

El Dorado County

Land Use Policy Programmatic Update
(LUPPU)

Board of Supervisors Workshop
April 16, 2012

Process History - Presentations and Actions

- **01/10/2011** – EDAC Regulatory Reform General Plan 5-Year Review. Directed staff to return with General Plan Resolution to being amendment process.
- **04/04/2011** – Staff 2004 General Plan first 5-Year Review & Adoption of Targeted General Plan Amendment Resolution of Intention (ROI) to amend General Plan, setting general objectives for project
- **04/12/2011** – Zoning Ordinance Proposed EIR Contract, Scope of Work. Contract was not approved. Board directed Staff to return on July 25, 2012 with Targeted General Plan Amendment and Zoning Ordinance Update options.
- **07/25/2011** – Zoning Ordinance Update and Targeted General Plan Amendment Policy Recommendations and Timeline; EDAC Recommended Programmatic approach. Board directed staff to take to Planning Commission for review.

Process History - Presentations and Actions...cont.

- **08/09/2011** – Board directed staff to set a Public Hearing to consider adoption of a comprehensive ROI, including previous ROIs regarding General Plan Amendments and Zoning Ordinance update, Draft Project Description and Draft RFP for EIR
- *09/08/2011 – Planning Commission Review*
- *09/22/2011 – Planning Commission Review*
- **09/26/2011** – Report from Planning Commission Review. Set Public Hearing for November 14, 2011 to consider comprehensive ROI
- **11/14/2011** – Adoption of comprehensive ROI including Revised Zoning Ordinance ROI(s) and Targeted General Plan Amendment ROI. Approval of Programmatic Approach under CAO's office.
- **1/24/2012** – Approval of ICF and KHA Contracts to complete analysis for scope of work as approved in Resolutions of Intention.

Board of Supervisors Identified Objectives for the Project

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

Recent Activity

- Finalizing Proposed Targeted General Plan Amendments for consideration.
- Finalizing Draft Zoning Ordinance Text
- Finalizing Zoning Ordinance Mapping Criteria for purpose of analysis in the EIR
- Drafting Land Use Assumptions for the Travel Demand Model Update
- Updating Website as needed.
- Meeting with local communities and organizations upon request.

Land Use Policy Programmatic Update

Next Steps:

California Environmental Quality Act
(CEQA)

Environmental Review

CEQA in 25 Words or Less

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

CEQA Process Outline

- Initial Study – *May 1, 2012*
- Notice of Preparation (NOP) - *May 1, 2012*
- Scoping Meetings – *Thru May 2012*
- Draft EIR - TBA
- Final EIR - TBA
- Final Decision on the TGPA and ZOU - TBA

Note: There will be public workshops and hearings throughout the process

Initial Study (IS)

- Preliminary analysis of potential impacts
 - Examines the “project” – TGPA and ZOU
- Based on CEQA Guidelines’ “IS checklist” of 17 areas of concern
 - Air quality, biology, transportation, etc.
- IS will identify areas where impacts will not occur and will not need to be addressed in the EIR
- IS will identify areas with potential significant effects that will be examined in more detail in the EIR

Notice of Preparation (NOP)

- Notice to public and agencies of DEIR preparation
- Basic Contents
 - Project Description
 - Location
 - List of probably environmental effects/Initial Study
- Start of CEQA process
 - Further analysis may identify more impacts – or fewer impacts
- Decision point – that the County is ready to prepare the EIR and the project description is generally defined

Comments on NOP/Scoping

- NOP comment period is 30 days in length
 - Comments accepted by methods defined by County
- County staff will hold scoping meetings in county communities
 - Times and locations to be announced
- Purpose of Scoping
 - To solicit verbal/written comments on the scope
 - Bring focus to the analysis of the EIR

Comments on NOP/Scoping Continued...

- Decision Points
 - Scope of EIR is shaped by scoping comments
 - Following scoping and at the start of preparation of the Draft EIR, all actions included in the project and covered in the EIR, must be defined

Final Decision

- Board will certify adequacy of the Final EIR
 - Adopt findings on impacts and a statement of overriding considerations
 - Adopt mitigation monitoring plan
- Act on the TGPA/ZOU

*Note: the Final EIR must analyze the TGPA/ZOU adopted by the Board. Substantive TGPA/ZOU changes can require recirculation of the EIR before it is certified **if no changes to the Project Description are made.***

Refinement of the Project Description

Questions for the Board of Supervisors

TGPA Resolution of Intention 182-2011

- **Additional Items to Consider** (*not provided in Legistar 11-0356 Staff Report on July 25, 2011*):
 - Draft Policy modifications for:
 - Dam Failure Inundation Policy Amendments (See Attachment A)
 - Mining Policy Amendments (See Attachment A)
 - Transportation/Circulation Amendments (See Attachment A)
 - Limited Land Use amendments to address clean-up items discovered during the Zoning Process. (See Attachment B)

