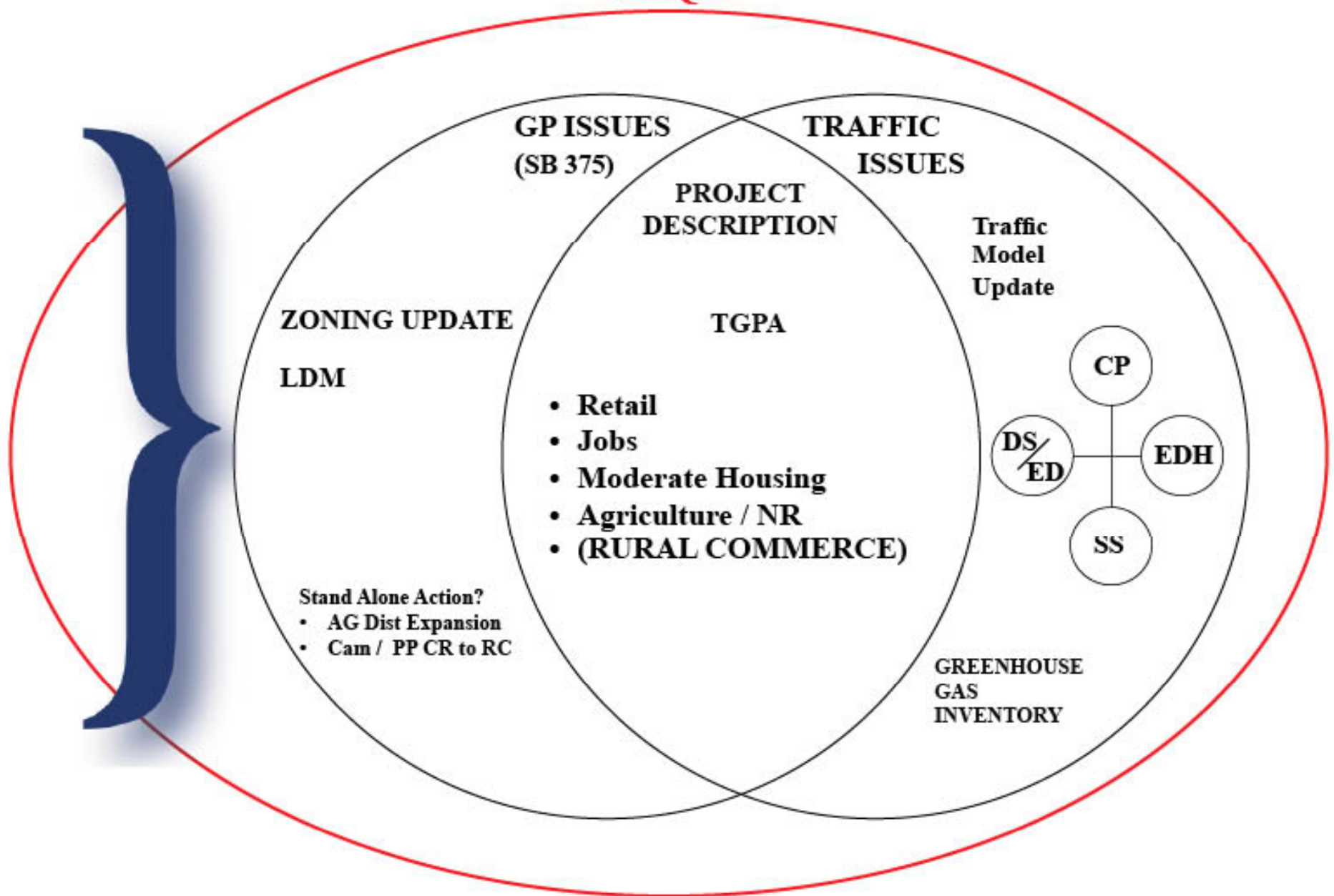


CEQA



Don't Waste a Good EIR

- **Set Standards Up Front** –not CUP, Design Review, Planned Development
 - Master or Safe Harbor Plans
 - Home Occupation Standards 4,000 acre v. condo
- **Plan for tiering**
 - Direct specific uses to specific areas of County
 - Housing Element Update
 - Greenhouse Gas Policies - like Yolo County
 - TIM Fee Update / CIP
- **Complete BOS ROIs from 2008 to 2011**
- **Update Zoning Map (Ag, RL, AE, C/MUD, I,)**

