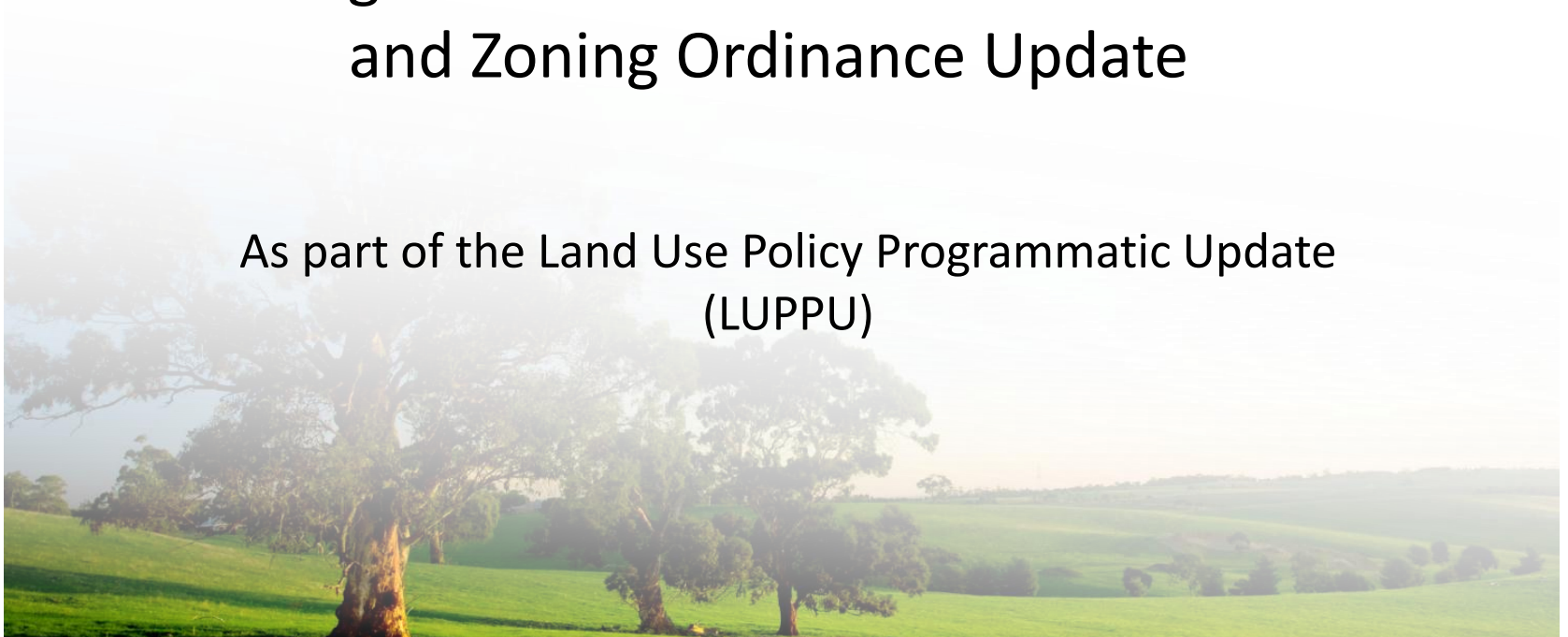


El Dorado County Planning Commission

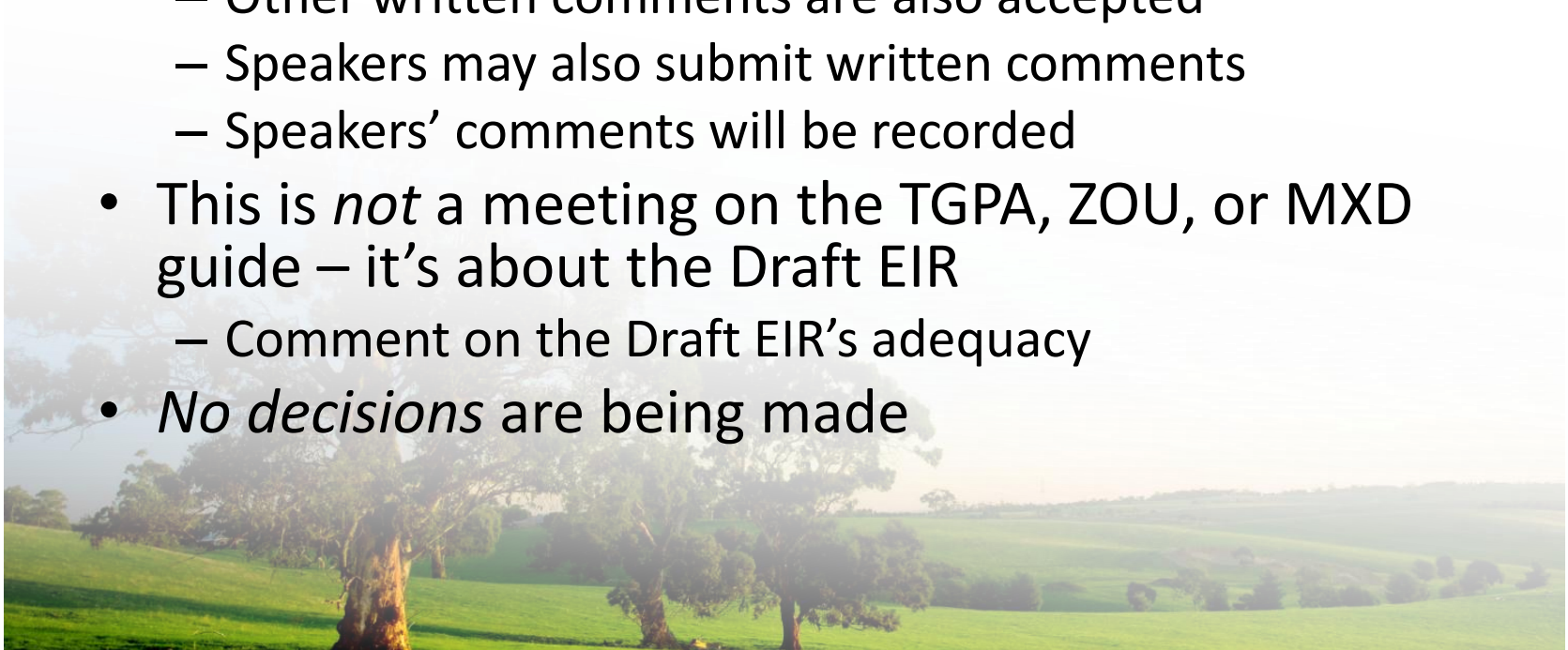
Draft EIR for the Targeted General Plan Amendments and Zoning Ordinance Update

As part of the Land Use Policy Programmatic Update
(LUPPU)



This Meeting's Purpose

- Receive written and verbal comments on the Draft EIR
 - Comment cards are available for those who prefer not to speak
 - Other written comments are also accepted
 - Speakers may also submit written comments
 - Speakers' comments will be recorded
- This is *not* a meeting on the TGPA, ZOU, or MXD guide – it's about the Draft EIR
 - Comment on the Draft EIR's adequacy
- *No decisions* are being made



Board of Supervisors Identified LUPPU Goals

- Bring differences between the General Plan and other County planning ordinances and manuals into a more useful, beneficial and consistent format
- Create a series of changes (reform) to the current regulatory process
- Achieve adoption of a:
 - Zoning Code Consistent with 2004 General Plan (ZOU)
 - Targeted General Plan amendments (TGPA)
 - Required 2013 Housing Element Update
- Complete a Travel Demand Model Update

