.5 SB 375 AB 32 / Prop 84 / AB 1358 (Since 2004)

Administrative Draft Zoning Code

■ INCOMPLETE

- EDAC has not presented a zoning workshop
 - GET COMFORTABLE
- Specialists will identify specific deficiencies and suggest specific and timely recommendations

■ NOT READY FOR ENVIRONMENTAL REVIEW

- Closing zoning now is a no vote to all of the zoning issues we are about to discuss and would require a second go around after the GP targeted update fix – outdating the \$ 200,000 EIR you didn't require in the first place

RURAL ZONING ISSUES

TPZ RECREATION USE

- NR Energy Use

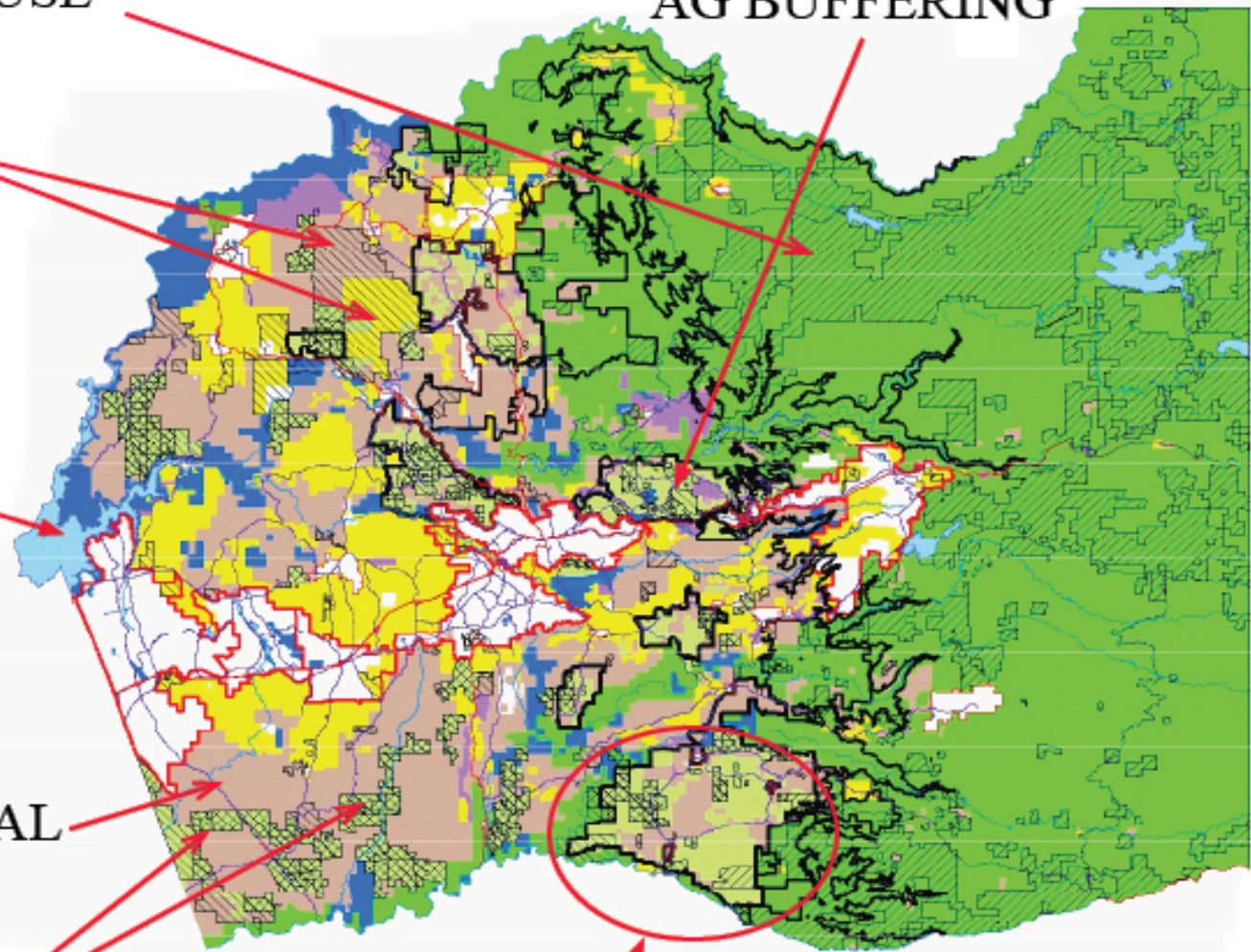
AE ROLL OUT

RAFTING / AG /
RECREATION /
HOUSING

WOBBLER
AG OR RESIDENTIAL
10 TO 160 ACRES

AL GRAZING
WILLIAMSON ACT

AG BUFFERING



AG DISTRICT ZONING / OVERLAY
RURAL CENTER FORM BASED
AG COMMERCIAL / INDUSTRIAL ZONE

C / MUD / MFR / I / R&D ZONING ISSUES

Commercial / MUD

Form Based Codes

- Master Plans /
- Design
- Light Industrial within C / MUD

Zones for:

- Large Retail
(Requires Economic Analysis)
- Highway Commercial
- C / MUD

Update Zoning Map

- Large Retail
- Highway Commercial
- C / MUD

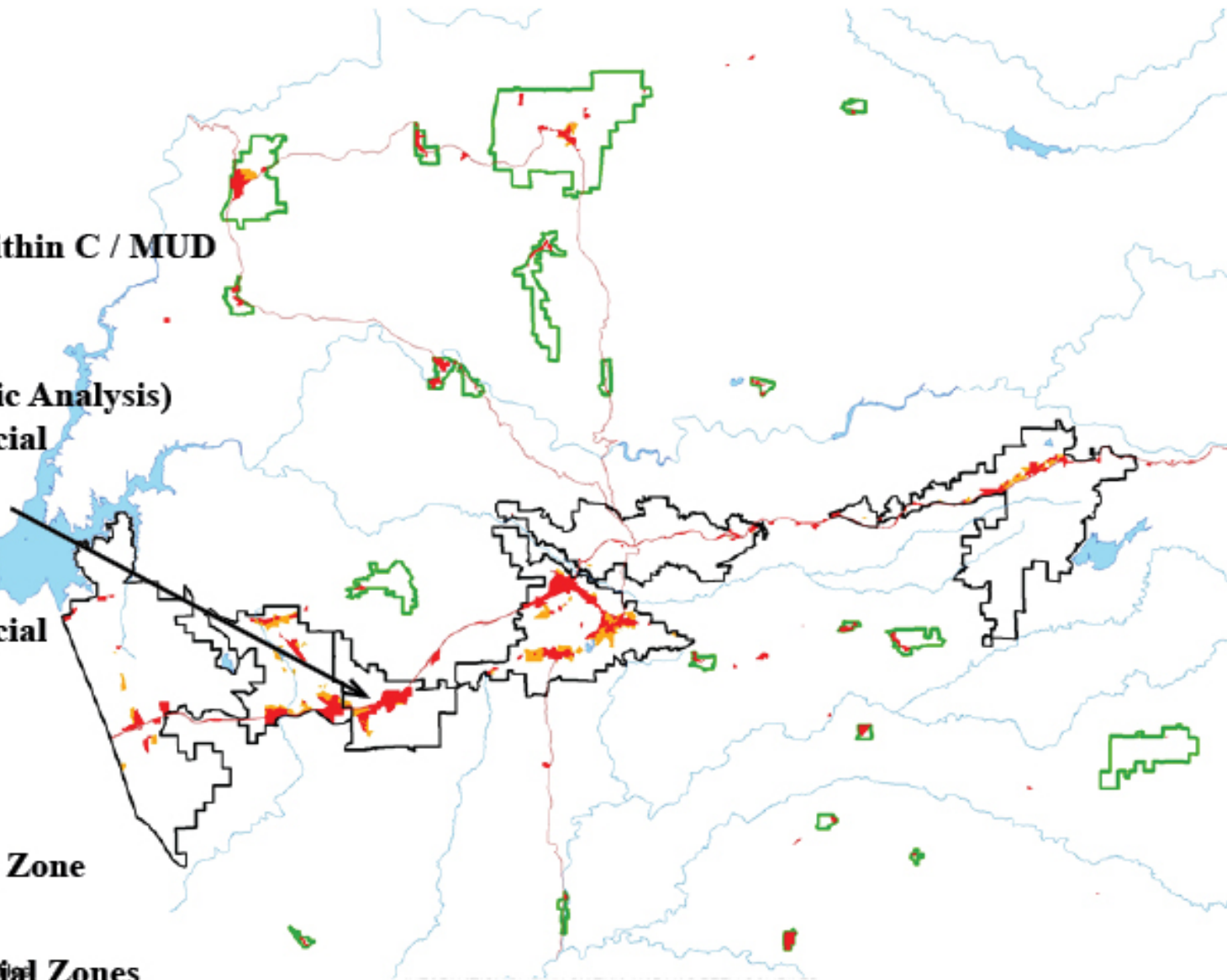
MFR

Form Based Codes

- Master Plans
- Moderate Housing Zone

Industrial

- Additional Industrial Zones



Missouri Flat Adopted
Commercial Design Guidelines
(i.e. what we wanted)

What we got! →

← What we could have had!



