



El Dorado County Board of Supervisors

TGPA-ZOU Project
November 10, 2015

Project Hearing Schedule

- NOVEMBER 10, 2015 Morning Session
 - Focus Project Background and Process
- NOVEMBER 10 Afternoon Session
 - Focus on Rural Areas – Natural Resources, Agriculture, Rural Lands
- NOVEMBER 12 Morning Session
 - Focus on Community Site Design – General Plan Policy and Ordinance.
 - Other General Edits/Clean-Ups
- NOVEMBER 12 Afternoon Session
 - Focus on Community Regions
- NOVEMBER 13 (reserved ALL DAY)
 - Final Board Deliberation and Action on TGPA-ZOU

Project Background and Process

- 2004 General Plan and County Zoning Ordinance History
- Board Resolutions of Intention (ROIs) to amend the General Plan 2006-2011
- General Plan 5-Year Review, Targeted General Plan Amendment and Zoning Ordinance Update (TGPA-ZOU), Travel Demand Model (TDM) Update
- Board of Supervisors (Board) Priorities and Objectives For Project
- Overview of TGPA-ZOU Project
 - ✓ TGPAs
 - ✓ Zoning Ordinance Format and Chapter Overview
 - ✓ Zoning Ordinance Mapping Process and Final Draft Maps
 - ✓ Project items Removed and/or Deferred for future consideration
 - ✓ Common Misconceptions of the Project
- CEQA Process and Update of Travel Demand Model
- Public Engagement throughout the Process

General Plan and Project Overview

What is a General Plan

- Unincorporated El Dorado County Only
- Sets a Vision for Land Use and Projected Growth for 20-25 years
 - 11 Elements (Land Use, Circulation, Housing, Parks and Recreation, Etc.)
- Sets Goals at a Policy Level
- Zoning and all future projects must be consistent with the General Plan

General Plan Objectives



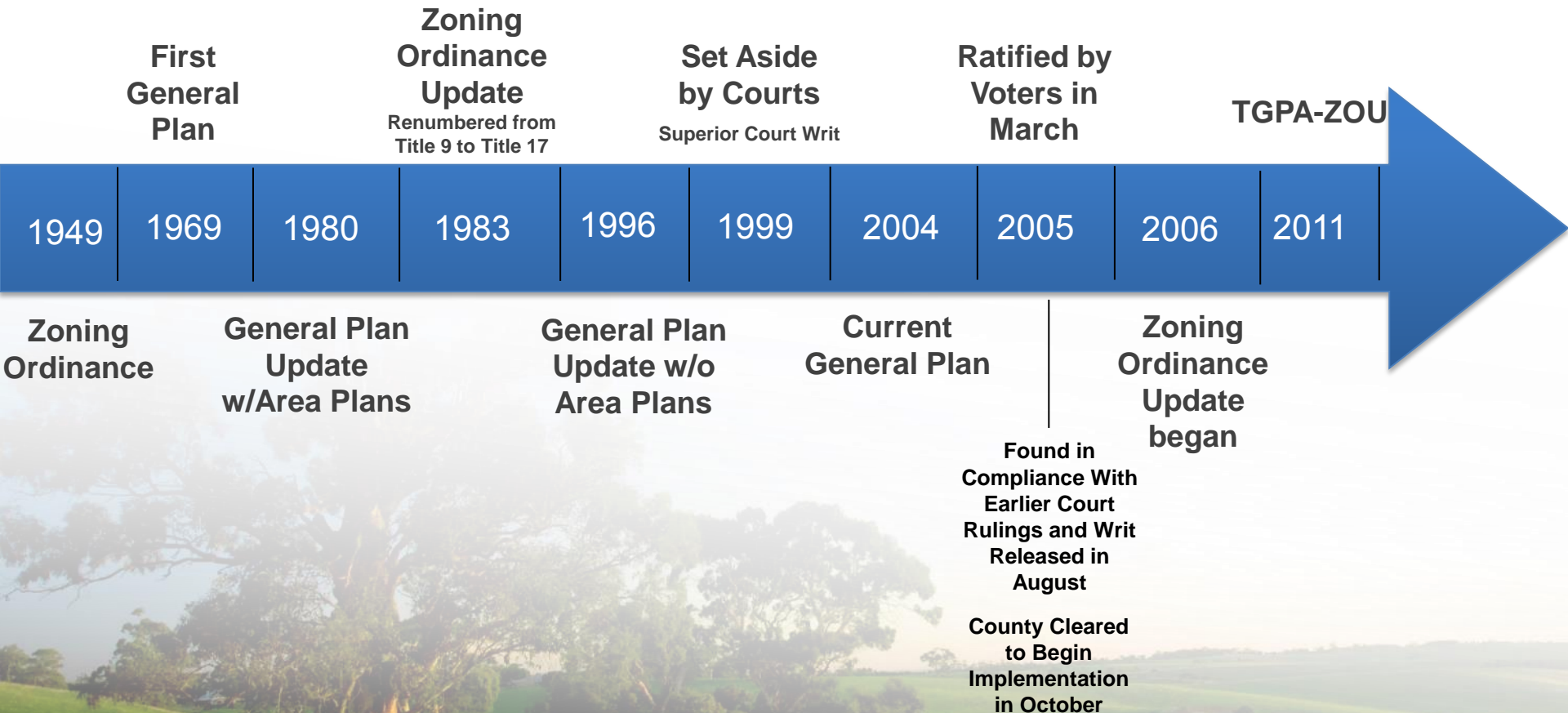
General Plan Jurisdiction



- All unincorporated areas of the County

General Plan Timeline

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



Legal Framework for General Plan Implementation

General Plan Implementation Supported by the Courts:

- Implementation of the 1996 General Plan was suspended in 1999 by a court order (“Writ of Mandate”) from the Sacramento Superior Court.
 - Legal challenge to the 1996 General Plan’s Environmental Impact Report (EIR).
- The County reinitiated the environmental review process with a new draft General Plan and associated EIR.
- The County certified the 2004 General Plan EIR and approved the 2004 General Plan on July 19, 2004.
- The County filed a return on the Writ of Mandate and the superior court discharged the Writ, finding that the County had complied with all of the terms of the Writ issued in 1999.

Legal Framework for General Plan Implementation (Cont.)

General Plan Implementation Supported by the Courts: (Cont.)

- Petitioners filed a motion for (re)review and raised additional claims.
- On August 31, 2005, the superior court re-reviewed petitioners additional claims:
 - The court ruled that in adopting its 2004 General Plan, the County fully complied with the Writ of Mandate issued in relation to the approval of the 1996 General Plan.
 - The court also rejected petitioner's other legal challenges to the approval of the 2004 General Plan and the Writ was discharged.
- The Court's ruling was appealed by the plaintiffs and on April 18, 2006, the County entered into a settlement agreement with the plaintiffs, settling the lawsuit and allowing full implementation of the 2004 General Plan.

Legal Framework for General Plan Implementation (Cont.)

General Plan Implementation Supported by the General Public:

- In a March 2005 referendum election, El Dorado County voters upheld the Board-adopted General Plan (Measure B) and rejected a growth-control measure (Measure D) that would have tied growth to Highway 50 improvements.

Legal Framework for General Plan Implementation

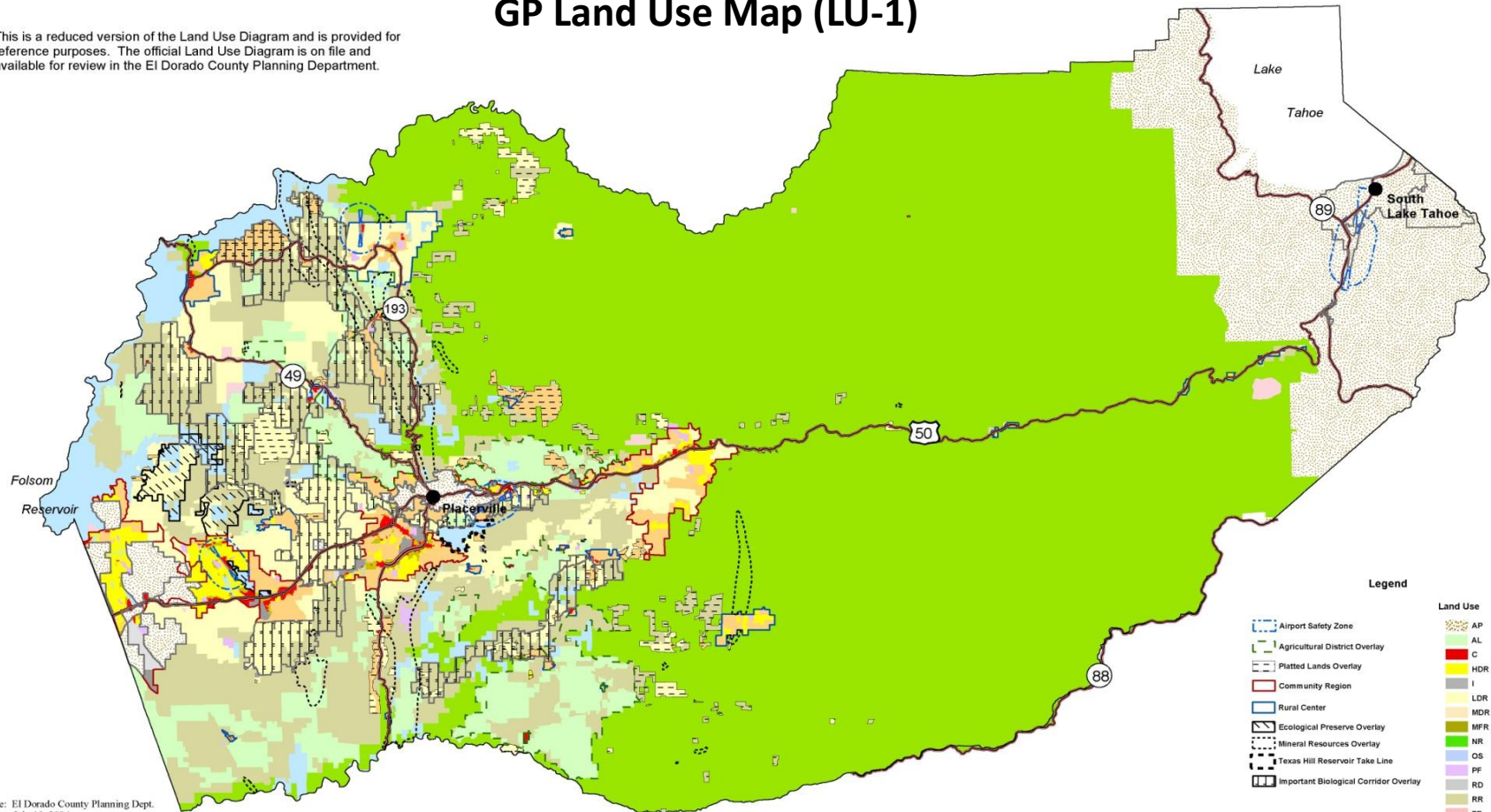
Requirements of state law:

- Local governments must review and revise their general plans as often as they deem necessary or appropriate (Government Code section 65103[a]).
- The California Supreme Court has stated that local governments have an implied duty to keep their general plans current (*DeVita v. County of Napa*, 9 Cal. 4th 763 (1995)).
- Zoning [map and text] must be consistent with the General Plan (Government Code section 65860[c])
 - When a General Plan is amended, the zoning ordinance is expected to be brought into consistency with a "reasonable" period of time. The California Supreme Court has affirmed the supremacy of the General Plan atop the hierarchy of local land use regulation.
 - “The tail does not wag the dog. The general plan is the charter to which the ordinance must conform.” (*Leshar Communications v. City of Walnut Creek* (1990) 52 Cal.3d 531)

GENERAL PLAN LU-A REQUIRES ZONING BE CONSISTENT WITH LAND USE MAP BY 2005

GP Land Use Map (LU-1)

This is a reduced version of the Land Use Diagram and is provided for reference purposes. The official Land Use Diagram is on file and available for review in the El Dorado County Planning Department.



Source: El Dorado County Planning Dept.
July 19, 2004

Zoning Ordinance Update (ZOU)

- Initiated by Board
in 2008



RESOLUTION NO. 44-2008

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

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

WHEREAS, the County of El Dorado adopted a General Plan in 2004; and

WHEREAS, many Policies, programs, and implementation measures are implemented through the Zoning Ordinance; and

WHEREAS, the Zoning Ordinance has not been comprehensively updated for over 30 years, yet has been amended an average of twice a year, resulting in a Zoning Ordinance that is a patchwork of provisions and dated regulations; and

WHEREAS, many State and federal regulations that affect the Zoning Ordinance are not accurately reflected in the Ordinance; and

WHEREAS, according to Section 17.10.010 and Board Policy J-3, the Zoning Ordinance amendment must be initiated by Board of Supervisors Resolution;

NOW, THEREFORE, BE IT RESOLVED that the County of El Dorado Board of Supervisors hereby authorizes the Development Services Department to proceed with the preparation of the update of the Zoning Ordinance

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the 12th day of February, 2008, by the following vote of said Board:

General Plan Monitoring and Review Requirement

GOAL 2.9: GENERAL PLAN MONITORING AND REVIEW

Monitoring and review of the General Plan on a regular basis to ensure the document addresses and meets the needs of El Dorado County.

OBJECTIVE 2.9.1: GENERAL PLAN MONITORING AND REVIEW

Procedure for ongoing monitoring of the General Plan and periodic review and update if necessary.

Policy 2.9.1.1 The County shall monitor, on an annual basis, the rate at which the land inventory is developed, the population and employment growth of the County, and other useful indicators of the County's growth.

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.

Policy 2.9.1.3 The normal procedure for increasing or decreasing development potential may be by amendment of the Plan at five year intervals as specified in Policy 2.9.1.2. This measure shall not preclude any property owner in El Dorado County from requesting a General Plan amendment upon submission of the required application.

Background: 2011 First 5-Year Review

- Reviewed General Plan Goals, Objectives and Assumptions to see if remain valid.
- Reviewed Land Inventory in accordance with GP Policy 2.1.9.2. Determine if land use map needs amendment.
- Reviewed if regulations and zoning meet General Plan and state requirements.
- Reviewed Department work plans and establish priority for other land use actions such as update of Traffic Demand Model, Housing Element.
- Considered CEQA process to review outcome of the 5-year review along with other activities all in one project.

2004 General Plan Accommodation

- General Plan plans for:
 - Population of 200,000 in the unincorporated area of the County. This equates to:
 - 32,491 Homes
 - Approximately 15,000 homes built between 1999 and 2010 leaving approximately 17,500 remaining.
 - 42,202 Jobs
 - Estimated approximately 14,000 jobs were accommodated with non-residential development, with approximately 28,000 remaining.

Background: 5-Year Review

- 2004 General Plan Assumption #1 (pg. 4): “The projected growth for the County...can be accommodated over the 20-year planning time horizon. However, the actual number of years...is not critical to the validity of this Plan.”
- 2004 General Plan Objective #5(Pg. 6): “To oversupply residential and non-residential land use designations in order to provide market and landowner flexibility to more feasibly accommodate the market”
 - *“the General Plan provides an oversupply of land use designations so that after application of policy and environmental constraints adequate land remains available to achieve the goals of the General Plan. The oversupply in combination with the environmental protection policies also ensures that the land that is developed will be the most suitable for development.”* 2004 General Plan Statement of Overriding Consideration (pg. 6)

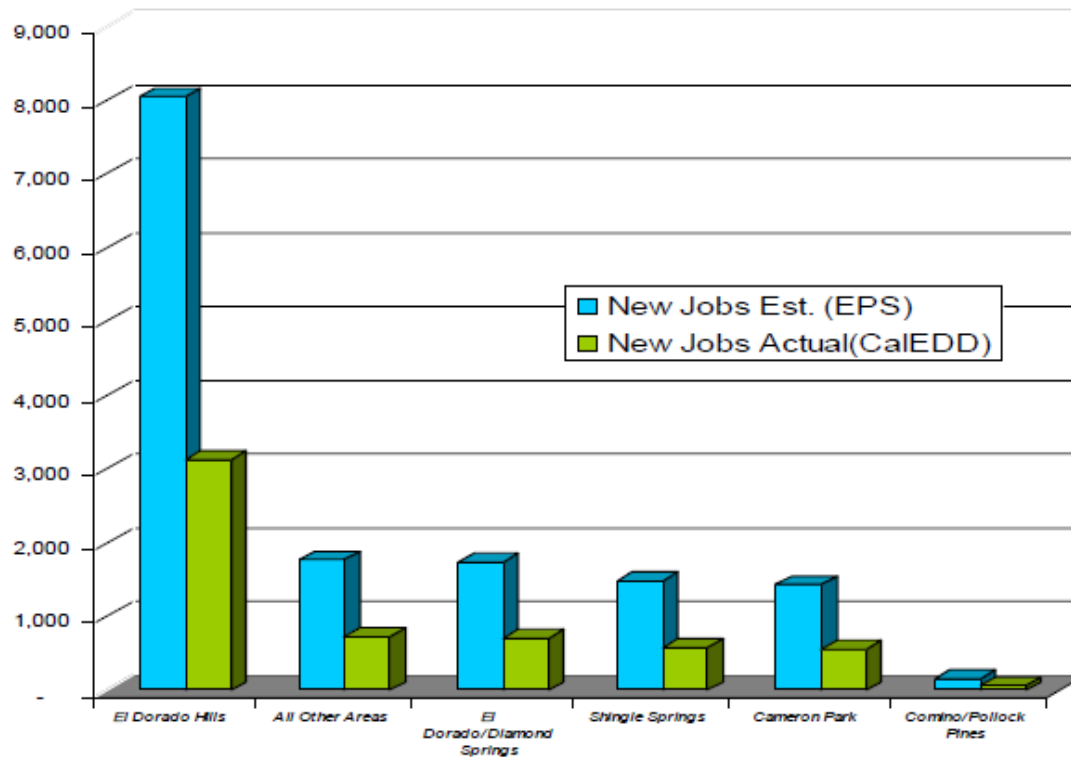
Background: 5-Year Review

April 4, 2011 - staff presented to Board 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 Data

Jobs by Community Region

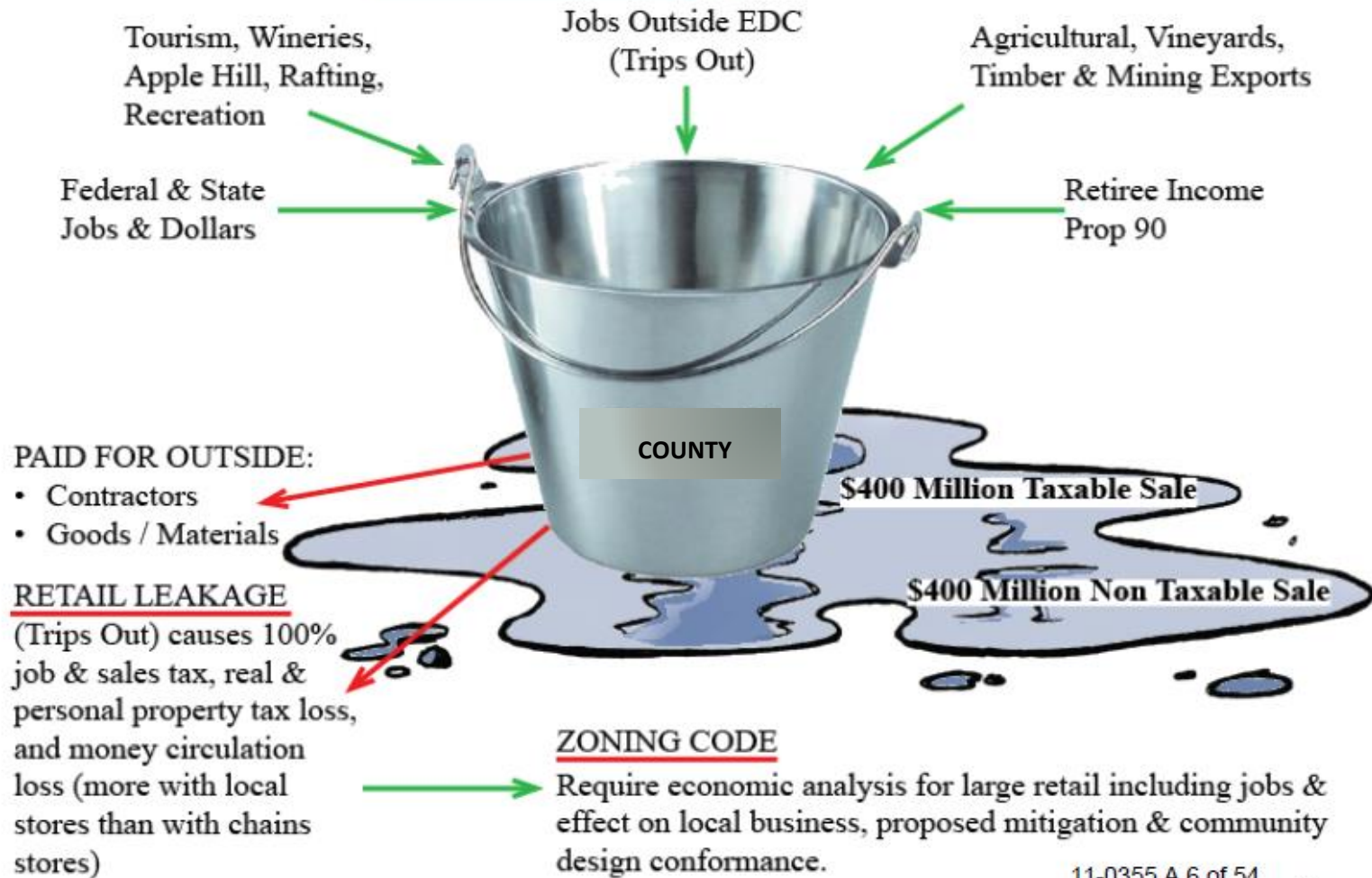


	Commercial (400 sq/ft/emp)	Industrial (375 sq/ft/emp)	Public Facility (500 sq/ft/emp)	R&D (330 sq/ft/emp)	Total Sq. Ft.
Non Res Built 2000-09	954,027	2,953,511	777,119	809,147	5,493,804
Employment Est.	2,385	7,876	1,554	2,452	14,267

Background: 5-Year Review Data

El Dorado County Economic Growth

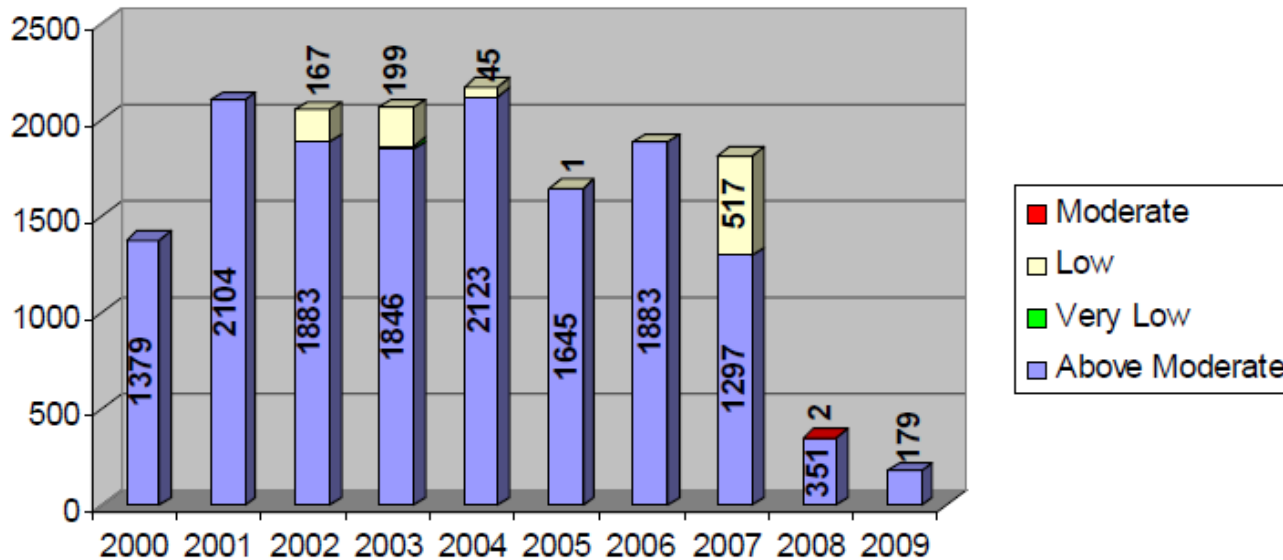
\$500 Million in Economic Leakage Drains from the EDC Bucket



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 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).

