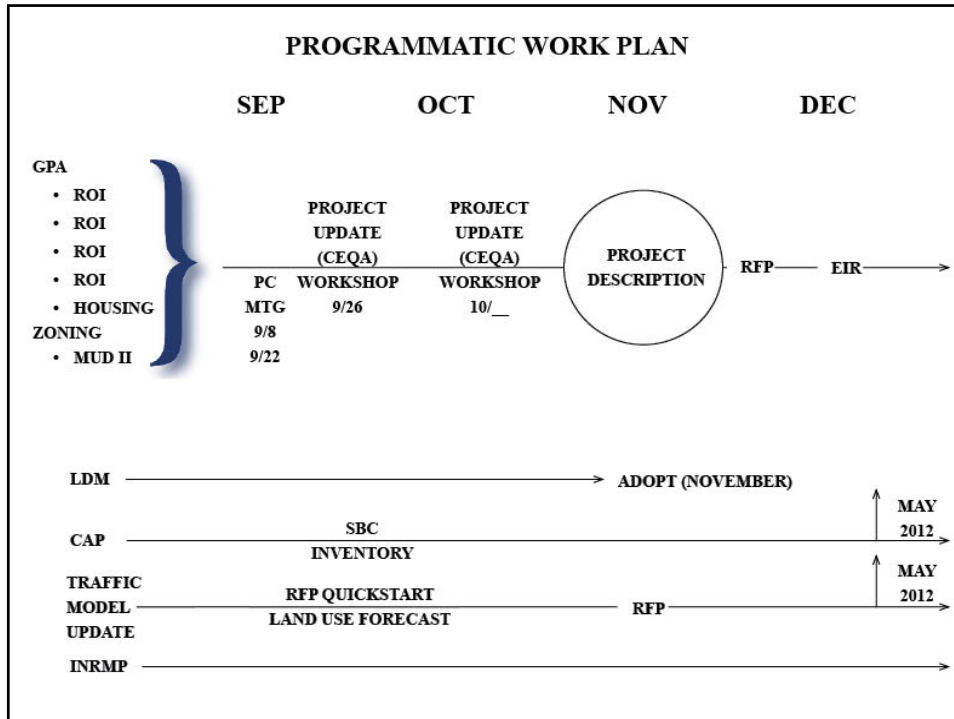


Project Description

- "An accurate, stable and **finite** project description is the **sine qua non (without which not)** of an informative and legally sufficient EIR." Cited by Judge Bond in 1999 Ruling on Writ which found project description changed and significant effects of land use change not analyzed in SEIR
- A **project description** is a brief summary of the proposed project and its consequences in sufficient detail as to describe the project being contemplated, project objectives and **the focus for the environmental review**
- **PROJECT DESCRIPTION:**
 - Objectives
 - Actions (zoning ordinance, TGPA)
 - Focus for environmental review



Work Shop

- Update on Defining Project Description
 - Objective of the Project?
 - Actions Proposed to be approved?
 - ZONING ORDINANCE UPDATE (text and map)
 - TARGETED GENERAL PLAN AMENDMENTS

- Treatment of Focused potential significant environmental effects of the project?
 - Traffic - Hear from Kimly-Horn Traffic Engineers
 - Air Quality / Climate Action Plan - SBC for PGE

We Have Been Busy!

September 2011						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2 Reg Reform	3
4	5	6 INRMP	7 Traffic Sub Comm	8 PC - TGPA Review	9 Reg Reform	10
11	12	13	14 Traffic Sub Comm	15 Rural Lands/Ag Sub Comm	16 Reg Reform Rural Lands/Ag Sub Comm	17
18	19 LDM Ag Sub Comm	20	21 Traffic Sub Comm INRMP	22 PC - Zoning	23 Reg Reform	24
25	26 BOS - CEQA Workshop	27	28 Traffic Sub Comm	29	30 Reg Reform	

GP and State Objectives

- DIRECT DENSITY TO COMMUNITY REGIONS AND KEEP REST OF COUNTY RURAL
- ACCOMMODATE 32,000 NEW DUs (20,000 remaining) FOR ALL HOUSEHOLDS including moderate:
 - 80% OF HOUSEHOLDS EARN LESS THAN \$90,000
- CREATE 43,000 new JOBS (less trips)
- REDUCE RETAIL LEAKAGE (less trips)
- PROMOTE PRESERVE AG/NR/RURAL COMMECE
- How are we doing?