TGPA-ZOU - How We Got Here

2008-2010

2011

2011-2012

2012 - Present

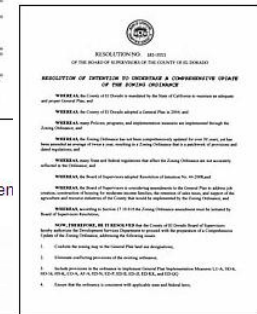


What is Being Considered

- Simplified and Updated Zoning Regulations:
 - Home Occupations
 - Animal Raising and Keeping
 - Mixed Residential and Commerce
- New Sign Ordinance
- Community Region Boundary Change for Camino/Pollock Pines
- Expanded Uses on Rural and Agricultural Lands
- Historic Design Overlay for Diamond Springs and El Dorado
- Flexible Standards for Planned Developments
- Additional items listed in adopted ROIs



Resolution of Intention to Amend the General Plan



Resolution of Intention to Undertake a Comprehensive Update of the Zoning Ordinance



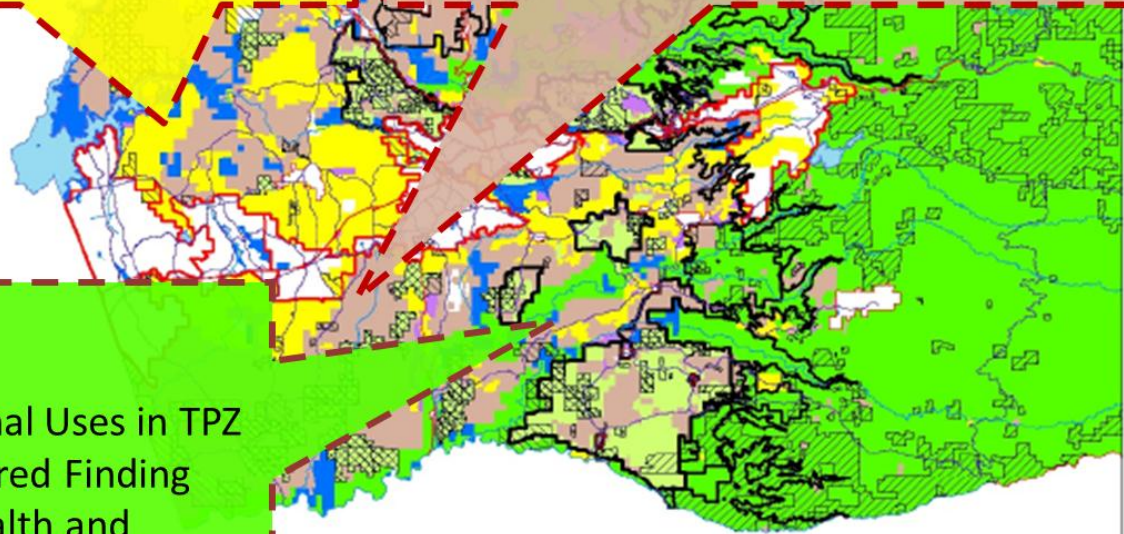
Rural Lands:

Camino / PP Community Region to Rural Center
Home Occupations/ Live-work
Expanded Allowed and Conditional Uses in ZOA
_ - Commercial Land Uses allowed with General Plan Amendment

Ag:

17,000 acre Ag District expansion and protection
Ag Home Stays
Ranch Marketing
Ag Support
Opt In to Ag Zoning
Expanded Allowed and Conditional Uses in ZOU

-  CG
-  RR
-  AGRICULTURAL DISTRICTS
-  PROPOSED AG DISTRICT
-  WILLIAMSON ACT CONTRACT
-  AE
-  TPZ
-  PLATTED LANDS



Forests/Mining:

Expanded Conditional Uses in TPZ
Subject to GP Required Finding
Recreation/Health and Wellness
Map Mineral Resources

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.