Land Use Regulatory Issues Addressed in General Plan Review Process

(Potential Targeted GPA's in RED)

AGRICULTURE (OVER 100,000 ACRES)

Ranch Marketing (Zoning)
Grazing incentives (Zoning)
Winery Ordinance (EDC Ordinance)
AG Buffers (Zoning)
Form based codes for R/C's (Zoning)
AG Housing – Housing Element
AG Setbacks (8.1.3.2 GPA, Zoning)
AG Commercial (including Rec. Facilities, and Tourism) in RR (GPA, Zoning)
Transfer of Development Rights (Imp. Program)

NATURAL RESOURCES (700,000 ACRES)

Residency by Right (Zoning)
Recreation Use (Zoning)
Recreation worker housing (HE Update)
Mining Land Protections
Natural Resource Industrial Land Use Definition (GPA, Zoning)

LOW DENSITY RESIDENTIAL (HDR, MDR, LDR 320,000 ACRES)

Home Business (Zoning)
Live/Work (Zoning)
RR10-160 acres (Zoning)
LDR 5-10 acres (Zoning)
Ag/Residential uses (Zoning/nuisance laws)
Density Bonus (Zoning/GPA)
30% Slope and Open Space under PD's in CR in MDR & HDR (GPA)
6,000 sq.ft. lots (Zoning)

INDUSTRIAL (2,300 acres) / R&D (1,000 acres)

Industrial used for Commercial/MUD (GPA, Zoning)
Additional Industrial Land Uses outside of CR & RC (GPA, Zoning)
Additional Industrial Zones (GPA, Zoning)
Natural Resource Industrial (GPA)
Commercial in Industrial (Zoning)
Public Water and Sewer Hook-ups (GPA)

C/MUD 3,300 ACRES / 500 VACANT ACRES

Commercial Component (500 vacant)

Economic Analysis for large retail (Zoning/LDM)
Direct regional and C/MUD to specific sites with specific zoning (zoning)
PDs v. Form Based Codes (Zoning)
PD if not using standard plans (zoning)
30% slope (GPA)
FAR (GPA)
Noise Policies (GPA)
C/MUD non residential project for 30% OS (interp. GPA)
Road / Fire Standards (GPA, LDM)
Regulatory Shelf Ready (Zoning, EDC Ord, GPA)
Public Water and Sewer Hook-ups (GPA)

Moderate Housing Component (500 vacant)

PD v. Form Based Code (zoning – GP requires)
6-12 DU detached (Zoning)
ROW (GPA, LDM)
20 DU/Acre for RHNA (GPA)
Height Limits (Zoning)
6,000 square foot lots (Zoning/GPA)
Home Business (Zoning)

MFR (1,427 ACRES, 78 VACANT zoned in CR W/SEWER)

Below Moderate (350 ALLOCATED ACRES)

Minimum Apartment Size (GPA, Zoning)
Form Based Code (Zoning)
Height 50' in MFR (Zoning)
30% Slope (GPA)
Detached v. Attached on MFR (Zoning/GPA)
Broadband/wires laid on new projects (LDM, Zoning, EDC Ord.)
FAR (GPA)
Noise Policies (GPA)

Moderate

OTHER AMENDMENTS (GPA)

Mitigation Monitoring (GPA)
Open Space (GPA)
Oak Tree Ordinance (GPA)
Wetland Setbacks (GPA)
Public Facilities and services Financing Plan (Imp. Program)
Tourism Recreation Definition (GPA, Zoning)

LAND USE FORECAST / ADJUST SUPPLY

Monitor rate of development (GP requires)
Land Use Forecast (75%w/sewer 25% other)
Adjust Supply of C and MFR (GPA/Zoning)
GP requires BOS Consider C/MUD Hwy 50 interchanges (GPA, Zoning)
CR/RC Boundary Line Changes (GPA)
MFR – Moderate LU designation (GPA)

LAND USE PROCESS

Minor use permit process (Zoning/LDM/EDC Ord.)
Building Envelopes (EDC Ord.)
Waiver/Alternative/Exception process (EDC Ord., LDM)
Table 2-4 (GPA, Zoning)

FIRE

CIRCULATION/TIM/STANDARDS

SB375 Implementation
Climate Action Plan (GPA)
Highway Road Design & ROW (LDM/GPA)
CIP/TIM Fee Program Update
Fire Safe Plans (LDM)
25 lots on one way road (LDM)
2 access diagonal (LDM)
Fire Access Standards (Title14, 19, LDM)

TAKE A SHOT

Agriculture

ZONING

- Ag Buffers
 - ❖ AE/AP zoning
 - ❖ Alternative zoning for RA's/RE's with ag ops or in Ag Districts
 - ❖ Ag setbacks – BOS interpretation
 - ❖ Right to Farm
- Form Based Codes/MUD in RC's
- Ag comm/ind zone in RR's – GP 10.1.5.4.1
- Ranch Marketing
- Ag homestays
- Winery Ord. review (defer)
- Historic grazing lands (defer)

GPA

- Ag District expansion (ROI)
- Camino/Pollock Pines – CR to RC (ROI)
- Ag commercial/industrial/tourism
 - ❖ Table 2-4
 - ❖ Commercial/Industrial/Tourist Recreational land use definitions
- Expansion of RC boundaries

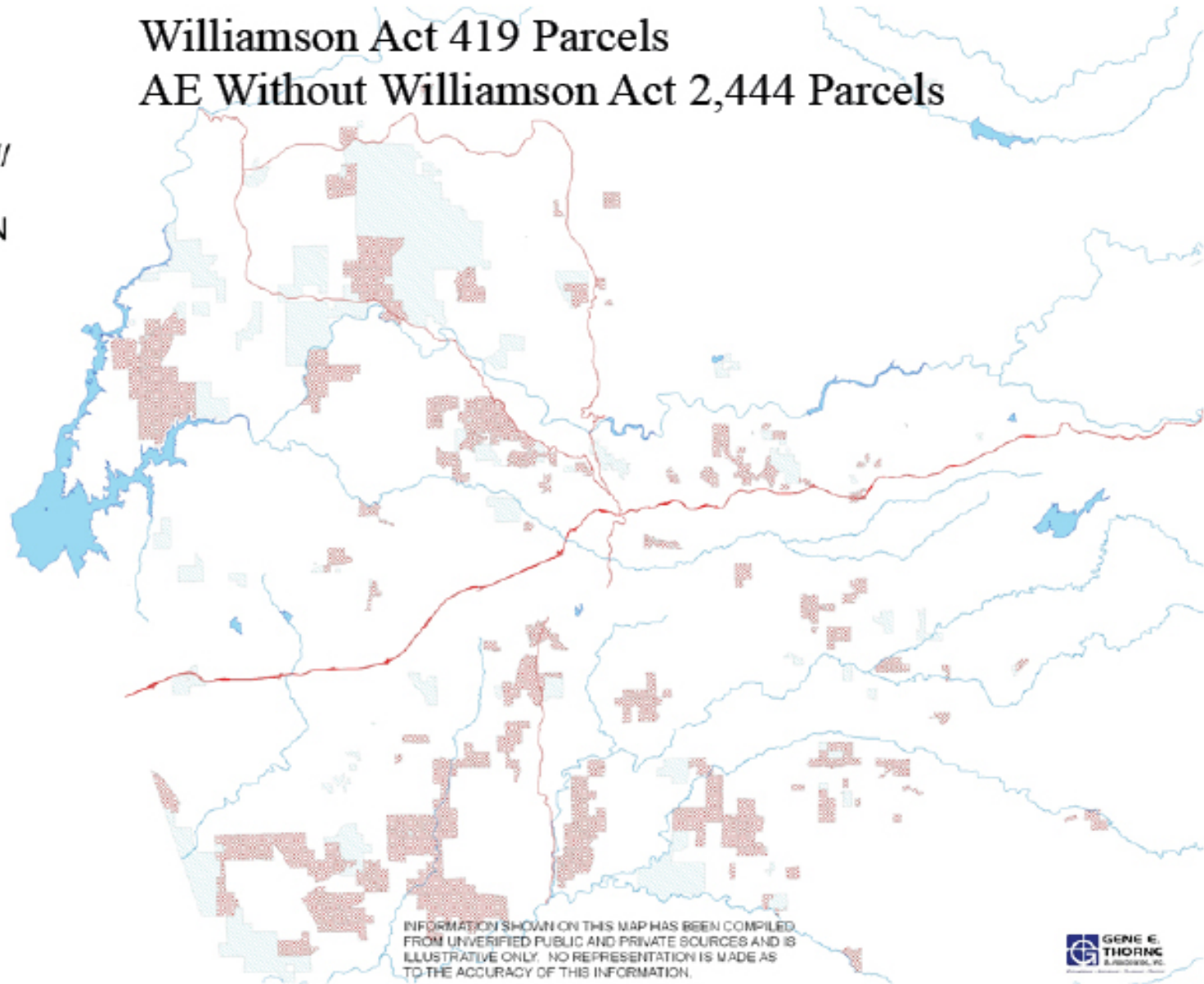
OTHER ACTIONS

- Ag housing (Housing Element)
- Fire/ag issues (LDM)

EL DORADO COUNTY

Williamson Act 419 Parcels AE Without Williamson Act 2,444 Parcels

MAP OF GP REVIEW/
UPDATE ISSUES
AE AND WILLIAMSON
ACT PROPERTIES



Legend
WILLIAMSON ACT CONTRACT
ZONES
AE



0 10,000 20,000 40,000 Feet

GENE E. THORNE
LANDMARK, INC.

