

EDAC Regulatory Reform

- Directed by the Board of Supervisors to:
 - “Identify constraints and incentives and recommend ways to reform and improve the regulatory processes through a **review of the General Plan and other County regulations...**”
 - Review led to BOS adoption of ROI in April to address:
 - Protect preserve Ag/Natural Resources/Rural
 - Retail Leakage
 - Jobs
 - Moderate Housing
 - Develop Components for CEQA Project Description



“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, Bill Center, 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,, Terry Rivasplata, Ron Wolsford, Joe Donald, **Matthew D. Weir P.E.T.E.**, Michael Schmitt, ACIP, PTP, Richard Turner, Sandi North, Erich Fischer, Mark Harris, Dale Cogan, Dyana Anderly-

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General Plan and State (SB375/AB32/RHNA/) Share Common Goals –/Less Trips

GP and State GOALS:

- DIRECT DENSITY TO COMMUNITY REGIONS AND KEEP REST RURAL
- ACCOMMODATE 32,000 NEW DUs and RHNA (20,000 remaining)
 - 30% + \$ 87,000 + Above Moderate
 - 20% \$ 55,00-87,000 Moderate
 - 50% Less than \$ 55,000 Below Moderate
- CREATE 42,000 new JOBS
- REDUCE RETAIL LEAKAGE
 - Leakage loses 100% loss of jobs, sales tax, money in community multiplier
- TIM consistent with State/GP Goals
- PRESERVE/PROTECT AGRICULTURE/NR/rural commerce
 - Agricultural Districts

Integrate with GP Elements – Greenhouse Gas Action Plan

- Economic Development
- Land Use
- Circulation/Transportation
- Agriculture/Forestry
- **Conservation/Open Space/Natural Resources**
- Housing/Affordable Housing
- Parks and Recreation
- Public Health, Safety

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WHICH REGIONS ARE THE 12,470* NEW DWELLING UNITS ACTUALLY BUILT?

(GP Policy 2.9.1.2)

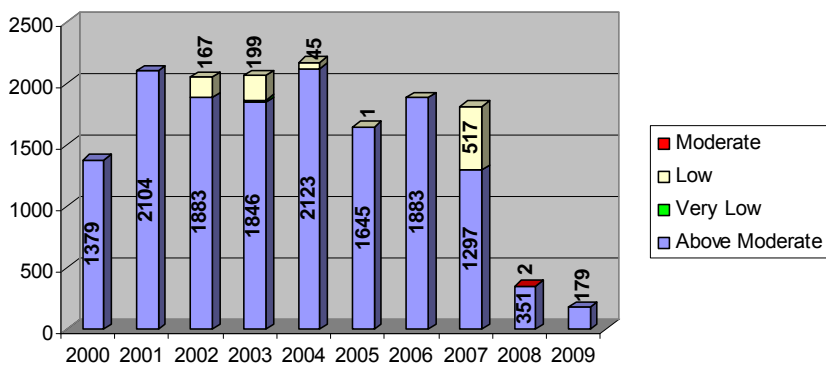
| REGIONS WITHIN EL DORADO COUNTY | TAZ MODEL FORECAST | | ACTUAL NEW DWELLING UNITS PER REGION | | TOTAL OF NEW DWELLING UNITS BY REGION | PERCENT OF TAZ FORECAST | PERCENT OF 12,470 |
|---------------------------------|--------------------|-------|--------------------------------------|-----|---------------------------------------|-------------------------|-------------------|
| | SF | MF | SF | MF | | | |
| EL DORADO HILLS | 13,006 | 1,139 | 5,344 | 972 | 6,316 | 45% | 51% |
| CAMERON PARK | 2,966 | 1,373 | 1,913 | 480 | 2,393 | 55% | 19% |
| PP / CAMINO | 991 | 118 | 551 | 1 | 552 | 50% | 4% |
| DIAMOND / ED | 1,564 | 1,359 | 251 | 125 | 376 | 13% | 3% |
| SHINGLE SPRINGS | 287 | 46 | 203 | 23 | 226 | 68% | 2% |
| RURAL | | | 2,211 | | 2,211 | | 20% |

* October 2009 DOT Housing Analysis by TAZ's (numbers are approximate since TAZ's are not based upon Community Region Boundaries).

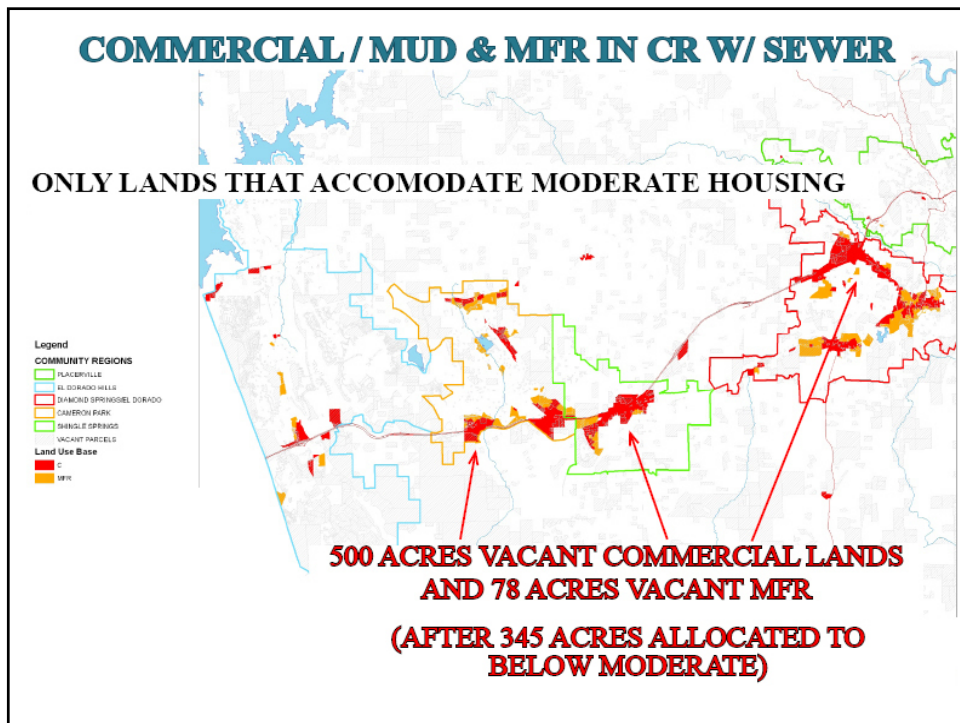
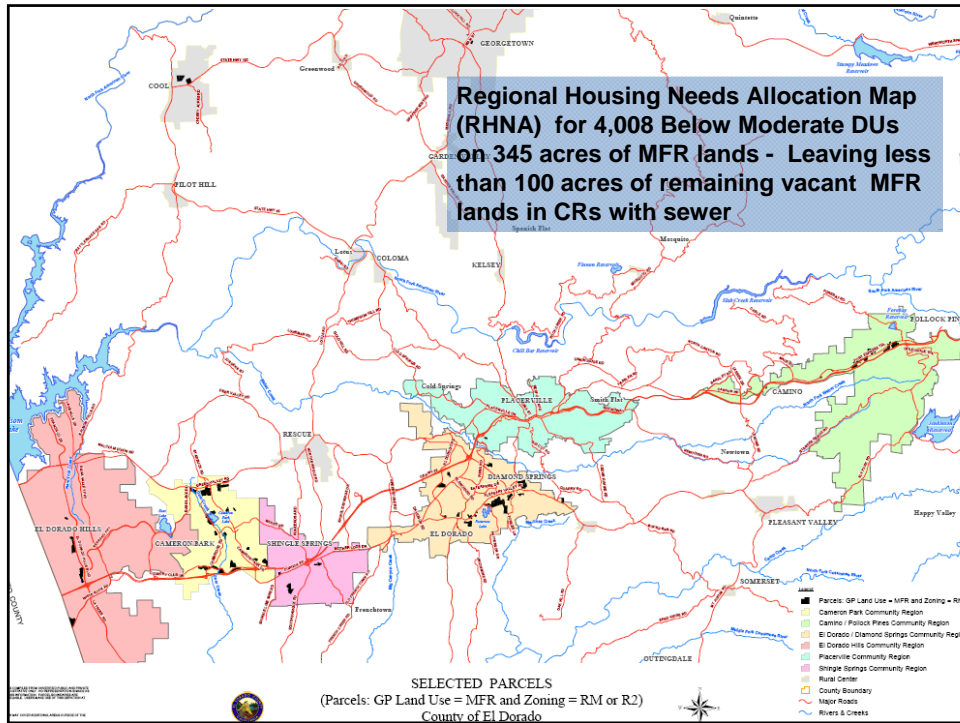
75% OF THE NEW DWELLING UNITS ARE IN COMMUNITY REGIONS WITH SEWER

