

Land Use Policy Programmatic Update (LUPPU)

January 28, 2013

History and Next Steps

Content

The presentation includes:

- LUPPU Project Objectives
- General Plan 5-year Review and Monitoring Reports

LUPPU

- Targeted General Plan Amendment Process
- Comprehensive Zoning Ordinance Update
- 2013 Housing Element Update
- Travel Demand Model Update



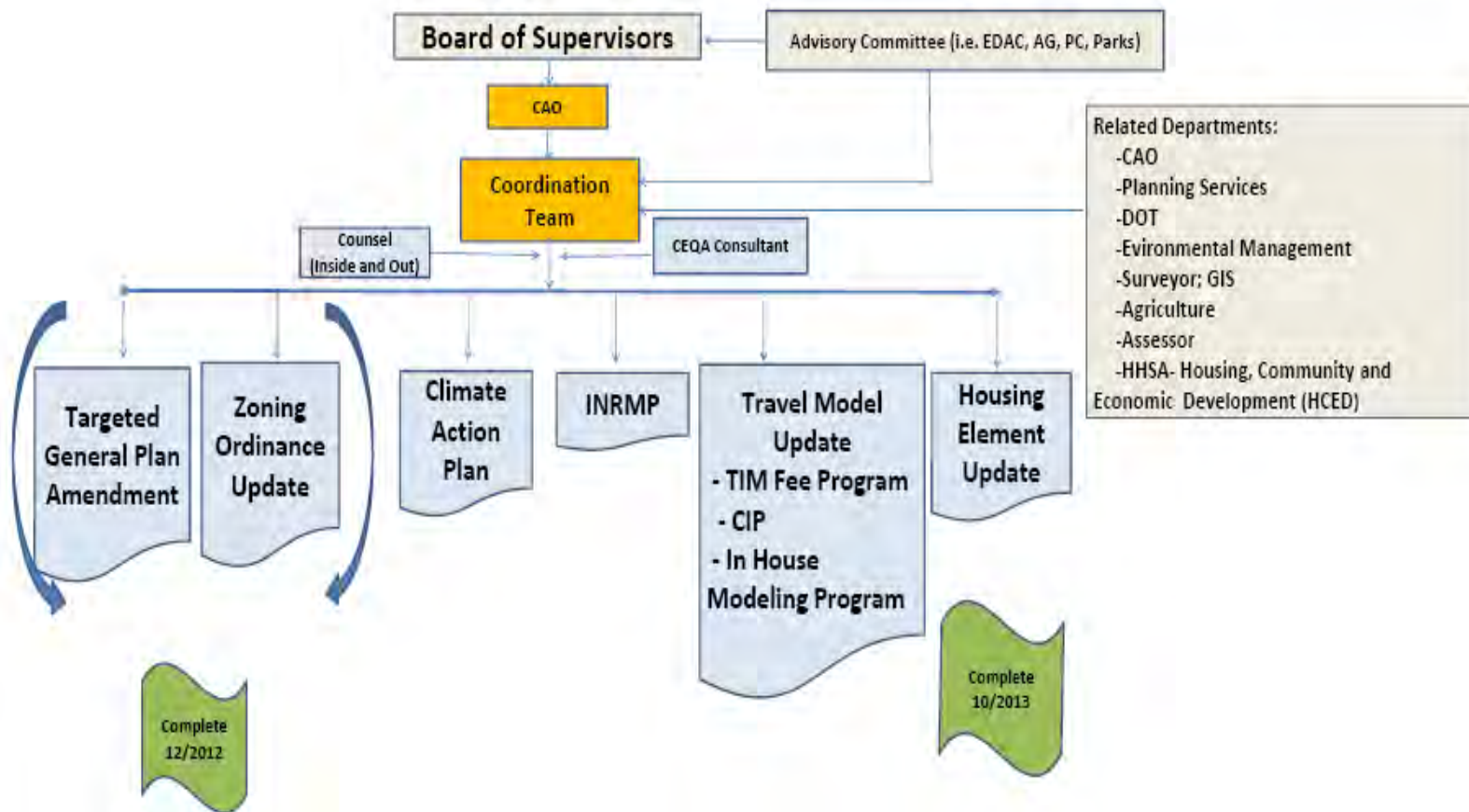
- 12 Month Work Plan

LUPPU Project Objectives

- Bringing 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 to the current process to achieve regulatory reform
- Achieve adoption of a:
 - Zoning Code
 - Design Standards and Guideline Manual
 - Appropriate General Plan amendments
 - A Travel Demand Model Update
 - 2013 Housing Element Update

Project Management

Programmatic Approach



GENERAL PLAN 5-YEAR REVIEW

(April 4, 2011 Report)

What is A General Plan?