Transportation and Circulation Element Policy Review and Proposed Amendments

ICF and Kimley-Horn & Associates Inc. (KHA) were given direction to analyze affected Transportation and Circulation Element Policies within Resolution of Intention (ROI) 182-2011. All amendments and results of analysis will be presented to the Planning Commission and Board of Supervisors for consideration:

- Policies requiring minor amendments: TC-1n(B), TC-1w, TC-Xb(C), TC-Xg, TC-Xi, TC-4a, TC-4d, TC-4f, TC-1m
- Policies requiring analysis:
 - TC-1a, TC-1b, TC-4i, TC-5a, TC-5b, TC-5c , TC-Xb, TC-Xd, and Tables TC-1 and TC-2

Transportation and Circulation Element Policy Review and Proposed Amendments Continued..

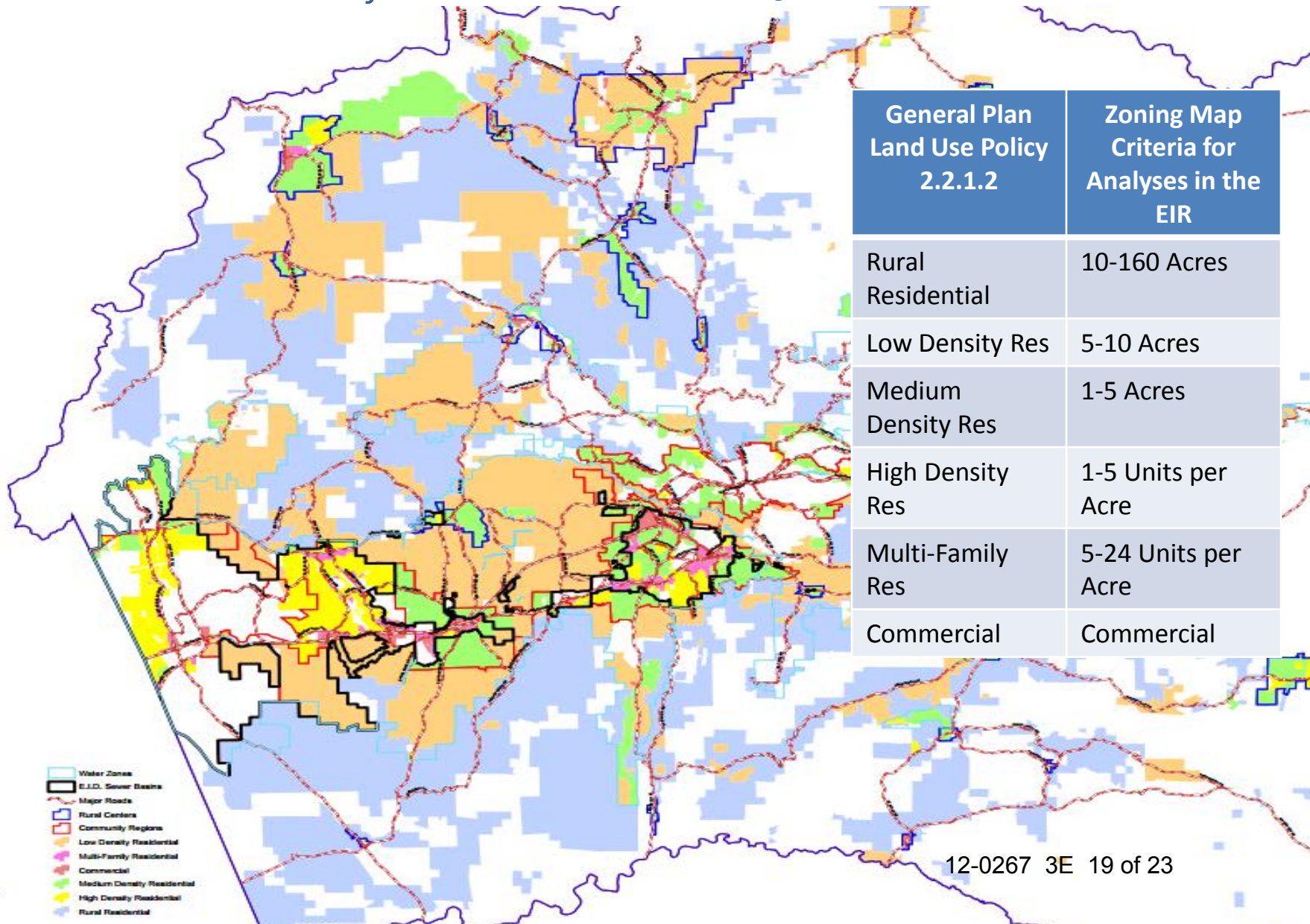
- Analysis of new Goals and Policies:
 - Recognize the requirements of California Government Code § 65080(b)(2)(I) implemented through the regional Metropolitan Transportation Plan to provide CEQA streamlining opportunities for qualified projects.
 - Complete Streets Act of 2010 and its implementation through appropriate County design standards and manuals
- Consideration for further analysis:
 - Policy TC-1Y – Removal of El Dorado Hills Business Park Employment Cap
 - Policies TC-Xd, TC-Xe and TC-Xf – Clarification of the definition of “worsen,” threshold requirements and parameters for analysis.

