

# Targeted General Plan Amendment and Zoning Ordinance Update (TGPA-ZOU) Project and Final EIR

El Dorado County Planning Commission  
Hearing Presentation

August 27, 2015

# Overview

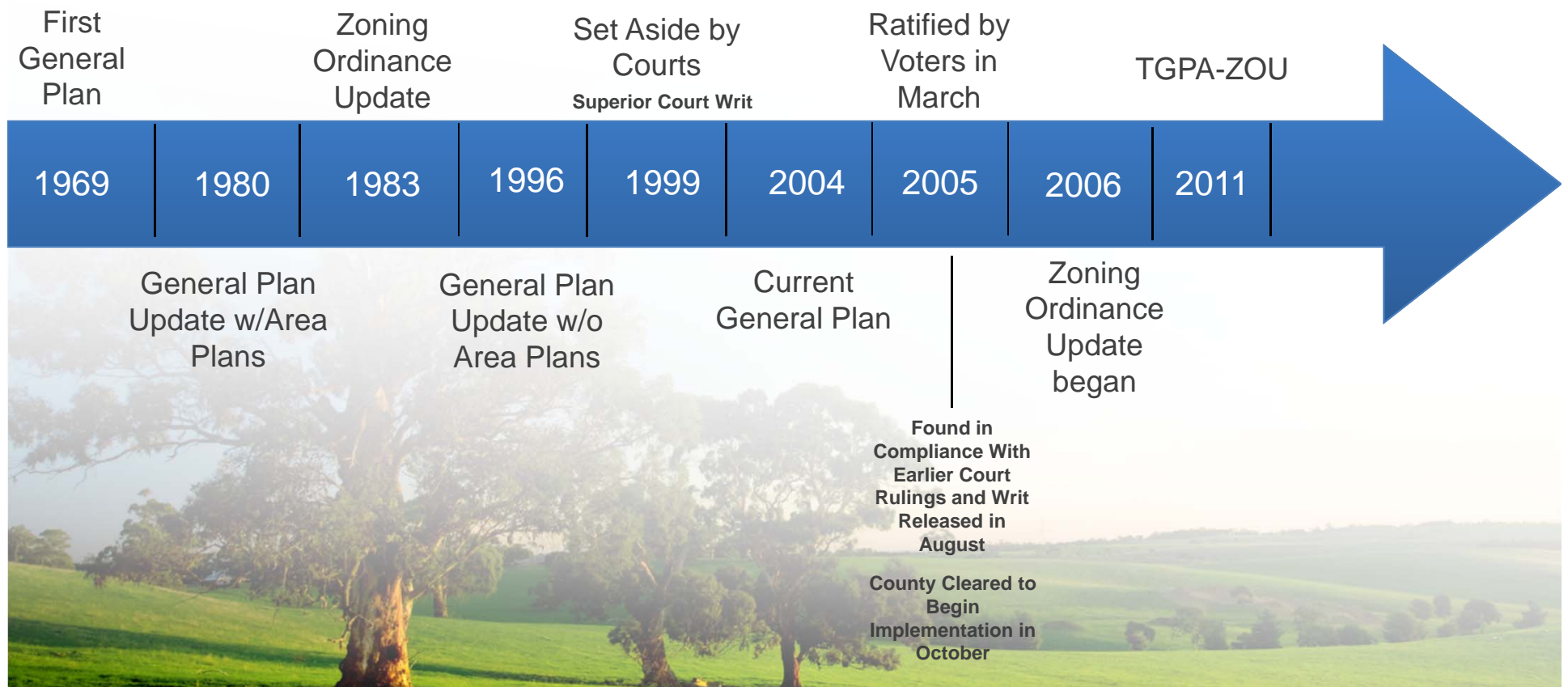
- Project Background and Process
  - General Plan 5-Year Review, Targeted General Plan Amendment and Zoning Ordinance Update (TGPA-ZOU), Travel Demand Model (TDM) Update
  - Board of Supervisors (BOS) Priorities and Objectives For Project
  - BOS Resolutions of Intention (ROIs)
  - Draft Project Description authorized for environmental review
  - Public Engagement throughout the Process
- Project Environmental Review
- Major Project Components
- Common Project Misconceptions
- Planning Commission’s “Flagged Items” August 2014
- Preparing Planning Commission Recommendation to the BOS

# PROJECT BACKGROUND AND PROCESS



# General Plan Timeline

State Law mandates adoption of a long-term General Plan for the physical development of the county.

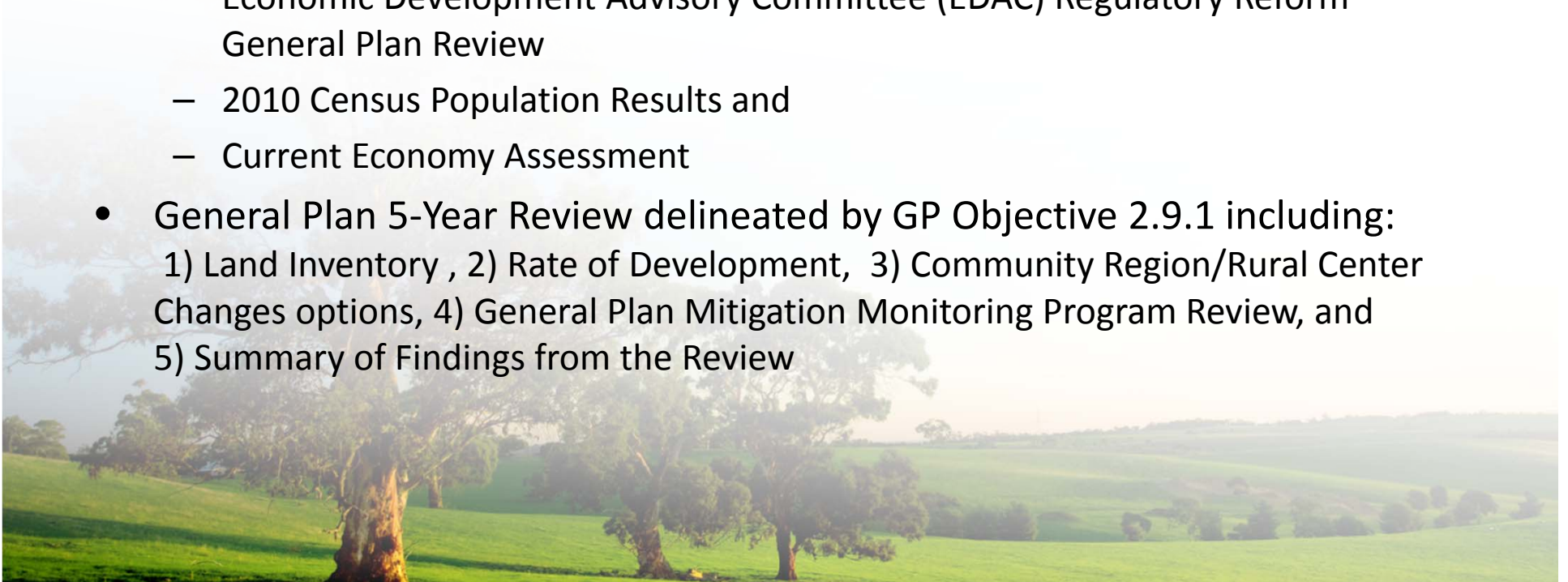




# Background: 5-Year Review

**April 4, 2011** - staff presented to BOS a General Plan report that included:

- State and local requirements for a General Plan review
- New information received since the adoption of the Plan, including:
  - Recent Changes in State Law
  - Recent Economic Development Studies
  - Economic and Planning Systems Housing Development Feasibility Study
  - Economic Development Advisory Committee (EDAC) Regulatory Reform General Plan Review
  - 2010 Census Population Results and
  - Current Economy Assessment
- General Plan 5-Year Review delineated by GP Objective 2.9.1 including:
  - 1) Land Inventory ,
  - 2) Rate of Development,
  - 3) Community Region/Rural Center Changes options,
  - 4) General Plan Mitigation Monitoring Program Review, and
  - 5) Summary of Findings from the Review



# Background: 5-Year Review

## Land Inventory

### General Plan Policy 2.9.1.2

Two years following the adoption of the General Plan and thereafter every five years, the County shall examine the results of the monitoring process for the previous period. If the results of this monitoring process indicate that the distribution of growth varies significantly from the major assumptions of this Plan, the County shall make appropriate adjustments to the Plan's development potential by General Plan amendment. Five year adjustments in the development potential may include either additions to or subtractions from this land supply and may result in policy changes.

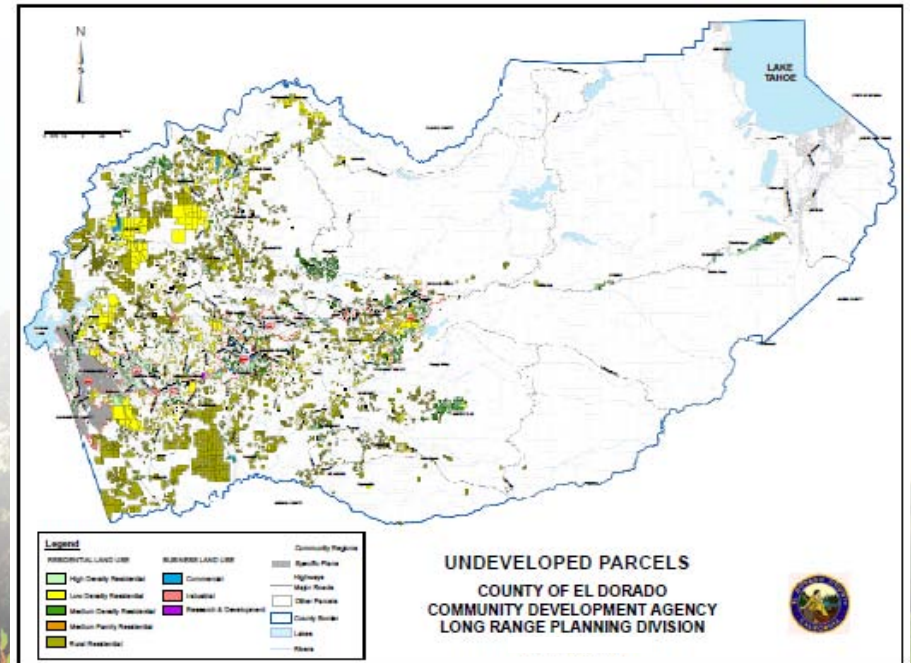
### WHICH REGIONS ARE THE 12,470\* NEW DWELLING UNITS ACTUALLY BUILT?

(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		FORECAST	12,470	
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%	

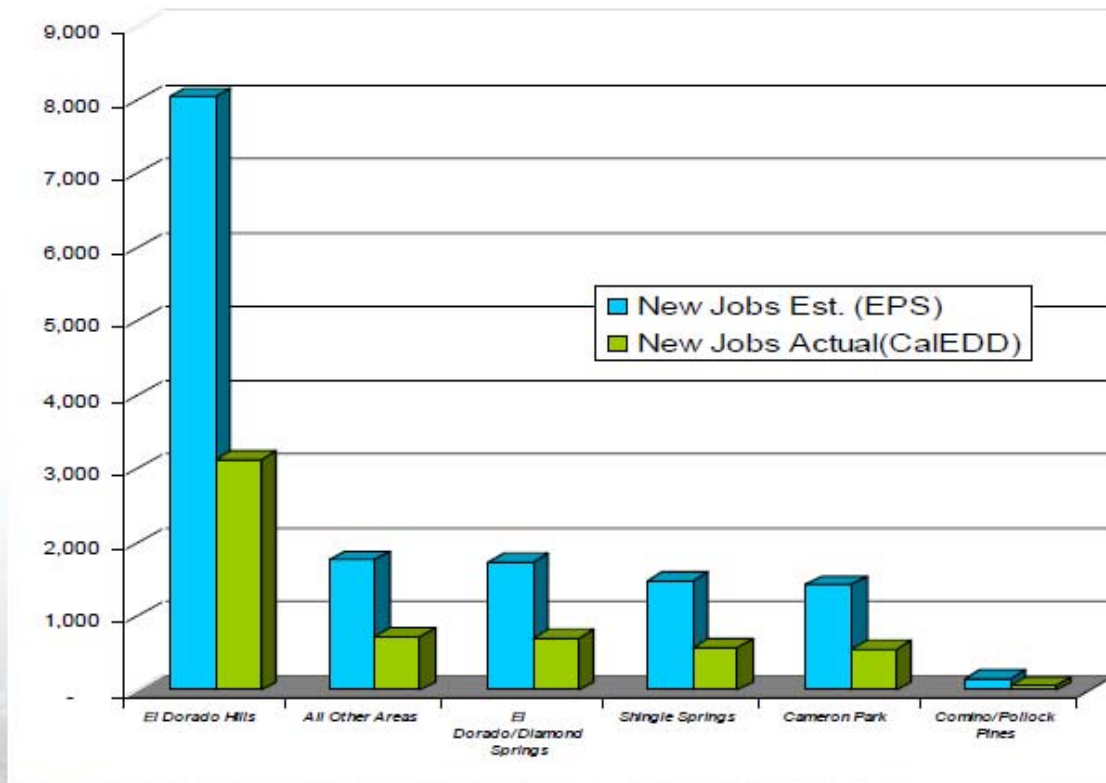
\* October 2009 DOT Housing Analysis by TAZ's (numbers are approximate since TAZ's are not based upon Community Region Boundaries).

75% OF THE NEW DWELLING UNITS ARE IN COMMUNITY REGIONS WITH SEWER



# Background: 5-Year Review Data

## *Jobs by Community Region*



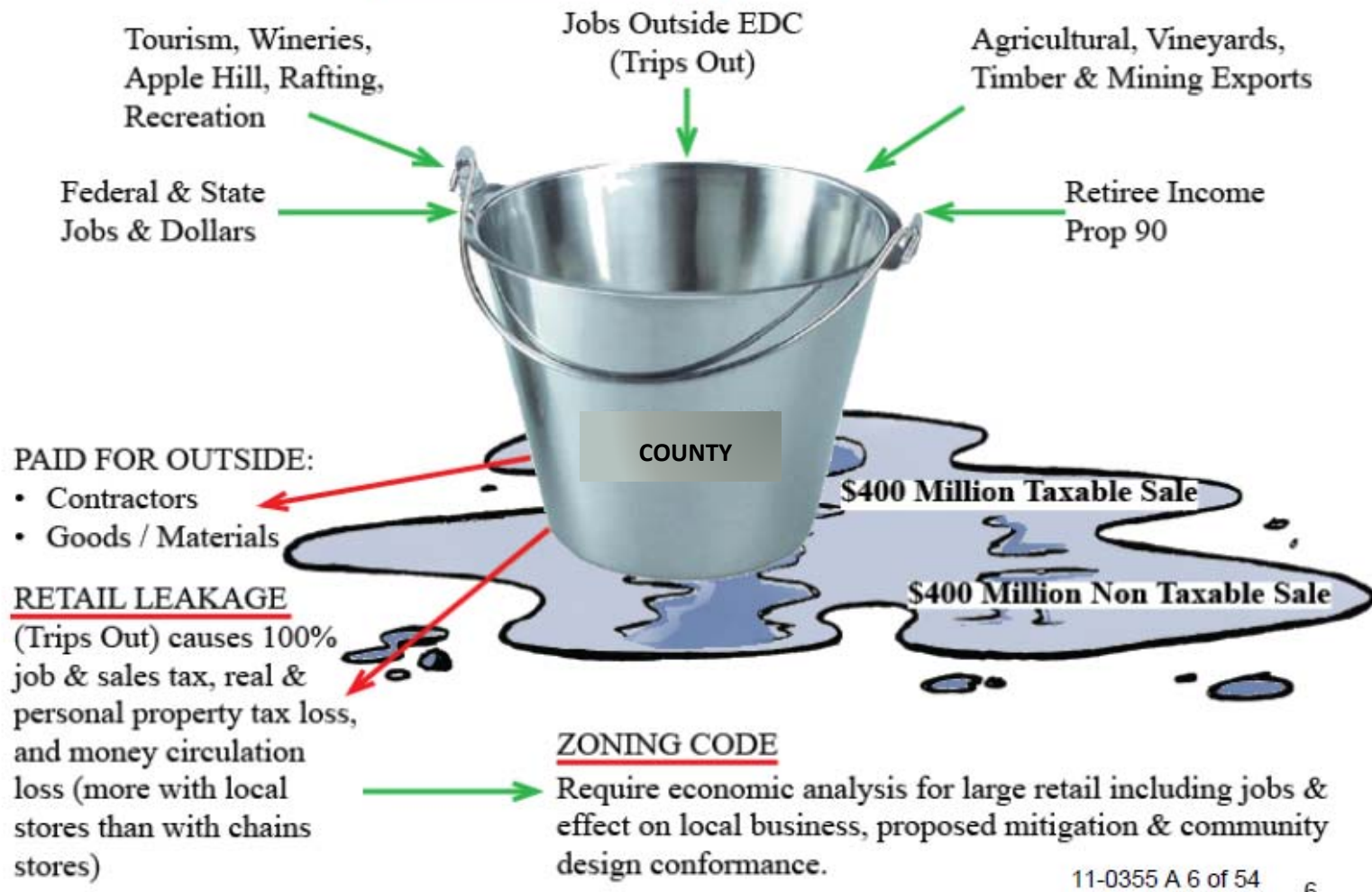
	Commercial (400 sq/ft/emp)	Industrial (375 sq/ft/emp)	Public Facility (500 sq/ft/emp)	R&D (330 sq/ft/emp)	Total Sq. Ft.
Non Res Built 2000-09	954,027	2,953,511	777,119	809,147	5,493,804
Employment Est.	2,385	7,876	1,554	2,452	14,267