11-0355 A 5 of 54

Background: 5-Year Review Data

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?

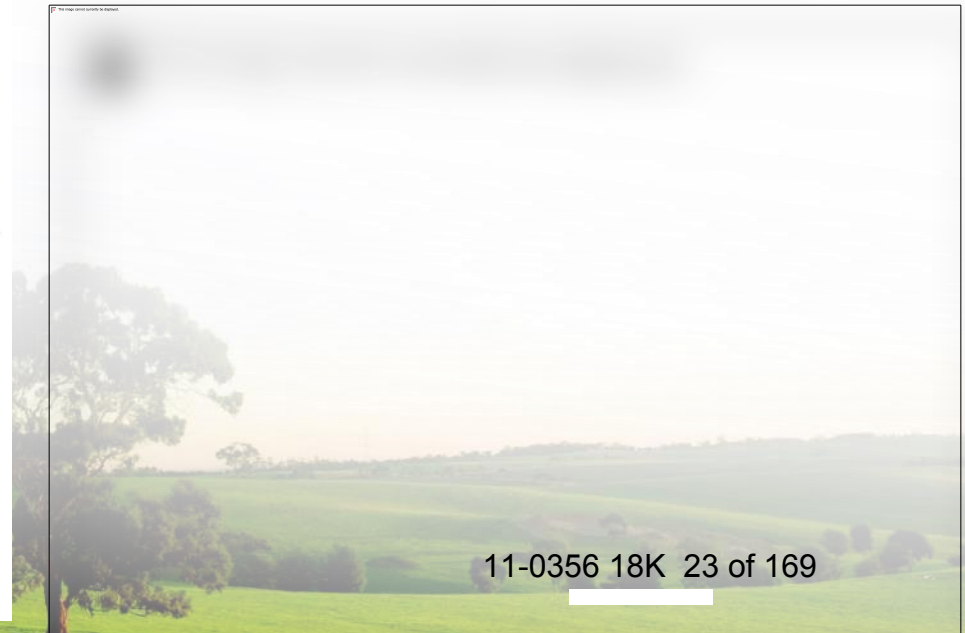
(GP Policy 2.9.1.2)

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			
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

Capacity Mapping



Background: Housing Demand 20-Year Forecast General Plan Horizon

2004 General Plan Accommodates	32,500	Units
Built 1999-2013	<u>15,000</u>	Units
Remaining in 2004 General Plan	17,500	Units
Residential Demand during 20-Year Forecast Period*	<u>17,500</u>	Units
Remainder	+/- 100	Units

*Residential demand of average annual growth rate of 1.03% over 20 years based on Board selected historical growth actuals.

Background: Housing Demand 20-Year Forecast General Plan Horizon

17,500 New Units Over 20+ Years:

75% Community Regions* (Within EID Service Boundaries)		25% Rural Centers and Rural Regions (EID, GDPUD, other purveyors or private wells)		Total
Single Family	11,000	Single Family	4,200	15,200
Multi Family**	2,100	Multi Family**	200	2,300
Total CR's	13,100	Total RC/RR's	4,400	17,500

*Assumes Camino/Pollock Pines changed to Rural Center

**Multi Family unit count based on 2013-2021 RNHA allocation. This number is subject to change in 2021 at the next Housing Element Update.

(Note: All numbers are rounded)

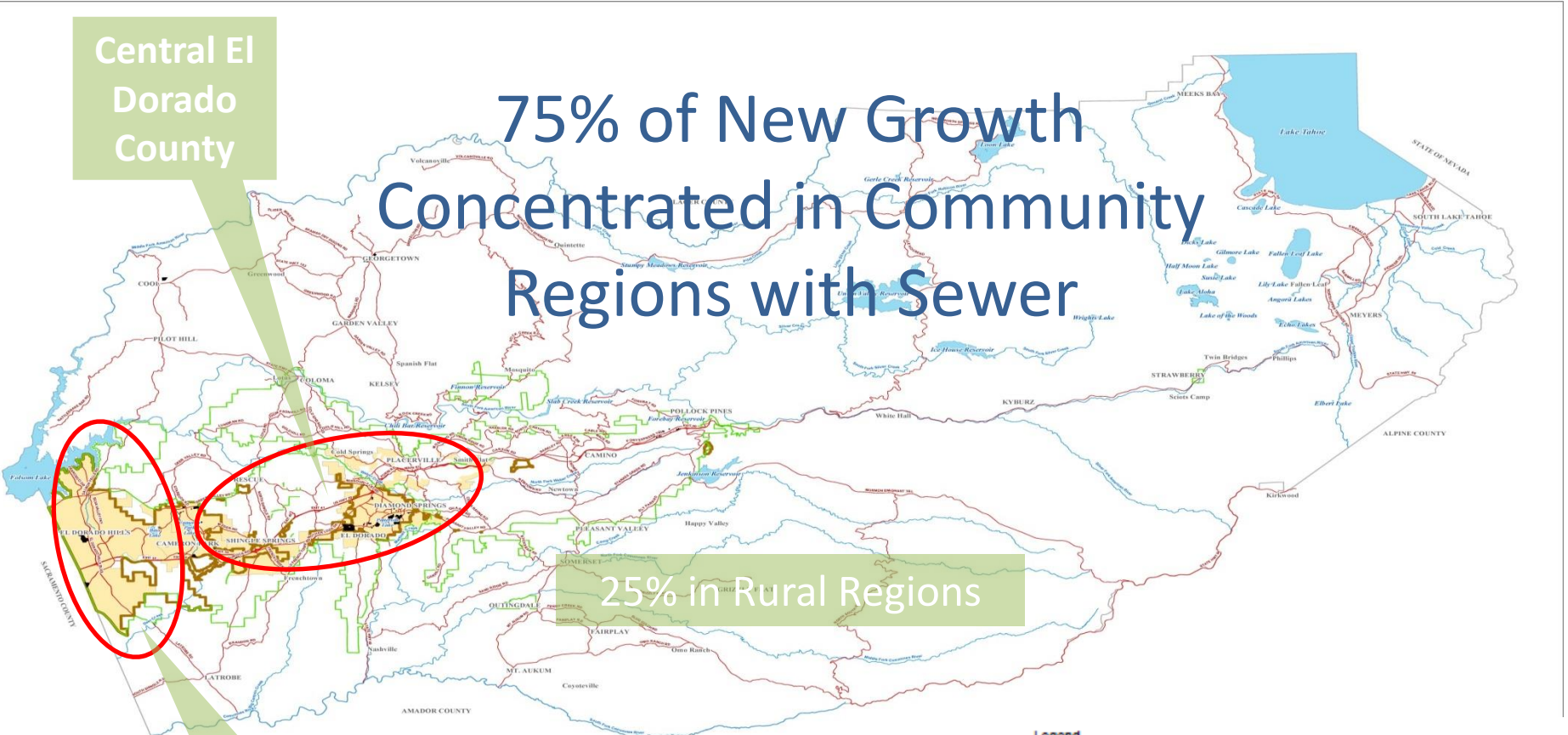
Background: 5-Year Review Data

75% of New Growth Concentrated in Community Regions with Sewer








Central El Dorado County

25% in Rural Regions

El Dorado Hills



Legend

-  VLI Parcels
-  Community Regions
-  Water Service
-  EID Sewer Service
-  County Boundary
-  Major Roads
-  Rivers & Creeks

County of El Dorado
State of California



DRAFT
 THIS DOCUMENT WAS COMPILED FROM UNADMITTED PUBLIC AND PRIVATE
 RECORDS AND IS UNCLASSIFIED. IT IS THE PROPERTY OF THE COUNTY OF
 EL DORADO. NO WARRANTIES ARE MADE REGARDING THE ACCURACY OR
 COMPLETENESS OF THE INFORMATION. PLEASE CONTACT THE COUNTY OF
 EL DORADO FOR MORE INFORMATION.
 NOTES
 LARGE INFORMATION MAY COVER ADDITIONAL AREAS OUTSIDE OF THE
 DISPLAYED AREA.
 PREPARED BY: FISH & BECK, DATE: 01/08/2014
 MAP PREPARED BY: FISH & BECK, DATE: 01/08/2014
 DLS PROJECT ID: 11448 - RELATED REPORT: 14
 EL DORADO COUNTY - INFORMATION SYSTEMS
 PHONE: 530.521.2101 FAX: 530.521.2100

Background: Commercial and Mixed Use Development Inventory

“Do A Lot With A Little”

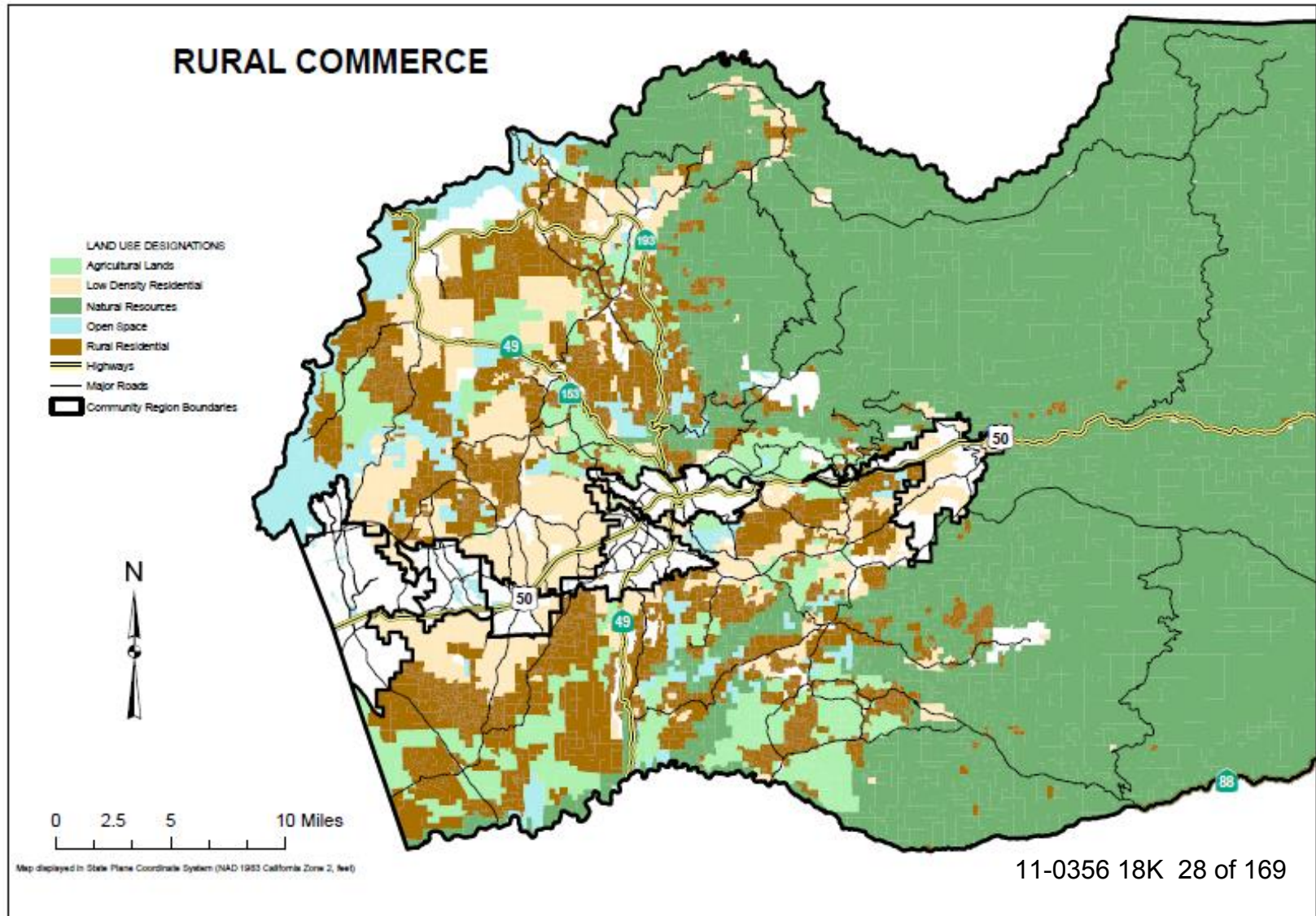
Vacant Commercial Zoned Land with Sewer

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

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

Board Findings from April 4, 2011:

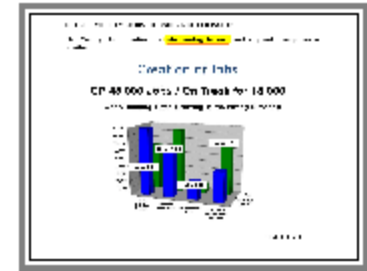
- Basic General Plan Assumptions, Strategies, Concepts and Objectives are still valid
- To achieve General Plan goals, consider possible targeted revisions to policies and implementation programs potentially constraining the:
 - Promotion and protection of agriculture and natural resources
 - Creation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

Background: Board Priorities

- **November 11, 2011 - Board 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 Board 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: Board Directed Action

Jobs &
Jobs/Housing



Resolutions of Intention November 2011

Resolution of Intention #182-2011

Targeted General Plan Amendment to address issues identified in the five year review



Resolution of Intention to Amend the General Plan

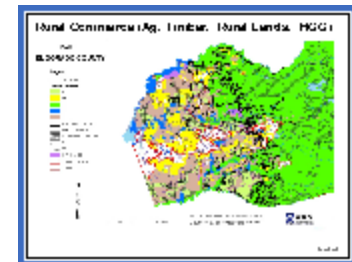
Resolutions of Intention #183-2011 and #184-2011

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

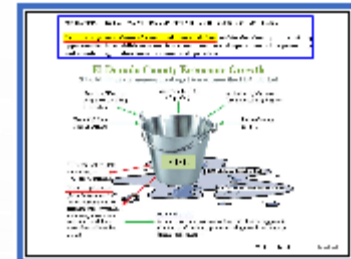


12-0837 K 16 of 49

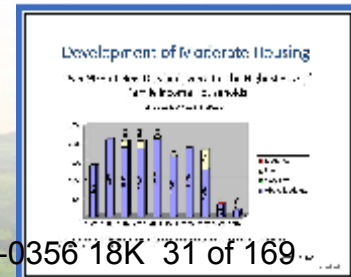
Rural Lands, Rural Commerce, Ag and Natural Resources



Sales Tax Leakage



Moderate Housing



11-0356 18K 31 of 169

Background: Board Directed Action

- 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
 - Targeted General Plan amendments
 - Required 2013 Housing Element Update
- Complete A Traffic Demand Model Update

Background:

November 2011 - November 13, 2012

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

MAJOR PROJECT COMPONENTS

TGPA-ZOU IS A “Project”

- “Project” as used here is defined as follows:
 - Targeted General Plan Amendments (TGPAs) does not include proposed changes in General Plan Land Use Designations except as follows:
 - Camino/Pollock Pines Community Region (Previous ROI 110-2009)
 - Agriculture District Boundaries (ROI 013-2011)
 - Limited clean-up identified through the Comprehensive Zoning Ordinance Update (ROI 183-2011)
 - Zoning Ordinance Update and Zoning Map includes:
 - Updating of the text of the Zoning Ordinance both to bring it into conformance with the General Plan, and to modernize this implementation tool, and
 - Revising the zoning maps to bring existing inconsistent zoning designations into conformance with the General Plan land use designations and other identified mapping corrections.
- “Project” does not mean or include specific development proposals (Dixon Ranch, Marble Valley, etc.) or Housing Element, or Sign Ordinance, or Travel Demand Model, or other land use related actions.

MAJOR PROJECT COMPONENTS

Items Removed From the Project

Items Removed from TGPA-ZOU Since 2011

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

- Revise/Analyze increasing 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

Items Removed from TGPA-ZOU...cont.

- 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)
 - The Planning Commission recommended the policies stay as they are in the 2004 General Plan (no changes)
 - 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.

Items 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.

MAJOR PROJECT COMPONENTS

Targeted General Plan Amendments

Targeted General Plan Amendments: Board Objectives

- **The Project proposes a limited (“targeted”) set of amendments to the General Plan in order to:**
 - ✓ Encourage and support the development of housing affordable to the moderate income earner;
 - ✓ Promote and support the creation of jobs;
 - ✓ Increase the capture of sales tax revenues;
 - ✓ Promote and protect agriculture in the County;
 - ✓ Revise existing General Plan policies and land use designations to provide clarity while keeping land use map changes to a minimum

(Source: Project Final EIR, P. 2-2)

Overview of Targeted General Plan Amendments*:

- **“Targeted” General Plan map amendments as part of the Project include, but are not limited to:**
 - ✓ Expansion of Agricultural District boundaries;
 - ✓ Re-designating the existing mapped area of the Camino/Pollock Pines Community Region into three smaller Rural Centers (with no change to land use designations on individual parcels);
 - ✓ A limited number of corrections to Land Use Map errors on individual parcels;

*A detailed description of the targeted General Plan Amendment (“TGPA”) can be found on the dedicated Project webpage: http://www.edcgov.us/LongRangePlanning/LandUse/TGPA_ZOU_Main.aspx

Overview of Targeted General Plan Amendments*:

- ✓ **35 Other “targeted” amendments (changes to text and/or references) to support the Project Objectives**

Specific examples include:

- ✓ Changing current policy restrictions prohibiting commercial and industrial land use designations in the Rural Region (Policy 2.2.1.2)
- ✓ Amendments to create flexible standards for planned development open space requirements (Policies 2.2.3.1, 2.2.3.2 and 2.2.5.4);
- ✓ Mixed Use: Allow residential uses to precede commercial uses in mixed use projects;
- ✓ Expand the Design-Historic (-DH) combining zone district to include the historic townsites of El Dorado and Diamond Springs (Policy 2.4.1.3)
- ✓ Minor “clean-ups” to clarify transportation policy language (e.g. replace the word “accidents” with “crashes” to be consistent with transportation industry standards) (Policies TC-1m, TC-1n(B), TC-1w)

*A detailed description of the targeted General Plan Amendment (“TGPA”) can be found on the dedicated Project webpage: <http://www.edcgov.us/LongRangePlanning/LandUse/TGPA>

[ZOU Main.aspx](#)

MAJOR PROJECT COMPONENTS

Zoning Ordinance Update (ZOU)

Reasons for Zoning Ordinance Update

- **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 1949.
- **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**

IMPLEMENTATION PROGRAM

MEASURE LU-A

Review the Zoning Ordinance (Title 17 of the El Dorado County Code) to identify revisions that accomplish the following:

Responsibility:	Planning Department and Department of Transportation
Time Frame:	Begin Zoning Ordinance rewrite immediately upon adoption of General Plan. By tiering off the General Plan EIR and relying on previous work completed for 1996 General Plan, adoption should occur within one year of General Plan adoption.

Page 46

(Amended July 2015) July 2004

Measure LU-A Examples Include:

- Provide for mixed commercial and residential uses [Policy 2.1.1.3];
- Provide consistency between the General Plan land use designations and the Zoning Ordinance [Policy 2.2.1.2];
- Provide standards and incentives for commercial development [Policies 2.5.2.1, 2.5.2.2, and 2.5.2.3];
- Promote tourist lodging facilities. [Policy 9.3.9.1]
- Amend the County Code to establish a Historic Design Review Combining Zone District. Identify suitable areas for application...and design standards. [Policies 2.4.1.3 and 7.5.2.1 through 7.5.2.4]

Zoning Ordinance Update (ZOU): Background

- Initiated by Board
in 2008



RESOLUTION NO. 44-2008

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

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

WHEREAS, the County of El Dorado adopted a General Plan in 2004; and

WHEREAS, many Policies, programs, and implementation measures are implemented through the Zoning Ordinance; and

WHEREAS, the Zoning Ordinance has not been comprehensively updated for over 30 years, yet has been amended an average of twice a year, resulting in a Zoning Ordinance that is a patchwork of provisions and dated regulations; and

WHEREAS, many State and federal regulations that affect the Zoning Ordinance are not accurately reflected in the Ordinance; and

WHEREAS, according to Section 17.10.010 and Board Policy J-3, the Zoning Ordinance amendment must be initiated by Board of Supervisors Resolution;

NOW, THEREFORE, BE IT RESOLVED that the County of El Dorado Board of Supervisors hereby authorizes the Development Services Department to proceed with the preparation of the update of the Zoning Ordinance

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the 12th day of February, 2008, by the following vote of said Board:

Zoning Ordinance Update: Background

- **2012 ZOU direction given by Board**
 - 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

Zoning Ordinance Update: Background

- Initial Public Review Draft released 2010
 - A “track-change” version comparing existing ZO with 2010 PRD ZO was NOT prepared due to the magnitude of the reformatting
 - Two documents outline the major changes to the ZO
 - Summary of Identified Problems with existing ZO
 - Implementing the General Plan through the ZO
- Mapping Criteria
 - General Plan Land Use Designation Controls Zoning (GP Policy 2.2.1.2)

Reformatting the Zoning Ordinance

- The proposed ZOU is organized in outline format:

Title 17 (now Title 130) – Zoning Ordinance

Article 1, 2, 3, 4, 5, 6, 7, and 8

Chapter 17.xx

Section 17.xx.xxx

A. Subsection

1. Paragraph

a. Subparagraph

(1) Subparagraph

(a) Subparagraph

Reformatting the Zoning Ordinance

- Rewritten in outline format:
 - Information is easier to locate
 - Easier to access electronically
 - Future amendments would be simpler to insert, with the least amount of disruption to the entire document.