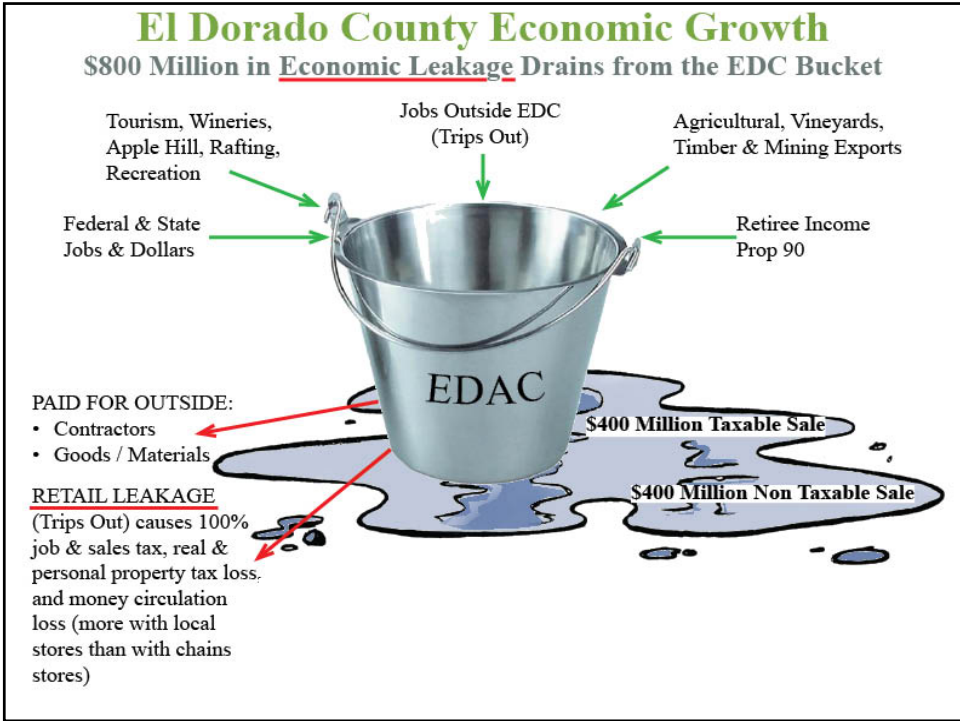
90% of 12,000 New DUs built for 25% w/\$ 87,000+ income
75% New DUs built in Community Regions with Sewer

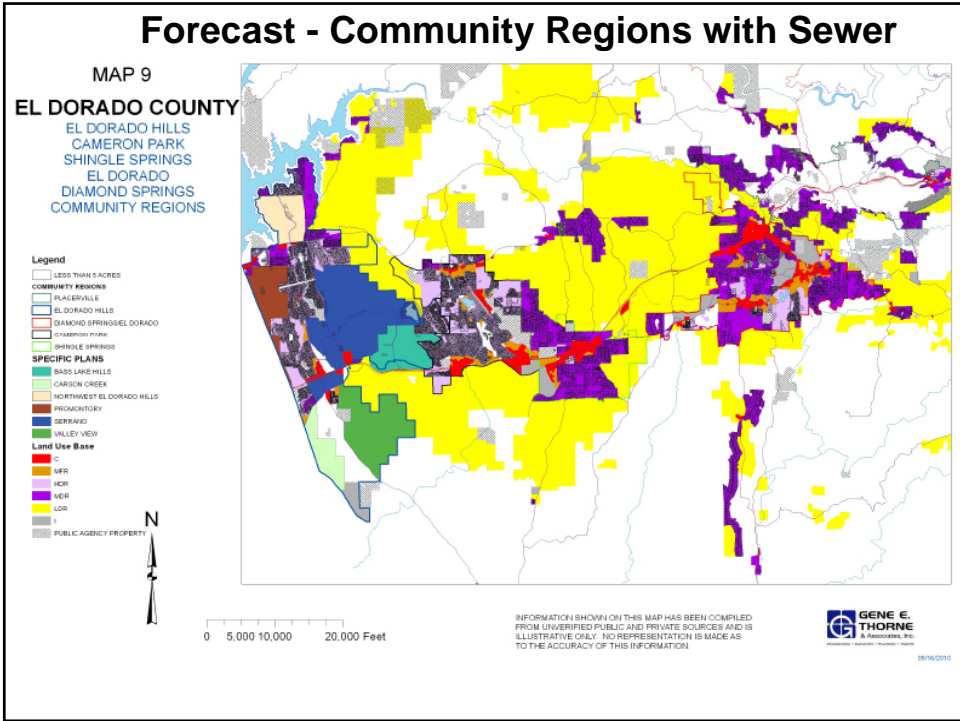
Above Moderate Wins!



