

CEDAC EXECUTIVE SUMMARY

Board of Supervisors Meeting

March 25, 2013

Enclosed find supportive and complimentary information to the Community Economic Development Advisory Committee's (CEDAC) presentation to the Board of Supervisors on March 25 2013,

CEDAC will present a comprehensive, "programmatic" process to continue implementation of the General Plan. Our goal is to elevate and contrast inclusive comprehensive planning (including implementation measures requiring community involvement) over the prior linear, reactive approach of El Dorado County (EDC). Under EDAC (Economic Development Advisory Committee) this comprehensive approach has led our county to evolve with a focus on Future Planning, community identification via the Community Economic Development Advisory Committee (CEDAC) and new Council of Communities.

BACKGROUND - COMPREHENSIVE PROCESS

As of early 2011, EDC was mired in the linear planning mud. In January, 2011 EDAC presented a comprehensive plan that identified four key focus areas: a lack of local jobs, severe retail leakage, a lack of moderate-income level housing and a need for agricultural and natural resources protection and expansion. At that time the BOS adopted a Resolution of Intention (ROI) supporting a focus on these four areas.

Following the 2011 General Plan (GP) 5-year review program presented by staff, the BOS adopted three ROIs directing staff to initiate a targeted General Plan Amendment (GPA) process, complete the Zoning Ordinance Update (ZOU), complete a Land Development Manual (LDM), and develop a new and updated traffic model for transportation analysis. The BOS further voted to include many of these updates under one comprehensive Environmental Impact Report (EIR), at considerable savings to EDC, and supported utilizing EDAC's extensive volunteer network. EDAC also informed the BOS of the availability of numerous grants to help fund the process.

This proposal led to a process set forth in the "Jonah the Whale" slide: a County Administrative Office (CAO) executive team, a comprehensive process now called the Land Use Policy Programmatic Update (LUPPU), a Future Planning department/staff, a community-based economic development and identification effort, and the Circle of Communities. The Council of Community slides will continue to be revised as lessons are learned from those efforts, and on March 25, 2013 EDAC will inform the BOS of the Council of Community efforts to date. The final results and slide will not be known for several years.

As the BOS prepares to make LUPPU and Beyond decisions that affect the communities, EDAC has morphed into CEDAC. The active focus has changed from land use works focused on implementing the General Plan, to a resource base for various communities within EDC to interact with the County and focus on Future Planning efforts. CEDAC volunteers will help prepare a "menu" of Community ID options and prototypes for the communities to consider using or expanding upon. CEDAC has outgrown its original shell, as the requirements to coordinate expanding community involvement have also expanded. CEDAC expects more growing pains, as we've experienced every step of the way: We've simply learned that such growing pains are part of the process and supportable.

GRANT PROGRAM OUTLINE

Grants are the most recent issue that needs to be integrated into the LUPPU process. It will not be the last, but is foremost at this time. Community planning, design standards, community identification and development processes all require grants. Politically, the General Fund cannot generally be relied on for these purposes though there are exceptions.

The BOS has indicated their belief that the \$220,000,000 General Fund is a “closed system”. That is, if \$100,000 of the General Fund is used to fund seed money for grant writers, then the BOS must cut \$100,000 somewhere from within the General Fund. This is an incorrect assumption. The \$220,000,000 General Fund is not closed but can grow significantly as seen in numerous other jurisdictions.

Another incorrect assumption is that General Fund recipients are in competition with recommended Transit Occupancy Tax contractors. In fact - the grants represent a mere 40% of the total TOT fund, which in turn represents only 1% of the General Fund.

The BOS can direct money from a targeted Seed Fund that will result in expanding the General Fund. The BOS can also fund an intended and specific purpose such as the community-wide Web Portal. Examples of available grants are numerous as evidenced by the multitude of grants received by other communities, and provided to the BOS in both January 2011 and January 2013. Some of those grants paid for the exact same LUPPU tasks that EDC has completely funded with our General Fund, including the Zoning Ordinance Update and the Targeted General Plan Amendments.

One method EDC can use to grow the General Fund is by engaging a grant writer to apply for and manage grants in support of EDC long range planning activities comparable to the 2012 \$200,000 Cal-Trans grant to the EDC Transportation Commission for El Dorado/Diamond Springs. Instead of granting activities outside of the LUPPU process, the same grant could have resulted in \$200,000 benefitting comprehensive planning (LUPPU) which *includes* Diamond Springs /El Dorado. **Since only the County (BOS) has land use authority over unincorporated areas, the County must be involved in long range and community planning processes..**

Another method of grant uses that EDC should consider is that of Seed Grants. Seed grants would be utilized by the County to seek and support grants that increase the EDC Economic Development bucket, but do not increase the General Fund. EDC would pay the matching funds or seed money required for grants that benefit the whole community. For example: a USDA grant was awarded to the El Dorado Winery Association (EDWA) to expand promotion of local ag-tourism efforts. The El Dorado Winery Association (EDWA) won the grant, but the organization paid the seed money. This grant resulted in \$180,000 direct money to EDWA, to promote the county, with a projected result of adding to EDC's economic bucket. A grant that so clearly benefits the county with proven matching efforts could be paid from the General Fund or the TOT portion of the General Fund.

In contrast to Seed grants, “Tom Sawyer” grants would fund groups to encourage, promote and reward volunteerism. These grants should require matched sweat equity and/or in-kind contributions and could be funded based on their effective support for the local economic community good. It is not projected that these funds pay for salaries.

CEDAC envisions two tiers of “Tom Sawyer” community grants:

Community Building “Tom Sawyer” Grants: Approximately \$40,000 is requested from current available TOT funds to assist community volunteers to engage in the LUPPU and Beyond process. This money represents approximately \$ 5,000 per community to fund mailers, signs, meeting space rentals, and other community-outreach efforts such as a local community web portal to link to the proposed new countywide web portal. This effort provides the information linking each EDC area and their unique attractions and events.

Supplying “Tom Sawyer” Grants: The remaining approximately \$60,000 in the 2013/14 TOT fund should be used to “buy paint” and/or supplies for volunteers. With active volunteers now scraping to purchase needed supplies from their own pocketbooks, EDC should utilize existing TOT money for the purpose it was intended – to support economic development that encourages more tourism activities.

GRANT ADMINISTRATION

There are numerous options to administer the above grants, which could include a multitude of comparable grant processes. On March 25th CEDAC will provide the BOS with examples of processes proven to be successful in other jurisdictions.

IMPACTS ON EL DORADO COUNTY GENERAL FUND

The EDC CAO has reviewed the CEDAC proposal(s) as contained in the grant funding program being recommended to the BOS, and finds there are sufficient funds in the General Fund to accommodate this program.

CEDAC RECOMMENDATIONS

- 1) Resolve to fund the Countywide Web Portal program from the EDC General Fund at a cost of \$100,000.
- 2) Distribute an RFP or RFQ for an external grant writing firm at a cost of \$100,000.
- 3) Fund \$40,000 for “Tom Sawyer” Cultural and Community Development grants, designated as \$5,000 each for eight existing community processes, to organize and support community site work for area web portals and community ID.
- 4) Retain the current existing promotional contracts with a 15% increase over the current year.

EDAC Presents: Recommendations for Regulatory Reform through a review of the General Plan and Other Regulations

Comprehensive Analysis of the General Plan to Address Changes in Development Patterns and State Laws, Correct Imperfections/Errors, and Support Streamlining the Implementation of the General Plan

EDAC

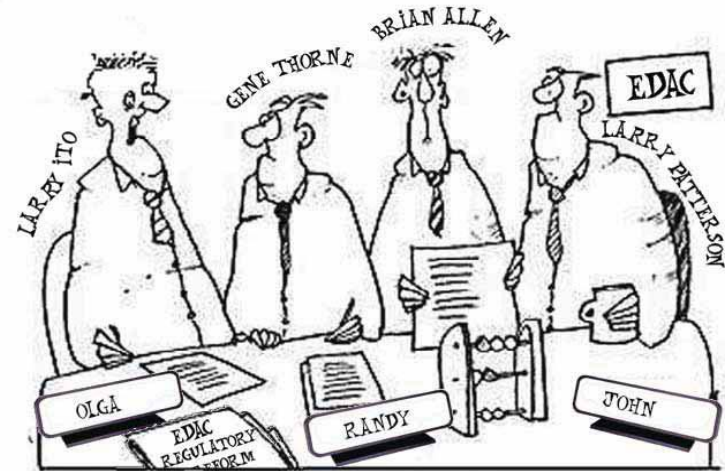
- EDAC Was Directed by the Board of Supervisors to:
 - Recommend ways to **reform and improve the regulatory processes through a review of the General Plan and other County regulations**
- EDAC Formed a Regulatory Reform Committee and:
 - **Asked for help** from EDC Specialists in the regulatory areas, including fire, engineering, agriculture, housing, etc.
 - Worked with staff and identified regulatory issues that were resolved through consensus or set aside for BOS action.
 - Conducted a comprehensive review of EDC's 7 year experience with GP and related actions and regulations.
 - Was directed to Report to BOS every 2-3 months.
- Presentation covers work to date, requests BOS input and makes Recommendations for BOS Action

“WE”

- Gayle Erbe Hamlin, Terri Daly, Fred Russell, Ron Grassi, Sam Driggers, Roger Trout, Peter Maurer, Shawna Purvine, Lillian Macleod, **Craig McKibbon**, **Jim Ware**, **Dave Spiegelberg**, **Val Akana**, Laurel Brent Bumb, Bill Carey, Bill Randall, **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, Lindell Price, Gail Gebhardt, Marv Bukema, Doug Noble, Steve Ferry, Ted Mafia, John Thompson, Michelle Smira, Mike Sproul, Mike Roberts, Cedric D. Twight (SPI), Mark Weiner, 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,

Engineers and architects highlighted in bold, Fire in red

DREAM TEAM



WHAT I DON'T UNDERSTAND IS HOW ALL THREE OF US MANAGED TO GET THE FIGURES WRONG!

WHAT IS REQUIRED

- FIRE**
 - State
 - Access
- ZONING**
 - AG
 - Form / PD
 - Maps
- HDM**
 - 10%
 - CalTrans
 - Local Rds
- LDM**
- COMMUNITY DESIGN**
- GRADING**
- AH**
- MUD 1**
- GP**
- MITIGATION**

BOARD OF SUPERVISORS ACTION

REVIEW GENERAL PLAN IDENTIFY ISSUES

5 YEAR REVIEW / EDAC

- | |
|--------------|
| STATE |
| • SB 375 |
| • AB 32 |

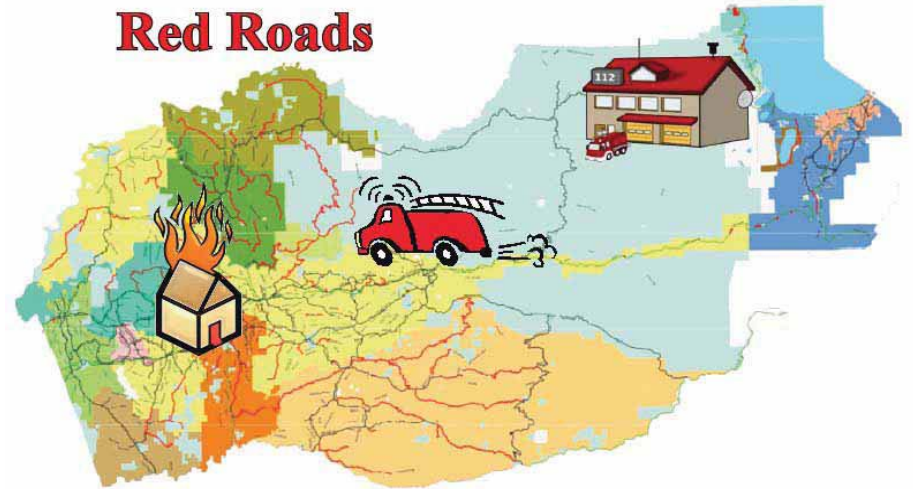
- GENERAL PLAN**
- GP 2.9.1.1 GP Review
 - GP 2.9.1.2 Supply
 - GP 2.9.1.4 CR-RC
 - GP 2.9.1.5 GP Mitigation
 - GP 2.6.1.4 Leakage
 - TC-A CIP


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

DEFINE CEQA PROJECT (Reject Stand-Alone Update)

ENABLE BOARD OF SUPERVISORS TO ACT

Red Roads





California State Fire Marshal
Information Bulletin – IB0810

Issued: September 7, 2010

FIRE APPARATUS ACCESS ROADS
CCR, Title 24, Part 9, 2010 California Fire Code (CFC), Chapter 5, Sections 902.1, 903.1, 903.1.1 (effective January 1, 2011) and Title 14, Division 1.5, Chapter 7, Subchapter 2 SRA Fire Safe Regulations

The purpose of this Information Bulletin is to provide clarification regarding Fire Apparatus Access Roads standards and further clarify the application of California Code of Regulations (CCR), Title 24, Part 9 – 2010 California Fire Code (CFC) Chapter 5, Section 503 Fire Apparatus Access Roads. Specifically this Information Bulletin addresses the application of CFC Section in those areas where CCR, Title 14, Division 1.5, Chapter 7, Subchapter 2 – SRA Fire Safe Regulations apply in State Responsibility Areas (SRA).

The SFM adoption of CFC Section 503 (Fire Apparatus Access Roads) is intended as a general rule/regulation to be applied throughout the state as a minimum standard where no other rule/regulation, standard, or local ordinance that is equivalent or more restrictive, has been adopted, and is the state standard in non-SRA lands where no other rule/regulation, standard, or local ordinance that is equivalent or more restrictive, has been adopted.

SRA Fire Safe Regulations contained in CCR, Title 14, Sections 1270.00 – 1273.11 shall continue to be the minimum standard in the SRA unless a local adoption has been made that is equal to or more restrictive and has been approved by the Board of Forestry and Fire Protection.