Chapter Overview

- The Table of Contents demonstrates the order and “flow” of the Ordinance:
 - Article 1 – Zoning Ordinance Applicability (General Overview)
 - Article 2 – Zones, Allowed Uses and Zoning Standards
 - Article 3 – Site Planning and Project Design Standards
 - Article 4 - Specific Use Regulations
 - Article 5 – Planning Permit Processing
 - Article 6 – Zoning Ordinance Administration
 - Article 7 – (Miscellaneous) Fees
 - Article 8 – Glossary



Article 1

Zoning Ordinance Applicability

- Relationship of the Zoning Ordinance to the General Plan
- How current projects will be processed with adoption of new ordinance
- Delineates administrative responsibilities
- Application of rules
- Mapping rules
- Rules of interpretation, including appeals

Article 2

Zones, Allowed Uses and Zoning Standards

- Identifies land uses permitted in a specific zone
- Overview of Planning Permit requirements
- Identifies Special Use regulations required
- Combining zones
- Matrix format for ease of use

Zoning Ordinance Zones, Allowed Uses, and Zoning Standards

Article 2
Rev. 03/2014

Use Type	Zoning Ordinance Zones, Allowed Uses, and Zoning Standards							Specific Use Regulation
	CPO	CL	CM	CC	CR	CG	CRU	
Automotive and Equipment: Fuel Sales	—	P	CUP	P	P	P	P	CUP
Paint and Body Shops	—	—	—	CUP	—	P	—	CUP
Repair Shops	—	—	—	CUP	CUP	P	—	CUP
Sales and Rental	—	—	—	CUP	CUP	P	—	CUP
Vehicle Storage	CUP	—	—	CUP	—	P	—	CUP 17.40.120
Banks and Financial Services	P	P	P	P	P	P	P	—
Bars and Drinking Establishments	CUP	P	P	P	P	P	P	—
Brewery Large Commercial	—	—	CUP	P	CUP	P	P	CUP
Micro Brewery	CUP	CUP	CUP	CUP	P	P	P	—
Brewpub	CUP	P	P	P	P	—	P	—
Broadcasting and Recording Studio	P	—	P	P	P	P	—	—
Building Supply Store	—	—	—	P	P	P	P	17.40.220
Business Support Services	—	—	P	P	P	P	P	—
Child Day Care Center	A	A	A	A	A	CUP	P	17.40.110
Commercial Recreation: Arcade	—	P	P	P	P	P	P	—
Indoor Entertainment	—	—	P	P	P	—	—	—
Indoor Sports and Recreation	—	P	—	P	P	P	—	—
Large Amusement Complex	—	—	—	CUP	CUP	—	—	—
Outdoor Entertainment	—	—	—	CUP	CUP	—	CUP	—
Outdoor Sports and Recreation	—	—	—	—	CUP	—	CUP	17.40.210
Contractor's Office: On-site	A	A	A	A	A	A	A	17.40.190
Off-site	TUP	—	TUP	TUP	TUP	TUP	TUP	—
Employer-sponsored Child Day Care Center	A	A	—	A	A	A	A	17.40.110
Food and Beverage Retail Sale	—	P	P	P	P	P	P	—
Free Food Distribution Center	—	—	—	—	—	CUP	CUP	—

Article 3

Site Planning and Project Design Standards

- General development standards
 - Minimum lot area and width
 - Building setbacks
 - Height limits
 - Fences, walls and gates
 - Hillside development standards

Article 3

Site Planning and Project Design Standards

- Affordable housing requirements and incentives
- Standards for flood damage prevention
- Noise standards
- Selected parking, lighting, landscaping standards
 - Remaining standards proposed for inclusion into the site planning and design manual

Article 4

Specific Use Regulations

Standards for design, location and operation of over 30 specific uses including:

- Agricultural preserves and agricultural support services
- Animal raising and keeping
- Campgrounds and RV parks
- Home occupations
- Ranch marketing
- Produce sales
- Outdoor recreational facilities
- Child day care facilities
- Lodging facilities
- Outdoor retail sales
- Storage facilities
- Secondary dwellings
- Accessory structures and uses

Article 5

Planning Permit Processing

- Overview of Planning Permits
- Review authority for allowed uses and permit decisions
- Planning permits: Requirements, procedures, decisions and appeals
- Planning permit implementation, including time limits and extensions
- Requirements for specific plans and development agreements

Article 6

Zoning Ordinance Administration

- The review authority and function of each decision-making body:
 - “Director” of Division or Agency cited
 - Zoning Administrator
 - Planning Commission
 - Board of Supervisors
 - Technical Advisory Committee (“TAC”)
 - Design Review Committee
 - Floodplain Administrator

Article 6

Zoning Ordinance Administration

- Nonconforming uses, structures and lots
 - Nonconforming uses defined
 - Determination of abandonment
 - Appeal
 - Restoration
 - Public or private nuisance
- Ordinance and General Plan amendment processing
- Covenant of Easement

Article 6

Zoning Ordinance Administration

- Code enforcement
 - Administration
 - Nuisance abatement
 - Penalties for violation
 - Subsequent permits
 - Cumulative remedies
 - Fees associated with enforcement action(s)
- Post-disaster rebuilding

Article 7

Miscellaneous Fee Provisions

- Bass Lake Hills Specific Plan tentative map submittal fee
 - Applicability, fee amount, payments, refunds, exemptions
- Ecological preserve fees
 - Applicability, fee amount, payment, exemptions, credits, appeals
- Missouri Flat planning cost reimbursement fee
 - Requirements, fee amount, payments, refunds, credits, exemptions

Article 8

Comprehensive Glossary

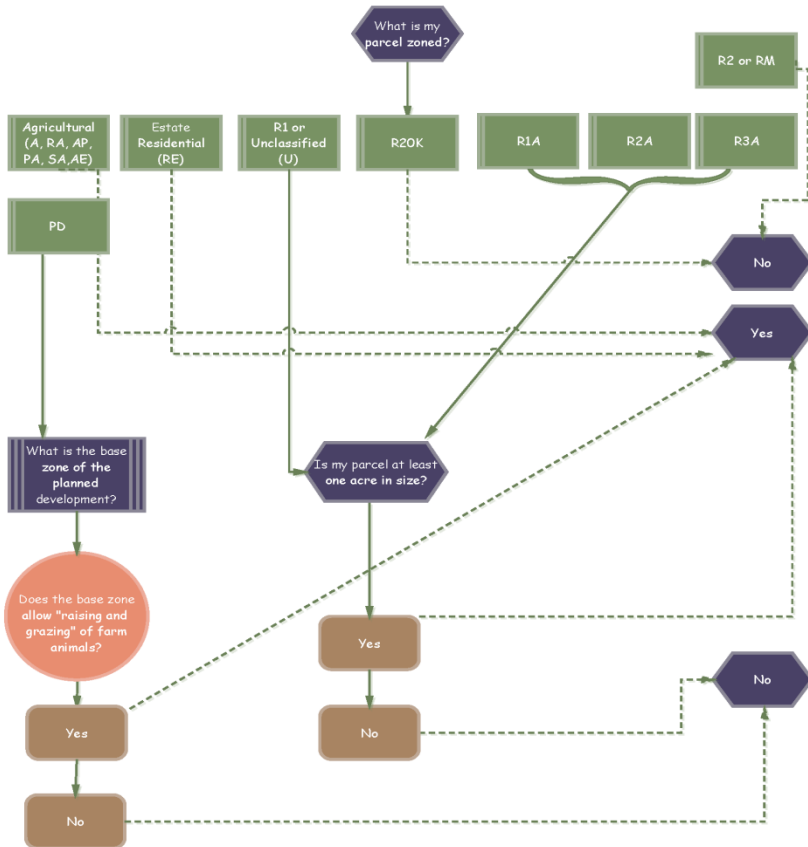
- Defines technical or specialized words
- Contains words in the Zoning Ordinance that are defined differently from common English usage (e.g. “setback”)
- Any undefined word or term may be defined by the Director

Comparison Between Existing ZO and ZOU: Animal Raising and Keeping

Existing Zoning Ordinance and
Planning Director Interpretation:

Zoning Ordinance Update:

Can I Raise Farm Animals on My Property?



Information Referenced in This Diagram (General Summary Only):

Zoning Ordinance Sections 130.04.100 (Planned Development), 130.06 (General Provisions), 130.06.050 (Definitions), 130.06.070 (Districts), 130.14.070 (Stables), Chapter 130.26 (Unclassified [U] Zone Districts), Chapter 130.28 (Residential Districts), Chapter 130.30 (Residential Agricultural Districts), Chapter 130.36 (Agricultural Districts), Chapter 130.50 (Planned Development Districts), Chapter 130.62 (Tahoe Agricultural Districts), Chapter 130.70 - Article III (RE-10 Zone District), Chapter 130.56 (Tahoe Residential Districts).

Planning (Development Services) Director Zoning Interpretations, as needed for clarity.

Table 17.40.080.1 Animal Raising & Keeping matrix

	R1: Single-unit Residential R20K: Single-unit Residential	P A MUP CUP T ---	Permissible (allowed) use (Article 4) Administrative permit required (17.52.010) Minor use permit required (17.52.020) Conditional use permit required/ Temporary use permit required (17.52.060) Use not allowed in zone					
TYPE	RM	R1	R20K	R1A	R2A	R3A	RE	Reference
Apiaries, Commercial	---	---	---	---	P	P	P	17.40.080.C.1
Small Animals	---	P	P	P	P	P	P	17.40.080.C.2
Medium Animals	---	---	A	P	P	P	P	17.40.080.C.3
Large Animals	---	---	---	A	P	P	P	17.40.080.C.4

All Information required for decision
located in ZOU Section 17.40.080 (4 pages)
and Table 17.40.080.1 (above)

The Mapping Process and Final Draft Maps

The TGPA-ZOU Mapping “Rules”:

Changes to General Plan Land Use Designations:

- No changes were allowed except as follows:
 - Limited “clean-up” identified through the Comprehensive Zoning Ordinance Update (ROI 183-2011)
 - Camino/Pollock Pines Community Region (Previous ROI 110-2009)
 - To allow for Agriculture District Boundary changes (ROI 013-2011)

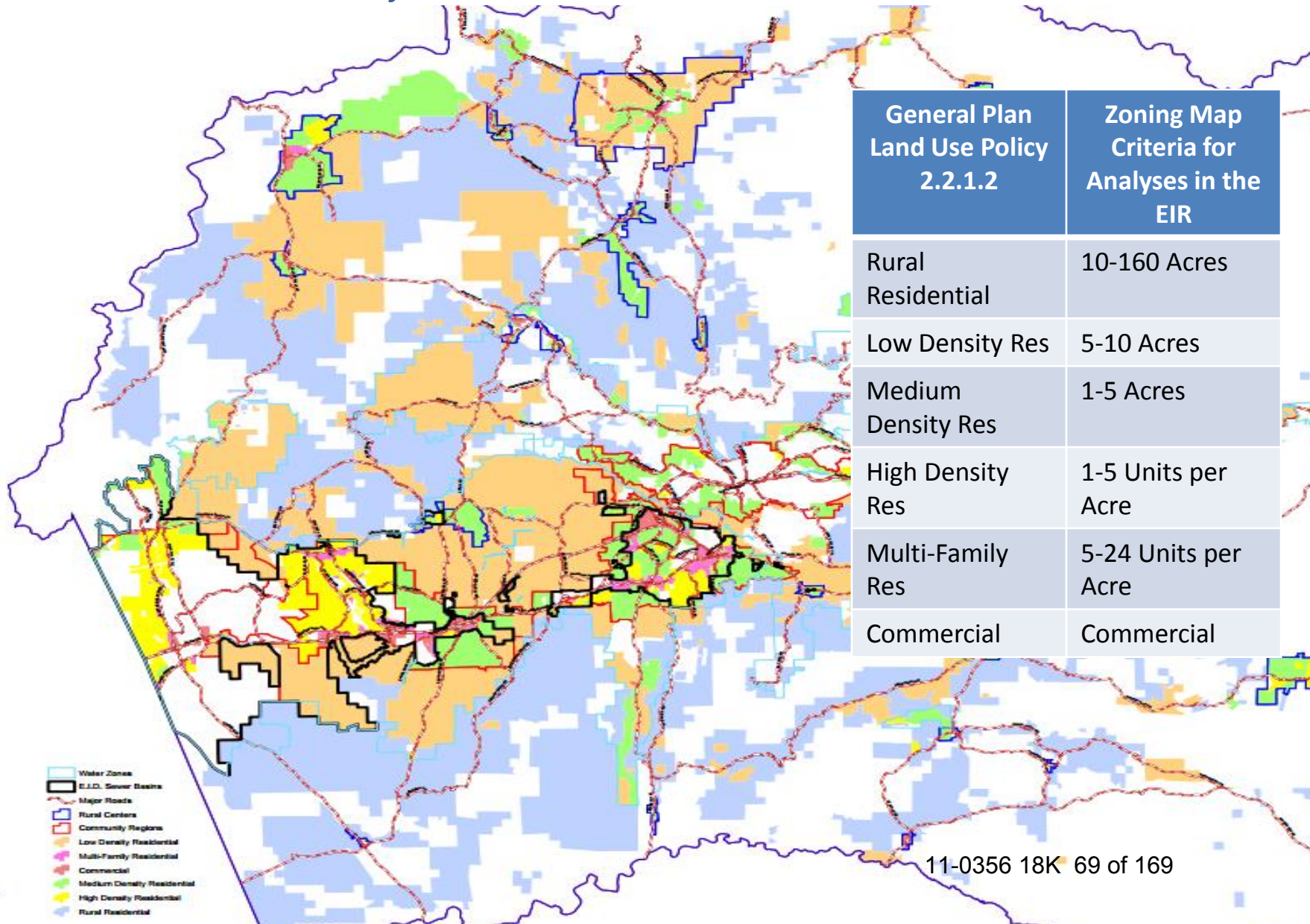
The TGPA-ZOU Mapping “Rules”:

Changes to Draft Zoning Maps:

- Zone changes were only allowed in specific instances resulting from:
 - Changes to zoning maps that were required in order for individual parcels to be consistent with General Plan Land Use Designations
 - Removal of obsolete zones
 - Removal of duplicate zones
 - Addition of a limited number of new proposed zones to meet TGPA-ZOU goals and objectives
 - Limited “clean-up” identified through the Comprehensive Zoning Ordinance Update

Zoning Map Consistent with General Plan

California Government Code §65860



General Plan Land Use Policy 2.2.1.2	Zoning Map Criteria for Analyses in the EIR
Rural Residential	10-160 Acres
Low Density Res	5-10 Acres
Medium Density Res	1-5 Acres
High Density Res	1-5 Units per Acre
Multi-Family Res	5-24 Units per Acre
Commercial	Commercial

Board Zoning Map Criteria

- Resolution 183-2011 Item #12 – *Revise the zoning map to conform to standardized rules sets for zoning modifications based on General Plan land use designations.*

Land Use	Current Zoning	Proposed Zone	Proposed Zoning
Commercial (C)	Residential 1 Acre (R1A)	Community Commercial (CC) (option: Limited, Mainstreet, Regional etc.)	Residential 1 Acre (R1A)
High Density Residential (HDR)	Residential 10 Acre (RE-10)	Residential 1 Acre (R1A) (allows for 1-5 units per acre)	Residential 10 Acre (RE-10)
Low Density Residential (LDR)	Exclusive Agriculture (AE)	Residential Estate 10 Acre (RE-10) (Option to Opt-in to Ag)	Rural Lands 20, 40, 80 or 160
Rural Residential (RR)	Residential Agriculture (RA)	Residential Estate 5 Acre (RE-5)	Residential Agriculture (RA)

Change in Project Description Required ↓

Change in Project Description Required →

Requires a Change in Land Use ↑

Holding Zone

Changes to Draft Zoning Maps:

- Zones (non commercial) that were added to ensure consistency with the General Plan, State and federal laws:
 - Rural Lands (RL)
 - Forest Resource (FR)
 - Agricultural Grazing (AG)
 - Limited Agriculture (LA)
 - Industrial Light (IL)
 - Industrial Heavy (IH)
 - Recreation Facility—Low (RFL)
 - Recreation Facility—High (RFH)

Changes to Draft Zoning Maps:

- Additional Zones were created for consistency with existing General Plan Policy 2.2.1.2 “...*numerous zone districts shall be used to direct specific commercial uses to appropriate areas....*”
 - Commercial Regional (CR)
 - Commercial Community (CC)
 - Commercial Limited (CL)
 - Commercial Mainstreet (CM)
 - Rural Commercial (CRU) zone (within the Rural Region of the General Plan)

New Zoning Designations:

Zoning	Description (Intent)
CG – General Commercial	To create a buffer between industrial and retail uses and for heavy, intensive uses. The purposed to accommodate such uses as automotive repair, home improvement services and auto sales (for example).
CM – Main Street Commercial	To provide small “old town” type main street type areas, a zoning that accommodates the small shop owner, or small business owner the ability to conduct business and is really designed for a zoning in small blocks and parcels sizes.
CPO – Office Professional / Commercial	The CPO, Professional Office Commercial Zone is intended to promote and regulate the development of land suitable for professional, administrative, and business offices and offices mix with low to high intensity residential uses. It is intended that this zone be utilized as a transition between residential areas and higher intensity commercial uses while providing adequate economic incentive for development of such office space. Retail sales shall be incidental to the primary office uses in this zone.

New Zoning Designations:

Zoning	Description (Intent)
CR – Regional Commercial	To direct major retail projects and prevent the development of these defined areas into non-retail/sales tax generating uses.
CC- Community Commercial	To allow for commercial uses that encompass a larger neighborhood trade area defined as such uses as grocery stores, financial institutions, services and commercial sales that happen in a frequent manner (weekly +).
CL – Limited Commercial	To define uses that are on limited areas (5 acres or less), that are both neighborhood oriented or rural in nature, such uses as garden offices, medical offices, day care, churches, convenience stores, cafés, coffee shops, and other neighborhood/rural uses servicing a small or less dense trade area. A mix of uses is encouraged, including residential and office.
CRU – Commercial Rural Region	Defined as uses similar to CL but shall include some heavy rural lands and Agricultural commercial uses consistent with surrounding character and limited by septic tanks. Support agriculture and tourism/recreational needs.

Changes to Draft Zoning Maps:

- Duplicate or obsolete zones were deleted:
 - Unclassified (U)
 - Agriculture (A)
 - Residential-Agricultural (RA)
 - Exclusive Agriculture (AE)
 - Select Agricultural (SA)
 - Agricultural Preserve (AP)
 - Planned Commercial (CP)
 - Limited Multifamily (R2)
 - Tourist Residential (RT)
 - Industrial (I)
 - Recreational Facilities (RF)

Changes to Draft Zoning Maps:

- Agricultural Zoning “Opt-In” Program:
 - The obsolete Agricultural (A) and Residential Agricultural (RA) zones were removed and replaced with other compatible zones consistent with the General Plan Land Use Maps.
 - Parcels currently carrying those zones will be changed to either the new Rural Lands (RL) zone, the new Limited Agricultural (LA) zone, or the new Forest Resource (FR) zone, depending on each parcel’s General Plan Land Use Designation.
 - Parcel owners with the A or RA zone, and some parcels with the Residential Estate (RE) zone within Agricultural Districts, were given the opportunity to “opt in” to agricultural zoning, in order to keep Right to Farm and buffering protections.

Yes, I request to be zoned Agricultural in the zoning map...

El Dorado COUNTY FARM BUREAU

About Us

In 1917 the El Dorado County Farm Bureau (ECFB) was formed and joined the California Farm Bureau Federation in 1920. The Farm Bureau is a national membership organization established in 1902. The purpose of the Farm Bureau is to educate, assist, and advocate the interests of farmers, ranchers, and ag professionals — representing the needs and interests of El Dorado County farmers, ranchers, and ag professionals.

ECFB is a grassroots organization led by a volunteer Board of Directors who represent the community growth. It has an ongoing working relationship with the U.S. Department of Agriculture and the State of California. It serves as a central arm of the farmer/rancher and ag professional community and works to help ensure education of our members and the community at large on agricultural issues. We represent 1,200 member families in the county, 100 of which are actively involved in farming.

For more information about Farm Bureau contact:
El Dorado County Farm Bureau
1000 Nevada Street
Marysville, CA 95959
Marysville, CA 95959
Phone: 530-752-2779
www.ecfb.com

El Dorado County Agricultural "Opt-In" Program

Why would you Opt-In to Agricultural zoning?

For those who are engaged in commercial agriculture, land-based property will ensure that you are protected from impacts associated with increasing development.

- **Right to Farm.** The farmer has the right to continue to farm on their property without being at risk of nuisance complaints from neighbors.
- **Buffer and Agricultural Methods.** When one residential neighborhood is in your area, your agricultural operation will be protected by buffers and setbacks to make sure your farming will not be impacted by development.
- **Accessory uses.** With appropriate zoning and parcel use, you are entitled to accessory uses that allow you to market your value-added products.
- **Continuity in time.** By taking advantage of this opportunity, you may be eligible for a "no cost" continuity in time.

The Board of Supervisors will consider your request for agricultural zoning when they meet.

Does the Agricultural "Opt-In" Program Apply to You?

Is your parcel in an agricultural use?

Yes / No

Are you currently zoned agricultural (A, RA, LA, RL, FR, or RA) or in an Agricultural District?

Yes / No

Are you currently in an agricultural use (including agricultural use, agricultural use, or agricultural use)?

Yes / No

Has your parcel been zoned agricultural under the "opt-in" program?

Yes / No

How do I inform El Dorado County that I want to Opt-In?

There are three ways to request to be in the county zone of your preferred zoning. One, complete the form on the reverse of this packet. Two, call the Planning Department or County Agricultural Department. Three, contact the Planning Department or County Agricultural Department.

• Drop off the completed form to the Planning Department or County Agricultural Department.

• Mail the completed form to the address on the reverse of this packet.

• Bring the completed form to the address on the reverse of this packet.

What if I do not see what my zoning is on the map, or I have more questions?

- Check your zoning on the El Dorado County website.
- Contact the El Dorado County staff members listed below.

For More Information Contact:
El Dorado County Agricultural Department
1000 Nevada Street, Suite 1000
Marysville, CA 95959
Phone: 530-752-2779
www.ecfb.com

Board Mapping “Rules”

ROI 183-2011 #12

Proposed Mapping Criteria for Analysis May 25, 2012

Changes to Draft Zoning Maps:

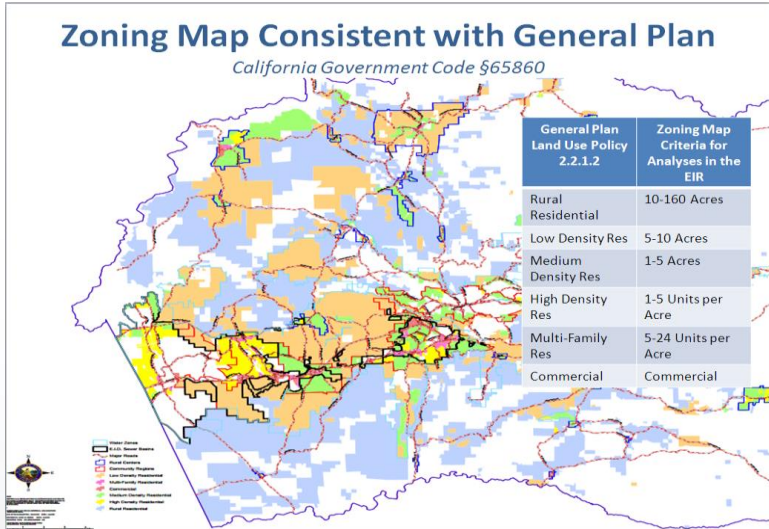
- Zone changes were only allowed in specific instances resulting from:
 - Changes to zoning maps required in order for individual parcels to be consistent with General Plan Land Use Designations (Government Code 65860)
 - Removal of obsolete zones
 - Removal of duplicate zones
 - Addition of limited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

A	B	C	D
Land Use Designation	Current Zone	Parcel Size & Criteria	Analyzed for the propose of the EIR at this Zone
General Plan Policy 2.2.1.2 Tourist Recreational (TR); appropriate throughout the County as determined by the Zoning Ordinance.			
TR	All Zones	Parcel Size and Proximity to CR/RC	RFL and RFH
TR	All Zones	Identified to protect Transportation Corridors	TC
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.			
PF	All Zones	Consistent with surrounding zones and lot size	
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.			
OS	AE (In WAC)	High Intensive Contract	PA-20
OS	AE (In WAC)	Low Intensive Contract	AG-40
General Plan Policy 2.2.1.2 Natural Resources (NR); Parcel size of 40 acres or more, 1 dwelling unit per 160 acres or larger outside the National Forest Service lands and timber production zones and one dwelling unit per 40 acres within river canyons outside of timber production areas and/or below 3,000 feet elevation, appropriate only within Rural Regions.			
NR	Agriculture (A)	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 (AP) (all in WAC)	All below 3,000'	LA-40
NR	SA-10	Below 3000'	PA-40
NR	SA-10	3,000" or higher	PA-160
NR	RA (Ag Opt-In)	Outside Ag District and below 3000'	PA (40-160)
NR	RA	Outside Ag District and 3000' or higher	FR-160 or RL-160
NR	RA	In Ag District	PA 40, 80, 160*
NR	RE-5/RE-10	In Ag District	RE RL-40
NR	R1, R20K, R1A, R2A, R3A, and RE-5	Outside Ag District and Below 3000'	RL-40 or FR-40(Platted Lands)

12-0837 4A 1 of 5

Zone Mapping Completed

- Revised the zoning map to conform to standardized rule sets based on General Plan land use designations per *Resolution 183-2011*



Zoning Map Criteria for the Purpose of Analysis

- Resolution 183-2011 Item #12 – *Revise the zoning map to conform to standardized rules sets for zoning modifications based on General Plan land use designations.*

Land Use	Current Zoning	Proposed for the Purpose of Analysis	Proposed Zoning
Commercial (C)	Residential 1 Acre (R1A)	Community Commercial (CC) <small>(option: Limited, Mainstreet, Regional etc.)</small>	Residential 1 Acre (R1A)
High Density Residential (HDR)	Residential 10 Acre (RE-10)	Residential 1 Acre R1A <small>(allows for 1-5 units per acre)</small>	Residential 10 Acre (RE-10)
Low Density Residential (LDR)	Exclusive Agriculture (A)	Residential Estate 10 Acre (RE-10) <small>(Option to Opt-In to Ag)</small>	Rural Lands 20, 40, 80 or 160
Rural Residential (RR)	Agriculture Residential (RA)	Residential Estate 5 Acre (RE-5)	Natural Resources 40 acres (NR 40)

Timing: 9-12 Months

Change in Project Description Required

Change in Project Description Required

Holding Zone as a result of analysis

Requires a Change in Land Use

- Board determined that where an inconsistency is discovered between the General Plan and Zoning (ZOU 17.010.20.D):
 - It constitutes a mapping error, and
 - It is the responsibility of the County to process rezone application

Zone Mapping Completed...(cont.)