8/9/2010

DO A LOT WITH A LITTLE

Legend

COMMUNITY REGIONS



RURAL CENTERS



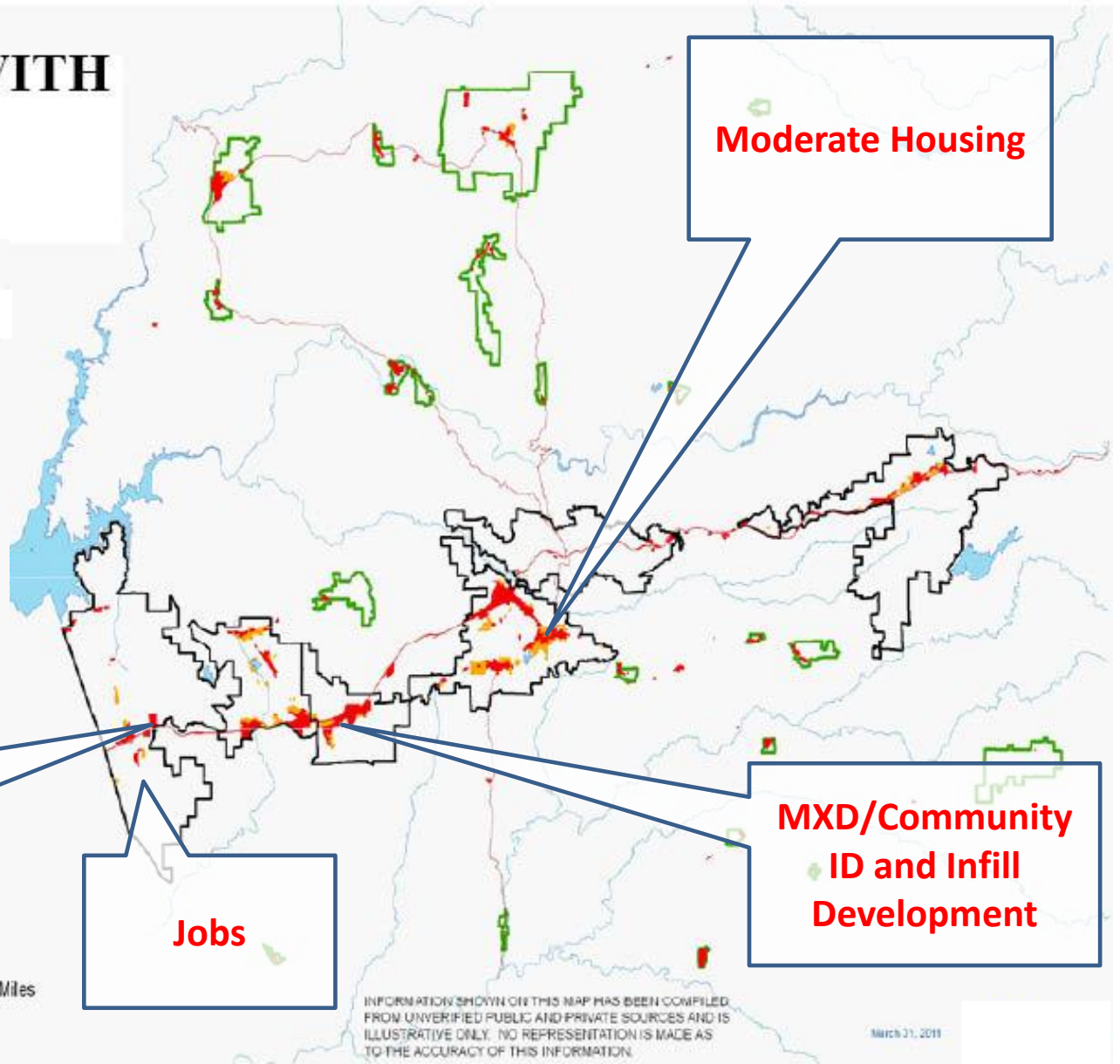
LAND USE BASE



MFR