If you have questions regarding this information bulletin, please contact:
Kevin Reinertson, Division Chief, Code Development and Analysis,
at (916) 327-4998 or by email at kevin.reinertson@fire.ca.gov.

For more information please visit our website: <http://oafm.fire.ca.gov>

SRA Fire Safe Regulations contained in CCR, Title 14, Sections 1270.00 – 1273.11 shall continue to be the minimum standard in the SRA of El Dorado County.

LDM STANDARD PLAN
STREETS, HIGHWAYS & LOCAL ROADS DESIGN MANUAL

TABLE TC-1
GENERAL ROADWAY STANDARDS FOR NEW DEVELOPMENT BY FUNCTIONAL CLASS

Functional Class	ACCESS CONTROL		CROSS SECTION	
	Public Roads Intersections (Or interchanges)	Abutting Property Driveways and Private Roads	ROW	Right-of-Way Width
Highways & Arterials	1/2 mile minimum spacing	Restricted	108'	84'
Four-Lane	1/2 mile minimum spacing	Restricted	64'	64'
Community Regions	1/2 mile minimum spacing	Permitted	60'	40'
Rural Centers and Rural Regions	1/2 mile minimum spacing	Permitted	60'	40'
Local Road		Permitted	60'	Varies
Private Roads		Permitted	60'	Varies

Key:
County Owned
ZOB/HOA/Private

Caltrans
AASHTO
AASHTO Low Volume

LAND DEVELOPMENT MANUEL (“LDM”) PROCESS

Land Development Regulations



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

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FUNDAMENTAL ZONING ISSUES

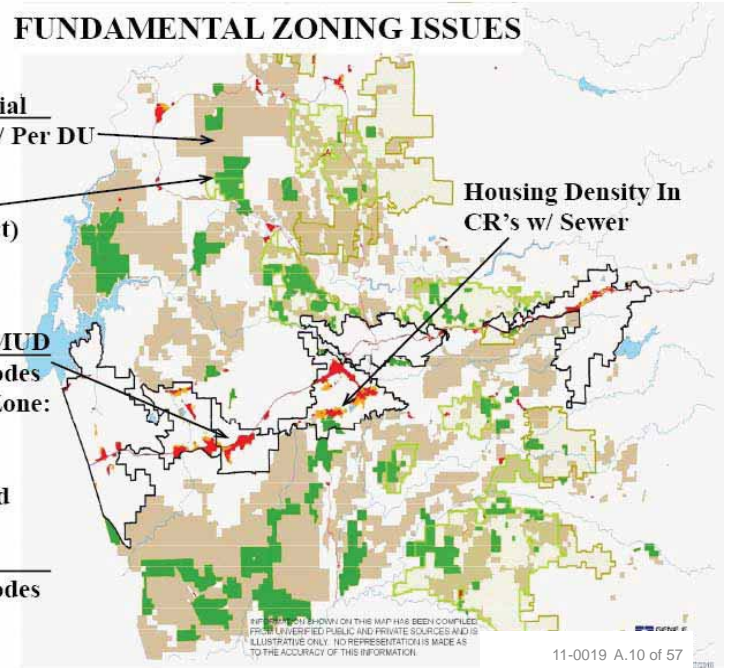
Rural Residential
10 or 160 Acre / Per DU

Grazing
(Williamson Act)

Housing Density In
CR's w/ Sewer

Commercial / MUD
Form Based Codes
Direct Use w/ Zone:
• C / MUD
• Large Retail
• Neighborhood

MFR
Form Based Codes



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BOS Should Consider including a Greenhouse Gas Analysis in the GP

- [Then] AG [Now] Governor Brown encourages*
 - Opportunity to look at “big picture”
 - Project CEQA documents may tier off GP GGAP
- CEQA Guidelines
 - Encourage project-level documents to tier off GP (update) Greenhouse Gas Reduction Plan (CEQA Guidelines, 15064.4, 15130, 15152(i), Appendix G VII)
- CAPCOA (California Air Pollution Control Officers Association, *Model Policies for Greenhouse Gases in General Plans*, June 2009)

* Per California Attorney General Jerry Brown *GHG & CEQA STRAIGHT FROM THE SOURCE 2009*

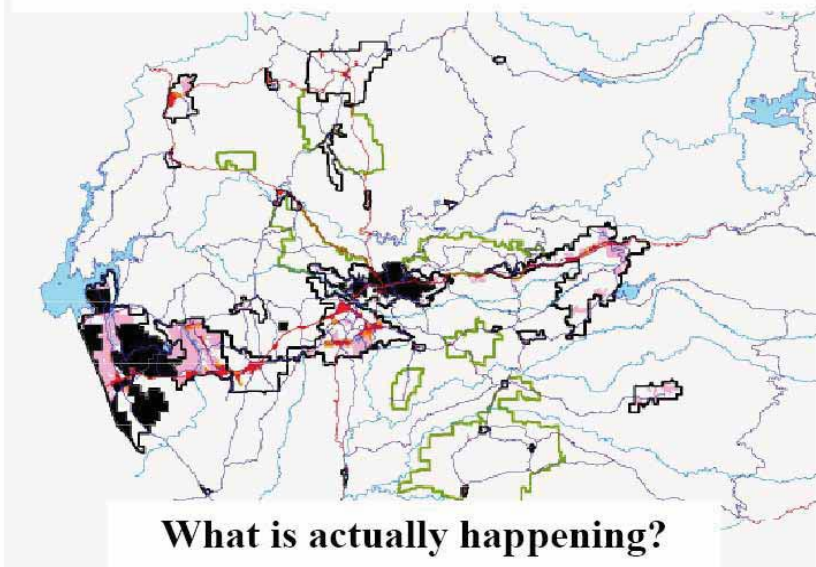
General Plan and State (SB375/AB32/RHNA/) Share Common Goals – Sustainable Community/Less Trips GP and State GOALS:

- **DIRECT DENSITY TO COMMUNITY REGIONS AND KEEP REST RURAL**
- **ACCOMMODATE 32,000 NEW DUs and RHNA**
 - 30% + \$ 85,000 + Above Moderate
 - 20% \$ 55,00-85,000 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
- **CIP consistent with State/GP Goals**
- **PRESERVE/PROTECT AGRICULTURE**
 - 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

GENERAL PLAN MEETS BLUEPRINT ON FACE



REVIEW – HOUSING

- **GP Accommodates 32,491 new DUs** for projected EDC population of 200,000 around 2025. The GP horizons whenever the additional 32,491 DUs are built.
- Approximately 12,470 of the 32,491 DUs built
- Approximately 20,000 more DUs units to build
- **RHNA and the GP requires the new 20,000 Accommodate:**
 - About 30% for Above Moderate Income (\$ 85,000 yr. +)
 - About 20% for Moderate Income (\$55k fam/4 to \$ 85k)
 - About 50% for Below \$ 55,000 Households
- **NO RHNA/GP CREDIT FOR EXISTING HOUSES SELLING AT BELOW REPLACEMENT COST**
- **Where and for whom will the new 20,000 residential units be built?**

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.

Assume 75% of the 20,000 New DUs directed to CRs/with Sewer and 25% to Rural Centers/Regions

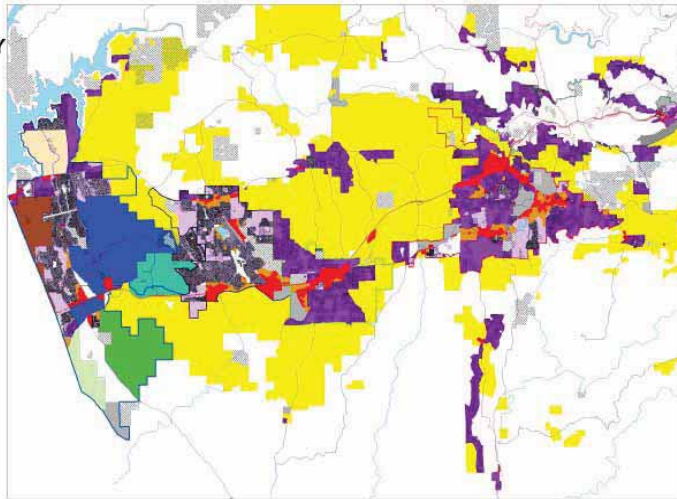
GP and SB375 DIRECTS GROWTH TO CRs

- Policy 2.1.1.2 Community Regions ...are appropriate for the highest intensity of self-sustaining compact urban-type development ...
- Policy HO-1.5 DIRECT higher density residential development to Community Regions
- Policy 2.1.1.3 Mixed use developments ...are permissible and encouraged within Community Regions.
- WHAT IS THE ACHIEVABLE HOUSING DENSITY IN THE COMMUNITY REGIONS WITH SEWER? GP 2.9.1.1 /2: "the County shall monitor, on an annual basis, the rate at which the land inventory is developed" and "Examine the rate of development and make adjustments if growth varies from plan assumptions".

Review - 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**
 - EL DORADO HILLS
 - EL DORADO HILLS
 - DIAMOND SPRINGS/EL DORADO
 - DIAMOND SPRINGS
 - SHINGLE SPRINGS
 - SPECIFIC PLANS**
 - SHINGLE SPRINGS
 - CARBON CREEK
 - HERRINGWELL/EL DORADO HILLS
 - FRONTGARDEN
 - DEBRAKIO
 - VALLEY VIEW
 - Land Use Base**
 - C
 - MFR
 - HR
 - MDR
 - LDR
 - I
 - PUBLIC/AGENCY PROPERTY



INFORMATION SHOWN ON THIS MAP HAS BEEN COMPILED FROM UNVERIFIED PUBLIC AND PRIVATE SOURCES AND IS ILLUSTRATIVE ONLY. NO REPRESENTATION IS MADE AS TO THE ACCURACY OF THIS INFORMATION.



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MAP 7B

EL DORADO COUNTY

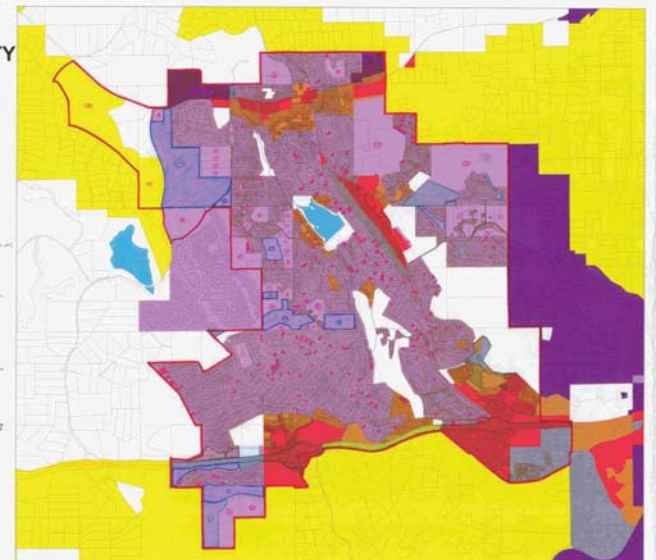
CAMERON PARK
 COMMUNITY REGION
Legend

CAMERON PARK

- Land Use Base**
- C
 - MFR
 - HR
 - MDR
 - LDR
 - I
 - PUBLIC/AGENCY PROPERTY
 - UNVERIFIED/UNRECORDED
 - UNRECORDED/UNVERIFIED
 - UNRECORDED/UNRECORDED
 - UNRECORDED/UNRECORDED

ACHIEVABLE LIMIT SUMMARY

Land Use	Land Status	Total Units
MFR	Estimated Achievable	1,161
MFR	Approved Projects	86
LDR	Estimated Achievable	86
LDR	Approved Projects	41
MDR	Estimated Achievable	0
MDR	Approved Projects	0
Mixed Use	Estimated Achievable	0
Mixed Use	Approved Projects	0



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EDC HIGH DENSITY RESIDENTIAL (HDR) 1-5DU/AC IS LOW DENSITY RESIDENTIAL FOR SB 375/AB32/SACOG

- EDC “HDR” Actually **Achieves** approx. 2.5 DU/AC +/-. Removal of EDC constraints (30% Open Space, Local, 30% slopes, etc.) does not achieve significant additional density. Even if achieved more density, still low density.
- SACOG models the following residential densities:
 - Very Low Density 1 - 4 DU/AC
 - Low Density 4.1 - 8 DU/AC
 - Medium Density 8.1-12 DU/AC
 - High Density 21-50 DU/AC
 - Urban 50-100 +
- **ALL EDC RESIDENTIAL LAND USES EXCEPT C/MUD and MFR ARE LOW DENSITY RESIDENTIAL in the rest of the SB375 world–**

Single Family Detached TYPICAL

Guess the Density
4.0 du/ac

EDC LOW DENSITY RESIDENTIAL (HDR, MDR, LDR) ONLY ACCOMMODATES ABOVE 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 _____ ????
- Current cost structure makes new SF products on Low Density Residential Lands below \$ 400,000 infeasible.
- Family Income to purchase such a NEW home is above moderate.