- Unincorporated El Dorado County Only
- Sets a Vision for Land Use for 20-25 year horizon
 - 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

El Dorado County's General Plan

- Introduction

- Plan Purpose
 - Statement of Vision
 - Plan Assumption, Strategies, Concepts and Objectives
 - Implementation Measures
 - Using the Plan – *“In implementing the General Plan, it must be applied comprehensively. No single component (map, goal, objective, policy, or map) can stand alone in the review and evaluation of a development project.”*
-

- Plan Elements

Land Use

Transportation and Circulation

Housing

Public Services and Utilities

Public Health, Safety, and Noise

Conservation and Open Space

Agriculture and Forestry

Parks and Recreation

Economic Development

General Plan Background

- July 19, 2004, General Plan adopted by the Board of Supervisors.
- September 1, 2005, Courts found County had satisfied the terms of the writ.
- October 2005, County began implementation of the General Plan.

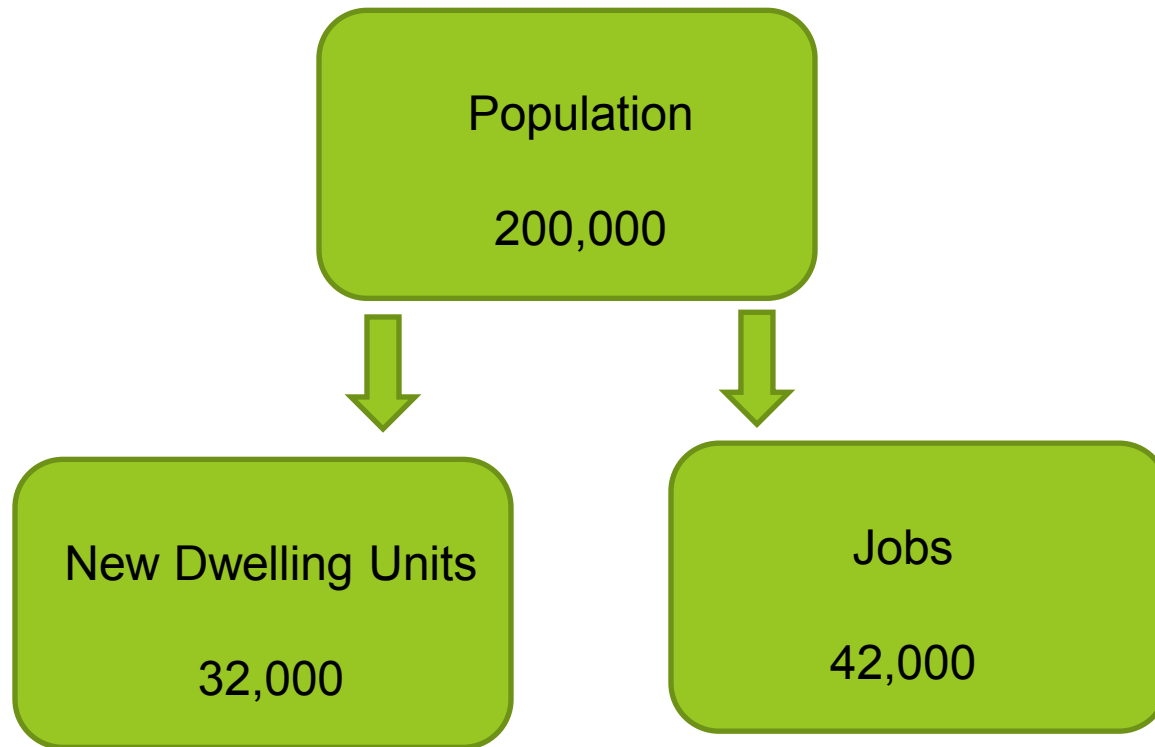
General Plan Review and Reporting

- California Government Code Section 65400 requires annual reporting of General Plan Implementation to OPR and HCD on or before April 1 of each year.
- General Plan Policy 2.9.1.1 requires annual monitoring of land use absorption and policy implementation.
- General Plan Policy 2.9.1.2 requires 5 year reviews to identify necessary adjustments or modifications.