Prior to Release of 2nd NOP as a result of 2012 Board Workshops:

- General Plan Table 2-4 revised
- Zoning Map revised
- Zoning Map Incorporated by reference in the Zoning Code section 17.12.20.

“The boundaries of the zones established by this Section shall be shown on the maps designated the “County of El Dorado Zoning Maps,” hereinafter referred to as Zoning Maps. The Zoning Maps shall be adopted by the Board in compliance with applicable law, and are hereby incorporated into this Title by reference as though they were fully set forth herein.”

Zones	GENERAL PLAN LAND USE DESIGNATION AND ZONE CONSISTENCY MATRIX											
	Land Use Designations											
	MFK	HDR	MDR	LDR	RR	AL	NR	C	R&D	I	OS	TR
RJ	•											
R20K		•	Δ									
RIA		•						• ¹				
R2A		•										
R3A			•									
RE (3-10)			•									
CPO			•	•								
CL					• ²							
CM												
CC								•				
CR								•				
CG								•				
I								•				
R&D								•				
LA (10-160)												
PA (10-160)				• ⁴	•				•			
RL (10-160)				• ⁴ *	•	•	•				• ²	
AG (40-160)				• ⁴	•	•	•				• ²	
FR				★	•	•	•				• ²	
TPZ												
RFL												
RFH	•	•	•	•	•	•	•				• ²	★
TC	•	•	•	•	•	•	•					
OS	•	•	•	•	•	•	•				• ²	•

NOTES:

- - Consistent with General Plan Policy.
- Δ - Consistent when combined with the Platted Lands (-PL) Overlay Only
- ★ - Consistent when in a Williamson Act Contract
- ¹ As part of a mixed use project.
- ² RE-10, only.
- ³ With a conservation easement.
- ⁴ LA-10, PA-10 and RL-10 only
- ⁵ When inside a Community Region

Created the “Parcel Inquiry Tool” was made available on line since March 2012

Rezone Summary

*Est. # of Parcels (Polygons) Rezoned	Proposed Rezone From/To
14,500	Current Zoning to Consistency with TRPA Regional/Area Plan
8,000	RE/RA to RE/RL
3,000	Commercial to Commercial or Agriculture to Agriculture
2,600	Road "Slivers"
900	Various
6,000	Various upzones and downzones
2,000	Multi Family to Multi Family; Recreational Facilities (RF) to RF-L and RF-H
37,000	73,000 or 2/3rds of the polygons are not being amended.

*Numbers Rounded

Rezoned for General Plan Consistency

General Plan Land Use Designation	Approximate # of parcels ¹ that were rezoned for General Plan consistency	Total acreage rezoned	% of parcels rezoned that are vacant ³	% of County Total Acreage ²
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%
Total	8,075	71,676		6.298%

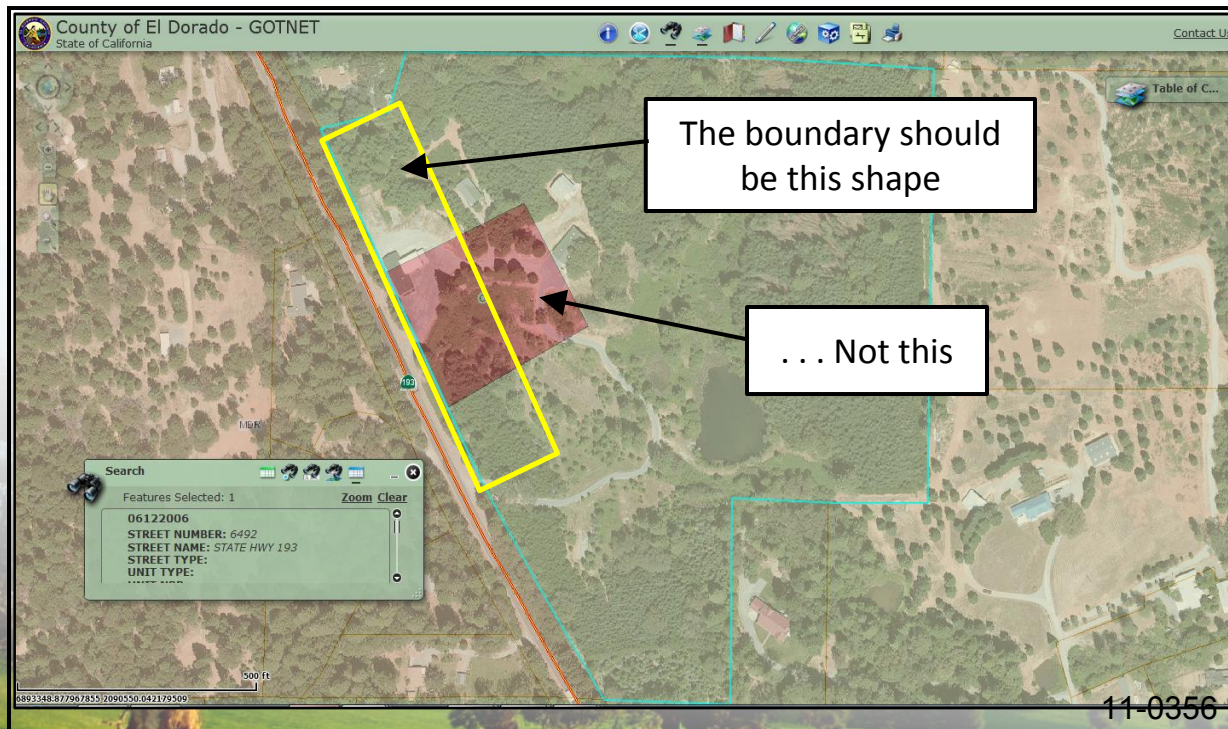
¹ Total parcels /polygons in the County is approximately 110,000, and excludes the Cities of Placerville and South Lake Tahoe.

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

³ % 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 General Plan Designation.

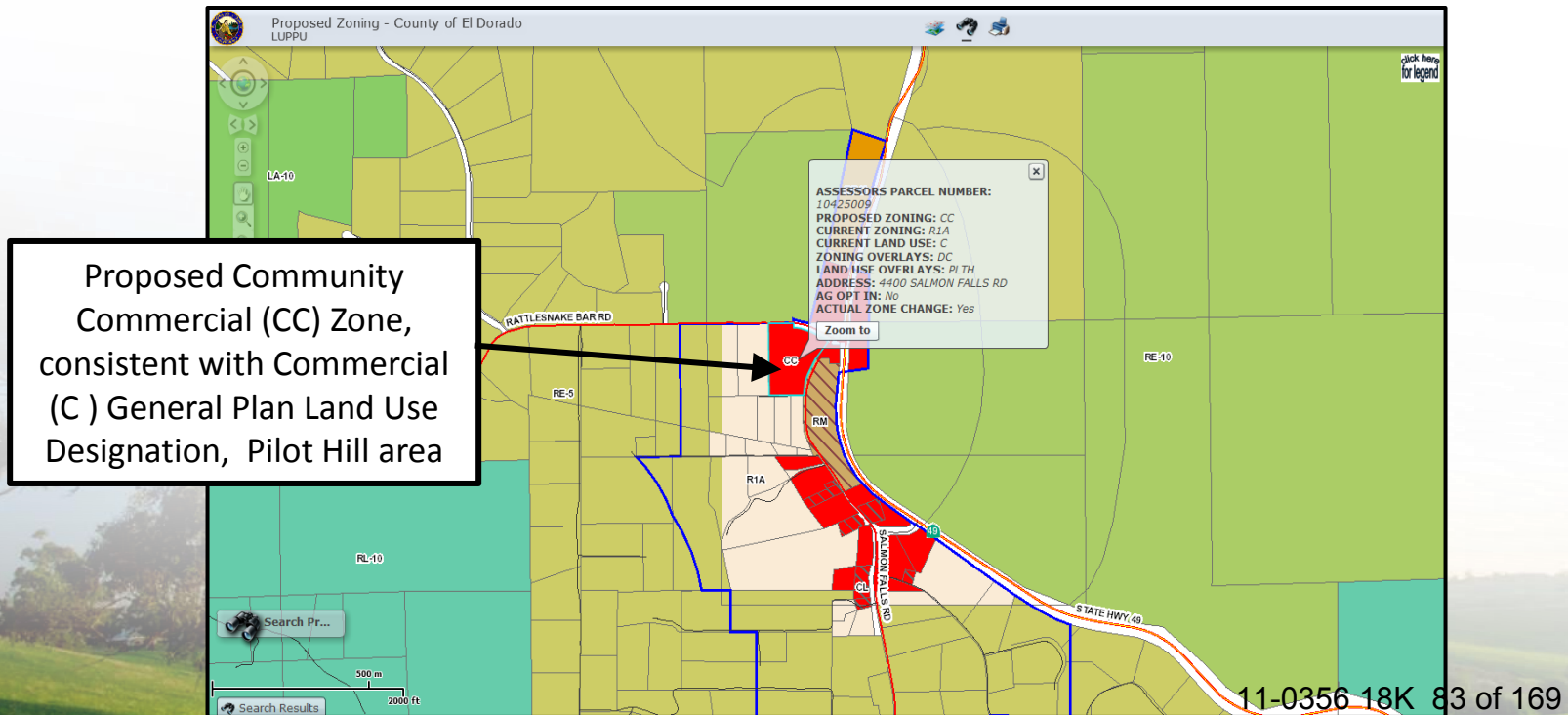
Mapping Process Examples

- 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)



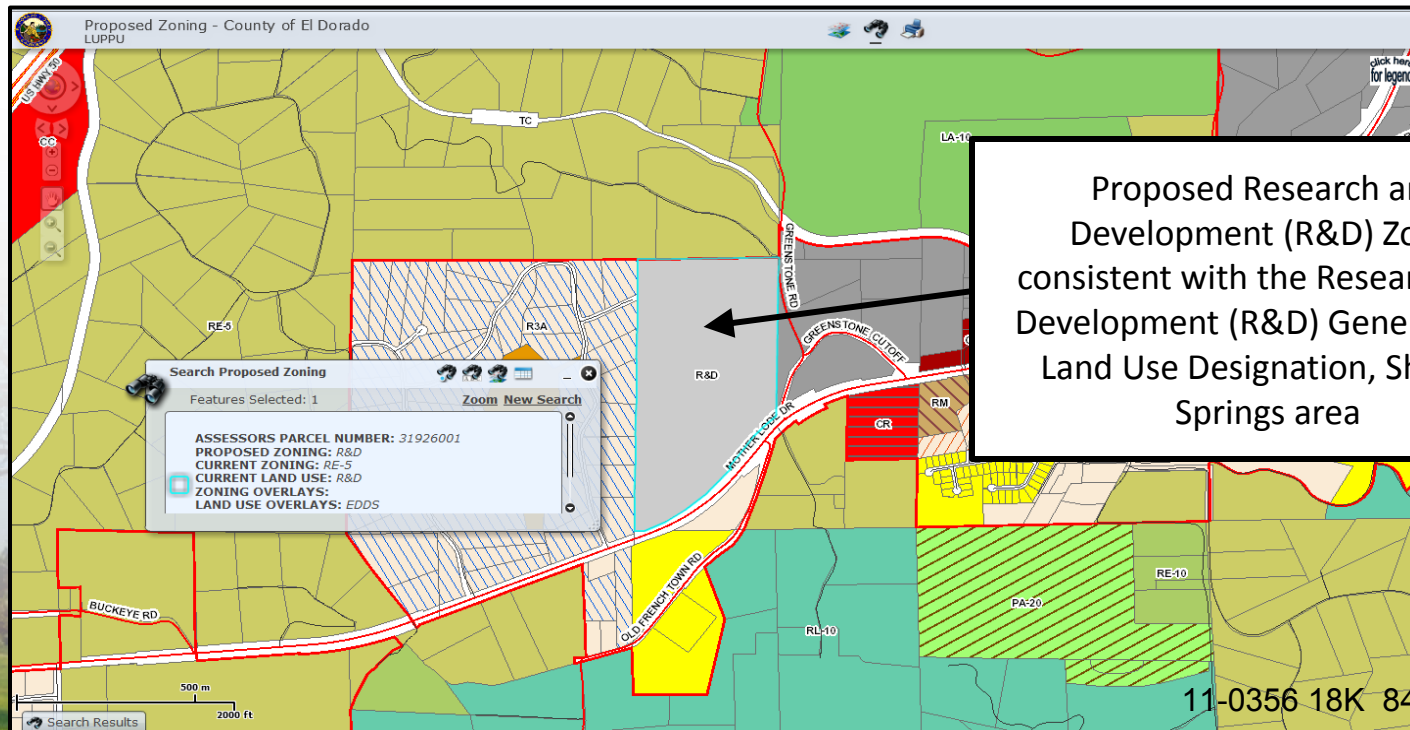
Mapping Process Examples

- Revisions to draft zoning maps for purposes of General Plan Consistency
 - ✓ Example: Residential 1 Acre (R1A) Zone changing to Community Commercial (CC) Zone



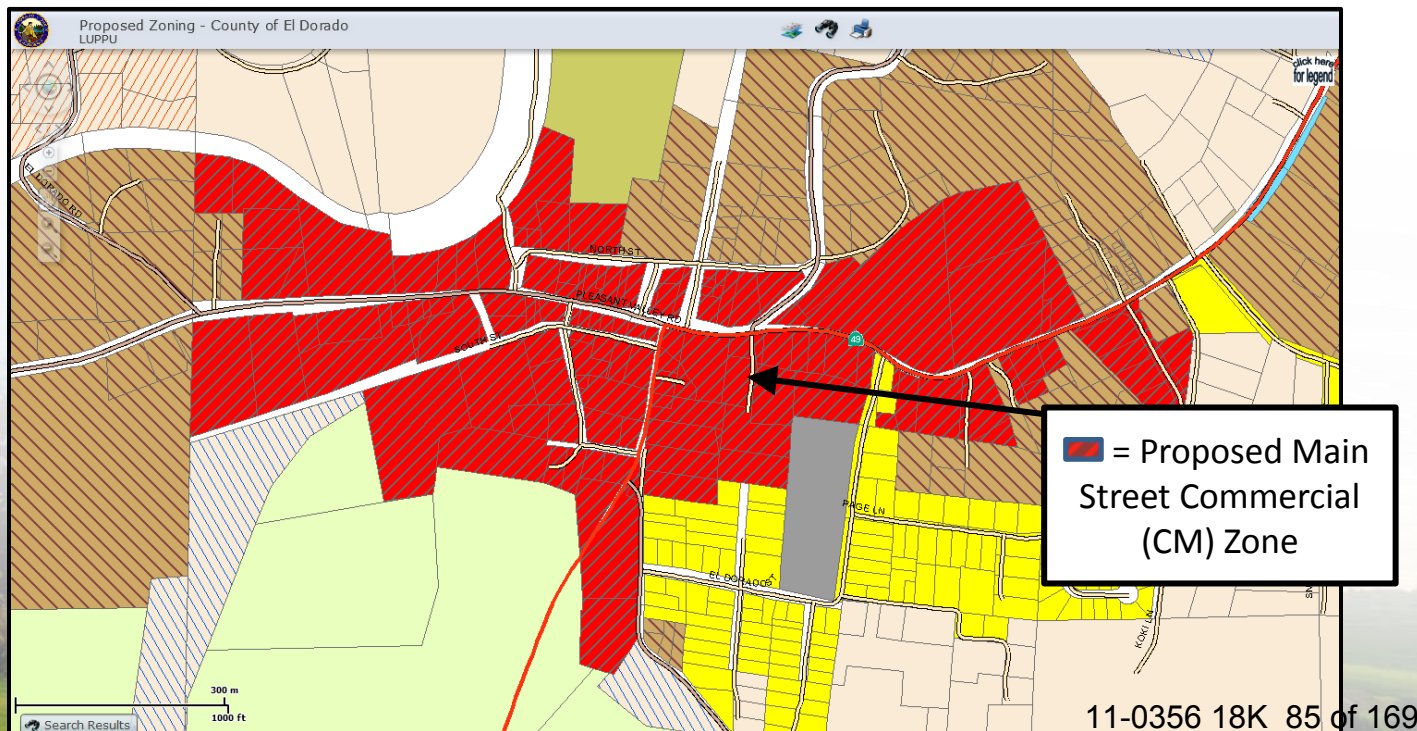
Mapping Process Examples

- Revisions to draft zoning maps for purposes of General Plan Consistency
 - ✓ Example: Residential Estate (RE) Zone changing to Research and Development (R&D) Zone



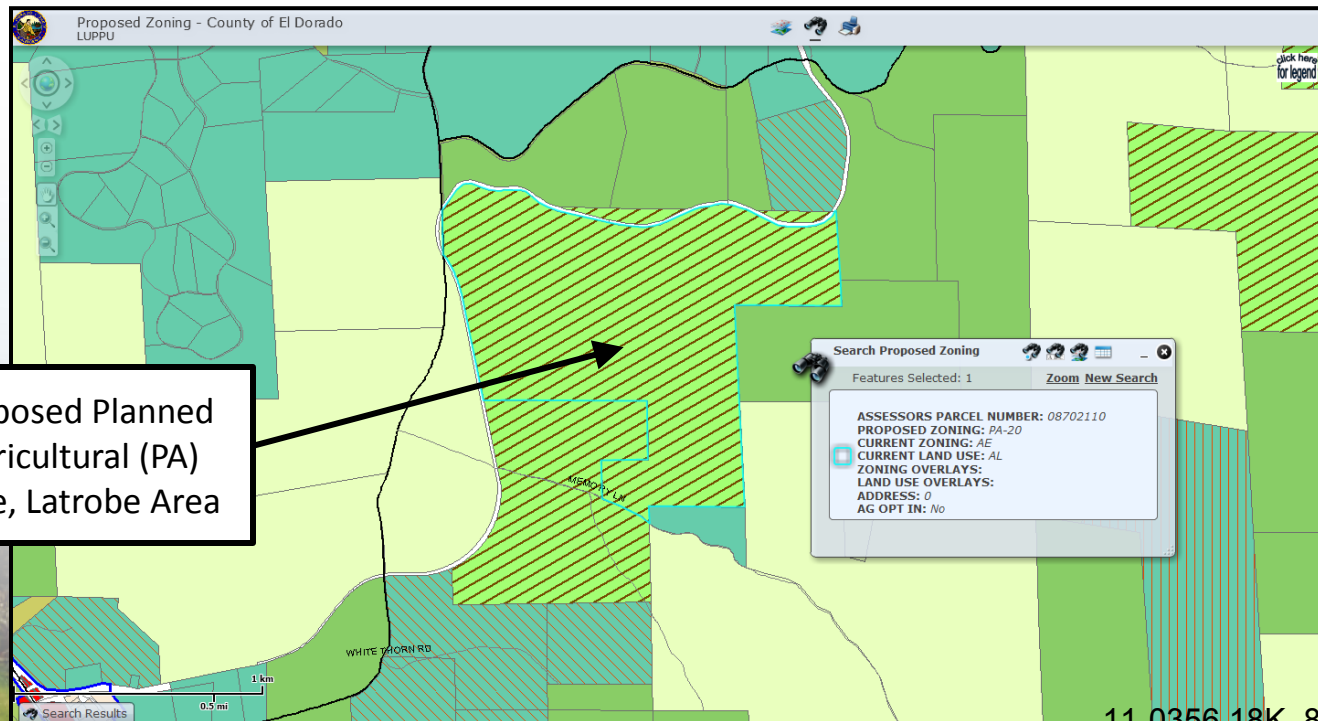
Mapping Process Examples

- New commercial zones created to meet TGPA-ZOU goals and objectives
 - ✓ Example: New Main Street Commercial (CM) Zone in the historic townsite of El Dorado



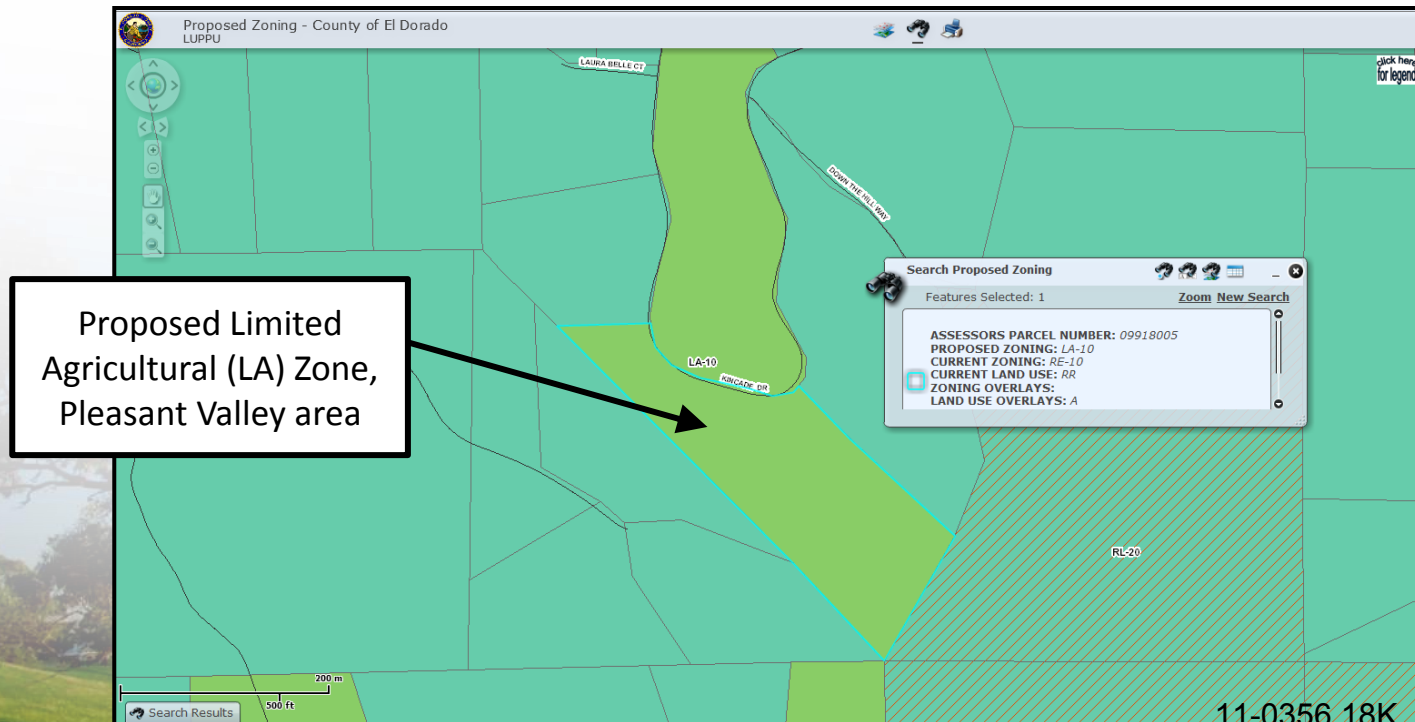
Mapping Process Examples

- Removal of Obsolete/Duplicate Zones
 - ✓ Example: The Exclusive Agricultural (AE) Zone was removed and replaced with the Planned Agricultural (PA) Zone for parcels in Williamson Act Contract



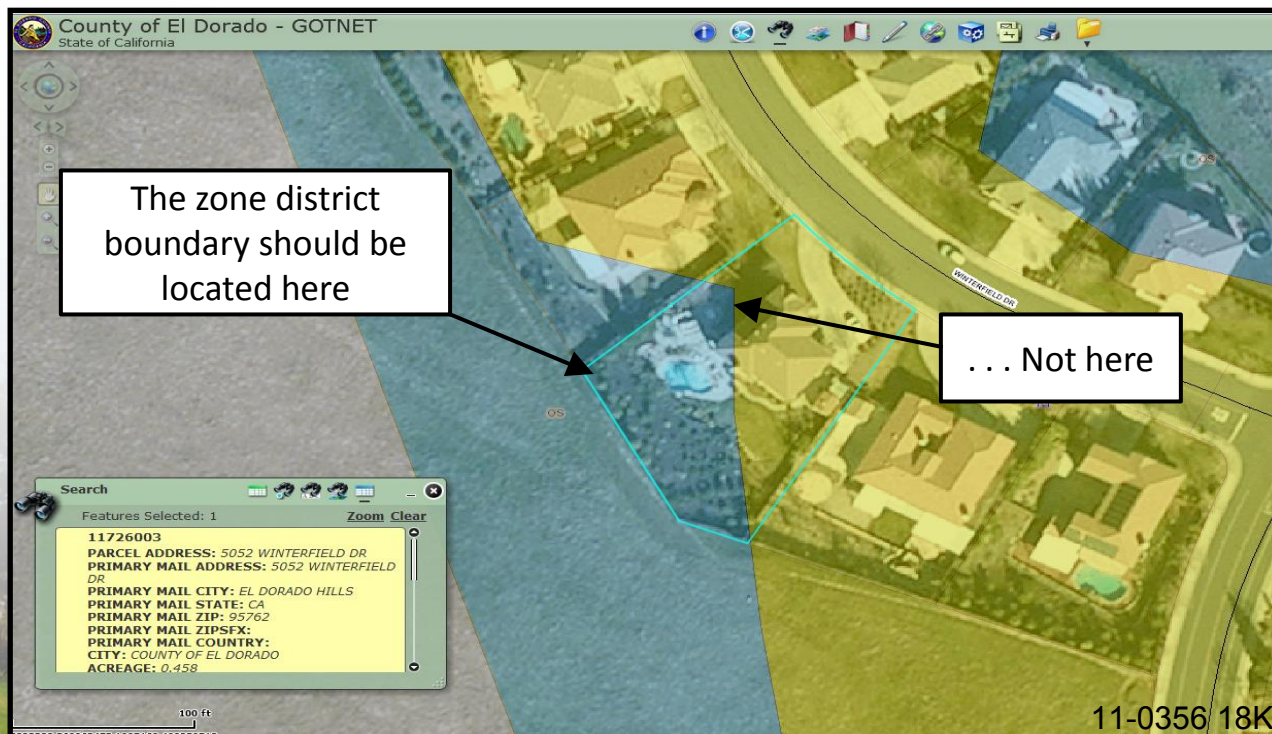
Mapping Process Examples

- Agricultural Zone “Opt-In” Program:
 - ✓ Example: The Residential Estate (RE) Zone is proposed to be rezoned Limited Agricultural (LA) Zone due to parcel owner request.