11/2/2010

EL DORADO COUNTY NATURAL RESOURCE ISSUES

(not currently addressed in Zone Ordinance update)

MONERAL RESOURCE ACRES

- **Map State Identified Areas**

TIMBER PRODUCT ON ZONE

APPROXIMATELY 400,000 ACRES OF PRIVATE FOREST AND 400,000 ACRES OF FEDERAL FOREST IN EL DORADO COUNTY

- **Federal Lands may not meet all of the needs of El Dorado County**
 - **NEPA is an unwieldy process**
 - **Greater number of competing interests**

LEVERAGE PRIVATE LANDS FOR ADDITIONAL ECONOMIC DEVELOPMENT & RECREATION OPPORTUNITIES

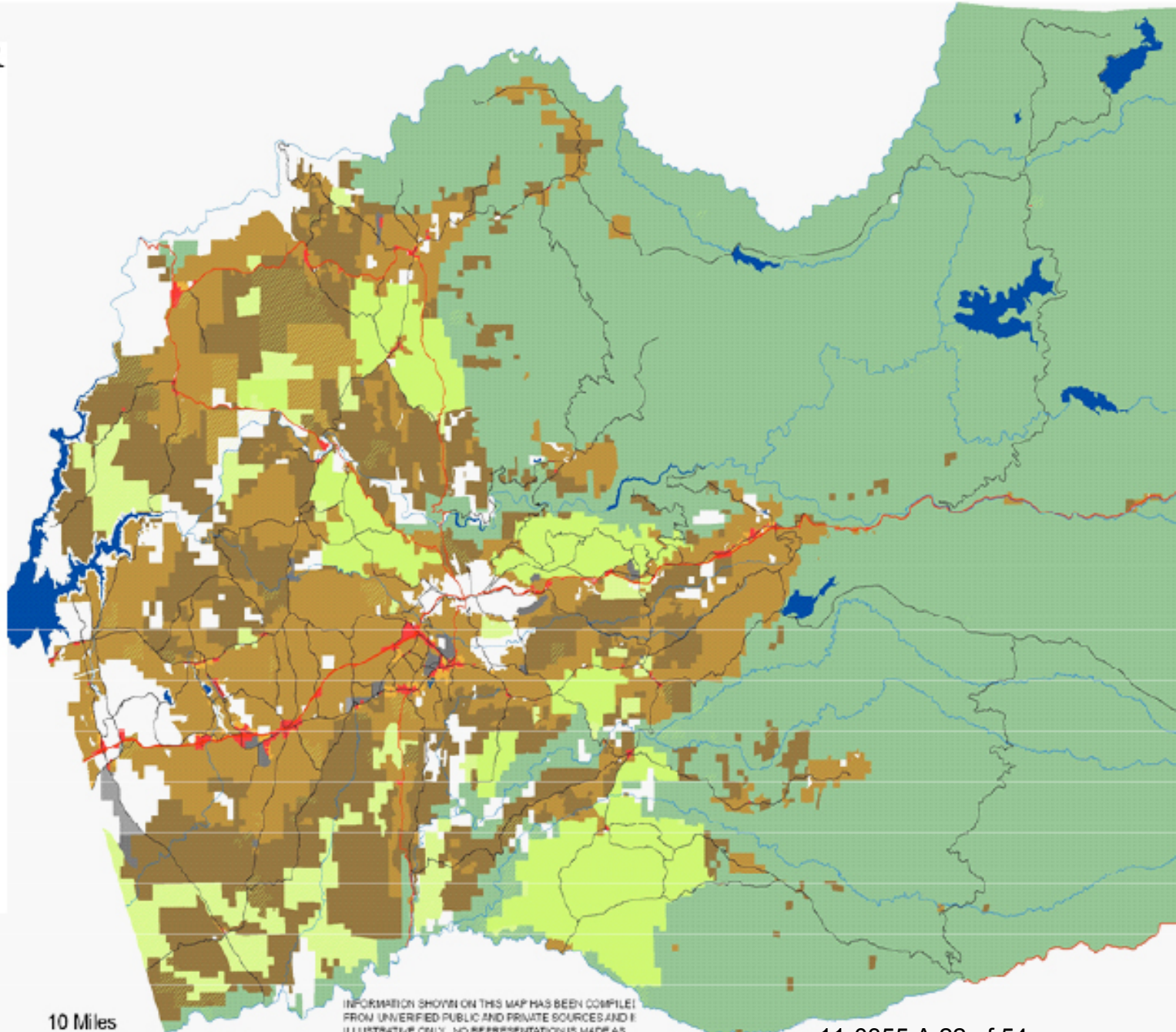
- **Utility Scale Wind Development**
- **Run of the River Hydro-Electric facilities**
- **Recreational Opportunities**
 - **Equestrian Center**
 - **Developed Campgrounds**
 - **Hunting Club**
 - **Health & Wellness Center**

GP page 16: "LDR parcel size shall range from 5 to 10 acres"

Zoning Map Update:

LDR + Archaic zoning A = RE 5 or RE 10

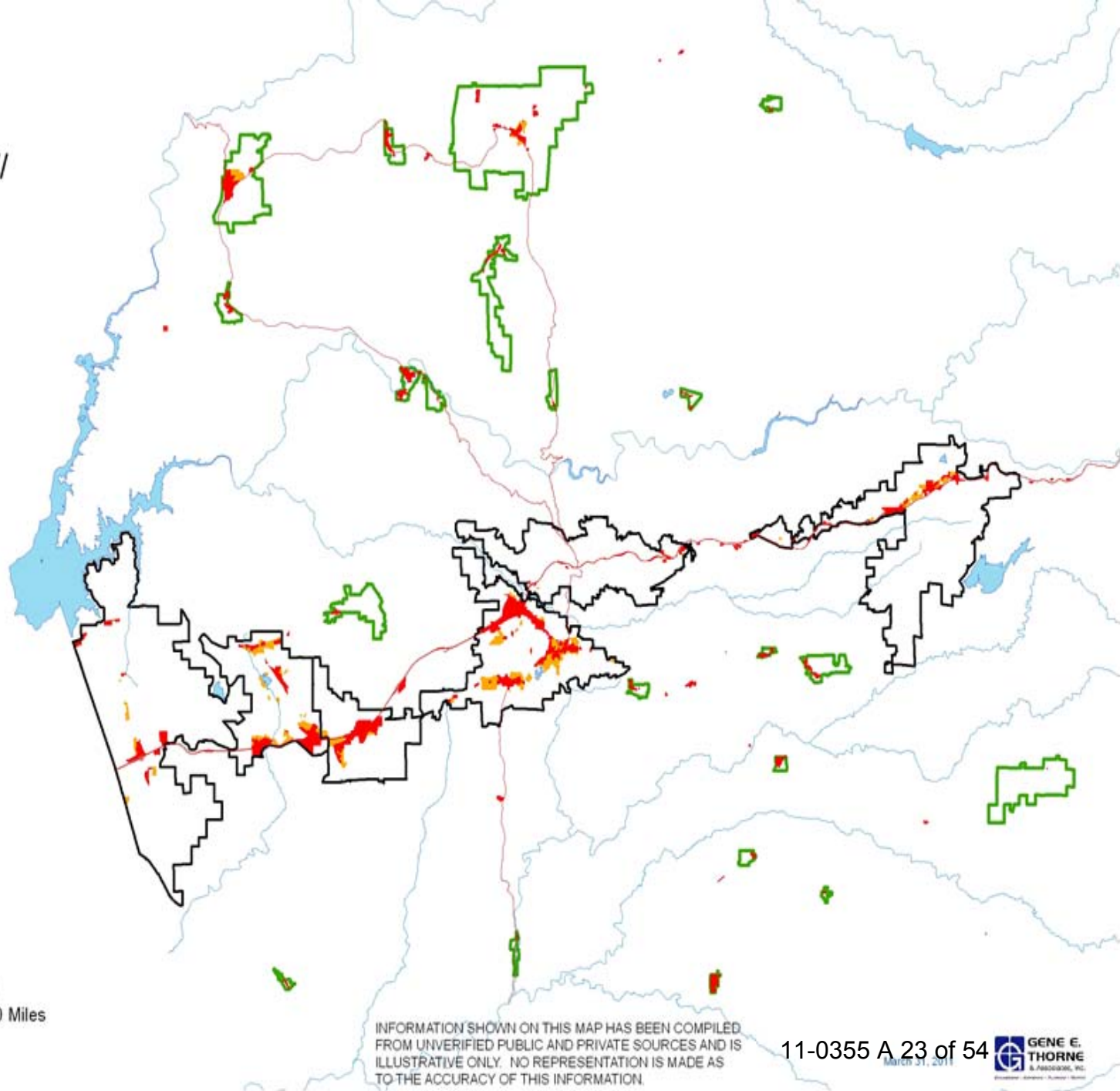
LDR + Archaic zoning AE = AE (20 acres + WA)