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

(GP Policy 2.9.1.2)

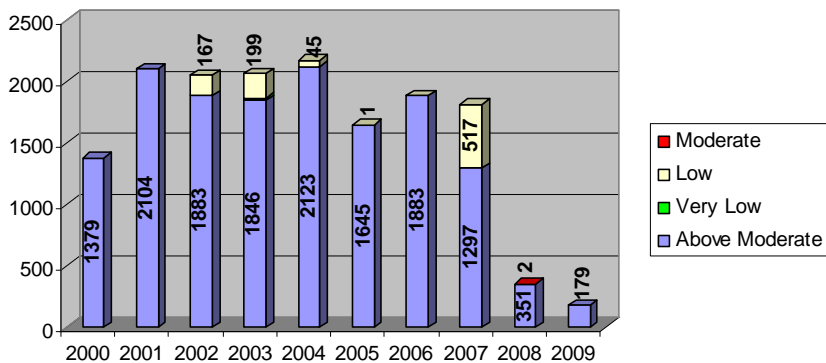
REGIONS WITHIN EL DORADO COUNTY	TAZ MODEL FORECAST		ACTUAL NEW DWELLING UNITS PER REGION		TOTAL OF NEW DWELLING UNITS BY REGION	PERCENT OF TAZ FORECAST	PERCENT OF 12,470
	SF	MF	SF	MF			
EL DORADO HILLS	13,006	1,139	5,344	972	6,316	45%	51%
CAMERON PARK	2,966	1,373	1,913	480	2,393	55%	19%
PP / CAMINO	991	118	551	1	552	50%	4%
DIAMOND / ED	1,564	1,359	251	125	376	13%	3%
SHINGLE SPRINGS	287	46	203	23	226	68%	2%
RURAL			2,211		2,211		20%

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

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

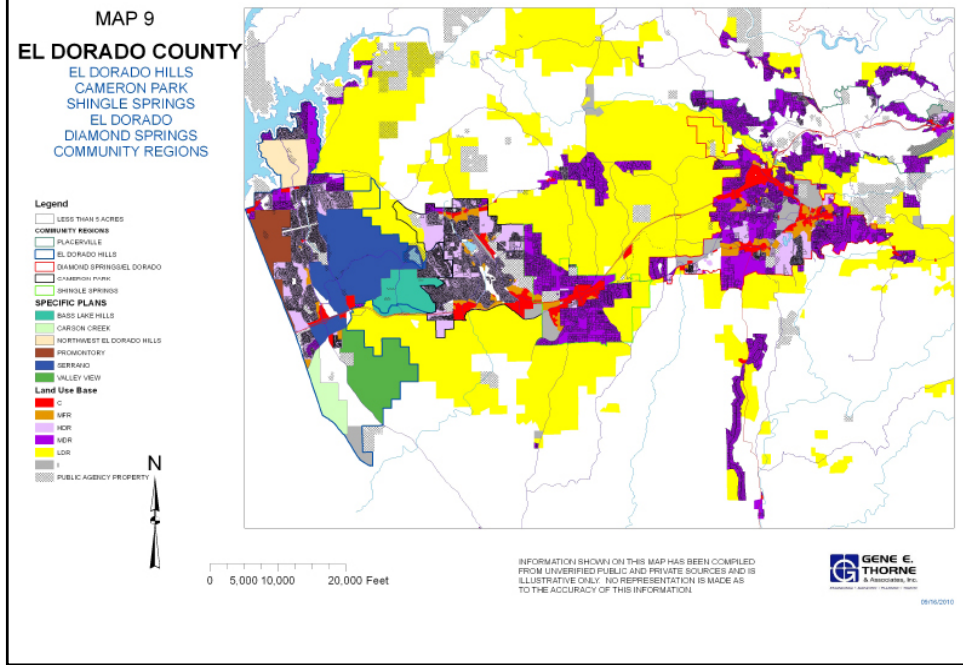
90% of NEW HOUSING FOR 20% of HOUSEHOLDS

Above Moderate Wins!



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

Forecast - Community Regions with Sewer



KEEP IT RURAL - 75% of new DUs to CRs with Sewer
COMMUNITY REGIONS WITH SEWER MAY ACCOMMODATE 75% OF THE NEW 20,000 DU'S FOR ALL HOUSEHOLDS. RURAL CENTERS AND RURAL REGIONS MAY PLAN FOR 25% OF THE NEW 20,000