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).







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 | | TOTAL |
|--------------------------|--------------------------------------|----------------------|--------------------------------|---------------|
| | | BELOW MODERATE (MFR) | MODERATE HOUSING (C/MUD & MFR) | |
| 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.

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General Plan's 5-Year Land Use Forecast:

- Assumes 32,000 new DUs (no change) 20,000 remaining DU
What Areas Will Accommodate 20,000
- Assumes **5,000** or 25% of 20,000 new Dus for above mod. households in **Rural Centers/ Regions** (incl. PP/C)
- Assumes **15,000** or 75% or 20,000 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.

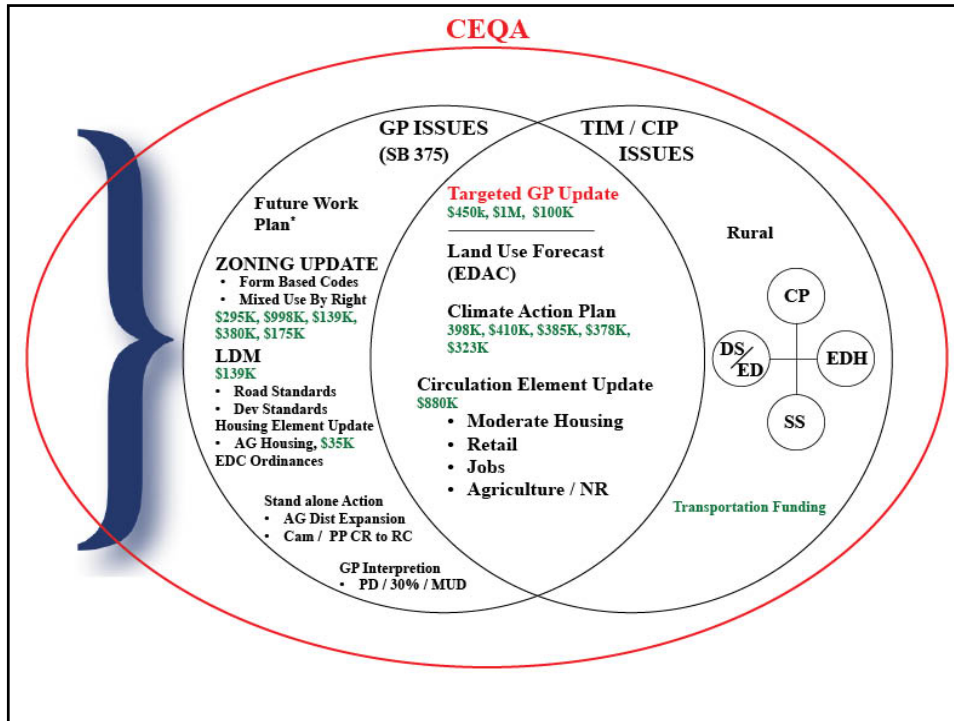
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EDC LAND USE REGULATIONS (GP, ZONING, LDM, ROAD STANDARDS, ETC.) IMPLEMENT GP AND FEDERAL AND STATE OBJECTIVES FOR:

- 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



Common Themes

- General Plan sets a standard
 - Establish multiple commercial zones
 - Findings for uses within TPZ
 - Riparian setbacks
- “I’m Thinking of a Color”
 - Zoning a refinement of General Plan
 - Map should assist in achieving objectives
- “Don’t Waste a Good EIR”

STREAMLINING CEQA REVIEW

- § 15268. Ministerial Projects.
 - (a) Ministerial projects are exempt from the requirements of CEQA. The determination of what is "ministerial" can most appropriately be made by the particular public agency involved based upon its analysis of its own laws, and each public agency should make such determination either as a part of its implementing regulations or on a case-by-case basis. (YOLO 3 ½ Planners)
 - c) Each public agency should, in its implementing regulations or ordinances, provide an identification or itemization of its projects and actions which are deemed ministerial under the applicable laws and ordinances.

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CEQA STREAMLINING Policy Pronouncements

§ 21093. Tiering of environmental impact reports

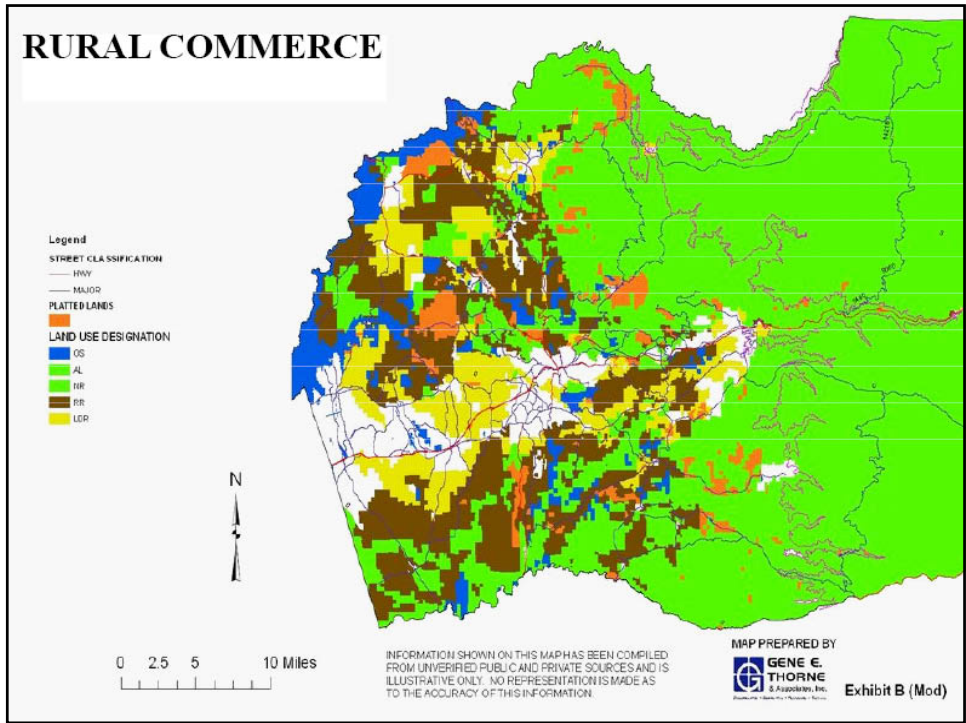
- (a) The Legislature finds and declares that tiering of environmental impact reports **will promote construction of needed housing and other development projects** by

- 1) *streamlining regulatory procedures,*
- 2) *avoiding repetitive discussions* of the same issues in successive environmental impact reports, and
- 3) ensuring that environmental impact reports prepared for *later projects which are consistent with a previously approved policy, plan, program, or ordinance concentrate upon environmental effects which may be mitigated or avoided in connection with the decision on each later project.*

The Legislature further finds and declares that tiering is appropriate when it helps a public agency to *focus upon the issues ripe for decision* at each level of environmental review and in order to *exclude duplicative analysis of environmental effects examined in previous environmental impact reports.*

- (b) To achieve this purpose, environmental impact reports *shall be tiered* whenever feasible, as determined by the lead agency.