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EL DORADO COUNTY

MAP OF GP REVIEW/ UPDATE ISSUES



- Legend
- COMMUNITY REGIONS
 - RURAL CENTERS
 - LAND USE BASE
 - MFR
 - C

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A Limited Resource

- **“NUMEROUS ZONE DISTRICTS SHALL BE USED TO DIRECT SPECIFIC COMMERCIAL USES TO APPROPRIATE AREAS OF COUNTY” GP page 17**
 - **Large Retail (With Economic Analysis)**
 - **Highway Commercial (GP Policy 2.6.1.4)**
 - **Traditional Neighborhood Development (TND) in MFR and C/MUD – 85% of C/MUD and MFR are INFILL**
- **PLAN WITH HIGHEST STANDARDS RATHER THAN REACT**
 - **Ensure that it looks GREAT!**
 - **First Generation Form based codes in C/Mud and MFR**
 - **GP: C/MUD by right within one year**
- **Funding - Funds are available to make a success of the targeted areas – not reinforce outdated planning goals**

Mixed Use Process

MUD I Completed (Dec 2009):

- 16 Units/Ac
- Separated Parcels
- PD Required

MUD II (2011):

- 20 Units/AC (RHNA)
- Relieve PD Requirement with TND Zones
- Change Open Space Requirement
- Adopt First-Generation Form Based Codes
- Modernize GP/Zoning/LDM Language (SB375)

MUD III (2011+):

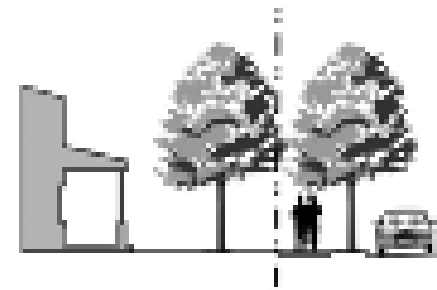
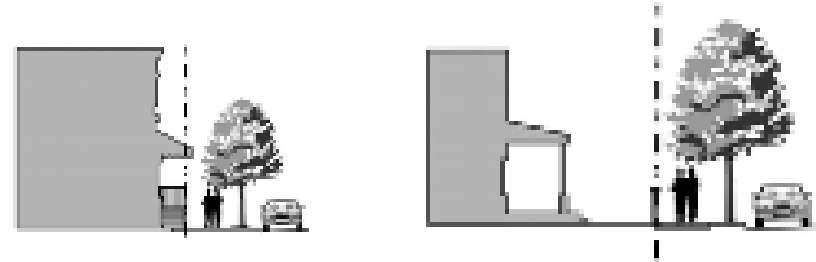
- Seek Grant Funding For Planning/Training/Community Identity

C/MUD II and MFR – TND INFILL OPPORTUNITIES

Vacant Commercial (LUD) in Community Region w/Sewer (Non AP Lands)				
Parcel Breakdown	Parcels	% of Total Parcels	Acreage	% of Total Acreage
Less than 1 acre	145	55%	63	10%
1-3 acres	79	30%	144	22%
4-9 acres	28	11%	162	25%
10-16 acres	7	3%	89	14%
20-57 acres	6	2%	192	30%

Conclusion for Rate of Development: Finds that future growth may not be accommodated as anticipated due to the limited availability of commercial and multi-family lands in Community Regions with adequate roads and infrastructure. The need to continue to support and protect Ag and NR through the GP

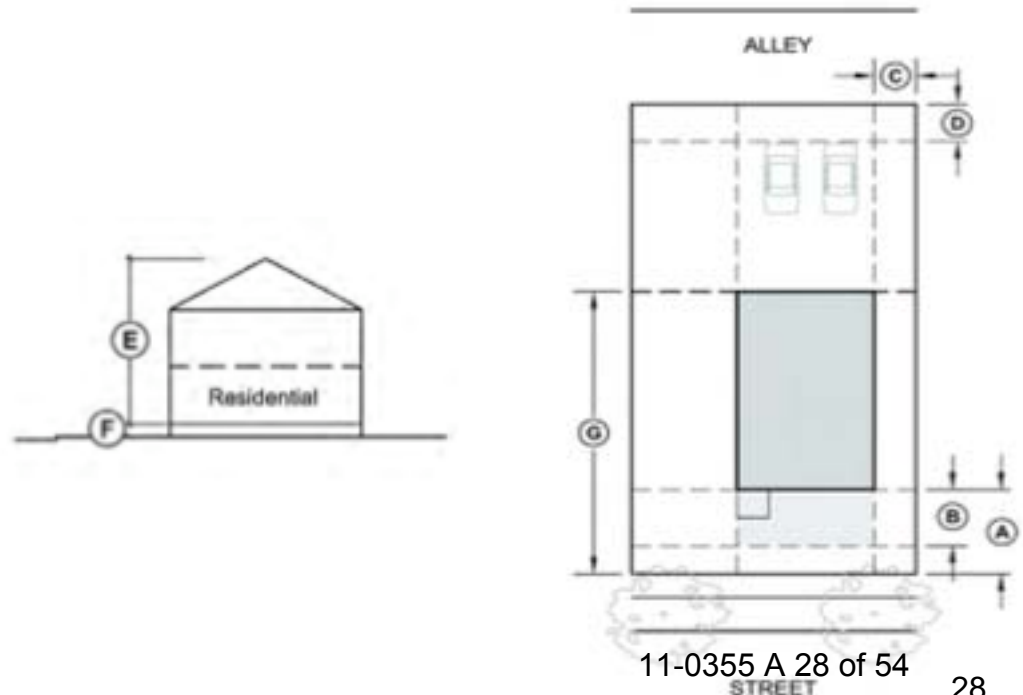
Control streetscape frontages using Form Based Codes within Traditional Neighborhood Design (TND)



Cottage (TND/MUD/MFR)

Table 6-8

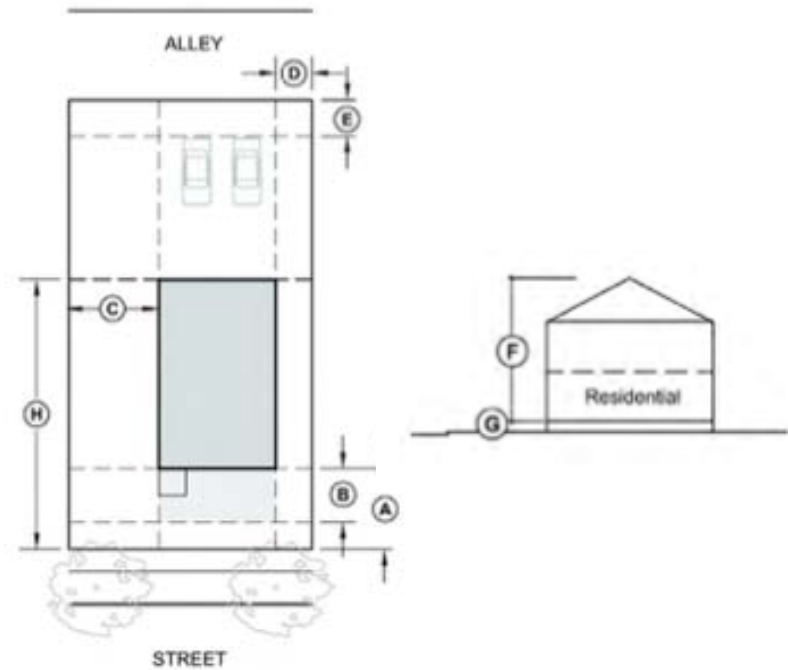
Building Placement.	
Front build-to-line: The front facade of the building shall be placed 18 feet from the back of the sidewalk.	A
A front porch may encroach up to 12 feet into the resulting front setback.	B
Side setbacks: 5 feet minimum on each side.	C
Rear setback: 15 feet minimum for the dwelling; 5 feet from the alley for parking and necessary structures.	D
Building Size and Massing.	
Building height: One or two-stories.	E
First floor elevation: The finished floor elevation of the first floor shall be a minimum of 24 inches above the grade of the sidewalk fronting the lot.	F
Parking.	
On-site parking spaces shall be located a minimum of 50 feet from the back of the sidewalk.	G



Sideyard House (TND/MUD/MFR)