RURAL COMMERCE

Legend

STREET CLASSIFICATION

— HWY

— MAJOR

PLATTED LANDS



LAND USE DESIGNATION

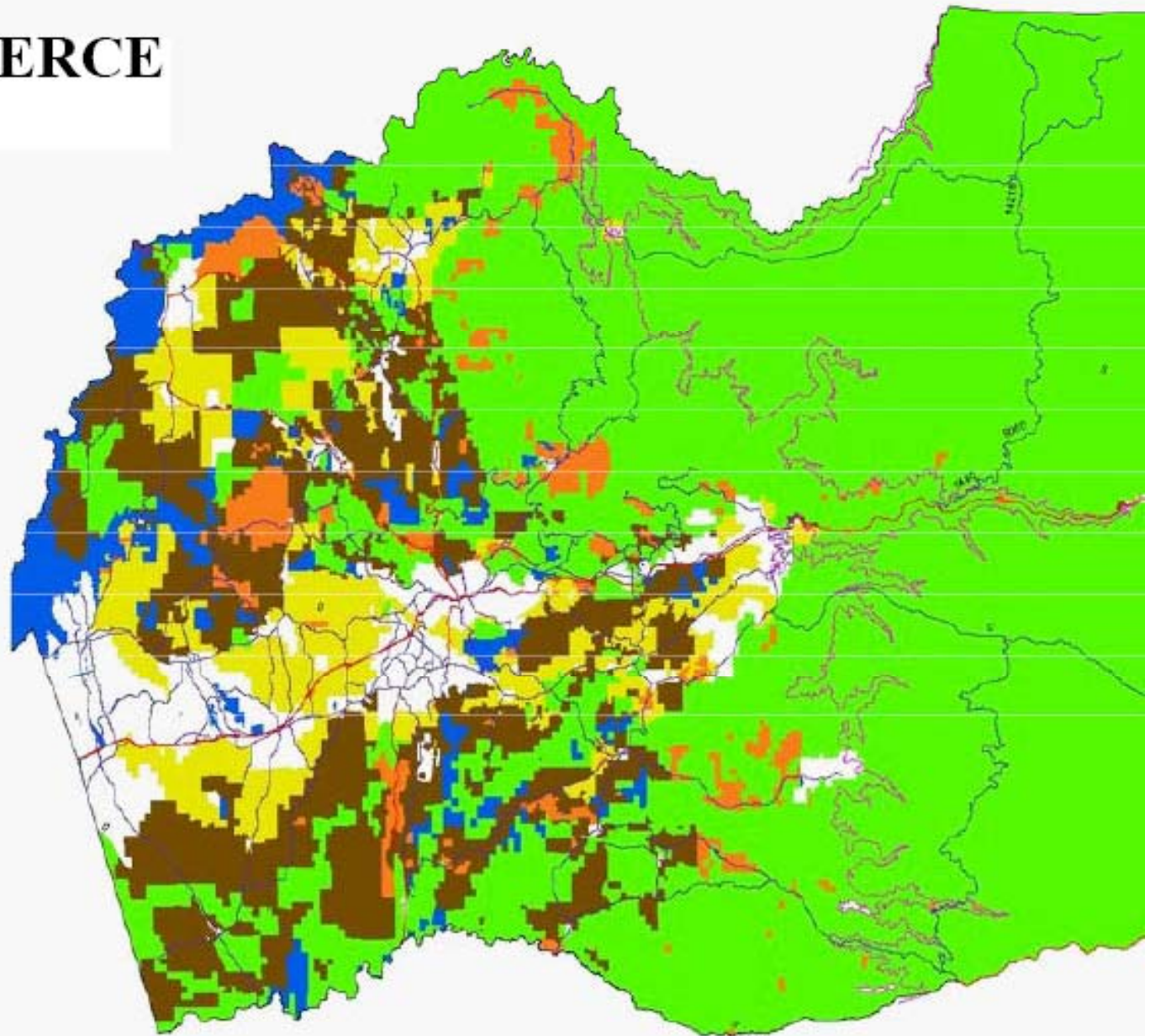
OS

AL

NR

RR

LDR



0 2.5 5 10 Miles



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MAP PREPARED BY



Exhibit B (Mod)

DO A LOT WITH A LITTLE

Legend

COMMUNITY REGIONS



RURAL CENTERS



LAND USE BASE



MFR

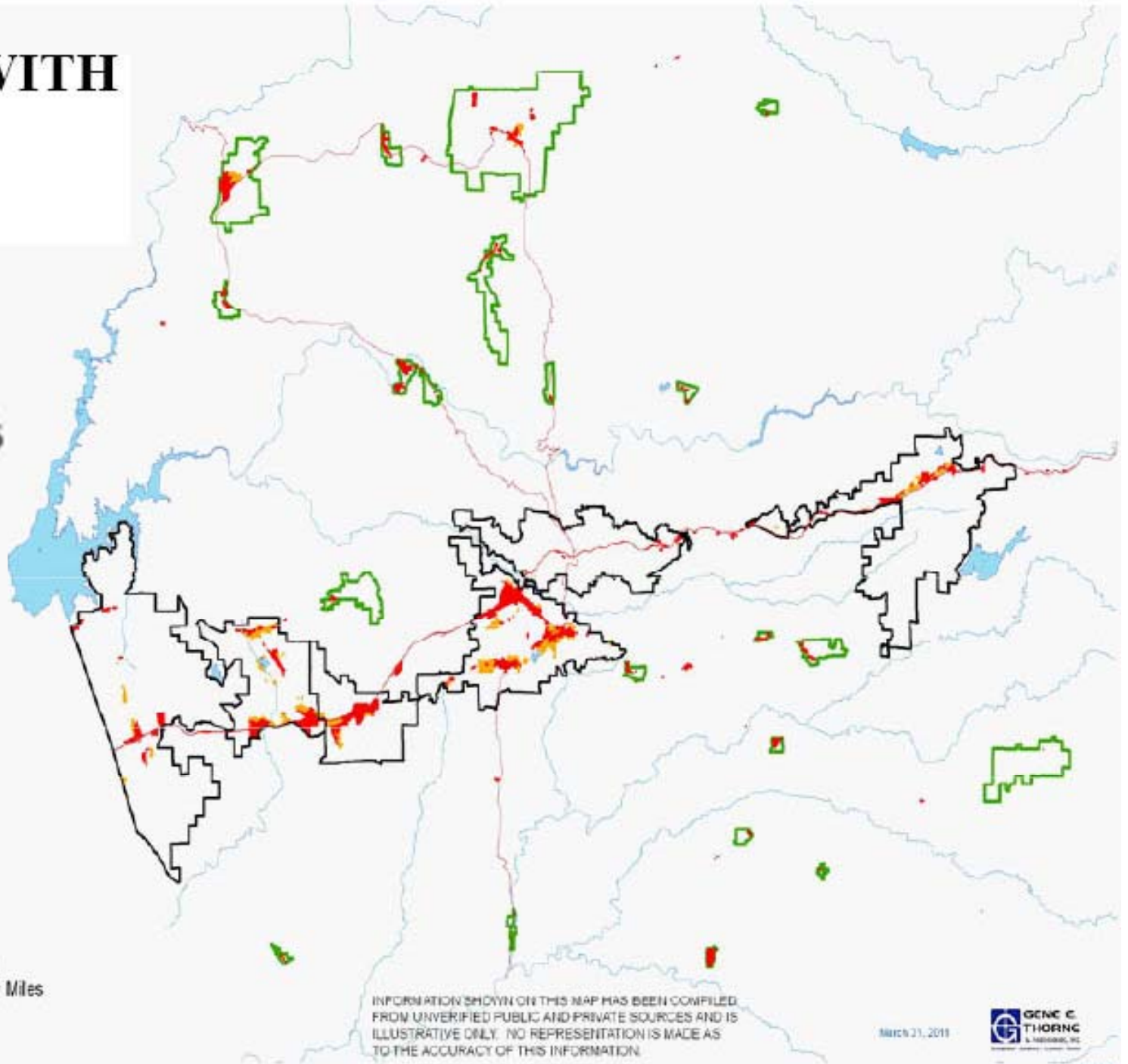


C




0 2.5 5 10 Miles

0 10,000 20,000 40,000 Feet




“Targeted” Project Highlights

RURAL COMMERCE

- C/I in Rural Regions  (G)
- C/I with private S/W
- Ranch Marketing
- **Ag District Expansion ROI**
- **CR/RC Bounds PP/C ROI**
- Compatible TPZ use (Z)
- Ag Homestays (Z)
- Ag Support (GP & Z)
- Rural Lands Uses (Z)
- Home Occupations (Z)
- **ZONING MAP UPDATE (Z)**