# Background: 5-Year Review Data

## El Dorado County Economic Growth

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

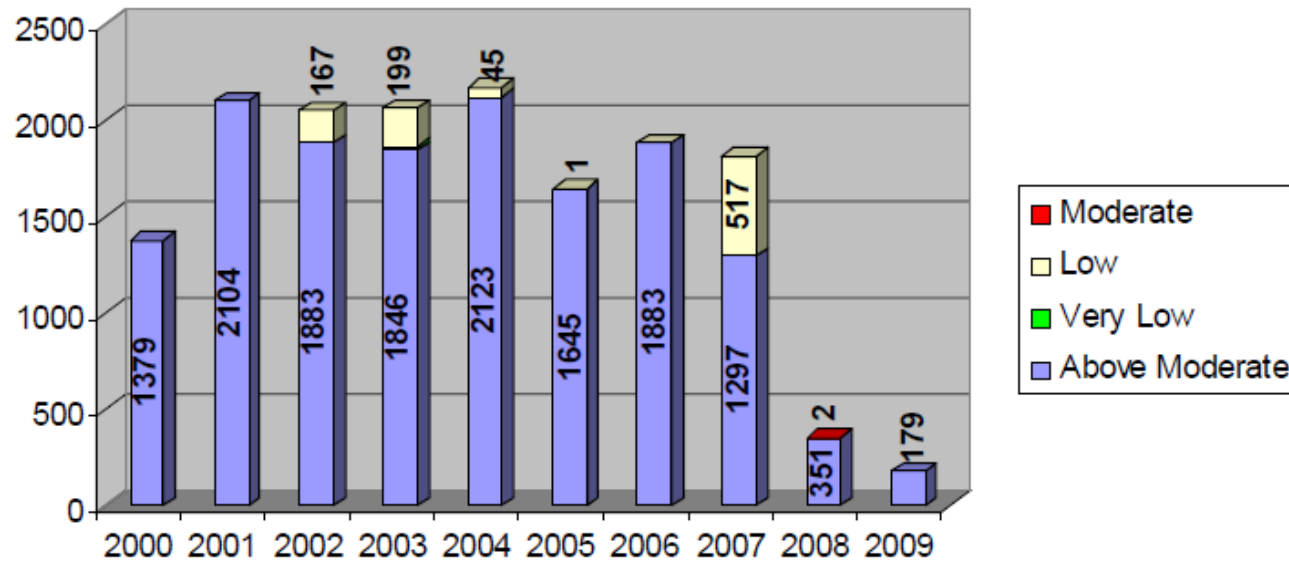




# Background: 5-Year Review Data

## *Availability of Moderate Housing*

Review - Over 90% of New DUs built were for the Highest 25-30% of Family Income



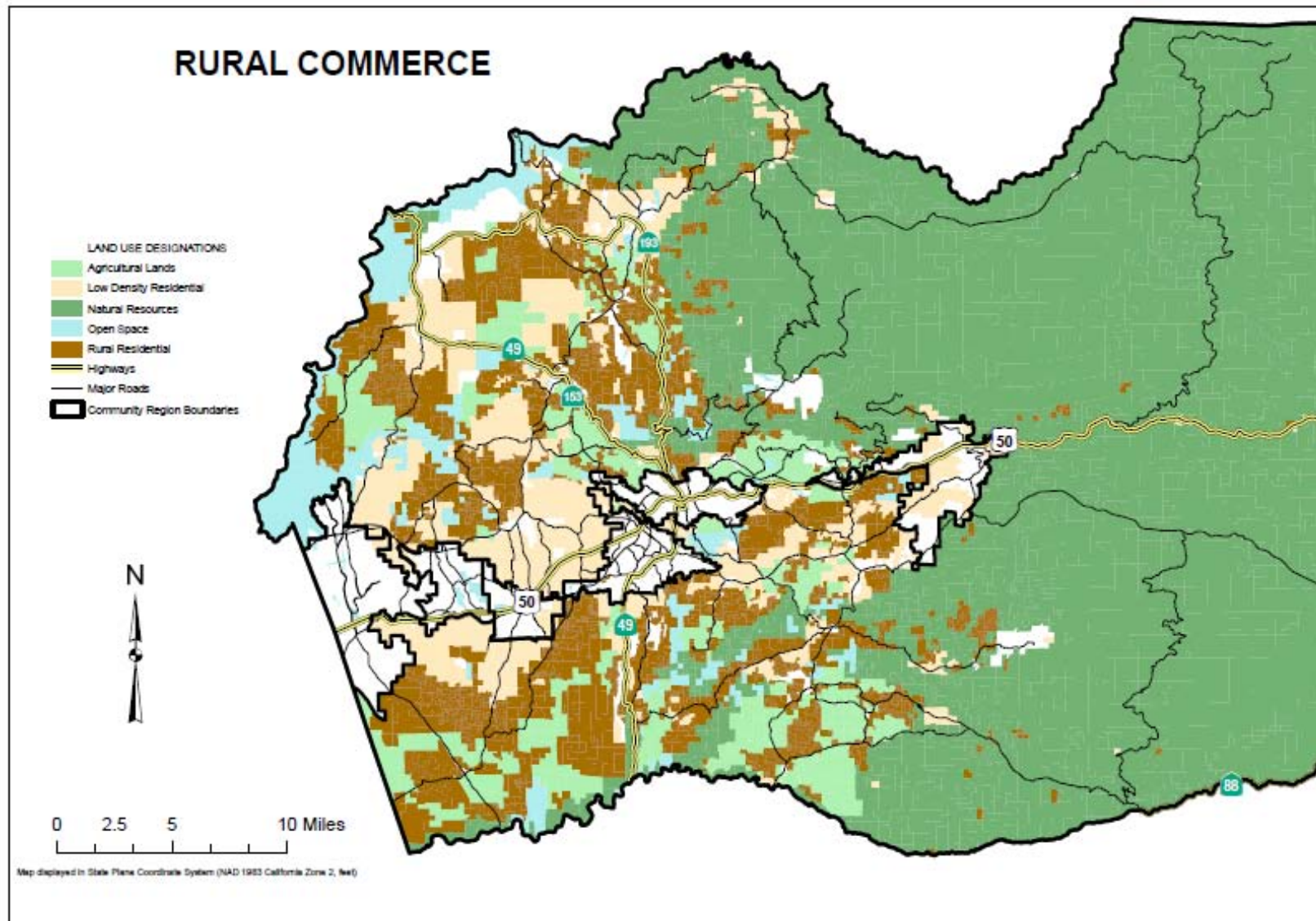
2007 includes 517 2<sup>nd</sup> Dwelling Units allowed for the first time to be included as part of the Affordable Housing Annual Report (517 = total 2<sup>nd</sup> DU's 2003-2007).

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# Background: 5-Year Review Data

*Vital need to protect and promote Agriculture and Natural Resources in Agricultural and Rural Lands*



# Background: General Plan 5-Year Review Conclusions

## BOS Findings from April 4, 2011:

- Basic General Plan Assumptions, Strategies, Concepts and Objectives are still valid
- To achieve General Plan goals, consider possible targeted revisions to policies and implementation programs potentially constraining the:
  - Promotion and protection of agriculture and natural resources
  - Creation of jobs
  - Loss of sales tax revenues
  - Constraints to moderate housing development





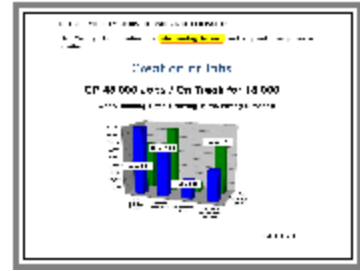
# Background: BOS Priorities

- **November 11, 2011 - BOS Adopted 3 Project Resolutions of Intention (ROI's)**
  - ROI No. 182-2011 (Targeted General Plan Amendments)
  - ROI No. 183-2011 (Zoning Ordinance Update)
  - ROI No. 184-2011 (Zoning Ordinance Update)
- **Prior BOS Direction to Staff:**
  - **2011:** Targeted General Plan amendment (ROI 051-2011) following General Plan 5-year Review
  - **2011:** Expand Ag District Boundaries (ROI 013-2011 )
  - **2010:** Work with Diamond Springs/El Dorado Community Advisory Committee to establish historic design review overlay district for these communities (ROI No. 170-2010)
  - **2009:** Prepare amendments to Community Region and Rural Center boundaries for Camino/Pollock Pines (ROI No. 110-2009)
  - **2008:** Initiate comprehensive Zoning Ordinance update (ROI No. 44-2008)
  - **2008:** Prepare General Plan amendments for planned developments (ROI No. 274-2008)
  - **2006:** Prepare General Plan policy amendments to planned development 30% open space requirements (ROI 2006-04)

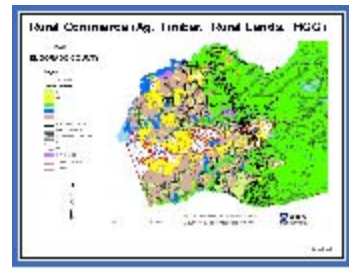


# Background: BOS Directed Action

Jobs &  
Jobs/Housing



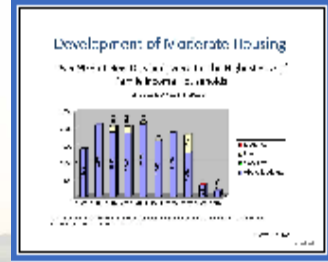
Rural Lands,  
Rural Commerce,  
Agriculture and  
Natural Resources



Sales Tax  
Leakage




Moderate  
Housing




**Resolutions of Intention  
November 2011**

**Resolution of Intention #182-2011**  
Targeted General Plan Amendment to address issues identified in the five year review



**Resolutions of Intention #183-2011 and #184-2011**

- Comprehensive Zoning Ordinance
- Draft Project plus optional analysis included
  - Above the line below the line

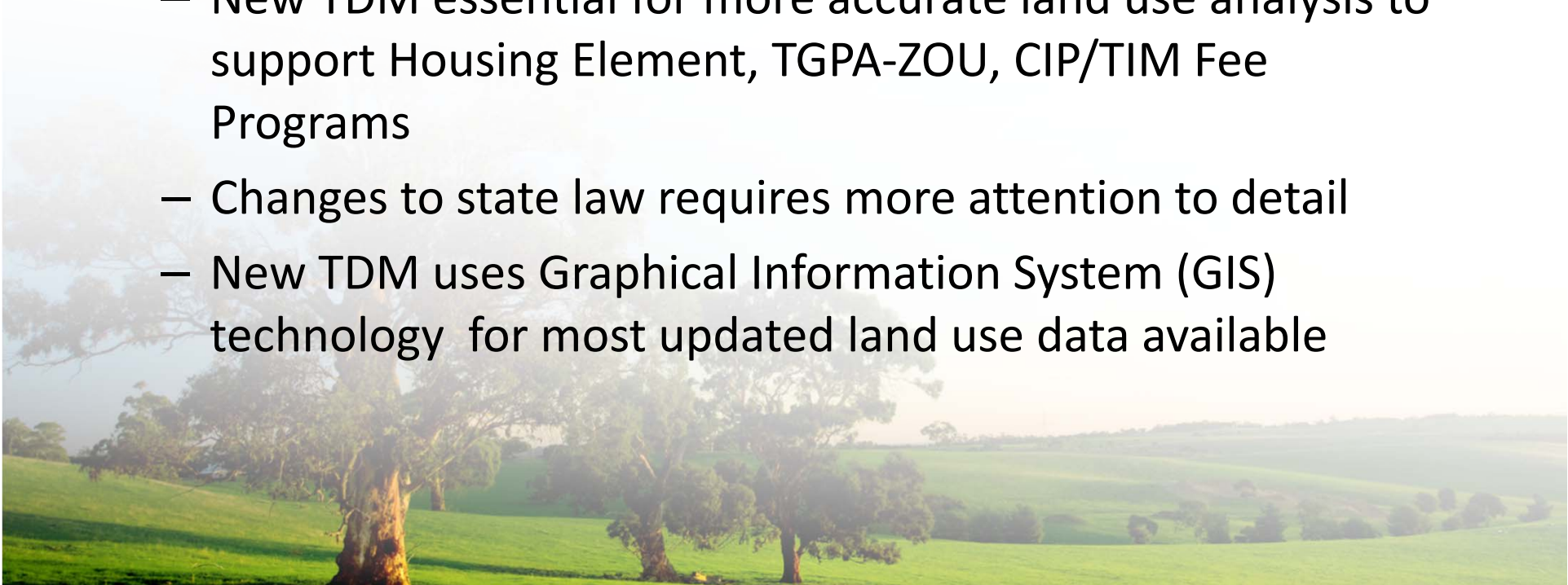


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# Background

## *Why update the EDC Travel Demand Model (TDM)*

- BOS authorized TDM update on January 24, 2012
  - County's previous model based on outdated demographics (1990 Census) and software
  - Planning base year and horizon year revised
  - New TDM essential for more accurate land use analysis to support Housing Element, TGPA-ZOU, CIP/TIM Fee Programs
  - Changes to state law requires more attention to detail
  - New TDM uses Graphical Information System (GIS) technology for most updated land use data available

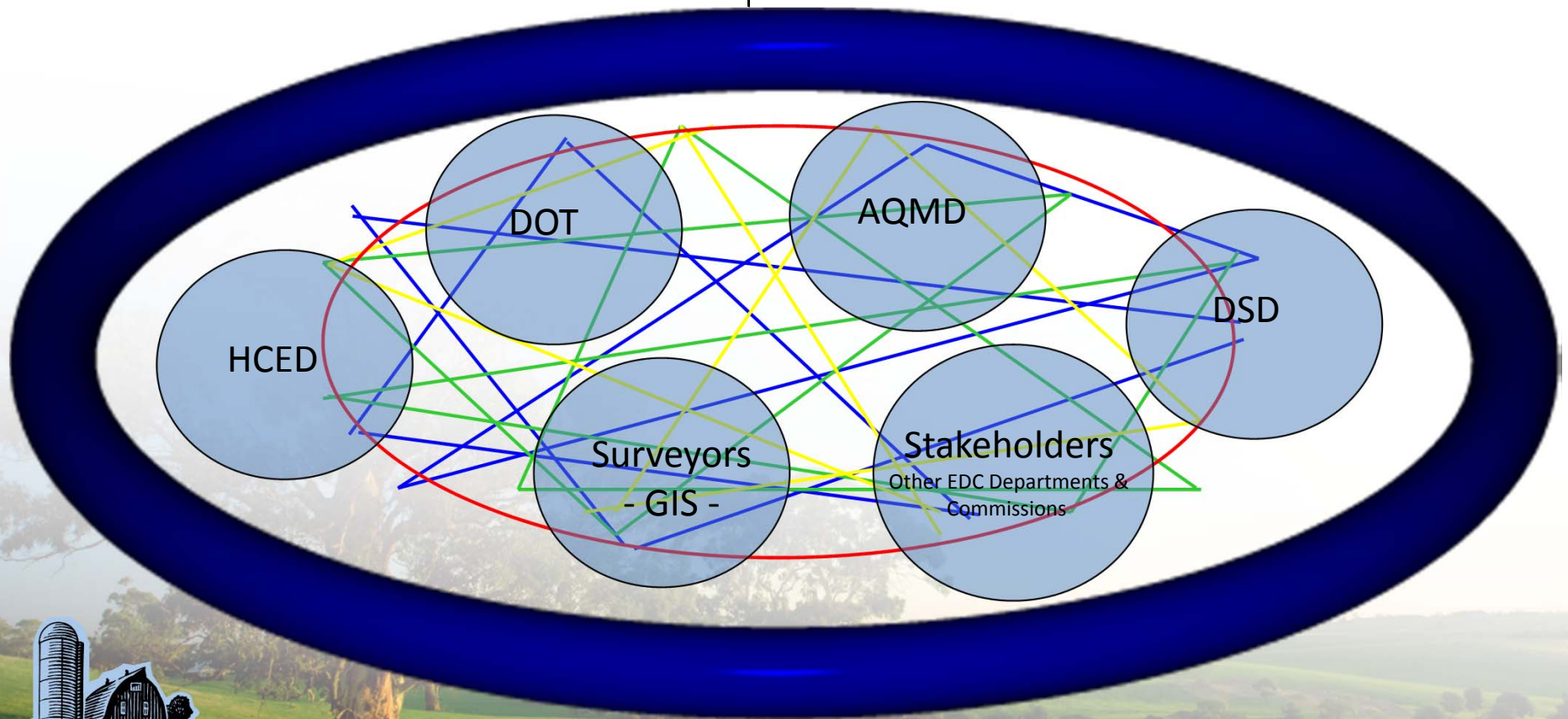


# Board of Supervisors

CAO

Coordination  
Team

Project  
Management



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# Background:

## November 2011 - November 13, 2012

- After General Plan 5-Year Review findings, the BOS:
  - Coordinated administration
  - Contracted with ICF and started CEQA process
  - Oversaw extensive public outreach
  - Provided clear directions to staff
  - Contracted with Kimley-Horn for TDM
  - Directed Housing Element Update
  - **TGPA/ZOU draft Project Description authorized on November 13, 2012 for environmental review following 2<sup>nd</sup> Notice of Preparation (NOP)**





# PUBLIC ENGAGEMENT



# Public Engagement: *Notices of Comment Opportunities*

- Dedicated project webpage with detailed project information and public comment opportunities  
[http://www.edcgov.us/Government/LongRangePlanning/LandUse/TGPA-ZOU\\_Main.aspx](http://www.edcgov.us/Government/LongRangePlanning/LandUse/TGPA-ZOU_Main.aspx)
- Two Notices of Preparation (NOP)
  - May 25, 2012 & October 1, 2012
- Notice of Availability (NOA) for release of DEIR for 120-day public comment period
- Second Notice of Availability (NOA) for release of RDEIR for a 45-day public comment period
- Additional public notices and press releases announcing public meetings over a 2-year period
- All Project-related updates sent to the County's email subscription list for Long Range Planning news and updates.



# Public Engagement: *Meetings 2011-2015*

- BOS direction on TGPA-ZOU given a total of **36** times between January 2011 and December 2014
- Project Updates to the BOS - **21** times
- Planning Commission - **12** times
- Community Presentations - **15** times
- Does not include presentations and meetings with the Ag Commission, CEDAC, Commission on Aging, Youth Commission, ED-DS Community Advisory Committee, Cameron Park Design Review Committee, and other meetings with individuals, community groups, etc.

# Planning Commission Public Hearing in August 2014

1. **Monday, August 4, 2014, 5 pm to 7 pm** – *Introduction, Project Background and Project Review Process Overview*
2. **Wednesday, August 6, 2014, 8 am to Noon** – *Project Description, Project Checklist and Summary of Public Comments on the Draft Environmental Impact Report*
3. **Wednesday, August 13, 2014, Noon to 4 pm** – *(1) Zoning Ordinance Format and Chapter Overview; (2) Mapping Process and Final Draft Maps*
4. **Wednesday, August 13, 2014, 6:30 pm to 8 pm** (Regular Agricultural Commission Meeting) – *Project Components Related to Agriculture and Rural*
5. **Thursday, August 14, 2014, 8:30 am to 3 pm** (Regular Planning Commission Meeting) – *(1) Project Components by Objectives: a) Reduce constraints to the development of moderately-priced housing, (b) Support job creation, (c) Capture more sales tax revenues, and (d) Preserve and promote agriculture and natural resources; (2) Mixed-Use Design Manual and Design Standards and Development Guidelines*
6. **Monday, August 18, 2014, 8 am to Noon** – *Begin preparing a recommendation for the BOS:*  
The Planning Commission will complete a final review of the proposed TGPA-ZOU Project, including public comments and the DEIR, and will prepare a tentative recommendation.
7. **Wednesday, August 20, 2014, 8 am to Noon and Wednesday, August 27, 2014, 8:30 am to 12:30 pm** – *Continue final review of the Project including public comments in preparation of a tentative recommendation for the BOS.*



# Materials Received, Reviewed and Considered by PC and staff for TGPA-ZOU Hearing

- Resolutions of Intention to amend the General Plan and update the Zoning Ordinance
- Targeted General Plan Amendments
- Draft Zoning Ordinance Update (ZOU)
- Draft EIR
- Comments received for the Notice of Preparation (also included as part of the Draft EIR)
- Comments Received for Draft EIR during (extended) 120-day comment period
- TGPA-ZOU Project Fact Sheets and public hearing schedule
- TGPA-ZOU Staff Report
- TGPA-ZOU Project Checklist
- Key Components and Options Memo
- Agricultural Commission Staff Report
- Proposed Consistency Zoning Map by Zone Description
- Proposed Consistency Zoning Map by General Plan Land Use Designation
- Farm Bureau Letter/Agricultural “Opt-In” Program
- Planning Commissioner’s Flagged Items for Further Discussion
- Copies of press releases and public hearing notification(s)
- Frequently asked questions about the TGPA-ZOU Project
- Environmental Impact Comparison Table: The TGPA-ZOU Draft EIR and the 2004 General Plan EIR
- Draft standards and guidelines for the proposed Land Development Manual (LDM) or successor document
- Public comments received during the Public Hearing
- The TGPA-ZOU Final EIR
- Staff Technical Memo No. 2
- Draft BOS Resolution to Certify the Final Project EIR, Make Environmental Findings of Fact, Adopt the Statement of Overriding Considerations and Approve the Project Mitigation Monitoring and Reporting Program
- Draft BOS Resolution to Amend the General Plan
- Draft BOS Resolutions to Adopt Community Design Standards, including the Mixed Use Design Manual (6 total)
- TGPA-ZOU dedicated web page, including links to relevant project information, maps and documents:  
[http://edcgov.us/Government/LongRangePlanning/LandUse/TGPA-ZOU\\_Main.aspx](http://edcgov.us/Government/LongRangePlanning/LandUse/TGPA-ZOU_Main.aspx)

# Background: How We Got Here

2008-2010

2011

2011-2012

2013 - Present



- **Priority**
  - Ag District Boundary
  - Camino/Pollock CR
  - 30% Opens Space
  - ZO Update
  - Implementing General Plan
  - Diamond Springs/El Dorado Hist. Overlay
- **Deferred**
  - Scenic Corridor
  - Sign Ordinance
  - Mixed Use Development (MXD)
  - Cultural Resources
  - Animal Raising and Keeping

**GPA's and Zoning Ordinance Update**

**General Plan 5-Year Review**

- **Priority**
  - Implementing the General Plan
  - Land Inventory Monitoring
  - New State Laws
  - Recent Reports on Housing and Transportation issues
  - Economy and Changes in market demand
  - Issues with Jobs, Sales Tax, Housing and Ag
  - Outdated TDM (TDM)