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General Plan – Agriculture Issues

Previously on EDAC radar

- Expanded Agricultural Districts
- Buffer language in Community Regions to be consistent
- Change Camino/Pollock Pines Community Region to Rural Center
- Allowing commercial & industrial uses in Rural Regions



New & Improved @ EDAC



- Encouraging Rural Centers expansion + community ID
- Allowing Ranch Marketing on Grazing Lands
- Clean up language – specific zoning designations, more generic
- Ag Support Services – delete CUP requirement

FOCUS: encourage agricultural economic viability thru compatible commercial uses consistent with Economic Development element

Zoning Ordinance - Agriculture Issues

Previously on EDAC radar

Rural Lands/Rural Estates – re-zone to protect existing ag
Right to Farm protections – update to new state laws
Agricultural Homestays
Allow Industrial & Commercial zoning in Rural Regions



New & Improved @ EDAC



Ranch Marketing – expanding uses for grazing & horticultural ops
Wineries – address SUP language for expanded uses
Shift “Ag Commercial” to “Ag Support Services”
Animal Raising & Keeping

FOCUS: encourage agricultural sustainability thru compatible commercial uses consistent with General Plan Policies

Zoning Ordinance - Agriculture Issues

Ag Support Services vs. Ag Commercial

Allows other uses that support ag and the rural community
Identifies permitting processes for various uses
Requires Ag Commission review if on or adjacent to ag zoned lands



Ranch Marketing Uses Defined



Ranch Marketing – expanding uses for grazing & horticultural ops
Standards for RM on grazing lands
Reserved sections for small livestock operations & horticultural uses (flower farms, wholesale nurseries, etc.)

FOCUS: encourage agricultural sustainability through compatible commercial uses in agricultural areas consistent with General Plan Policies

Timber Production Zone

Objective: Compatible Uses for TPZ lands

- **Review of State Law**
 - No issue regarding the Timber Productivity Act and accommodating residential use on TPZ or additional compatible uses
 - 15 of 23 surveyed counties allow by residency by right
- **Review General Plan**
 - No issue regarding the general plan and accommodating residential use on TPZ or additional compatible uses.
 - Policy: 2.2.1.2 and 2.2.5.11 supports residential use and a wide variety of commercial recreation in NR
- **Timber Production Zone ordinance: Reform Issues Identified**
 - Residency by Right or
 - CUP Upon Findings Set Forth in General Plan
 - Additional Commercial Uses in zoning matrix as allowed by General Plan

El Dorado County TPZ Ordinance Inconsistency with General Plan

General Plan Policy 8.4.2.1 **The County Agricultural Commission shall evaluate all discretionary development applications involving identified timber production lands which are designated Natural Resource or lands zoned Timberland Production Zone (TPZ) or lands adjacent to the same and shall make recommendations to the approving authority. Prior to granting an approval, the approving authority shall make the following findings:**

A. The proposed use will not be detrimental to that parcel or to adjacent parcels for long-term forest resource production value or conflict with forest resource production in that general area;

B. The proposed use will not intensify existing conflicts or add new conflicts between adjacent proposed uses and timber production and harvesting activities;

C. The proposed use will not create an island effect wherein timber production lands located between the project site and other non-timber production lands are negatively affected;

D. The proposed use will not hinder timber production and harvesting access to water and public roads or otherwise conflict with the continuation or development of timber production harvesting; and

E. The proposed use will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to timber production lands.

The above GP requirements are not followed in Section 17.40.350(G) of the proposed zoning code relating to the Criteria for Residential Use in TPZ as follows:

Proposed section 17.40.350(G) **requires, among other findings, "The Property owner has either demonstrated a need for full time residency on the subject land to protect against theft or vandalism, or full time management of the stand is NECESSARY for its continued productivity.**

The requirement requiring a necessity of the residence is inconsistent with General Plan Policy 8.4.2.1.

Recommended Solution for discrepancy between General Plan and Zone Ordinance

The zoning ordinance should be modified to require those findings set forth in Policy 8.4.2.1, for a CUP, MUP or Administrative Permit for a residential building permit or additional compatible use.

Residential Use on existing legal parcels less than 160 acres will require a Timber Management Plan.

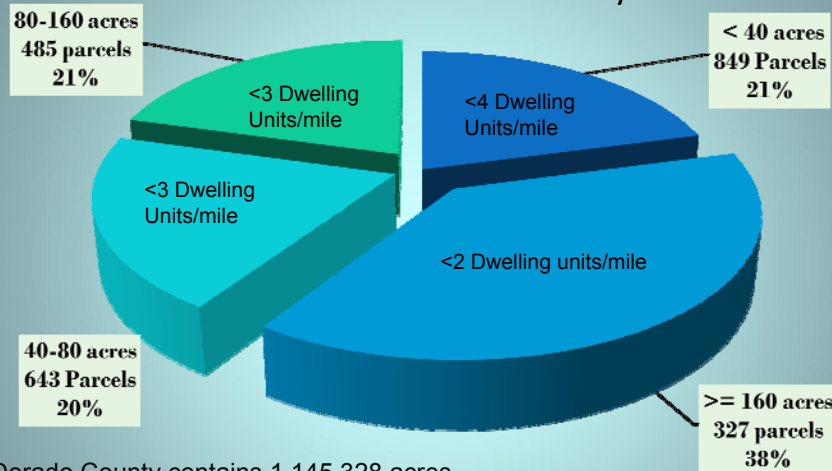
The minimum parcel size of 160 acres will be maintained.

This procedure would conform to the General Plan and state law.

Also, the BOS should consider allowing a residence by right on parcels 160 acres or larger.

The CUP, MUP or Administrative permit should be reviewed and certified by a Registered Professional Forester for its compatibility with continued timber harvest.