LOT WITH A LITTLE

30 % OS (ROI)  1%
30 % slopes I/C/HDR? 2% of EDC

Wetlands/Riparian Setbacks (Z)

Multiple Commercial zones

/ Map Priority Areas (Z)

/ Identify MUD II (GP & Z)

/ Set Standards (Z)

Recreational Zones (Z)

Multiple Industrial Zones (Z)

Home Occupations in CR/RC (Z)



Project Highlights– Good Planning

- 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)
- Noise standards (Tier/Standards)
- Opportunity Areas (Study)
- Regional Planning Coordination/375/ (Tier)
- EDH Business Park Employment CAP
- Dam Failure Inundation
- Traffic/Circulation - Consistent with GP/State Objectives
- Public Services Concurrency

Fundamental Issues

- C/I in Rural Regions (**TGPA**)
- PD / 30% Open Space (**TGPA / Z**)

- Riparian/Wetland Setbacks (Z)
- Rural Lands/Ag uses in Rural Region (Z)
- TPZ Compatible Uses (Z)
- Home Occupation Ordinance (Z)
- Multiple Commercial and Industrial Zones (Z)
 - (MUD II) Z and Concurrency (TGPA)
 - Standards (Z)
- ZONING MAP UPDATE (AE,RL– AG Opt in / out) (Z)