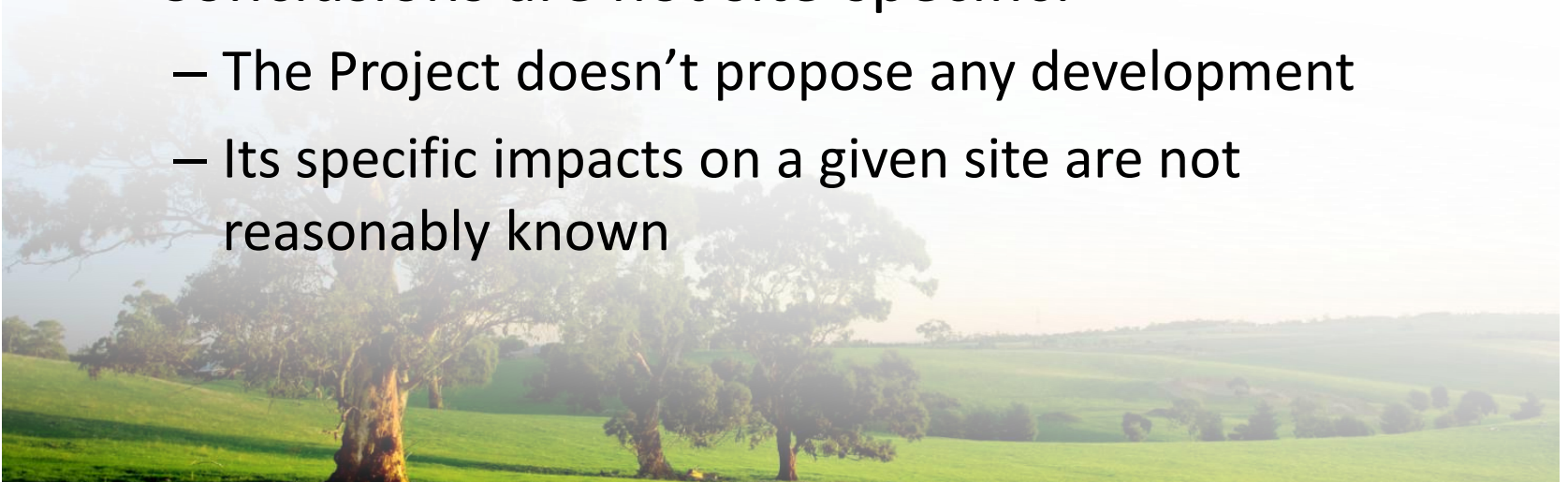


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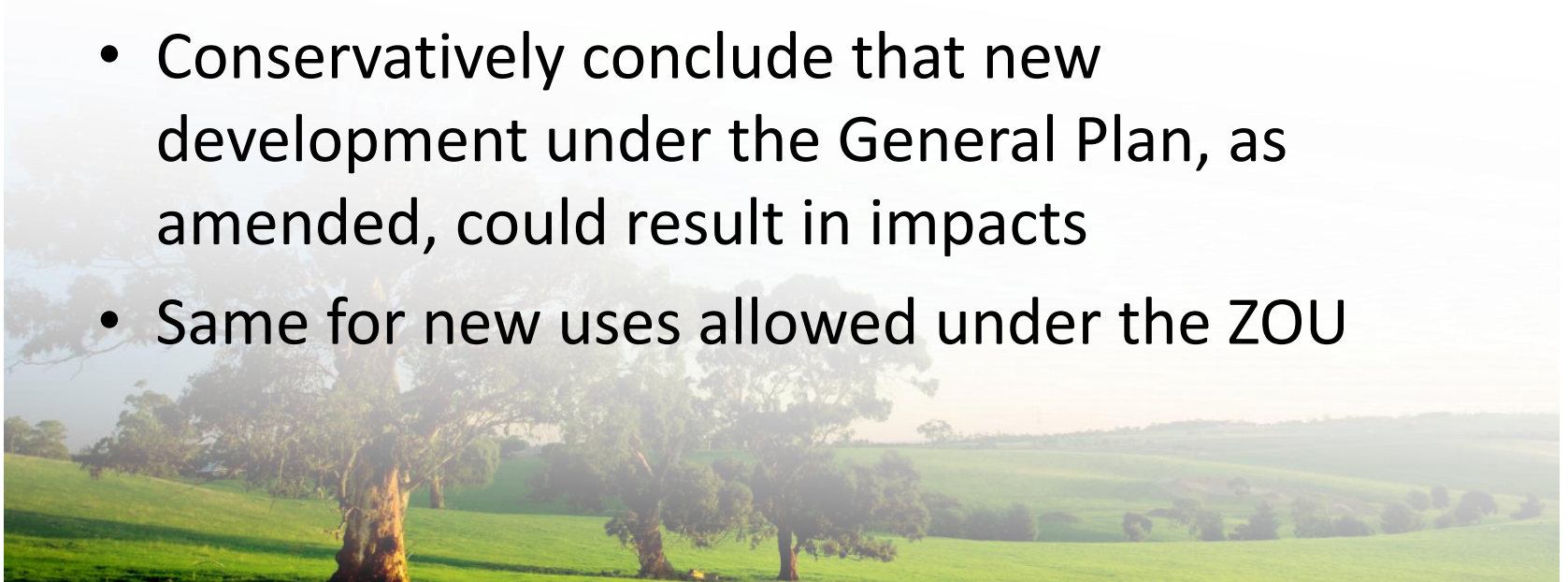
CEQA - Basic Background