El Dorado County TPZ Demographics TPZ Cumulative Parcel Count by Size



El Dorado County contains 1,145,328 acres.
550,506 acres of publicly owned (48%)

Total TPZ Statistics

147,718 acres; 150 private TPZ owners; 849 private TPZ parcels

RURAL LANDS – Who are we?

- We are not the Community Regions
- We are not Rural Centers
- We may or may not be an Ag District
- We are viewed as your open space
- We provide your tourism and recreational lands
- We are approximately 250,000 acres of this county (1 in 4 Acres)
- We are your working landscape and an alternative to subdivisions

Rural Lands – What we need

- General Plan :
 - Consider GPA for Commercial/Industrial in Rural Regions
 - Ranch Marketing for Grazing
- Zoning:
 - Revision of home occupation to support rural lands
 - A range for a mix of uses on rural lands
 - Agricultural homestays and ranch marketing
 - Encourage sustainable ingenuity
 - More can be done from rural sites.

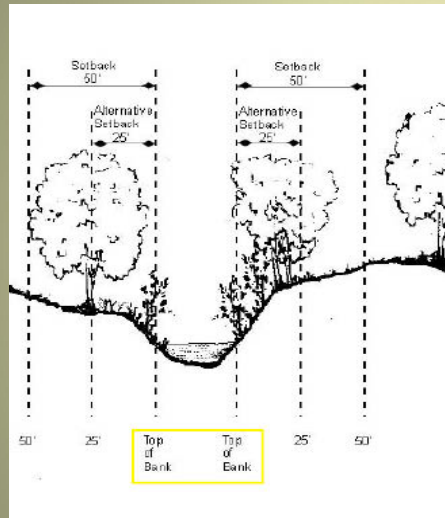
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Low Density Residential Lands

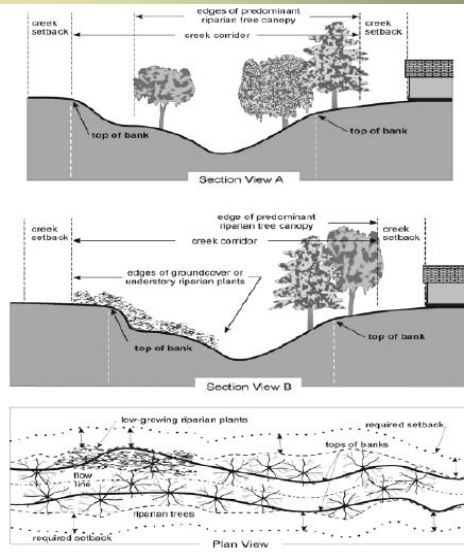
- Planned Development Issues
 - 30% Open Space
 - When PD required
- Planned Development “Density Bonus”
- 30% Slope Limitations in Community Regions
- Stream, River & Wetland Setbacks (Zoning Ordinance)

Intermittent Stream and River Setbacks

2006 Interim Interpretive Guidelines

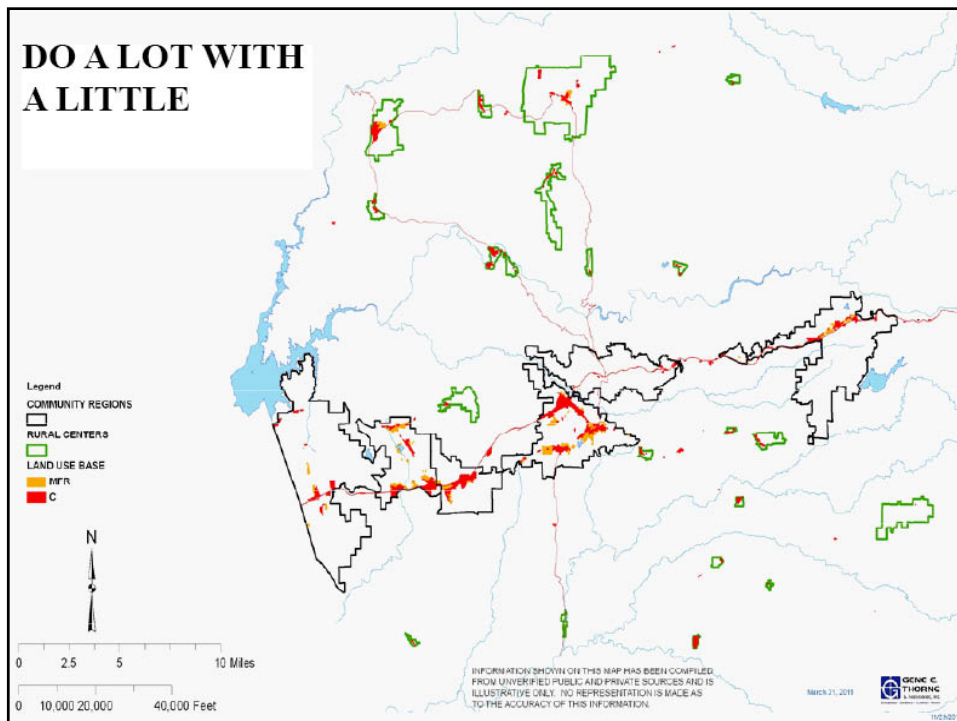


Current Draft Zoning Ordinance



Residential Lands

- Transportation Policy Issues (GP/LDM)
 - Road Right of Way Width;
Intersection Spacing for Local Roads
 - Sidewalks on Both Sides of Street



Commercial & Mixed Use Development Inventory

Vacant Commercial Zoned Land with Sewer

| Parcel Breakdown | # of 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% |

85% of the parcels are smaller than 3 acres

COMMERCIAL- *With our current limited resource we must accomplish our big picture goals*

- **THE GOAL:**
 - Sales Tax / Jobs / Moderate Housing
 - Plan for best uses in “appropriate areas”
 - = Costco – a regional trade area
 - Roof tops and traffic patterns
 - = Mixed Use – a local trade area

COMMERCIAL- *Current Process*

- The current process is “market driven”
 - “tell me what you want Mr. Developer”
- Reality is “*I am thinking of a color*”

A successful development
(today) takes:
• Different shapes
• Lots of color
• And a pot of gold



- *What it could be (Other Jurisdictions)*
 - *Set standards*
 - *Tell the Developer to meet the standards*
 - *PD should be the exception not the standard (Can always opt for PD)*

Commercial –General Plan

Policy 2.2.1.2 - Commercial Land Use Designation

Commercial (C): The purpose of this land use category is to provide a full range of commercial retail, office, and service uses to serve the residents, businesses, and visitors of El Dorado County. Mixed use development of commercial lands within Community Regions and Rural Centers which combine commercial and residential uses shall be permitted. The residential component of the project shall only be implemented following or concurrent with the commercial component. **Commercially designated parcels shall not be developed with a residential use as the sole use of the parcel unless the residential use is either (1) a community care facility as described in goal HO-4 or (2) part of an approved mixed use development as allowed by Policy 2.1.1.3 and 2.1.2.5. *Numerous zone districts shall be utilized to direct specific categories of commercial uses to the appropriate areas of the County.*** Except as provided in Policy 2.2.2.3, this designation is considered appropriate only within Community Regions and Rural Centers.