Table 6-7

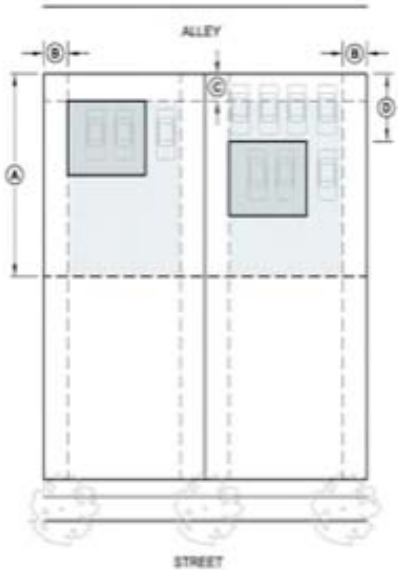
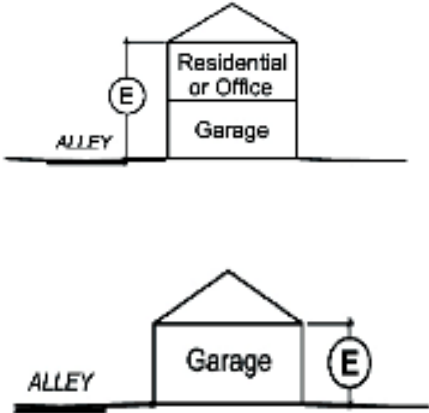
Building Placement.	
Front build-to-line: The front facade of the building shall be placed 18 feet from the back of the sidewalk.	A
A front porch or stoop may encroach up to 12 feet into the resulting front setback.	B
Side setback: 12 feet minimum for the active side yard. 5 feet minimum for the inactive side yard.	C D
Rear setback: 5 feet minimum from the alley	E
Building Size and Massing.	
Building height: One or two-stories.	F
First floor elevation: The finished floor elevation of the first floor shall be a minimum of 24 inches above the grade of the sidewalk fronting the lot.	G
Parking.	
On-site parking spaces shall be located a minimum of 60 feet from the back of the sidewalk.	H



Garage, Garage with Carriage House (TND/MUD/MFR)

Table 6-6

Building Placement.	
Front build-to-line. The building shall be placed at the rear of the lot within the area identified by the parking limit line for the primary building on the lot.	A
Side setbacks: 5 feet minimum on each side.	B
Rear setbacks: 5 feet from the alley. 20 feet from the alley where tandem parking spaces are to be provided between the garage façade and the alley edge.	C D
Building Size and Massing.	
Building height: A garage without a carriage house shall be one-story with a maximum height of 20 feet. A garage with carriage house shall be two-stories.	E



Bungalow Court (TND/MUD/MFR)

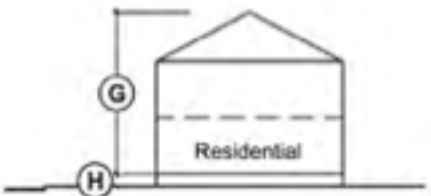
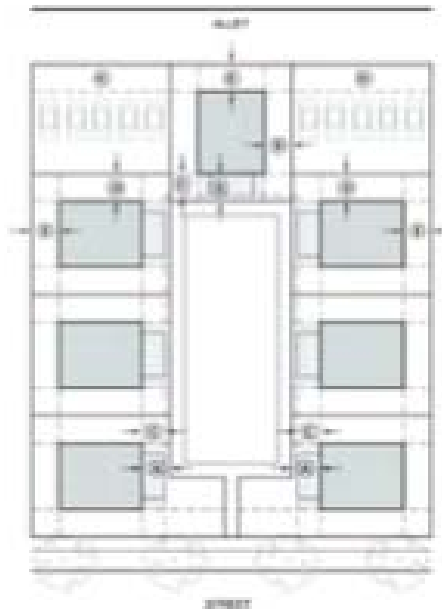
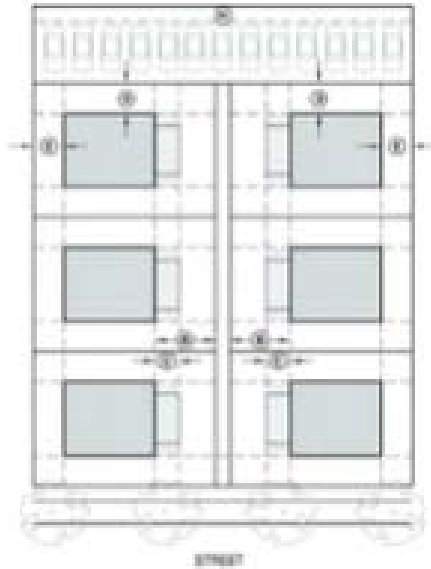


Table 6-10

Building Placement.	
Front build-to-line: Center court. The front façade of each building shall be placed 10 feet from the edge of the center court.	A
Center walk. The front façade of each building shall be placed 20 feet from the edge of the center walk.	B
A front porch may encroach up to 8 feet into the resulting setback.	C
Side setbacks: 5 feet minimum on each side.	D
Rear setback: 10 feet minimum.	E
Building Size and Massing.	
Building height: One or two-stories.	F
First floor elevation: The finished floor elevation of the first floor shall be a minimum of 24 inches above the grade of the sidewalk fronting the lot.	G
Parking.	
On-site parking shall be located within the 25 percent of the lot depth adjacent to the rear lot line.	H

**Bungalow Court
(TND/MUD/MFR)**



Live-Work Unit (TND/MUD/MFR)

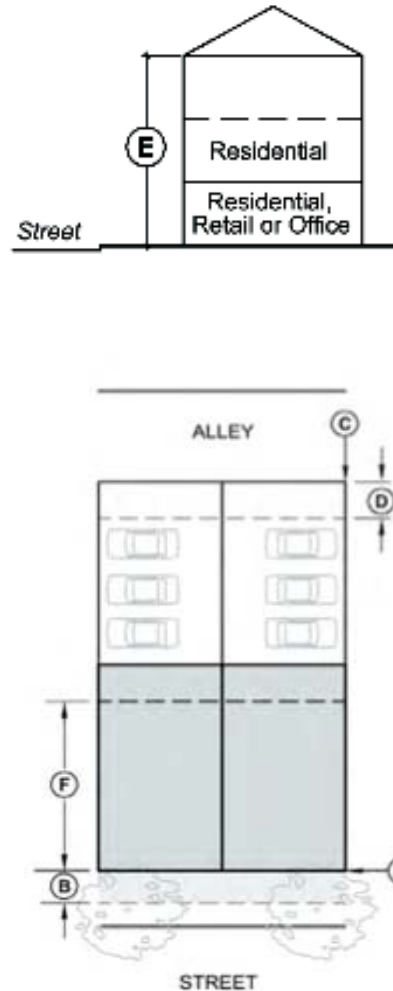


Table 6-15

Building Placement.		
Front build-to-line: The front facade of the building shall be placed at the back of the sidewalk.	A	
A dooryard may encroach up to 10 feet into the resulting front setback.	B	
Side setback: 0 feet required on each side; 5 feet minimum when provided.	C	
Rear setback: 15 feet for the building; 5 feet from the alley for parking and accessory structures.	D	
Building Size and Massing.		
Building height: Two or three-stories.	E	
Parking.		
On-site parking spaces shall be located a minimum of 37 feet from the back of the sidewalk.	F	

Mixed-Use Loft Building (TND/MUD)

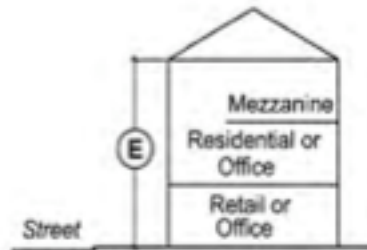
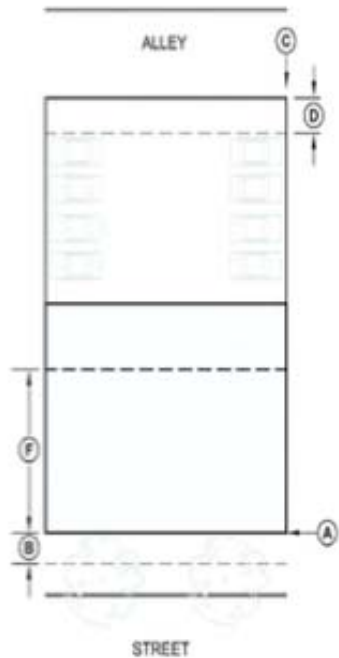


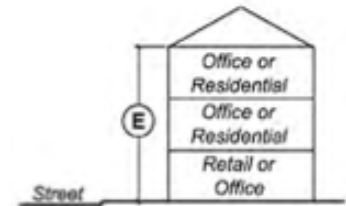
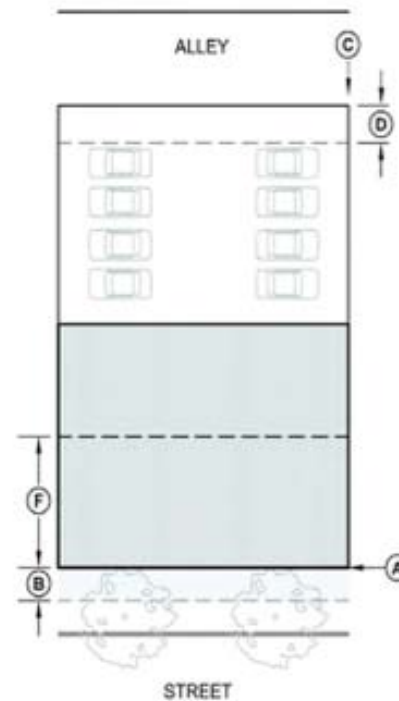
Table 6-20