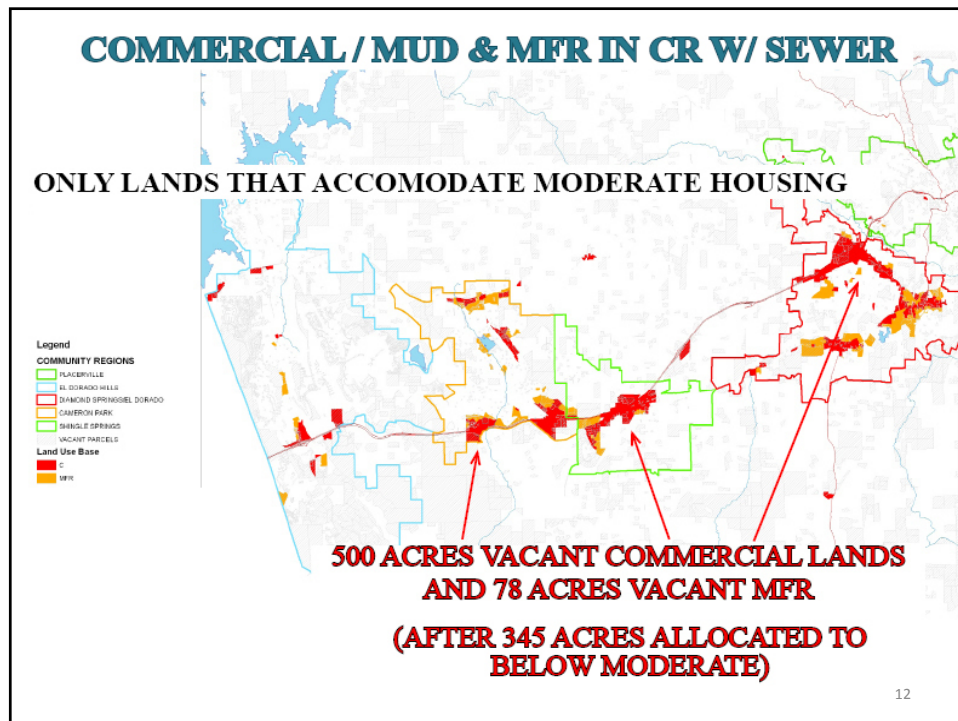
ACHIEVABLE DUs WITHIN COMMUNITY REGIONS w/ SEWER

EL DORADO COUNTY REGIONS	ACHEIVABLE LOW DENSITY (HDR/MDR/LDR)	ACTUAL		TOTAL
		BELOW MODERATE (MFR)	MODERATE HOUSING (C/MUD & MFR)	
EL DORADO HILLS	7,000	436	436	7,872
CAMERON PARK	2,000	1,231	1,231	4,462
DIAMOND / ED	2,500	1,230	1,230	4,960
SHINGLE SPRINGS	1,000	509	509	2,018
TOTAL	12,500	3,406	3,406	19,312

* "Achievable" assumes sewer/water/fire roads and LDR 5 acres although holding zone for higher density. Chart Assumes Moderate Housing accommodated in same number as Below Moderate. The allocation to CRs for Moderate is an illustration, actual allocation will be set by BOS based upon available C / MUD and MFR lands.

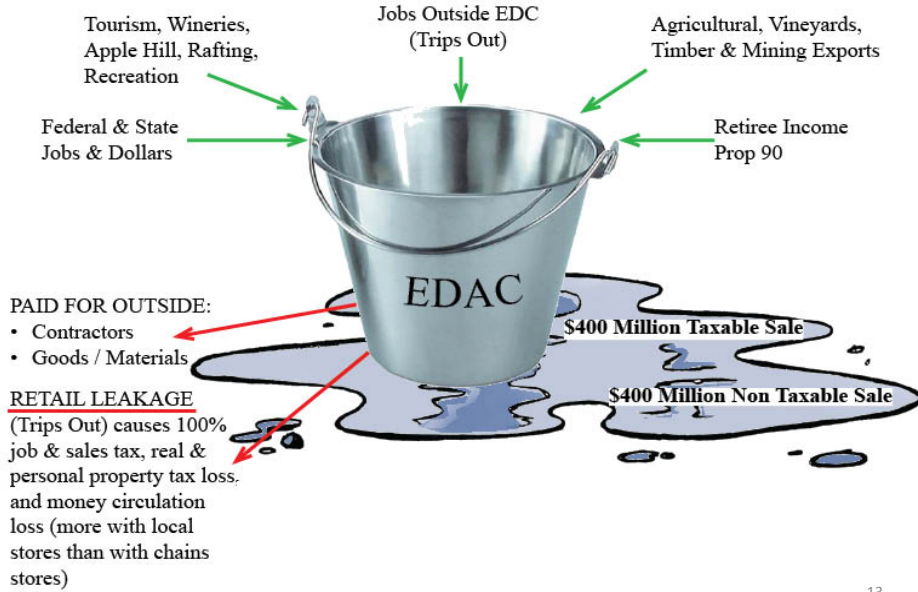
Achievable density

- Judge Bond in 1999- “The EIR does not set forth or refer to any of the data upon which the (achievable density) assumptions rest” p. 127
- “This ruling does not preclude the County from relying on an “achievable density” population figure for any subsequent environmental review, provided that such figure is supported by substantial evidence”
- GP Note: “1) The theoretical build-out scenario was prepared solely for the purposes of the General Plan Environmental Impact Report only and should not be used for any other long range planning purposes.”
- Achievable Density meets State Housing Element methodology for setting realistic capacity of zones.



