



Targeted General Plan Amendment-Zoning Ordinance Update

As part of the Land Use Policy Programmatic Update
(LUPPU)

Board of Supervisors Workshop
February 25, 2014

Board of Supervisors Identified Goals

- Bring differences between the General Plan and other County planning ordinances and manuals into a more useful, beneficial and consistent format
- Create a series of changes (reform) to the current regulatory process
- Achieve adoption of a:
 - Zoning Code Consistent with 2004 General Plan
 - Targeted General Plan amendments
 - Required 2013 Housing Element Update
- Complete A Travel Demand Model Update

Board of Supervisors Identified Objectives

- On 2/15/11 and 11/14/11 the Board adopted Resolutions of Intention in support of the following objectives for the TGPA-ZOU:
 - Increasing jobs, sales tax revenue, and moderate housing
 - Promoting and Protecting the County's Agriculture and Natural Resources
 - Revise policies and ordinances as necessary to meet newly adopted State Laws
- No proposed changes in General Plan Land Use Designations except as follows:
 - Limited clean-up identified through the Comprehensive Zoning Ordinance Update (ROI 183-2011)
 - Camino/Pollock Pines Community Region (Previous ROI 110-2009)
 - Agriculture District Boundaries (ROI 013-2011)
- Keeping all proposed amendments and ordinance update narrowly focused on objectives to minimize time and costs

TGPA-ZOU Phase I

- Define Project and Prepare the Draft EIR
 - Draft Targeted General Plan Amendments
 - Draft Zoning Ordinance Update
 - Background and Technical Reports
 - Agency and Public Comments
 - Prepare Draft EIR
 - Including data collection and analysis (traffic, air, noise, etc.) and map preparation and GIS

TGPA-ZOU Phase II

- Project Review and Adoption
 - Distribute Draft EIR for review and comments to public, public agencies, Planning Commission and Board of Supervisors
 - Distribute draft Project for review and comments to public, public agencies, Planning Commission and Board of Supervisors
 - Conduct Study Session and Public Hearings
 - Prepare Responses to Comments and Complete Final EIR
 - Board Adoption of TGPA-ZOU project