Building Placement.	
Front build-to-line: The front façade of the building shall be placed at the back of the sidewalk.	A
Encroachment over the sidewalk may be allowed for some frontage types.	B
Side setbacks: None required. 10 feet minimum when provided.	C
Rear setback: 15 feet for the dwellings; 5 feet from the alley for parking and accessory structures.	D
Building Size and Massing.	
Building height: Buildings shall be two or three-stories	E
Parking.	
Surface or ground-level garage parking shall be a minimum of 37 feet behind the back of the sidewalk.	F

Small Mixed-Use Building (TND/MUD)

Table 6-24

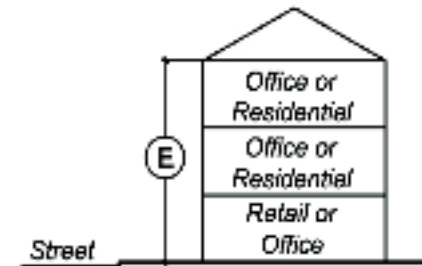
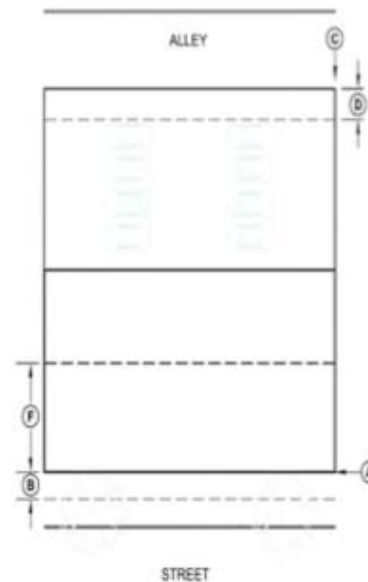
Building Placement.	
Front build-to-line: The front façade of the building shall be placed at the back of the sidewalk.	A
Encroachment over the sidewalk may be allowed for some frontage types.	B
Side setbacks: None required; 10 feet minimum if provided.	C
Rear setback: 5 feet from the alley.	D
Building Size and Massing.	
Building height: Two or three-stories.	E
Parking.	
On-site covered or uncovered parking spaces shall be located a minimum of 28 feet behind the back of the sidewalk.	F



Large Mixed-Use Building (MUD)

Table 6-25

Building Placement.	
Front build-to-line: The front façade of the building shall be placed at the back of the sidewalk.	A
Encroachment over the sidewalk may be allowed for some frontage types.	B
Side setbacks: None required; 10 feet minimum if provided.	C
Rear setback: 5 feet from the alley.	D
Building Size and Massing.	
Building height: Two, three or four-stories.	E
Parking.	
On-site covered or uncovered parking spaces shall be located a minimum of 28 feet behind the back of the sidewalk.	F



Apartment Building – Small (TND/MFR)

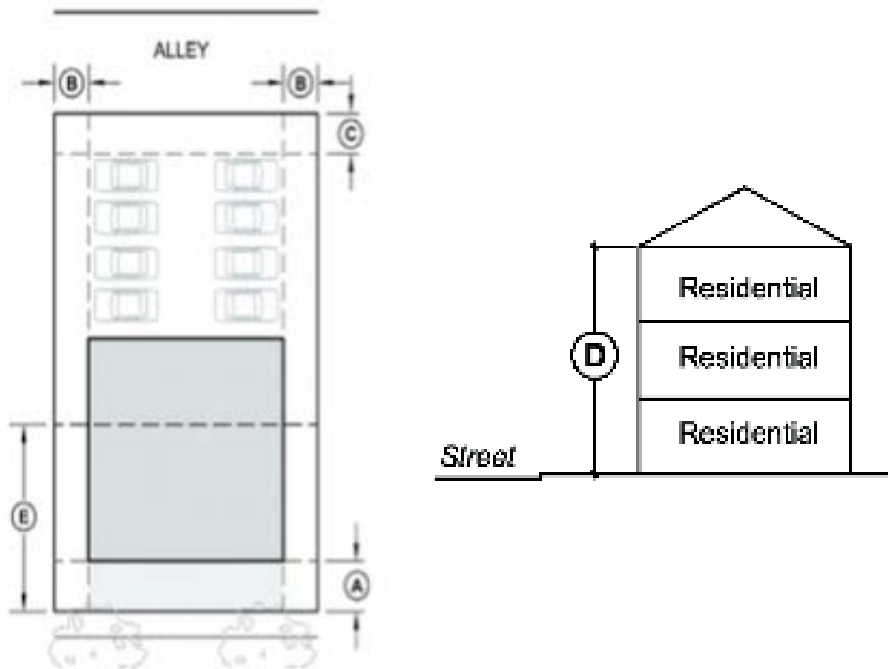


Table 6-16

Building Placement.	
Front build-to-line: The front facade of the building shall be placed 10 feet from the back of the sidewalk.	A
A porch, dooryard or stoop may encroach 8 feet into the resulting front setback.	
Side setbacks: None required. 5 feet minimum if provided.	B
Rear setback: 15 feet for the building. 5 feet from the alley for parking and accessory structures.	C
Building Size and Massing.	
Building height: Two or three-stories.	D
Parking.	
On-site parking spaces shall be located a minimum of 37 feet behind the back of the sidewalk.	E



Without Design Standards



With Design Standards



INDUSTRIAL ZONING ISSUES NOT ADEQUATELY REPRESENTED IN THE CURRENT ZONING

ORDINANCE

Policy 2.2.1.2 - INDUSTRIAL: The purpose of this land use category is to provide for a full range of light and heavy industrial uses.

■ **Additional Industrial Zones;**

- General Plan states – provide full range of Industrial zones....creates the opportunity for flexibility when wanting to add new businesses or when wanting to expand existing businesses. Provides predictability for the end user and adjoining land uses.

■ **Industrial uses for Commercial/MUD;**

- Consider adding a new Commercial/Industrial Zone to accommodate Light Industrial...example - Cottage Industry/Artist Zone to allow for a retail area.
 - **CHAOS Glass Blower – Showroom and studio including all furnaces are collocated on Main Street in Sutter Creek directly in front of residential units.**

■ **Public Water and Sewer Hook-ups**

- On the outskirts but within Community Regions exist the opportunity for new industries that do not require public water and sewer. Example – Cabinet Shop that is not a home base business

■ **Industrial in the Rural Area – Currently precluded adding new Industrial lands in Rural Areas.**

- Need to allow flexibility to address environmental opportunities. Example - Biomass

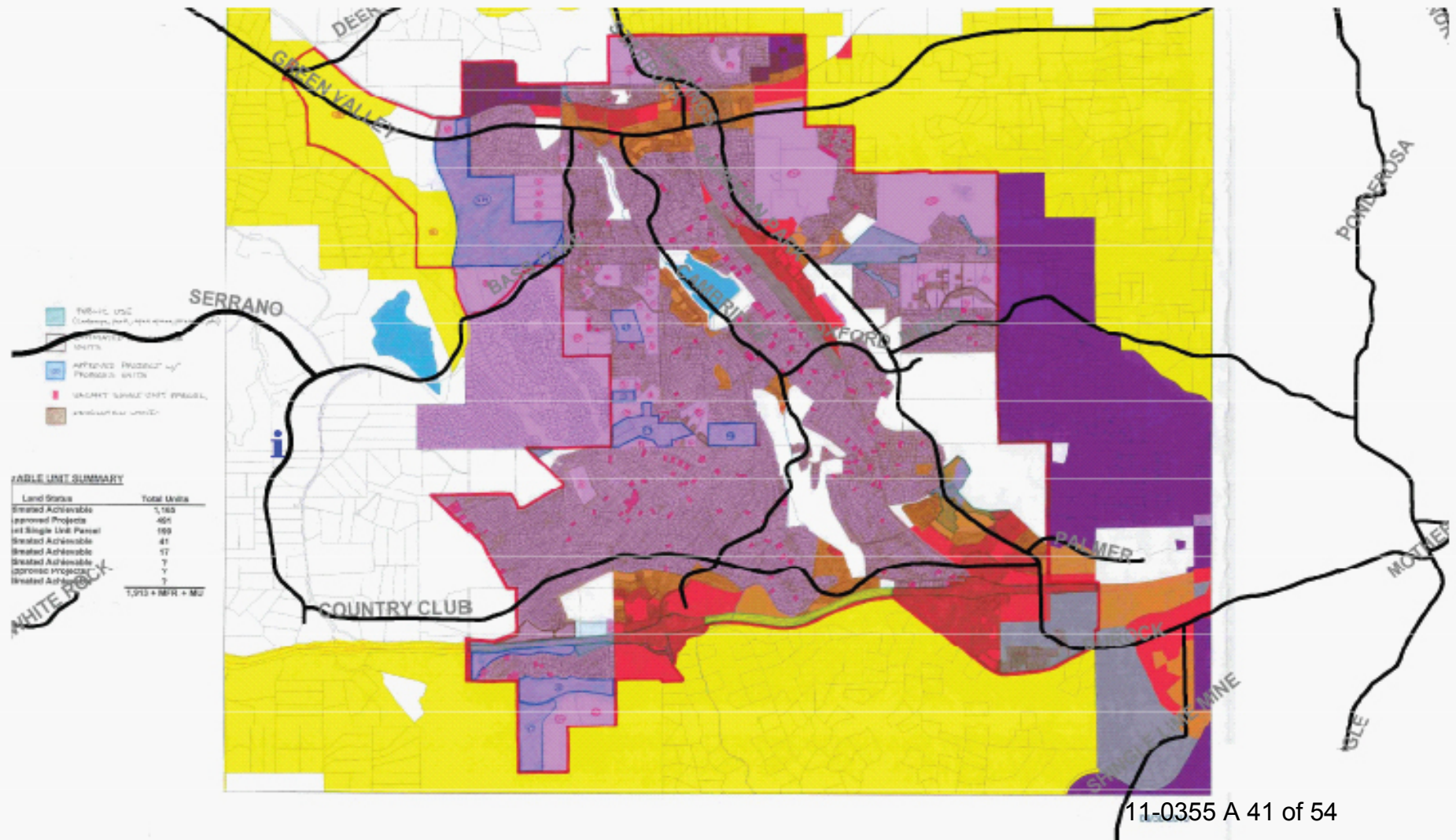
- **ACHIEVABLE?**

- Engineering?
- Zoning/LDM/Standard Plans
- General Plan?
- **Fire?**

- **TIM Fee Review:**

- Cost Review:
- Land Use/Achievable
 - Traffic Model Test
 - Context for Planning
 - Context for TIM/CIP