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ABOVE MODERATE FAMILIES

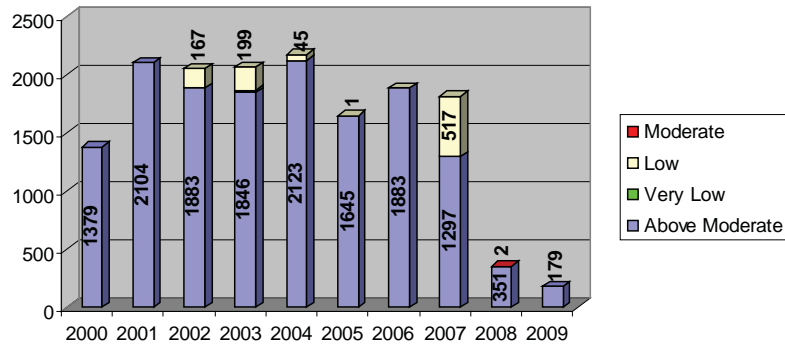
- 20,000 OF THE EXISTING 58,000 EL DORADO COUNTY HOUSEHOLDS ARE ABOVE MODERATE HOUSEHOLDS
 - ED Hills MEDIAN Family income estimated \$122,855*.
 - EDC median income (family of 4) w/out EDH is \$63,893
- EDC above moderate family income (with EDH) is \$ 85,000 +
- All 320,000 Acres of EDC Residential Lands, including 90% of the Community Regions, Accommodate only Above Moderate Families

*Income Source: U.S. Census Bureau, 2000 Census of Population and Housing, ESRI Forecast for 2010.

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

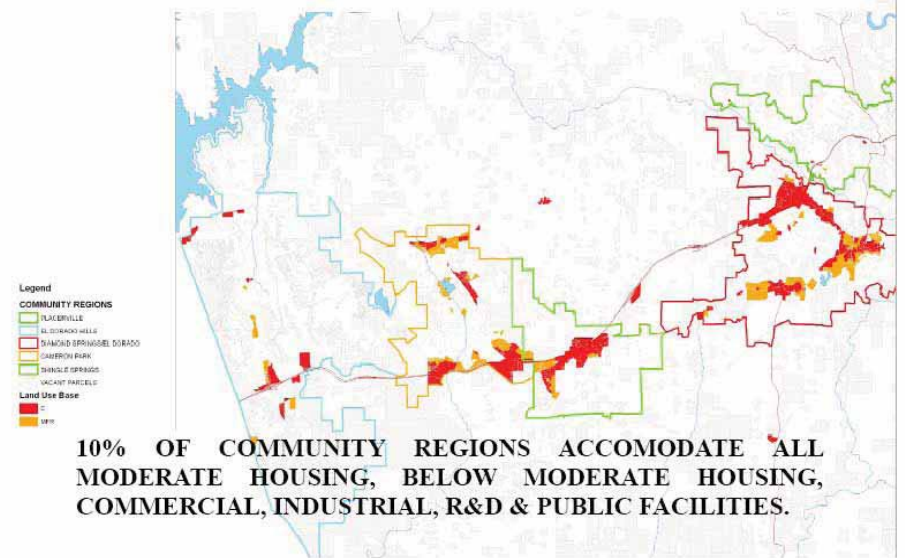
Above Moderate Wins!



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).

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90% OF COMMUNITY REGIONS WITH SEWER ONLY ACCOMODATE SB375 LOW DENSITY RESIDENTIAL ABOVE MODERATE FAMILIES



10% OF COMMUNITY REGIONS ACCOMODATE ALL MODERATE HOUSING, BELOW MODERATE HOUSING, COMMERCIAL, INDUSTRIAL, R&D & PUBLIC FACILITIES.

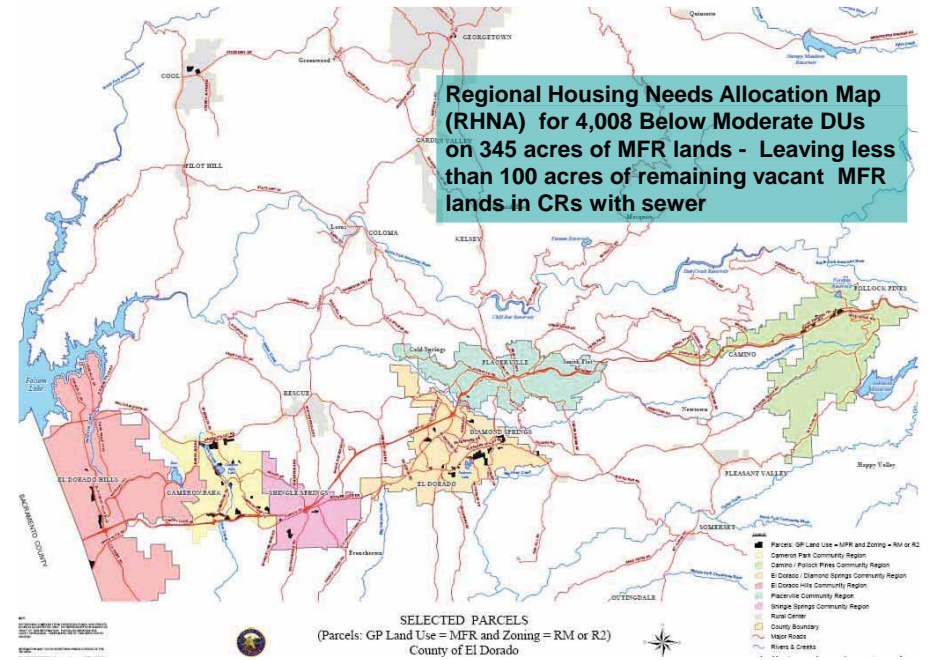
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HOUSING FOR BELOW MODERATE

- **Approximately 23,000 EDC households (63,000 people) less than moderate (Max \$ 58,000 for 4)**
 - Average earnings per EDC job in 2005 was \$36,311.
 - Full time super market employee \$ 41,000 year.
 - EDC Appraiser II step 3/DOT maintenance \$ 48,000/yr.
 - Preschool Teacher and Security Guard (couple) \$52,000/yr
 - Retail Sales Clerk and Landscaping Worker (couple) \$37,440
 - Over 300 EDC job classes below moderate at step 2
- 345 acres of MFR is identified to accommodate the building of 4008 NEW DUs for Below Moderate
- Less than 100 acres of MFR remaining in C/R with Sewer
- **EDC ONLY ACCOMMODATES SUBSIDIZED NEW DUs FOR BELOW MODERATE ON MFR**

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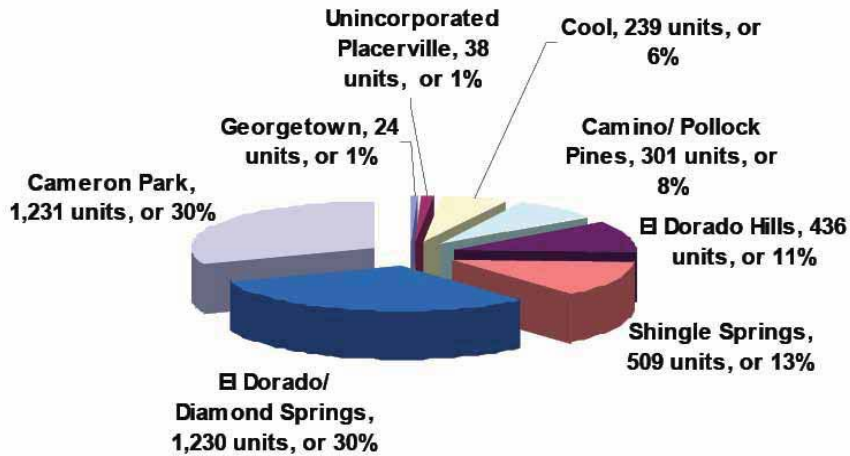


SELECTED PARCELS
(Parcels: GP Land Use = MFR and Zoning = RM or R2)
County of El Dorado

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RHNA Break Out By Percentage of Units Per Community Region and Rural Areas



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Housing for Moderate Income Families

- Approximately 15,000 of the existing households in EDC are moderate income (\$ 55,000 to \$ 84,000 yr.) RHNA and GP requires EDC Accommodate approximate 20% of all **new DUs.**
- Examples of Local Salaries...
 - Full-Time Super Market Employee at \$41,600 + Full-Time EDC Public Fiscal Assistant 1 (Step 5) at \$34,949 = \$76,544 (couple)
 - Deputy Sheriff - \$70,366 (Step 5)
 - BOS - \$76,877 (Step 5)
 - School Teacher - \$54,446 (mid range)
- **NEW DUs FOR MODERATE INCOME HOUSEHOLDS REQUIRES MORE DENSITY THAN 4-5 DU PER ACRE CURRENTLY ALLOWED ONLY IN MFR or C/MUD**

30

NEW SF DUs FOR MODERATE INCOME HOUSEHOLDS MAY BE ACCOMMODATED AS:

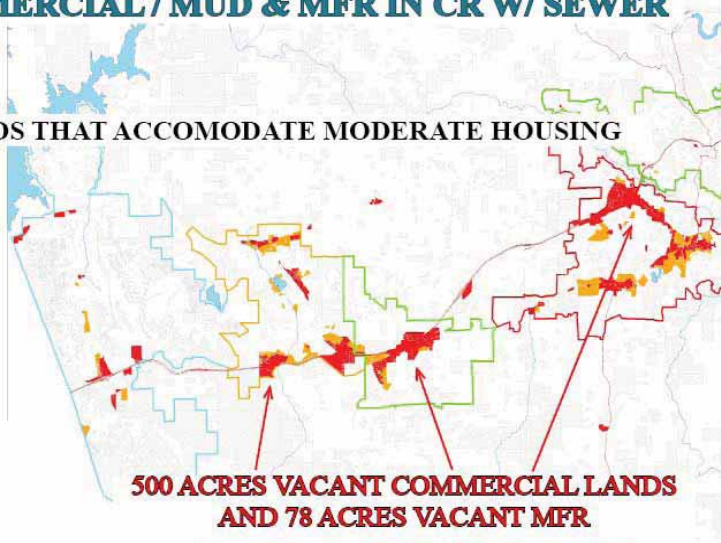
- **DETACHED COMPACT RESIDENTIAL IN COMMERCIAL/MUD and MFR at 6-14 DU/ACRE**
- EXISTING OWNER BUILT ON REMAINING VACANT RURAL PARCELS LESS THAN 5 ACRES (Grizzley, Swansboro, Pollock)
- About 2/3 of existing & new households have no minor children
- **IF NOT PREVENTED BY:**
 - / **Mitigation Fees**
 - / **GP Constraints** (30% slopes, Grading, 30% Open Space, etc.),
 - / **Infrastructure deficiency** (Sewer, water, road CIP)
 - / **Other constraints** (wetlands, Fire Access)
 - / **PD PROCESS - GP REQUIRES C/MUD “BY RIGHT”. FORM BASED CODE REQUIRES COMPACT DESIGNS “By Right”.**
These include *small and large single family houses, bungalow courts, courtyard houses, live/work houses, carriage houses, and loft houses with streets designed to be slow-speed and walkable.*

Design First - Form Based Codes



COMMERCIAL / MUD & MFR IN CR W/ SEWER

ONLY LANDS THAT ACCOMODATE MODERATE HOUSING



**500 ACRES VACANT COMMERCIAL LANDS
 AND 78 ACRES VACANT MFR
 (AFTER 345 ACRES ALLOCATED TO
 BELOW MODERATE)**

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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 DU'S.

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.

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SUMMARY – HOUSING REVIEW

EDC 2004 GP Accommodates 32,000 **new DUs** for projected 2025 200,000. **Population forecast on track (27,000 new residents)**

12,470 new DUs have been built, leaving 20,000 **new DUs** to build

EDC **Community Regions w/sewer** may accommodate approx:

12,500 new DUs for above moderate

3,406 new DUs on 350 acres of MFR sites below moderate

3,406 new DUs on 450 ac of C/MUD** and MFR for moderate

19,312 new DUs in Community Regions achievable towards **75%** or 15,000 of new 20,000 DUs

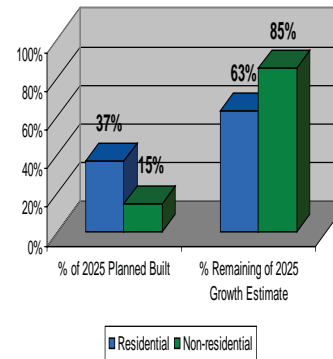
EDC Rural Centers (including PP/Camino) and Rural Regions may accommodate at least 25% or 5,000 of the new 20,000 DUs.

****500+/- acres of VACANT C/MUD LAND that may accommodate moderate DUs HAS OTHER DEMANDS– Jobs/**

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Is the Commercial Model Working?

9 Years In to a 25 Year Growth Forecast

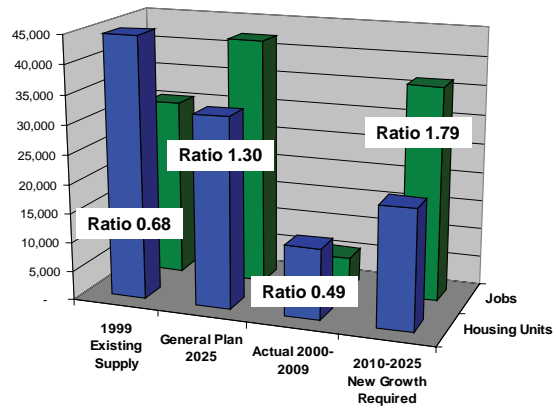


- What is the Job/Housing Ratio compared to GP Projections?
- Why have we have built 37% of our housing forecasted for 2025 but only 15% of the commercial?
- Why are we exporting \$ 400 million* of taxable retail sales to Folsom etc.?
- Is 1/10 of 1% of EDC lands for vacant C/MUD realistic to meet jobs, retail, offices, and moderate housing?
- What vacant commercial is regulatory shelf ready? i.e. A user knows the requirements.
- What constraints are preventing supply from meeting demand?
- ** 2010 CSER study for EDAC & EDHF

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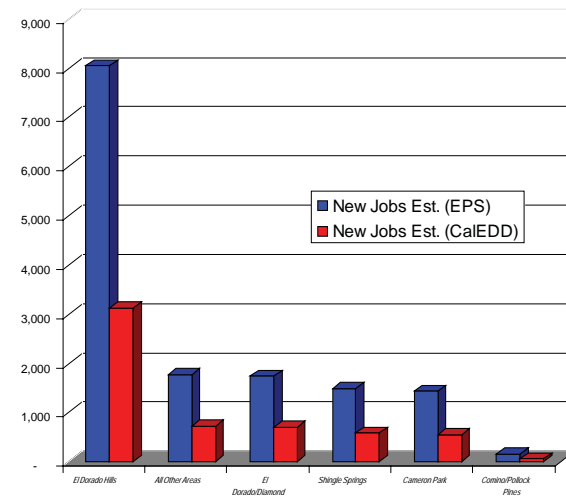
Review - Jobs to Housing Ratio

Jobs/Housing Ratio Growing in the Wrong Direction



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2000-2009 General Plan Forecasted Jobs vs. California Employment Development Est.