Zoning Ordinance Update

- March 2012 Public Review Draft Review (PRD)
 - Staff is completing final revisions and will repost final PRD prior to May 1, 2012 Board workshop
- Optional Analysis Treatment
 - Will be included in the PRD
 - Standards for Mixed Use Development and Traditional Neighborhood Designs
 - Requires outside expertise to put the final document together.

Zoning Map Consistent with General Plan

California Government Code §65860



General Plan Land Use Policy 2.2.1.2	Zoning Map Criteria for Analyses in the EIR
Rural Residential	10-160 Acres
Low Density Res	5-10 Acres
Medium Density Res	1-5 Acres
High Density Res	1-5 Units per Acre
Multi-Family Res	5-24 Units per Acre
Commercial	Commercial

Zoning Map Criteria for the Purpose of Analysis

- Resolution 183-2011 Item #12 – *Revise the zoning map to conform to standardized rules sets for zoning modifications based on General Plan land use designations.*

Timing		Change in Project Description Required ↓			
		Land Use	Current Zoning	Proposed for the Purpose of Analysis	Proposed Zoning
9-12 Months		Commercial (C)	Residential 1 Acre (R1A)	Community Commercial (CC) (option: Limited, Mainstreet, Regional etc.)	Residential 1 Acre (R1A)
		High Density Residential (HDR)	Residential 10 Acre (RE-10)	Residential 1 Acre R1A (allows for 1-5 units per acre)	Residential 10 Acre (RE-10)
		Low Density Residential (LDR)	Exclusive Agriculture (A)	Residential Estate 10 Acre (RE-10) (Option to Opt-in to Ag)	Rural Lands 20, 40, 80 or 160
		Rural Residential (RR)	Agriculture Residential (RA)	Residential Estate 5 Acre (RE-5)	Natural Resources 40 acres (NR 40)

Change in Project Description Required →

↑ Requires a Change in Land Use

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Holding Zone as a result of analysis

Recommendations

Targeted General Plan Amendment and Zoning Ordinance Update

1. Approve Attachment A, Proposed Targeted General Plan Amendments, as presented in the document for purpose of analysis in the Environmental Impact Report.
2. Approve Attachment B, Recommended Changes to Land Use Map, as presented in the document for purpose of analysis in the Environmental Impact Report.
3. Review and Comment on Public Review Draft of Zoning Ordinance (Text) (See Attachment C). Direct staff to revise Public Review Draft based on feedback from public comments and the Board of Supervisors and direct staff to post the revised Public Review Draft to the County website. Staff will notify Board when draft is posted.

Recommendations Continued...

4. Approve Attachment D, Draft Zoning Ordinance mapping criteria (rule sets) for the preparation of a draft zoning map that will be used for the purpose of analysis in the Environmental Impact Report. Post revised draft maps and notify Board when posted.
5. Direct staff to contract with a consultant to prepare the Standards as described in ROI 183-2011, Optional Item #3 *“Create standards (master plans) for mixed use and Traditional Neighborhood Design development to provide for a streamlined approval process and to protect the commercial viability of the site”*.

Travel Demand Model

1. Review and comment on the major assumptions as shown in Attachment E that will be used to establish Achievable Development, 2025 No-Project, and 2035 Project/No Project land use forecasts for use in updating the El Dorado County Travel Demand Model as described in the Kimley-Horn & Associates, Inc.’s Technical Memorandum #10: Land Use Assumptions.

Staff Next Steps

- Targeted General Plan Amendment And Zoning Ordinance Update
 - Revise proposed General Plan amendments based on feedback from public comments and the Board of Supervisors.
 - Prepare draft Land Use map to reflect identified amendments as outlined in this staff report.
 - Final Public Review Draft of Zoning Ordinance and post to website.
 - Prepare Zoning Map based on mapping criteria that is consistent with General Plan land use. The map is for the purpose of analysis, with final decisions being made following a full environmental review.
 - Submit final documents and maps to consultants to prepare Notice of Preparation (NOP) and Initial Study (IS).
 - Return to the Board of Supervisors on May 1, 2012 with draft NOP and IS for review.
- Travel Demand Model
 - Revise Technical Memorandum #10: Land Use Assumptions based on feedback from public comments and the Board of Supervisors from the April 16, 2012 hearing
 - County staff and KHA to finalize Control Totals
 - Contract with consultant to revise as needed the 2002 Land Use Forecast