- Proposed TGPA, ZOU, and MXD guide are a “Project” under CEQA
- Draft EIR analyzes and discloses potential impacts – it doesn’t approve/deny the Project
- Conclusions are not site-specific:
 - The Project doesn’t propose any development
 - Its specific impacts on a given site are not reasonably known



Approach to Impact Analysis

- Examine potential impacts of Project compared to existing conditions
 - Note: the Project DOES NOT substantially increase the current General Plan's development potential
- Conservatively conclude that new development under the General Plan, as amended, could result in impacts
- Same for new uses allowed under the ZOU



Key Conclusions of the Draft EIR

- Significant and unavoidable effects related to:
 - Aesthetics
 - Farmland conversion
 - Air quality
 - Biological resources
 - Cultural resources
 - Land use/Planning
 - Noise
 - Growth inducement



Conclusions of the DEIR (cont'd)

- Traffic
- Water supply (in some parts of County)
- Cumulative impacts
 - Aesthetics
 - Air quality
 - Biological resources
 - Cultural resources
 - Land use/Planning
 - Noise
 - Transportation
 - Water Supply

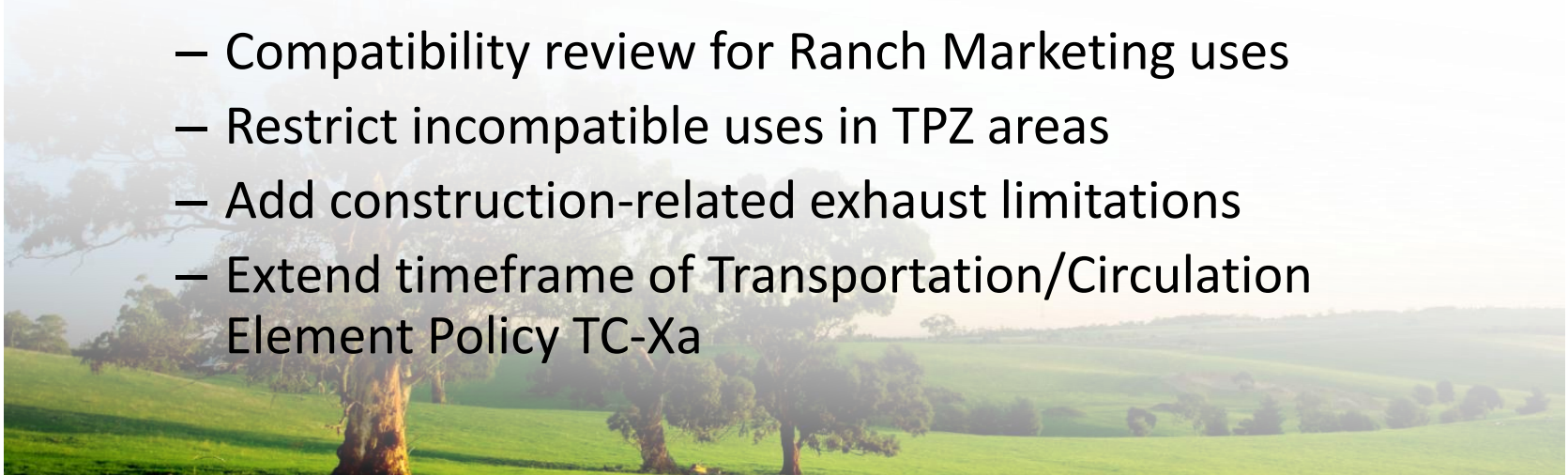


Impact Sources

- EIR compares future development consistent with the General Plan (with the TGPA/ZOU included) to existing conditions
- The impacts generally result from proposed:
 - Changes in hillside development standards
 - Changes in open space requirements for PUDs