El Dorado County Economic Growth

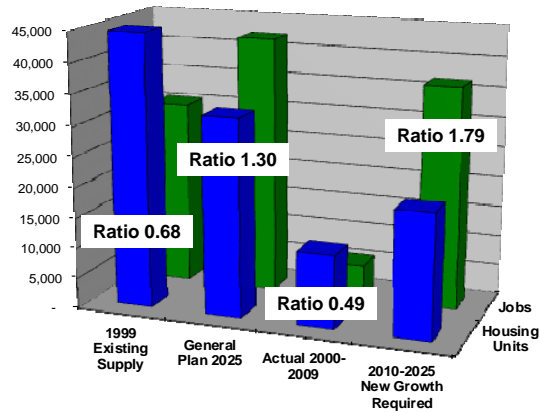
\$800 Million in Economic Leakage Drains from the EDC Bucket



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GP 43,000 jobs / On Track for 18,000

Jobs/Housing Ratio Growing in the Wrong Direction



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EDC LAND USE REGULATIONS (GP, ZONING, LDM, ROAD STANDARDS, ETC.) IMPLEMENT GP AND FEDERAL AND STATE OBJECTIVES FOR:

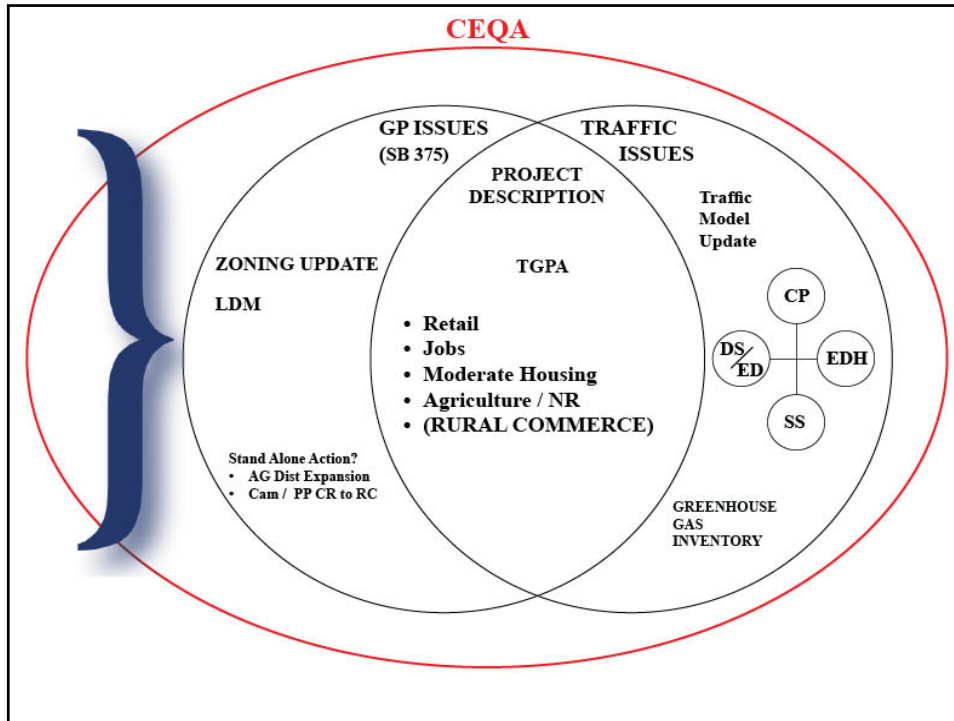
- 700,000 ACRES OF NATURAL RESOURCES LANDS
- 100,000 ACRES OF AGRICULTURAL LANDS
- 300,000 ACRES OF LOW DENSITY RESIDENTIAL LANDS THAT ACCOMMODATE ABOVE MODERATE HOUSEHOLDS

1% OF EDC CR LANDS WITH SEWER MUST MEET DEMAND FOR JOBS, RETAIL, SERVICES, INDUSTRIAL, PUBLIC FACILITIES, MEDICAL, MODERATE HOUSING & BELOW MODERATE HOUSING.

TWO TENTHS OF ONE PERCENT (.002%) OF LANDS ARE VACANT COMMERCIAL/MUD

Review Findings

- **Population and Housing on target** with General Plan forecast.
- **Jobs, commercial and moderate housing** are trending considerably slower than forecasted but may meet objectives **WITH PROJECT**
- **75% of new DUs** may be accommodated in CR with sewer **WITH PROJECT**
- **Rural Commerce** (Ag, NR, Rural lands) contribution to meeting GP Goals will be protected and expanded **WITH PROJECT**



CEQA Principles

- BOS may turn down action before or after CEQA review – “Don’t bother” or “No Harm to Analyze”
- Conceptual reviews or studies (i.e. opportunity areas) are not a CEQA project. If BOS does not commit to definite course of action or preclude later CEQA review...no CEQA is required.
- Tier off current GP EIR / Plan for future actions to tier off this EIR “Don’t waste a good EIR”
 - CEQA encourages BOS to set standards up front
 - BOS should set the standards and have developers comply

