

# WHAT IS REQUIRED

# REVIEW GENERAL PLAN IDENTIFY ISSUES

# DEFINE CEQA PROJECT (Reject Stand-Alone Update)

**JANUARY 2011**

**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**

**ROI TGPA  
ROI ZONING  
EIR SCOPE**

# Don't Waste a Good EIR

- **Set Standards Up Front** –not CUP, Design Review, Planned Development
  - Master or Safe Harbor Plans
  - Home Occupation example 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



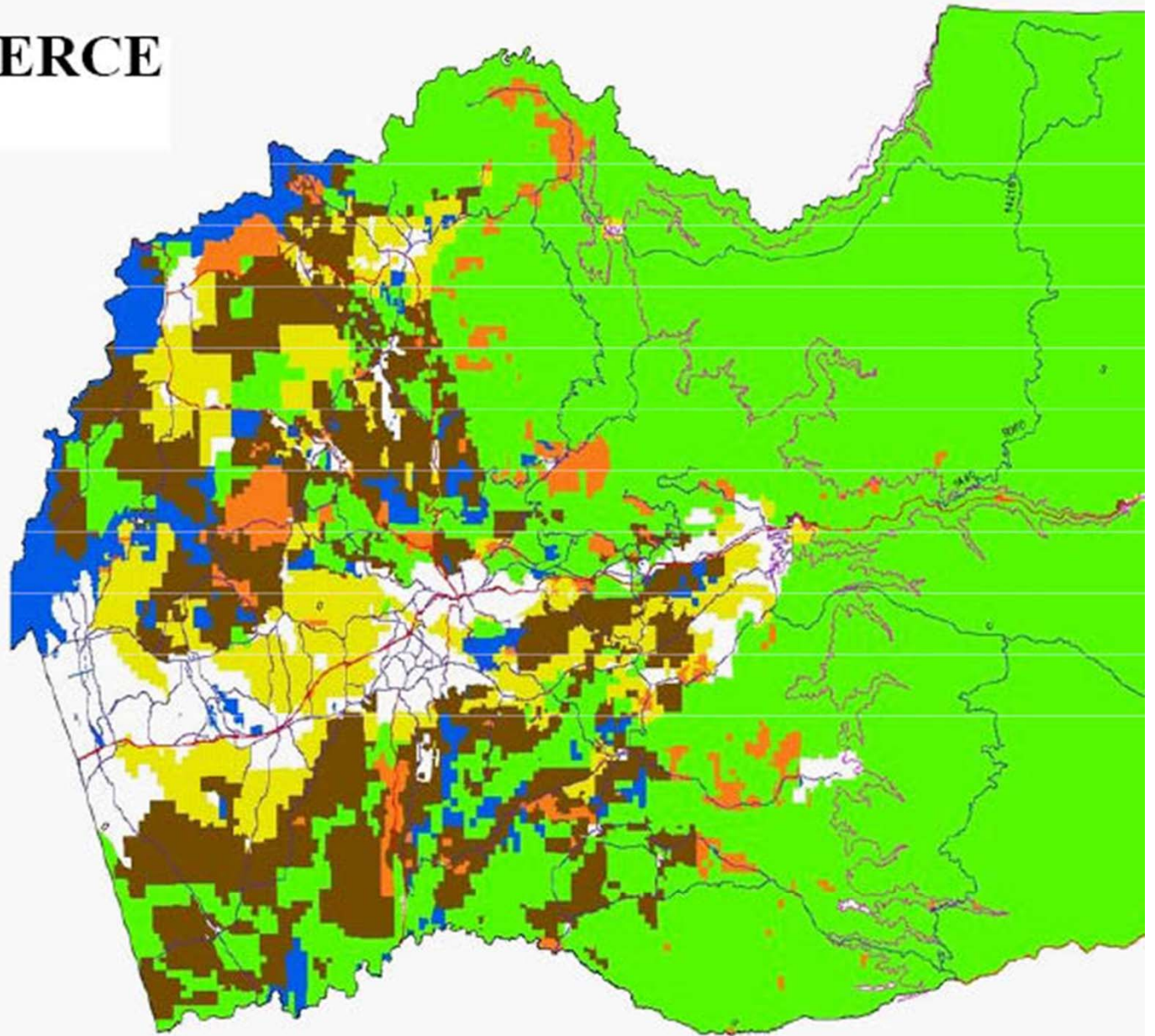
NR



RR



LDR



0 2.5 5 10 Miles

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.