- **Priority**
  - Create more jobs
  - Capture more sales tax revenue
  - Reduce constraints to moderate housing
  - Promote Ag and Natural Resources
  - Sign Ordinance
  - Mixed Use Development (MXD)
  - Animal Raising and Keeping
  - Update TDM
- **Deferred**
  - Broad amendments to Land Use Map

**TGPA-ZOU**

**TGPA-ZOU EIR**

- **Priority**
  - Complete Update to TDM
  - Complete Housing Element update
  - EIR to inform the Decision on Project
  - EIR includes public input
  - EIR disclose impacts and mitigation

**Now!**  
**ACTION**

# ENVIRONMENTAL REVIEW



# California Environmental Quality Act (CEQA)

## *Basic Background*

- Proposed TGPA, ZOU, Mixed-Use Design Guide and Design Standards from the ZOU are a “Project” under CEQA
- Final EIR analyzes and discloses potential impacts – It doesn’t approve/deny the Project
- Conclusions are not site-specific:
  - Project doesn’t propose any development
  - Specific impacts on a given site are not reasonably known



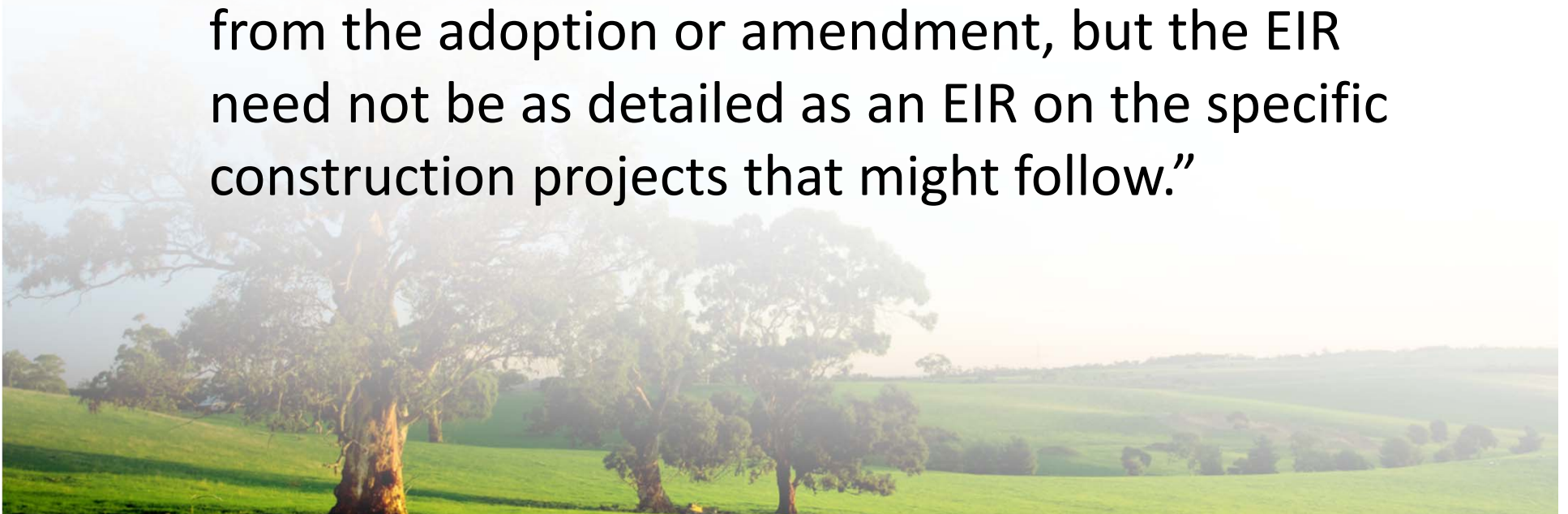


# Approach to Impact Analysis

- Examine potential impacts of Project compared to existing conditions
  - *Note: Project DOES NOT substantially increase the current General Plan's development potential. The Project is projected to have a net increase of 257 dwelling units over the next 20 years as a result of the increase in density allowed as part of a Mixed Use Development project.*
- Conservatively concluded that new development under the General Plan, as amended, could result in impacts
- Conservatively concluded that new uses allowed under the ZOU, to address General Plan policy requirements, could result in impacts.

# TGPA-ZOU Program EIR

- CEQA Guidelines Section 15146(b)
  - “An EIR on a project such as the adoption or amendment of a comprehensive zoning ordinance or a local general plan should focus on the secondary effects that can be expected to follow from the adoption or amendment, but the EIR need not be as detailed as an EIR on the specific construction projects that might follow.”



# Environmental Impacts of No-Project vs. TGPA-ZOU

- TGPA-ZOU EIR is a separate and independent EIR from the 2004 General Plan EIR
- TGPA-ZOU EIR draws its own conclusions about significance of environmental impacts of TGPA-ZOU compared to existing conditions
- Without taking any action on the Project, most environmental impacts would be unchanged from impacts previously identified in the 2004 General Plan EIR.

***(Reference: Technical Memo No. 2, Exhibit O - Environmental Impact Comparison Table)***



# Key Conclusions of the Final EIR\*

El Dorado County

Alternatives

**Table 4-2. Project Components with Significant Impacts**

Project Component	Significant Impact Area	Mitigation Measure, if any, and Significance After Mitigation <sup>a</sup>
Development on slopes of 30% or more (Policy 7.1.2.1, Ordinance section 17.30.060)	Aesthetics	BIO-1a: Limit the relaxation of hillside development standards SU
	Biological Resources	BIO-1a: Limit the relaxation of hillside development standards SU
	Land Use	BIO-1a: Limit the relaxation of hillside development standards SU
Infill development (Policy 2.4.1.5)	Biological Resources	NONE SU
Certain ranch marketing activities (Ordinance section 17.40.260) <sup>b</sup>	Aesthetics	AES-4: Revise proposed Zoning Ordinance Chapter 17.34 and Section 17.40.170 (light shielding) LTS
	Agricultural Resources	AG-1a: Amend the ZOU to limit the size of proposed Health Resort and Retreat Centers LTS
	Biological Resources	BIO-1c: Limit music festivals and concerts Mitigation Measure BIO-2: Return Event Site to Pre-Event Condition SU
	Land Use	LU-4b: Revise Section 17.40.260, Ranch Marketing, prior to adoption LTS
	Ground-water	None SU
Home Occupations (Ordinance section 17.40.160.F) <sup>c</sup>	Land Use	TRA-2: Reduce the Proposed Number of Employees Allowed by Right at Home Occupations (Table 17.40.160.2) LU-5: Revise the Home Occupancy Provisions To Restrict The Use Of Hazardous Materials SU
	Traffic	TRA-2: Reduce the Proposed Number of Employees Allowed by Right at Home Occupations (Table 17.40.160.2). SU
	Ground water	None SU
Agricultural and timber lodging activities (Ordinance section 17.40.170)	Aesthetics	AES-4: Revise proposed Zoning Ordinance Chapter 17.34 and Section 17.40.170 (light shielding) SU
	Agricultural Resources	AG-1a: Amend the ZOU to limit the size of proposed Health Resort and Retreat Centers LTS
	Biological Resources	AG-1a: Amend the ZOU to limit the size of proposed Health Resort and Retreat Centers SU
	Land Use	None LTS
	Ground-water	None SU

El Dorado County TGPA/ZOU  
Final EIR

SCH# 2012052074  
4-19

July 2015  
KF 00103.12

El Dorado County

Alternatives

Project Component	Significant Impact Area	Mitigation Measure, if any, and Significance After Mitigation <sup>a</sup>
Public utility service facilities, intensive, in some zones	Agricultural Resources	AG-1b: Amend the ZOU to limit Public Utility Service Facilities to minor facilities in the PA, AG, and RL zones LTS
	Biological Resources	None SU
	Land Use	None SU
	Ground-water	None SU
Industrial, general, in some zones	Aesthetics	AG-4: Amend proposed Table 17.21.020 to restrict incompatible uses from being located in the TPZ zone SU
	Agricultural Resources	AG-4: Amend proposed Table 17.21.020 to restrict incompatible uses from being located in the TPZ zone LTS
	Land Use	None SU
	Ground-water	None SU
Recreational facilities (Chapter 17.25)	Aesthetics	None SU
	Land Use	None SU
	Ground-water	None SU
Ski area	Agricultural Resources	AG-4: Amend proposed Table 17.21.020 to restrict incompatible uses from being located in the TPZ zone LTS
	Land Use	None SU
	Ground-water	None SU

Note: LTS = less than significant with mitigation; SU = significant and unavoidable

<sup>a</sup> The significance level reflects the greatest significance for the given impact area.

<sup>b</sup> These activities would be those requiring a CUP or that are of large scale such as special events and music festivals.

<sup>c</sup> These activities would be those requiring a CUP.

Under Alternative 3, any or all of these project components would be removed from the project prior to approval. The elimination of a particular component or components would substantially reduce the project's impacts. Otherwise, this alternative would have the same impacts as the project.

El Dorado County TGPA/ZOU  
Final EIR

SCH# 2012052074  
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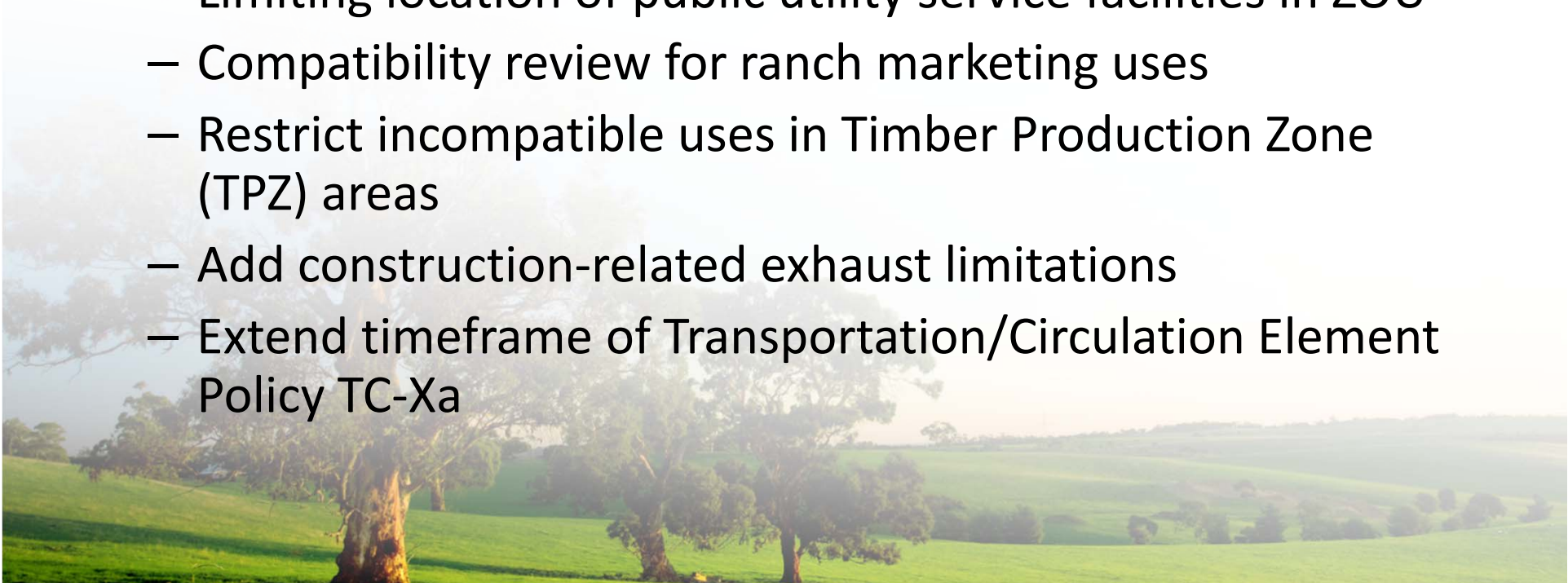
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\*Items with increased impacts from those identified in the 2004 General Plan EIR are highlighted in yellow. (FEIR Page 4-19 and 4-20)



# Mitigation Measures from Final EIR (FEIR)

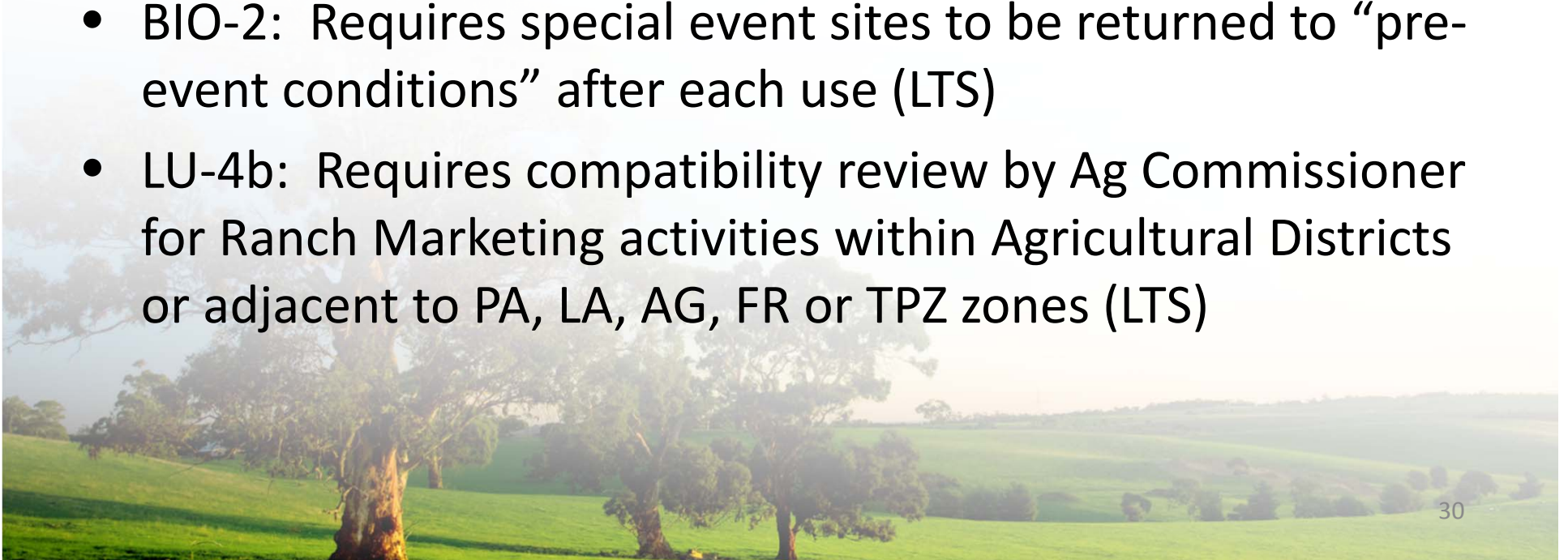
- Recommended Project revisions to reduce impacts include:
  - Limiting relaxation of hillside development standards
  - Limiting size of resort/retreat centers, music festivals, and private recreation areas in ZOU
  - Limiting location of public utility service facilities in ZOU
  - Compatibility review for ranch marketing uses
  - Restrict incompatible uses in Timber Production Zone (TPZ) areas
  - Add construction-related exhaust limitations
  - Extend timeframe of Transportation/Circulation Element Policy TC-Xa



# Mitigation Measures from FEIR:

## *Ranch Marketing & Ag and Timber Resource Lodging*

- AES-4: Revise outdoor lighting standards to include Ranch Marketing & Ag and Timber Resource Lodging (LTS)
- BIO-1c: Would restrict certain Ranch Marketing events to areas without special-status species habitat (LTS)
- BIO-2: Requires special event sites to be returned to “pre-event conditions” after each use (LTS)
- LU-4b: Requires compatibility review by Ag Commissioner for Ranch Marketing activities within Agricultural Districts or adjacent to PA, LA, AG, FR or TPZ zones (LTS)



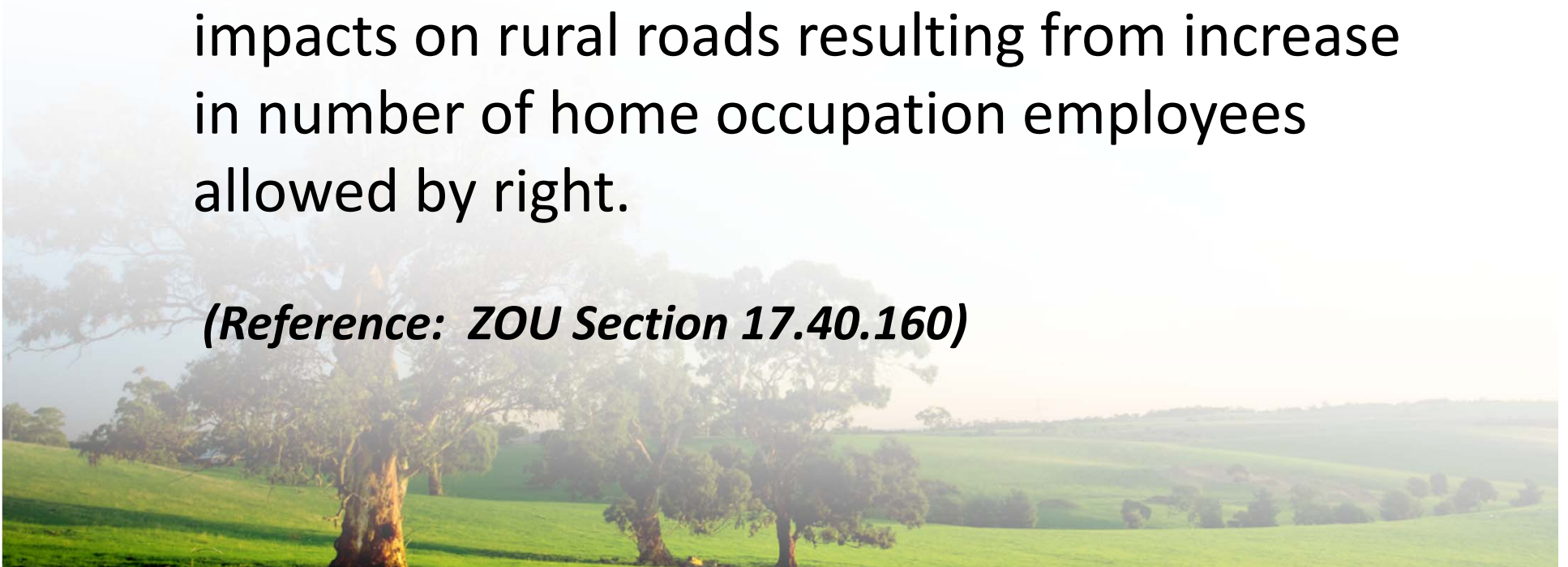
# Recirculated Draft EIR (RDEIR)

- Changes to Final EIR as a result of the RDEIR include:
  - *Minor project changes*
    - Added draft Community Design Standards for ZOU (landscaping/irrigation, mobile home, outdoor lighting, parking and loading, research and development zone design standards)
  - *Additional environmental analysis*
    - 1) Energy Use and Conservation**
    - 2) Traffic**
      - Minor revisions to Travel Demand Model (TDM)
      - Added discussion of Caltrans' 2014 Transportation Concept Report/Corridor System Management (TCR/CSMP) for U.S. Highway 50
      - Added analysis of potential additional traffic impacts on rural roads resulting from increases in home occupation employees
    - 3) Water**
      - In response to DEIR comments, the RDEIR contains additional analysis of the Project on groundwater and surface water supplies

## New or Different Impact(s) Identified in RDEIR and included in FEIR:

- Traffic: Although the DEIR deemed that traffic impacts overall would be significant and unavoidable (same conclusion as 2004 General Plan EIR), there could be potential additional impacts on rural roads resulting from increase in number of home occupation employees allowed by right.