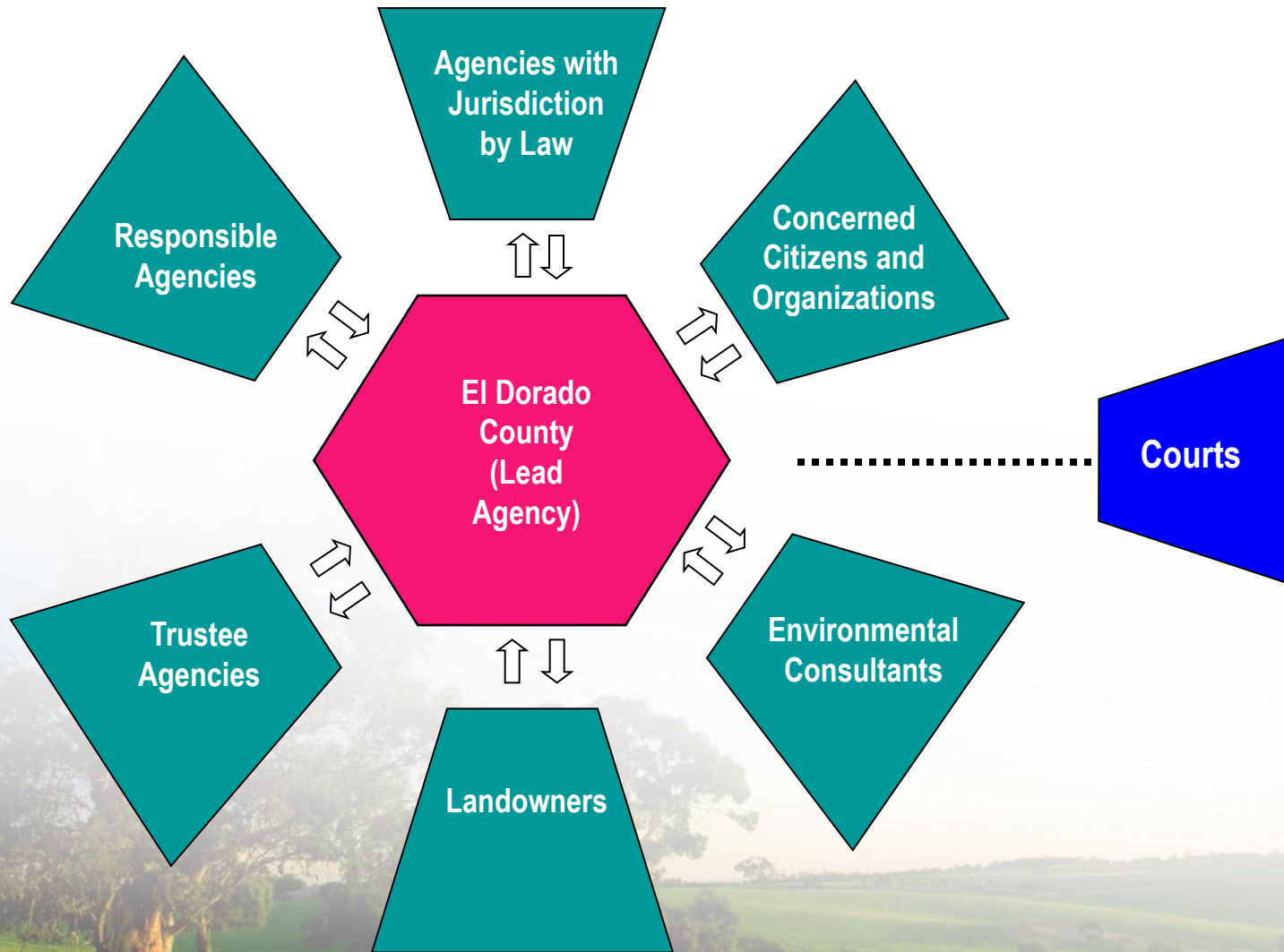
Project History - Summary

- Board direction on the TGPA-ZOU was given a total of **32** times between January 10, 2011 thru December 17, 2013
- LUPPU and Long Range Planning Monthly Updates to the Board **21** times
- Planning Commission **5** times
- Community Presentations **15** times
- Does not include Ag Commission or CEDAC presentations and meetings.

CEQA Summary

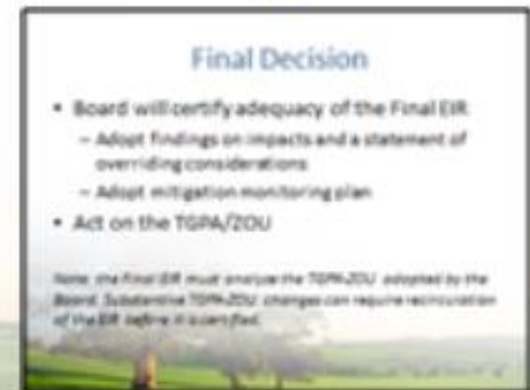
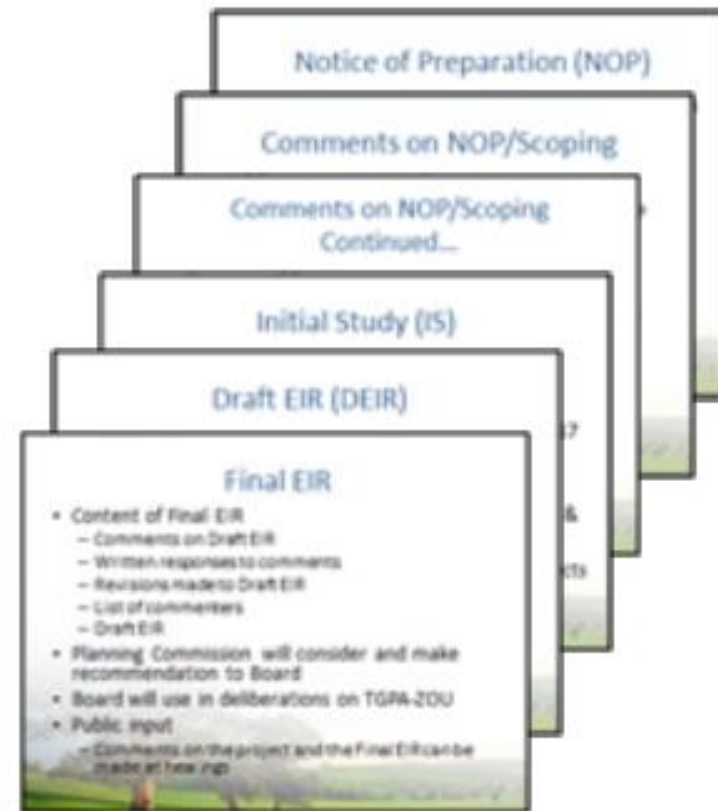
- CEQA's objective – look before you leap
 - Discloses: impacts, significance, mitigation
 - Involves the public
- CEQA is a process: the EIR neither approves nor denies the TGPA and ZOU
 - Focus is on good faith disclosure of impacts
- CEQA is not a forum to debate the contents of the TGPA and ZOU
 - Final content is a policy decision, informed by the EIR