MAP PREPARED BY



**GENE E.  
THORNE**  
& Associates, Inc.

Exhibit B (Mod)  
3 of 30



# DO A LOT WITH A LITTLE

## Legend

COMMUNITY REGIONS



RURAL CENTERS



LAND USE BASE



MFR



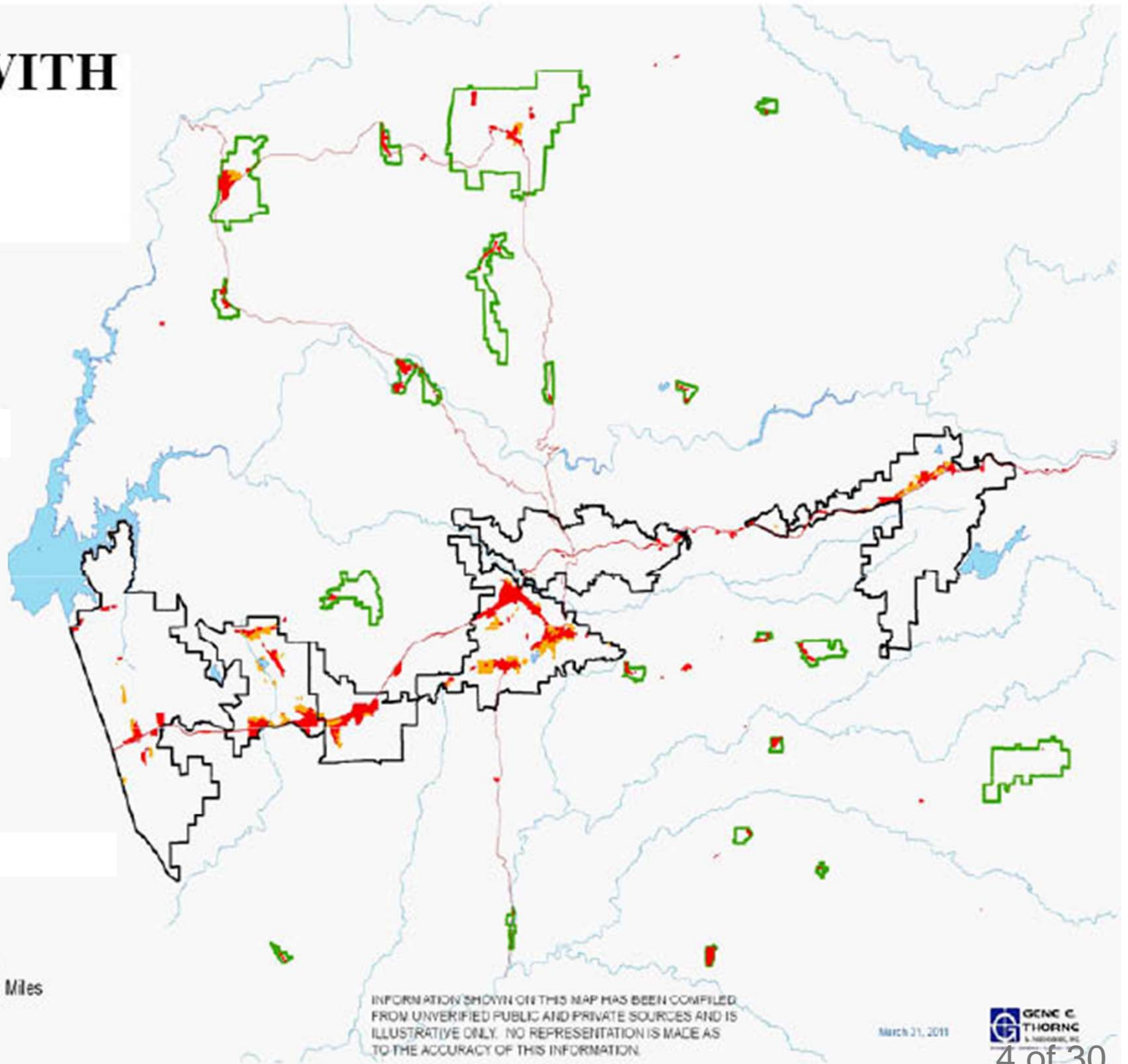
C



MFR


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 HOO Z
- **ZONING MAP UPDATE (Z)**

## LOT WITH A LITTLE

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

- Wetlands/Riparian Setbacks (Z)
- Multiple Commercial zones w/  
/ Map Priority Areas (Z)  
/ Identify MUD II (GP & Z)  
/ Set Standards (Z)
- Multiple Industrial Zones (Z)
- Home Occupations in CR/RC (Z)
- ZONING MAP UPDATE**

# 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

# ROIs = Project Description

- ROI TGPA EDAC Exhibit 1 - staff proposal **redlined**
  - **30% PD Open Space treatment** of poison pill
- ROI ZONING EDAC # 2 – staff report **redlined**
  - **Riparian Wetland Setback**
  - **30% Open Space**
  - **Zoning Map Updated** (C/I, AE in Rural Regions, RL, AG)
    - C/MUD and I areas or criteria identified
    - AE in Rural Regions
    - Ag or RL in Rural Residential land areas (Opt in / Opt out)
  - **Range of Agricultural and Rural Land Uses (P&CUP)**
    - **EDAC Zoning Submittals as alternatives**






# Home Occupation Ordinance –HOO

ROI ok – allows analysis of 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**
- **Retail Sales - standards**
- **Standards vs. CUP**