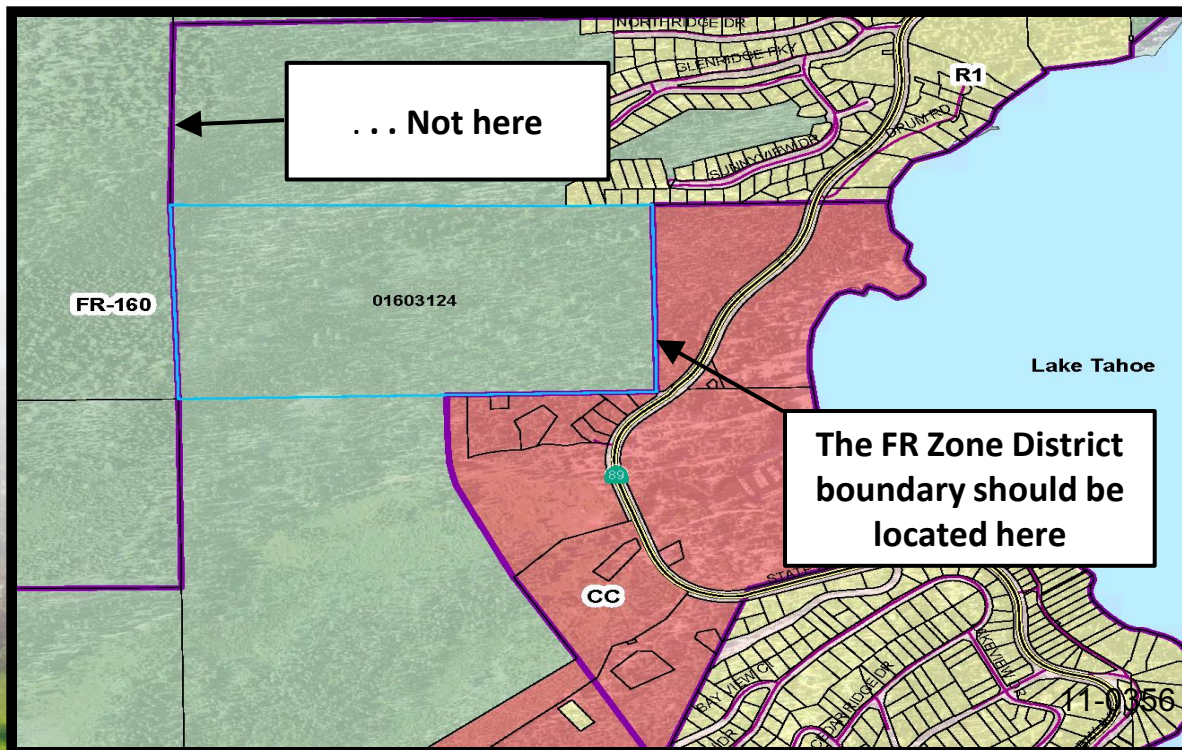
Zoning Ordinance Update Example: Zoning Map “Clean Ups”

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



Zoning Ordinance Update Example: Zoning Map “Clean Ups”

- Corrections of Zoning Map Errors
 - ✓ Example: Realign boundary of the Forest Resource (FR) Zone District for consistency with the TRPA Area Plan, Meeks Bay Area



COMMON PROJECT MISCONCEPTIONS

TGPA-ZOU Common Misconceptions

- ✓ TGPA-ZOU Does Not Include General Plan Land Use changes, except for:
 - ✓ Ag District expansions, Camino/Pollock Pines Community Region amendment and minor map corrections.
- ✓ TGPA-ZOU Does Not create any new parcels or entitle a landowner to 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.
- ✓ TGPA-ZOU Does Not Include the Privately initiated Major General Plan Amendment Residential Projects.
- ✓ TGPA-ZOU Does Not include the comprehensive update to the CIP requiring a revised 20-year forecast per General Plan Policy TC-Xb.
- ✓ TGPA-ZOU Does Not include the addition of, or planning for 33,000 new homes.

TGPA-ZOU Common Misconceptions

- ✓ **Does not remove mitigation requirements identified in 2004 General Plan EIR.**
- ✓ 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. Provides flexibility on Commercial and Multi-Family lands.

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.” *Board deferred until ZOU completed.*

✓ **Does not remove Environmental protections for riparian habitat.**

- ZOU creates 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.

Background: How We Got Here

2008-2010

2011

2011-2012

2012 - Present

• Priority

- Ag District Boundary
- Camino/Pollock CR
- 30% Opens Space
- ZO Update
- Implement 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
- Maintain 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 Travel Demand Model (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 Travel Demand Model (TDM)

• Deferred

- Broad amendments to Land Use Map

TGPA-ZOU



TGPA-ZOU Program EIR

• Priority

- Complete Update to Travel Demand Model (TDM)
- Complete Housing Element update
- Inform the decision
- Involve the public
- Disclose impacts and mitigation

Now!

- **BOARD ACTION**

Environmental Review

Antero Rivasplata, AICP – ICF International

California Environmental Quality Act (CEQA)

Basic Background

- Proposed TGPA, ZOU, and MXD guide are a “Project” under CEQA
- Final Program EIR (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

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

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

Recirculated Draft EIR (RDEIR)

- Changes to the Final PEIR as a result of the RDEIR include:
 - **Minor project changes**
 - Added draft Community Design Standards for the ZOU (landscaping/irrigation, mobile home, outdoor lighting, parking and loading, research and development zone design standards)
 - **Additional environmental analysis**

Energy Use and Conservation

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

Water

- In response to DEIR comments, the RDEIR contains additional analysis of the Project on groundwater and surface water supplies

Mitigation Measures From the Final Program EIR (FEIR):

Recommended Project revisions to reduce impacts include:

- Limit the relaxation of hillside development standards (BIO-1a)
- Revise proposed Zoning Ordinance Chapter 17.34 and Section 17.40.170 [light shielding](AES-4)
- Amend the ZOU to limit the size of proposed Health Resort and Retreat Centers (AG-1a)
- Limit music festivals and concerts (BIO-1c)
- Return event site to pre-event condition (BIO-2)
- Require proposed Ranch Marketing uses to be reviewed for compatibility with adjoining agricultural uses [ZOU Section 17.40.260] prior to adoption (LU-4b)

Mitigation Measures From the FEIR (Cont.):

- Reduce the proposed number of employees allowed by right at home occupations [Table 17.40.160.2] (TRA-2)
- Revise the home occupancy provisions to restrict the use of hazardous materials (LU-5)
- Amend the ZOU to limit Public Utility Service Facilities to minor facilities in the PA, AG and RL zones (AG-1b)
- Amend proposed (ZOU) Table 17.21.020 to restrict incompatible uses from being located in the TPZ zone. (AG-4)
- Implement measures to reduce construction-related exhaust limitations [ZOU Section 17.30.090] (AQ-1)
- Limit the approval of private recreation areas (BIO-1b)
- Extend timeframe of Transportation/Circulation Element Policy TC-Xa (TRA-1)

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 ^a
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) ^b	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-5b: Revise Section 17.40.260, Ranch Marketing, prior to adoption LTS
Home Occupations (Ordinance section 17.40.160) ^c	Land Use	TRA-2: Reduce the Proposed Number of Employees Allowed by Right at Home Occupations SU
	Traffic	TRA-2: Reduce the Proposed Number of Employees Allowed by Right at Home Occupations 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
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

El Dorado County TGPA/ZOU
Partial Recirculated Draft EIR

SCH# 2012052074
4-16

January 2015
KF 00103.12

El Dorado County

Alternatives

Project Component	Significant Impact Area	Mitigation Measure, if any, and Significance After Mitigation ^a
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
Recreational facilities (Chapter 17.25)	Aesthetics	None SU
	Land Use	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

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

^a The significance level reflects the greatest significance for the given impact area.

^b ~~In order for this alternative to meet the project objectives, these~~ These activities would be those requiring a CUP or that are of large scale such as special events and music festivals.

^c ~~These activities would be those requiring a CUP.~~

El Dorado County TGPA/ZOU
Partial Recirculated Draft EIR

SCH# 2012052074
4-17

January 2015
KF 00103.12

*Items with increased impacts from those identified in the 2004 General Plan EIR are highlighted in yellow.

Problematic PC Recommendations

- Revision to MM AG-1a to delete limit on size of Health Resort and Retreat Centers
 - Proposed cross reference to campground and RV park expands potential impact
 - Same with removing limit on size
- Elimination of MM AG-4, potentially allowing general industrial and OHV recreation in TPZs
 - Even with CUP requirement creates the potential for significant impacts

Result of PC Recommendations

- These recommendations change FEIR conclusions:
 - Impact AG-2 (remove substantial areas of agricultural land from production) found less than significant based on Measure AG-1a
 - Impact AG-4 (convert timberland, including lands currently in timber production...) found less than significant based on Measure AG-4
- Changing from “less than significant” to “significant and unavoidable” would trigger EIR recirculation

Findings of Fact and Statement of Overriding Considerations

- Guidelines Section 15091 requires lead agency to make one or more specific findings regarding the disposition of each significant effect identified in the EIR:
 - This includes effects that are less than significant with mitigation
- If there are significant unavoidable effects, Section 15093 requires a statement of overriding considerations to explain reasons for project approval
- The Findings and the Statement must be supported by “substantial evidence”

Draft Findings and Statement of Overriding Consideration – see Legistar

Three Possible EIR Findings

- Project has been changed to avoid or substantially reduce impact magnitude
- or
- Changes to project are within another agency's jurisdiction and such changes have been or should be adopted
- or
- Specific economic, social, legal, technical, or other considerations make mitigation measure or alternative infeasible

Depending on the disposition of the impact, more than one finding may apply

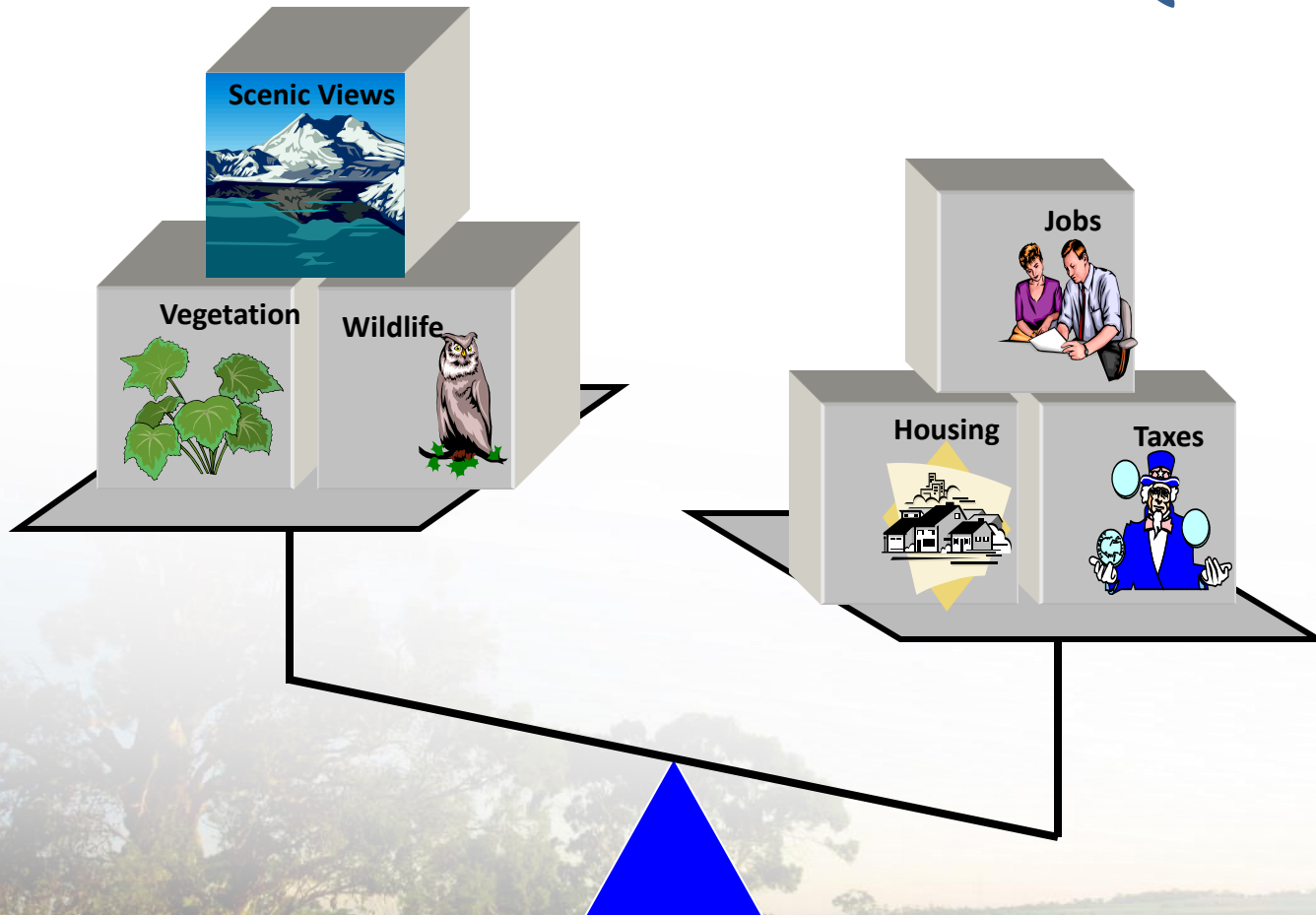
Finding of Infeasibility

- If a mitigation measure identified in the EIR is not adopted with the project, the agency must:
 - Cite the specific reasons it is infeasible, based on substantial evidence
- If an alternative identified in the EIR is not selected, the agency must:
 - Cite the specific reasons why the alternative is infeasible, based on substantial evidence
 - Note: greater expense does not make an alternative economically infeasible; it must be prohibitively more expensive than the project (*Uphold our Heritage v. Town of Woodside* (2007) 147 Cal.App.4th 587)

Statement of Overriding Considerations

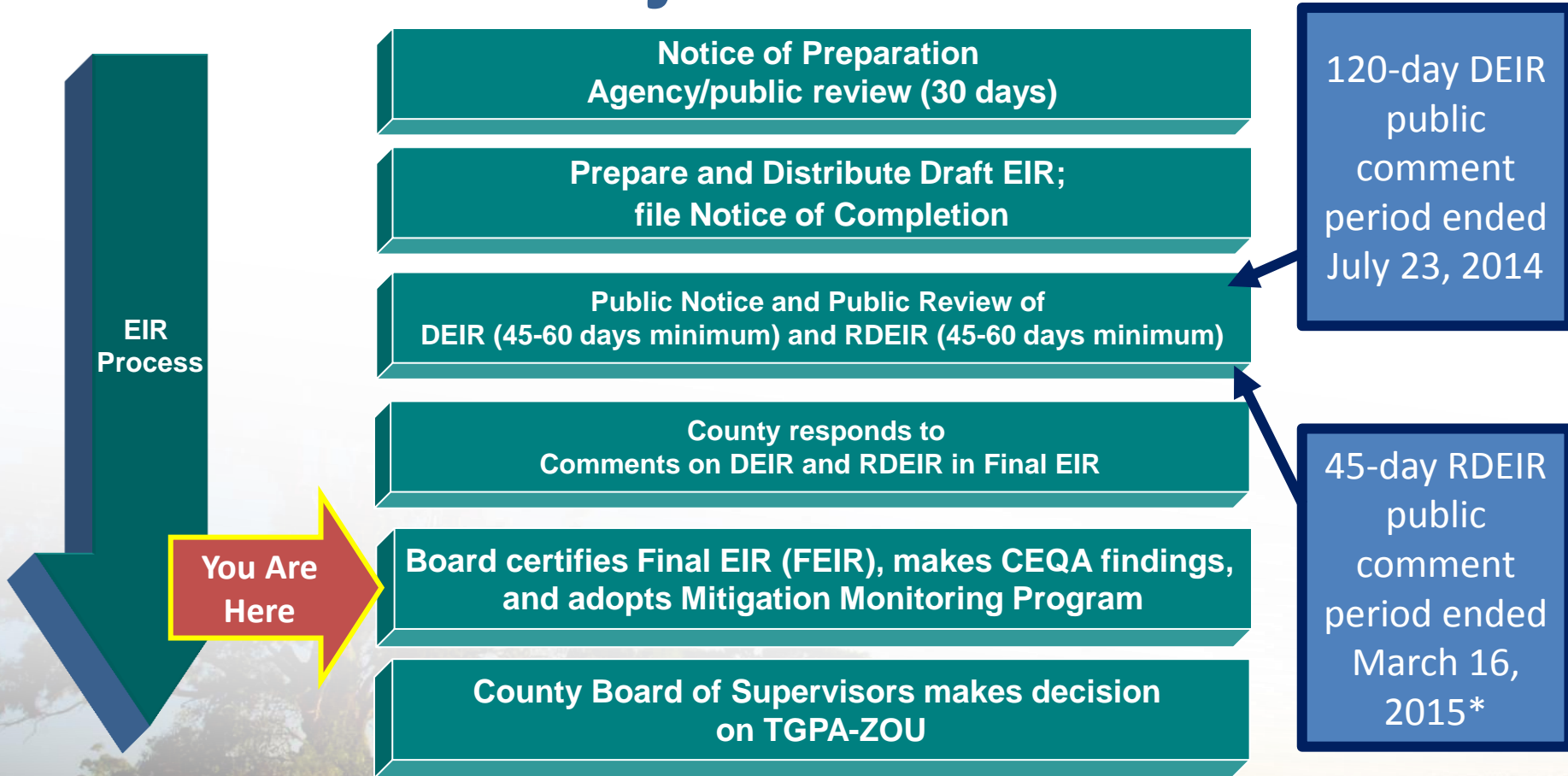
- Used when approving a project with unavoidable significant impacts
- Includes specific, written statement of reasons supporting approval - economic, legal, social, technological, or other benefits
- Must be supported by substantial evidence in the record
- Must be cited in the Notice of Determination

Statement of Overriding Considerations Under CEQA



**Balancing Environmental Damage against Social, Economic,
and Other Factors**

Next Steps for the TGPA-ZOU Project EIR:



CEQA Guidelines Sec. 15082, et seq.

Traffic Analysis Review

Michael Schmitt, AICP CTP, PTP – Kimley Horn and Associates, Inc.

TDM Agenda

- Transportation analysis requirements
- Significance thresholds
- Selecting the right tool
- Travel Demand Model
- Site analysis
- Analysis results
- Observations and outcomes

Transportation analysis requirements

- Prepare analysis to reflect project impact
- Determine potential significant impacts using established significance thresholds
- Determine mitigations and unavoidable Significant impacts
- Provide data for air quality analysis

Significance thresholds

State CEQA Guidelines

- Conflict with congestion management program
- Conflict with measures of effectiveness
- Result in change in air traffic pattern
- Substantially increase hazards
- Result in inadequate emergency access
- Conflict with adopted transit, bicycle or pedestrian plans

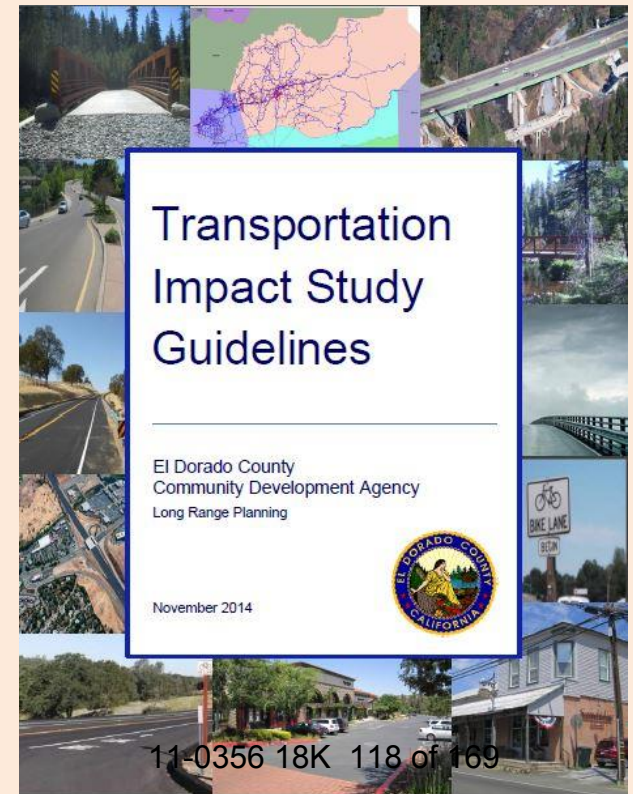
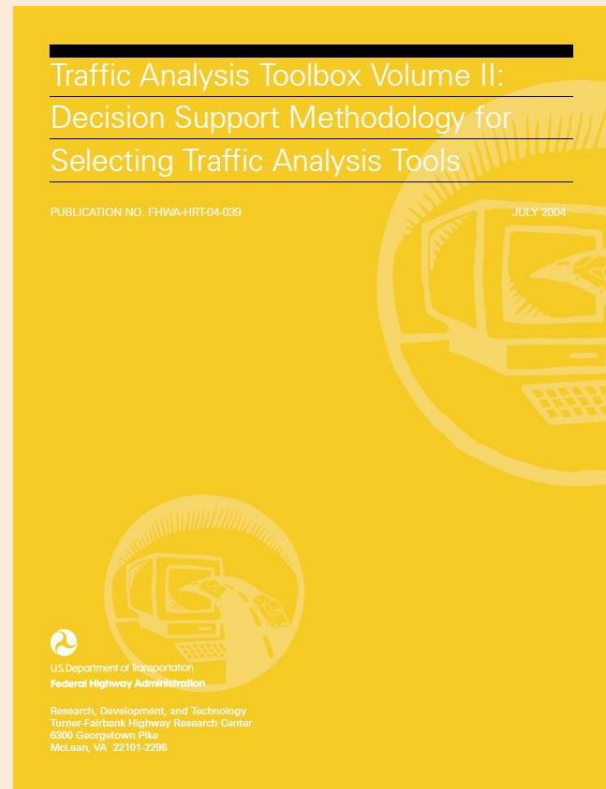
2004 General Plan

- Inconsistencies with LOS policies
- Increase in daily and peak hour traffic
- Short term unacceptable LOS conditions before improvements
- Insufficient transit capacity

Source: El Dorado County TGPA/ZOU Final Program EIR, July 2015

Selecting the right tool

- FHWA Traffic Analysis Toolbox
- Highway Capacity Manual
- Local
- Other



FHWA Traffic Analysis Toolbox

- *. Analytical context (planning, design, or ops)
 1. Geographic scope
 2. Facility types
 3. Travel modes
 4. Traffic management strategies
 5. Traveler responses
 6. Performance measures
 7. Tools/cost-effectiveness

Source: Traffic Analysis Toolbox Volume II: Decision Support Methodology for Selecting Traffic Analysis Tools, FHWA, 2004

*. Analytical context

- **Planning** - short- or long-term studies or other State, regional, or local transportation plans.
- **Design** - approved and funded projects that are going through analysis of the alternatives or preliminary design
- **Operations/Construction** - determine the best approach for optimizing or evaluating *existing* systems.

