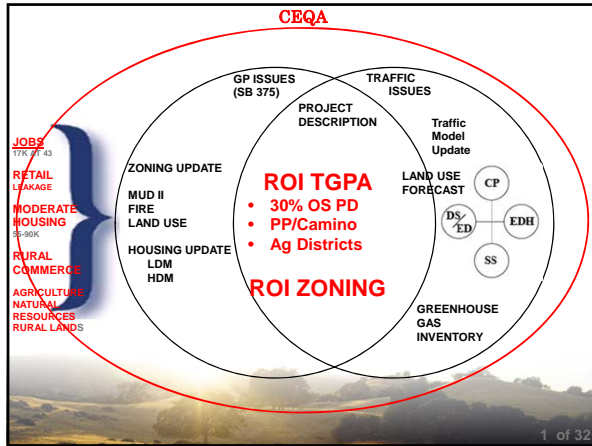


RECEIVED  
BOARD OF SUPERVISORS  
EL DORADO COUNTY  
1:46 pm, Nov 14, 2011

**LATE DISTRIBUTION**  
Date 1:46 pm, Nov 14, 2011




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- ### Assumptions
- **32,000 new DUs (no change)**
    - 75% of 12,000 new DUs built Community Regions w/Sewer
  - **75% or 15,000 of new 20,000 DUs may be accommodated in CRs w/ sewer - (with project)**
    - Moderate Detached achievable on C/MUD MFR
  - **25% or 5,000 outside CR with Sewer mostly on existing parcels - limited new parcels**
  - **42,000 new Jobs (no change) If Review Addresses:**
    - **COMMERCIAL LAND USES**
    - **RURAL COMMERCIAL**

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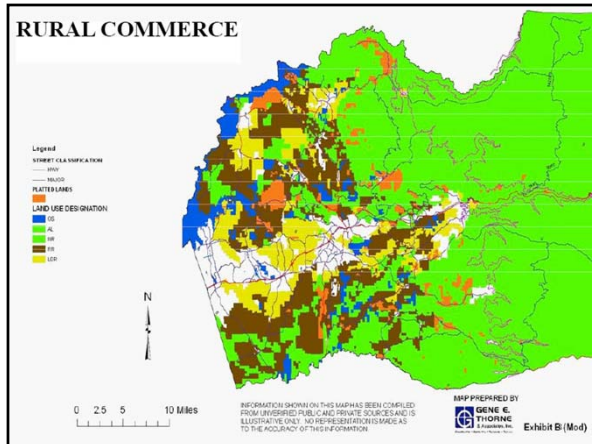
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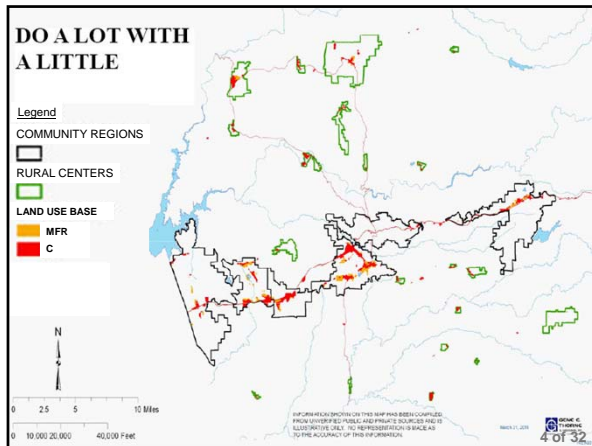
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**“Targeted” Project Highlights**

<p><b>RURAL COMMERCE (ROI OK)</b></p> <ul style="list-style-type: none"> <li>• C/I in Rural Regions (G)</li> <li>• C/I with private S/W</li> <li>• Ranch Marketing</li> <li>• <b>Ag District Expansion ROI</b></li> <li>• <b>CR/RC Bounds PP/C ROI</b></li> <li>• Compatible TPZ use (Z)</li> <li>• Ag Homestays (Z)</li> <li>• Ag Support (GP &amp; Z)</li> <li>• Rural Lands Uses (Z)</li> <li>• Home Occupations HOO Z</li> <li>• <b>ZONING MAP UPDATE (Z)</b></li> </ul>	<p><b>LOT WITH A LITTLE (ROI OK)</b></p> <ul style="list-style-type: none"> <li>• <b>30 % OS (ROI)</b> → 1% of EDC</li> <li>• 30 % slopes I/C/HDR? 2% of EDC</li> <li>• Wetlands/Riparian Setbacks (Z)</li> <li>• Multiple Commercial zones w/ / Map Priority Areas (Z)</li> <li>• / Identify MUD II (GP &amp; Z)</li> <li>• / Set Standards (Z)</li> <li>• Multiple Industrial Zones (Z)</li> <li>• Home Occupations in CR/RC (Z)</li> <li>• <b>ZONING MAP UPDATE</b></li> </ul>
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**Project Highlights– Good Planning (ROI OK)**

