

Attachment 1
Draft Targeted General Plan Amendment
Last Revised 9/23/2011

Issue #	General Plan Components	Targeted General Plan Amendment	TGPA	Optional Review	Separate Track
1	Rural Commerce (Industrial, Commercial, Ag Support Services)	Allow Commercial and Industrial in Rural Region (2.2.1.2). Eliminate requirement for special use permit for Ag Support Services; incorporate standards and permitted uses into Zoning Ordinance. (2.2.5.10) Eliminate special use permit requirement for visitor-serving uses from GP; move standards and permitted uses to Zoning Ordinance. (8.2.4.2). Conform Table 2-1 to reflect changes. [Jobs, Retail, Improve jobs/housing balance in Rural Regions.]	<u>✓</u>	<u>✓</u>	
2	Livestock as part of Ranch Marketing	Amend policies to allow Ranch Marketing on lands supporting livestock (8.1.2.1). Not explicitly prohibited, but 8.2.4.4 requires minimum acreage in crop production for Ranch Marketing. Visitor serving uses expressly permitted under 8.2.4.5. May be addressed through Zoning Ordinance. [Jobs, Retail, Protection of Rural Regions]		✓	
3	Agriculture setbacks in Community Regions	Add language related to lands in Community Regions and Rural Centers from 8.4.1.2 to 8.1.3.2 to conform to BOS Interpretation [Moderate Housing]	✓		
4	Open Space constraints on Agriculture	Clean up language, delete references to specific zone designations that may not be carried forward into Zoning Ordinance update (7.6.1.3B) [Ag Support]	✓		
5	Single-Family Detached on Multi-Family Land Used	Provided that the minimum densities are achieved, allow a range of housing types including small-lot single family detached, as well as single family attached (duplexes, townhomes, condominiums, etc.) within Multi-Family Residential (MFR) without the requirement for a PD (2.2.1.2). [Moderate Housing]	✓		
6	30% Slope limitations	Retain policy statement in General Plan 7.1.2.1 that "Development or disturbance of slopes over 30% shall be restricted." Move standards for implementation, including exceptions, to the Zoning Ordinance. Focus mitigation to Community Regions to meet General Plan density objectives. [Jobs, Retail, Moderate Housing]	✓		
7	Planned Development	Implement previously adopted ROI 274-2008 [Moderate Housing] 2.2.3.1 and 2.2.5.4	✓		
8	Commercial/Mixed-Use Residential Concurrency	Delete the following sentence: "The residential component of the project shall only be implemented following or concurrent with the commercial component."(2.2.1.2) Delete Requirement for Neighborhood Services (2.2.5.8) [Jobs, Retail, Moderate Housing, Protection of RR]	<u>✓</u>	<u>✓</u>	
9	Water and Sewer Hook-up requirements	Modify policies 5.2.1.3 and 5.3.1.1 to allow flexibility for alternatives (including private water/wastewater systems) provided health concerns are adequately addressed. Move standards to ZO [Jobs, Retail, Jobs/Housing balance in RR]	✓		
10	Circulation Element Miscellaneous Revisions	1) Reduce ROW width and intersection spacing for local roads. (Table TC-1). 2) GP Policies (TC-5a & TC-5b) do not expressly require sidewalks on both sides of streets in Commercial/R&D and residential lots less than 10,000 sq. ft., but are interpreted by DOT if required. Allow for alternative options not directly adjacent to roads. Either amend GP policies to allow sidewalks on one side only, or BOS to clarify that not required and direct that LDM and Standard Plans be revised accordingly. 3) Applicants required to repeatedly revise traffic studies; is GPA needed to resolve? 4) Does TC-Xa 2 require clarification re: process? [Jobs, Retail, Moderate Housing]		✓	