STREAMLINING CEQA REVIEW

- § 15268. Ministerial Projects.
- (a) Ministerial projects are exempt from the requirements of CEQA. The determination of what is "ministerial" can most appropriately be made by the particular public agency involved based upon its analysis of its own laws, and each public agency should make such determination either as a part of its implementing regulations or on a case-by-case basis.
- c) Each public agency should, in its implementing regulations or ordinances, provide an identification or itemization of its projects and actions which are deemed ministerial under the applicable laws and ordinances.
- EXAMPLES
 - Yolo County Only 3 ½ planners so increase ministerial
 - Design Standards v. "I'm Thinking of a Color"
 - CEQA review in setting of standards

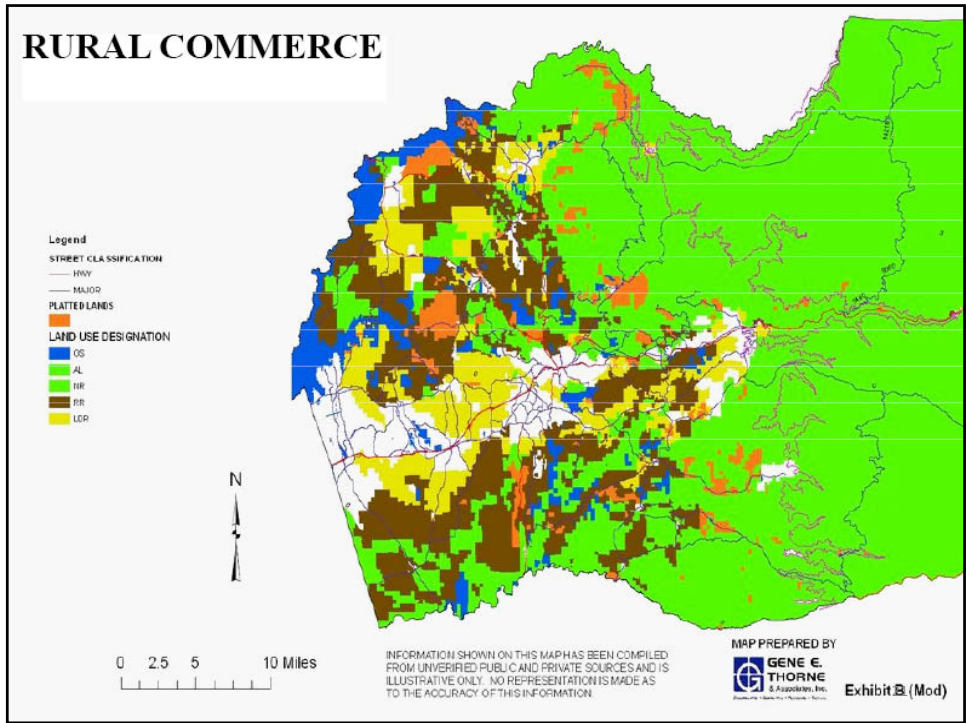
19

CEQA STREAMLINING Tiering

§ 21093. Tiering of environmental impact reports

- (a) The Legislature finds and declares that tiering of environmental impact reports **will promote construction of needed housing and other development projects** by
- 1) streamlining regulatory procedures,**
 - 2) avoiding repetitive discussions** of the same issues in successive environmental impact reports, and
 - 3) ensuring that environmental impact reports prepared for later projects which are consistent with a previously approved policy, plan, program, or ordinance concentrate upon environmental effects which may be mitigated or avoided in connection with the decision on each later project.**
- The Legislature further finds and declares that tiering is appropriate when it helps a public agency to **focus upon the issues ripe for decision** at each level of environmental review and in order to **exclude duplicative analysis of environmental effects examined in previous environmental impact reports.**
- (b) To achieve this purpose, environmental impact reports **shall be tiered whenever feasible**, as determined by the lead agency.

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“Working Landscape”