DO A LOT WITH A LITTLE

Legend

COMMUNITY REGIONS



RURAL CENTERS



LAND USE BASE



MFR

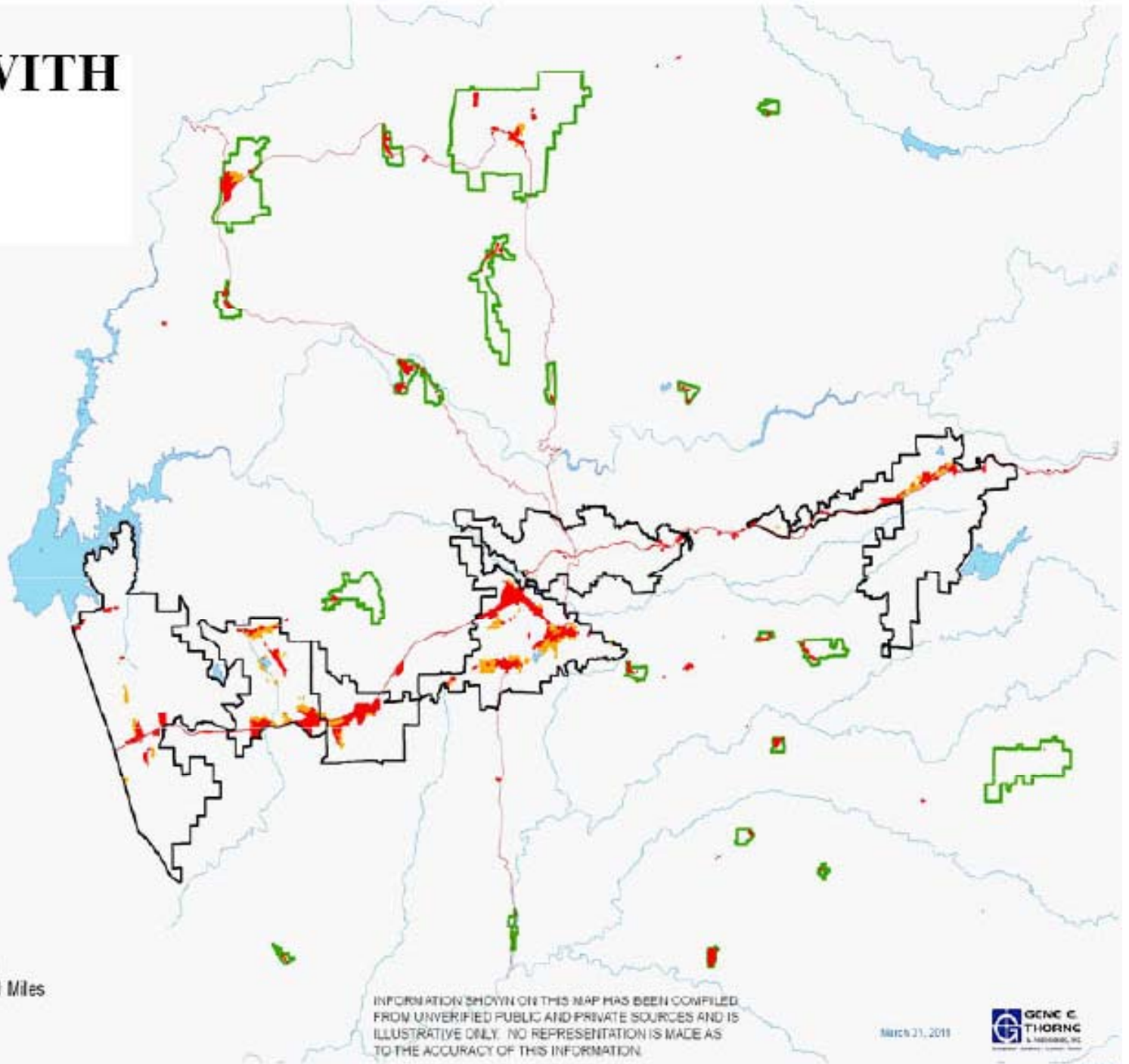


C



0 2.5 5 10 Miles

0 10,000 20,000 40,000 Feet



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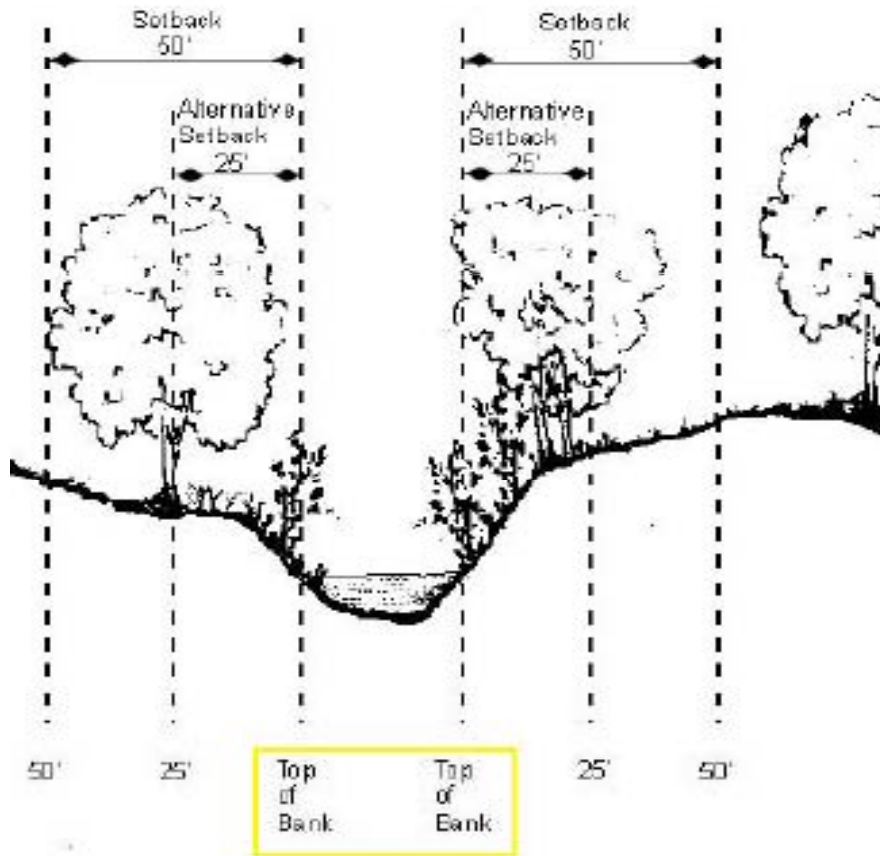
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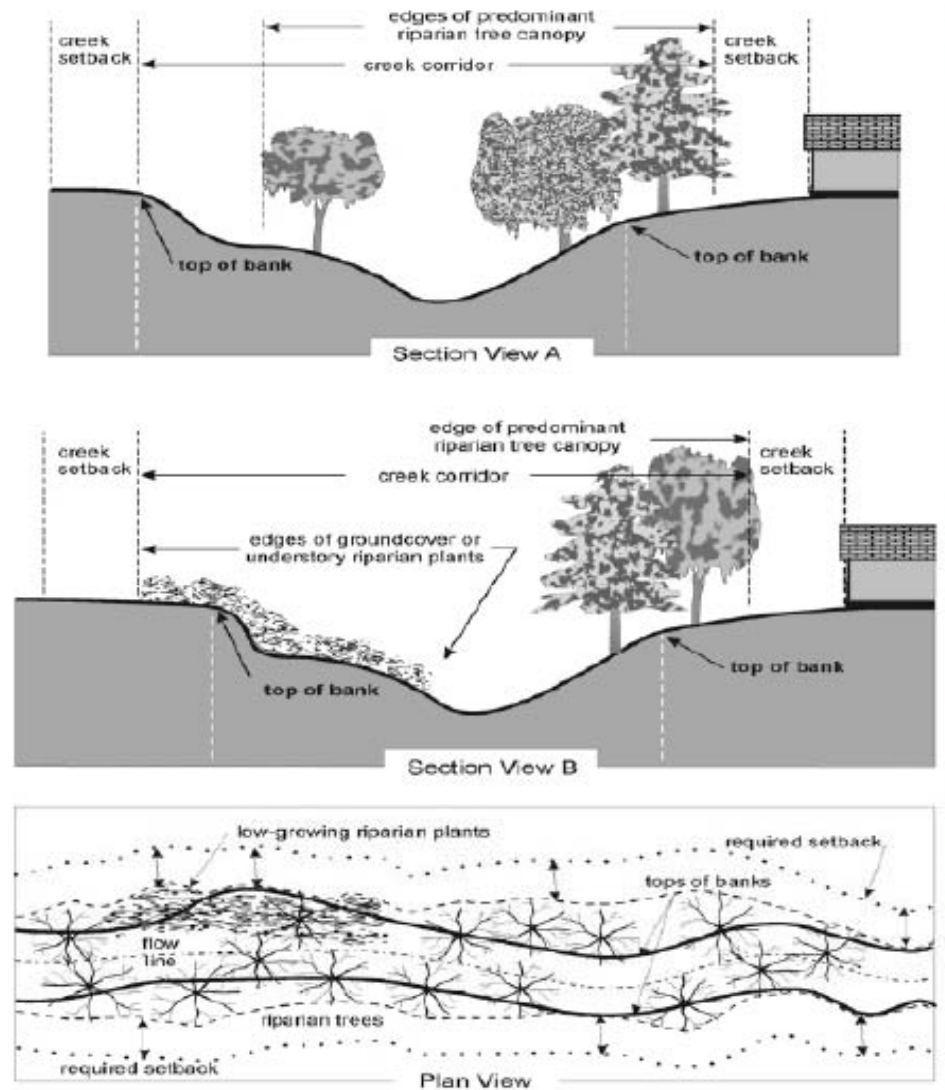
11/20210

Intermittent Stream and River Setbacks Z9

2006 Interim Interpretive Guidelines




Current Draft Zoning Ordinance



Home Occupation Ordinance -HOO

STAFF ALTERNATIVE

- **No employees**
-  Occupations (all food, no truck over 1 ton)
- Limited to primary residence
- No customers
- On site parking

EDAC ALTERNATIVE

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

TPZ Ordinance

PROPOSED ZONING : “The Property owner has either demonstrated a need for full time residency on the subject land to protect against theft or vandalism, or full time management is **NECESSARY** for its continued productivity.”

EDAC: Allow Compatible Uses set by BOS (CUP or by right). If discretionary then findings consistent with GP.

General Plan Policy 8.4.2.1 For all discretionary development applications involving timber production lands (TPZ) or lands adjacent to the same prior to granting an approval, the approving authority shall make the following findings:

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

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

OTHER COUNTIES 15/23 residence by right, other permit

RURAL ISSUES

C / I IN RURAL
REGIONS

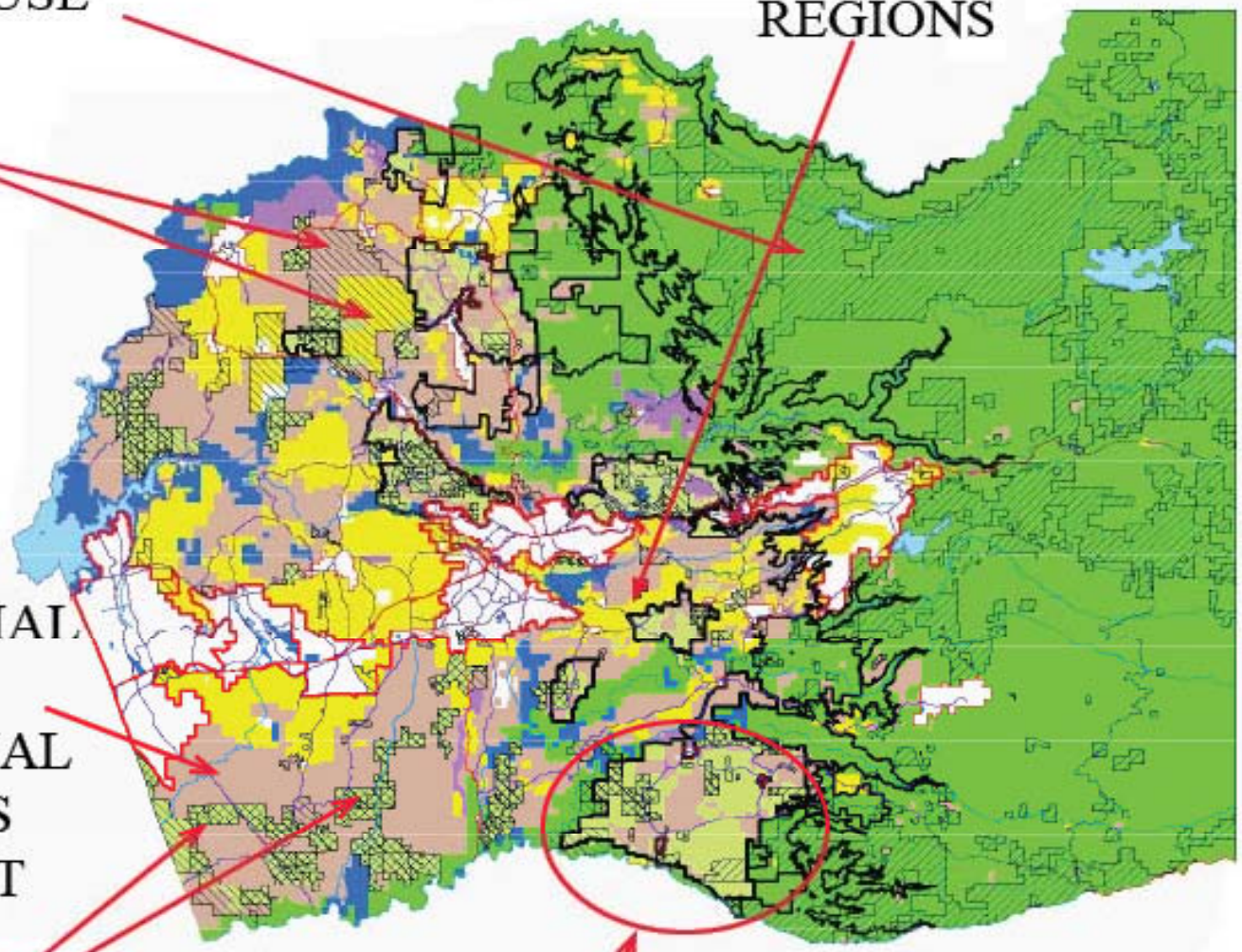
TPZ COMPATIBLE USE

AE ROLL OUT

RURAL RESIDENTIAL
WOBBLER
AG OR RESIDENTIAL
10 TO 160 ACRES
OPT IN / OPT OUT

AL
WILLIAMSON ACT

AG SUPPORT
AG DISTRICT USES



RURAL RESIDENTIAL (WOBBLER)

RESIDENTIAL

AGRICULTURAL

----- RR -----

	LDR				AL
	RE 5 - 10	RE - 10	RL	AG ZONES	AG
ANIMALS	P				
STABLES	P				
CROPS	P				
GRAZING	P				
ORCHARDS	P				
VINEYARDS	P		?	?	
PACKING	P		-----	-----	
SALES	A		?	?	
WINERIES	CUP		-----	-----	
RANCH MKT	CUP		?	?	
			-----	-----	
			?	?	
			-----	-----	
				?	

NUISANCE LAWS FAVOR

PD / Open Space

Staff Alternative

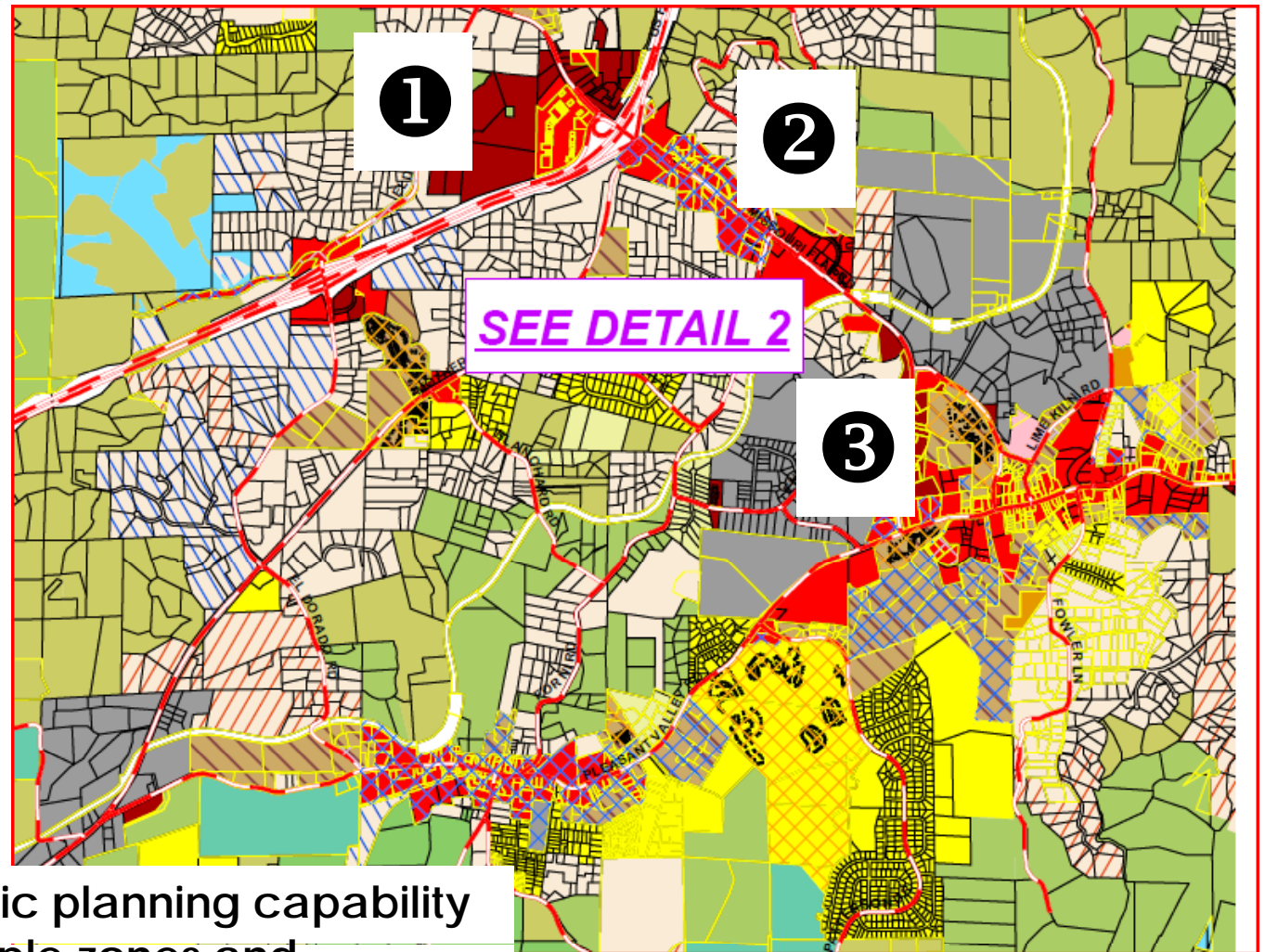
- Retain requirement for 30% but allow requirement to be met offsite