Purpose of General Plan Review and Reporting

- Provide information to assess how the General Plan is being implemented.
- Provide information to identify necessary course adjustments or modifications.
- Provide clear correlation between land use decisions and General Plan goals.
- Provide information regarding progress in meeting share of regional housing needs and efforts to remove constraints to the development of housing.

General Plan Forecast



Estimated to be reached in 2025

New Information

Assembly Bill 32 and Senate Bill 375

- Requires Regional Transportation Plan (RTP) to address Air Quality issues including reduction of Green House Gas (GHG) emissions thru reduced vehicle miles traveled
- Requires local Housing Elements to be consistent with RTP
- Requires regional transportation funding decisions be consistent with RTP
- Streamlines and creates new CEQA exemptions for certain projects specific to traffic and air quality

CALIFORNIA

Metropolitan Planning Organizations (MPOs)

and

Regional Transportation Planning Agencies (RTPAs)



SB 375 ALIGNS RHNA, AB 32 & RTP

For a county transportation project to be eligible for funding, it must be consistent with the MPO sustainable communities strategy*

* Institute for Local Government, A Local Official's Guide (Dated 9/7/2010)

New Information (cont.)

- Economic Development Studies
 - CSER Industry-Focused
 - Collaborate with stakeholders to create ED strategy
 - Reduce uncertainty of the permit process
 - Support entrepreneurial business ventures
 - Market local industries
 - Buxton Retail Survey
 - Collaborate with trade groups to support local businesses
 - Assist local businesses with inventory decisions using statistical and quantitative analysis to better achieve local purchasing wants
 - Focus on recruiting specific retailers, not represented in the area

New Information (cont.)

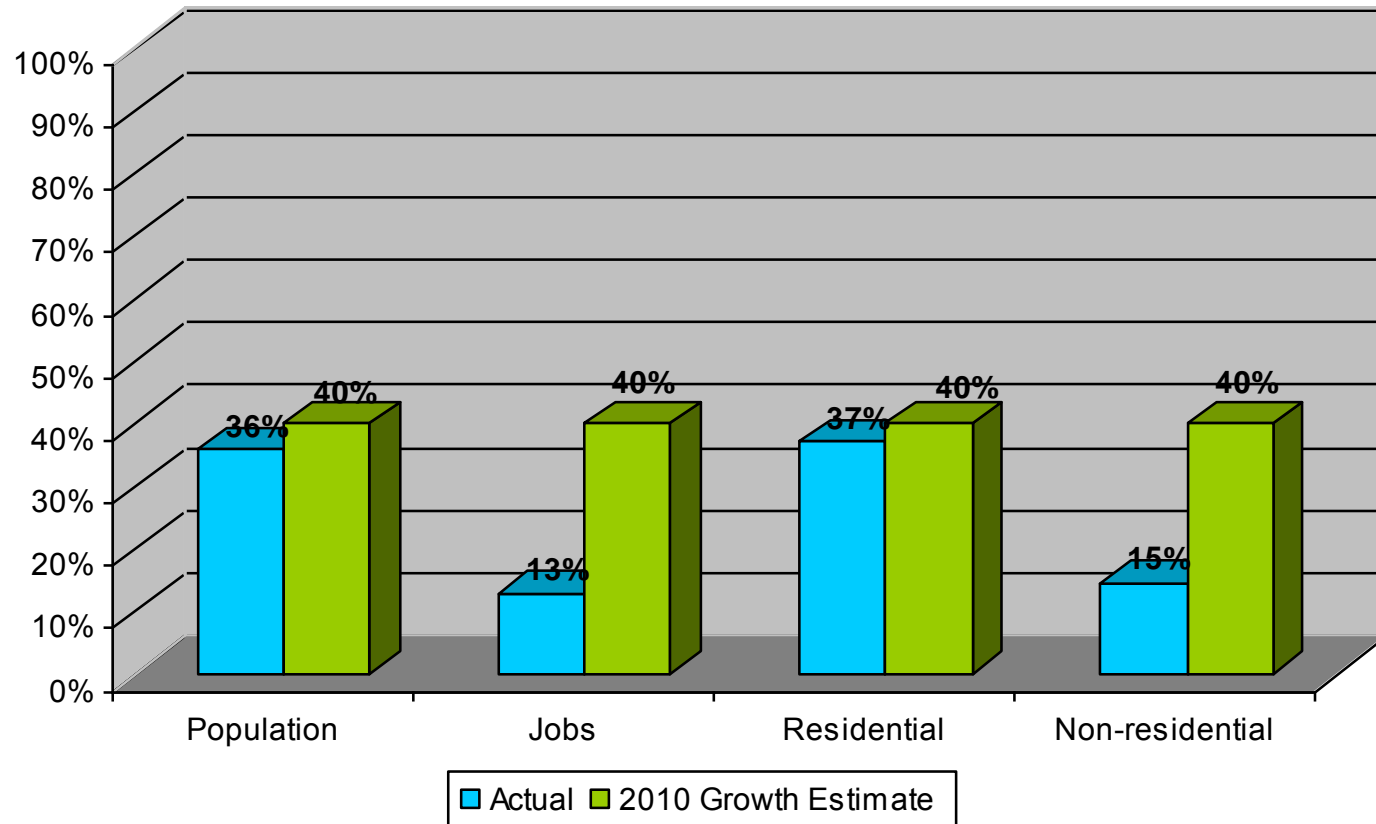
- Housing Development Feasibility Study (EPS)
 - Current infrastructure costs and fees exceed feasible ranges for development of entry level and mid-range housing products (moderate prices homes).
 - Provided short, mid and long range options for addressing the issue.
- EDAC General Plan Review Workshop
 - Analysis of General Plan implementation to date.
 - Recommended a targeted General Plan amendment with a focused EIR to address state mandates, moderate housing, creation of jobs, retail sales tax leakage and Agriculture and Natural Resource protection.