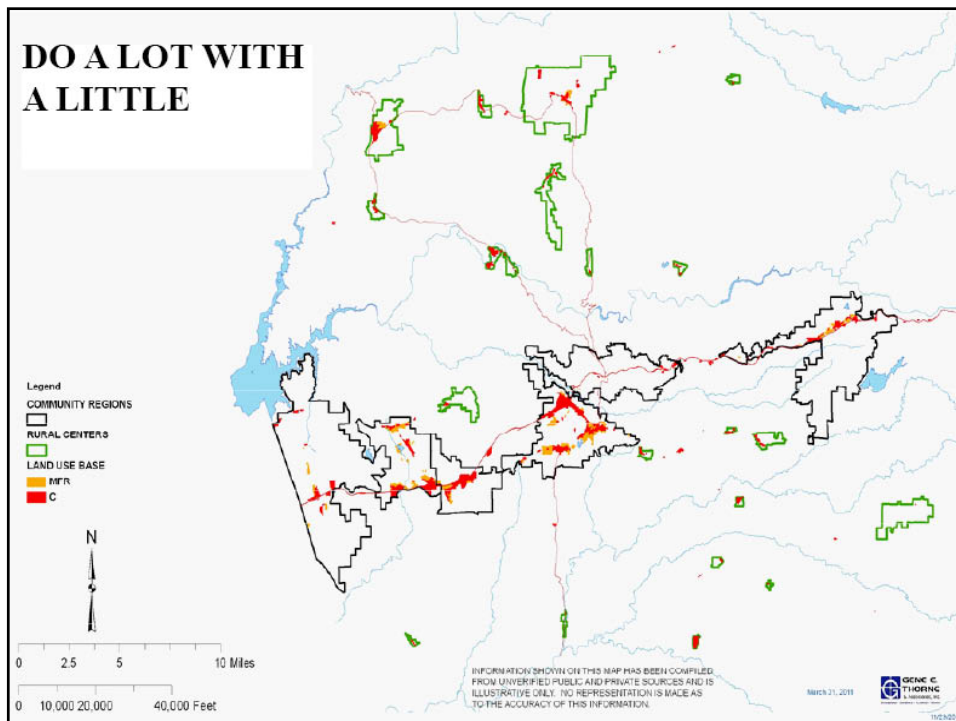
- **General Plan**
- “Poison Pill” No Industrial/Commercial in Rural Regions
- C/I Public Sewer/water
- Ag District Expansion **ROI – separate path?**
- Rural Center Opportunity Areas ID /
- PP/Camino **ROI Sep. path?**
- Ranch Marketing/Grazing
- Clean Up
 - Ag setbacks
 - Reference to AE in GP
- **Zoning**
- Ag Support
- Grazing Ranch Marketing
- Animal Keeping
- Residences on TPZ
- Ag Homestays
- **Home Occupations**
- C/I Uses in Rural Lands
- Zoning Map Issues
 - “OPT IN” Ag in Rural Residential
 - AE ROLL OUTS

**RURAL RESIDENTIAL
(WOBLER)**

-----RR-----

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

			?		



Community Regions

- General Plan Amendment
- Zoning
- 30% Open Space ROI
- 30% Slopes for C/I/HDR?
- Public Sewer/water C/I
- ID Opportunity Infill sites
- Alternatives to PD in MFR
- Circulation/Transportation Policy Review
- MUD Concurrency
- **Multiple Commercial Zones**
- **MUD II**
- **Update zoning map with new commercial zones and Master Plans**
- Expanded Industrial zones

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Commercial – Amend General Plan

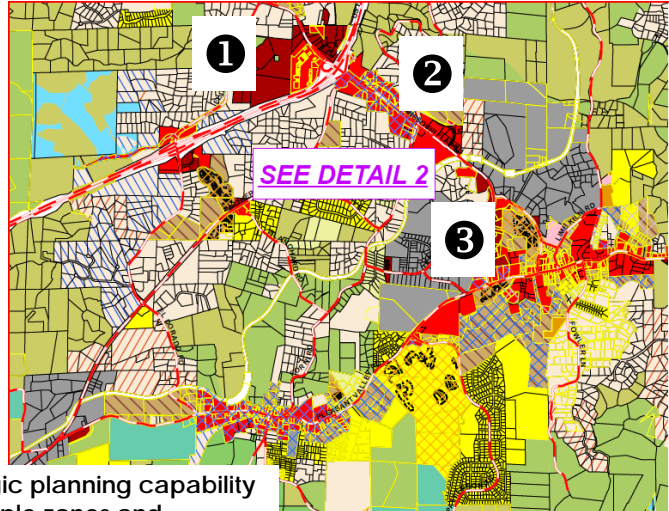
Policy 2.2.1.2 - Commercial Land Use Designation

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

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Zoning – Strategic Planning Discussion

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



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

Project Description - EDAC

Rural Commerce

- Industrial/Commercial in Rural Regions (GPA) **poison pill**
- I/C on private w/s GPA
- Review CR/RC Boundaries (GPA) **ROI PP/Camine**
- ~~Ag District Expansion~~ **ROI**
- Allowed uses for RL (Z)
- Home Occupations (Z)
- Compatible Use for TPZ (Z)
- Clean Up AE Zoning (Z)

Community Regions

- Specific C/MUD zones in specific areas (Z , GPA)
 - Master Plans (Z)
 - Zone MUD II (Z)
- PD 30% Open Space **ROI** **poison pill**
- Master Plans in MFR without PD
- 30% slopes in C/I
- Traffic policies consistent with objectives

Project Description – Good Planning

- Conform density to RHNA for 2013 Housing Element
- AB 1358 “Complete Streets”
- Greenhouse Gas Policies
- ED/DS Historical Overlay ROI – Stand alone?
- MUD in MFR
- Noise standards
- Opportunity Areas
- Regional Planning Coordination
- ~~EDH Business Park Employment CAP~~

Skip Initial Study – Go Direct to EIR

- If the lead agency can determine that an EIR will be clearly required for a project, the agency may skip further initial review of the project and begin work directly on the EIR process. **In the absence of an initial study, the lead agency shall still focus the EIR on the significant effects of the project and indicate briefly its reasons for determining that other effects would not be significant or potentially significant.**
- HOWEVER, an Initial Study may still be desirable to identify the scope and potential cost of an EIR and may serve to eliminate some issues from further analysis.