***(Reference: ZOU Section 17.40.160)***

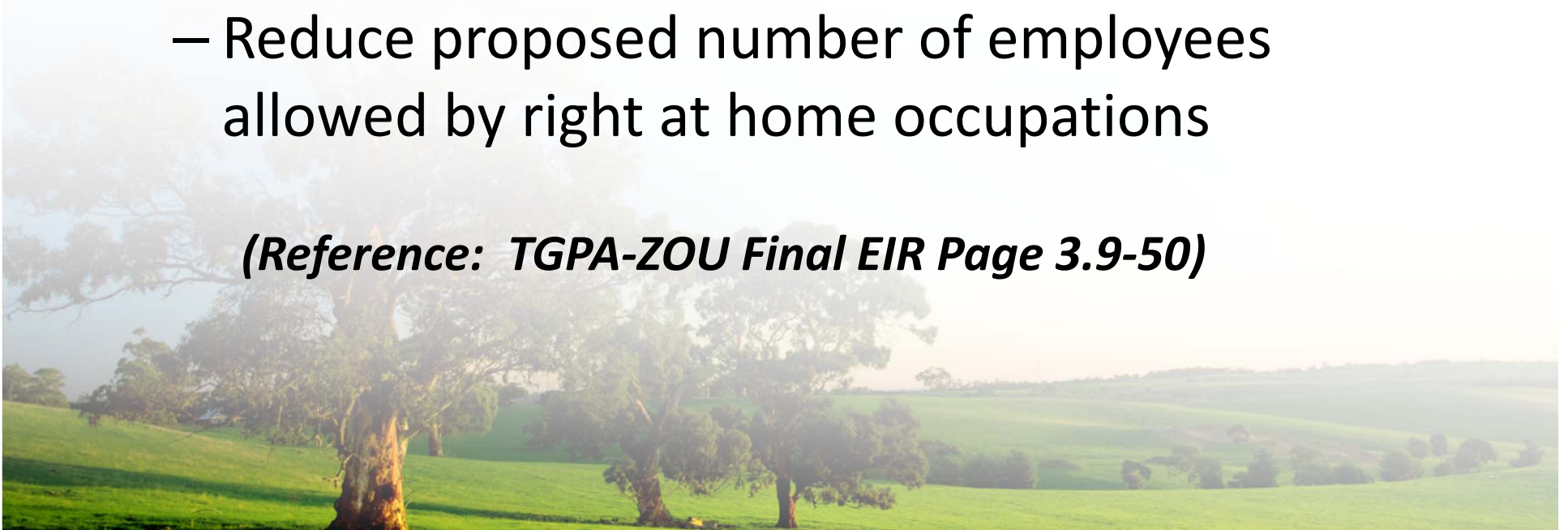




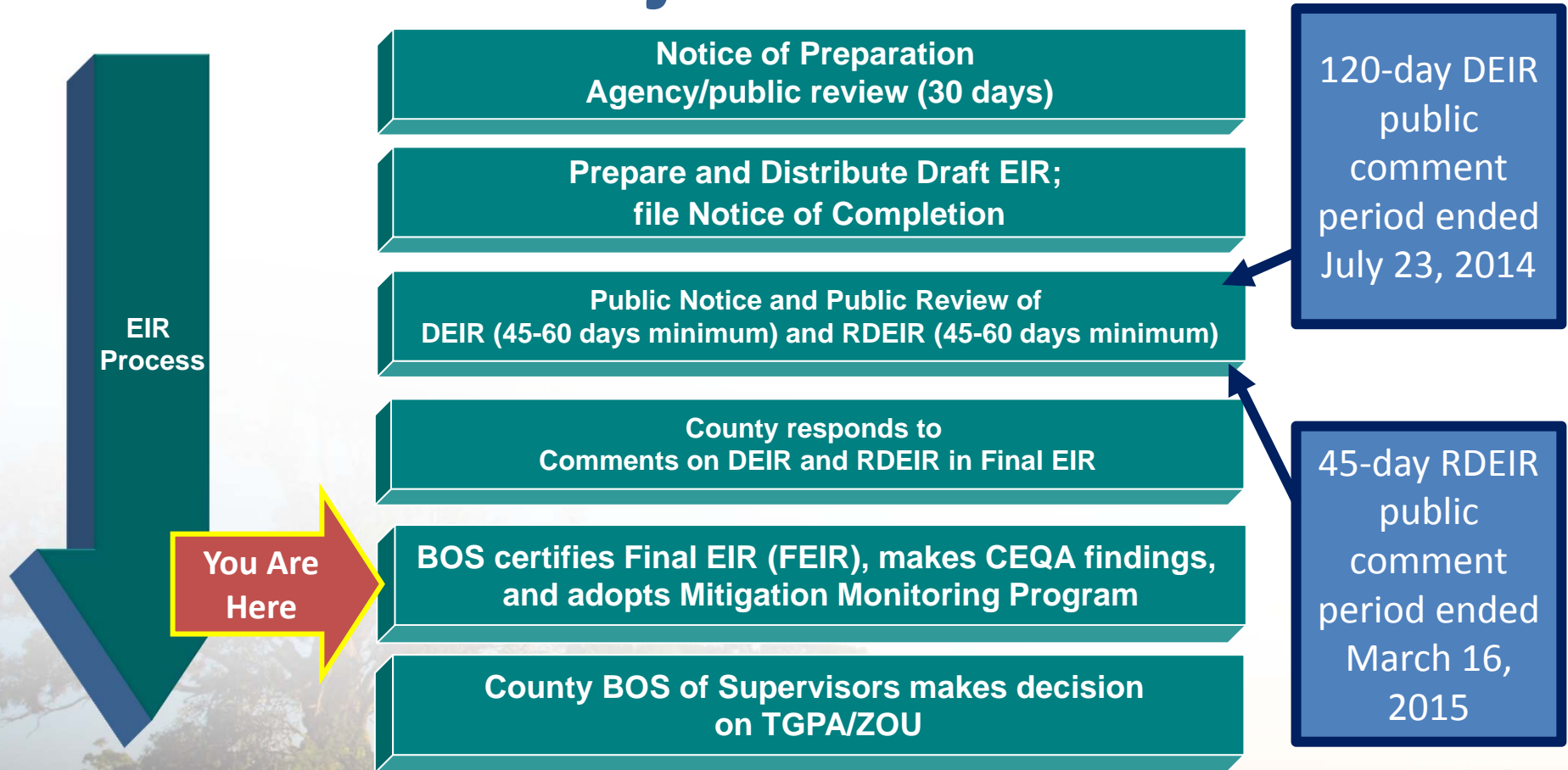
# Additional FEIR Mitigation Measure Recommended From the RDEIR

- TRA-2: Recommended project revisions to reduce impact of increased traffic on rural roadways resulting from additional home occupation employees:
  - Reduce proposed number of employees allowed by right at home occupations

***(Reference: TGPA-ZOU Final EIR Page 3.9-50)***



# Next Steps for the TGPA-ZOU Project EIR:



CEQA Guidelines Sec. 15082, et seq.

# MAJOR PROJECT COMPONENTS

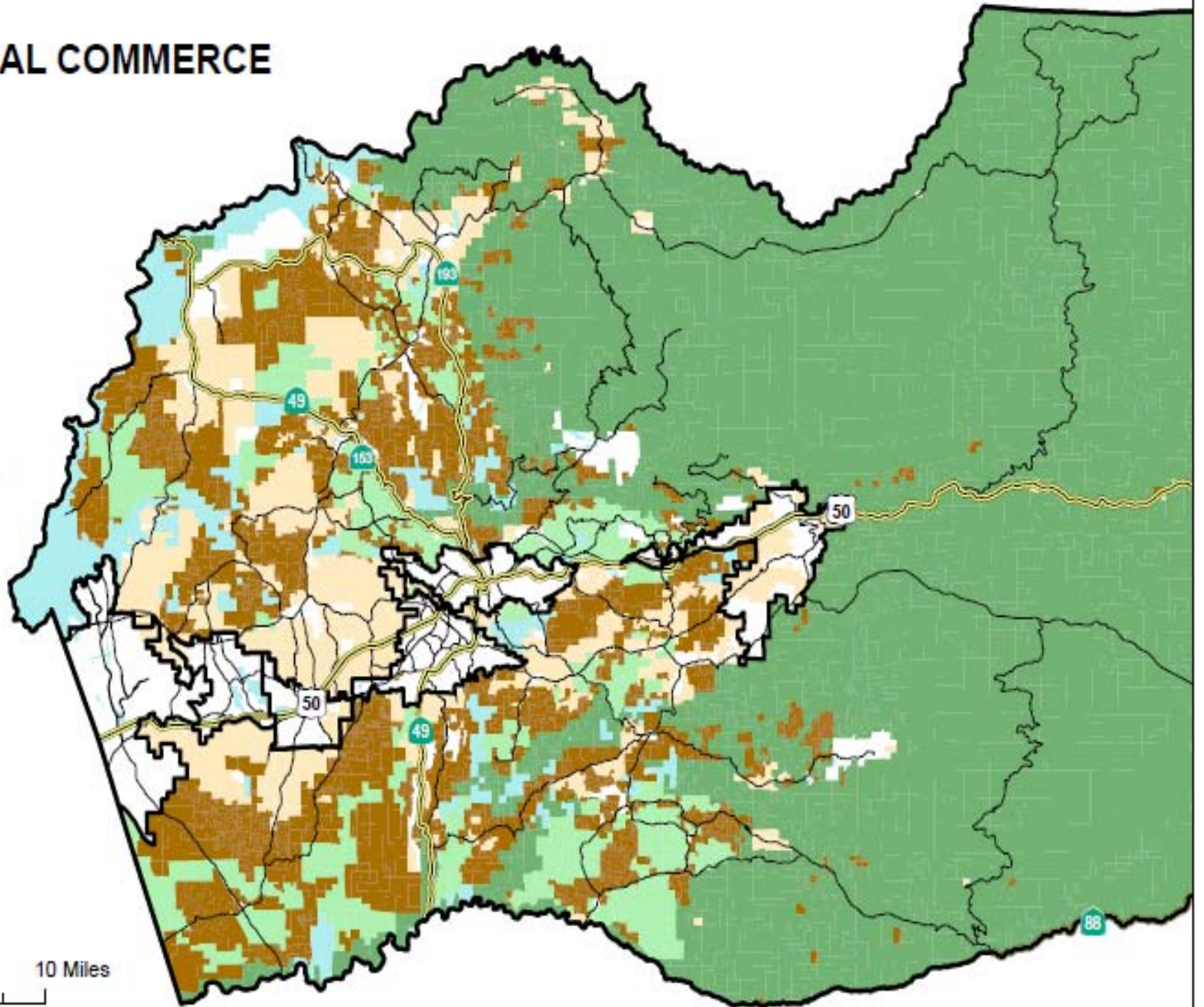
*Agriculture and Rural Commerce*





# RURAL COMMERCE

- LAND USE DESIGNATIONS
- Agricultural Lands
  - Low Density Residential
  - Natural Resources
  - Open Space
  - Rural Residential
  - Highways
  - Major Roads
  - Community Region Boundaries



0 2.5 5 10 Miles

Map displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)





# Agricultural District Boundary Expansion Added to TGPA-ZOU:

- Fulfills GP Implementation Measure AF-J
- Adds approximately 480 parcels = 17,000 acres to the Agricultural Districts
- All parcels meet suitability review consistent with GP Policies 8.1.1.1, 8.1.1.2, 8.1.1.3, and 8.1.1.4



# Agricultural and Rural Lands

- Expand Agriculture and Rural Commerce:  
General Plan Amendments:
  - Allow limited commercial and industrial uses in Rural Region
  - Allow flexible zoning for Williamson Act parcels
  - Expand opportunities for rural commerce by reducing agricultural setbacks for noncompatible uses when located within Community Region and Rural Center planning concept areas.
  - Expand agricultural support, visitor serving, ranch marketing and winery uses when those uses are compatible with agriculture



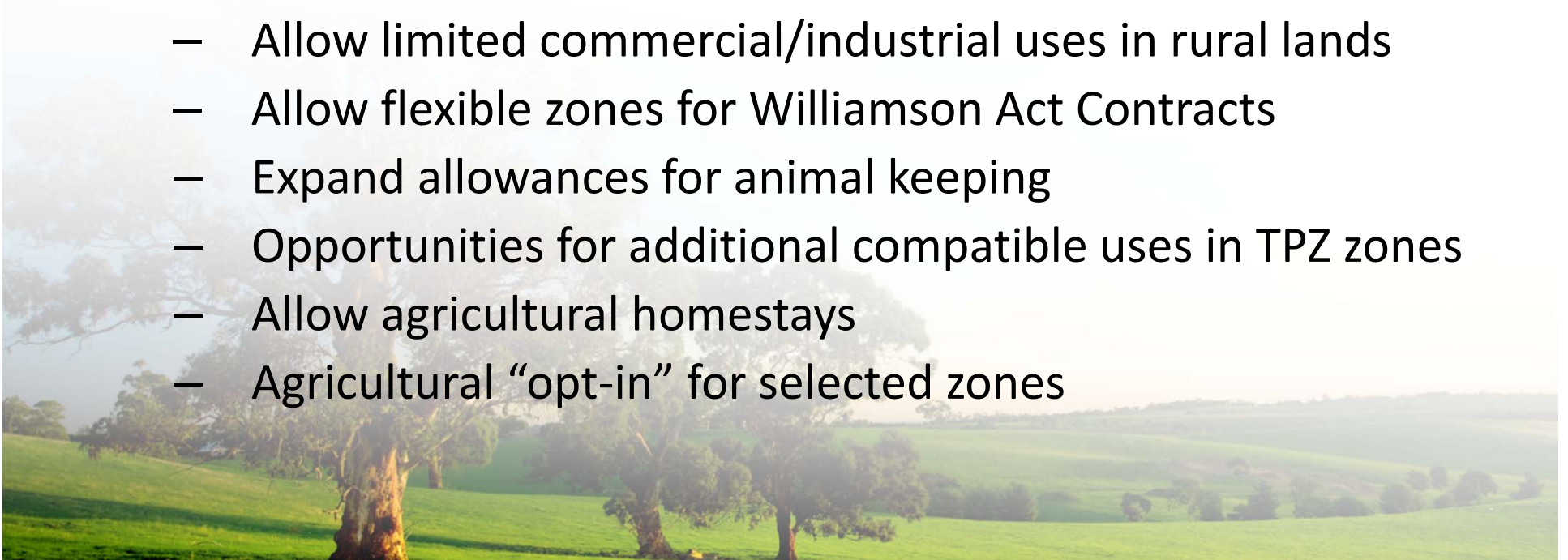


# Agricultural and Rural Lands

- Expand Agriculture and Rural Commerce:

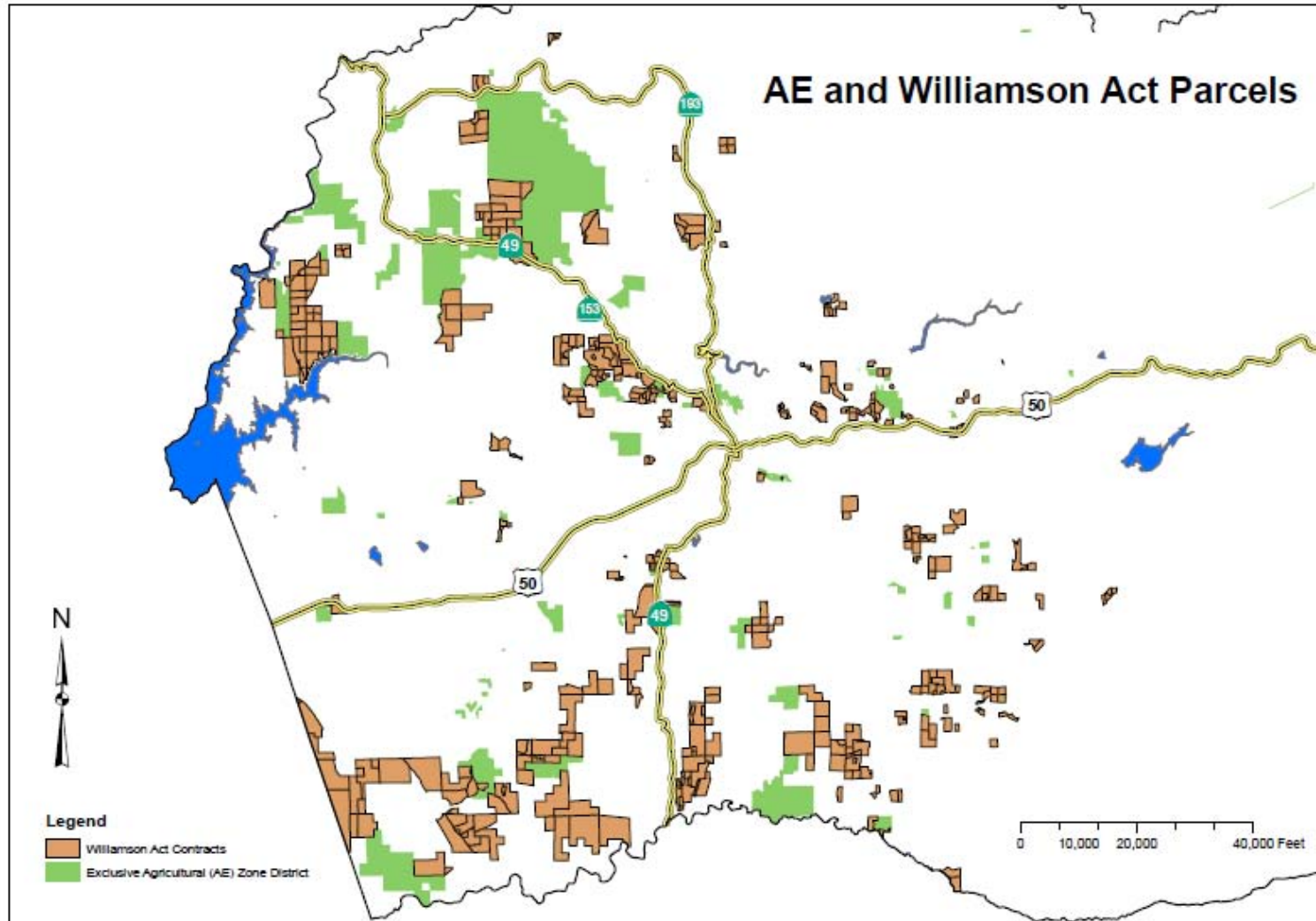
- Zoning Ordinance Update

- Expand recreational uses in selected zones
  - Expand allowed uses in TPZ zones subject to site-specific compatibility findings
  - Allow limited commercial/industrial uses in rural lands
  - Allow flexible zones for Williamson Act Contracts
  - Expand allowances for animal keeping
  - Opportunities for additional compatible uses in TPZ zones
  - Allow agricultural homestays
  - Agricultural “opt-in” for selected zones





# Agriculture and Rural Lands: *Allow Flexible Zoning for Williamson Act Parcels*



# Rural Commerce

- Expand home occupation opportunities
- Allow limited commercial/industrial uses in rural lands
- Expand commerce opportunities by reducing agricultural setbacks for noncompatible uses when located within Community Region and Rural Center planning concept areas.
- Public Utility Service Facilities allowed in Planned Agricultural (PA), Agricultural Grazing (AG), Rural Lands (RL), Forest Resource (FR) and TPZ Zones