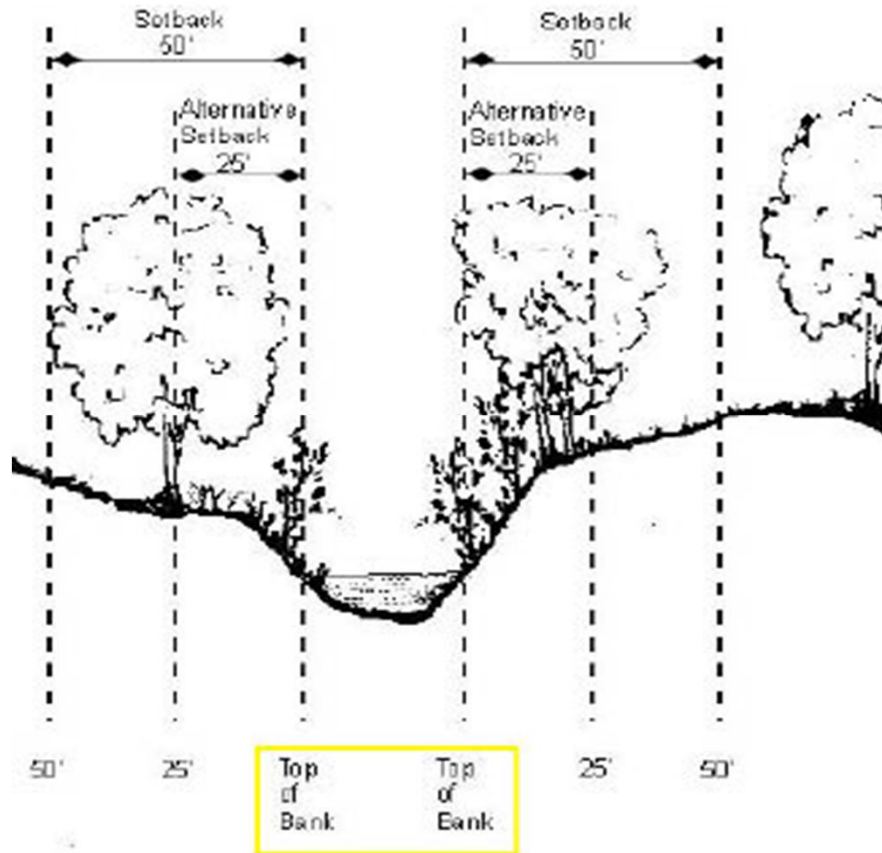


# Development Requirements For TPZ

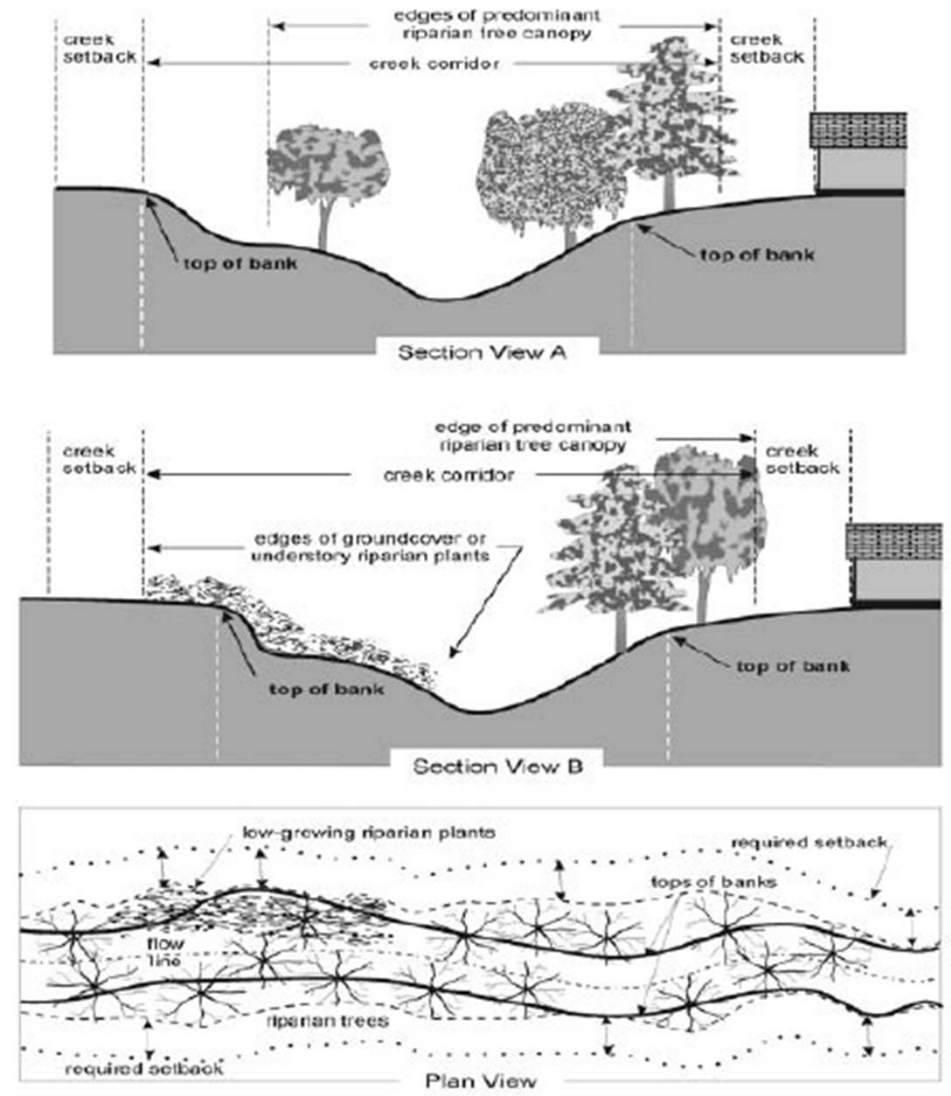
- **ROI OK EIR Will ANALYZE WHAT COMPATIBLE USES MAY BE “BY RIGHT” or are Discretionary ON TPZ**
- WILL CONSIDER: GP Policy 8.4.2.1, only requires findings that the proposed use... **“will not hinder timber production and harvesting...”** **will not intensify existing conflicts** **“...will not be detrimental to that parcel or adjacent parcels...”**
- The draft zoning ordinance is inconsistent with the GP since it requires a finding for a CUP for a residence on TPZ, that “full-time management of the stand is **necessary** for its continued productivity” and the owner must demonstrate a “**need**” for full-time residency to protect the lot against theft or vandalism.
- **Proposal = To Ensure that the Draft Zoning Ordinance language is consistent with the General Plan, If a proposed TPZ compatible use (incl. residence) requires a CUP then use the GP Findings.**