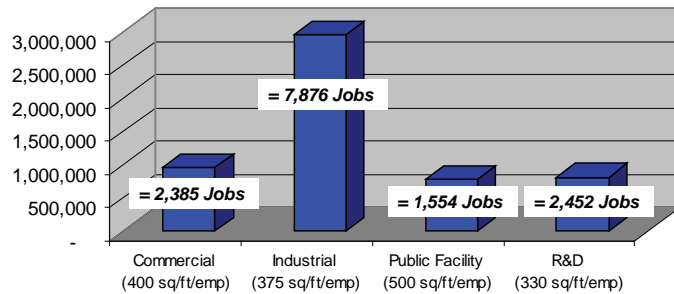


(2004 General Plan Job Forecast prepared by EPS based on Comm/I/R&D development.)

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Where Did the Jobs Go?

2000-2009 Non-Residential Development
Total 5,493,804 Sq. Feet



Total Estimated Jobs Per EPS Report Should have been 14,267;
Actual Per State EDD 5,695

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REVIEW OF JOBS/HOUSING

No Easy Answers

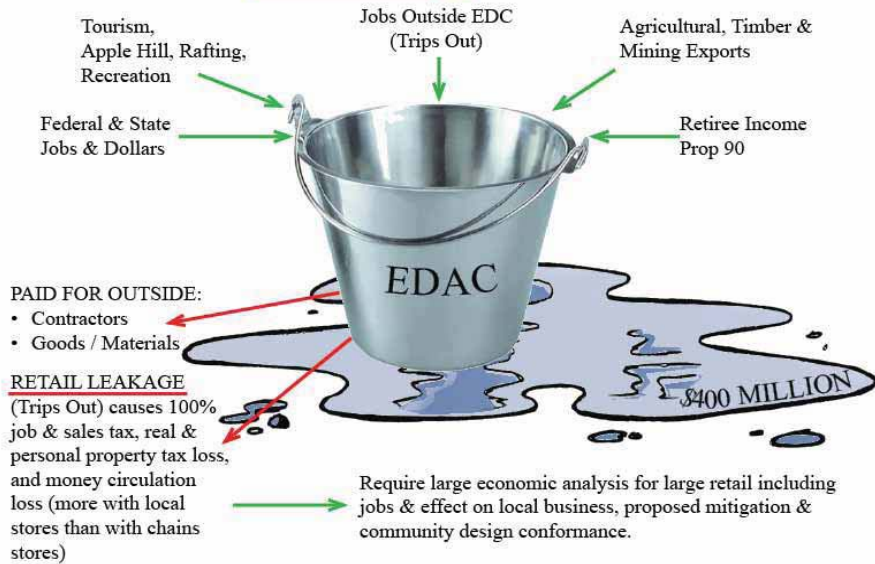
- High # Work from Home? 4% statewide – but, 13% EDC unemployed. Broadband? #s Not Even Close - Must improve from current .5 to 1.7. 8,000 jobs short since GP. 300% Off
- Need High Paying Jobs ?- Yes, But, 23,000 current EDC households under moderate income and need jobs.
- Not Fair ?- Would be 1:1 if consider Sacramento Region – Governor Brown sued Pleasanton for this thinking. State General Plan Guidelines consider 1:1.5 “balanced.”
- Retirees? Prop 90? MFR? work force housing? Sales leakage? Higher demand on local services?
 - GENERAL PLAN REVIEW
- Review GP Job/Housing Assumptions.
- Protect Industrial/Promote EDH Business Park
- Look for other Commercial Land Use Opportunities – 500+/- ac vacant commercial with 450 ac needed for moderate housing.

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El Dorado County Economic Growth

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



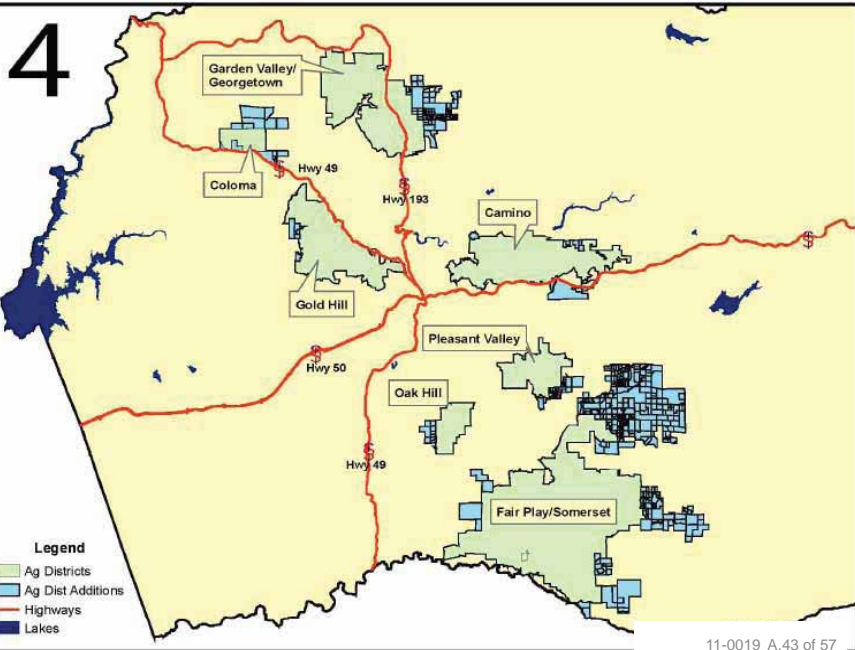
Missouri Flat Adopted Commercial Design Guidelines (i.e. what we wanted)

What we got! →

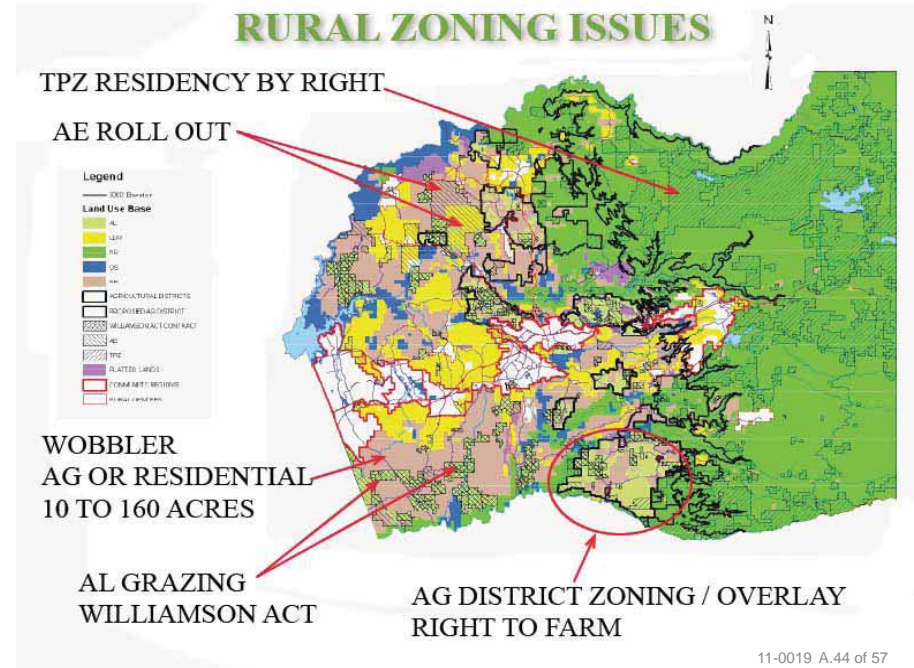


← What we could have had!





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MAP OF GP REVIEW / UPDATE ISSUES

COMMERCIAL / MUD

500 +/- Vacant C / MUD Acres

- Jobs
- Retail Opportunites
- Moderate Housing
- Community Design / Form Based Codes
- Highway 50 Intersections

MULTI FAMILY

- Form Based Codes

GREENHOUSE GAS ACTION PLAN

Density Bonus

AG District Expansion and Protection

Pollock Pines / CR

Jobs

Leakage \$400 Million

EDH 7,000

CP 2,000

SS 1,000

ED / D 5,000

Allocate

Community Region Changes

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General Plan's 5-Year Land Use Forecast:

- Assumes 32,000 new DUs (no change)
- Assumes 25% or 5,000 of the remaining 20,000 new DUs will be accommodated in Rural Centers and Regions (incl. PP/C)
- Assumes 75% of new 20,000 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 on RHNA identified sites
 - C/MUD and some MFR will accommodate 3,406 moderate DUs
- Assumes 42,000 new Jobs (no change) If Review Addresses:
 - Identification of Commercial Opportunities for C/MUD, Large Retail and neighborhood and increase Commercial from 500 acres in CR/sewer with 450 C/MUD acres accommodating moderate DUs.
 - Regulatory Shelf Ready Status for C/I/R&D opportunities
 - Form Based Codes for C/MUD and MFR for predictability
 - Measure Y/ CIP opportunities.
- Assumes Expansion of Agricultural Districts as proposed.
- Assumes CIP/TIM Fee Update to accommodate Forecast

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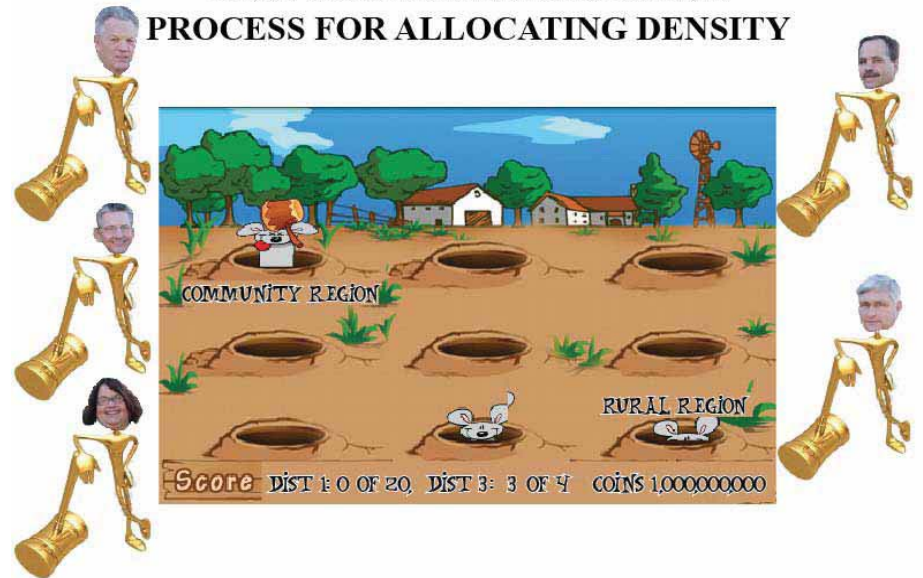
2011 POSSIBLE DU ALLOCATION W/ 75% FORECAST FOR CR'S W/SEWER & 25% RURAL WHICH IS CONSISTENT WITH 12,470 "AS BUILT" COMPARED TO 2002 ALLOCATION

		2002 Forecast
Total Units to be built per General Plan 2000-2025		32,491
Units Built 2000-2009	-	12,250
Total Units to be built 2009-2025	=	20,241
CR 100% of Achievable (7,000) DUs in El Dorado Hills	-	7,000 - 6,000
CR 75% of Achievable (2,000) DUs in Cameron Park	-	1,500 - 1,053
CR 75% of Achievable (1,000) DUs in Shingle Springs	-	750 - 84
CR 60% of Achievable (2,500) DUs in El Dorado / Diamond	-	1,500 - 1,313
CR 50% of Achievable (3,406) DUs Moderate	-	1,703 - 2,317
CR 50% of Achievable (3,406) DUs Below Moderate	-	1,703 - 0
Du's Allocated to community Region w/ Sewer	-	14,156 - 10,767
R DU's built on existing parcels, 2010-2025	-	4,000 - 8,474
R DU's to RC & RR	-	1,000 - 1,000
Total Remaining Units To Be Allocated		1,085 0

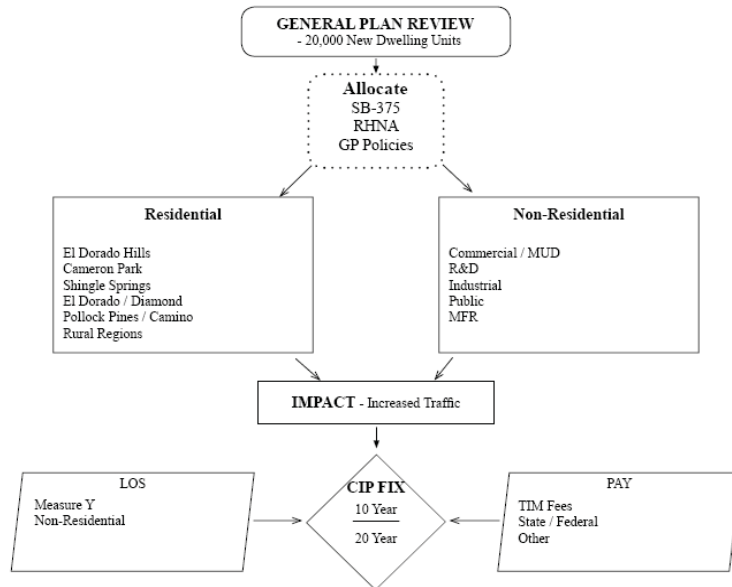
Planning Assumptions:

75% of DUs will be allocated to CRs with sewer and 25% to rural areas. Below Moderate housing will occur as required by RHNA. Moderate housing will occur only in C/MUD and available MFR in same number as Low/Very Low required by RHNA with BOS to allocate.