# MAJOR PROJECT COMPONENTS

## Community Regions



# Community Regions:

*“DO A LOT WITH  
A LITTLE”*

## Legend

### COMMUNITY REGIONS



### RURAL CENTERS



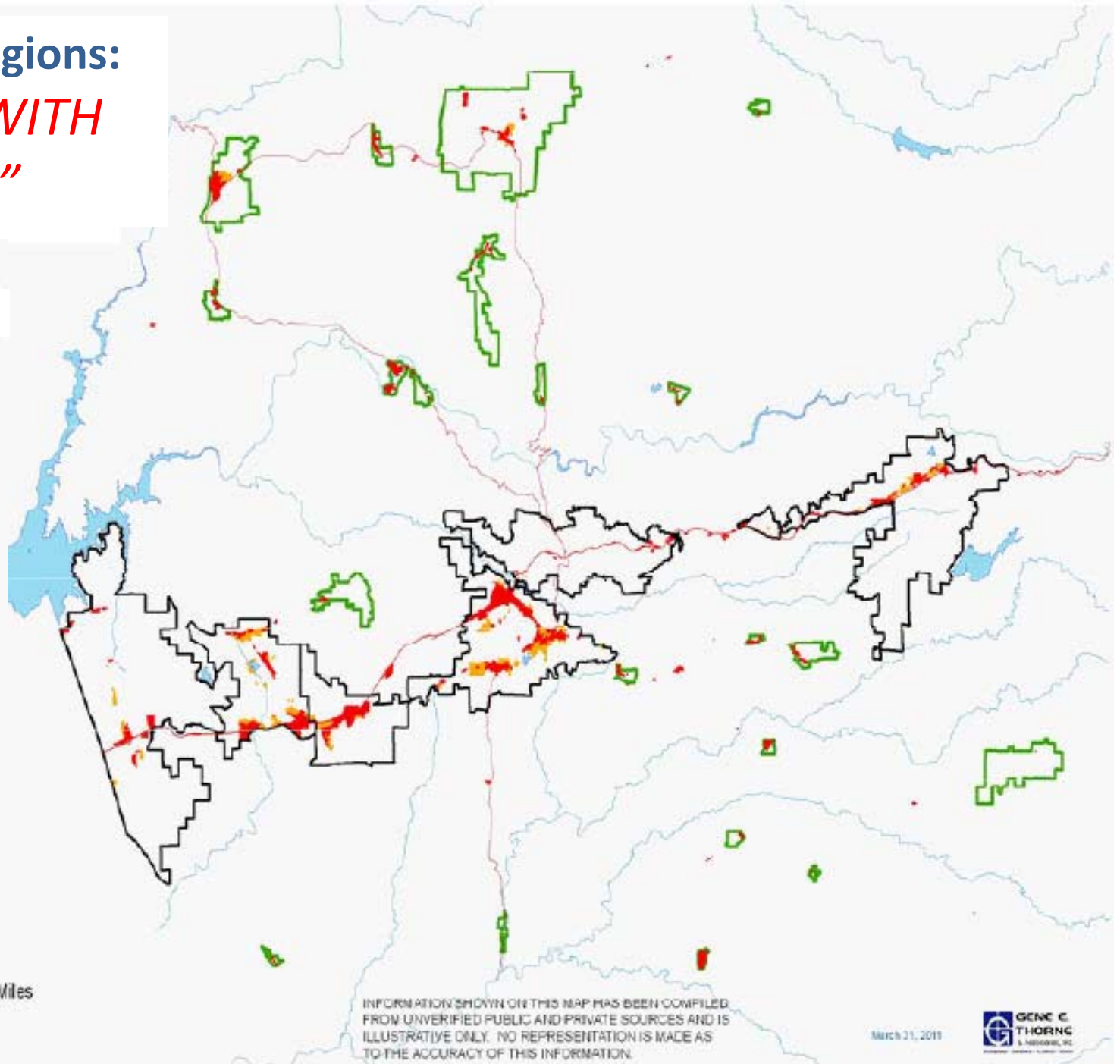
### LAND USE BASE



MFR



C





# Commercial and Mixed Use Development Inventory

*“Do A Lot With A Little”*

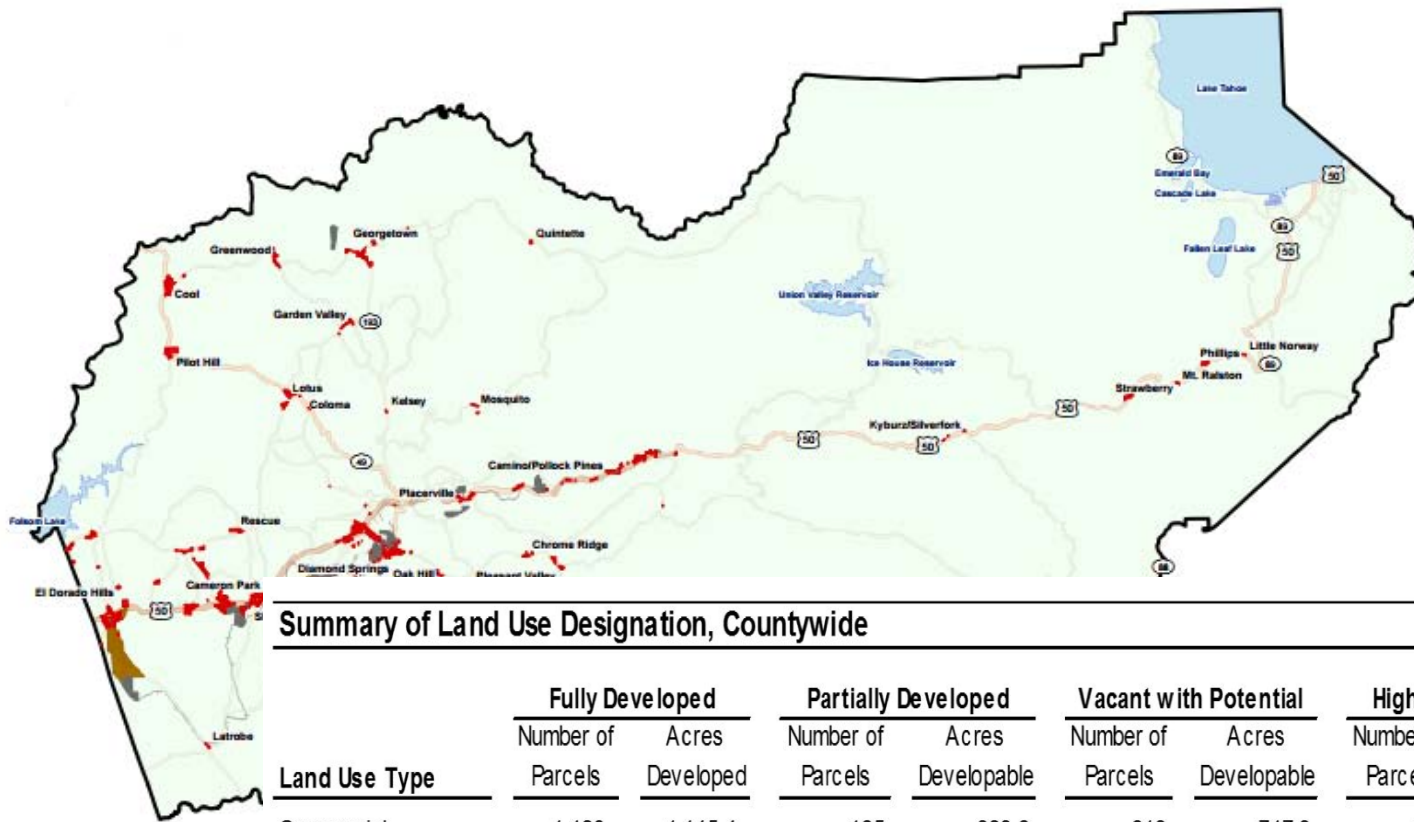
## Vacant Commercial Zoned Land with Sewer

Parcel Breakdown	# of Parcels	% of Total Parcels	Acreage	%of Total Acreage
Less than 1 Acre	145	55%	63	10%
1-3 Acres	79	30%	144	22%
4-9 Acres	28	11%	162	25%
10-16 Acres	7	3%	89	14%
20-57 Acres	6	2%	192	30%

85% of the parcels are smaller than 3 acres

# 2015 Updated Commercial and Mixed Use Development Inventory

Table 1: Countywide Land Use Designation



## Summary of Land Use Designation, Countywide

Land Use Type	Fully Developed		Partially Developed		Vacant with Potential		Highly Constrained	
	Number of Parcels	Acres Developed	Number of Parcels	Acres Developable	Number of Parcels	Acres Developable	Number of Parcels	Acres Constrained
Commercial	1,130	1,115.4	165	303.6	313	717.3	176	380.3
Industrial	159	286.3	47	110.5	129	611.6	37	185.5
R&D	189	158.9	16	61.2	54	609.7	5	11.3
<b>All Land Use Types</b>	<b>1,478</b>	<b>1,560.6</b>	<b>228</b>	<b>475.3</b>	<b>496</b>	<b>1,938.7</b>	<b>218</b>	<b>577.1</b>

**Legend**  
**Land Use Designation**  
■ Commercial  
■ Industrial  
■ R&D





## ROI No. 110-2009

### *Camino/Pollock Pines - Three Rural Centers*

- Replace Camino/Pollock Pines Community Region with Three Rural Centers (Camino, Cedar Grove and Pollock Pines)
- No Land Use Changes
- Existing outer boundary (existing area) would not change





# ROI 06-2004 and ROI 274-2008: *Planned Developments/30% Open Space/Density Bonus*

- Revise to give greater flexibility in development of infill, affordable, and small housing projects within Community Regions/Rural Centers
- Clarify terms used
- Identify exemptions
- Provide options for public benefits other than Open Space
- Retain Density Bonus Policy ONLY for projects meeting 30% Open Space



*Superseded by Reso  
182-2011*

## RESOLUTION NO. 274-2008

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

### RESOLUTION OF INTENTION TO INITIATE A GENERAL PLAN AMENDMENT TO REVISE LAND USE ELEMENT POLICIES RELATING TO MANDATORY OPEN SPACE AND PLANNED DEVELOPMENTS

WHEREAS, the County of El Dorado is mandated by the State of California to maintain an adequate and proper General Plan; and

WHEREAS, because of that mandate, El Dorado County's General Plan and the various elements thereof must be continually updated with current data, recommendations and policies; and

WHEREAS, the Planning Commission and the public have expressed concerns that Land Use Element policies relating to planned developments and mandatory open space are frustrating the objectives of the General Plan; and

WHEREAS, greater flexibility is desired to accommodate infill development within the Community Regions and Rural Centers as designated on the General Plan land use map;

NOW, THEREFORE, BE IT RESOLVED, that the El Dorado County Board of Supervisors will set a public hearing to consider amending the Land Use Element of the General Plan to modify Policies 2.2.3.1 and 2.2.5.4 to provide greater flexibility for planned developments in urban areas, to provide options for public benefits other than open space, to clarify terms used in said policies, and to direct growth to the Community Regions and Rural Centers. Specifically to review and propose changes to 2.2.3.1 as to the percentage open space requirement and 2.2.5.4 as to the baseline number of lots and affect on developments over 50 lots and to be able to place the open space offsite to the project.

BE IT FURTHER RESOLVED, the Board of Supervisors hereby authorizes the Development Services Department to proceed with the preparation of the above said hearing.

# *Why Mixed Use Development (MUD)*

***With current limited area and resources available to accomplish major General Plan goals:***

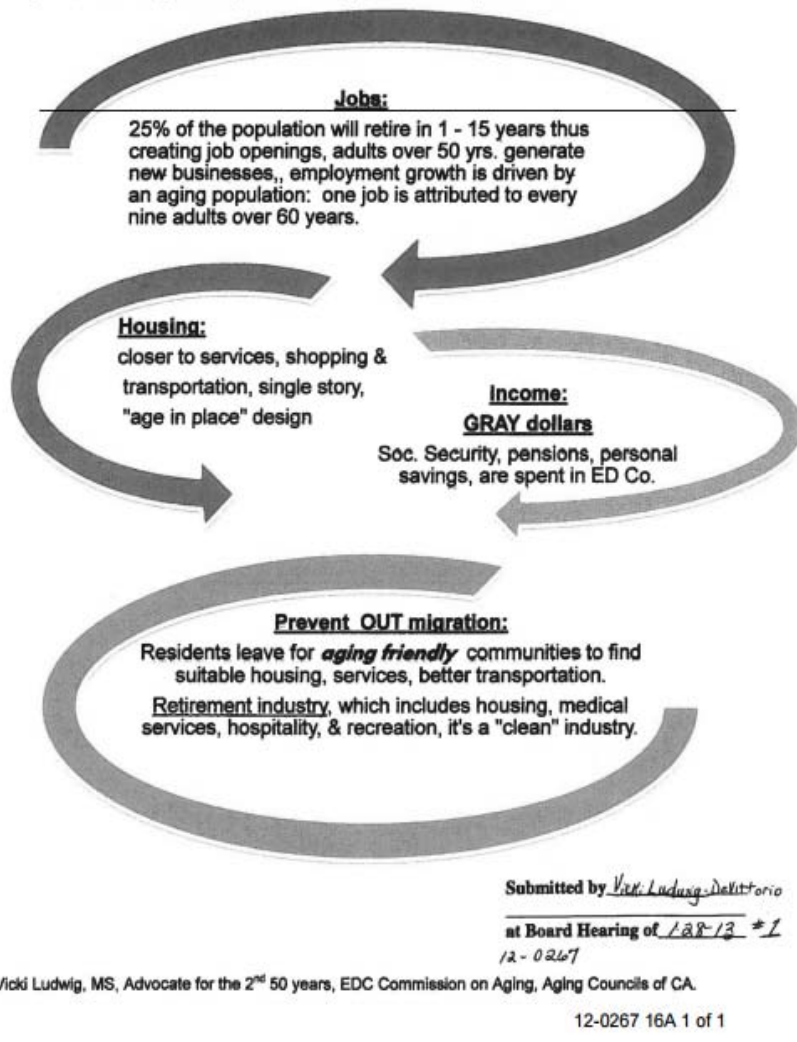
- **THE PROJECT OBJECTIVE IS TO:**
  - Increase Sales Tax Capture/ Jobs Creation/ Development of Moderate Housing
  - Plan for best uses in “appropriate areas”
- **2004 GENERAL PLAN:**
  - Current General Plan Policy 2.2.1.2 (Commercial) states:  
***“...numerous zone districts shall be used to direct specific commercial uses to appropriate areas....”***



# Why Mixed Use Development: (Cont.)

## The 2nd 50 years In El Dorado County

Population of aged 50 years to 65 years > 44,950 US Census 2010



## Report by EDC Commission on Aging: "The 2<sup>nd</sup> 50 Years in El Dorado County"

### Jobs:

- Employment growth driven by an aging population
- 25% of population will retire in 1-15 years, creating job openings

### Housing and Income:

- Housing should be closer to services, shopping and transportation
- Single-story, "age in place" design
- "Gray dollars": Senior income is limited to Social Security, pensions, personal savings

### Goal: Prevent OUT Migration

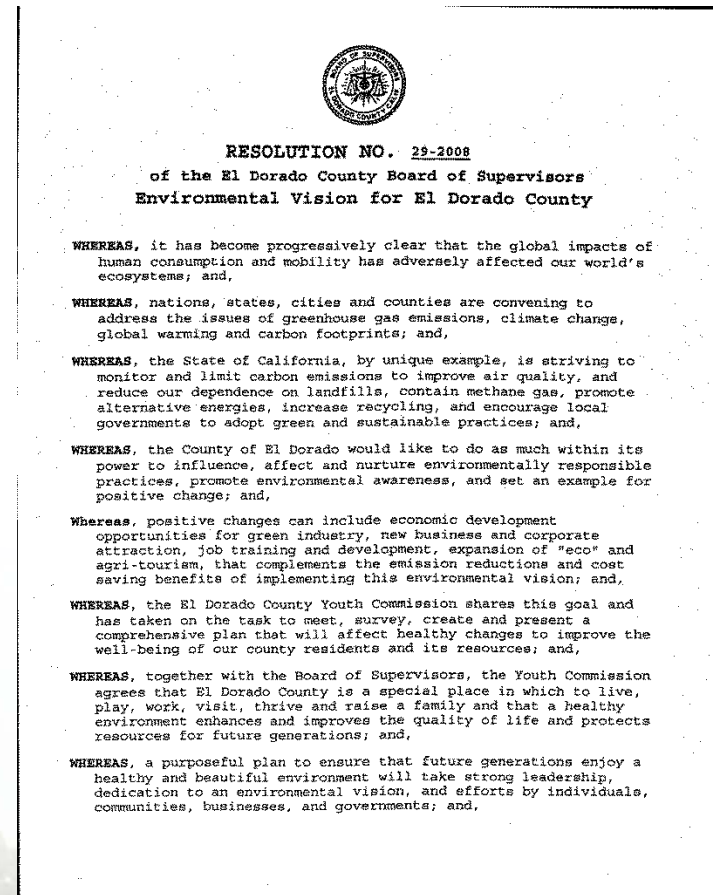
- Create aging-friendly communities with suitable housing, retirement/medical services and better transportation



# Why Mixed Use Development: (Cont.)

## The EDC Youth Commission: Environmental Vision for El Dorado County (Resolution No. 29-2008):

- Link community design with the long term health of our citizens;
- Promote programs and designs that reduce traffic congestion;
- Promote the design of sustainable communities;
- Promote pedestrian and bicycle commuting;
- Expand transit opportunities

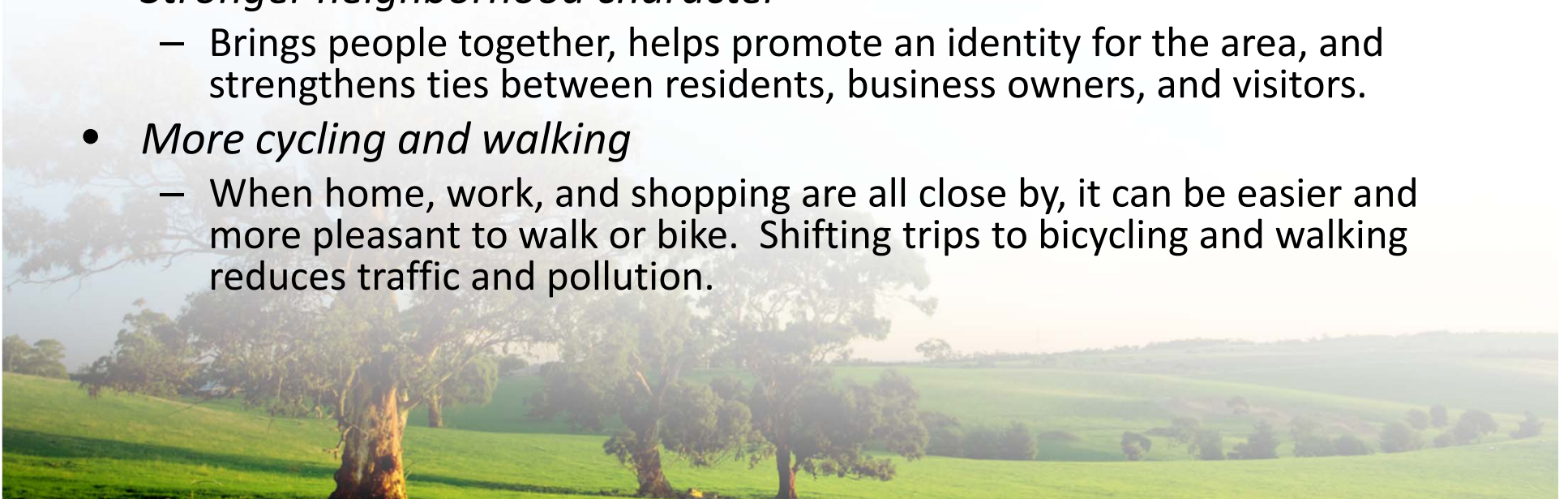




# *Why Mixed Use Development (Cont.)*

## **Benefits of mixed use development include:**

- *Reduce automobile miles traveled*
- *Improve air quality*
- *More housing options*
- *Greater housing variety*
- *Shorter trips*
  - Reduces distance between housing, workplaces, shops, restaurants, and other destinations.
- *Stronger neighborhood character*
  - Brings people together, helps promote an identity for the area, and strengthens ties between residents, business owners, and visitors.
- *More cycling and walking*
  - When home, work, and shopping are all close by, it can be easier and more pleasant to walk or bike. Shifting trips to bicycling and walking reduces traffic and pollution.



# Mixed Use Design

**Small Mixed-Use Building**



**Loft-Style Building**



**Cottage**



**Live-Work Unit**





# Facades

## Mixed Use Design

### Context

Facades are the exterior faces of buildings and are often the principal contributors to a community's character. Facades in many of El Dorado County's historic communities reflect its heyday in the mid-to-late 19th century. The facades of new buildings should respect the historic context while contributing to the establishment of walkable, mixed-use communities.