EDAC Alternative

- Develop a different formula for different types of Open/Public spaces by different types of projects and location.

Zoning – Strategic Planning Discussion

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



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

Commercial - MUD

Policy 2.2.1.2 - Commercial Land Use Designation

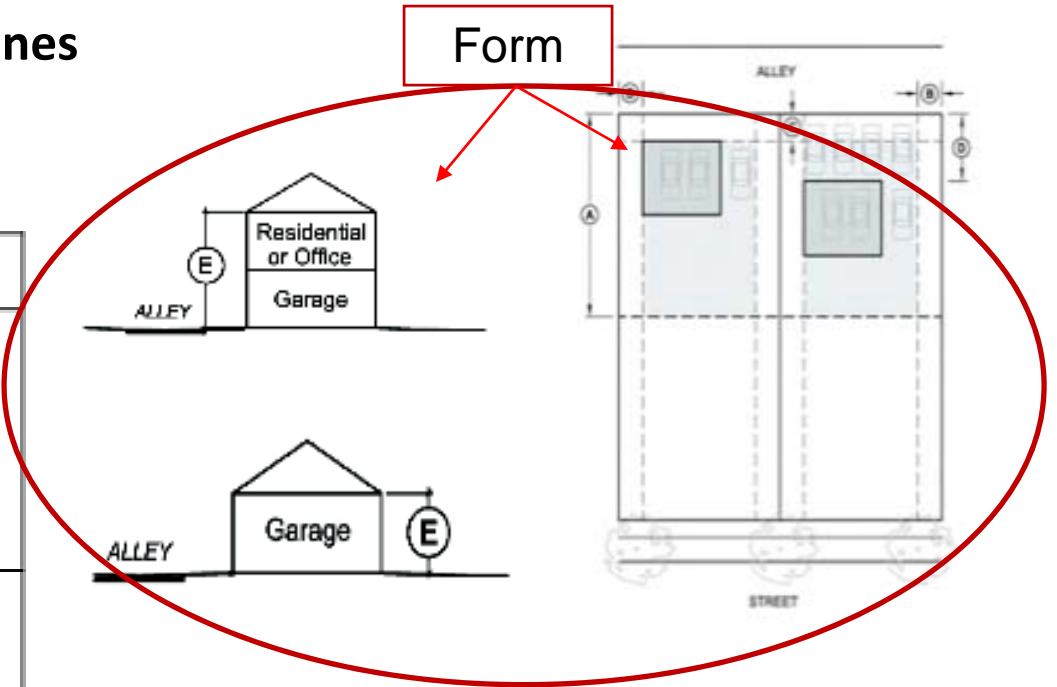
Commercial (C): The purpose of this land use category is to provide a full range of commercial retail, office, and service uses Mixed use development of commercial lands within Community Regions and Rural Centers which combine commercial and residential uses shall be permitted. ~~The residential component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



TND Coding in MFR and C/MUD Zones

Table 6-6

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



WHAT IS REQUIRED

REVIEW GENERAL PLAN IDENTIFY ISSUES

DEFINE CEQA PROJECT (Reject Stand-Alone Update)

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

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

ENABLE BOARD OF SUPERVISORS TO ACT

January 2011 - Update Traffic Model/With Land Use Forecast

– **TRAFFIC FORECAST MODEL NEEDS UPDATING**

- **SB375** ties RHNA, AB32 to TRANSPORTATION funding passed after GP
- **MEASURE Y MODIFIED** after GP – giving BOS MORE FLEXIBILITY
- 2002 Allocations based on **market areas** not community regions
- Allocation used 1999 update of **1990 census**. 2010 census be available
- **11 Years of actual numbers** now available
- **Achievable DUS for CRs with sewer** now available
- **CIP software Model** was outdated in 2002, ancient now!
- **C/MUD moderate** housing per RHNA not accommodated
- **Below moderate** housing not accommodated
- **TO IMPLEMENT THIS GENERAL PLAN EDC NEEDS UPDATED MODEL TO RUN ALTERNATIVE ALLOCATIONS FOR BOS TO MEET GP GOALS/ State Law.**

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

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

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.

Preliminary Land Use Forecast 1/2011

- **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**

DSD TASKS 4/11 WORKPLAN

COST

PROGRAMMATIC PROJECT DESCRIPTION

- 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

\$220,000

\$175,000

\$150,000

\$175,000

\$750,000

\$1,470,000

\$ 75,000

\$150,000

\$ 75,000

\$300,000

\$1,770,000

- MUD II (future)
- CLIMATE ACTION (future)
- GABBRO FEE (future)

TGPA

ZONING

MUD II

HOUSING UPDATE

ROI

ROI


ROI

ROI

RFP \$ _____

PRICE INCLUDES

Land Use Forecast	\$175,000
Climate Inventory	\$ 50,000
MUD II	\$ 75,000
GABBRO FEE	\$ 75,000
EDAC REPORTS	\$100,000
	<hr/>
	\$475,000

 = EDAC ESTIMATE

COORDINATE

- TIM FEE UPDATE
- INRMP
- REPORTS

Why is a Greenhouse Gas Inventory Important?

You can't manage what you don't measure!