Zoning

New Zoning Designations Part I

| Zoning | Description (Intent) |
|---|--|
| CH – Heavy Commercial | To create a buffer between industrial and retail uses and for heavy, intensive uses. The purposed to accommodate such uses as automotive repair, home improvement services and auto sales (for example). |
| CM – Main Street Commercial | To provide small “old town” type main street type areas, a zoning that accommodates the small shop owner, or small business owner the ability to conduct business and is really designed for a zoning in small blocks and parcels sizes. Designation of an area as Main Street Commercial allows MUD II in accordance with standards either in separate TND ordinance or standards in zoning code. |
| CPO – Office Professional / Commercial | The CPO, Professional Office Commercial Zone is intended to promote and regulate the development of land suitable for professional, administrative, and business offices and offices mix with low to high intensity residential uses. It is intended that this zone be utilized as a transition between residential areas and higher intensity commercial uses while providing adequate economic incentive for development of such office space. Retail sales shall be incidental to the primary office uses in this zone. |

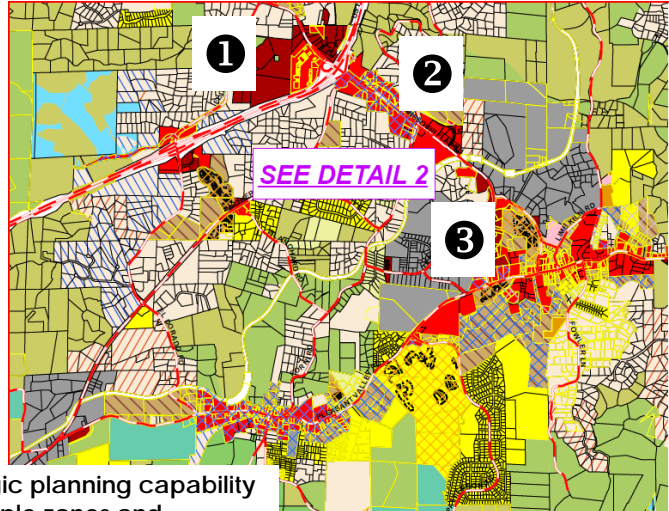
Zoning

New Zoning Designations Part II

| Zoning | Description (Intent) |
|--------------------------------------|---|
| CR – Regional Commercial | To direct major retail projects and prevent the development of these defined areas into non-retail/sales tax generating uses. Upper level attached residential allowed with a CUP. |
| CC- Community Commercial | To allow for commercials uses that encompass a larger neighborhood trade area defined as such uses as grocery stores, financial institutions, services and commercial sales that happen in a frequent manner (weekly +). |
| CN – Neighborhood Commercial | To define uses that are on limited areas (5 acres or less), that are both neighborhood oriented or rural in nature, such uses as garden offices , medical offices, day care, churches , convenience stores, cafés, coffee shops, and other neighborhood/rural uses servicing a small or less dense trade area. A mix of uses is encouraged, including residential and office. |
| CRR – Commercial Rural Region | Defined as uses similar to CN but shall include some heavy commercial uses consistent with surrounding character and limited by septic tanks. Will also support agriculture and tourism/recreational needs |

Zoning – Strategic Planning Discussion

1. Is this CR
2. Is this CR/CH/CC
3. Is this CR/CH



This is the strategic planning capability created by multiple zones and empowered to the BOS

Commercial – Amend General Plan

- **DELETE**

Section 2.2.5.8 – Neighborhood Services – this will be addressed in zoning

- **CHANGE**

Policy 2.2.1.2 - Commercial Land Use Designation

Commercial (C): The purpose of this land use category is to provide a full range of commercial retail, office, and service uses to serve the residents, businesses, and visitors of El Dorado County. Mixed use development of commercial lands within Community Regions and Rural Centers which combine commercial and residential uses shall be permitted. ~~The residential component of the project shall only be implemented following or concurrent with the commercial component.~~ Commercially designated parcels shall not be developed with a residential use as the sole use of the parcel unless the residential use is either (1) a community care facility as described in goal HO-4 ~~or~~ (2) part of an approved mixed use development as allowed by Policy 2.1.1.3 and 2.1.2.5. ~~Numerous zone districts shall be utilized to direct specific categories of commercial uses to the appropriate areas of the County.~~ Except as provided in Policy 2.2.2.3, this designation is considered appropriate only within Community Regions and Rural Centers.

PHASING - Mixed-Use Development (MUD) & MUD in MFR

| Phase | Policy Goals | Adoption Status |
|---------|--|--|
| MUD I | Allows MUD on commercial project with a PD | Adopted December 10, 2009 |
| MUD II | Modify General Plan <ul style="list-style-type: none"> •Density (RHNA) •FAR •Open Space (Public Space) •Slope •Residential concurrency •Allow MUD in MFR •Allow detached compact residential (TND) in MUD and MFR •Create form based “Atlas” for MUD/TND using specific Commercial and Multi-Family zones •Add “Art Districts” to GP Policy 2.4.1.1 •Implement Community Identity framework (GP objective 2.4.1) | Proposed for the targeted general plan amendment – The BOS directed on December 10, 2009 that MUD II policies would be brought back to the Board within one year. EDAC completed framework in 2010 – ready for BOS/Planning consideration |
| MUD III | Community ID – Guidelines derived from local community initiative using grant/private funding | Timing Community driven with County cooperation as needed |

Why Form



Design without Form

Design with underlying form

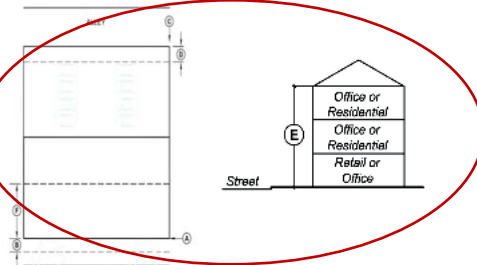
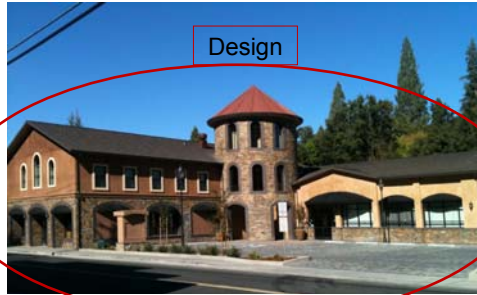