- Conform density to RHNA for 2013 Housing Element (Tier)
- AB 1358 “Complete Streets” (Tier)
- Greenhouse Gas Policies (Tier/Standards – Yolo)
- **ED/DS Historical Overlay ROI – Stand alone?**
- MUD in MFR (Tier/21083.3/Standards)
- Opportunity Area (Study)
- Regional Planning Coordination/375/ (Tier)
- EDH Business Park Employment CAP
- Dam Failure Inundation
- Traffic/Circulation – Consistent with GP/State Objectives
- Public Services Concurrency

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### CEQA Scope of Review

- **EIR ANALYSIS SETS SCOPE OF ACTIONS** binder with CD and text contain *"Range of Options"* for CEQA Analysis between GP and TGPA and draft ZO and ZO Map and Proposed Analysis
- **ALL SIDES OF ISSUE NEED ANALYSIS**
- **Don't Waste a Good EIR**
  - **STANDARDS UP FRONT** INSTEAD OF PD/CUP/DR
    - Analyze Range of Options
  - **PLAN TO TIER**
    - Housing Element Update / TIM / CAP / MUDII

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### EDAC Ag Workgroup Zoning Ordinance Recommendations FOR ANALYSIS ROI OK

- **"Opt-in" for RA zones in RR** to allow for agricultural zoning
- **"Opt-in" for RE zones within Agricultural Districts** to allow for agricultural zoning
- **Expanded agricultural support uses** within agricultural zones
- Allowance for **Agricultural Homestays and Agricultural Lodging**
- **Dude Ranches and Ranch Marketing** allowances on commercial grazing lands
- **Right to Farm language that includes lands within Agricultural Districts and lands designated (AL)**
- **Updated Winery Ordinance language**

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### TPZ Issues for Analysis ZO ROI

Draft Ordinance	Range for Analysis
<ul style="list-style-type: none"> <li>▪ Residences Allowed with CUP if <b>necessary for timber harvest</b> (poison pill)</li> <li>▪ Limited Compatible Uses</li> </ul>	<ul style="list-style-type: none"> <li>▪ Residences allowed <b>by right</b> (like 23 N. California TPZ counties) or discretionary permit that residence allowed with GP</li> <li><b>Findings residence will not hinder or interfere with timber production.</b></li> <li>▪ <b>Expanded Compatible uses with standards that maintain Integrity of Timber Production</b></li> <li>▪ <b>STANDARDS</b></li> </ul>

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### Rural Lands Issues for Analysis

Draft Zoning Ordinance	Range of Analysis
<ul style="list-style-type: none"> <li>▪ No new Commercial/ Industrial Uses</li> <li>▪ Treats Rural Lands as Resource Lands not Residential as adopted in GP</li> <li>▪ <b>Limited Rural Land Uses</b></li> <li>▪ No employees allowed under Home Occupation</li> <li>▪ Zoning Map Update                             <ul style="list-style-type: none"> <li>▪ WAC roll outs</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>▪ Allows new Commercial/ Industrial in Rural Regions</li> <li>▪ Positions Rural Lands as buffer between LDR and AG vs. Ag and NR</li> <li>▪ <b>Expands Rural Land Uses</b></li> <li>▪ Allows for employees as part of Home Occupation</li> <li>▪ Options for WAC Role outs</li> </ul>