 - Changes in types/intensities of uses allowed under the current zoning ordinance
- This includes impacts associated with implementation of the adopted General Plan

Mitigation Measures

- 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 TPZ areas
 - Add construction-related exhaust limitations
 - Extend timeframe of Transportation/Circulation Element Policy TC-Xa



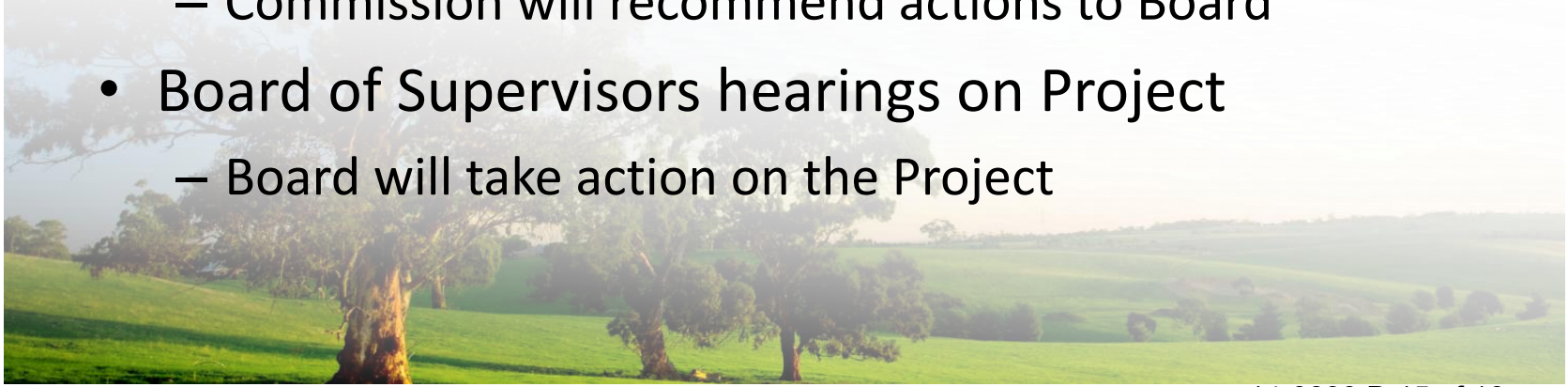
Public Review and Comment

- The Draft EIR was released for public review on March 24, 2014
- Public review period ends July 23, 2014
- Comment methods:
 - Submit written comments by mail
 - Submit written comments to County's website electronic form
 - Submit written comments at this Planning Commission meeting



Next Steps

- Prepare the Final EIR for the Project
 - Final EIR will Include:
 - Comments received
 - Written responses to comments received
 - Revisions to the EIR if necessary in response to comments
- Planning Commission hearings to consider the EIR, TGPA, ZOU, and MXD guide
 - Commission will recommend actions to Board
- Board of Supervisors hearings on Project
 - Board will take action on the Project



Additional Opportunities to Comment

- Submit written comments on the Draft EIR by July 23, 2014
- Submit written comments on the Project prior to or at the Planning Commission and Board hearings on the Project
- Draft EIR comments received after July 23, 2014:
 - Will be considered by the Planning Commission and Board during their deliberations
 - May not receive written responses