COMMUNITY IDENTITY MUD III





*en***VISION 2030**

Cameron Park; A Special Place to Live in 2030

El Dorado County General Plan Update and the Cameron Park Sustainable Downtown Master Plan



Topics

- Overview of the Vision and the people who helped;
- What steps have been taken to date;
- Downtown Cameron Park Master Plan
- Relationship to the General Plan Update

Cameron Park's Visionaries





Cameron Park Vision Statement

Cameron Park, located in the foothills on the western slope of the Sierra Nevada, above the fog and below the snowline, was the 1950's vision of Ruth and Larry Cameron, who purchased the 5,000 acre ranch.

Cameron Park is a community committed to sustainable growth, while providing access to local and regional education, recreation, healthcare, and economic opportunities.

Preservation of our social, cultural and natural resources is the key element for development, planning and stewardship.

Future development decisions should contribute toward:

- A transportation design that unifies Cameron Park and its bike/pedestrian friendly transit opportunities;
- An interconnecting regional park and trail system which supports a healthy and mobile lifestyle;
- An architecturally cohesive walkable downtown that promotes economic vitality to the region;
- The sustainable integration of our environmentally sensitive natural resources; and
- The enhancement of a safe and secure community.

Our vision, in partnership with local officials and the vibrant citizenry, will secure Cameron Park's place in El Dorado County as "A Special Place to Live."



Process History

- **Jan. 2010;** The Cameron Park Design Review Committee appointed the Cameron Park Vision Sub-Committee.
- **May 17th 2010;** The Cameron Park Vision Sub-Committee prepared for and held the Cameron Park envision 2030 workshop on May 17th 2010 to gather public input about the Vision of Cameron Park through the year 2030.
- **May – July 2010;** The Cameron Park Vision Sub-Committee authored the Cameron Park Vision Statement.
- **July 5th 2010;** The Cameron Park Design Review Committee approved and adopted the Cameron Park Vision Statement
- **October 2010;** El Dorado County Planning suggested to the DRC that The Sacramento Region Air Quality and Infill Streamlining Program was a good fit for Cameron Park and suggested that Cameron Park complete the grant.
- **November 17th 2010;** The Cameron Park Community Services Board of Directors adopted the Cameron Park Vision Statement by resolution.
- **December 10th 2010;** The Grant Application for the Cameron Park Sustainable Downtown Master Plan was submitted to the Local Government Commission with a Letter of support by Supervisor Knight.
- **January 13th 2011** The DRC was notified that Cameron Park has been selected to move into the second phase of the selection process.
- **Today** we hope to be notified of either our success .
- **Tomorrow** we hope to further our partnership with El Dorado County to begin the implementation of the Cameron Park Sustainable Downtown Master Plan.



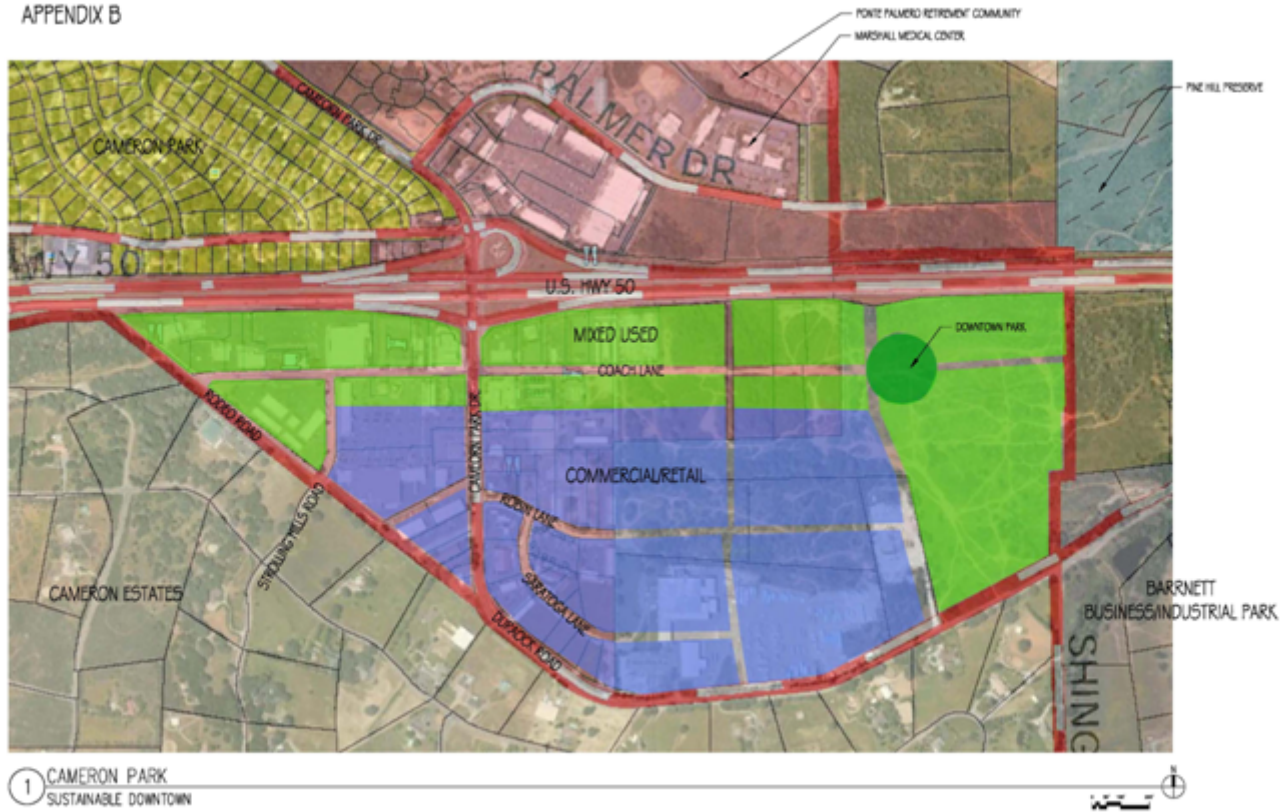
Downtown Cameron Park





Downtown Cameron Park

APPENDIX B



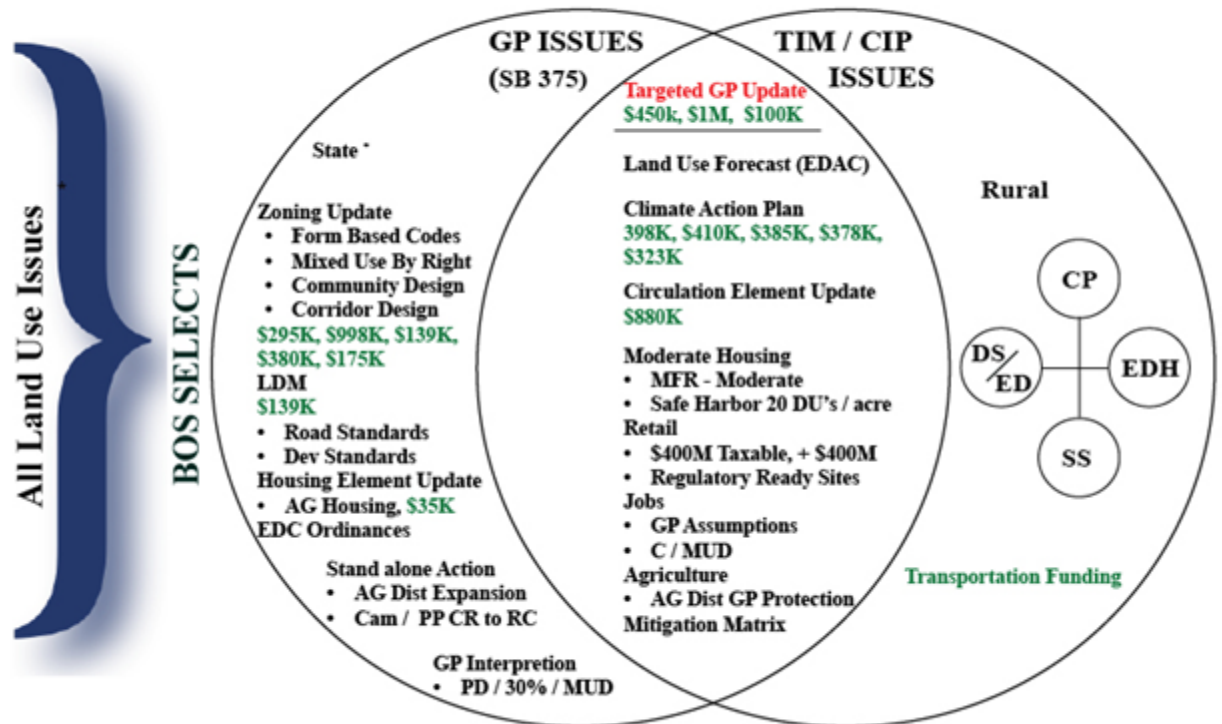


Relationships to the General Plan Update

- Cameron Park Master Plan can help with;
- Moderate Housing
- Job Creation
- Retail leakage
- Circulation
- Protection of Rural Lands
- Conformance to SB 375, AB32
- Grants
- \$\$\$\$\$\$\$