# Intermittent Stream and River Setbacks **ADD TO ROI ZONING**

## 2006 Interim Interpretive Guidelines



## Current Draft Zoning Ordinance



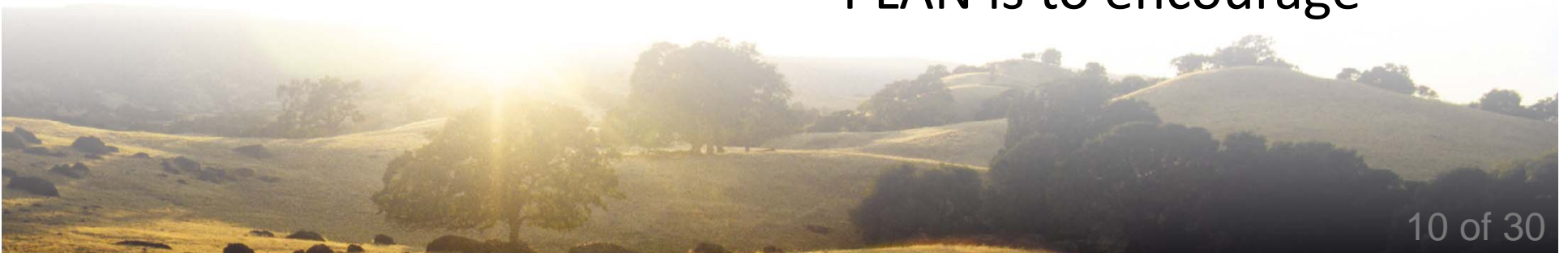
# PD / Open Space **REVISE ROI**

## Staff Alternative

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

## **Include EDAC Alternative**

- 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





# RURAL ISSUES

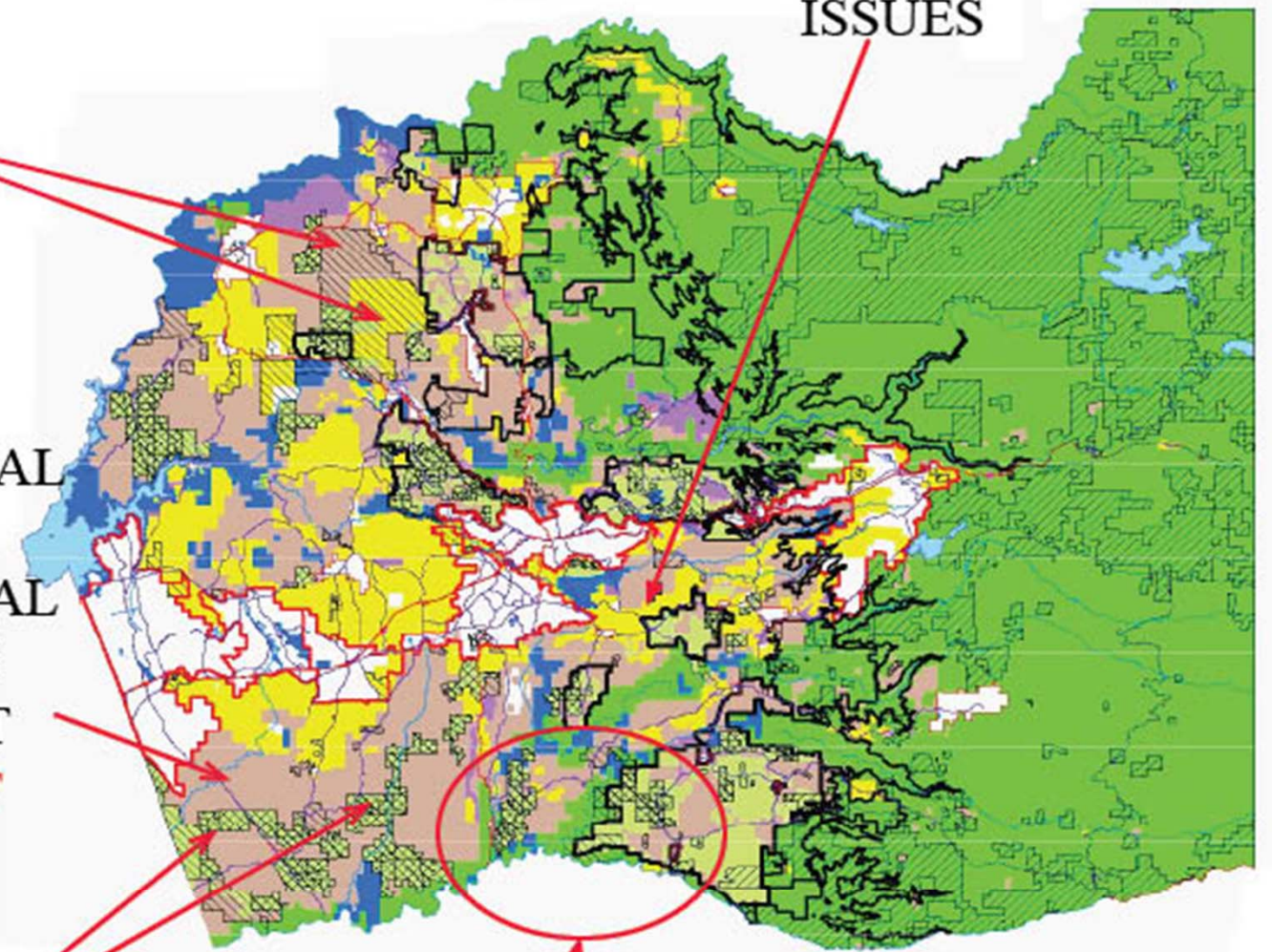
RURAL ROI  
ISSUES

AE ROLL OUT  
LDR / RR  
MAPPING

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

AL  
WILLIAMSON ACT

AG ZONE USES  
RURAL LAND ZONE USE





# RURAL RESIDENTIAL (WOBBLER)

RESIDENTIAL

AGRICULTURAL