### Guidelines

- H V** Design new infill buildings to reflect traditional design patterns of adjacent buildings. Creative interpretations of traditional elements are encouraged.
- H V L** Include rustic materials (e.g. wood or composites, corrugated metal, rusted or antiqued steel, random stone, brick or similar materials) in the facade.
- H V L** Stain or texture (board-formed, streaked, or washed) any visible concrete.
- H V L** Use horizontal elements such as porches, balconies, and coursing to break up the vertical mass of the facade wall.
- H V L** If a building is to be wider than those traditionally seen in the area, divide the building into modules that express the typical dimensions of the area.
- H V L** Design facades to have a solid-to-void ratio that appears similar to the established community context.
- H V L** On corner lots wrap facade elements around the building.



*This new mixed-use building uses facade materials similar to those used in historic buildings. The different facade treatments help break up the long building.*

The standard or guideline is applicable for:  
**H** Horizontal mixed-use   **V** Vertical mixed-use   **L** Large-scale mixed-use

# Community Standards and Guidelines



← 1. Developer will build considering minimum viability objectives only

2. County adopts Missouri Flat Commercial Design Guidelines to create a greater County coordinated viability story →



← 3. Panda Express would have complied with Design Guidelines if set in advance.



# Community Design Standards/Guidelines: Proposed as Part of Revised Land Development Manual (LDM) or Successor Document

## Board Objective for LDM

- Incorporate all adopted design standards and guidelines; and
- Serves as a consolidated reference tool; and
- Adoptable by Board Resolution

## Draft Volume 3 Table of Contents

- Chapter 1: Community Design Standards
  - Landscaping and Irrigation
  - Mobile Home Park Design
  - Outdoor Lighting
  - Parking and Loading
  - Research and Development Design
- Chapter 2: Mixed Use Development
  - Mixed Use Development Design Manual
- Chapter 3: Community Design Guidelines
  - Community Design Guide\*
  - Missouri Flat Design\*      *\* Denotes Adopted Guidelines not intended to be amended*
  - Sierra Design\*
  - Cultural Resource Studies Guide\*
  - Historic Design\*
- Chapter 4: Specific Plan Design Standards and Guidelines\*  
(Existing Specific Plans)

To be adopted as part of the Project

# Lot and Building Design Standards

- Set Standards vs. *"I am thinking of a color"*

A successful development (today) takes:

- Different shapes
- Lots of color
- And a pot of gold



®

## Project Includes:

- Establish criteria and specifically when it is required
- Apply to discretionary and ministerial alike
- Standard engineering practices are supported
- Community supported design is applied
- *Planned Development (PD) is an alternative...not a requirement*
- *If a PD is required, set clear design standards up front.*

Form Based Coding 101  
Large Mixed-Use Building

Standards  
Table 6-21

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

Design

Form

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

What we got!

What we could have had!

11 of 12

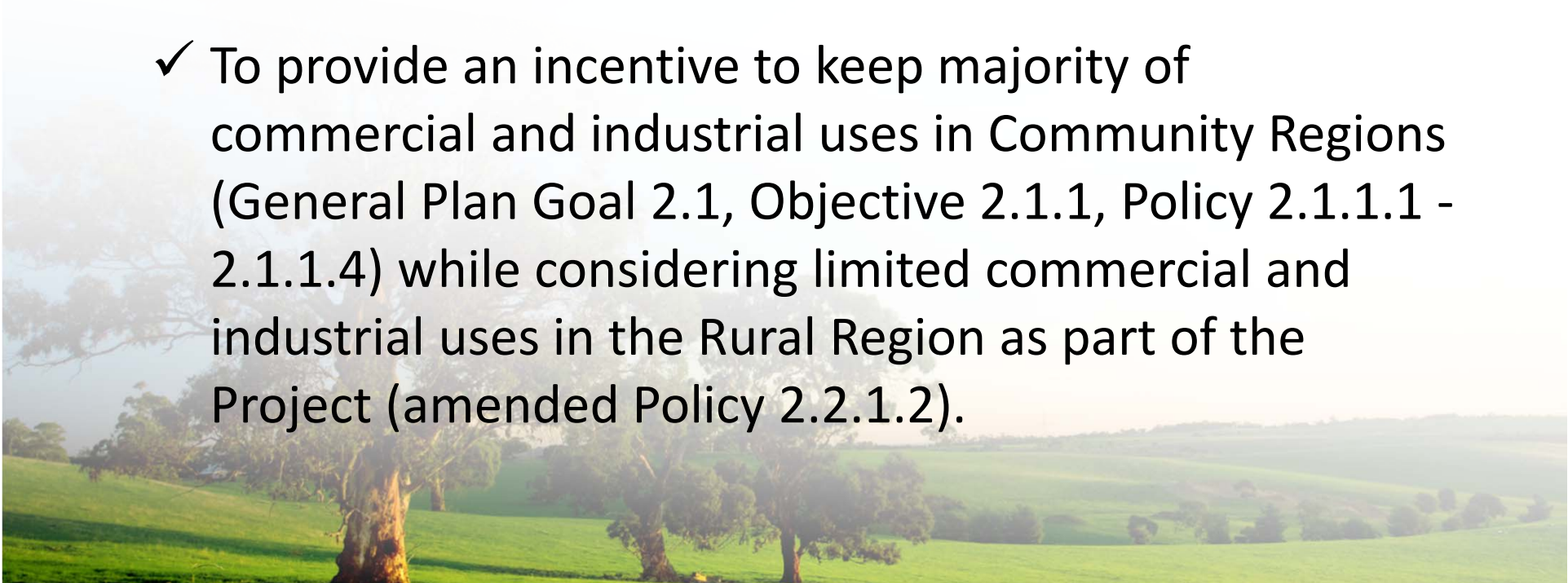
# Public Infrastructure

## *Roads, Water and Sewer, Facilities and Utilities*

- **Relaxation of public water and wastewater hook up requirements in Community Regions**

### Project Objectives:

- ✓ Job creation in Community Regions
- ✓ To provide an incentive to keep majority of commercial and industrial uses in Community Regions (General Plan Goal 2.1, Objective 2.1.1, Policy 2.1.1.1 - 2.1.1.4) while considering limited commercial and industrial uses in the Rural Region as part of the Project (amended Policy 2.2.1.2).





# Public Infrastructure

## *Roads, Water and Sewer, Facilities and Utilities*

### **Traffic and Infrastructure-Related Policy Amendments**

Examples:

- Minor amendments to road improvement policy language: (e.g. amend TC-1m—delete “of effort”; TC-1n(B)—replace “accidents” with “crashes”; and TC-1w—delete “maximum.”)
- Changing the document reference (only) for existing Circulation Diagram to “Figure TC-1” (No changes would be made to the Figure itself)
- Other items as listed in Project ROI’s and as discussed in the Key Components Memo dated August 13, 2014





# Community Region Zoning Amendments

- **Four new commercial zones added**
  - Regional Commercial
  - Community Commercial
  - Limited Commercial
  - Mainstreet Commercial
- **Existing Commercial Zones Retained**
  - Commercial Professional Office
  - General Commercial



# MAJOR PROJECT COMPONENTS

## Zoning Ordinance Update



# ROI 44-2008: *BOS Initiates Comprehensive Zoning Ordinance Update*



**Under state law, “a zoning ordinance that is inconsistent with the general plan is invalid when passed...”** (de Bottari v. city council (1985) 171 Cal. App.3d 1204 [217 Cal. Rptr.790]; Sierra club v. Board of supervisors (1981) 126 Cal.App.3d 698, 704 [Cal.Rptr.261]; Leshar Communications, Inc. v. City of Walnut Creek. [52 Cal.3d 531])

# Reasons for Zoning Ordinance Update (ROI 44-2008)

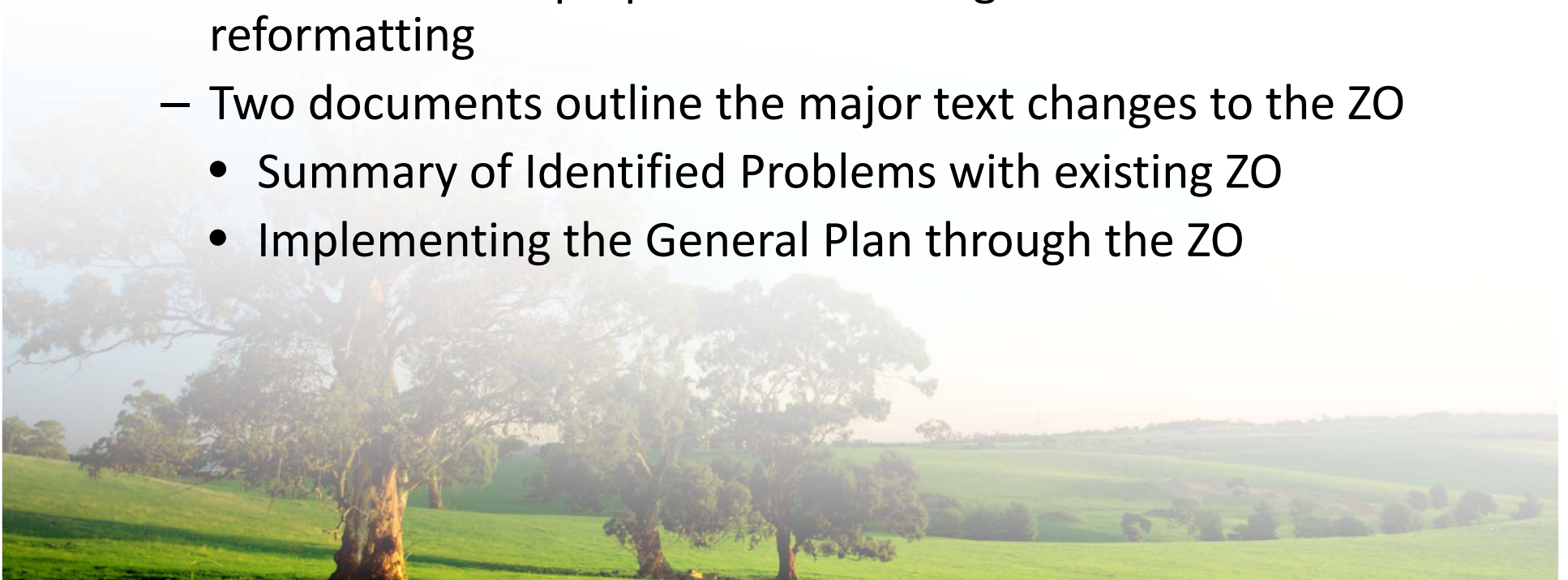
- **Improve effectiveness**
  - Ease of use by public, staff & decision makers
  - Fix identified problems and inconsistencies
  - Outdated Regulations; existing Zoning Ordinance is over 30 years old and has not been comprehensively updated since 1969.
- **Reduce Regulations and Simplify Processes**
  - Example: Standardized building setbacks from water features
- **General Plan Consistency**
  - Requirement of state law (CA Gov't Code §65680)
  - Implement policies and measures
  - Zoning and Land Use Designation consistency
- **Implement state and federal laws**





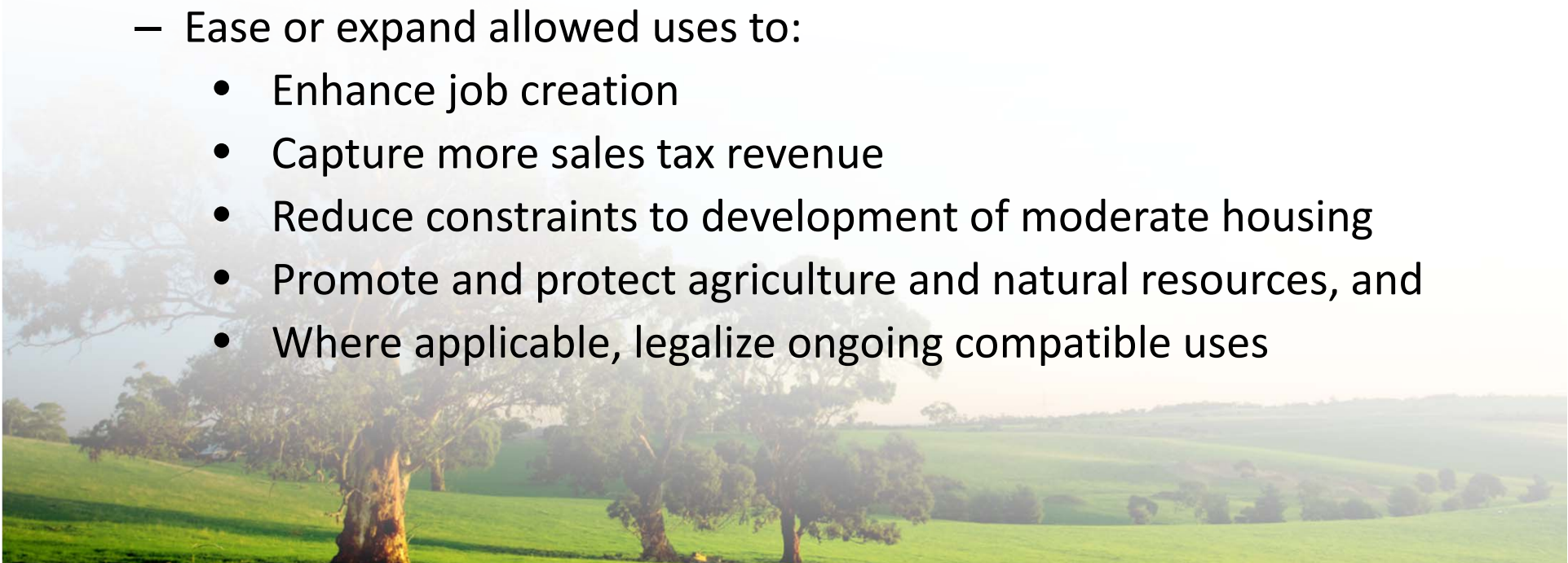
# Zoning Ordinance Update: Background

- In 2008, BOS authorized comprehensive update including complete reformatting of existing Zoning Ordinance
- Initial Public Review Draft released 2010
  - A “track-change” version comparing existing ZO with 2010 PRD ZO was not prepared due to magnitude of the reformatting
  - Two documents outline the major text changes to the ZO
    - Summary of Identified Problems with existing ZO
    - Implementing the General Plan through the ZO



# Zoning Ordinance Update: Background

- **ZOU direction given by BOS**
  - Address identified problems with existing ZO
  - Address required implementation of the General Plan
  - Avoid adding new regulations, except where required by changes in state law or the General Plan
  - Minimize changes in development standards to avoid making existing uses, structures and lots inconsistent or “nonconforming”
  - Ease or expand allowed uses to:
    - Enhance job creation
    - Capture more sales tax revenue
    - Reduce constraints to development of moderate housing
    - Promote and protect agriculture and natural resources, and
    - Where applicable, legalize ongoing compatible uses



# TGPA-ZOU Mapping “Rules”

## Changes to Draft Zoning Maps:

- Zone changes were only allowed in specific instances resulting from:
  - Changes to zoning maps required in order for individual parcels to be consistent with General Plan Land Use Designations (Government Code 65860)
  - Removal of obsolete zones
  - Removal of duplicate zones
  - Addition of limited number of new proposed zones to meet TGPA-ZOU goals and objectives

ROI 183-2011 #12

### Proposed Mapping Criteria for Analysis Draft (04/26/2012)

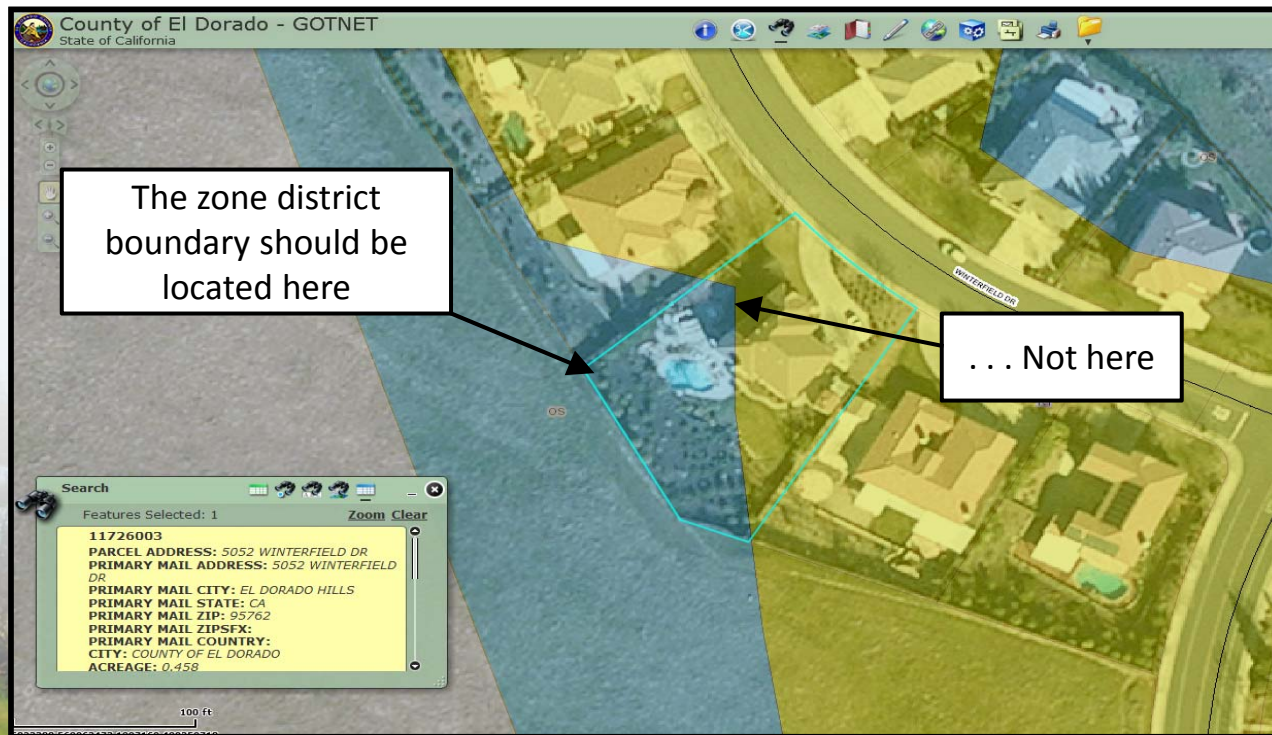
A Land Use Designation	B Current Zone	C Parcel Size & Criteria	D Analyzed for the propose of the EIR at this Zone
<b>General Plan Policy 2.2.1.2 Tourist Recreational (TR); Appropriate throughout the County as determined by the Zoning Ordinance.</b>			
TR	All Zones	Parcel Size and Proximity to CRURC	RFL and RFH
TR	All Zones	Identified to protect Transportation Corridors	TC
<b>General Plan Policy 2.2.1.2 Public Facilities (PF); Suitable only for publicly owned lands used for public facilities. Appropriate within Community Regions, Rural Centers, and Rural Regions.</b>			
PF	All Zones	Consistent with Surrounding zones and lot size	
<b>General Plan Policy 2.2.1.2 Open Space (OS); To designate public lands under governmental title (County, State Parks, BLM, U.S. Bureau of Reclamation, U.S. Forest Service, etc.) where no development other than that specifically needed for government-related open space uses is desired. Appropriate within Community Regions, Rural Centers, and Rural Regions.</b>			
OS	AE (In WAC)	High Intensive Contract	PA-20
OS	AE (In WAC)	Low Intensive Contract	AG-40
<b>General Plan Policy 2.2.1.2 Natural Resources (NR); Parcel size of 40 acres or more, 1 dwelling units per 160 acres or larger outside the National Forest Service lands and timber production zones and one dwelling units per 40 acres within river canyons outside of timber production areas, appropriate only within Rural Regions</b>			
NR	Agriculture	40+ acres Above 3000'	FR-160
NR	Agriculture (Ag Opt In)	40+ acres Below 3000' Outside Ag District	PA-40
NR	Agriculture	40+ Below 3000' In Ag District	LA-40
NR	AE (Not In WAC)	In Ag District less than 3,000'	PA-40
NR	AE (Not In WAC)	In Ag District at or above 3,000'	PA-160
NR	AE (Not In WAC) (Ag Opt-In)	Outside Ag District below 3,000'	PA-40
NR	AE (Not In WAC) (Ag Opt-In)	Outside Ag District at or above 3,000'	PA-160
NR	AE (In WAC)	High Intensive Contract	PA (40-160)
NR	AE (In WAC)	Low Intensive Contract	AG (40-160)
NR	Agriculture Preserve		LA-40
NR	SA-10		PA-40
NR	SA-10	3,000' or higher	PA-160
NR	RA (Ag Opt-In)	Outside Ag District and below 3000'	PA-40
NR	RA (Ag Opt In)	Outside Ag District and 3000' or higher	PA-40
NR	RA	In Ag District	PA 40, 80, 160*
NR	RE-5/RE-10	In Ag District	RE-40 (Flatted Lands)
NR	R1A, R2A, R3A, and RE-5	Below 3000'	RL-40 (Flatted Lands)
NR	R1A, R2A, R3A, and RE-5	≥ 3000' or higher or adjacent to TPZ or Nat'l Forest	FR 40, 80, 160* or Flatted Overlay
NR	Unclassified	Below 3000'	RL-40
NR	Tahoe Basin		FR-160
NR	Unclassified	≥ 3000' or higher or adjacent to TPZ or Nat'l Forest	FR-160