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 DATE 9-26-11

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 THE CLERK
 BOARD OF SUPERVISORS
 EL DORADO COUNTY

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Last Revised 9/23/2011

Issue #	General Plan Components	Targeted General Plan Amendment	TGPA	Optional Review	Separate Track
11	Commercial/Mixed-Use Densities	Amend 2.2.1.2 Commercial to increase densities as part of a Mixed Use Development from 16 to 20 units to achieve SB375 CEQA streamlining benefits.	✓		
12	MUD in MFR	Allow limited Commercial in MFR (2.2.1.2) to meet services requirements under RHNA and SB375 objectives.	✓		
13	MFR Densities	Increase MFR maximum density from 24 units per acre to 30 units per acre as required by Government Code 65583.2(c)(iv) and (e).	✓		
14	Air Quality/Energy Conservation objectives	Amend General Plan policies and implementation program (6.1.1.1, 2 and new IM) related to Air Quality and Energy by supporting the adoption of a Climate Action Plan.	✓		
15	High Density Residential Densities	As part of an optional analysis consider increasing High Density Residential (2.2.1.2) from 5 to 8 units.		✓	
16	Community Region/Rural Center Boundaries	Amend criteria for modifying existing Community Regional and Rural Center Boundaries (Land Use Map) as needed including the possibility of adding new or deleting existing planning areas. Amend Policy 2.9.1.2 to allow BOS to approve amendments when desired to meet GP objectives.	✓	✓	
17	Camino ROI	Complete Resolution of Intention to amend the Comino/Pollock Pines Community Region boundary, approved 5/19/2009 to create three Rural Centers in place of a single Community Region. This allows for separate and distinct opportunities for each of the communities.	✓		
18	Density Bonus	Amend policy 2.2.4.1 to ensure objective is met. Limit land uses where allowed. Move standards to ZO		✓	
19	EDH Business Park employment cap limits	Review objective of TC-1y and consider other options allowed in the GP EIR. Would support Job growth objectives.		✓	
20	Floor Area Ratio	Eliminate FAR requirements in table 2-3 from General Plan but retain limits in Zoning Ordinance. Provides flexibility in meeting mixed use objectives.	✓		
21	Noise standards	Amend policy 6.5.1.11 and Tables 6-3 thru 6-5 to minimize environmental review of construction timing for public transportation projects.		✓	
22	ED/DS Historic Overlay – Community Design	Amend Policy 2.4.1.3 recognizing the historical townsites of El Dorado/Diamond Springs and other historical townsites in concept, supporting the implementation of the ROI for ED/DS Historical Design guideline overlay.	✓		
23	Regional Planning coordination – SB375	Add new policy(s) and implementation programs recognizing EDCTC, SACOG and TRPA planning and support projects that meet SB375 streamlining opportunities. Allows for all types regional planning, not just SACOG-specific language.	✓		
24	Complete Streets	New policy(s) and implementation measure to meet objectives of AB - 1358 supporting multi user designs for pedestrian and vehicular circulation.	✓		
25	Infill and Opportunity Site Identification	Now policy(s), implementation measure and complete analysis as part of the TGPA EIR to identify areas adequate to support future growth, streamlining future project review and increase funding eligibility including Prop 1c, Prop 84 and various HCD/CDBG Funding.		✓	
26	AE Zoning	Elimination references in General Plan including but not limited to 8.1.1.6 referring to AE zoning in ZO Update requires clean up to GP Policies reference AE zones.	✓		
27	Agriculture District boundary expansion	Complete Resolution of Intention utilizing 8.1.1.2 criteria to implement AF-B, expanding Agriculture District Boundaries.			✓

RURAL ENERGY & CLIMATE POLICY FORUM

WEDNESDAY, SEPTEMBER 28, 2011, 9AM-4PM
TSAKOPOULOS LIBRARY GALLERIA, SACRAMENTO, CA

Background

The passage of The Global Warming Solutions Act in 2006 (AB 32) marked a moment in California history that stood to reduce greenhouse gas emissions from all corners of the state. Despite California's leading role in environmental protection, the state is also one of the largest emitters of carbon worldwide. Both private and public sectors are now tasked with reaching these reduction targets while rural and urban jurisdictions are faced with compliance challenges that require thought and strategy.

The aims of AB 32 are rooted in clean air and a clean energy economy, and rightfully so, communities are looking to AB 32 to meet their expectations. The

September 28th Forum will provide local governments an overview from top level state staff on where the State Agencies and the new Governor's Administration stand with regard to developing climate policy, programs, regulations and incentives. The Forum will give State staff the opportunity to hear from local government leaders about the unique circumstances of rural communities and how climate policy and strategies can benefit them. Rural local government participants are anticipated to be elected officials, commissioners, county administrators, city managers, department heads and planners, as well as community stakeholders.