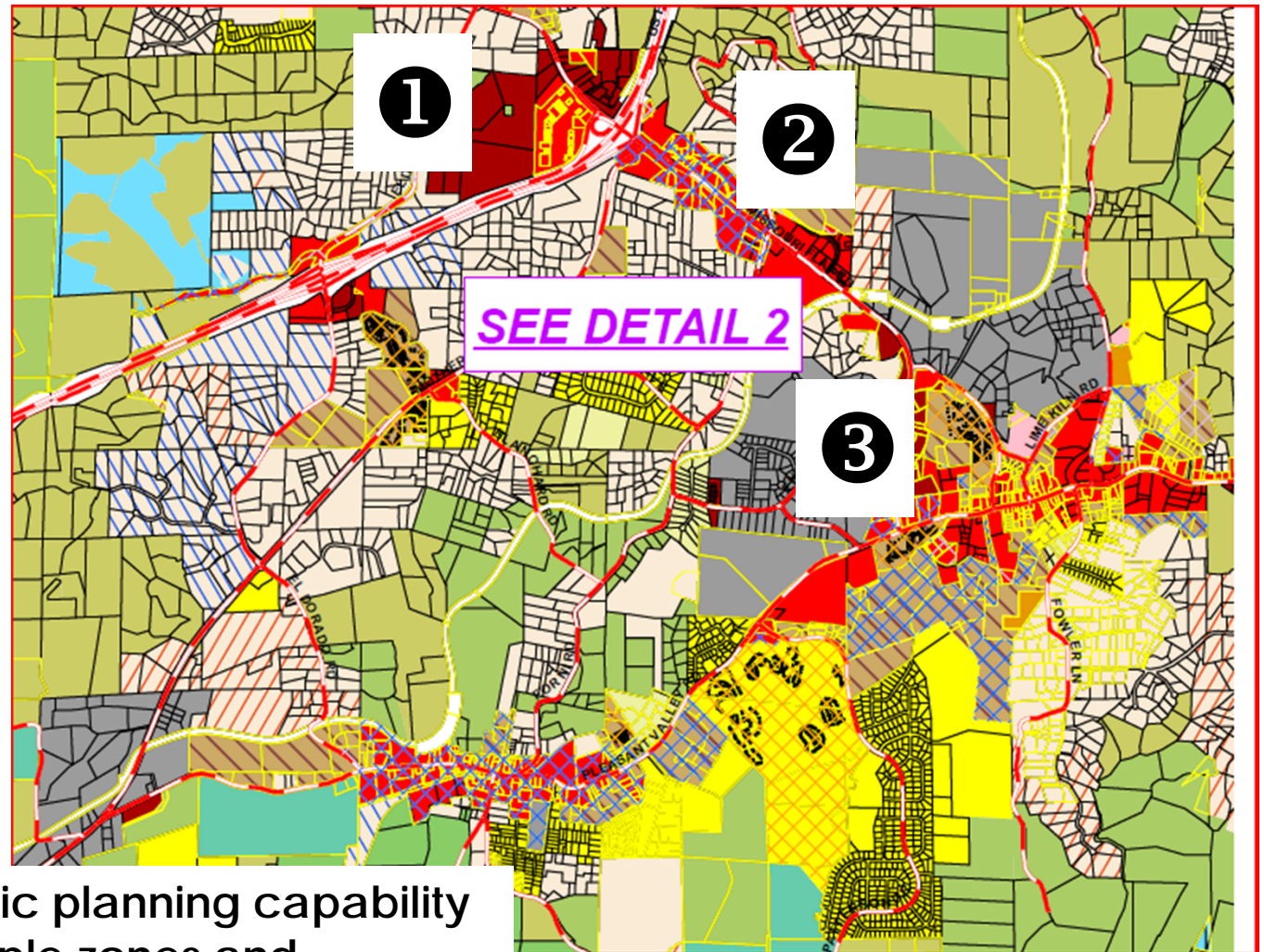
RR

	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

# ZONING ROI – ALTERNATIVE ZONING MAP FOR C/MUD AND I

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

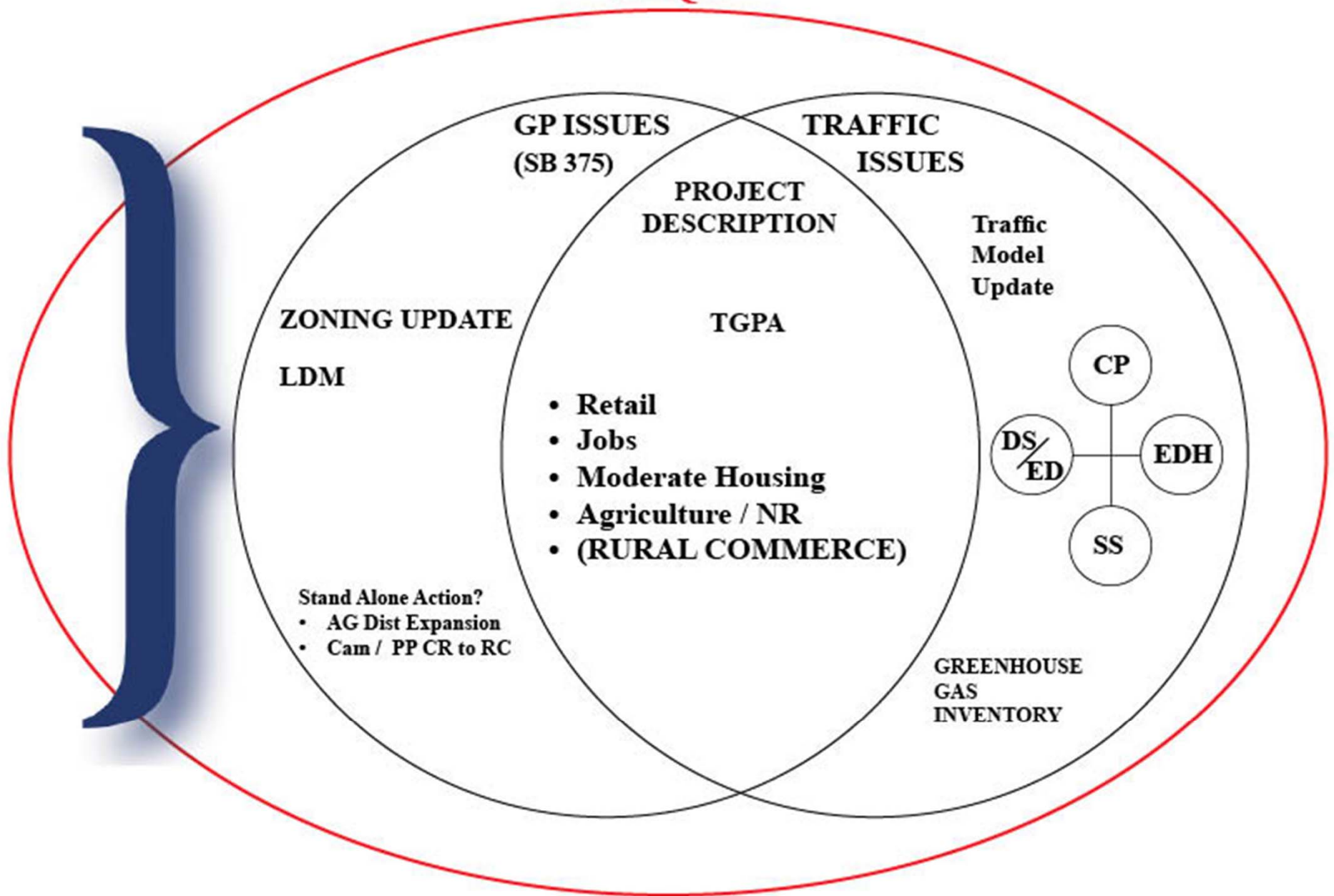
# Commercial - MUD

## 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.~~



# CEQA





## 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

**Jan 2011 KEEP IT RURAL - 75% of new DUs to CRs w/s**  
**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**

<b>EL DORADO COUNTY REGIONS</b>	<b>ACHEIVABLE LOW DENSITY (HDR/MDR/LDR)</b>	<b>ACTUAL BELOW MODERATE (MFR)</b>	<b>MODERATE HOUSING (C/MUD &amp; MFR)</b>	<b>TOTAL</b>