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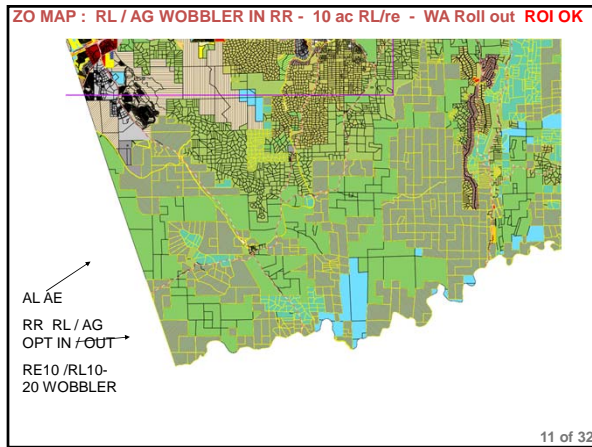
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RURAL RESIDENTIAL (WOBBLER)					
RESIDENTIAL			AGRICULTURAL		
RR			RR		
LDR	RE - 10	RE - 10	RL	AG ZONES	AL
ANIMALS	P				
STABLES	P	NO NUISANCE LAWS FAVORED			
CROPS	P				
GRAZING	P				
ORCHARDS	P				
VINEYARDS	P		?		?
PACKING	P				
SALES	A		?		?
WINERIES	CUP		?		?
RANCH MKT	CUP		?		?
			?		?
					?

EDAC Range

OPTION				
LDR	RE-10 (exist)	→ Ag →	RL	AL

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### Home Occupation Ordinance –HOO

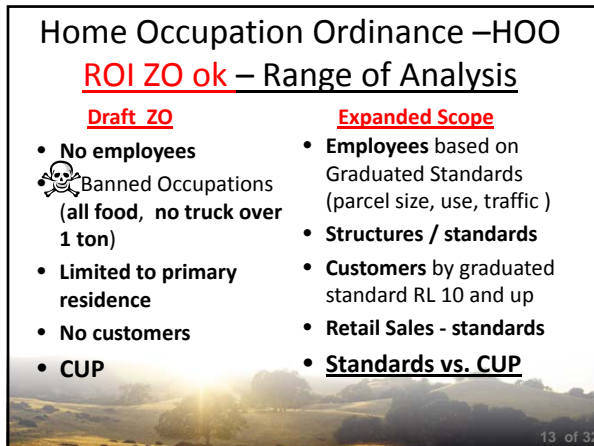
#### ROI ZO ok – Range of Analysis

##### Draft ZO

- No employees
-  Banned Occupations (all food, no truck over 1 ton)
- Limited to primary residence
- No customers
- CUP

##### Expanded Scope

- Employees based on Graduated Standards (parcel size, use, traffic )
- Structures / standards
- Customers by graduated standard RL 10 and up
- Retail Sales - standards
- Standards vs. CUP




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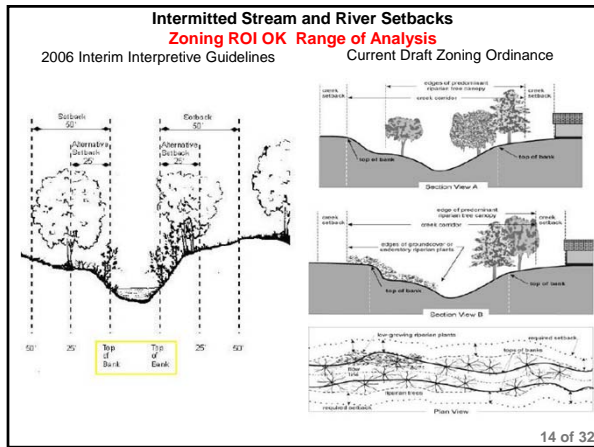
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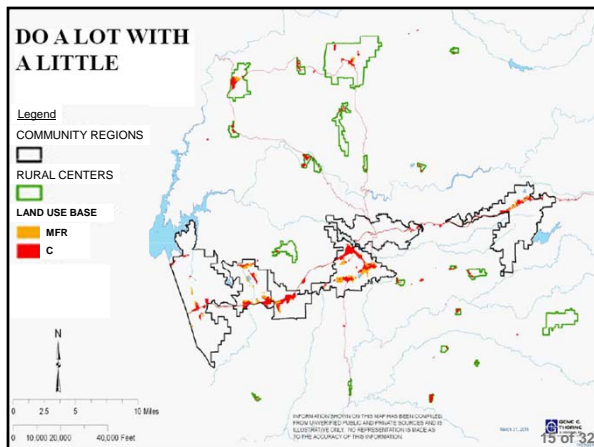
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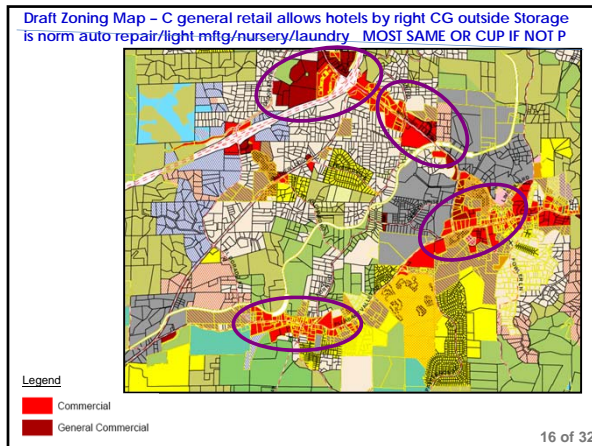
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Land Use	Zones	Type of Residential Configuration	
MFR	Multi-Unit Residential (RM)	VERTICAL (w/some Horizontal)- maximum density	M U D I +
Merge C/ CMUD	Rural Commercial (CRR)	HORIZONTAL (w/ some Vertical)- detached compact	
	Limited Commercial (CL)		
	Community Commercial (CC)	Vertical Attached ONLY- preserves prime commercial frontages	
Eliminate	Regional Commercial (CR)TOWNCENTER		
	Professional Office Commercial (CPO)	VERTICAL or HORIZ w/PLANS	
Merge I	Main Street Commercial (MC)	NONE- residences incompatible	
	Heavy Commercial (CH)		
	Light I		
	Heavy I		