TIME HONORED LEGISLATIVE PROCESS FOR ALLOCATING DENSITY



General Plan Policy 2.9.1.1
(Review 2 Years, Thereafter Every 5 Years)
Measure TC-A



CONCERNS

- **REOPENS GENERAL PLAN?** The GP requires the County initiate a comprehensive review every five years to inventory the rate of land development and make any adjustments to land supply or policies needed to facilitate implementation of the General Plan. This Report concludes the growth assumptions in the GP Land Use Forecast Report are still reliable from an environmental impact standpoint.
- **CHANGES LAND USES?** Policy 2.9.1.2 requires, “Five year adjustments ...that may include additions or subtractions from land supply and ... policy changes.” This is the opportunity for BOS to make supply and policy adjustments for the 1% of EDC land supply/CRs, policies that accommodate jobs, retail sales, tax revenue, medical, moderate housing, below moderate housing.
- **WAIT FOR HOUSING ELEMENT UPDATE?** 5 year review is the process to make adjustments to ensure RHNA compliance.
- **DO NOTHING AND AVOID PROBLEMS?** SB 375/AB32/RHNA and the GP have the same goals regarding Jobs, Retail Leakage, tax loss, moderate housing, trip reduction, directing growth to the Community Regions. The GP Review addresses compliance with these goals. Compliance is not a problem.

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CONSERVE NATURAL RESOURCES

What is the INRMP?

Mitigation Plan for
Development of Community
Regions?

Placer Legacy?

Off-site Mitigation Bank?

How does it relate to the 5 year review/update?

A Planning Tool that strives to meet
EDC Habitat Conservation and
Development Goals

GP Policy 2.9.1.5 – Monitor
effectiveness of mitigation
measures during GP
Review. INRMP part of
mitigation matrix to be
reviewed.



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DIRECT STAFF TO PREPARE PROJECT DESCRIPTION FOR BOS REVIEW /ACTION

- **Project:** Under CEQA, a project is the whole of an action (i.e. don't piece meal) which has the potential to result in direct or indirect significant environmental change in the environment.
- **Project Description:** The 5-Year General Plan Review and Update Project, (GPA No. ____) accepts the GP Growth Projections while reviewing and updating focused GP policies and maps to ensure a clear and consistent set of directions for implementing the County Vision and Elements throughout the County over the next five years and into the future (2025 and beyond). The individual items encompassed are selected by BOS
- **Financing of Review/Update:** Provide BOS with wide range of financing options : In House, community contributions, Grants, PPP, EDAC/EPS/Ag Commission reports, fees, etc.

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BOS Selects, Rejects, Adds to following Items:

- ❑ Adoption of Greenhouse Gas Action Plan (GPA)
- ❑ Approval of Ag District Expansion and Protection (GPA)
- ❑ Revisiting of Density Bonus (GPA)
- ❑ CR and RC Changes (incl. PP/Camino, others) (GPA)
- ❑ C/MUD opportunities and CD for C/MUD, I, R&D (GPA)
- ❑ Review constraints to C/MUD moderate housing (GPA)
- ❑ Consider range of Measures to reduce Retail Sale Leakage
- ❑ Consider requiring Econ Analysis for large retail/residential
- ❑ Review GP Jobs/Housing Balance Goals and Means
- ❑ Identify and facilitate obstacles to regulatory shelf ready status for C/MUD/IMFR projects w/in CRs w/sewer.
- ❑ Consider Ag/Recreation Housing Alternatives (GPA)
- ❑ Coordinate Project with INRMP
- ❑ Coordinate Project/effect on Circ. Element w/CIP 5 yr update
- ❑ BOS "to do list" compiled over the last 5 years.

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WHAT IS REQUIRED

- FIRE**
 - State
 - Access
- ZONING**
 - AG
 - Form / PD
 - Maps
- HDM**
 - 10%
 - CalTrans
 - Local Rds
- LDM**
- COMMUNITY / DESIGN**
- GRADING**
- AH**
- MUD 1**
- GP**
- MITIGATION**

BOARD OF SUPERVISORS ACTION

REVIEW GENERAL PLAN IDENTIFY ISSUES

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

STEPS TO BOS ACTION

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

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PLAN FOR GROWTH



El Dorado County Courthouse 1912 - 2010

Population	1910	1960	1980	1999	2010	2025
	10,000	30,000	85,000	121,000	148,000	200,000

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RECEIVED
BOARD OF SUPERVISORS
EL DORADO COUNTY
4:41 pm, Aug 05, 2011

LATE DISTRIBUTION
Date 4:41 pm, Aug 05, 2011



EDAC
SUBCOMMITTEE FOR REGULATORY REFORM

TARGETED GENERAL PLAN AMENDMENT (TGPA) and DSD PROGRAMMATIC WORKPLAN

Executive Summary

On April 4, 2011 Development Services Department (DSD) presented a work plan (**Exhibit 1**) to the Board of Supervisors that included 6 tasks for 2011-2012. The zoning ordinance update was listed as # 1 and the Targeted General Plan Update listed as # 14 for action 2 or more years from now. EDAC suggested various concerns with this plan:

1. Since zoning implements the General Plan and the Board has adopted an ROI for a TGPA, the TGPA should be # 1 and the zoning update should be processed concurrent with or after the TGPA.
2. A few but significant issues with the Draft Zoning Ordinance were presented to the Board and should be resolved before adoption.
3. A programmatic approach to the DSD /DOT tasks could provide more “bang for the buck”.

The Board directed Staff and EDAC to continue work on the zoning ordinance and project description for the TGPA and present the joint efforts at a Board workshop on July 25, 2011.

On July 25th, staff and EDAC presented information that included the following:

1. EDAC presented **a programmatic approach** to the DSD/DOT work plan (**Exhibit 2**);
2. EDAC suggested a **time line** for implementation of the programmatic approach (**Exhibit 3**);
3. EDAC presented **specific TGPAs**, as the “bare bones” of a project description (**Exhibit 4**);
4. EDAC presented **specific zoning proposals** (**Exhibit 5**);
5. Staff presented a **list of proposed TGPA** for consideration (**Exhibit 6**) in addition to the EDAC amendments identified in Exhibit 4.

The Board adopted a motion providing for staff and EDAC to continue work on the TGPA Project Description, TIM Fee Update and Climate Action Plan actions. On September 9th the Planning Commission will hear the matter. On September 26 EDAC will present a BOS CEQA workshop related to the TGPA; and in October or November the Board will adopt a Project Description and approve an RFP.

This Report is organized into the following subjects:

- I. Discussion of DSD Work Plan Presented April 4, 2011
- II. EDAC July 25, 2011 Programmatic Approach to DSD Tasks
- III. Targeted General Plan Amendments and Zoning Actions Recommended by EDAC
- IV. Targeted General Plan Amendments and Zoning Recommended by Staff
- V. Coordination of TGPA with separate Climate Action Plan (CAP), TIM Fee Update, and Land Development Manual (LDM).
- VI. Summary and Requested Action. EDAC provides **Exhibit 7** as a compilation matrix that integrates the staff and EDACs TGPAs.

I. DSD Work Plan Presented April 4, 2011

On April 4, 2011, DSD presented a list of tasks and a work plan to complete those tasks. The DSD work plan is attached as Exhibit 1.

DSD proposed the following tasks for 2011-2012:

1. Zoning Ordinance/Map Update
2. Housing Element Implementation and Reporting Activities
3. Begin Housing Element Update
4. Gabbro Soils Rare Plant program coordination
5. Land Development Manual
6. TRPA Regional Plan Update

For years 2-3, DSD proposed the following tasks and noted that without further funding these items may be postponed to 2012-2013 or later.

7. ROI 274-2008 (Amend PD policies for 30% open space and PD use)
8. ROI 19-2010 (Historical Design Overlay for El Dorado/Diamond Springs)
9. ROI 013-2011 (Agriculture District Boundary Amendment Update)
10. Completion of INRMP Phase I
11. ROI 110-2009 (Community Region boundary change for Camino/Pollock Pines)
12. TIM Fee Program Update – Revised Land Use Forecast
13. INRMP Phase II
14. Targeted General Plan Amendment

The Following Tasks were not included in the April 4 DSD 2-3 year work plan

15. Mixed Use Development (MUD) II
16. Climate Action Plan (CAP)
17. Gabbro Soils Mitigation Fee Program

EDAC concerns with the April 4, 2011 DSD Work Plan include:

1. **The TGPA should be Task # 1 - not last.** The Board adopted an ROI in April for a Targeted General Plan Amendment to address concerns with retail leakage, jobs, moderate housing and rural commerce. The Zoning Ordinance Update should follow or run concurrent with the TGPA. Otherwise, the zoning update would be implementing a General Plan the Board has determined needs amendments.

2. **Board priority ROIs are on the back burner.** Adopted Resolutions of Intention will not be addressed for at least another 2-3 years, if staff is available.

3. The TIM Fee Program Update is a high priority and requires DSD to complete the Revised Land Use Forecast which is task #12 in the DSD work plan. Considering EDAC has already made substantial progress and could complete this item, **placing the Land Use Forecast as task # 12 or 2012-2013 or beyond dooms the TIM Fee Program Update to a start date years from now.**

4. **The Gabbro soil fee** was set aside by the 3rd District Court of Appeal on January 28, 2009 “because the fees set by the ordinance have never passed a CEQA evaluation, payment of the fee does not presumptively establish full mitigation for a discretionary project.” There is substantial information available to develop the framework for a mitigation fee. Staff has only budgeted time to meet with the Federal Agencies. **EDAC proposes volunteer efforts to help develop the framework for a Gabbro Soil mitigation fee program.**

5. As of April 4, 2011 the **Zoning Ordinance Update did not adequately address the following:**

a. **MUD II** could be implemented as a component of the Zoning Update. However, the April 4 work plan deferred MUD II for 3-5 years;

b. **Home Occupations** need to be encouraged, especially considering the TGPA needs to address the fact jobs have been created at less than 40% of GP projections;

c. **Agriculture** had specific zoning issues involving support services and other issues;

d. Zoning regulations involving **TPZ and riparian setbacks**, among other issues, are more restrictive than specific General Plan mandatory provisions;

e. For Commercial/Mixed Use lands, the General Plan expressly requires, “**Numerous zone districts shall be utilized to direct specific categories of commercial uses to the appropriate areas of the County.**” The Board has identified both a limited supply of Commercial/MUD lands which directly relates to an \$ 800,000,000 unmet demand along with the need for these lands to provide moderate housing. To meet this demand with limited supply, the GP demands the county plan specific categories of C/MUD uses to appropriate areas of the County. Staff proposes limited zones to provide more flexibility for the market place. This approach is contrary to the General Plan directive and avoids the need for County planning for these limited areas and setting specific guidelines for project proponents to achieve.

f. Design Review is required for nearly all Commercial/MUD and Multi-Family projects with limited (to no) comprehensive design standards. This “**I’m thinking of a color**” approach resulted in the conditions that led to regulatory reform. EDAC proposes standards in the form of master or safe harbor plans including traditional neighborhood designs (TND) to be included in the Zoning Ordinance districts for Commercial/MUD and Multi-Family Residential lands. Further, EDAC recommends that those initial design standards be established as “safe harbor” designs pending future and separate community design efforts.

g. Rural Commerce requires regulations that enhance and encourage a “**working landscape**”. These include Ranch Marketing for grazing lands and allowance of expanded home occupations and cottage type commercial activities for larger parcels.

On April 4, 2011 the Board directed that EDAC and Staff review the above concerns and return on July 25, 2011 to report on a process for the Board to adopt a Project Description for the Targeted General Plan Update, including the updated Zoning Ordinance.

II. EDAC PROPOSED PROGRAMMATIC WORKPLAN

EDAC proposes a programmatic approach to the DSD work plan which EDAC believes will allow the Board to accomplish the DSD work tasks (along with action on a Climate Action Plan, Mixed Use Development II and Gabbro Soil Fee) and get the **Best Bang for the Publics' Buck**. EDAC recommends implementing a comprehensive project that will complete substantially all of the DSD tasks at less cost and time than the total of the separate tasks.

Attached as **Exhibit 2** is an **illustration of the programmatic approach** to the DSD work tasks. This comprehensive programmatic approach integrates staff work with EDAC volunteer s and consultants. This programmatic approach involves all 14 DSD work tasks plus MUD II, Climate Action Plan and a Gabbro Soils Fee Framework, otherwise planned far into the future. The separate TIM Fee Update, Climate Action Plan and INRMP II are also coordinated into the proposed project timeline.

Attached as **Exhibit 3** is a **time line** for the implementation of the programmatic approach and coordinated actions consistent with the Board motion adopted on July 25, 2011. The Board motion substantially conformed to the following EDAC recommendations:

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

As reported in the Board minutes, the original motion was broken into two motions and reported as follows:

"A motion was made by Supervisor Knight, seconded by Supervisor Santiago, as follows:

- 1) **Create a subcommittee including Supervisor Knight and Sweeney to work with DSD Director and EDAC in the preparation of a comprehensive Resolution of Intention that will combine previous Resolutions of Intention regarding General Plan Amendments and Zoning Ordinance**

update, to be used as the basis for the Project Description for an EIR and the RFP for the EIR, to be brought back on Tuesday, August 9, 2011;

2) Return to the Board in October - November with Targeted General Plan Amendment and Zoning Ordinance Update project description and draft RFP for an EIR; and

3) The LDM and Standard Plans may move forward independent of the targeted General Plan amendment and Zoning Ordinance Update. The LDM and Standard Plans are to be adopted by the Board Resolution. Staff will continue to work with EDAC, SAGE and other professionals.