**Form Based Coding 101
Large Mixed-Use Building**

Standards

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 20 feet behind the back of the sidewalk. | F |

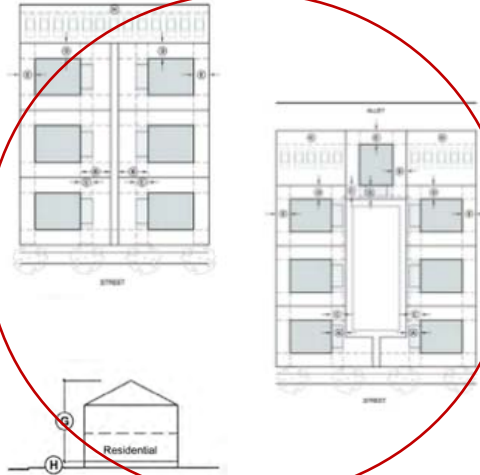


Amend General Plan MFR Land Use & Zoning

- Allow MUD in Multi-family Land Use/ Zones
- Allow Detached Compact Residential in MFR
- Create basic Form and Design controls using Traditional Neighborhood Development (TND) Codes & Standards

Form Based Coding = Planned Predictability

Example: bungalow courts



Form

Table 6-10

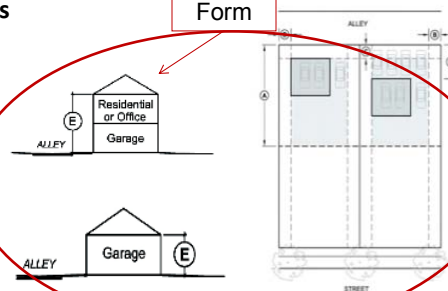
| Building Placement. | |
|--|---|
| Front build-to-line: Center court. The front façade of each building shall be placed 10 feet from the edge of the center court. | A |
| Center walk. The front façade of each building shall be placed 20 feet from the edge of the center walk. | B |
| A front porch may 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 |

Standards

TND Coding in MFR and C/MUD Zones

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 |



Form



Design Guidelines



← 1. Developer will build considering minimum viability objectives only

2. County adopts Missouri Flat Commercial Design Guidelines to create a greater County coordinated viability story

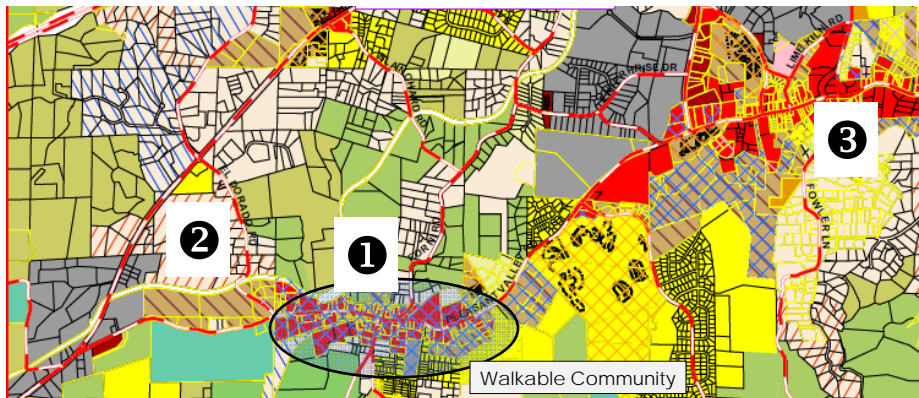


← 3. Panda Express would have complied with Design Guidelines if set in advance.

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Zoning – Strategic Planning Discussion

1. Is this CM / TND / Art District Overlay
2. Is this MFR / TND
3. Is this CM



Commercial / MUD / MFR Summary

- **STREAMLINE THE PROCESS**

- Create Multiple Commercial Zones
- Identify Mixed Use within Zones
- The “Form” is in the zone or TND
- Apply Design Guideline Architecture
 - Wirtanen/Tower in Placerville
 - Put the standard in zoning or separate guide
- Allow PD as an alternative
- Adopt basic Community I.D. format
 - **Community ID – MUD III - Local community involvement beyond basics**

**BOS
MUD II -
Combine
in this
EIR**

MUD III Downtown Cameron Park

APPENDIX B



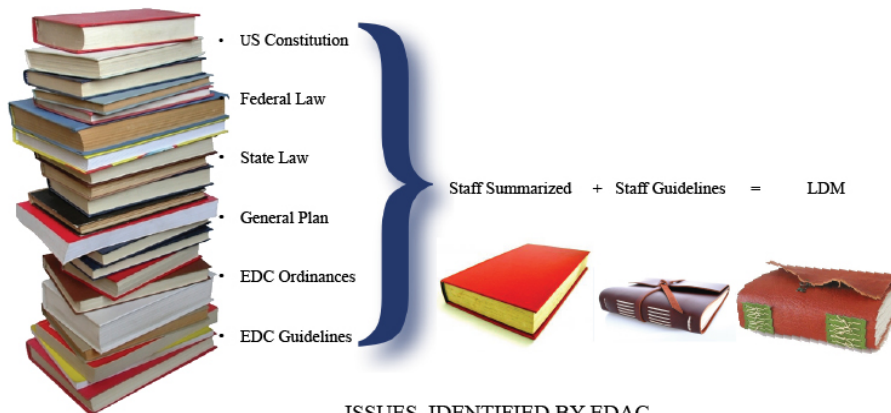
INDUSTRIAL ZONING ISSUES NOT ADEQUATELY REPRESENTED IN THE CURRENT ZONING ORDINANCE

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.