Communities with inventories can:

- Develop baseline energy/emissions data
- Create emissions reduction targets
- Monitor emissions reduction progress
- Make informed decisions when designing climate/energy programs and plans
- Be prepared to deal with CEQA and environmental review procedures



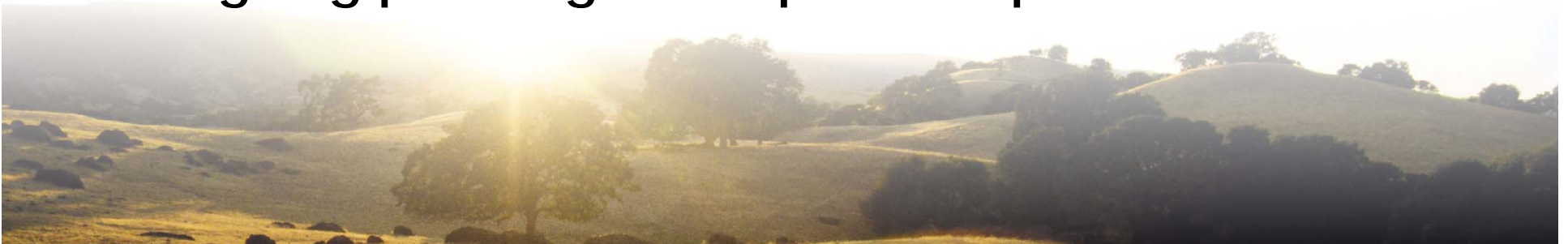
Updating Traffic Forecast Methodology

- Two phases
 - Phase 1: Develop best approach to meet County needs
 - Phase 2: Implementation and associated studies
- Phase 1 Objectives:
 - Review County's options for traffic forecasting (does not presuppose that County needs to maintain its own model)
 - Gather input from staff, end-users, and decision-makers
 - Leverage existing resources (GIS and County staff)
 - Increase availability of information related to land use/traffic forecasts (web site, GIS-based, etc.)



Short vs Long Term Needs

- Given needs we may have to identify two approaches
- **Specifically we want to try to avoid having traffic forecast bog down planning process**
- **A new model could take 6 months or longer to develop**
- **Technical studies in support of EIR for the TGPA will require input prior to April (in particular air quality)**
- **Beyond April updates to the TIM fee and CAP and ongoing planning will require an update**

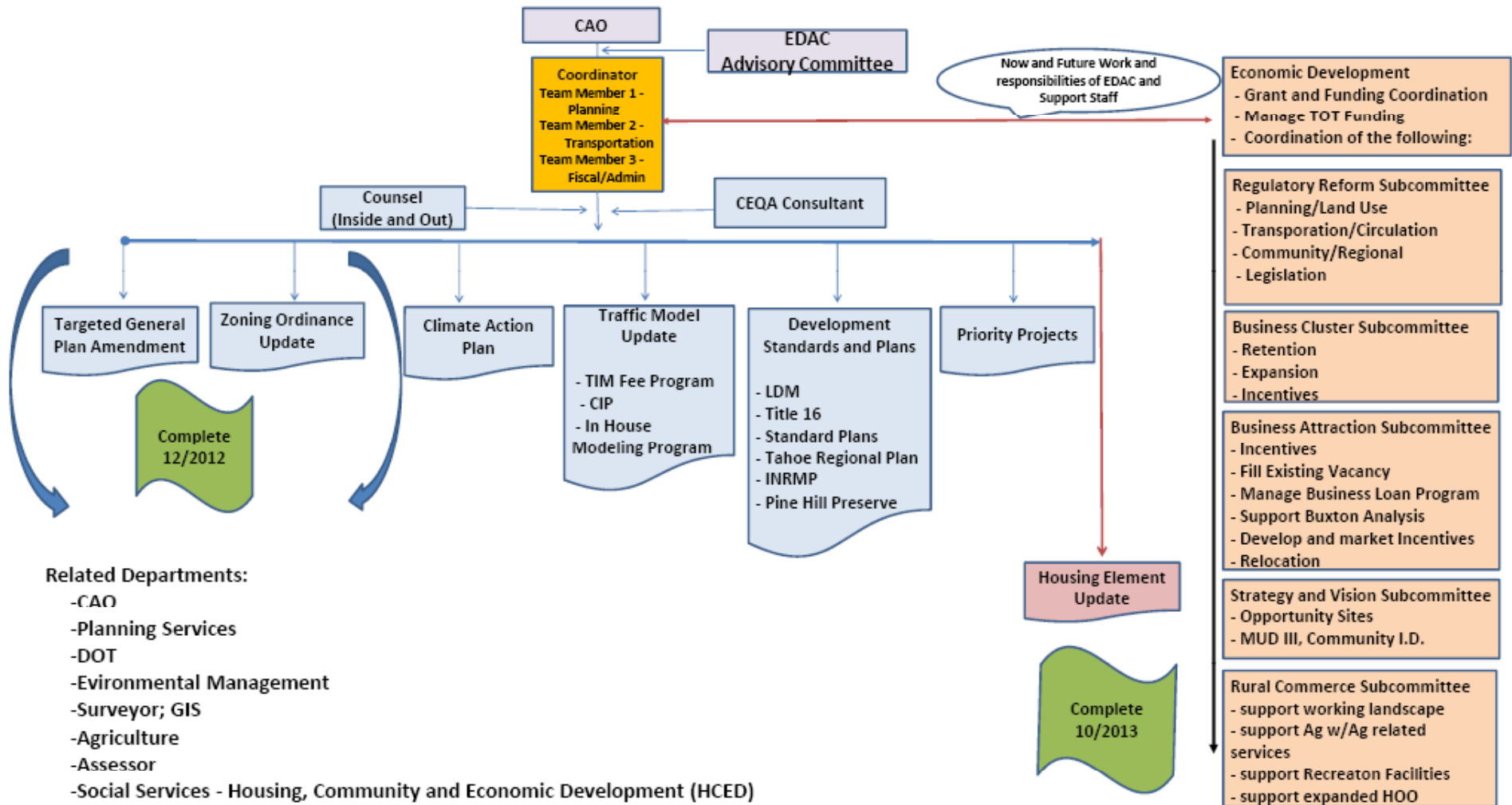


Lessons Learned

- **NEED PROGRAMMATIC APPROACH**
 - \$ 220,000 for Zoning Code Alone
 - Did not include Multi C, MUD II, RL, Ag, most adopted ROI's, GP without TGPA, land use forecast, & no help for Housing Element
 - \$ 175,000 land use traffic
 - Board initiated Fall 2007 - Not on DOT/DSD work plan as of April 2011
 - LDM / Standard Plans did not implement GP or TGPA or ZOA
- **Coordinate Departments for Special Projects**
 - Do we need an outside Coordinator? NO
 - There are a lot of qualified folks in and out of Government
- **Contract Process needs Streamlining**
 - Timing of contract; Complete by 12/12
- **Management of Contract**
 - Single Point of Contact for Consultant