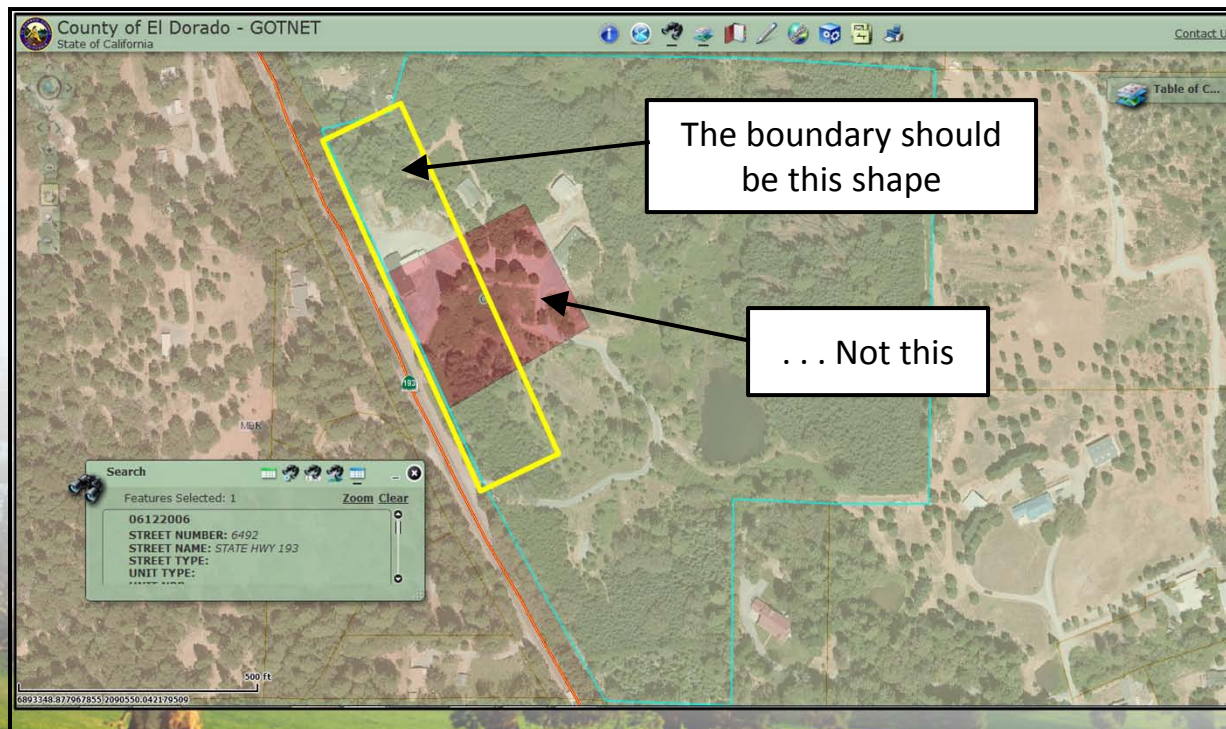
# Zoning Ordinance Update Example: Zoning Map “Clean Ups”

- **Corrections of Zoning Map Errors**
  - ✓ Example: Incorrect boundary of the Open Space (OS) Zone District, El Dorado Hills area



# Mapping Process Examples

- **Corrections of General Plan Mapping Errors**
  - ✓ Example: Incorrect boundary of the Commercial (C) General Plan Land Use Designation, Georgetown area (boundary should be a rectangle, not a square)





# Mapping Process Summary

## Summary of Rezones proposed via Targeted General Plan Amendment-Zoning Ordinance Update (TGPA-ZOU)

Est. # of Parcels (Polygons)	% of Total	Proposed Rezone From/To	Driver/Reason for Proposed Change
14,500	13.2%	Name change only	Align Zone names in Tahoe Regional Planning Area with County Zone names
8,000	7.3%	RE/RA to RE/RL	RE inside CRs, RL outside CRs, and RA to RL to clarify Right to Farm Protection New RL zone for Rural Centers and Regions; allows ag/ag support services and residential. Replaces RE or RA zones.
6,000	5.5%	Various upzones and downzones	Required by State law (Government Code section 65860) to ensure consistency with General Plan Land Use Designation.
3,000	2.7%	Commercial to Commercial or Agriculture to Agriculture	Addition of 3 new Ag and 3 new Commercial Zones; Zone Name Changes; and Removal of duplicative zones
2,600	2.4%	Road "Slivers"	Clean -up of zone designation on sliver parcels along road, corridor and trail easements
2,000	1.8%	Multi Family to Multi Family; and Recreational Facilities (RF) to RF-L and RF-H	Required by State law (Government Code section 65860) to ensure consistency with General Plan goals and policies. Revision of RF zone to ensure consistency with General Plan Policy 2.2.1.2. Removal of R2 Zone and Mobil Home Park Zone for Consistency with General Plan Housing Elements and various State Laws including: RHNA ( GC 65584), Anti-NIMBY (GC 65589.5), Least Cost Zoning (GC 65913), No Net Residential Capacity Loss (GC 65863), Limited Conditional Use for Multifamily in Multifamily Zones (GC 65589.4)
900	0.8%	Various	misc. clean-up (e.g. Open Space, MR, PD, VD zoning etc.)

**37,000 33.6% 73,000 or 2/3rds of the polygons are not being amended.**

# Rezoned for General Plan Consistency

General Plan Land Use Designation	Approximate # of parcels <sup>1</sup> that were rezoned for General Plan consistency	Total acreage rezoned	% of parcels rezoned that are vacant <sup>3</sup>	% of County Total Acreage <sup>2</sup>
MFR	2,000	1,210	9%	.10%
HDR	735	1,954	34%	.17%
MDR	2,250	5,424	14%	.48%
LDR	1,170	17,080	29%	1.50%
RR	660	11,746	31%	1.04%
AL	150	9,240	15%	.81%
NR	300	11,607	41%	1.02%
C	370	1,074	33%	.09%
R&D	4	96	75%	.009%
I	70	345	27%	.03%
OS	350	11,186	32%	.99%
TR	1	98	0%	.009%
PF	15	615	13%	.05%
<b>Total</b>	<b>8,075</b>	<b>71,676</b>		<b>6.298%</b>

<sup>1</sup> Total parcels in the County is approximately 108,000, and excludes the Cities of Placerville and South Lake Tahoe.

<sup>2</sup> Total Acreage of unincorporated County lands equals 1.13 million acres, excluding the Cities of Placerville and South Lake Tahoe.

<sup>3</sup> % of parcels rezoned that are vacant is based on data received by the County Assessor's Office. A developed parcel included any structure on site and does not necessarily denote the site is occupied, or that structures are consistent with the Land Use Designation.

# Recommended Minor Revisions to ZOU

## Summary of recommended changes are shown below:

- 1. Signs:** Make changes to text, definitions and references, as required, for consistency with County's new Sign Ordinance adopted 7/28/2015
- 2. State Housing Law Compliance:** For consistency with state law, update the ZOU definition of "transitional housing" in Article 8 - Glossary
- 3. Zone District Map Corrections:** As shown in Errata Sheet (Exhibit J)
- 4. ALUCP Consistency:** Replace existing text, references and definitions in Section 17.27.020 (Airport Safety (-AA Combining Zone)) in the ZOU with the text, number references and definitions in the existing ZO Chapter 130.38, as amended December 16, 2014, for consistency with the adopted Airport Land Use Compatibility Plan (ALUCP), (Legistar 14-1498).



# MAJOR PROJECT COMPONENTS

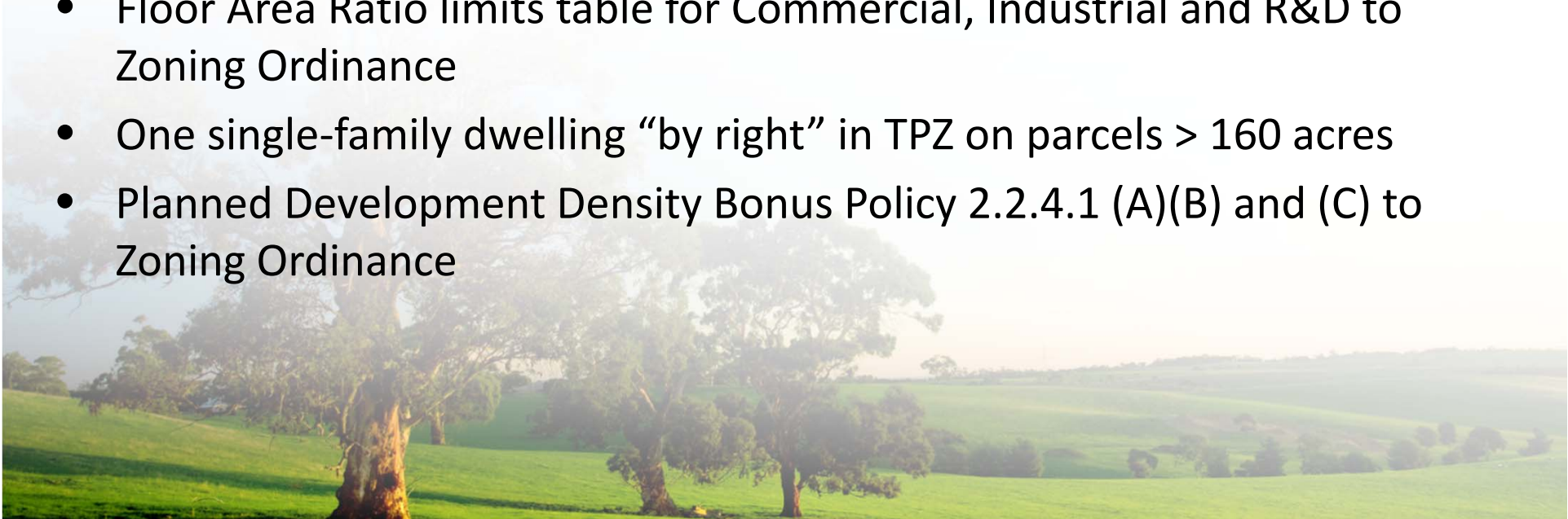
*Items Removed From the Project*



# Removed from TGPA-ZOU Project

Following items originally considered for potential analysis or revision as shown in the Project ROIs will remain unchanged

- Revise Maximum densities
  - Multi-Family Residential from 24 to 30 DU/ac
  - Mixed Use in Rural Centers up to 20 DU/ac
  - High Density Residential from 5 to 8 DU/ac
- Floor Area Ratio limits table for Commercial, Industrial and R&D to Zoning Ordinance
- One single-family dwelling “by right” in TPZ on parcels > 160 acres
- Planned Development Density Bonus Policy 2.2.4.1 (A)(B) and (C) to Zoning Ordinance



# Removed from TGPA-ZOU Project

- No changes proposed to the following General Plan Text or Table
  - Table TC-2 (Roads allowed to Operate at Level of Service F) to remain in the General Plan
  - Minimum Levels of Service Standards [Policy 5.1.2.2, Table 5-1]
  - Revisions to Noise Standards [Policy 6.5.1.10]
  - Revisions to clarify the Mineral Resource Zones required to be mapped [Policy 7.2.1.2]
  - Add the words “including grazing lands” to clarify which agricultural parcels allow ranch marketing and visitor-serving uses [Policy 8.2.4.4].

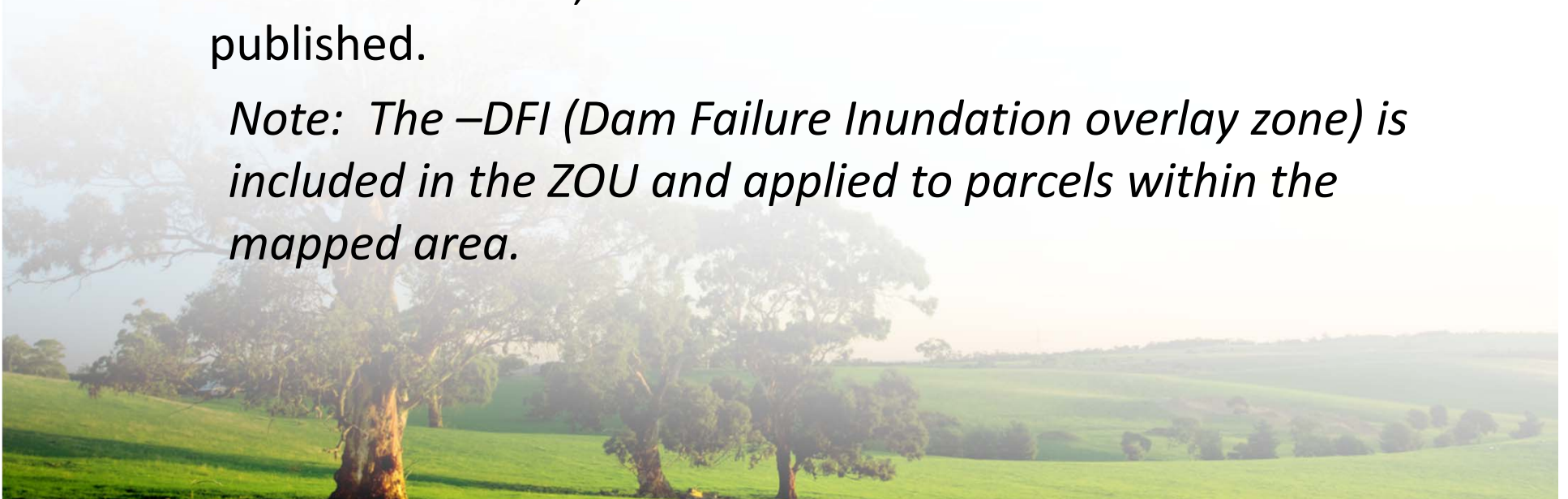




# Items Recommended for Removal

- **Original Proposal: Eliminate Dam Failure Inundation (-DFI) Mapping** (DHS recommendation)
  - Staff recommends the policies stay as they are in the 2004 General Plan
  - California Office of Emergency Services did not adopt the U.S. Department of Homeland Security (DHS) recommendation; dam failure inundation data can still be published.

*Note: The –DFI (Dam Failure Inundation overlay zone) is included in the ZOU and applied to parcels within the mapped area.*



# For Future Consideration

## Land Development Manual (LDM)

- Modify roadway design standards
- Clarify sidewalk design standards

## 2016 General Plan 5-Year Review

- Community Region and Rural Center Boundary Lines

## CIP/TIM Fee Five-Year Update

- **EIR alternatives analysis** completed for potential revisions to EDH Business Park employment cap; No changes proposed as part of the Project.
- Clarify analysis parameters, definitions, and thresholds of transportation element policies, ***without change to Policy TC-Xa (Measure Y).*** No changes proposed as part of the Project.

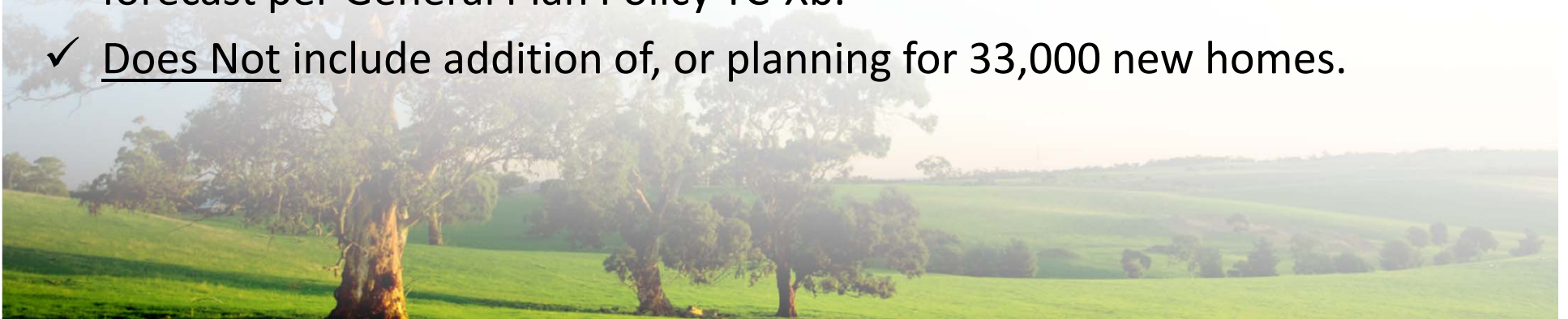
# COMMON PROJECT MISCONCEPTIONS





# TGPA-ZOU Common Misconceptions

- ✓ Does Not include General Plan Land Use changes, except for:
  - Ag District expansions, Camino/Pollock Pines Community Region amendment and minor map corrections
- ✓ Does Not create any new parcels or give a landowner the right to build additional dwelling units.
  - Discretionary approval of a subdivision would be required. A finding of consistency with the General Plan is required for all discretionary approvals.
- ✓ Does Not include privately initiated major General Plan Amendment residential projects.
- ✓ Does Not include comprehensive CIP update requiring revised 20-year forecast per General Plan Policy TC-Xb.
- ✓ Does Not include addition of, or planning for 33,000 new homes.