New Information (cont.)

- 2010 Census – Population figures released
 - Unincorporated area grew 17.5% - on target for 2025 projection of a population of 200,000
- Economy –
 - Unemployment up from 5.2% to 12.9%
 - Housing Starts down from 2,104 to 83 permit per year
 - CSER - Public jobs still decreasing, private employers are slow to re-hire, and meaningful growth for the region will not be felt until late 2011

5-Year Review: Summary

10 Years into a 25 Year Forecast



5-Year Review: Population Growth

PLAN FOR GROWTH



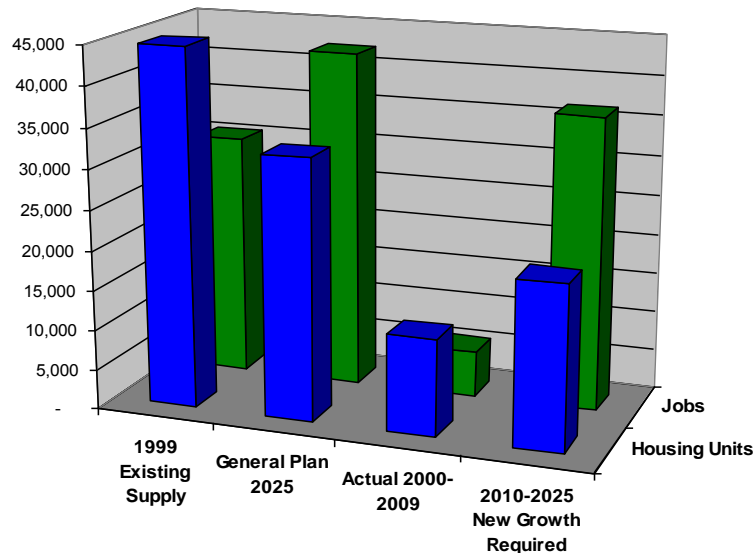
El Dorado County Courthouse 1912 - 2010

Population	1910	1960	1980	1999	2010	2025
	10,000	30,000	85,000	121,000	148,000	200,000