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
<b>TOTAL</b>	<b>12,500</b>	<b>3,406</b>	<b>3,406</b>	<b>19,312</b>

\* "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.

# JAN 2011 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

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

(\$ 75,000)  
 (\$150,000)  
 (\$ 75,000)  
  
 \$300,000

\$1,770,000

### 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

\$475,000

COORDINATE

- TIM FEE UPDATE
- INRMP
- REPORTS

 = EDAC ESTIMATE

# Why is a Greenhouse Gas Inventory Important?

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

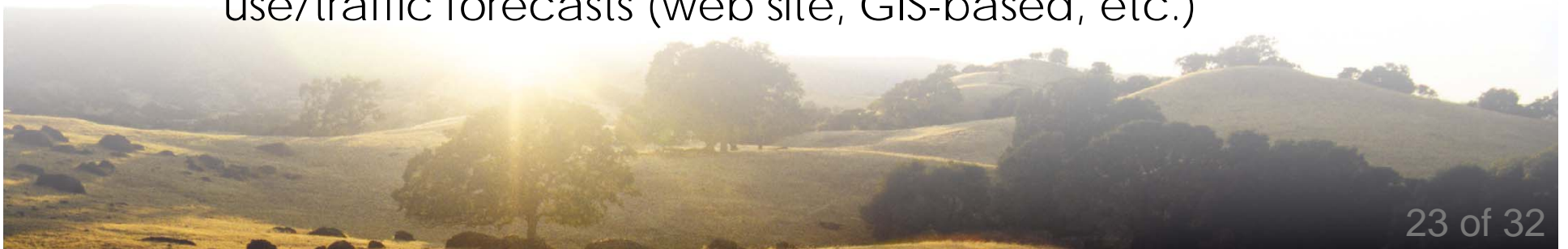
Communities with inventories can:

- 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



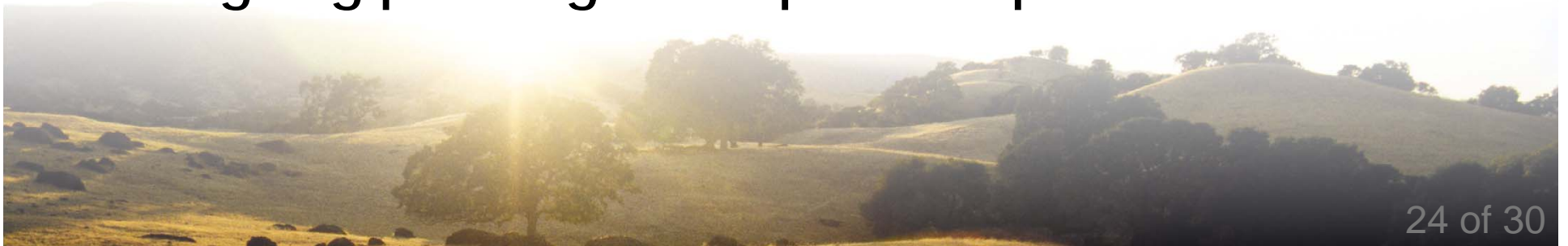
# Updating Traffic Forecast Methodology

- 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 2007 - Not on DOT/DSD work plan 4/2011