Key Participants in the CEQA Process



CEQA Process Outline

- Notice of Preparation (NOP) /Scoping
- Initial Study
- Draft EIR
- Final EIR
- Final Decision on the TGPA and ZOU



Note: the Final EIR must analyze the TGPA-ZOU adopted by the Board. Substantive TGPA-ZOU project changes can require recirculation of the EIR before it is certified.

EIR Process Outline



**Notice of Preparation
Agency/public review (30 days)**

**Prepare and Distribute Draft EIR;
file Notice of Completion**

**Public Notice and Public review of
Draft EIR (45-60 days)**

**County responds to
Comments on Draft EIR in Final EIR**

**Board certifies Final EIR, makes CEQA findings,
and adopts Mitigation Monitoring Program**

**County Board of Supervisors makes decision
on TGPA/ZOU**

CEQA Guidelines Sec. 15082, et seq.

www.edcgov.us/landuseupdate/

- The website has been redesigned.
- Revised draft documents for the TGPA and ZOU will be released with the Draft EIR
- Revisions to Project documents are based on comments received since 10/1/12 NOP release that addressed Board Project Objectives and direction to:
 - Corrected internal consistency within documents and ensure consistency with other County Policies and Ordinances
 - Removed design standards where applicable and relocate to a site planning and design manual
 - Revised as necessary to implement State and Federal Minimum where applicable

Targeted General Plan Amendment - Zoning Ordinance Update

DRAFT Next Steps and Timeline

EIR Process / Milestones	Feb	Mar	Apr	May	Jun	Jul	Aug
Board Kick-Off	Tues 2/25						
Planning Commission Kick-Off/ Draft EIR Public Hearing		Thur 3/27					
Draft EIR Public Review Period (45-60 days)		■					
Planning Commission Hearing (6 - ½ day meetings over 3 week period)				■ See Breakout Table Below			
Finalize EIR / Respond to Public Comments (45-60 days)				■			
Board Meeting – Kick Off to Hearing for Adoption					Tues 6/24		
Board Hearing for Adoption (30 days, multiple mtgs)							■

DRAFT EXAMPLE

Planning Commission Hearing Schedule – Six 4-hour meetings 3 weeks in May

	May 7 - Wed	May 8 - Thur	May 12 - Mon	May 14 - Wed	May 19 - Mon	May 22 - Thurs
Kick-Off	5-7pm					
Mtg 2		8-3pm				
Mtg 3			8-12pm			
Mtg 4				8-12pm (Planning Commission) 6-8pm (Ag Commission)		
Mtg 5					8-12pm	
Mtg 6					11-0356 8C	12 of 14 ^{8-12pm}

Community Region Boundary Lines

- Options should the Board wish to consider Community Region Boundary amendments
 - Revise the TGPA-ZOU project description and DEIR (if necessary)
 - Start a new General Plan Amendment process, separate and apart from the TGPA-ZOU project
 - Analyze as part of, or concurrent with, the review of the privately initiated residential General Plan Amendment projects.

Note: All options require the initial step of the Board to identify precise map modifications to be analyzed

Next Steps

- Board Direction on Community Region Boundary Line Option
 - Within TGPA-ZOU; or
 - Separate Project

Note: Either option require the initial step of the Board to identify precise map modifications to be analyzed.

- *If amending TGPA-ZOU project to include Boundary Line amendments:*
 - *Identify proposed map changes today or set future meeting date; and*
 - *Update Draft EIR to include proposed map changes to*
- Screen Check Draft EIR and Related Documents
- Public Notice and Release for 60-day Agency and Public Review