EL DORADO COUNTY BLUEPRINT UPDATE

Green = Awarded Grants



* CEQA 15183.5 SB 375 AB 32 / Prop 84 / AB 1358 (Since 2004)



Relationships to the General Plan Update

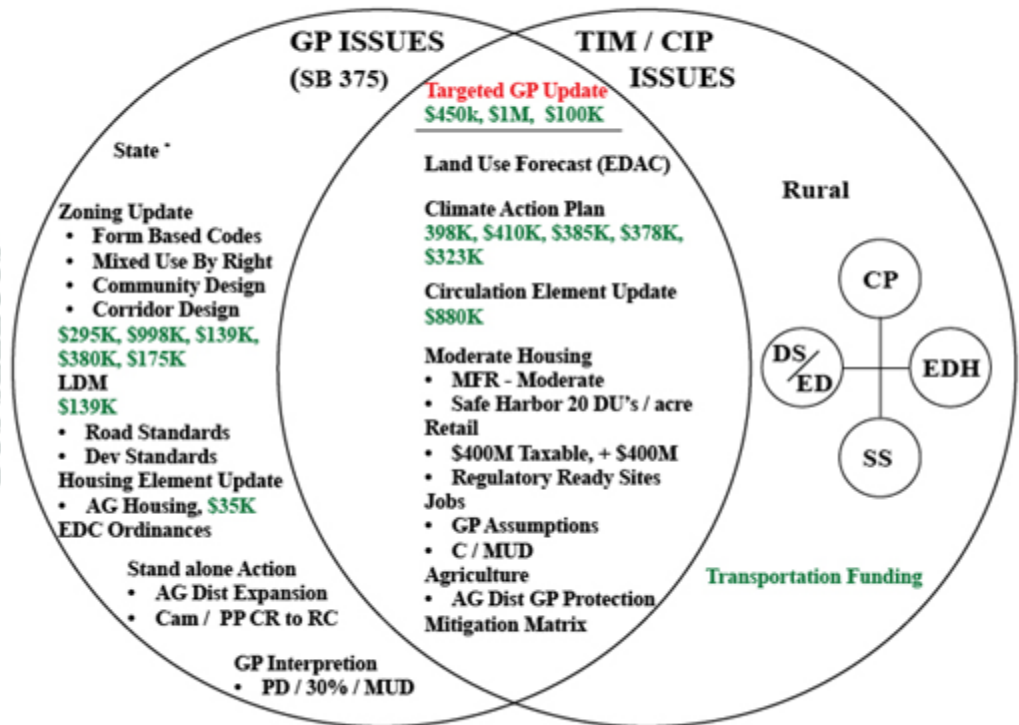
- El Dorado County General Plan Update can help with;
- Zoning update with a coordinated EIR based upon the updated zoning.
- Form based Codes
- Specific Commercial / Mixed-use Development zones (with Residential incorporated)
- Community Design
- Modified Road Standards
- Local Sign Ordinances
- Updated Parking Standards

All Land Use Issues

BOS SELECTS

EL DORADO COUNTY BLUEPRINT UPDATE

Green = Awarded Grants



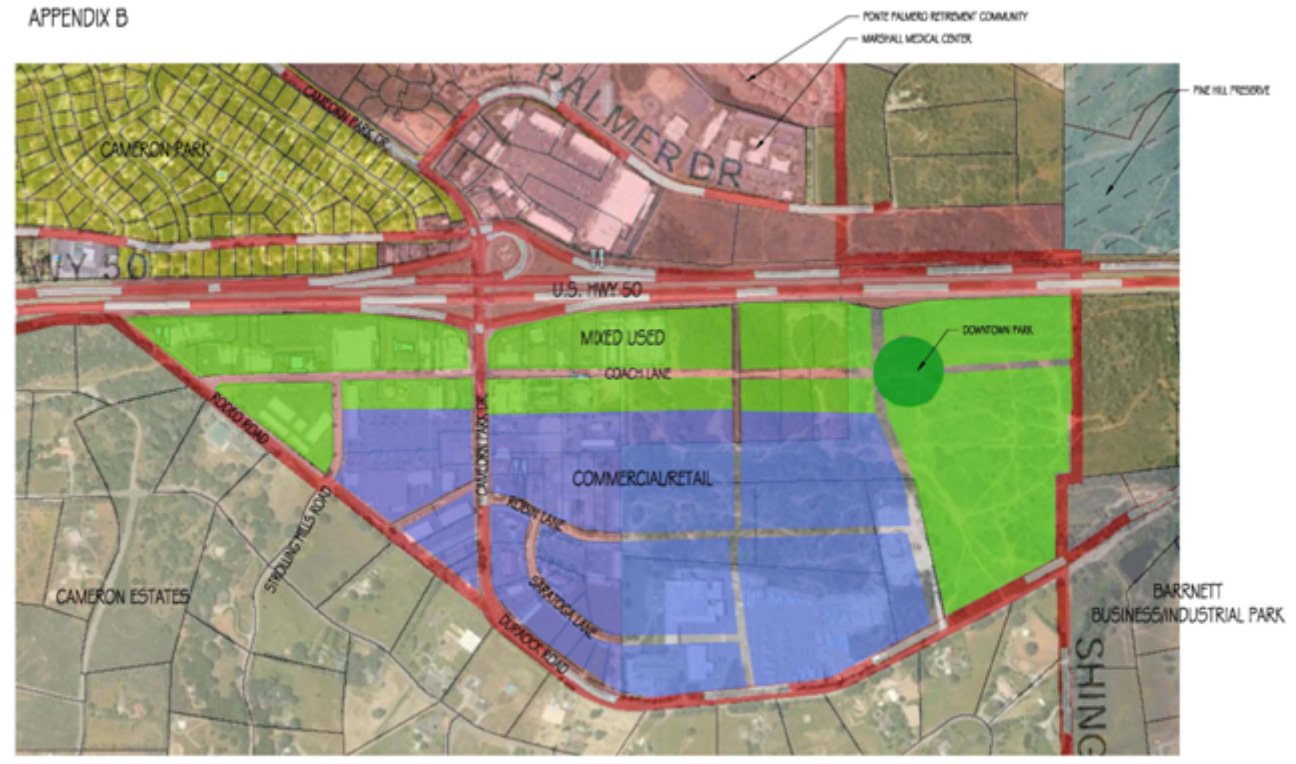
* CEQA 15183.5 SB 375 AB 32 / Prop 84 / AB 1358 (Since 2004)



Downtown Cameron Park

TOMORROW

APPENDIX B



Legen
ZONEDI

- C1
- Az
- C2
- Hi
- Iw
- Lu
- Mh
- Mh
- C3
- Public Facilities
- Rural Residential

① CAMERON PARK
 SUSTAINABLE DOWNTOWN





*Thank you for helping us to
enVISION the future of Cameron
Park and El Dorado County*

Photo by Dyana Anderly

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CEQA PROJECT DESCRIPTION FOR TARGETED GENERAL PLAN UPDATE

- **Accept GP Review** that identifies job creation, moderate-income housing, the loss of tax revenues and promotion and protect of Agriculture and Natural Resource industries in the County. (ITEM 1) **DONE**
- **Adopt** the Resolution of Intention presented in item 3 that directs staff to prepare CEQA project description to allow BOS to ACT ON ITEM ONE issues. (ITEM 3) **BOS ADOPT ROI and direct staff to return in July**

ITEM 2 - EDAC ACTION REQUEST

- **Direct staff and EDAC** to return in July with:
 - ❑ LDM matrix for BOS action;
 - ❑ Administrative Draft Zoning Ordinance to include the zoning issues discussed above and illustrated on slides. Working together – we can get it done ;
 - ❑ ITEM 3 – First Draft CEQA Project Description
 - ❑ TIM Fee Review Update
 - ❑ 12 Month EDAC Work plan integrated with work plan for Departments;
 - ❑ **P.S.** Post Sam EDAC Public – Private Structure