- 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 (Quick ? Start)**

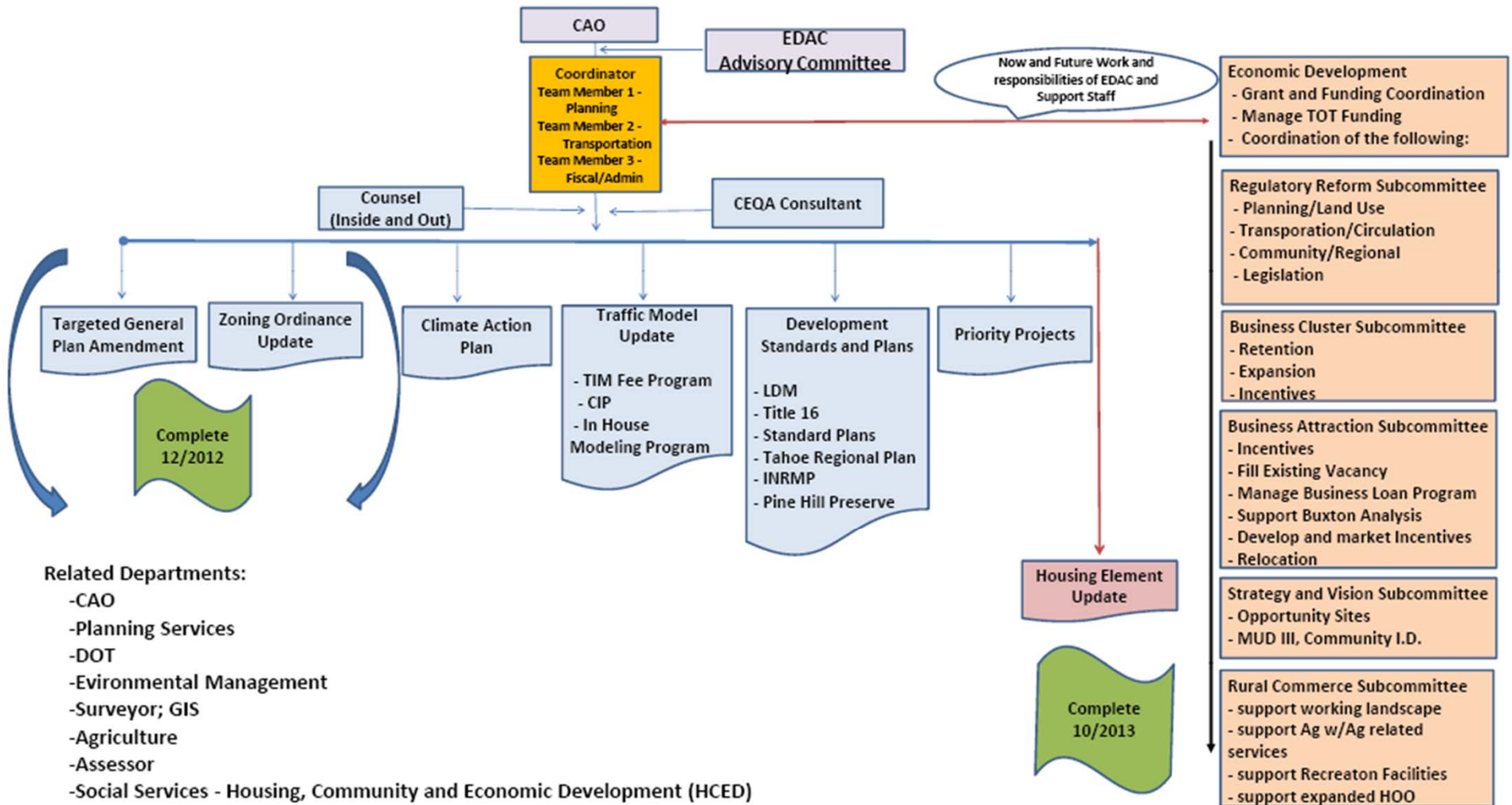
- Timing of contract; Complete by 12/12

- **Management of Contract**

- Single Point of Contact for Consultant

# Organization Chart

## Programmatic Approach

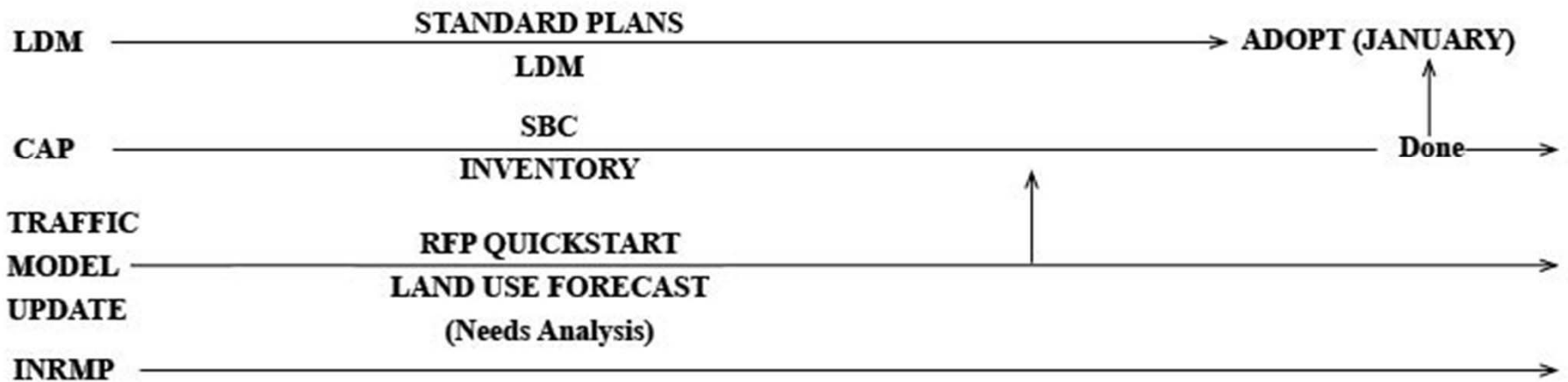
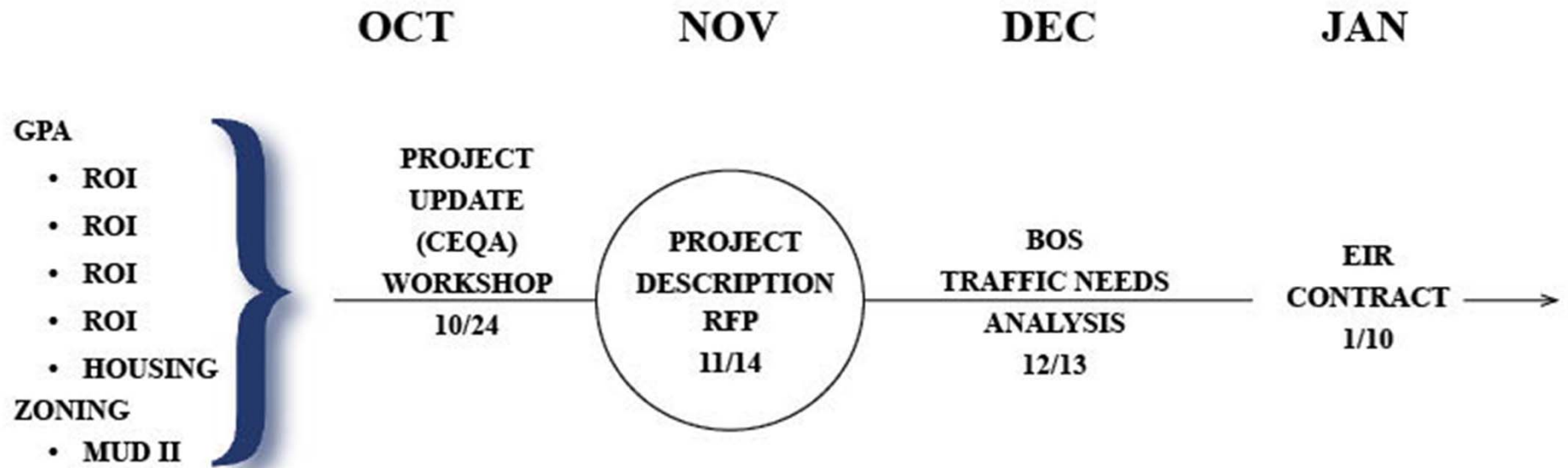


# EDAC Continues to Work

## *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 Rural Lands	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 HOO	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





# Beyond November 14th

- **Return to the Board with Traffic Needs Analysis December 13, 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
- **Return to the Board January 10, 2012** with Lead consultant contract, final scope of work and project timeline.

# What's Next-November 14th

Direct all related County Department to work under the management of the CAO's Office to achieve "Programmatic Approach"

Direct Staff and EDAC to Return on the 14<sup>th</sup> with 3 specific items:

- **Update Comprehensive Zoning Code ROI; *to include the following revisions for analysis:***
  - Alternative Planned Development 30% Open Space requirements
  - Codify Interim Guidelines for Wetland/Riparian Setbacks
  - Zoning Map Alternatives including C/I, AE,RL– AG Opt in /out
  - Range of RL and agricultural zone land uses (EDAC SUBMITTALS)
  - Delete Neighborhood Service Zone – (clarify in ROI)
  - Ranch Marketing on Grazing Lands – (clarify in ROI)
- 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 as Contract Administrator for Programmatic Approach**