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

Standards

Table 6-25

Building Placement.	
Front build-to-line: The front façade of the building shall be placed at the back of the sidewalk.	A
Encroachment over the sidewalk may be allowed for some frontage types.	B
Side setbacks: None required; 10 feet minimum if provided.	C
Rear setback: 5 feet from the alley.	D
Building Size and Massing.	
Building height: Two, three or four-stories.	E
Parking.	
On-site covered or uncovered parking spaces shall be located a minimum of 20 feet behind the back of the sidewalk.	F

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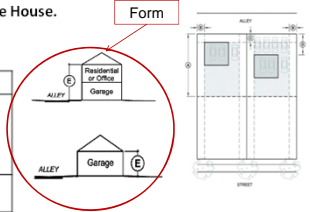

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**Zone Garage, Garage with Carriage House.**

**Form**

**Table 6-6**

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

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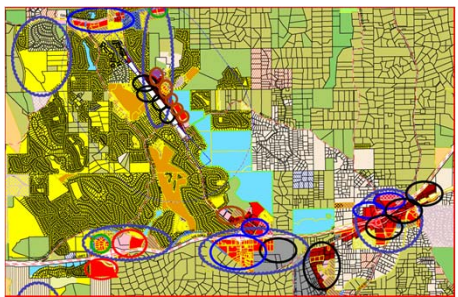
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**EXAMPLE OF PROPOSED ZONING DESIGNATION**  
CAMERON PARK DRIVE/SINGLE SPRINGS



Professional Office Commercial (CPO)	Community Commercial (CC)
Limited Commercial (LL)	Regional Commercial (CR)
Main Street Commercial (CM)	Heavy Commercial (CH)
Special Study Region - [note: it is denoted by the curvy lines]	

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**PD / Open Space (ROI OK)**

**Draft Ordinance**

- Retain requirement for 30% but allow requirement to be met offsite

**Range of Analysis**

- Improved open space at a lesser ratio (pool, tot lot, gardens, pocket parks.
- Limit HDR/C/MUD/MFR
- STANDARD PLANS as alternative to PD
- PLAN is to encourage