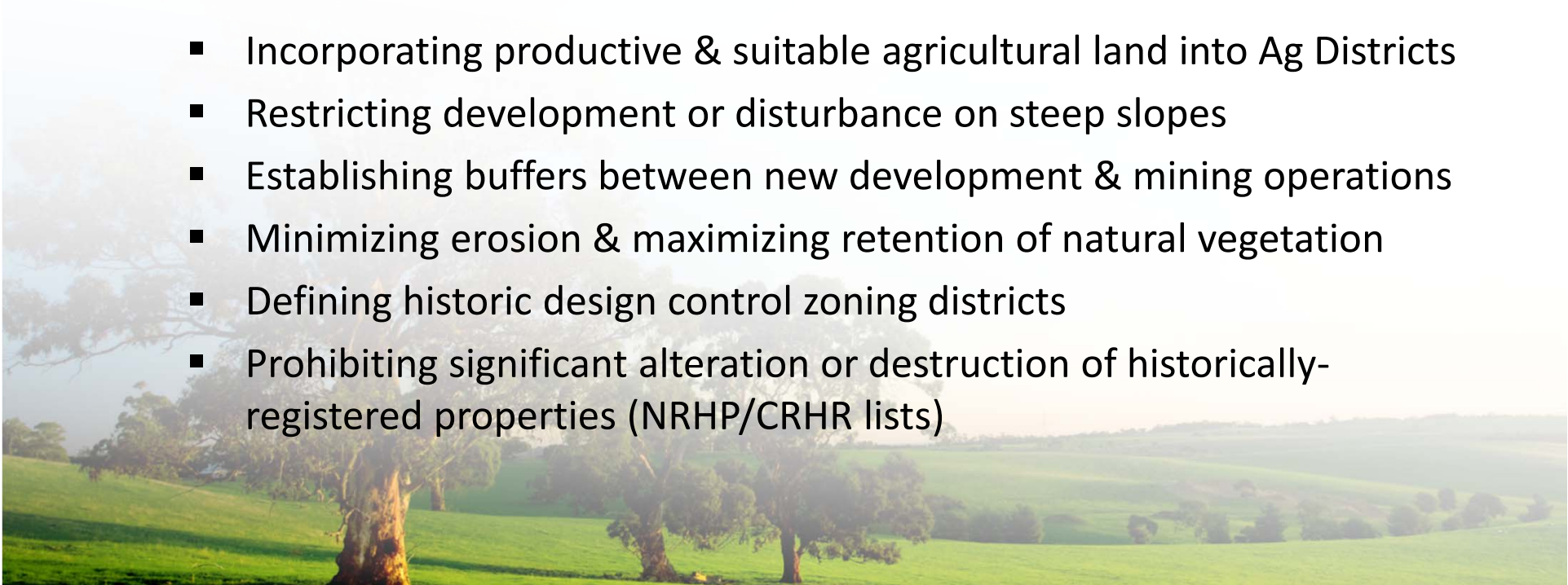


# TGPA-ZOU Common Misconceptions

✓ **Does not remove mitigation requirements identified in 2004 General Plan EIR.**

✓ In fact, many 2004 General Plan EIR mitigation measures are being implemented through the TGPA-ZOU including but not limited to:

- Reducing potential conversion of important farmland, grazing land, land currently in agricultural production or from conflict that may result in cancellation of a Williamson Act Contract
- Incorporating productive & suitable agricultural land into Ag Districts
- Restricting development or disturbance on steep slopes
- Establishing buffers between new development & mining operations
- Minimizing erosion & maximizing retention of natural vegetation
- Defining historic design control zoning districts
- Prohibiting significant alteration or destruction of historically-registered properties (NRHP/CRHR lists)



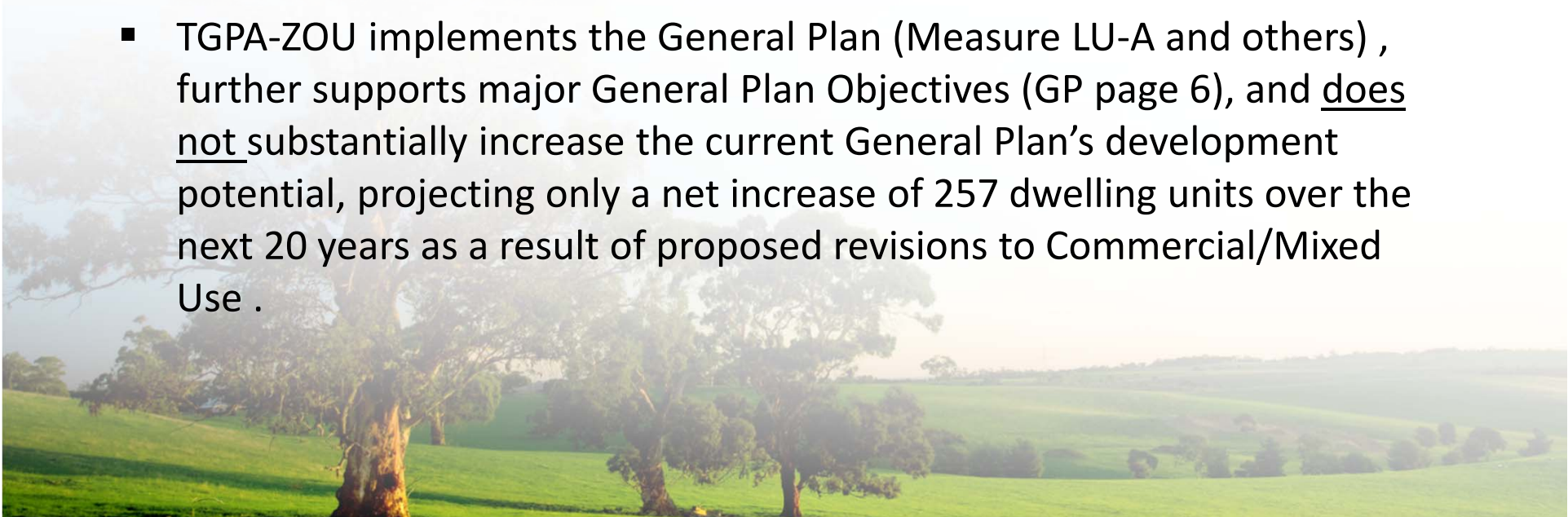
# TGPA-ZOU Common Misconceptions

✓ **TGPA-ZOU Program-Level EIR does not analyze specific construction or development projects.**

- “An EIR on a project such as the adoption or amendment of a comprehensive zoning ordinance or a local general plan should focus on the secondary effects that can be expected to follow from the adoption or amendment, but the EIR need not be as detailed as an EIR on the specific construction projects that might follow.” [CEQA Guidelines Section 15146(b)]

✓ **TGPA-ZOU does not “overhaul” the voter-approved General Plan.**

- TGPA-ZOU implements the General Plan (Measure LU-A and others) , further supports major General Plan Objectives (GP page 6), and does not substantially increase the current General Plan’s development potential, projecting only a net increase of 257 dwelling units over the next 20 years as a result of proposed revisions to Commercial/Mixed Use .





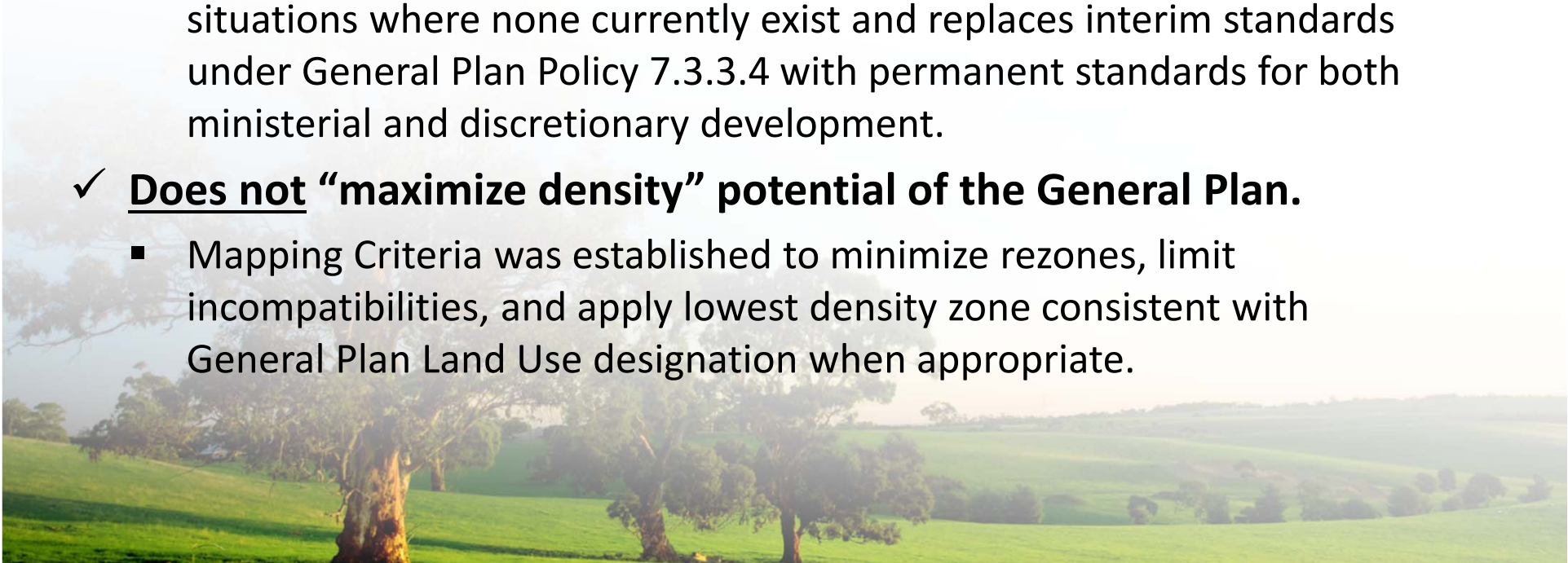
# TGPA-ZOU Common Misconceptions

- ✓ **Does not exempt Planned Development projects from 30% open space requirements .**
  - With limited exceptions, planned developments would still be required to create a minimum of 30% open space. Project allows, as part of High Density Residential Planned Developments only, 15% improved common or publicly owned open space (i.e. pool, spa, tennis courts, tot lots, greenbelt, etc.) plus 15% exclusive use area for individual residents (private yards).
- ✓ **Does not remove all restrictions for development on slopes exceeding 30%.**
  - Under the Project, development or disturbance of slopes over 30% shall be restricted on existing parcels to a limited number of site-specific exceptions including but not limited to access, reasonable use of the parcel and agricultural uses.



# TGPA-ZOU Common Misconceptions

- ✓ **Does not remove Scenic Corridor protections.**
  - General Plan Policy 2.6.1.2 states: “Until such time as the Scenic Corridor Ordinance is adopted, the County shall review all projects within designated State Scenic Highway corridors for compliance with State criteria.” *BOS deferred until ZOU completed.*
- ✓ **Does not remove Environmental protections for riparian habitat.**
  - ZOU would create new riparian setback requirements in many situations where none currently exist and replaces interim standards under General Plan Policy 7.3.3.4 with permanent standards for both ministerial and discretionary development.
- ✓ **Does not “maximize density” potential of the General Plan.**
  - Mapping Criteria was established to minimize rezones, limit incompatibilities, and apply lowest density zone consistent with General Plan Land Use designation when appropriate.



# Notes for Preparing Recommendations for BOS Consideration on the FEIR

- County's environmental manual for CEQA implementation requires that when the Commission is required to make a recommendation on a project, the Commission shall also review, consider, and make recommendations on the environmental document.
- Action of certifying the EIR does not approve or deny the project; it finds that the EIR adequately analyzed the project as described in the Project Description.
- BOS will ultimately be responsible for certifying the EIR, making the findings of fact and adopting the Statement of Overriding Considerations.





# Staff Recommendation

**Community Development Agency, Long Range Planning Division staff recommends the Planning Commission:**

- A. Review Final EIR (July 2015);
- B. Receive public comment and consider all comments submitted to date regarding the Project and associated environmental analysis; and



# Staff Recommendation (Cont.)

- C. Forward a recommendation to the Board of Supervisors that the Board take the following (six) actions:
1. Adopt Resolution certifying the EIR for the TGPA-ZOU Project to amend the General Plan and update the Zoning Ordinance (Exhibit A); Make Findings of Fact (Exhibit A-1); and Adopt Statement of Overriding Considerations (Exhibit A-2); and
  2. Adopt Resolution to Amend the County General Plan in accordance with state and federal law (Exhibit B); and
  3. Adopt Resolutions to approve community design standards for:
    - a. Mixed Use Design (Exhibit C)
    - b. Landscaping and Irrigation (Exhibit D)
    - c. Outdoor Lighting (Exhibit E)
    - d. Mobile Home Park Design (Exhibit F)
    - e. Research and Development Zone Design (Exhibit G), and
    - f. Parking and Loading (Exhibit H); and

## Staff Recommendation (Cont.)

4. Adopt the Zoning Ordinance Update with the proposed minor revisions outlined in the Technical Memorandum No. 2 (Attachment 16A) and attached as Exhibits J and K; and
5. Adopt the Mitigation Monitoring and Reporting Program with the recommended mitigation measure revisions (Exhibit I); and
6. Direct staff to return to the Planning Commission and Board of Supervisors within approximately one year of adoption or earlier, if necessary, to review implementation of the Project.





# PLANNING COMMISSION

## “FLAGGED ITEMS”

### From August 2014



# Planning Commission “Flagged” Items for Additional Research and/or Discussion

1. Revisions to Project Description
2. Timber Production Zones (TPZ)
3. Agriculture/Rural Lands and Ag Commission Comments from 8-13-14 not included in Item 2 (TPZ)
4. Noise
5. Protection of Wetlands and Sensitive Riparian Habitat
6. Infill program/Opportunity Areas
7. Planned Development, Density Bonus and 30 % Open Space
8. New rural Commercial (CRU) Zone
9. Mixed Use Development Design Manual
10. Standards within the Design Improvement and Standards Manual (DSIM)/Land Development Manual (LDM) or successor document
  - Landscaping requirements
  - Mobile/Manufactured Home Parks
  - Parking and Loading
  - Outdoor Lighting
  - Research and Development

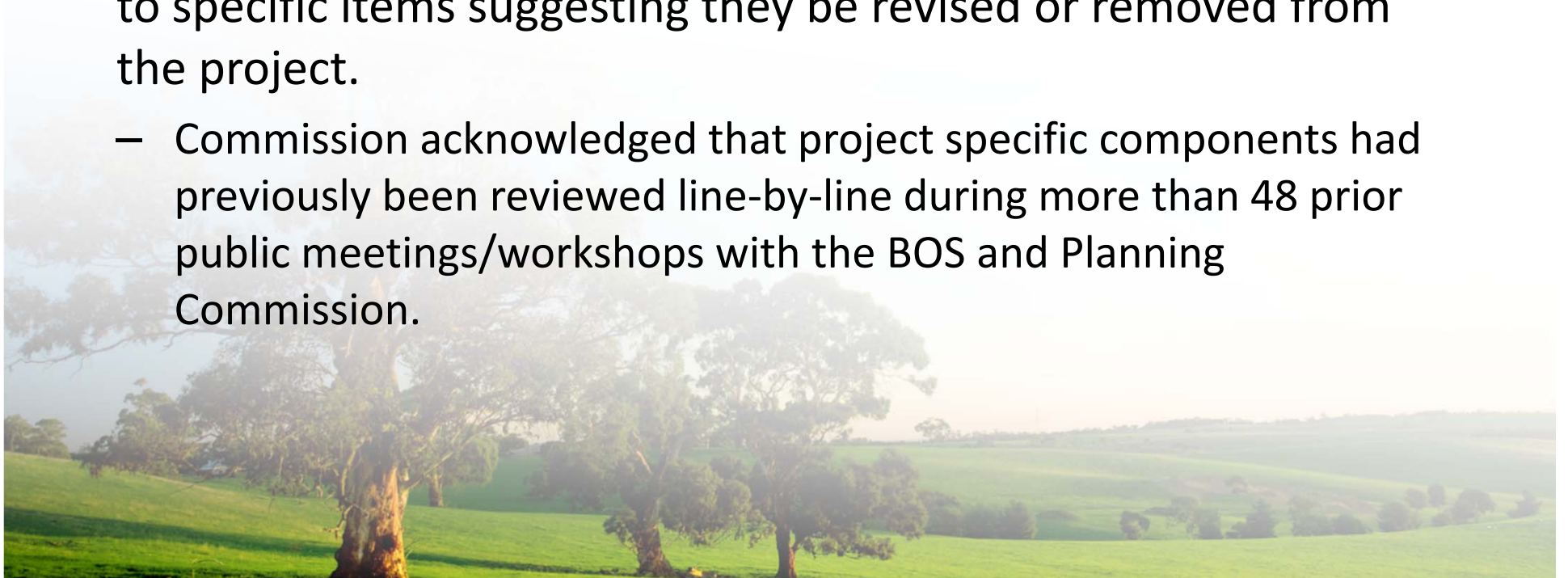


# PREPARING FINAL RECOMMENDATIONS TO BOARD OF SUPERVISORS



# Planning Commission's Preferred Approach for Preparing Recommendation From August 27, 2014

- Planning Commission preferred to generally assume approval of TGPA-ZOU project; and
- Planning Commission preferred to limit its recommendation to specific items suggesting they be revised or removed from the project.
  - Commission acknowledged that project specific components had previously been reviewed line-by-line during more than 48 prior public meetings/workshops with the BOS and Planning Commission.





# Planning Commission Tentative Recommendation Components

No.	Item Description	ZOU Section(s) GP Policy	Mitigation Measure
1.	Health Resorts & Retreat Centers on TPZ zoned lands	17.40.170, 17.40.350 and Table 17.21.020	MM AG-1a: Amend ZOU to limit size of proposed health resort and retreat Centers.
2.	Industrial Uses on TPZ zoned lands	17.40.350 and Table 17.21.020	MM AG-4: Amend proposed Table 17.21.020 to restrict incompatible uses from being located in the TPZ Zone.
3.	OHV, Ski Areas, Public Utility Service Facilities on TPZ lands	17.40.350 and Table 17.21.020	MM AG-4: Amend proposed Table 17.21.020 to restrict incompatible uses from being located in the TPZ Zone.
4.	Ranch Marketing on Ag and Resource zoned lands	17.40.260 and Table 17.21.020	MM LU 4-b: Revise ZOU Section 17.40.260, Ranch Marketing, prior to adoption
5.	Outdoor Lighting on TPZ zoned lands	Chapter 17.34, Sec. 17.40.170	MM AES-4: Revise ZOU Chapter 17.34 and Section 17.40.170 (light shielding)
6.	Outdoor Lighting in rural and agricultural zones	Chapter 17.34 and Section 17.40.170	MM AES-4: Revise ZOU Chapter 17.34 and Section 17.40.170 (light shielding)

(Legistar 11-0356 16Q – Exhibit N)

# Planning Commission Tentative Recommendation Components

No.	Item Description	ZOU Section(s) GP Policy	Mitigation Measure
7.	Expanded Ranch Marketing and Rural Commerce, including Health Resorts and Retreat Centers	17.40.260 and 17.40.170	MM AG-1a: Amend ZOU to limit size of proposed health resort and retreat centers MM BIO-1c: Limit music festivals and concerts MM BIO-2: Return site to pre-event condition
8.	<b>Noise:</b> Proposed changes to General Plan Policy 6.5.1.11, allowing short term construction-related noise increases		
9.	<b>Noise</b> resulting from existing nonconforming OHV and animal keeping uses	Chapters 17.37, 17.61 and Table 17.37.060.1	

(Legistar 11-0356 16Q – Exhibit N)

# Planning Commission Tentative Recommendation Components

No.	Item Description	ZOU Section(s) GP Policy	Mitigation Measure / Notes
10.	<b>Noise</b> conflicts resulting from (new) residential development adjacent to high-volume roadways and US Highway 50	17.37.070 GP Policy 6.5.1.5	
11.	<b>Noise:</b> Exemptions from noise regulations	17.37.020	
12.	<b>Noise</b> related to outdoor amplified music, not associated with ranch marketing or winery uses	Chapter 17.37 GP Policies 6.5.1.6 and 6.5.1.7	(Noise Standards) (New proposed non-transportation noise sources)
13.	<b>Protection of Wetlands/Sensitive Riparian Habitat:</b> Clarify wetland protection language to clarify allowed uses/ structures within defined riparian areas	17.30.030.G.5.a	

(Legistar 11-0356 16Q – Exhibit N)

# Planning Commission Tentative Recommendation Components

No.	Item Description
14.	<b>State Compliance:</b> Infill Development /Opportunity Areas
15.	<b>Planned Development, Density Bonus and 30 Percent Open Space:</b> Consider adding new GP policy and ZOU revision, to require all residential subdivisions on HDR - designated lands (R1 and R20K zones) provide 30 percent open space. Also proposed ZOU language changes to clarify criteria for allowing improved open space (unfenced private yards, or other alternatives) to substitute for up to 50% of required common open space.
16.	<b>New Rural Commercial (CRU) Zone:</b> Consider further options to modify the ZOU, allowing commercial uses in the Rural Region.
17.	<b>Mixed Use Design (MXD) Manual:</b> Clarify intent of MXD Manual
18.	<b>Bass Lake Rezones:</b> Consider amending proposed GP consistency rezone for single parcel adjacent to Bass Lake Park area (APN 115-400-12) from proposed Recreational Facility – High (RFH) to Recreational Facility – Low (RFL)
Note:	Revising the mitigations in the TGPA/ZOU EIR will need to be analyzed to ensure that they do not result in substantially more severe impacts than identified in the EIR. A substantial increase in severity is a trigger for recirculation of the EIR. (CEQA Guidelines Section 15088.5)