Yes: 5 - Knight, Nutting, Sweeney, Briggs and Santiago

A motion was made by Supervisor Knight, seconded by Supervisor Santiago, as follows:

1) Set September 26, 2011 afternoon for CEQA workshop organized by EDAC;

2) Direct staff to continue to work with EDAC and interested groups, such as SAGE, on the LDM, Standard Plans, a Climate Action Plan, and an Updated Traffic Model; and

3) Direct staff to continue working with EDAC in the preparation of a Planning Commission hearing on General Plan Amendments and Zoning Ordinance update; report progress and unresolved issues to BOS at time of CEQA workshop.

Yes: 5 - Knight, Nutting, Sweeney, Briggs and Santiago”

The reporter of the Board action failed to note the motion directed staff to work with EDAC in preparation of the RFP for the EIR. EDAC will prepare a transcript of the motion from the video.

III. CEQA PROJECT DESCRIPTION FOR TARGETED GENERAL PLAN AMENDMENT (TGPA)

The Project Description for the Targeted General Plan Amendment (TGPA) will include General Plan Amendments along with the Zoning Ordinance Update and most likely components of other separate projects or actions, such as the Climate Action Plan, Updated Traffic Model and 2013 Housing Element Update.

General Plan Amendments for the TGPA presented by EDAC and considered to be “bare bones” for the Project Description are discussed below and listed in **Exhibit 4** and discussed below along with related zoning issues. EDAC zoning issues are listed in **Exhibit 5**.

Staff has proposed additional amendments, a compilation of which is attached as **Exhibit 6**. Each of the amendments proposed by staff are consistent with good planning practices, provide cost saving opportunities, and meet the mandate by the State of California to maintain an adequate and proper General Plan by ensuring use of current data, recommendations and policies as included. EDAC agrees these issues should be part of the TGPA review for consideration in the TGPA Project Description.

All of the amendments and zoning proposals listed in **Exhibits 4, 5 and 6** will be subjected to a cost/benefit analysis which will be presented to the Board for consideration when the Board adopts the Project Description in October or November 2011.

A. TGPAs and ZONING ISSUES RELATED TO RURAL COMMERCE

“Rural Commerce” includes economic activities on lands in the Rural Regions. These lands are designated in the General Plan land use map as Agricultural Lands (AL), Natural Resources (NR) and Rural Residential (RR). Low Density Residential (LDR) is a transition land use between Rural Regions and Community Regions.

The following proposed TGPA and zoning issues relate to Rural Commerce:

TGPA and Zoning Issues Common to All Rural Regions:

- 1. Policy 2.2.1.2 and Table 2-1 should be amended to allow Commercial and Industrial land use in the Rural Regions.** Currently these land uses are limited to the Community Regions and Rural Centers. Considering there are more than 1,000,000 acres of lands in EDC outside of the Community Regions and Rural Centers, including over 500,000 acres outside of government lands, **this policy is a “poison pill” to innovation and prevents rational economic growth of Rural Regions.** After the poison pill is removed property owners in the Rural Regions may be allowed limited types of commercial and industrial activities through zoning regulations or landowners could apply for a General Plan Amendment to Commercial or Industrial land use, whereby appropriate levels of Commercial and Industrial uses could be expanded to targeted areas within the Rural Regions.
- 2. Policy 8.1.2.1 and related policies should be amended to specify Ranch Marketing uses on grazing lands.** This Policy should be amended to specifically allow Ranch Marketing and other visitor serving uses on grazing lands. Implementation of this amended policy would be through the zoning code

TGPA and Zoning Issues Related to Rural Land Use

In addition to the above proposed amendments that may affect all Rural lands, the following Natural Resource, Agriculture and Rural Lands issues were also addressed by EDAC at the July 25 Board Workshop in presentations by representatives of Agriculture, Forest and Rural Lands:

Natural Resources (Timber)

There are no proposed General Plan Amendments related to Timber Preserve Zones (TPZ). State law and the General Plan allow compatible use of TPZ lands. 15 of 23 surveyed Northern California counties allow residences by right on TPZ with varying minimum parcel size. **This is a Zoning Ordinance issue.** The draft Zoning Ordinance Update requires an applicant for a residence on a TPZ parcel to apply for a Conditional Use Permit (CUP) and establish that a residence is necessary for the growing of timber. This requirement is in direct conflict with General Plan Policy 8.4.2.1, which details the required findings for: “All discretionary development applications involving...TPZ... (the Board) shall make the following findings:...1.) use shall not conflict with forest production; ...4.) use will not hinder timber production...”. EDAC will present specific proposed zoning language for consideration by the Planning Commission on September 8, 2011 and the Board may consider zoning language to include in the Project Description for review.

Agriculture

Agriculture representative request that the Board consider the following General Plan Amendments:

- 1. GP Goal 8.1 and Land Use Map Exhibit LU-1, Expansion of Agricultural Districts.** The Board adopted an ROI to expand the Agricultural Districts. The issue is whether this matter should be

part of the TGPA and whether separate treatment would “piecemeal” the CEQA project description. Staff suggests the action be treated separately from the TGPA and EDAC defers to staff on this issue.

2. GP Policy 2.1.1.1 and 2.1.2.1 Change Camino-Pollock Pines Community Region to Rural Center. The Board adopted an ROI for this action in 2009. The issue is whether this matter should be part of the TGPA and whether separate treatment would “piecemeal” the CEQA project description. Staff suggests the action may be treated separately from the TGPA.

3. GP Policy 2.2.5.10 Delete the Special Use Permit requirement for Ag Support Services. Land Use Policy 2.2.5.10 states that it is recognized that agricultural support services will be needed in the Rural Regions and requires a special use permit. It is recommended that this policy be amended to delete the requirement for a “Special Use Permit” (SUP) in all cases and allow the level of review to be spelled out in the associated zoning code. Agriculture is preparing the draft zoning language that would provide for specific agriculture support services adjacent to or on-site of bona fide agricultural operations.

4. GP Policy 7.6.1.3 B should be amended to delete references to specific agricultural zones to meet open space goals. Policy 7.6.1.3 B lists specific agricultural zone designations that help meet open space goals. The zoning designations are changed in the draft zoning ordinance and it would be simpler, and consistent, if the reference in the GP Policy is simply to agricultural and timber zones, without identifying specific zone districts. This revision would read: “Policy 7.6.1.3 B Agricultural ~~The agricultural (A), Exclusive Agricultural (AE), Planned Agricultural (SA-10)~~ and timber (TPZ) zoning districts are consistent with Policy 7.6.1.1 and serve one or more of the purposes set forth herein.”

5. GP Policy 8.1.3.2 may be amended to provide for a 50 foot buffer, as follows: “Projects located within a Community Region or Rural Center shall maintain a minimum setback of 50 feet. The 50 foot setback shall only apply to incompatible uses, including residential structures.” This amendment conforms the language to the buffer provided for forest resources in Policy 8.4.1.2.

6. GP Policy 8.1.1.6 provides that Williamson Act lands be zoned Exclusive Agriculture. Since this zone is being discontinued, Policy 8.1.1.6 should be amended to read, “Parcels encumbered by a Williamson Act Contract, pursuant to the California Land Conservation Act Contract, shall be zoned Exclusive Agriculture (AE) be identified as an agricultural preserve.”

Rural Lands

EDAC recommends expanding permitted and conditional uses on Rural Lands as economically viable alternatives to parcel splits in the Rural Regions. Rural lands are generally: owner-occupied; in the Rural Regions; 10 acres or greater; may or may not be in an agricultural district; are designated Rural Residential on the General Plan land use map, but may be Agricultural Lands (AL) or may be, in some areas, Low Density Residential (LDR) lands.

The two General Plan issues relating to Rural Lands are Policy 2.2.1.2 and Table 2-1. EDAC recommends allowing Commercial and Industrial land uses in Rural Regions, along with Policy 8.1.2.1, Ranch Marketing for Grazing. Both issues are discussed above.

Zoning treatment of Rural Lands relate to the permitted and conditional uses allowed in the Rural lands zone districts. These uses focus on home occupations and which industrial or commercial uses may be permitted or allowed by use permit. The draft Zoning Ordinance will be submitted, along with EDAC red lined versions, to the Planning Commission on September 8, 2011.

B. COMMUNITY REGION TGPA AND ZONING ISSUES
COMMUNITY REGION GENERAL PLAN AMENDMENTS

EDAC proposes the Board consider the following GP Amendments within the Community Regions as being consistent with the General Plan Objective to direct growth within the Community Regions to help keep the rest of the county rural:

1. Revise GP Policy 2.2.3 Planned Development (PD). In 2006 the Planning Commission initiated a General Plan Amendment to amend GP policies, and in 2008 the Board of Supervisors initiated ROI 274-2008 and expressed its desire to amend GP Policies 2.2.3.1, 2.2.3.2, 2.2.5.4 and 2.2.5.13. In particular, the PD policies require 30% of the site be set aside as open space, and other policies make the PDs mandatory for certain types of projects. EDAC proposes the Board roll the previously adopted ROI into the TGPA, adopt revised language of GP Policies 2.2.1.2 (MFR) and (HDR), 2.2.3.1, delete Policy 2.2.5.4, incorporate open space requirements into the Zoning Ordinance. The proposed Zoning Ordinance suggests, as an alternative to providing 30% open space onsite, that an applicant must dedicate and improve an equivalent area offsite, thereby increasing the cost of providing moderate housing. Instead, EDAC proposes the Zoning Ordinance be revised to provide alternatives for higher density projects such as improved open space serving residents, including passive and active recreational or common area uses (swimming pools, BBQ areas, tot lots, community gardens, etc.).

2. Consideration of revision of GP Policy 7.1.2.1 and Mitigation Measure 5.9-4(b) which prohibit development or disturbance of slopes exceeding 30% unless necessary for access or where reasonable use would otherwise be denied. The rationale seems to be based on erosion concerns. A significant number of other jurisdictions, along with observation of successful developments in steeper areas, indicates that state-of-the-art engineering practices address this concern. Given the very limited amount of Commercial/Mixed Use Development land and Multi-Family Residential land, this constraint could be amended to allow flexibility based on best engineering practices and encourages compliance with commercial and compact residential housing objectives.

3. Transportation Policy Issues. The EDAC Engineering and Transportation Subcommittee has identified concerns in the GP Transportation/Circulation Element (and subsequently in the Land Development Manual) that impacts the ability to meet moderate housing goals, along with other issues that include:

a. **Table TC-1 should be reviewed** to ensure requirements do not constrain achieving General Plan Objectives for commercial activities and moderate housing goals. GP Table TC-1 needs to change Right-of-Way (ROW) widths, the intersection spacing requirement on smaller roads, and address the use of alleys for compact residential designs. Reducing the required width of local road ROW (and the size of public utility

easements behind the ROW) would allow better utilization of the limited lands available for housing for moderate income families.

b. GP Policies TC-5a and TC 5b require sidewalks on both sides of the street where lots are smaller than 10,000 square feet (TC 5a) and in Commercial/R&D Developments (TC-5b). Sidewalks on one side of the road may be adequate in many situations and would allow better utilization of the limited land areas available for these uses. In other areas sidewalks are of little to no value.

c. The last line of General Plan Policy TC-Xf requires that "reasonably foreseeable projects" include a cutoff date such as TM submittal date, Traffic Report scope date, or something else. Currently DOT continues to add new projects to the review and requires new projects' to analyze the ongoing projects' Traffic Study work scope. This increases the costs for the Traffic Study and unfairly extends the timeline for the original project.

d. General Plan Policy TC-xa-3 regarding the 4/5 Board vote: Implementation of the TC-Xa-3 process must be addressed in the Project Description and TGPA.

4. EDAC proposes a TGPA to the GP treatment of Commercial/MUD as illustrated in red:

GP Policy 2.2.1.2 directs "Numerous zone districts shall be utilized to direct specific categories of commercial uses to the appropriate areas of the County." The GP Review has identified a demand for retail (based on \$ 800,000,000 in sales revenue leakage) and moderate housing, as less than two-tenths of 1% (.2%) of the county land accommodates or supplies land to meet the demand. The County must "do a lot with a little" to meet moderate housing needs and commercial goals. Through zoning the GP requires the county to direct specific categories of commercial uses (Large Retail, Neighborhood, Main Street, Heavy Commercial, Office and Mixed Use) to appropriate areas within the county. In other words, the GP requires the County to plan and create zoning districts. Part of the analysis will be to identify where, and what type, of Mixed-Use projects will be allowed in which Commercial Districts. For instance, assume Diamond Springs was zoned "Main Street" and C/MUD was allowed in the manner described in the zoning code. Diamond Springs would then be a Mixed-Use area. The TGPA would allow residential development of a Commercial/MUD designated parcel zoned for MUD, and would allow the form of the residential use as included in the Ordinance.

GP Policy 2.2.1.2

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. 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 GP Goal HO-4, or is (2) part of an approved Mixed-Use Development as allowed by Policies 2.1.1.3 and 2.1.2.5 or is (3) within a zoning district allowing Mixed-Use. **Numerous zone districts shall be utilized to direct specific categories of commercial uses to the appropriate areas of the County.** This designation is considered appropriate within Community Regions, Rural Centers and Rural Regions.

C. ADDITIONAL ZONING ISSUES

1. **Home Occupations.** Home occupations are encouraged by the General Plan; there are no General Plan Amendments recommended.