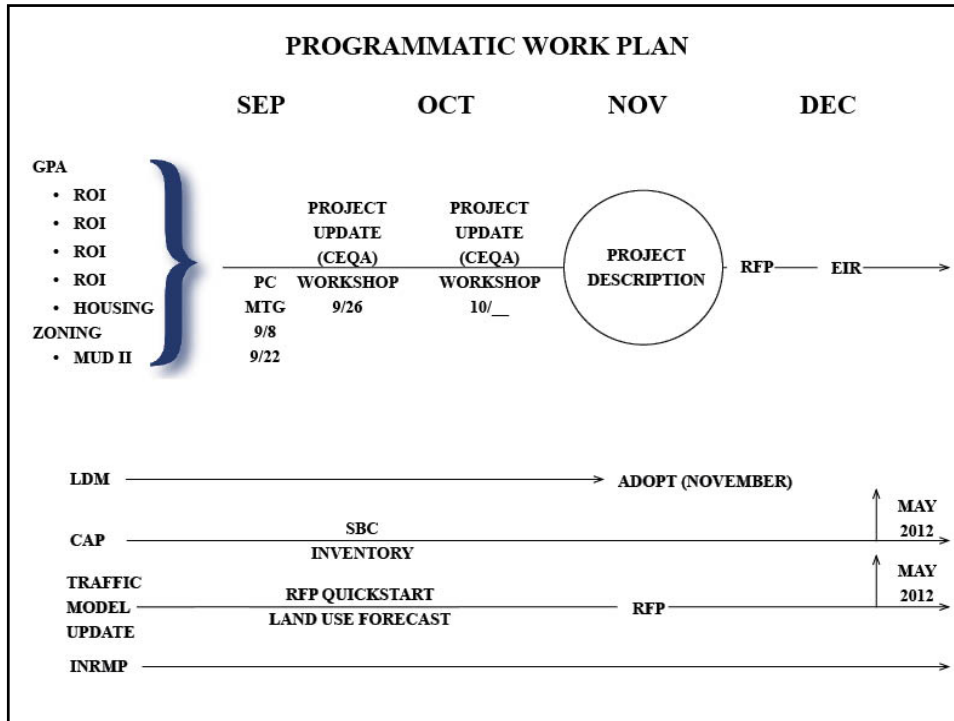
Update Traffic Forecast Model

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

- Consider AB 32

DSD TASKS 4/11 WORKPLAN	COST	PROGRAMMATIC PROJECT DESCRIPTION
1. ZONING	\$220,000	TGPA ZONING MUD II HOUSING UPDATE ROI ROI ROI ROI RFP \$ _____ PRICE INCLUDES Land Use Forecast \$175,000 Climate Inventory \$ 50,000 MUD II \$ 75,000 GABBRO FEE \$ 75,000 EDAC REPORTS \$100,000 <hr/> \$475,000 COORDINATE { TIM FEE UPDATE INRMP REPORTS
3. HOUSING UPDATE	\$175,000	
7. ROI 30% OS		
8. ROI HIST DIST		
9. ROI AG DISTRICT	\$150,000	
11. ROI CAMINO / PP		
12. LAND USE FORECAST	\$175,000	
14. GPA	\$750,000	
	\$1,470,000	
MUD II (future)	\$ 75,000	
CLIMATE ACTION (future)	\$150,000	
GABBRO FEE (future)	\$ 75,000	
	\$300,000	
	\$1,770,000	

○ = EDAC ESTIMATE



What is a Greenhouse Gas Inventory?

• An assessment of GHG emissions from:

- Energy consumption
- Leaked refrigerants, fire suppressants, and other gases
- Biogenic processes
- Bio-chemical processes



Why is a Greenhouse Gas Inventory Important?

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

Communities with inventories can:

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



Types of Inventories

Government Operations Inventory (Only about 4% of Total Emissions)

- Emissions from municipal operations only
- Subset of the community inventory, but calculated separately

Community Inventory

- All emissions released inside the jurisdictional boundary
- Residential, Commercial, Industrial, Transportation, etc.