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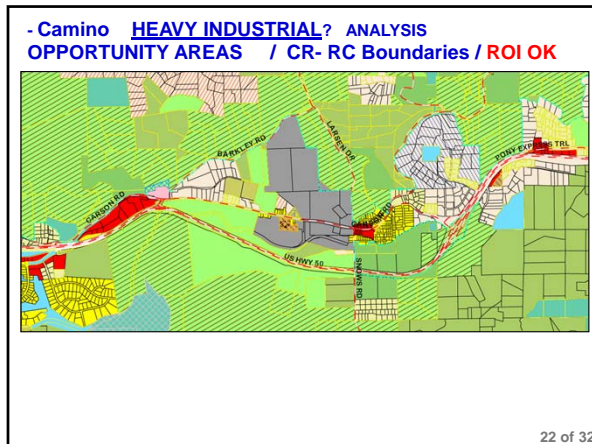
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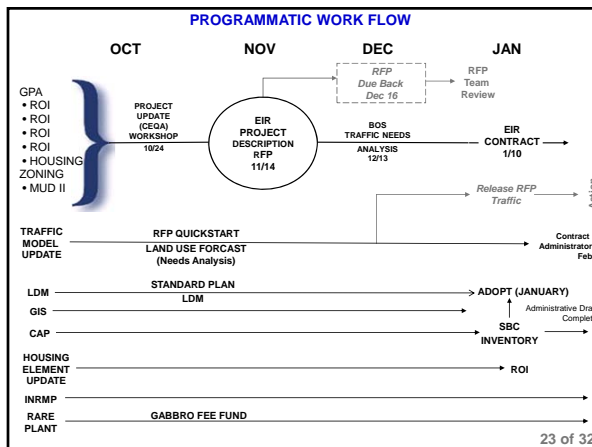
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- Traffic Needs Assessment Update**
- Received NTP on October 31, 2011
  - **Review of GIS elements complete**
  - 8 of 10 interviews/meetings with staff, SACOG, and EDCTC complete
  - Review of candidate model software packages complete
  - Currently reviewing El Dorado County and SACOG Models
  - Anticipate mid-December completion
- 24 of 31

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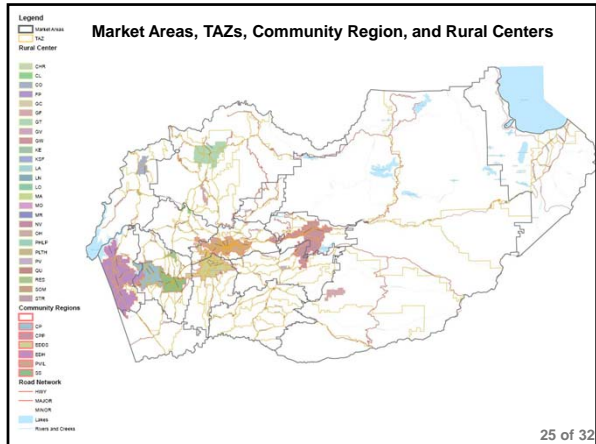
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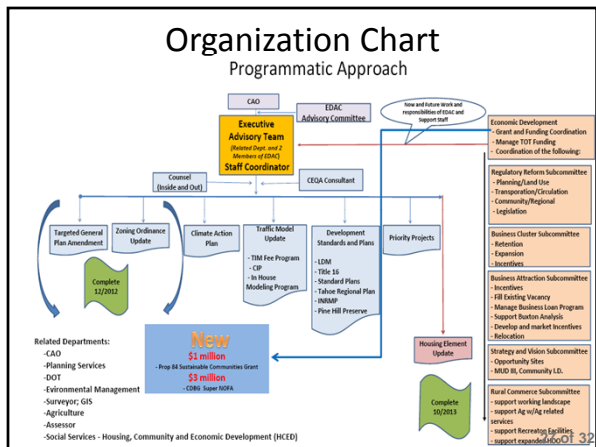
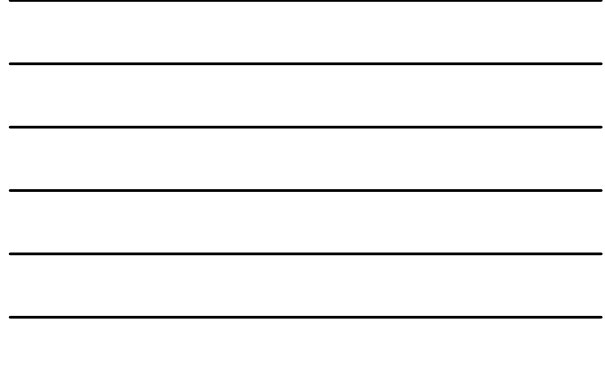
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DSD TASK WORK PLAN April 2011 - 2012		Outside COST	PROGRAMMATIC WORK PLAN	
<b>STAFFING</b>	<b>WORKING</b>		<b>ZONING</b>	#1
	1. ZONING	\$228,000	Housing Update	#2 - #3
	2. HOUSING REPORTING		Gabarro Coord	#4
	3. Housing Update: Resign		LDM	#5
<b>2011-2012</b>	4. GABBARO COORDINATION		ROI	#7, 8, 9, 11
	5. LDM		IRRMP I	#10 (done)
	6. TRPA PARTICIPATION		Land Use Base	#12
	7. ROI 38%		TCPA	#14
Add 1 Sr. Planner 2011-12	8. ROI HIST DIST	\$158,000	<b>PLUS</b>	
	9. ROI AEG DISTRICT		CAP Inventory	
	10. IRRMP I		MID II	
	11. PP/Cam ROI if no TCPA		HOUSING UPDATE	
			RFP	
			Add Staff	
	<b>MINIMAL WORK</b>	\$50,000	<b>COORDINATE</b>	
\$125,000	12. Land Use Forecast	\$50,000	CAP	
\$600,000	14. TCPA	\$250,000	GABBARO FEE	
(1 DSD + 3 Other for 2 yrs)			CIS	
			TIM FEE	
	<b>FUTURE 2-6 Years</b>		13. IRRMP II	
Star#?	MID II	\$15,000		
	Climate Action Plan	\$15,000		
2 new staff	13. IRRMP Phase II	\$250,000		
	Housing Element Update	\$150,000		
\$300,000		\$1,228,000		