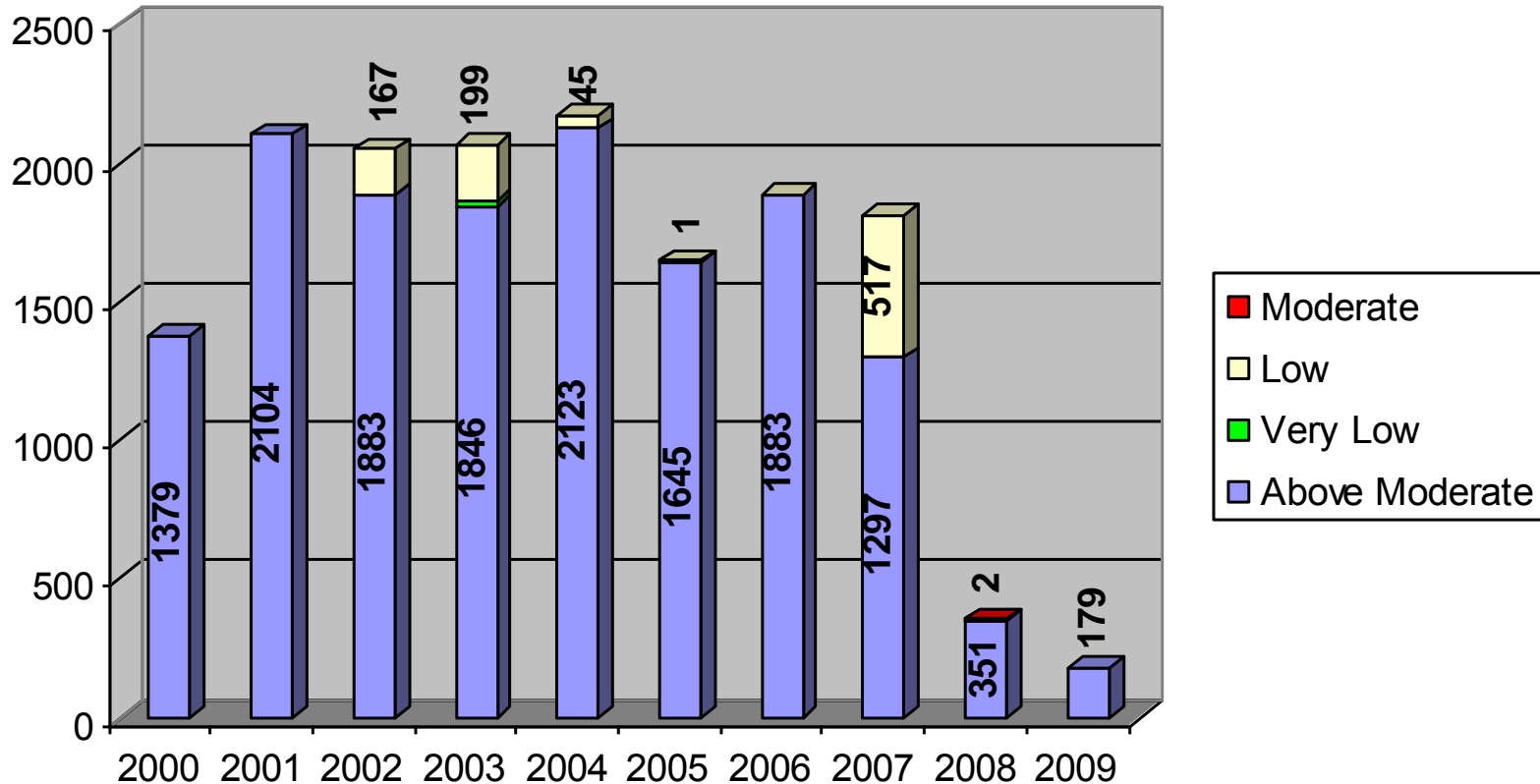
5-Year Review: Jobs to Housing Ratio

- 1999 Job Housing Ratio = 0.68
- General Plan Forecast for 2025 = 1.30
- Actual 2000-2010 = 0.49
- To achieve forecast by 2025 - Jobs/Housing ratio would have to be 1.78

Jobs/Housing Ratio Growing in the Wrong Direction



5-Year Review: Residential



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).

El Dorado County Income Levels

2012 State HCD Income Limits for El Dorado County

Income Category	Number of Persons in Household					
	1	2	3	4	5	6
Extremely Low (<30% AMI)	\$16,000	\$18,300	\$20,600	\$22,850	\$24,700	\$26,550
Very Low Income (<50% AMI)	\$26,650	\$30,450	\$34,250	\$38,050	\$41,100	\$44,150
Low Income (<80% AMI)	\$42,650	\$48,750	\$54,850	\$60,900	\$65,800	\$70,650
Median Income (100% AMI)	\$53,250	\$60,900	\$68,500	\$76,100	\$82,200	\$88,300
Moderate Income (80%-120% AMI)	\$63,900	\$73,050	\$82,150	\$91,300	\$98,600	\$105,900