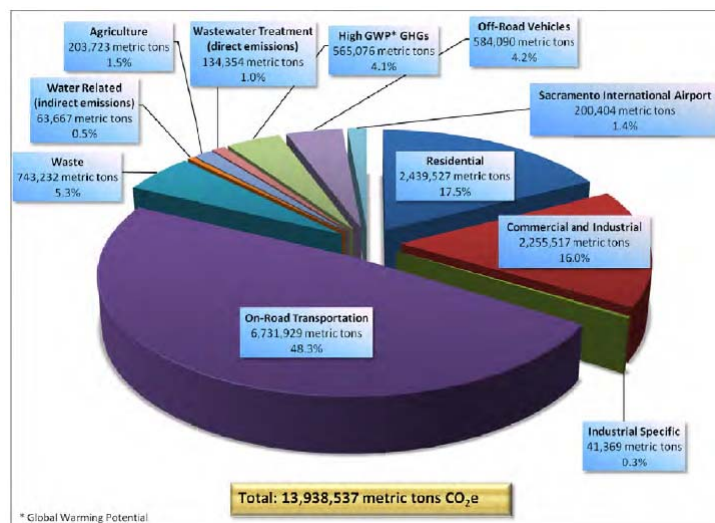


Community-Wide Inventory: Boundaries

- Geopolitical
- Trans-boundary
- Lifecycle



Sacramento County Community-wide GHG Inventory



Source: Greenhouse Gas Emissions Inventory for Sacramento County

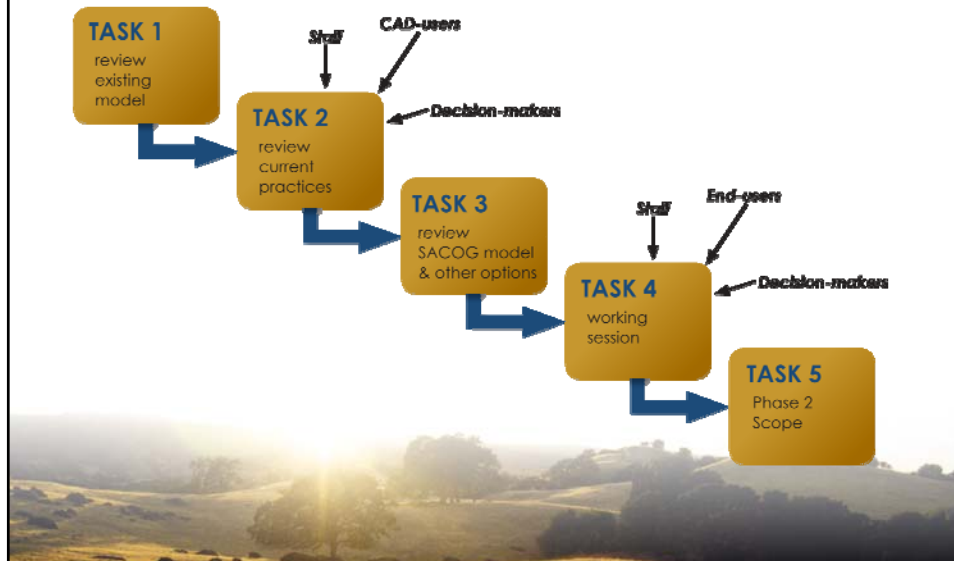
Traffic Forecast Update – Why?

- The model was originally created in 1993
- Base year of model data is 1998
- MINUTP software platform is dated
- Development patterns have evolved and the current TAZ structure does not reflect this in all areas
- An updated approach will yield improve accuracy of output
- Numerous upcoming planning efforts will require traffic forecasts
- Improved forecasts = improved planning

Updating Traffic Forecast Methodology

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

Proposed Phase 1 Approach



Short vs Long Term Needs

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

Adequacy Standard

- CEQA Guidelines Section 15151 provides the following standard for a lead agency preparing an EIR:

“An EIR should be prepared with a sufficient degree of analysis to provide decision makers with **information which enables them to make a decision which intelligently takes account of environmental consequences.** An evaluation of the environmental effects of a proposed project **need not be exhaustive**, but the **sufficiency of an EIR is to be reviewed in the light of what is reasonably feasible.** Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among the experts. **The courts have looked not for perfection but for adequacy, completeness, and a good faith effort at full disclosure.”**

BOS DIRECTION

- **DIRECT STAFF AND EDAC TO WORK ON ALTERNATIVE ZONING TREATMENT OF:**
 - Expanded Commercial Zones along with MUD II and Mapping Updates
 - Expanded Home Occupations
 - Expanded Agricultural Activities, including Ranch Marketing for grazing, Ag Homestay, Agricultural Support
 - Expanded Working Landscape Activities for RL with Map Updates including treatment of AE rollout and Rural Residential “opt in”
- Set October 24, 2011 workshop and Update/CEQA to BOS
- Direct continued staff and EDAC work on Project Description and RFP
- Set November for Meeting for Project description and adoption of RFP
- Direct staff and EDAC to continue work on Traffic Forecast Quick Start and SBC Greenhouse Gas Analysis Inventory and work towards CAP