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### Master Programmatic Schedule

**Purpose:**  
**Integrate Programmatic Work Schedule for Productivity**

- ✓ Expand/collapse project detail
- ✓ Gantt charts and project relationships
- ✓ Align project teams and manage workflow
- ✓ Coordinate multi departmental efforts
- ✓ Identify and align key local and state milestones
- ✓ Manage finances and resources

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### EDAC Continues Programmatic Work

#### A Work In Progress

November 2011						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 Rural Lands	2 HOO Review	3	4 Reg Reform	5
6	7 Commercial/ Mixed Use LDM	8 Commercial/ MUD	9 Traffic Sub Comm REG REGORM	10 Rural Lands	11 HOLIDAY	12
13	14 BOS MEETING	15 INRMP	16 Traffic Sub Comm	17 LDM EDAC MEETING	18 Reg Reform	19
20	21 Commercial/ Mixed Use HOO	22 Rural Lands	23 "Needs Analysis" Traffic	24 HOLIDAY	25 HOLIDAY	26
27	28	29	30 Traffic Sub Comm		1 Reg Reform	2

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### November 14th

- Direct all related County Departments to work under the management of the CAO's Office to achieve "Programmatic Approach"
- Adopt the following:
  1. Resolution of Intention to Amend the General Plan **ROI TGPA**
  2. Resolution of Intention to Adopt a Comprehensive Zoning Ordinance Update **ROI ZO**
  3. Approve the Scope of work and a Request for Proposal to prepare an Environmental Impact Report for both and assign CAO as Contract Administrator for Programmatic Approach
  4. Direct the Chief Administrative Officer to establish an Executive Advisory Team as proposed by staff
  5. Direct staff to create an agricultural zone opt-in process to provide land-owner's input regarding the appropriate zoning for rural property

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### Address Effect of TGPA on "Approved" and "Pipeline" projects

- Adoption of the TGPA could impact certain subsequent actions related to previously "Approved" projects, or to the approval of projects now in the processing "Pipeline"
- Except as otherwise preempted by State Law, the Board can decide whether the TGPA changes should apply to "Approved" and "Pipeline" projects
- Unless the Board gives specific direction, the TGPA would apply according to "general rules" or as decided by a court in the event of litigation.
- See Errata Sheet attachment for suggested language



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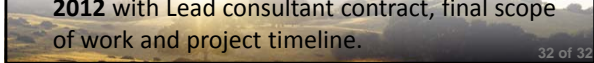
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### Beyond November 14th

- **Return to the Board with Traffic Needs Analysis December 20, 2011 and Update**
  - Discuss next steps for CIP and TIM Fee Update
- Review EIR Lead Consultant Responses the week of December 20<sup>th</sup>.
- Refine Scope of Work, Timeline and Sub Consultants 12/23/11 – 1/4/12
- Report on Programmatic: INRMPII/ GIS / CAP
- **Return to the Board January 10th or 24th, 2012** with Lead consultant contract, final scope of work and project timeline.



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