Organization Chart

Programmatic Approach

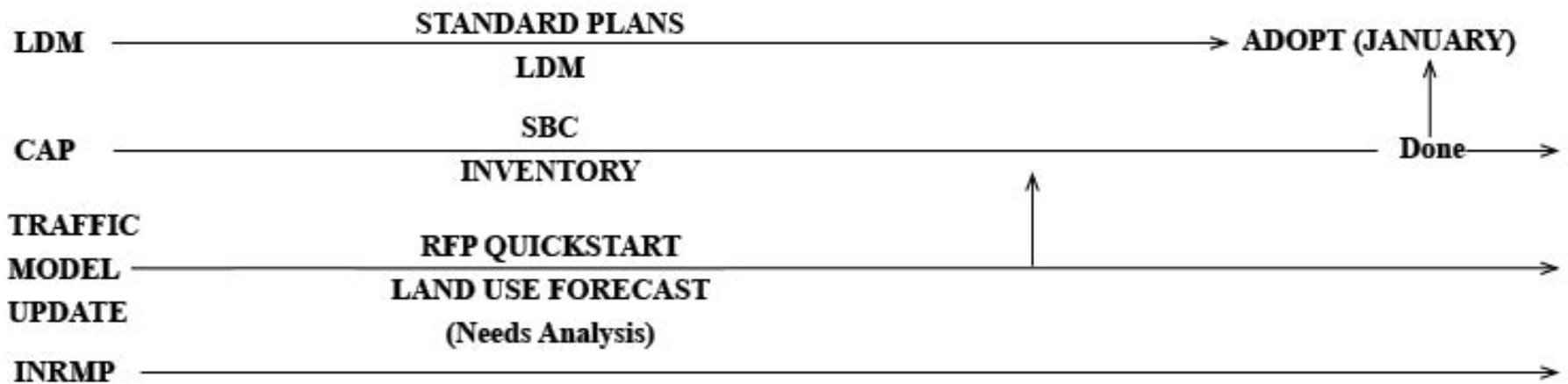
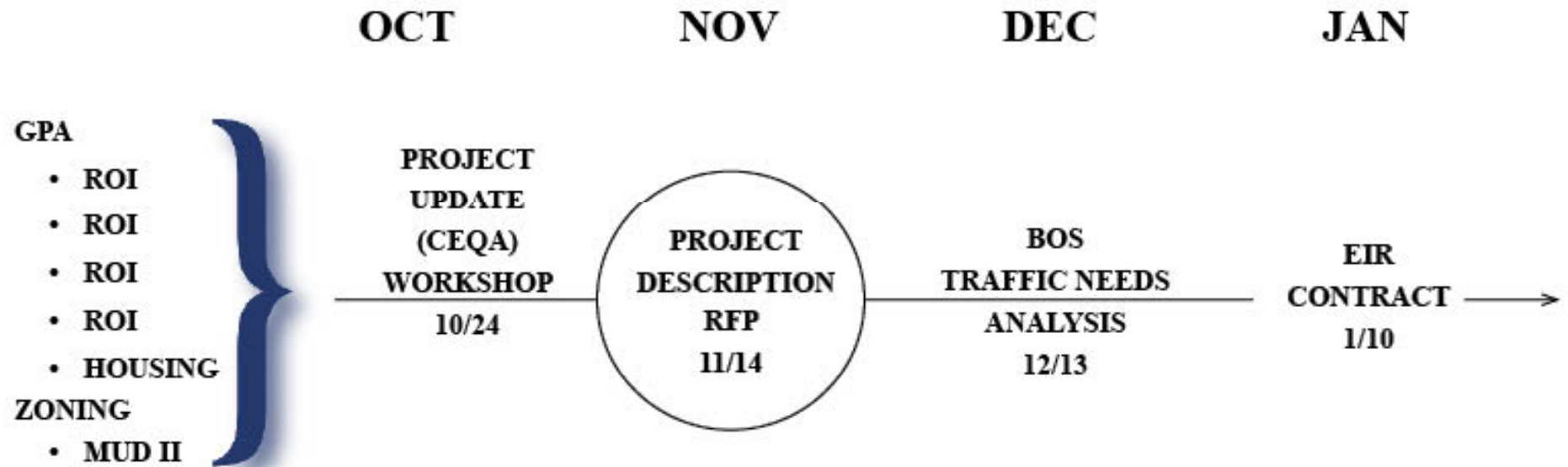


Project Description – What’s Working

A Work In Progress

October 2011						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3 LDM	4	5 <i>Traffic Sub Comm</i>	6	7 Reg Reform	8
9	10 Commercial Mixed Use Ag	11	12 <i>Traffic Sub Comm</i>	13 LDM	14 Reg Reform	15
16	17 Commercial/ Mixed Use	18 Rural Lands	19 “Needs Analysis” Traffic	20 EDAC Ag	21 Reg Reform ZO - HOO	22
23	24 BOS Workshop	25	26 <i>Traffic Sub Comm</i>	27 ZO - Ag	28 Reg Reform	29
30	31					

PROGRAMMATIC WORK PLAN



What's Next-November 14th

Direct Staff and EDAC to Return on the 14th with 3 specific items:

- Comprehensive Zoning Code Update ROI; *to include the following revisions:*
 - Delete Neighborhood Service Zone
 - Ranch Marketing on Grazing Lands
 - Revised Planned Development Open Space requirements
 - Codify Interim Guidelines for Wetland/Riparian Setbacks
 - Updated Zoning Map includes Multi C/I, AE,RL– AG Opt in / out
- Targeted General Plan ROI *with following revisions:*
 - Revise language for Planned Development Open Space
 - Direct related County Departments to work under the management of the CAO's office
- TGPA and Zoning Code Update EIR Scope of Work and assign CAO Contract Administrator

Beyond November 14th

- Return to the Board with Traffic Needs Analysis December 13, 2011
 - Begin discussing next steps for CIP and TIM Fee Update
- Review EIR Lead Consultant Responses the week of December 20th.
- Refine Scope of Work, Timeline and Sub Consultants 12/23/11 – 1/4/12
- Return to the Board January 10, 2012 with Lead consultant contract, final scope of work and project timeline.