The General Plan assumes 1.3 jobs will be created for each new dwelling unit. Less than .5 jobs for each new dwelling unit have been created. To achieve the General Plan objective, 1.7 jobs per household needs to be created. Encouragement of Home Occupations would assist in job creation.

In the proposed **Zoning Ordinance - Section 17.40.170** Home Occupations limits rather than encourages home occupations. EDAC will present a revised home occupation in the Special Use zoning section and Zoning Districts at the September 9, 2011 Planning Commission hearing for review. The zoning revisions should be more consistent with the Zoning Ordinance Staff Report of October 26, 2006:

“Many existing home businesses, that utilize employees, detached buildings, create occasional noise, have operated for years without complaint, or impact on neighbors, but are illegal. Suggest standards: setbacks, hours of operation: 7 a.m. to 7 p.m. Economic Element of General Plan includes policies to encourage home occupations based on establishing standards in the Zoning Ordinance.”

2. **Riparian Setbacks (Zoning Issue)**
3. **Wetlands setbacks should be reviewed.** On June 22, 2006 the County adopted interim interpretive guidelines for GP Policy 7.3.3.4 relating to buffers and setbacks for the protection of riparian areas and wetlands. These are to be compared to proposed zoning code section **17.30.030.H** which adopts a new standard not included in the General Plan or Interim Guidelines, “Riparian setbacks shall be measured from the edge of riparian vegetation or ‘top of bank’, as defined in Article 8, whichever is furthest from the water feature.” This could result in a substantial increase in the setback requirements, especially considering the subjective determination of measuring from the “edge of riparian vegetation.” This policy should be further reviewed. EDAC recommends the Board incorporate Interim Guidelines provisions using wetland delineation standards
4. **Zoning Map Update**

The Zoning Ordinance implements various policies from the General Plan and the Zoning Map creates zoning districts in all areas of unincorporated EDC. The Zoning Map must be consistent with the GP Lands Use Map (LU-1). For the most part, the 2004 General Plan land use map simply incorporated the existing land uses as of around 1993. The result is that the “updated” zoning map results in substantially the same land uses as have existed for many years, although the names of several of the zones have been changed.

There are at least two Zoning Map Update issues for the Board to address:

- a) Lands designated AE but rolled out from Williamson Act Contracts should have the option to chose a zone consistent with their underlying land use. Lands within Low Density Residential Lands (5-10 acre parcels) have not yet been designated, even though there will no longer be an AE zone.
- b) GP Policy 2.2.1.2 requires that for lands designated Commercial, “Numerous zone districts shall be utilized to direct specific categories of commercial uses to the appropriate areas of the County.” EDAC will ask that the General Plan be implemented by adopting a range of commercial zones that direct specific uses to specific parts of the county. This action will also implement MUD II and provide land owners with knowledge of the County’s plans and standards for development for these limited lands.

IV. ADDITIONAL STAFF GPA RECOMMENDATIONS FOR REVIEW

The EDAC TGPA recommendations discussed above and related zoning issues are “bare bones” for the targeted General Plan Amendment process and accompanying Zoning Ordinance and map revisions.

The following GPAs have been advanced by staff. EDAC believes that grouping these GPAs into one comprehensive review would result in cost savings, and is therefore the most “cost effective” approach to evaluating the GPAs. Whether they should be included in the TGPA Project Description will be determined after the cost/benefit analysis of each proposal has been considered. EDAC has prioritized these staff proposed GPAs and offers the following comments in italics:

1. **State Requirement. GP Policy 2.2.1.2 Multi Family Residential:** Regional Housing Needs Assessment (RHNA) – Include, as part of the Targeted General Plan Amendment process, an increase in allowable densities on Multi-Family lands from 24 to 30 units per acre, and expand the range of housing types permitted in the MFR land use designation. *EDAC Comments: This Amendment will be required in the 2013 Housing Element Update. By including this Amendment and other revisions in the TGPA now, the County may be able to utilize the TGPA environmental document for the Housing Element Update. This is good planning.*
2. **State Requirement. GP Policy 2.2.1.2 b. SB375 Density Thresholds and Mixed-Use Development (i.e. MUD II):** In the Targeted General Plan Amendment include a change to allow for mixed-use development on Multi-family lands, and allow for densities on Commercial lands to be increased from 16 units per acre to 20 units per acre. Create a new goal and associated policies recognizing the requirements for the regional MTP to include a Sustainable Communities Strategy and define how the county intends to utilize this strategy in achieving General Plan goals. *EDAC Comments: Although EDAC is focused on housing for moderate income households which require at least 8-12 dwelling units per acre, those densities have proven difficult to achieve. The staff proposal should not result in any more achievable density while meeting state objectives. This is good planning.*
3. **State Requirement. AB32 and SB97– Energy Conservation and Green House Gas Reduction Plan:** Amend GP Objective 6.7.1 to reflect updated air quality plan opportunities that support the adoption of a separate Air Quality Plan. *EDAC Comments: EDAC recognizes each private or public project must conduct a CEQA Greenhouse Gas Analysis (GGA) and has indicated the need for the Climate Action Plan. EDAC has located funding and has been directed by the Board to assist in the preparation of the Plan. This is good planning.*

4. **State Requirement.** Land Development Standards: Include in the TGPA a policy that supports the development of land use and street standards that safely accommodate all users, including bicyclists, pedestrians, transit riders, children, older and disabled people, as well as motorists. This will address state requirements.
5. **Infill Development Criteria and Identification of Opportunity Areas:** Include, as part of the Targeted General Plan Amendment process, a Land Use Element policy and Implementation Measure that supports the implementation program to promote infill development in existing communities and rural commerce areas. *EDAC Comments: Criteria and identification of infill sites for Commercial/MUD and Multi-Family addresses the limited supply of these lands with limited CEQA related costs. Staff may prepare a report on the Opportunity Sites for the County to increase the supply, while requiring project specific environmental review of the sites. This is good planning.*
6. **Change Community Region and Rural Center Boundaries:** *EDAC Comments: Some argue that GP Policy 2.9.1.4 limits the Board to only make changes during the GP 5-year Review, and this is the time to address appropriate changes. The TGPA has identified limited Commercial/MUD lands and Community Region changes should be considered during the TGPA. Rural Regions have complained that of the limited commercial opportunities allowed in Rural Centers. For example, one parcel adjacent to the Fair Play Center (APN 094-080-04-100) has been recommended to be removed from Fair Play/ Somerset Agricultural District and would be a suitable parcel for inclusion into the Fair Play Rural Center. The parcel surrounds the County-owned Fair Play Cemetery. On the other hand, these changes could add time and cost to the TGPA and the cost/benefit will be addressed during the project description review period. It is good planning to consider Community Region and Rural Center Boundary changes now. An alternative treatment would be to identify **opportunities** for expansion, without the Board committing to the changes, which would not increase the current CEQA cost of analysis, but helps clear the way for project specific applications.*
7. **Historic Townsites - Amend policy 2.4.1.3 as a part of the TGPA to add El Dorado and Diamond Springs to Clarksville on the list of historic townsites:** *EDAC Comments: Considering the Board has adopted ROI 179-2010 on 12/7/10 to place a Historical Design Overlay for historical town sites of El Dorado and Diamond, it makes economic sense to include this action in the TGPA project description and work plan.*
8. **Floor Area Ratio(FAR) requirements: Delete Policy 2.2.1.5 and Table 2-3 as a part of the Targeted General Plan Amendment.** Instead, implement the adopted FAR through the Zoning Ordinance. Develop flexible standards in the Zoning Ordinance to meet specific historic or community design criteria. *EDAC Comments: This proposal will be evaluated during the project description review period.*
9. **El Dorad Hills Business Park (EDHBP) employment cap limits** - Consider as an option in the TGPA the elimination or modification of General Plan Policy TC-1y. *EDAC Comments: This may be dependent on the concurrent progress of the traffic model update. In any event, a Congestion Management Plan should be considered to the Connector. It is good planning to at least address this issue.*

10. **Noise standards for public transportation and infrastructure projects:** As an option in the TGPA EIR consider a revision to the Noise Standards to allow for periodic night work on public transportation and infrastructure projects. *EDAC Comments: It is good planning to address this issue during the project description review process.*
11. **Revision of Table 2-4.** After the TGPA and zoning matters are reviewed, Table 2-4 must be amended to reflect the revisions. *EDAC Comments: This is good planning and necessary.*

V. ACTIONS, PROGRAMS, PROJECTS TO COORDINATE WITH TGPA

COORDINATION OF TGPA WITH OTHER ACTIONS AND PROJECTS

As shown on Exhibit 2, EDAC and staff will also be processing the Climate Action Plan, Land Use Forecast for the Tim Fee Traffic Forecast and Model update, along with preparing technical reports for inclusion in the TGPA EIR.

This coordinated effort between the TGPA and these separate actions, programs and projects will be discussed below.

Land Development Manual (LDM)

The Land Development Manual (LDM) is not a part of the Targeted General Plan Amendment project description. It is anticipated the LDM may be ready for adoption in October or November, 2011, or at the same time as the TGPA Project Description. It has been suggested that the LDM and Standard Plans may be adopted by Resolution, and that amendments to the LDM and Standard Plans would be processed in a streamlined manner. This streamlined amendment process should be included in the adoption action.

As of August 9, 2011, the following remaining points of discussion exist regarding DOT Standard Plans (Road Designs):

- 1) RS-11 - additional ROW/Easement for slope rounding
- 2) Vertical curves/Design speeds: If we accept the vertical curves, then keeping design speeds down will at least reduce the significance of impacts to vertical curve design. Some design speeds proposed are still higher than EDAC believes is necessary. See previous comments.
- 3) Avoidance of intersections at crest curves and inside of horizontal curves on all local roads: This needs to be more clearly stated, ie: "unless appropriate sight distance is provided".
- 4) Why require sidewalks on both sides of so many roads? Sidewalks on both sides of all roads, as reflected in the Standard Plans, should not be a design standard.
- 5) Why continue to have Right-of-Ways (ROW) extend beyond hard improvements (curb or walk)? Bringing ROW to the back of improvements would greatly increase the ability of site planners to accommodate more density in projects and eliminate County ownership of landscaped areas in front of homes. This is significant when future subdivision is not anticipated.
- 6) Alley development standards and details.

- 7) The Complete Streets legislation requires an update of the General Plan Policies and contemplation of planning for pedestrians, bikes, transit, ADA, the elderly, etc, in the EDC Transportation System and Circulation Plan.

The LDM has recently been revised and re-formatted. The EDAC Engineers Subcommittee has not had an opportunity to review the LDM as of this writing. Issues still to be addressed include: 1) Identification of the source of all regulations; 2) Alternative treatments of regulations be encouraged; 3) Fire access requirements for projects within State Responsibility Areas (SRA) which are governed by the Fire Safe Plans, as they have been for over 20 years. Several LDM sections impose greater standards than those required by the Fire Safe Regulations. EDAC continues to work with fire representatives regarding fire issues.

Climate Action Plan

EDAC has previously reported on the opportunity for funding from PG&E through Sierra Business Council. EDAC is prepared to work with staff and the SBC to prepare a Climate Action Plan. Placer, Amador, Plumas, Nevada counties, along with Jackson, Placerville, Auburn and other jurisdictions are all participating. A copy of the communication from SBC reads:

From: nmartin@sbcouncil.org
To: jlb87@aol.com
Sent: 7/6/2011 6:20:29 P.M. Pacific Daylight Time
Subj: El Dorado County GHG Inventory

Hello Jim,

I spoke with you earlier today about the status of El Dorado County's climate action planning. I received an email back from my former program manager and she stated that she received resistance from the County in participating in our Phase 1 program (municipal-only GHG inventory). So it was not an elective exclusion on SBC's part. We would love to have them on board for Phase 2 of the program (community-wide GHG inventory), and could likely complete both the municipal and community-wide inventories at the same time during this phase. However, without the proper support from the local government staff, it is not possible for us to access the data needed to complete the inventory. So if you have a staff contact that would be willing to speak with me about the program, then you may just be our saving grace!

Thanks!

Nicholas Martin
Energy Associate
Sierra Business Council

Traffic Model Update

The project to update the El Dorado County traffic forecasting process is envisioned to be undertaken in two distinct phases. The purpose of Phase 1 ("Quick Start Project") will be to evaluate the existing traffic forecasting processes and needs in El Dorado County in order to develop consensus on the most

appropriate and effective strategy to satisfy those needs. During Phase 2 the traffic forecast process and any associated studies, policies, or other documentation or activities necessary to implement the recommendations of Phase 1 will be completed.

EDAC is working with engineering firms to develop a proposal to "Quick Start" this process.

VI. SUMMARY

On July 25, 2011, the Board directed Staff with EDAC assistance to develop a TGPA Project Description and Draft RFP after a Planning Commission hearing on September 9, 2011 and an EDAC organized CEQA workshop on September 26, 2011.

All staff and EDAC proposed TGPA should be processed for Board review.

All EDAC zoning proposals should be processed. Staff has indicated time and money issues related to the zoning revisions: EDAC has indicated that it is prepared to develop a draft treatment of the alternative zoning provisions for review by staff for the September 8, 2011 Planning Commission hearing.

Respectfully Submitted,

Economic Development Advisory Committee

Regulatory Reform Subcommittee

Attachment 1 DSD Proposed Work Plan - April 4, 2011
Attachment 2 EDAC Programmatic Work plan
Attachment 3 EDAC Timeline
Attachment 4 EDAC TGPA matrix
Attachment 5 EDAC Zoning Update matrix
Attachment 6 Staff TGPA matrix

Attachment #1

LATE DISTRIBUTION

Date 4:29 pm, Apr 01, 2011

RECEIVED
BOARD OF SUPERVISORS
EL DORADO COUNTY
3:11 pm, Apr 01, 2011

DSD Long Range Planning Work Program

April 4, 2011

11-0356.C.1

Proposed 2011-2012

12-Month Action Plan for Long Range Planning

1. Zoning Ordinance/Map Update
2. Housing Element Implementation and Reporting Activities
3. Begin Housing Element Update
4. Gabbro soils rare plant program coordination with USFWS and CDFG
5. Land Development Manual
6. TRPA Regional Plan Update

Year 2-3 Action Plan

Without additional funding these items may be postponed to 2012-2013 or later.