Source: Traffic Analysis Toolbox Volume II: Decision Support Methodology for Selecting Traffic Analysis Tools, FHWA, 2004

1. Geographic scope

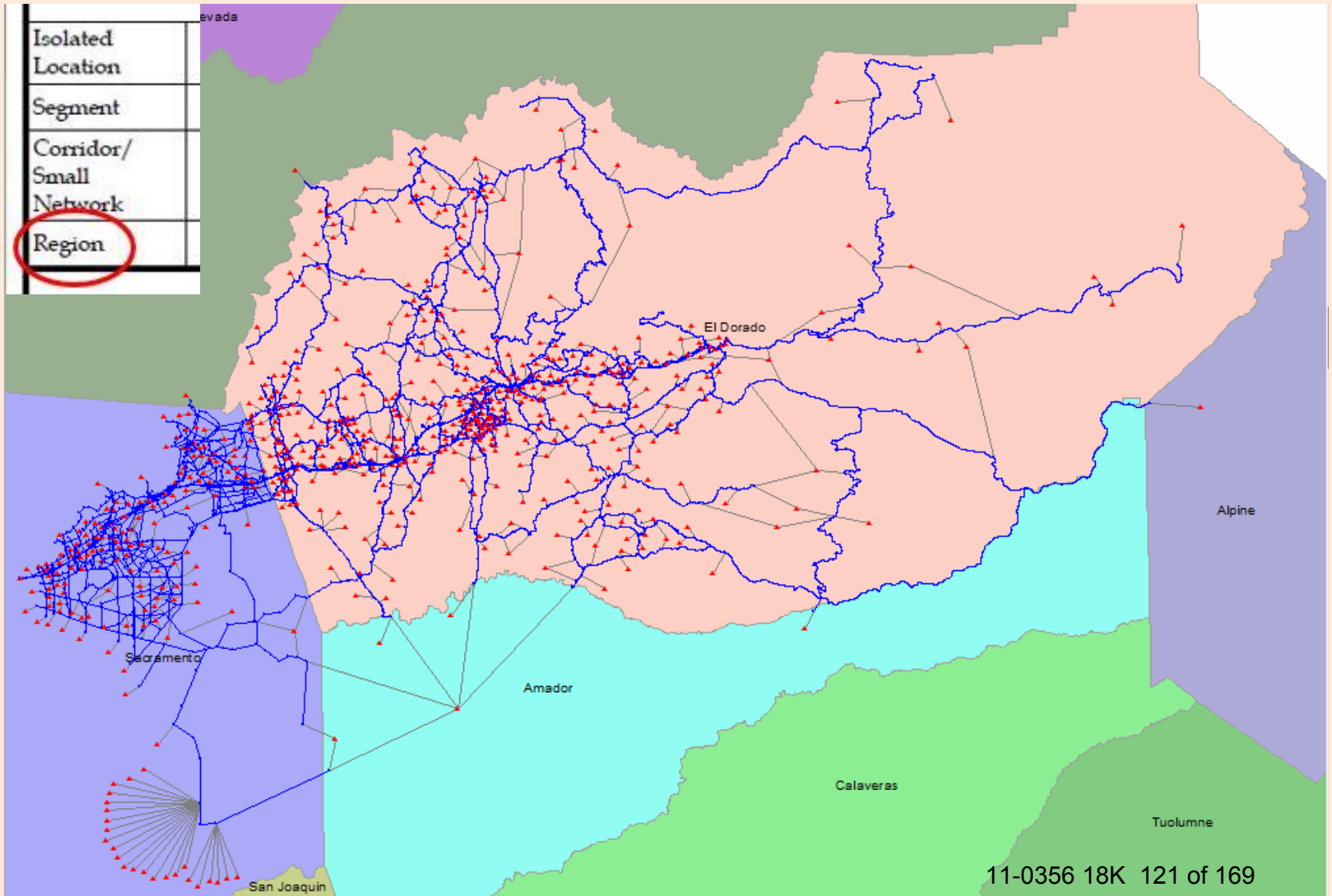


Table 2. Relevance of traffic analysis tool categories with respect to study area/geographic scope.

Analytical Context/ Geographic Scope	Analytical Tools/Methodologies						
	Sketch Planning	Travel Demand Models	Analytical/Deterministic Tools (HCM-Based)	Traffic Optimization	Macroscopic Simulation	Mesoscopic Simulation	Microscopic Simulation
Planning							
Isolated Location	○	○	●	∅	○	○	○
Segment	●	○	● ¹	○	∅	∅	∅
Corridor/ Small Network	∅	●	○	○	∅	∅	∅
Region	∅	●	N/A	N/A	N/A	N/A	N/A
Design							
Isolated Location	N/A	N/A	●	●	●	∅	●
Segment	N/A	○	●	∅	●	●	●
Corridor/ Small Network	N/A	∅	○	○	●	●	●
Region	N/A	∅	N/A	N/A	○	○	∅
Operations/Construction							
Isolated Location	N/A	N/A	●	●	●	∅	●
Segment	∅	○	●	●	●	●	●
Corridor/ Small Network	N/A	∅	○	∅	●	●	●
Region	N/A	∅	N/A	N/A	∅	○	∅

- Notes:
- Specific context is generally addressed by the corresponding analytical tool/methodology.
 - ∅ Some of the analytical tools/methodologies address the specific context and some do not.
 - The particular analytical tool/methodology does not generally address the specific context.
 - N/A The particular methodology is not appropriate for use in addressing the specific context.

¹For linear networks

Remaining considerations

~~*. Analytical context (planning, design, or ops)~~

~~1. Geographic scope~~

2. Facility types – *major roadways*

3. Travel modes – *primarily traffic*

4. Traffic management strategies – *widening/upgrades*

5. Traveler responses – *route/destination changes*

6. Performance measures – *Level of Service, VMT*

7. Tools/cost-effectiveness

Source: Traffic Analysis Toolbox Volume II: Decision Support Methodology for Selecting Traffic Analysis Tools, FHWA, 2004

7. Tools/cost effectiveness

- Travel Demand Model meets analysis needs
- Cost efficient compared to other approaches
- Recognizes limits of assumptions and data
 - Well matched to level of confidence
 - Avoids false sense of accuracy
- Avoids diminishing returns
- Provides data that others need

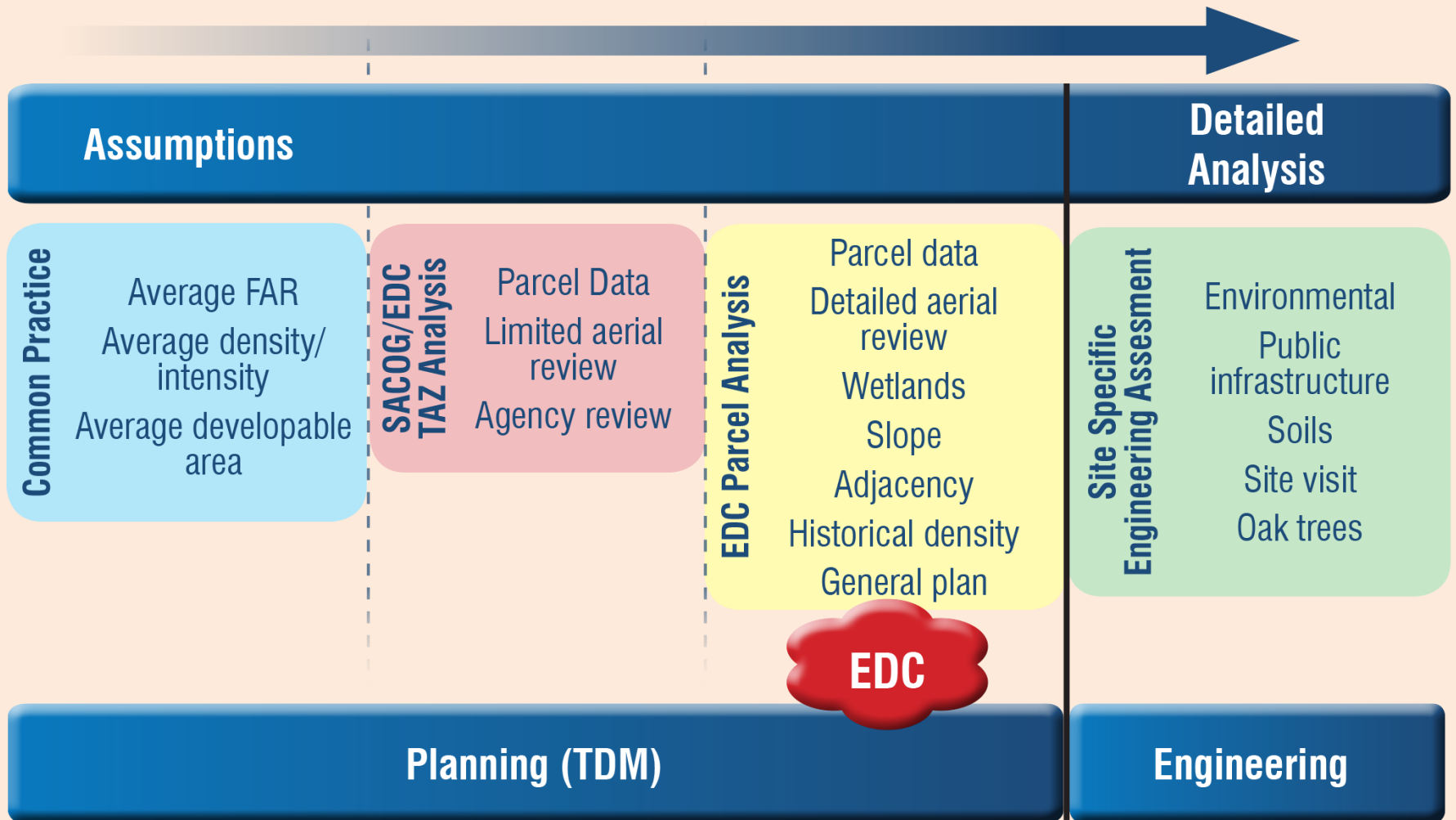
HCM, ITE and planning analysis

- HCM includes the FHWA Toolbox
- HCM recognizes planning applications
- HCM guidance is consistent with EDC methods
- *ITE Traffic Engineering Handbook* supports the use of planning level analysis for large scale or “big picture” projects.

TDM Background

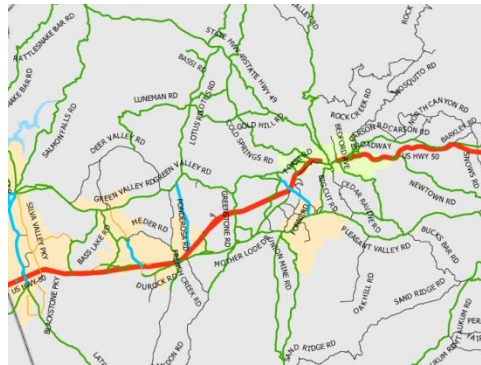
- Prior model version developed in 1998
- New software packages are available
- Planning horizon has changed
- Development patterns changed
- Doesn't maximize the use of GIS
- Interest in greater detail

TDM Land Use

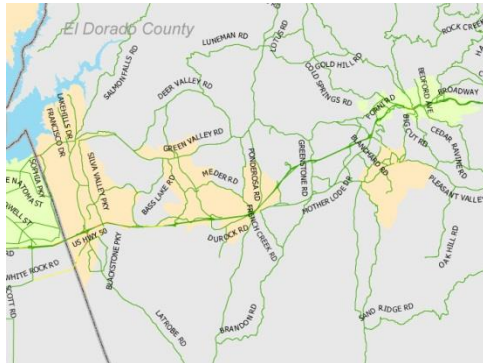




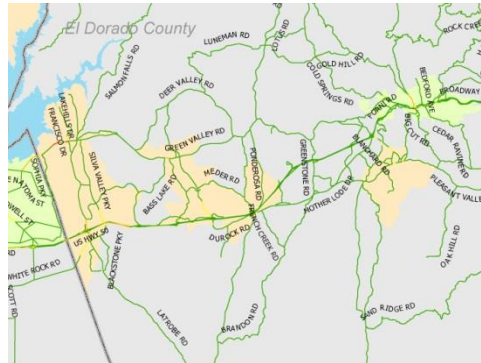
Volume/Capacity



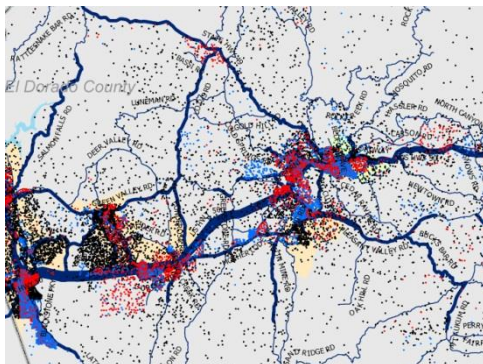
Functional Classification



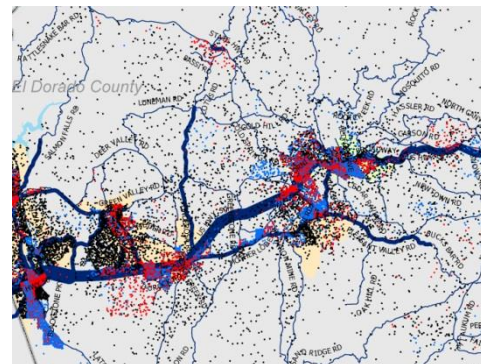
AM Peak Hour Speed



PM Peak Hour Speed



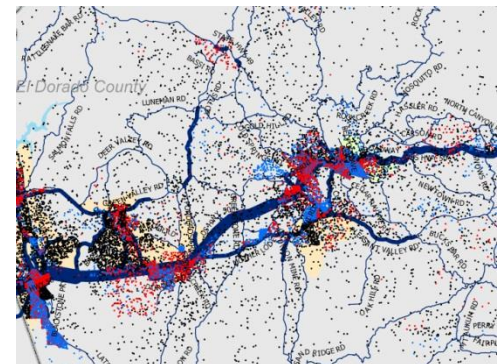
Daily Volume and LU



PM Peak Hour and LU

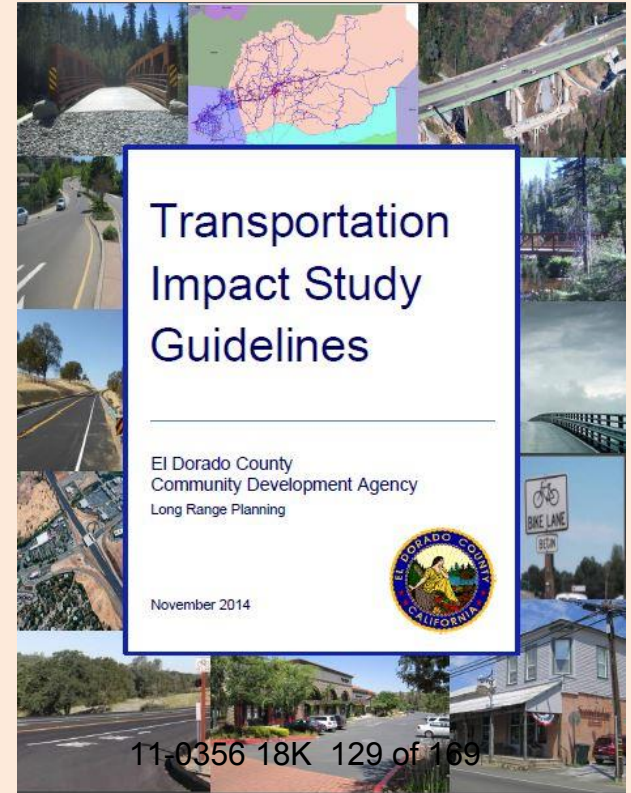
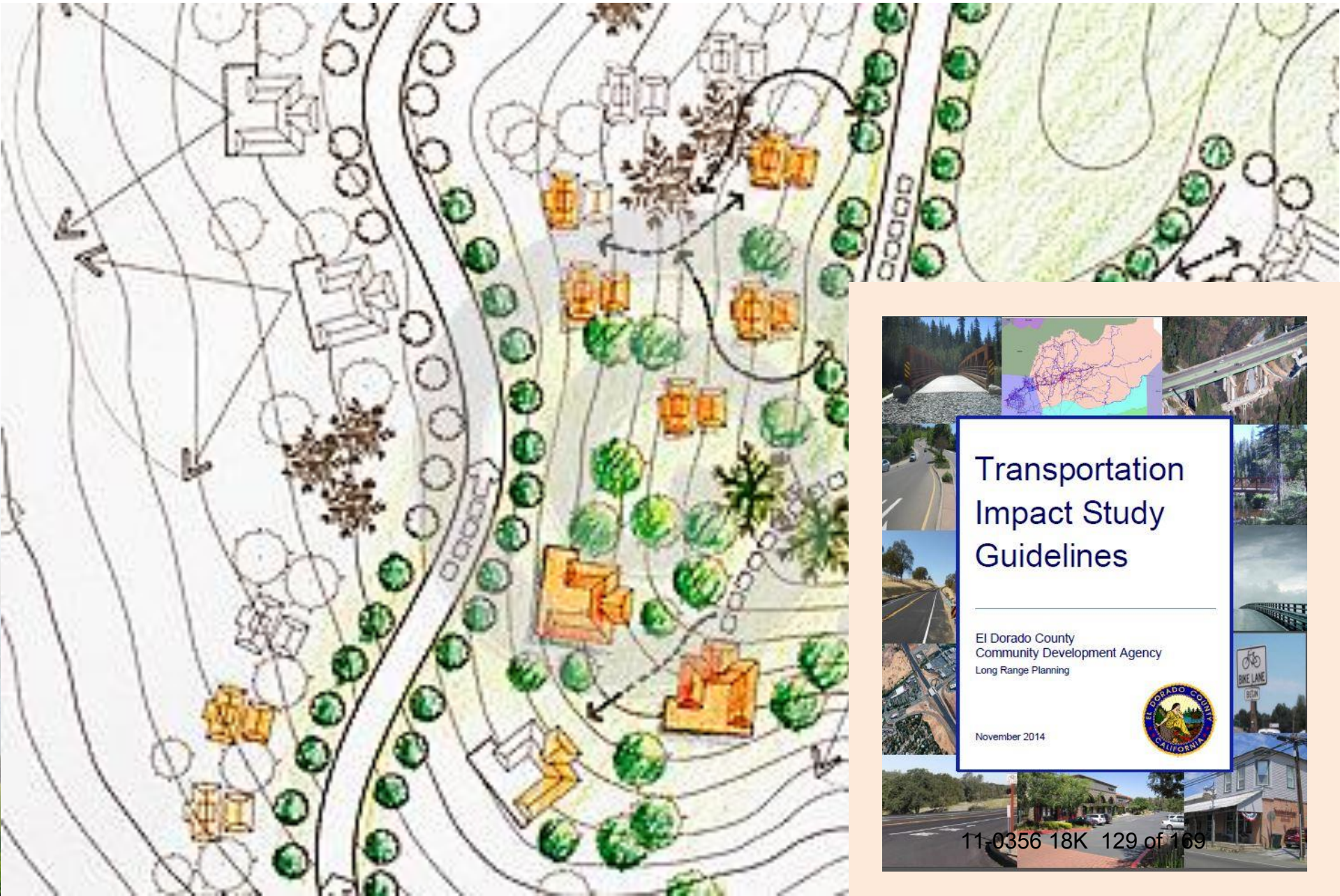
TDM Output Options

- Capacity
- Vehicle Miles Traveled
- Vehicle Hours Traveled
- AM Peak Hour V/C
- PM Peak Hour V/C
- AM Turn Movements
- PM Turn Movements
- Change in volume
- Select Link
- Select Zone
- Dot-Density
- Thematic Mapping
- Other



AM Peak Hour and LU


Site specific analysis



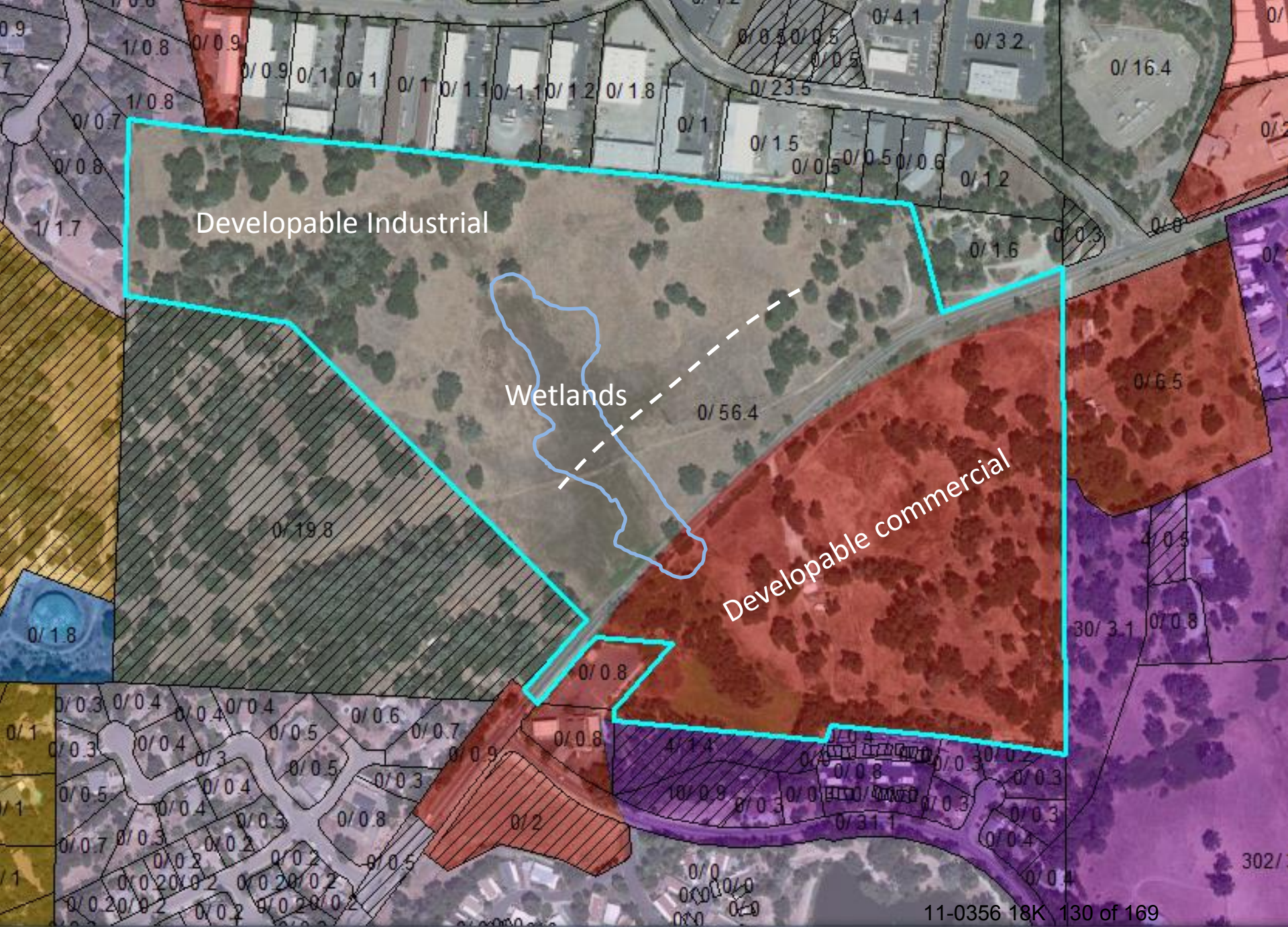
**Transportation
Impact Study
Guidelines**

El Dorado County
Community Development Agency
Long Range Planning

November 2014



11-0356 18K 129 of 169



Developable Industrial

Wetlands

Developable commercial

Table 2. Relevance of traffic analysis tool categories with respect to study area/geographic scope.