Speakers



ALEX HINDS Sonoma State University's
Center for Sustainable Communities



KEN ALEX Office of Planning and Research,
Director; and Advisor to Governor Jerry
Brown



MONICA RUDMAN California Energy
Commission, Energy Specialist; and "Energy
Aware Planning Guide." Project Manager



MARTHA BROOK California Energy
Commission, High Performance Buildings and
Standards Development Office, Senior
Mechanical Engineer



CLIFF RECHTSCHAFFEN Senior Advisor
to Governor Jerry Brown



JAMES GOLDSTENE California Air
Resources Board, Executive Officer

Agenda

- 8 - 9:00am Coffee, tea & light breakfast service
- 9 - 9:30am Welcome from SBC President, Steven Frisch
- 9:30 - 10:45am **Morning Panel Discussion (Big Picture Policy, Trends and Opportunities)**
(Alex Hinds, Cliff Rechtschaffen, Heather Fargo and James Goldstene)
This session will cover a brief overview of AB 32 presented by the Brown Administration, in addition to CEQA compliance requirements, a cap and trade over, the role of Sustainable Community Strategies in implementing AB 32, a climate change scoping plan economic analysis for rural communities, and other background on energy and climate policy.
- 10:45-11:00am Morning Break
- 11:00-12:00am Morning Panel Q&A
- 12:00 -1:00pm Lunch Provided
- 1:00 - 2:15pm **Afternoon Panel Discussion (General Plan Updates, CAP tools)**
(Ken Alex, Monica Rudman, Martha Brook, Alex Hinds)
This session will address how to incorporate CEQA in General Plans and other plans, the role of Climate Action Plans, Title 24 and Reach Codes use and implementation, an introduction to the Energy Aware Planning Guide and tips and tools for direct implementation specific to rural California communities. The session will also provide communication tools to use within your community.
- 2:15-2:30pm Afternoon Break
- 2:30 - 3:30pm **Afternoon Panel Q&A (General Plan Updates, CAP tools, Energy and beyond)**
Facilitation by Steven Frisch and SBC Staff
- 3:30 - 4:30pm **Rural Energy and Climate Forum Next Steps**
Brief Presentation of Successful Case studies in Rural Regions, best practices, and facilitated group discussion on addressing energy and climate change as opportunities.



This event is hosted by the Sierra Nevada Energy Watch. Sierra Nevada Energy Watch is a collaboration between Pacific Gas and Electric Company (PG&E) and Sierra Business Council dedicated to providing innovative energy efficiency solutions for local governments and businesses in Sierra Nevada communities within PG&E territory. This program is funded by California utility customers and administered by Pacific Gas and Electric Company, under the auspices of the California Public Utilities Commission.

REGISTER EARLY AND SAVE!

Early Registration - \$20

After September 1st - \$25

HOW TO REGISTER

Visit www.sbcouncil.org/events or www.sbcouncil.org/energy in order to register online.

IF YOUR PLANS CHANGE

Refunds less a \$10 processing fee will be granted if the request is received one week before the event. No refunds will be granted after this date. Please note, refunds will only be processed one week after our event.

ABOUT SBC

The Sierra Business Council serves the entire Sierra Nevada region. As a nonprofit association of business agencies and individual members, Sierra Business Council is committed to promoting a new perspective on regional wealth while emphasizing collaboration in planning and policy making.