7. Amendment PD policies for 30 percent open space and requirement for PD when creating 50+ parcels. (ROI 274-2008, adopted 10/7/2010).
8. Historical Design Overlay for historical town sites of El Dorado and Diamond Springs (ROI 179-2010 adopted 12/7/10).
9. Agriculture District Boundary Amendment Update (ROI adopted 013-2011 adopted on 1/25/11).
10. Completion of INRMP Phase I
11. Community region boundary change for Camino/Pollock Pines (ROI 110-2009 adopted 5/19/2009).
12. TIM Fee Program Update – Revised Land Use Forecast.
13. INRMP Phase II.
14. Targeted General Plan Amendment

**DSD TASKS
4/11 WORKPLAN**

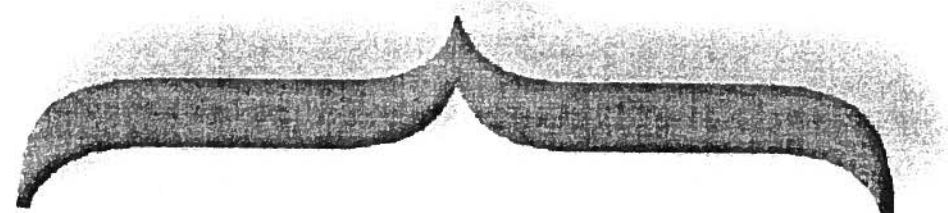
COST

**PROGRAMMATIC PROJECT
DESCRIPTION**

GPA	ZONING	RFP \$
	MUD II	
	HOUSING UPDATE	
	ROI	
	ROI	
	ROI	
	ROI	

PRICE INCLUDES	
Land Use Forecast	\$175,000
Climate Action Plan	\$150,000
MUD II	\$ 75,000
GABBRO FEE	\$ 75,000
EDAC REPORTS	\$100,000
	\$575,000

1. ZONING	\$220,000
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 FORECAST	\$175,000
14. GPA	\$750,000
	\$1,470,000
MUD II (future)	\$ 75,000
CLIMATE ACTION (future)	\$150,000
GABBRO FEE (future)	\$ 75,000
	\$300,000
	\$1,770,000



COORDINATE { **TIM FEE UPDATE
INRMP
REPORTS**

- 1. ZONING
- 3. HOUSING UPDATE
- 7. ROI 30% OS
- 8. ROI HIST DIST
- 9. ROI AG DISTRICT
- 11. ROI CAMINO / PP
- 12. LAND USE FORECAST
- 14. GPA
- MUD II (future)
- CLIMATE ACTION (future)
- GABBRO FEE (future)

○ = EDAC ESTIMATE

PROGRAMMATIC WORK PLAN

Attachment 3

AUG

SEP

OCT

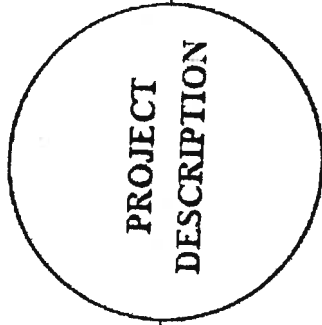
NOV

GPA

- ROI
- ROI
- ROI
- ROI
- HOUSING ZONING
- MUD II



PC CEQA
 MTG WORKSHOP
 9/9 9/26



RFP EIR

LDM

ADOPT

CAP

SBC

TIM UPDATE

RFP QUICKSTART
 LAND USE FORECAST

RFP

INRMP

EDAC Issue #	General Plan Components	Primary General Plan Policies Requiring Revision	Description of Policy Review and Proposed Amendment	Comments or Questions
1	Commercial/Mixed-Use Residential Concurrency	2.2.1.2	<p>Description of Policy Review and Proposed Amendment</p> <p>Provide flexibility to allow designation of mixed use areas which may consist of parcels suitable for commercial and others suitable for residential. Delete the following sentence: "The residential component of the project shall only be implemented following or concurrent with the commercial component." [Jobs, Retail, Moderate Housing, Protection of RR]</p>	Concurrency is EDAC issue
2	SFD without PD in Multi Family	2.2.1.2	<p>Provided that the minimum densities are achieved, allow a range of housing types including small-lot single family detached, as well as single family attached (duplexes, townhomes, condominiums, etc.) within Multi-Family Residential (MFR) <i>without the requirement for a PD.</i> [Moderate Housing]</p>	
3	Rural Commerce (Industrial, Commercial, Ag Support Services)	2.2.1.2, 2.2.5.10, 8.2.4.2, revise Table 2-1	<p>To expand economic opportunities, remove prohibition on Commercial/Industrial uses in RR. (2.2.1.2.) Eliminate requirement for special use permit for Ag Support Services; incorporate standards and permitted uses into Zoning Ordinance. (2.2.5.10) Eliminate special use permit requirement for visitor-serving uses; move standards and permitted uses to Zoning Ordinance. (8.2.4.2) Conform Table 2-1 to reflect changes. [Jobs, Retail, Improve jobs/housing balance in RR.]</p>	
4	30% Slope limitations	7.1.2.1	<p>Strict application of policy interferes with the provision of more intense uses (Commercial/Industrial, Multi-Family and High Density Residential) in Community Regions. Retain policy statement in General Plan that "Development or disturbance of slopes over 30% shall be restricted." Move standards for implementation, including exceptions, to the Zoning Ordinance.</p>	
5	Planned Development	2.2.3.1 and 2.2.5.4	<p>EDAC DISAGREES WITH THE STAFF RECOMMENDATION RE: PDs.</p> <p>These policies interfere with the provision of Moderate Housing. EDAC recommends that the 30% open space requirement be modified inside of Community Regions/Rural Centers to allow lesser area of "improved open space". (2.2.3.1) Further, we recommend deleting 2.2.5.4 (requiring a PD if more than 50 parcels or where densities are greater than 2 DU/acre.). [Moderate Housing]</p>	Implement previously adopted ROI 274-2008

EDAC Issue #	General Plan Components	Primary General Plan Policies Requiring Revision	Description of Policy Review and Proposed Amendment	Comments or Questions
7	Agriculture setbacks in Community Regions	8.1.3.2 and 8.4.1.2	Proposed change implements and conforms to previous BOS Interpretation [Moderate Housing]	Consistency
8	Livestock as part of Ranch Marketing	8.1.2.1 or 8.2.4.5, 8.2.4.4	Consider whether to amend policies to confirm that Ranch Marketing is permitted in lands supporting livestock. Not explicitly prohibited, but 8.2.4.4 requires minimum acreage in crop production for Ranch Marketing. Visitor serving uses expressly permitted under 8.2.4.5. Could be addressed through Zoning Ordinance, but clarification through GPA may be helpful. [Jobs, Retail, Protection of RR]	
9	Open Space constraints on Agriculture	7.6.1.3B	Clean up language, delete references to specific zone designations that may not be carried forward into Zoning Ordinance update. [Clarification]	
10	Circulation Element Miscellaneous Revisions	Table TC-1, TC-5a, TC-5b, TC-Xa-3 or -2?	Several GP Policies interfere with ability to provide Commercial/Industrial and Moderate Housing. 1) Reduce ROW width and intersection spacing for local roads. (Table TC-1). 2) GP Policies (TC-5a & TC-5b) do not expressly require sidewalks on both sides of streets in Commercial/R&D and residential lots less than 10,000 sq. ft., but are interpreted by DOT as if required. Either amend GP policies to allow sidewalks on one side only, or BOS to clarify that not required and direct that LDM and Standard Plans be revised accordingly. 3) Applicants required to repeatedly revise traffic studies; may need GPA to resolve 4) TC-Xa 2 require clarification re: process	

EDAC Zoning Recommendation

Attachment 5

	Zoning Ordinance Project Component Issues	Zoning Ordinance Sections	Description of Policy Issue and Proposed Amendment
1	Multiple commercial zones		GP Provides for use of multiple commercial zones. EDAC believes the limited number of commercial zones proposed in the ZO should be increased in compliance with this policy.
2	Commercial/Industrial and Ag Support Uses or Zones		EDAC supports inclusion of policies in ZO which expand commercial and industrial uses in Rural Regions. In concert with GPA to allow Commercial and Industrial land uses within Rural Regions, draft ZO should be revised to allow Commercial, Industrial and Ag Support Uses within zone designations applicable to Rural Regions.
3	Planned Development provisions		ZO should be revised to conform to GPAs for PDs recommended by EDAC. (Eliminate 30% open space requirement in favor of lesser amount of improved open space; eliminate requirement for PD where more than 50 lots or more than 2 DU/ac.) <i>EDAC does not recommend adoption of language as proposed as it defeats the GPAs recommended by EDAC.</i>
4	Table 2-4 Amendment		Once ZO revisions are finalized, revisions to Table 2-4 will be required.
5	Home occupations		EDAC recommends the ZO allow provide for expanded home occupations, including employees in home occupations to the extent feasible in compliance with CEQA. This action will improve the jobs/housing balance, already addressed in GP Policy 10.1.7.4
6	Residences in TPZ		ZO should incorporate GP standards; current ordinance and ZO update as drafted contains requirements more stringent than GP. EDAC recommends a consistency review process to develop on TPZ lands
7	Mixed Use Development (MUD 2)		ZO should be revised to designate multiple Commercial/Industrial uses. Include "master" or "safe harbor" plans for residential component of C/MUD2.

EDAC Zoning Recommendation

Attachment 5

8	Animal Keeping		Staff recommends deferral of Animal Keeping to separate ordinance. EDAC agrees, provided that language as proposed is not included in ZO.
9	Wetland/Riparian Setbacks		Criteria in draft ZO measure setbacks from "edge of riparian vegetation" rather than "top of bank" or "ordinary high water mark" as used in the Interim Guidelines adopted in 2006. EDAC recommends revisions to ZO to conform to Interim Guidelines and Army Corps of Engineers wetland delineation standards.
10	Zoning Map Update		Significant issues remain, including appropriate designation of rolled-out AE (former Williamson Act Contract) lands and designation of multiple commercial zone districts. Also an issue with regard to eliminating conflicts between planned higher density housing and ag zoned lands/imperative to get the map right.
11	Ranch Marketing on Grazing Lands		Incorporate standards into Ranch Marketing provisions to allow Ranch Marketing for livestock operations, including visitor-serving uses and direct sales.
12	Ag Zoning "Opt In" within Ag Districts and Rural Regions		Recommend an "Opt In" process for lands within Ag Districts and RA Lands in Rural Regions to continue agricultural protection of underlying land uses.
13	Agriculture Homestays		Permitted under 10.1.6.1 and 8.2.4.3 "lodging facilities". Can be addressed through Zoning Ordinance, but clarification through GPA might be helpful. [Jobs, Retail, Protection of RR]

Staff Targeted General Plan Amendment Recommendations

Staff Issues	General Plan Components	General Plan Policies Requiring Revision	Description of Policy Review and Proposed Amendment	Comments, Questions or Why Consider
1	Commercial/Mixed-Use Densities	2.2.1.2	Allow for projects to achieve CEQA streamlining benefits afforded through SB375	State - SB375
2	MUD in MFR	2.2.1.2	Allow limited Commercial in MFR (discussed in MUD) to meet services needs of RHNA	State - SB375
3	Air Quality/Energy Conservation objectives	6.7.1.1, 2 and new IM	Allow for project to tier off analysis and meet County thresholds. Consider SBC program funded through PG&E	State - SB97
4	High Density Residential Densities	2.2.1.2	CR and RC capacity and long range transit planning	State - SB375
5	Expand Community Region/Rural Center Boundaries	2.9.1.4 and 2.4.1.2	Limited Multi-family and Commercial per 5-Year Review, encourages Community ID process	Finding in GP 5-year review
6	CR & RC boundary amendments	Land Use Map	May want to look at other CR and RC to amend as needed to meet MF and C land use shortage as found in 5-year review or	ROI - Camino
7	Density Bonus	2.2.4.1	Direct policy to meet objective. Possibly+D6 limit land uses	Zoning???
8	EDH Business Park employment cap limits	TC-Iy	Good time to review objective and consider other options allowed for in the GP EIR. Would support Job growth objectives	Finding in GP 5-year review
9	Floor Area Ratio	2.2.1.5 and Table 2-3	To meet mixed use objectives	SB - 375
10	Noise standards	6.5.1.11 and Tables 6-3 thru 6-5	Transit Projects flexibility and streamline environmental review	Save on CEQA review cost.
11	ED/DS Historic Overlay – Community Design	2.4.1.3	Recognize Historical townsites of El Dorado/Diamond Springs in concept as they apply to currently adopted plans including	ROI - DS/ED
12	Regional Planning coordination – SB375	New Policy	Add policy recognizing ED/TC and SACOG planning and support projects that meet SB375 streamlining opportunities. Allows for all types regional planning, not just SACOG-specific	SB - 375
13	Complete Streets (need more generic name)	New Policy and Program	New policy and implementation measure to support multi user designs for pedestrian and vehicular circulation	AB - 1358
14	Infill and Opportunity Site Identification	New Policy and Program	Analysis for future project review and increase funding eligibility.	Prop 1c, 84 and various HCD/CDBG Funding
15	Clean Up references to AE	8.1.1.6	Elimination of AE zone in ZO Update requires clean up to GP Policies reference AE zones	Zoning Driven GPA
16	Agriculture District boundary expansion	8.1.1	Utilizes 8.1.1.2 criteria and implements AF-B	ROI - Ag