Analytical Context/ Geographic Scope	Analytical Tools/Methodologies						
	Sketch Planning	Travel Demand Models	Analytical/ Deterministic Tools (HCM- Based)	Traffic Optimi- zation	Macroscopic Simulation	Mesoscopic Simulation	Microscopic Simulation
Planning							
Isolated Location	○	○	●	∅	○	○	○
Segment	●	○	● ¹	○	∅	∅	∅
Corridor/ Small Network	∅	●	○	○	∅	∅	∅
Region	∅	●	N/A	N/A	N/A	N/A	N/A
Design							
Isolated Location	N/A	N/A	●	●	●	∅	●
Segment	N/A	○	●	∅	●	●	●
Corridor/ Small Network	N/A	∅	○	○	●	●	●
Region	N/A	∅	N/A	N/A	○	○	∅
Operations/Construction							
Isolated Location	N/A	N/A	●	●	●	∅	●
Segment	∅	○	●	●	●	●	●
Corridor/ Small Network	N/A	∅	○	∅	●	●	●
Region	N/A	∅	N/A	N/A	∅	○	∅

- Notes:
- Specific context is generally addressed by the corresponding analytical tool/methodology.
 - ∅ Some of the analytical tools/methodologies address the specific context and some do not.
 - The particular analytical tool/methodology does not generally address the specific context.
 - N/A The particular methodology is not appropriate for use in addressing the specific context.

¹For linear networks

Analysis completed

- Travel Demand Model

1. Study Scenario 1 (2010 Baseline Conditions)—Existing conditions; includes road network in 2010.
2. Study Scenario 2 (Project 2035 Impact)—2035 land use buildout (with road network in 2010) - Project (TGPA/ZOU buildout assumption) with existing CIP/RTP Improvements.
3. Study Scenario 3 (2025 Baseline Conditions)—2010 road network with 2025 CIP/RTP Improvements.
4. Study Scenario 4 (Project 2025 Impact)—2010 road network + Project (TGPA/ZOU buildout assumption) with 2025 CIP/RTP Improvements.
5. Study Scenario 5 (2035 Baseline)—2010 road network with 2035 land use buildout outside of El Dorado County with existing CIP/RTP Improvements.
6. Study Scenario 6 (Cumulative Conditions in 2035)—2035 road network + Project (TGPA/ZOU buildout assumption) with 2035 CIP/RTP Improvements.

- Qualitative analysis

Results – region

Table 3.9-6. Vehicle Miles Traveled Comparison of Study Scenarios

Performance Measure	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6
Households (HH)	55,493	71,442	64,472	64,664	55,493	71,442
Employment	44,468	60,139	53,251	53,251	44,468	60,139
Daily Vehicle Trips	449,734	597,855	536,492	537,531	448,701	603,549
Daily Vehicle Miles Traveled (VMT)	3,660,397	4,729,056	4,336,931	4,334,534	3,868,757	4,831,076
Daily Vehicle Hours Traveled (VHT)	102,854	153,816	114,958	115,134	107,776	133,952
Daily Vehicle Trips per HH	8.10	8.37	8.32	8.31	8.09	8.45
Daily VMT per HH	65.96	66.19	67.27	67.03	69.72	67.62
Daily VHT per HH	1.85	2.15	1.78	1.78	1.94	1.87

Source: El Dorado County TGPA/ZOU Final Program EIR, July 2015

Observations and outcomes

- Does not substantially change land use patterns
- Does not propose site-specific development
- Impacts are not clearly distinguishable from 2004 General Plan
- 2004 General Plan was determined to have significant regional impacts
- Ranch marketing, home occupations, and other ZOU will have impacts
- Project will increase traffic generation for mixed use
- Significant roadway and other impacts published
- Mitigation measures described
- Over time some roadway impacts lessened by RTP, CIP, and TIM Fees

Source: El Dorado County TGPA/ZOU Final Program EIR, July 2015

Impacts

Impact (Shortened Description)	After Mitigation
TRA-1: Conflict with congestion management program	Significant Unavoidable
TRA-2: Conflict with measures of effectiveness	Less than Significant
TRA-3: Result in change in air traffic pattern	No Impact
TRA-4: Substantially increase hazards	No Impact
TRA-5: Result in inadequate emergency access	No Impact
TRA-6: Conflict with adopted transit, bicycle or pedestrian plans	Less than Significant

Public Engagement

Public Engagement: Meetings 2008-2015

- Board discussed the TGPA-ZOU at nearly **90** meetings and provided direction/action more than **40** times
- Planning Commission discussed the Project at nearly **50** meetings
- Ag Commission discussed the Project at **10** meetings
- EDAC/CEDAC discussed the Project at **40** or more meetings
- Community Presentations at least **13** times

This list is not all inclusive and does not include other presentations/meetings (e.g., Commission on Aging, Youth Commission, ED-DS Community Advisory Committee, Cameron Park Design Review Committee) and other meetings with individuals, community groups, etc.

Dedicated Project Webpage

In March 2014, the TGPA-ZOU Project webpage was completely reformatted and updated with detailed project information organized in “accordions”



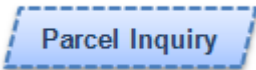
- ▶ Recirculated Partial Draft EIR (RDEIR) January 2015
- ▶ Draft Environmental Impact Report (DEIR) March 2014
- ▶ Targeted General Plan Amendment (TGPA)
- ▶ Zoning Ordinance Update (ZOU)
- ▶ Community Design Standards
- ▶ Background Information
- ▶ Public Outreach
- ▶ Agenda Items
- ▶ Supporting Documents

The project webpage has been frequently updated and GovDelivery Notices sent to subscribers to the Long Range Planning News & Updates (currently approx. 1,300)



Courtesy Copy: El Dorado County Long Range Planning News and Updates Update

01 LRP/34027 TGPA-ZOU x



The project webpage features a “Parcel Inquiry” lookup tool button that links to the Draft Zoning Map to find if a parcel has a proposed zone change.

are subscribed to Long Range Planning News and Updates for El Dorado County. This information has recently been

Targeted General Plan Amendment/Zoning Ordinance (TGPA-ZOU) Update

At the request of the El Dorado County Community Development Agency, the Clerk of the Board has made the TGPA-ZOU Legislar File #11-0356 available for public viewing in advance of official publication of a Board of Supervisors meeting agenda. It is anticipated the Board will begin the Hearing of this matter on November 10, 2015 and invite their discussion to November 12th and 13th as necessary. **The content of this agenda file is subject to change without notice and is being provided for informational purposes only.**

View TGPA/ZOU file #11-0356. [click here](#).

For more information on the TGPA-ZOU project, visit the project [webpage](#).

Public Notification Methods

- **Legal Notices** – published in all major local newspapers
- **Press Releases** – to local media
- **Project Webpage** – with frequent updates
- **Website** – postings to County Home Page News & Hot Topics
- **Social Media** – County’s Facebook & Twitter Feed
- **Email Blasts** – to over 3,000 total GovDelivery subscribers
- **Direct Emails** – to individuals/organizations who expressed interest in the project
- **Flyers** – posted at community gathering places, including Post Offices throughout the County
- **Local Organizations** (e.g., Chambers, Farm Bureau)
- **Direct Mailings** – to nearly 200 interested parties, agencies, Native American Tribal and Military contacts; Ag Opt-In letter/brochure to approx. 3,000 property owners
- **NOP/NOA Postings** – at County Recorder-Clerks Office, by entrances or at public counters in County Buildings A, B and C and at all County public libraries

CALIFORNIA'S OLDEST NEWSPAPER - EST. 1851 Mountain Democrat

County completes first round of outreach meetings

By Chris Daley
Staff writer

April 11, 2012 | Leave Comment

A team of El Dorado County staff wrapped up the first round of community outreach meetings for the Land-Use Policy Programmatic Update project, according to a prepared statement from principal analyst Mike Applegrath in the county's Chief Administrative Office.

The project includes environmental review for targeted amendments to the General Plan and comprehensive zoning ordinance update, a General Plan Housing Element update, and development of a new travel demand model.

County staff conducted a total of six meetings including El Dorado Hills, South Lake Tahoe, Somerset, Cameron Park, Cool and El Dorado. Attendance at the meetings ranged from a single person at the Tahoe meeting to more than 60 in El Dorado Hills.

"Our goal with these initial outreach meetings was to begin equipping the community with information about this project with emphasis on opportunities to participate and provide input" said Kim Kerr, assistant chief administrative officer. "We made a good start, and look forward to expanding the dialogue during the environmental scoping meetings."

The scoping meetings represent the public's first official opportunity to comment on proposed land-use policy changes. The purpose of the scoping meetings is to gather public feedback to help define the project that will be analyzed in an environmental impact report. Scoping meetings are expected to occur in mid- to late April. The scoping period will last 45 days. The EI will take several additional months to complete.

"At the end of the day this whole process is about making El Dorado County a better place to live and work," said Kerr. "The environmental analysis will help inform the Board of Supervisors and the public whether the land use policy changes under review accomplish that goal."

Additional information about the Land Use Policy Programmatic Update is available at edgov.us/LandUseUpdate.

Recent Comments

- Winnick on Fishermen and rafters beware
- Ken Steers on Alabron briefly in court
- Carol on Fishermen and rafters beware
- Ken Steers on My turn: HDUS sponsors bill to stop use of dogs for hunting bears, bobcats
- 1036 Frank on Fishermen and rafters beware
- Underscored Trapper on Fishermen and rafters beware
- Sparky on Alabron briefly in court
- Tonto on Fishermen and rafters beware
- Waiting on Parks, trails plan adopted
- Tonto on Court closes 42 OHV routes

Recent Posts

- School district leases property for cows
- Billingley's Bullets: Vegetable eaters -- beware!
- Lake levels 4-12-12
- Shopping out: Sierra Nevada House blends casual with gourmet
- Cougars Boys Volleyball
- In response to illegal sign article
- Weather stats 4-12-12
- 'Bully' opens Friday
- Hospice is about life, too
- Miwaks? Who are the imposters?

Recent Searches

- todd winkler murder
- Search
- shaww 12010
- highway 50 truck over off
- Friday April 6, 2012



El Dorado County's Agricultural "Opt-In" Program

How do I inform El Dorado County that I want to Opt-in?

There are three ways to respond to let the county know of your preferred zoning. First, complete the form on the reverse of this panel, then:

- Drop off the completed form to the Agriculture Department or Development Services Department.
- Mail the completed form in the enclosed self-addressed envelope.
- Reply via email to the website link at: TGPA-ZOU@edcgov.us.

What if I'm not sure what my zoning is, am confused, or have more questions?

- Check your zoning at http://gemp.edcgov.us/zoning_luppu/
- Contact the El Dorado County staff members shown below.

For More Information Contact:

El Dorado County Agriculture Department
311 Fair Lane, Placerville, CA 95667
Chris Flores @ 530-621-7506
chris.flores@edcgov.us

-OR-

El Dorado County Development
2850 Fairlane Court, Placerville, CA 95667
Shawna Purvines @ 530-621-5362
shawna.purvines@edcgov.us

11-0356 18K 140 of 169

CEQA Public Noticing Requirements for EIRs

Required by CEQA	Completed by County
<ul style="list-style-type: none"> • Notice of Preparation (NOP) of an EIR for 30-day review 	<ul style="list-style-type: none"> ✓ First NOP released 5/25/12 for 45-day review Second NOP released 10/1/12 for 30-day review
<ul style="list-style-type: none"> • Hold one scoping meeting during NOP review period 	<ul style="list-style-type: none"> ✓ 10 scoping meetings in May/June 2012– 2 Board, 1 Planning Commission and 7 communities; Planning Commission held one scoping meeting during 2nd NOP (10/25/12)
<ul style="list-style-type: none"> • Notice of Availability (NOA) of Draft EIR - publish NOA in one newspaper of general circulation in project area, and copies of NOA/EIR at public libraries and agency offices 	<ul style="list-style-type: none"> ✓ Legal Notices published in three newspapers (Mountain Democrat, Georgetown Gazette, and Tahoe Tribune); NOA and DEIR copies at all six county libraries & at Bldg C Public Counter; Press Release to local media; Posted on County website and project webpage & GovDelivery email notices to over 3,000 subscribers; NOA mailed to 200 interested parties and to Native American Tribal and Military contacts
<ul style="list-style-type: none"> • Draft EIR review period at least 45 days (<i>Optional comment meeting</i>) 	<ul style="list-style-type: none"> ✓ DEIR released 3/24/14 for 120-day review period (75 days longer than CEQA required); “Optional” Comment meeting held 7/10/15 with Planning Commission; 8 public meetings held - PC Hearing (7 days in Aug) and one Ag Commission meeting (8/13) following DEIR but prior to RDEIR
<ul style="list-style-type: none"> • NOA of Recirculated DEIR for 45-day review (<i>Optional comment meeting</i>) 	<ul style="list-style-type: none"> ✓ RDEIR released 1/29/15 for 45-day review period; “Optional” Comment meeting held 3/5/15 at 6:30pm in Bldg C lobby
<ul style="list-style-type: none"> • RDEIR – Notify DEIR commenters 	<ul style="list-style-type: none"> ✓ Email notifications sent to commenters who provided email addresses; Mailed copy of RDEIR NOA to other commenters
<ul style="list-style-type: none"> • Final EIR – Prepare written responses to comments on DEIR 	<ul style="list-style-type: none"> ✓ FEIR released 8/6/15; response to comments included in FEIR Chapter 9

Public Engagement Process/Timeline

During eight-year period (2008-2015), nearly **200** publicly noticed meetings were held in which the Project was discussed.



Project Hearing Schedule

- NOVEMBER 10, 2015 Morning Session
 - Focus Project Background and Process

- NOVEMBER 10 Afternoon Session
 - Focus on Rural Areas – Natural Resources, Agriculture, Rural Lands

- NOVEMBER 12 Morning Session
 - Focus on Community Site Design – General Plan Policy and Ordinance.
 - Other General Edits/Clean-Ups

- NOVEMBER 12 Afternoon Session
 - Focus on Community Regions

- NOVEMBER 13 (reserved ALL DAY)
 - Board Certifies EIR
 - Board acts on TGPA-ZOU

Public Comments

END OF MORNING SESSION

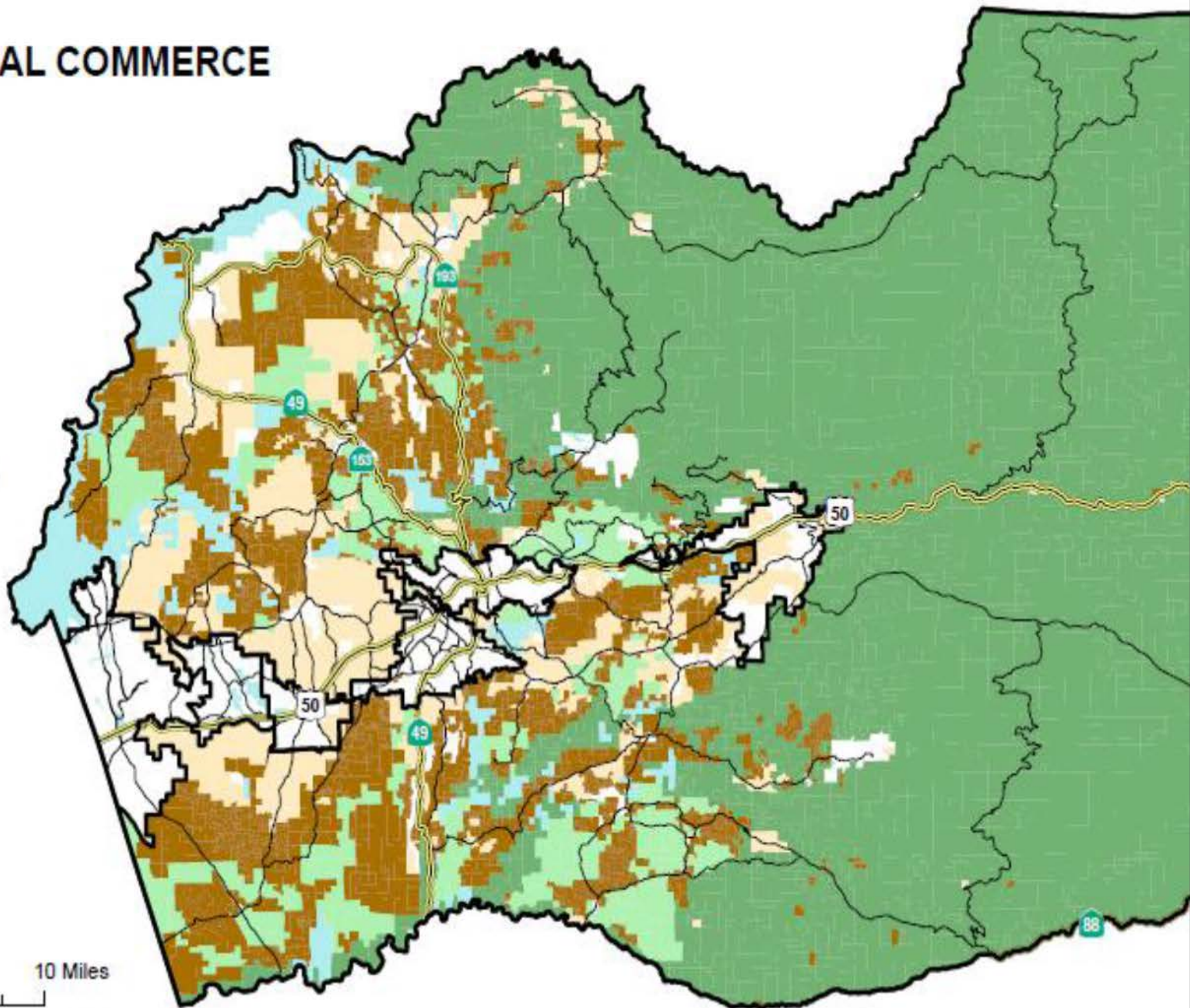
Natural Resources, Agriculture and Rural Lands

Natural Resources, Agriculture and Rural Lands

- Dam Failure Inundation and Ag Opt-in
- Ag District Boundary Amendment
- Rural Commerce and Recreation (e.g. commercial/industrial in rural region, flexibility for Ag Support Services and Visitor Serving Uses, Ranch marketing on commercial grazing land, and expanding allowable uses through Ranch marketing, Home Occupation, Ag Support services and Wineries)
- Expanded uses in TPZ
- Zone Mapping Criteria related to Natural Resources, Agriculture and Rural Lands

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)

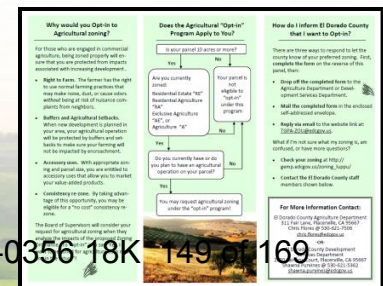
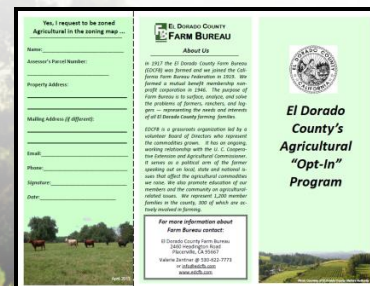
Items Recommended for Removal

- **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.

Changes to Draft Zoning Maps:

- Agricultural Zoning “Opt-In” Program:
 - The obsolete Agricultural (A) and Residential Agricultural (RA) zones were removed and replaced with other compatible zones consistent with the General Plan Land Use Maps.
 - Parcels currently carrying those zones will be changed to either the new Rural Lands (RL) zone, the new Limited Agricultural (LA) zone, or the new Forest Resource (FR) zone, depending on each parcel’s General Plan Land Use Designation.
 - Parcel owners with the A or RA zone, and some parcels with the Residential Estate (RE) zone within Agricultural Districts, were given the opportunity to “opt in” to agricultural zoning, in order to keep Right to Farm and buffering protections.



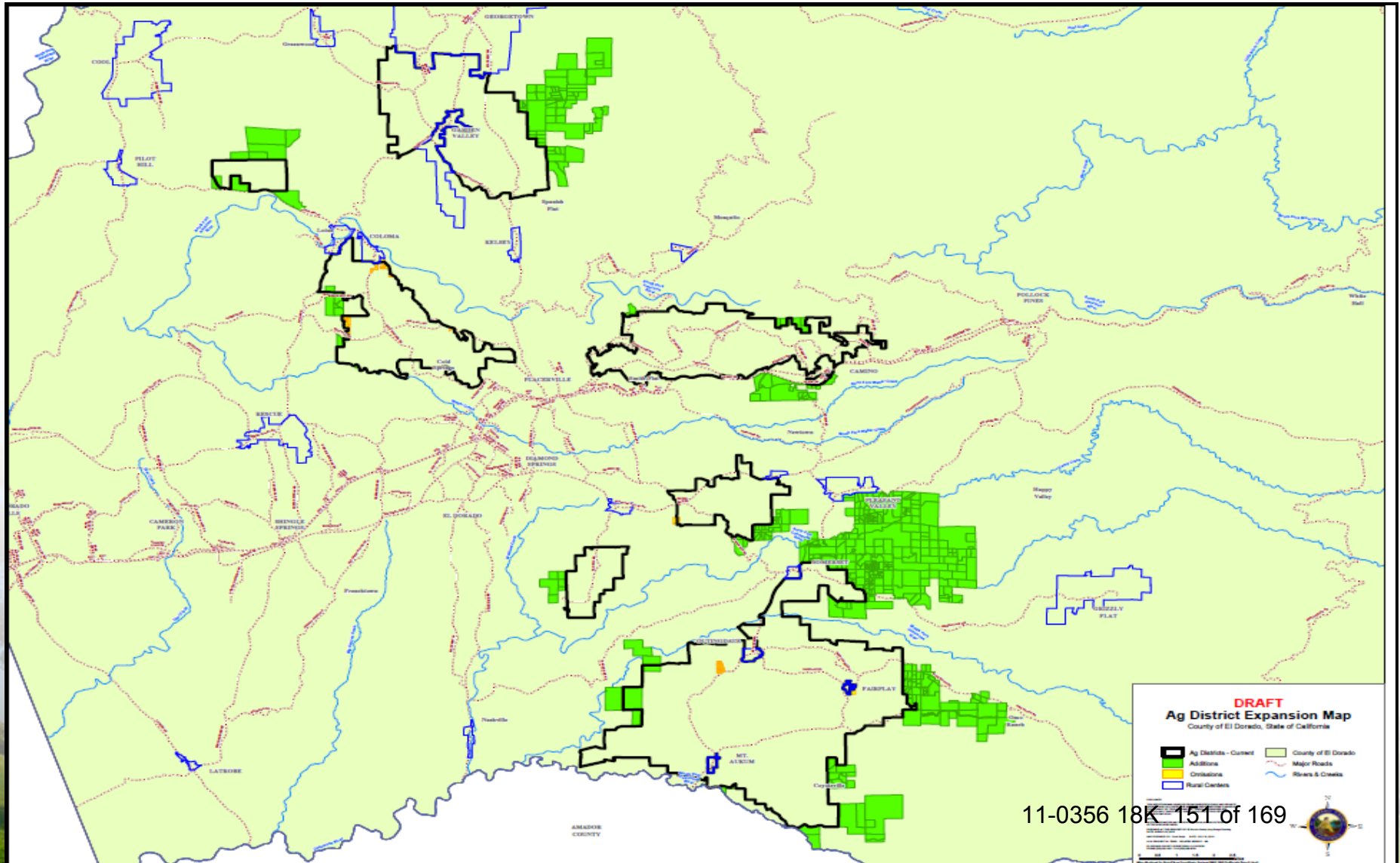
11-0356-18K 149 of 169

Agricultural District Boundary Expansion

ROI 013-2011

- Fulfills GP Implementation Measure AF-J
- Project Adds approximately 480 parcels = 17,000 acres to the Agricultural Districts (approximately 26% growth)
- Total acres in Agricultural Districts as a result of the Project = Over 66,000 acres
- All parcels meet the suitability review consistent with GP Policies 8.1.1.1, 8.1.1.2, 8.1.1.3, and 8.1.1.4

ROI 013-2011: Agricultural District Boundary Expansion



Right to Farm

- Right to Farm (RTF) currently applicable to Ag zones (A, AE, AP, PA,SA, and sometimes RA).
 - Represent about 7,000 parcels and 583,000 acres.
- Proposed RTF applies to Ag Zones (AG, FR, LA, PA, or TPZ).
 - Represent about 6,600 parcels and 742,000 acres; an increase of about 159,000 acres.
- In addition, proposed RTF extends protections to all lands inside Ag Districts including the additional 17,000 acres (even if non-ag zoned) and all AL lands outside of Ag Districts.