- **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
- **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 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.**

LDM PROCESS

Land Development Regulations



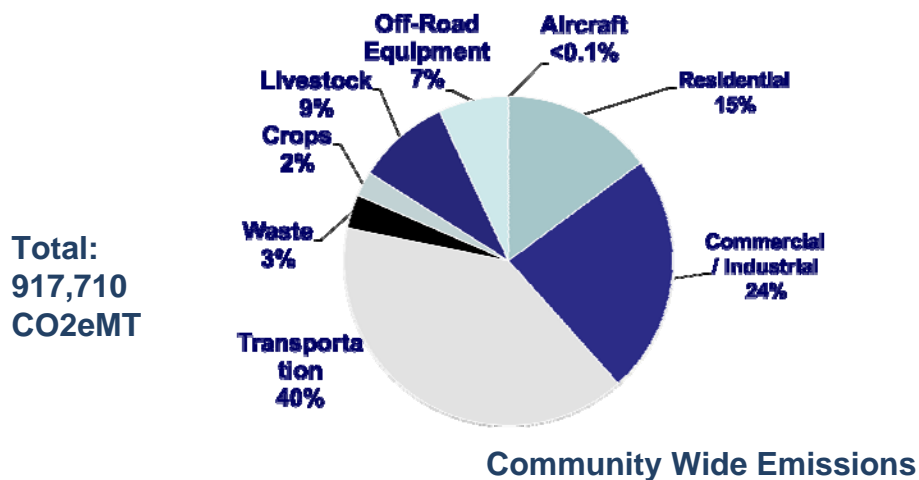
ISSUES IDENTIFIED BY EDAC

1. Summary may supersede source document (more stringent)
2. MATRIX identifies rule source
3. Alternatives rather than waivers

Contents of Energy Wise Plan (Climate Action Plan)

- CEQA- EVERY PROJECT MUST EVALUATE GHG IMPACTS
- EDC MAY Develop EDC thresholds through a public review process (CEQA Guidelines Section 15064.7
- EDC MAY ADOPT COMMON MITIGATION MEASURES
- ESTABLISH BASELINE INVENTORY
- REVIEW FUNDING SOURCES

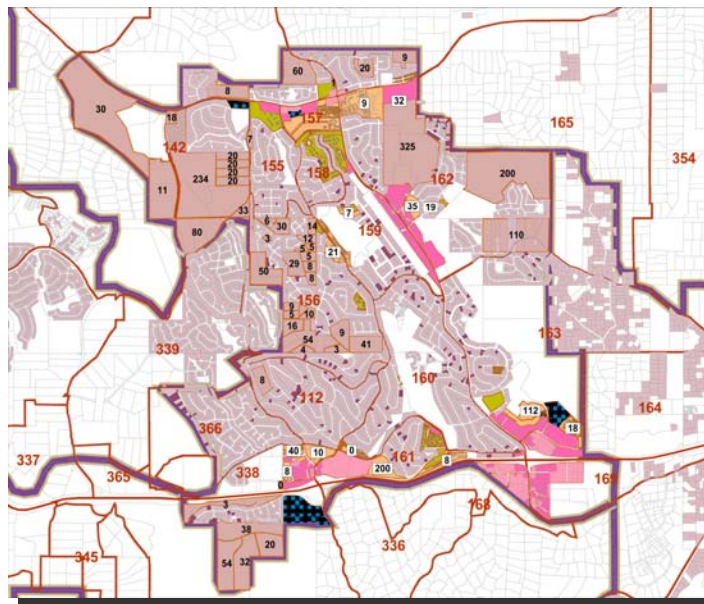
2006 Baseline GHG Inventory



TIM/TRAFFIC REVIEW

- **\$ 500,000 per acre Govt. Lien (fees)**
- **Fee Review Update**
 - **Hard Costs**
 - EDAC work complete. Staff will bring recommendation to BOS
 - **Soft Costs and Right of Way**
 - EDAC work underway with intent to include this part of analysis in the above staff recommendation to BOS
 - **Cameron Park Test Case for Trip Generation**
- **An updated traffic Forecasting model could better guide decisions about projects included/excluded from the CIP**

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TIM/TRAFFIC REVIEW

- **Benefits**
 - Context for Decisions
 - Are improvements going where the traffic is?
 - Project priorities
 - Eliminate or add projects to CIP based on findings
 - Fee adjustments
 - Regional/State Integration
 - SACOG/MTP/Green House Gas Plan
 - Funding opportunities
- **Next Step**
 - Quick start process
 - RFP for Update of Traffic Model

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| DSD TASKS | COST | PROGRAMMATIC PROJECT DESCRIPTION |
|----------------------|-------------|---|
| 1. ZONING | \$220,000 | GPA ZONING MUD II HOUSING UPDATE ROI ROI ROI ROI RFP \$ _____ PRICE INCLUDES Land Use Forecast \$175,000 Climate Action Plan \$150,000 MUD II \$ 75,000 _____ \$300,000 TIM FEE UPDATE INRMP EDAC COST < \$ 190,000 budget > |
| 3. HOUSING UPDATE | \$175,000 | |
| 7. ROI 30% OS | | |
| 8. ROI HIST DIST | | |
| 9. ROI AG DISTRICT | \$150,000 | |
| 11. ROI CAMINO / PP | | |
| 12. LAND USE FORCAST | \$175,000 | |
| 14. GPA | \$750,000 | |
| | \$1,470,000 | |
| 1. MUD II | \$ 75,000 | |
| 3. CLIMATE ACTION | \$150,000 | |
| 7. GABBRO | \$ 75,000 | |
| | \$300,000 | |
| | \$1,770,000 | |

○ = EDAC ESTIMATE

EDAC PROPOSED WORK PLAN

- **Late August** - **Planning Commission hearing** of Zoning Ordinance Update and GPA process with BOS direction
- Continue Work with staff on newly revised LDM and standard plans to ensure consistency with GPA objectives
- Work with staff on **TIM Fee Review** with technical reports
- Work with staff on **GHG Alternatives**
- Work with staff to refine components of project description; report to BOS in late September regarding progress and unresolved issues
- **Late September** - **BOS CEQA workshop** organized by EDAC and Interim Progress Report back to BOS with cost information
- Refinements of Project Description
- Work with staff on contents of **draft RFP** for TGPA and related technical studies; cost estimates; Updated Traffic Forecasting Process
- **Late October** - Report to BOS for finalized list of TGPA project components for Project Description and RFP consideration

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EDAC RECOMMENDATIONS TO THE BOARD

1. *July 25 - Identify project components for initial consideration based on the decision matrix provided.*
2. Direct staff to continue to work with EDAC on the LDM, Standard Plans, a Climate Action Plan and an Updated Traffic Model.
3. Direct staff to continue working with EDAC in the preparation of a Planning Commission hearing on General Plan Amendments and Zoning components; report progress and unresolved issues to BOS at time of CEQA workshop
4. Approve date for BOS CEQA workshop organized by EDAC
5. Direct staff to work with EDAC in the preparation of an RFP for an EIR.
6. Return to the Board in October - November with project description and draft RFP

Matrix of Issues To Date

- GP
- Zoning