	Zoning Ordinance Project Component Issues	Zoning Ordinance Sections	Description of Policy Issue and Proposed Amendment
1	Multiple commercial zones		GP Provides for use of multiple commercial zones. EDAC believes the limited number of commercial zones proposed in the ZO should be increased in compliance with this policy.
2	Commercial/Industrial and Ag Support Uses or Zones		EDAC supports inclusion of policies in ZO which expand commercial and industrial uses in Rural Regions. In concert with GPA to allow Commercial and Industrial land uses within Rural Regions, draft ZO should be revised to allow Commercial, Industrial and Ag Support Uses within zone designations applicable to Rural Regions.
3	Planned Development provisions		ZO should be revised to conform to GPAs for PDs recommended by EDAC. (Eliminate 30% open space requirement in favor of lesser amount of improved open space; eliminate requirement for PD where more than 50 lots or more than 2 DU/ac.) <i>EDAC does not recommend adoption of language as proposed as it defeats the GPAs recommended by EDAC.</i>
4	Table 2-4 Amendment		Once ZO revisions are finalized, revisions to Table 2-4 will be required.
5	Home occupations		EDAC recommends the ZO allow provide for expanded home occupations, including employees in home occupations to the extent feasible in compliance with CEQA. This action will improve the jobs/housing balance, already addressed in GP Policy 10.1.7.4
6	Residences in TPZ		ZO should incorporate GP standards; current ordinance and ZO update as drafted contains requirements more stringent than GP. EDAC recommends a consistency review process to develop on TPZ lands
7	Mixed Use Development (MUD 2)		ZO should be revised to designate multiple Commercial/Industrial uses. Include “master” or “safe harbor” plans for residential component of C/MUD2.

8	Animal Keeping		Staff recommends deferral of Animal Keeping to separate ordinance. EDAC agrees, provided that language as proposed is not included in ZO.
9	Wetland/Riparian Setbacks		Criteria in draft ZO measure setbacks from “edge of riparian vegetation” rather than “top of bank” or “ordinary high water mark” as used in the Interim Guidelines adopted in 2006. EDAC recommends revisions to ZO to conform to Interim Guidelines and Army Corps of Engineers wetland delineation standards.
10	Zoning Map Update		Significant issues remain, including appropriate designation of rolled-out AE (former Williamson Act Contract) lands and designation of multiple commercial zone districts. Also an issue with regard to eliminating conflicts between planned higher density housing and ag zoned lands. Imperative to get the map right.
11	Ranch Marketing on Grazing Lands		Incorporate standards into Ranch Marketing provisions to allow Ranch Marketing for livestock operations, including visitor-serving uses and direct sales.
12	Ag Zoning “Opt In” within Ag Districts and Rural Regions		Recommend an “Opt In” process for lands within Ag Districts and RA Lands in Rural Regions to continue agricultural protection of underlying land uses.
13	Agriculture Homestays		Permitted under 10.1.6.1 and 8.2.4.3 "lodging facilities". Can be addressed through Zoning Ordinance, but clarification through GPA might be helpful. [Jobs, Retail, Protection of RR]
14	Rural Lands “Uses” Allowed		Determine uses allowed that allow for expanded home occupations and support working landscapes.

Michael (Mike) L. Schmitt, AICP, PTP

Mr. Schmitt is a certified transportation planner with more than eighteen years of experience. He has a broad range of technical skills and knowledge that includes transportation planning, transportation modeling, geographic information systems (GIS), traffic operations, Intelligent Transportation Systems (ITS), traffic engineering, and research. He has been involved with a variety of projects for local, state, and national agencies. Mike has extensive macro and microscopic modeling experience using TransCAD, TRANPLAN, EMME/2, VISSIM, CORSIM, and others. Additionally, Mike has performed research for the Transportation Research Board of the National Academies.

Professional Credentials

- Master of Science, Planning, University of Arizona
- Bachelor of Science, Regional Development, University of Arizona
- American Institute of Certified Planners (AICP)
- Professional Transportation Planner (PTP)

Matthew (Matt) D. Weir, PE, TE, PTOE

Mr. Weir is a registered professional civil and traffic engineer in California, as well as a national Professional Traffic Operations Engineer, with over twelve years of experience in traffic and transportation engineering. Matt specializes in traffic operations, including traffic impact studies, traffic signal timing development and implementation, Intelligent Transportation Systems (ITS) planning and design, traffic safety and operations studies, parking planning studies, and traffic signal and intersection design. Matt has managed a wide variety of traffic and transportation projects throughout the Sacramento region, including nearly fifty traffic studies within El Dorado County. Most notably, Matt has been the lead traffic engineer for the Diamond Springs Parkway and associated projects' traffic study efforts.

Professional Credentials

- Master of Science, Civil Engineering (Transportation Systems), Georgia Tech
- Bachelor of Science, Civil Engineering, Clemson University
- Professional Engineer in California (Civil and Traffic)
- Professional Traffic Operations Engineer (PTOE)

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