Rural Region Commercial & Industrial Uses

- Targeted General Plan Amendments:
 - Allows for commercial or industrial uses in the rural region with a GPA and Rezone
 - Adds flexibility for Ag Support Services and Visitor Serving Uses
 - Allows Ranch Marketing on commercial grazing land
- Zoning Ordinance Update:
 - Expands allowable uses through Ranch Marketing, Home Occupations, Ag Support Services, and Wineries

Home Occupation Ordinance (HOO)

✓ The Board desired to consider an (expanded) “range of intensities for home occupations, based on the size and zoning of parcels, addressing the use of accessory structures, customers and employees” (ROI 183-2011 Item No. 10)


ZOU Options for Employees:

Table 17.40.160.2 – Home Occupation Employee Limits

	RM	R1	R20K	R1A/ R2A	R3A	RE	Rural Lands, Agricultural and Resource Zones
<1 acres	1	1	1	1	1	1	1
1-5 acres	1	1	2	2	2	2	4
> 5 but less than 10 acres	1	1	2	2	4	4	7
> 10 acres	1	1	2	2	4	7	10

Home Occupation Ordinance –HOO
ROI ZO ok – Range of Analysis

<p><u>Draft ZO</u></p> <ul style="list-style-type: none"> • No employees • Banned Occupations (all food, no truck over 1 ton) • Limited to primary residence • No customers • CUP 	<p><u>Expanded Scope</u></p> <ul style="list-style-type: none"> • Employees based on Graduated Standards (parcel size, use, traffic) • Structures / standards • Customers by graduated standard RL 10 and up • Retail Sales - standards • <u>Standards vs. CUP</u>
--	---



12-0837 K 25 of 49

ZOU Options to Expand:

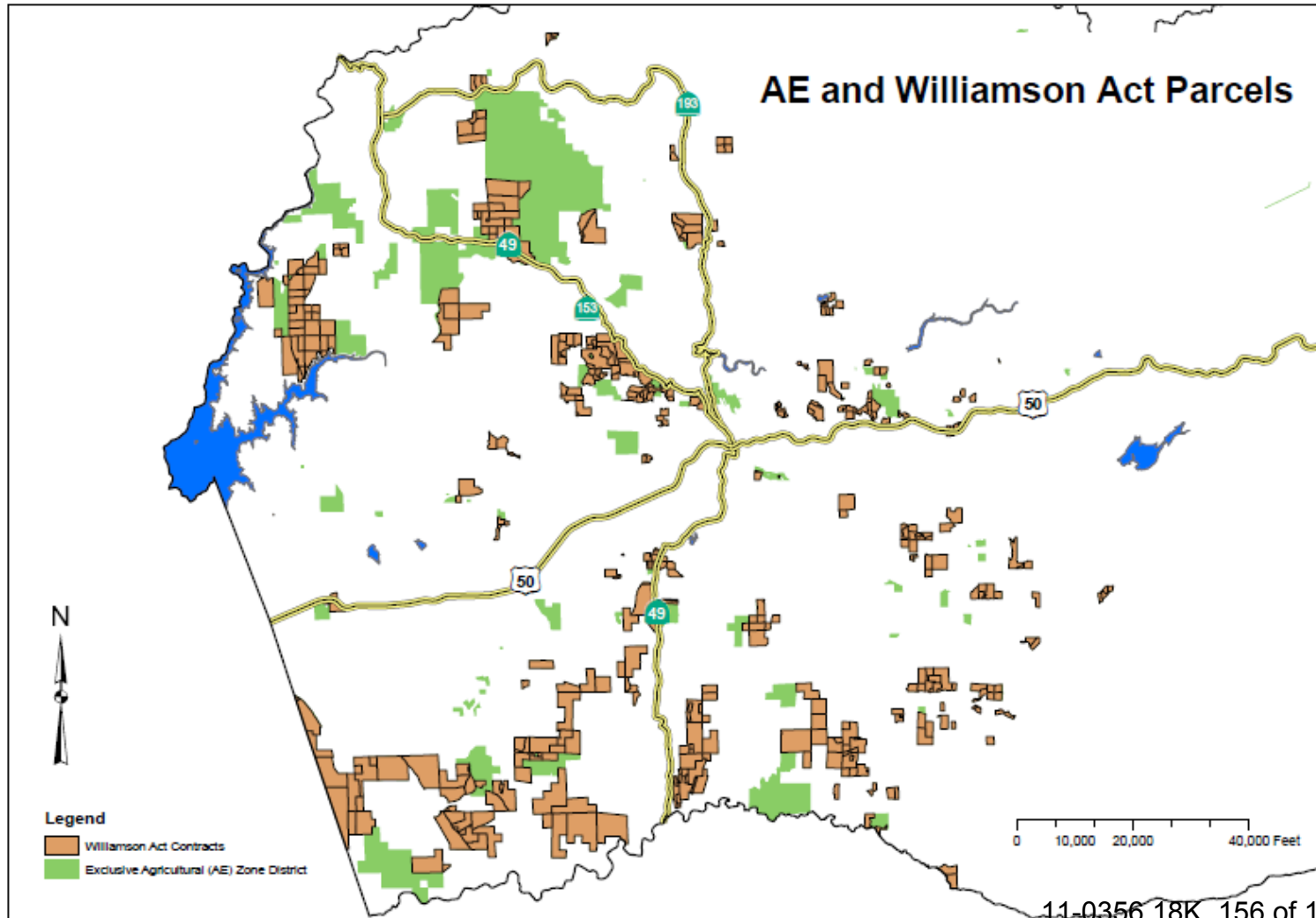
- Structures/Home Offices:
- On-Site Customers
- (Limited) Retail Sales
- (Limited) commercial vehicles and deliveries
- (Limited) storage of goods

➤ Program EIR recommends reduce the number of employees allowed by right (EIR Mitigation Measure TRA-2)

Rural Recreational Uses

- Zoning Ordinance Update:
 - Health Resort & Retreat Centers allowed on PA, AG, RL, FR with approval of a CUP
 - Provisions for Ag and Timber Resource Lodging, Guest Ranches and Agricultural Homestays
 - Flexible Zoning for Williamson Act Parcels
 - Uses proposed in TPZ with approval of a CUP include Health Resort & Retreat Centers, Bed & Breakfast Inns, ORV recreation areas, marinas for non-motorized craft, campgrounds, ski areas, snow play areas, commercial stables, trail head parking & staging areas.

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



Ranch Marketing & Ag and Timber Resource Lodging (Mitigation Measures)

- 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)

Health Resort & Retreat Centers (Mitigation Measures)

- AG-1a: Places size limits on Health Resort & Retreat Centers, similar to Bed & Breakfast Inns, for this use located on PA, AG, RL, FR and TPZ zones (LTS)

General Industrial Uses & Ski Resorts (Mitigation Measures)

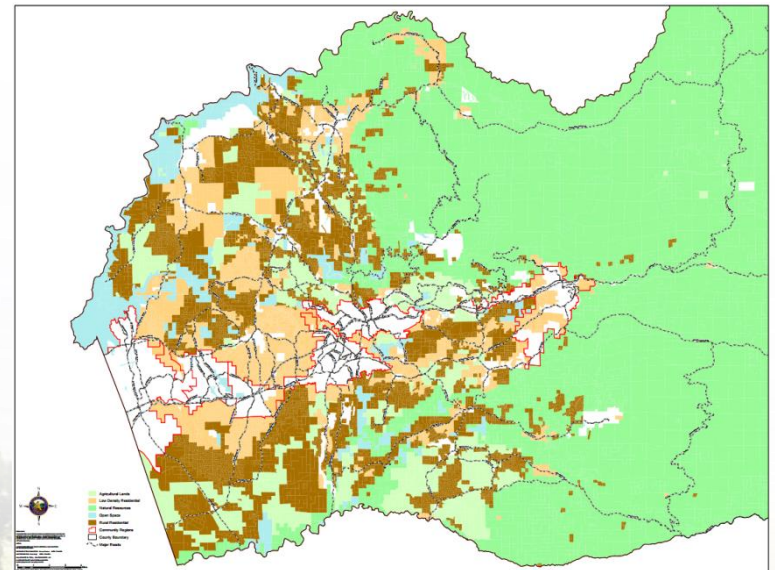
- AG-4: Amend use matrix in ZOU to remove General Industrial uses, off-highway or off-road vehicle recreation areas and ski areas from the TPZ zone (LTS)

Public Utility Service Facilities (Mitigation Measures)

- AG-1b: Amend the ZOU to limit Public Utility Service Facilities to minor facilities in the PA, AG, and RL zones
- AG-4: Amend the ZOU to remove Public Utility Service Facilities, Intensive from the TPZ zone

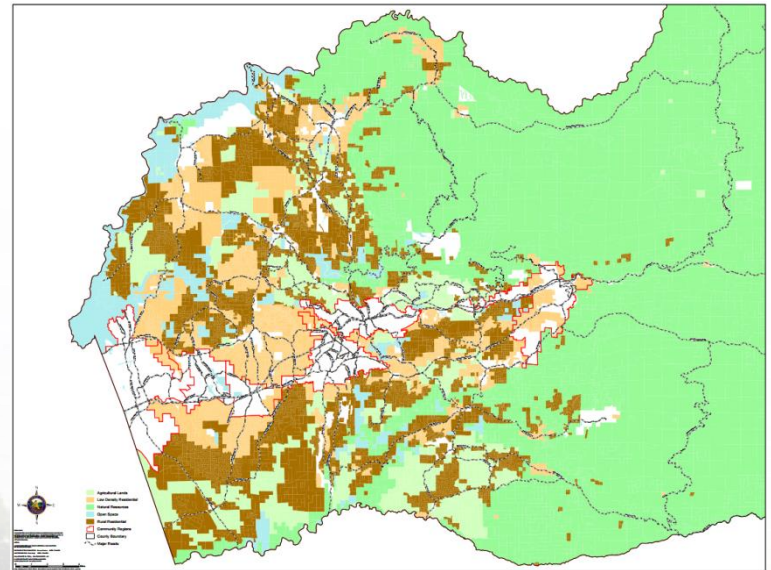
Changes to Draft Zoning Maps:

- Zones (non commercial) that were added to ensure consistency with the General Plan, State and federal laws:
 - Rural Lands (RL)
 - Forest Resource (FR)
 - Agricultural Grazing (AG)
 - Limited Agriculture (LA)
 - Industrial Light (IL)
 - Industrial Heavy (IH)
 - Recreation Facility—Low (RFL)
 - Recreation Facility—High (RFH)



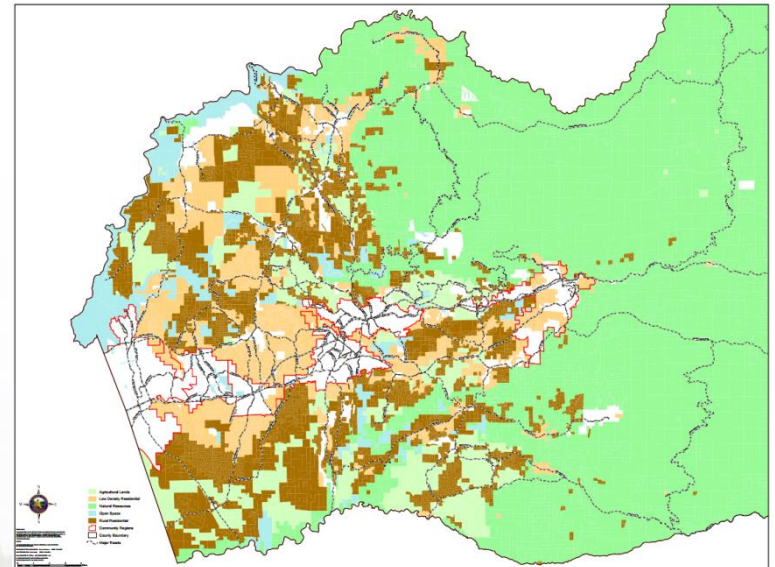
Changes to Draft Zoning Maps:

- Additional Zones were created for consistency with existing General Plan Policy 2.2.1.2 “...*numerous zone districts shall be used to direct specific commercial uses to appropriate areas....*”
 - Commercial Regional (CR)
 - Commercial Community (CC)
 - Commercial Limited (CL)
 - Commercial Mainstreet (CM)
 - Rural Commercial (CRU) zone (within the Rural Region of the General Plan)



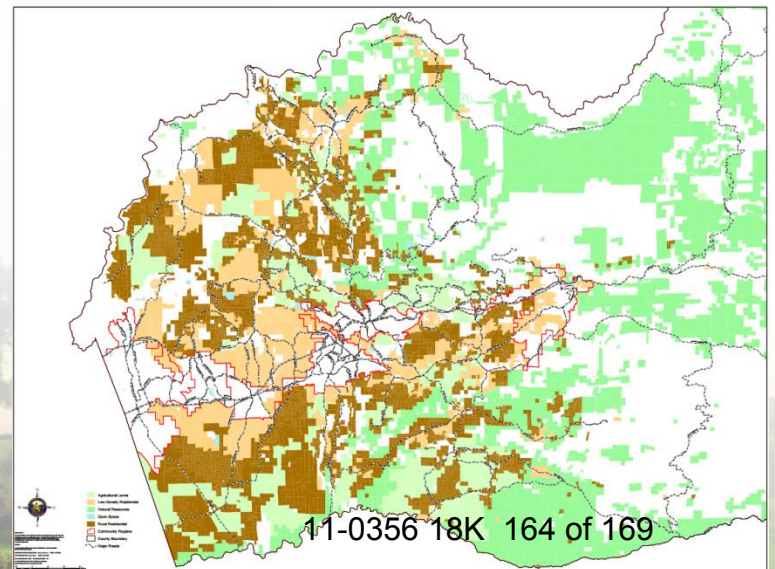
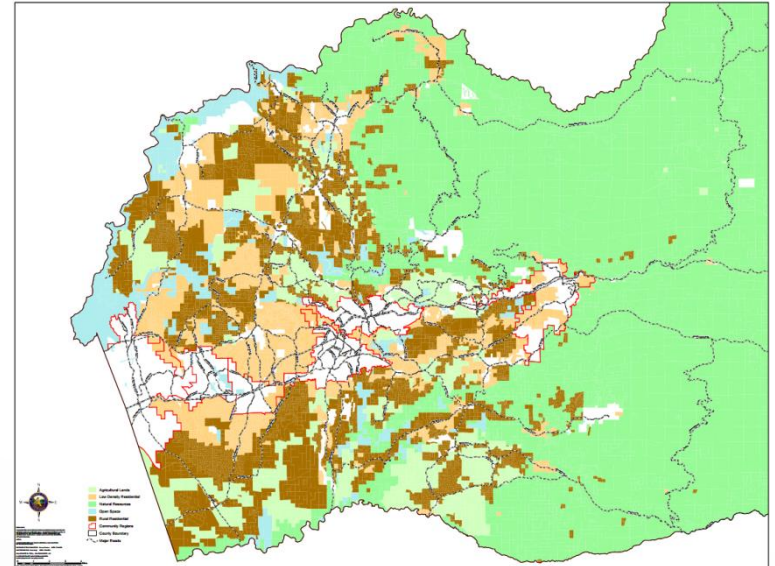
Changes to Draft Zoning Maps:

- Duplicate or obsolete zones were deleted:
 - Unclassified (U)
 - Agriculture (A)
 - Residential-Agricultural (RA)
 - Exclusive Agriculture (AE)
 - Select Agricultural (SA)
 - Agricultural Preserve (AP)
 - Planned Commercial (CP)
 - Limited Multifamily (R2)
 - Tourist Residential (RT)
 - Industrial (I)
 - Recreational Facilities (RF)



Rural Area Mapping Summary

- El Dorado County contains 1,145,328 acres.
 - 550,506 acres of publicly owned (48%)
- Total TPZ Statistics
 - 147,718 acres; 150 private TPZ owners; 849 private TPZ parcels
- Approximately 250,000 acres of rural commerce lands that are subject to:
 - 20 and 40 acre minimal parcel size for lands designated AL and NR
 - 3,000' Elevation 160' acre minimal parcel size requirement
 - Important Biological Corridor Overlay
 - Ag District Overlay
 - Mineral Resources Overlay

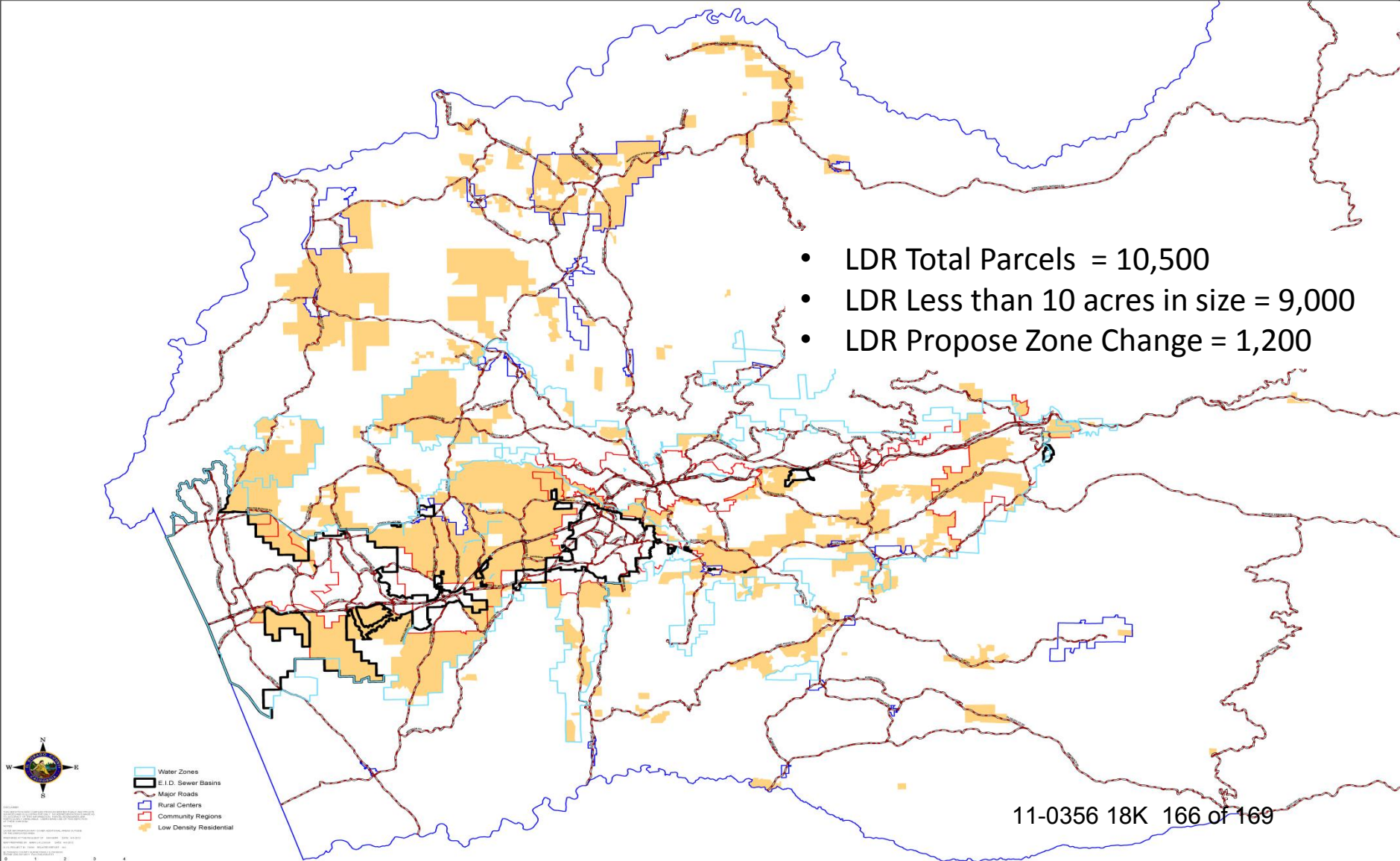


Rural Area Mapping Summary

- Expanded Ag Districts by 17,000 acres
- Converts Camino/Pollock Pines Community Region to the 3 Rural Centers of Camino, Cedar Grove and Pollock Pines
- Expanded Right to Farm protections by approximately 159,000 acres
- Propose rezone of approximately 32,000 parcels out of 75,000 parcels:
 - 27,000 (RE/RA to RL, Ag to Ag, Commercial to Commercial, etc.)
 - 5,000 consistency with General Plan Land Use Designation

Zone Mapping in LDR Designated Lands

- LDR Total Parcels = 10,500
- LDR Less than 10 acres in size = 9,000
- LDR Propose Zone Change = 1,200



Summary Planning Commission Recommendation*

Recommended approval of Natural Resource, Rural, Agriculture components as proposed, with the following changes:

- Revise EIR Mitigation Measure AG-1a: Amend the ZOU to limit the size of proposed Health Resort and Retreat Centers
 - Clarify allowed zones and development standards for Health Resorts and Retreat Centers (ZOU Section 17.40.170.E); and revise standards to conform to Campgrounds and RV Parks.
- Delete EIR Mitigation Measure AG-4 which removes CUP allowance for industrial, OHV and ski area uses in the TPZ zone

Ranch Marketing:

- Clarify standards and procedures for determining compatibility with adjoining agricultural uses (ZOU Section 17.40.260.A.3)
- Return special event sites to pre-event conditions after each use, unless the next event is within two weeks, or an administrative permit is approved by the (Development Services) Director (ZOU Section 17.040.260.F.1)

***For complete details regarding the Planning Commission recommendation, see Legistar File No. 11-0356, Item 18B (Items 1-5)**

A scenic landscape with rolling green hills, a large tree in the foreground, and a bright sky. The text is overlaid on the image.

Public Comments

END OF AFTERNOON SESSION

Project Hearing Schedule

- NOVEMBER 10, 2015 Morning Session
 - Focus Project Background and Process
- NOVEMBER 10 Afternoon Session
 - Focus on Rural Areas – Natural Resources, Agriculture, Rural Lands
- NOVEMBER 12 Morning Session
 - Focus on Community Site Design – General Plan Policy and Ordinance.
 - Other General Edits/Clean-Ups
- NOVEMBER 12 Afternoon Session
 - Focus on Community Regions
- NOVEMBER 13 (reserved ALL DAY)
 - Final Board Deliberation and Action on TGPA-ZOU