2012 State Income Limits - Effective 2/1/12
<http://www.hcd.ca.gov/hpd/hrc/rep/state/incNote.html>

COMMERCIAL / MUD & MFR IN CR W/ SEWER

ONLY LANDS THAT ACCOMODATE MODERATE HOUSING



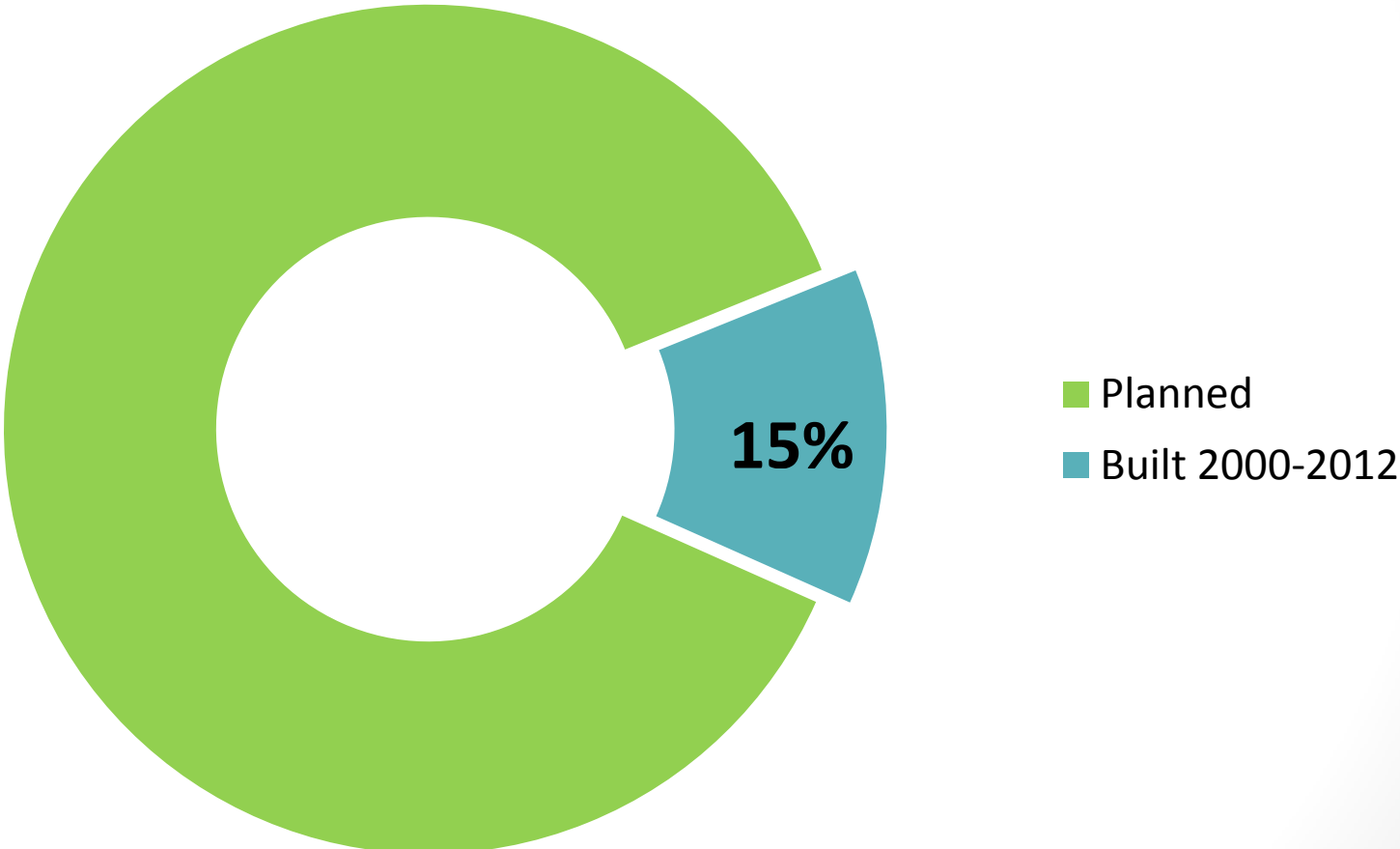
**500 ACRES VACANT COMMERCIAL LANDS
AND 78 ACRES VACANT MFR**

**(AFTER 345 ACRES ALLOCATED TO
BELOW MODERATE)**

Moderate Housing

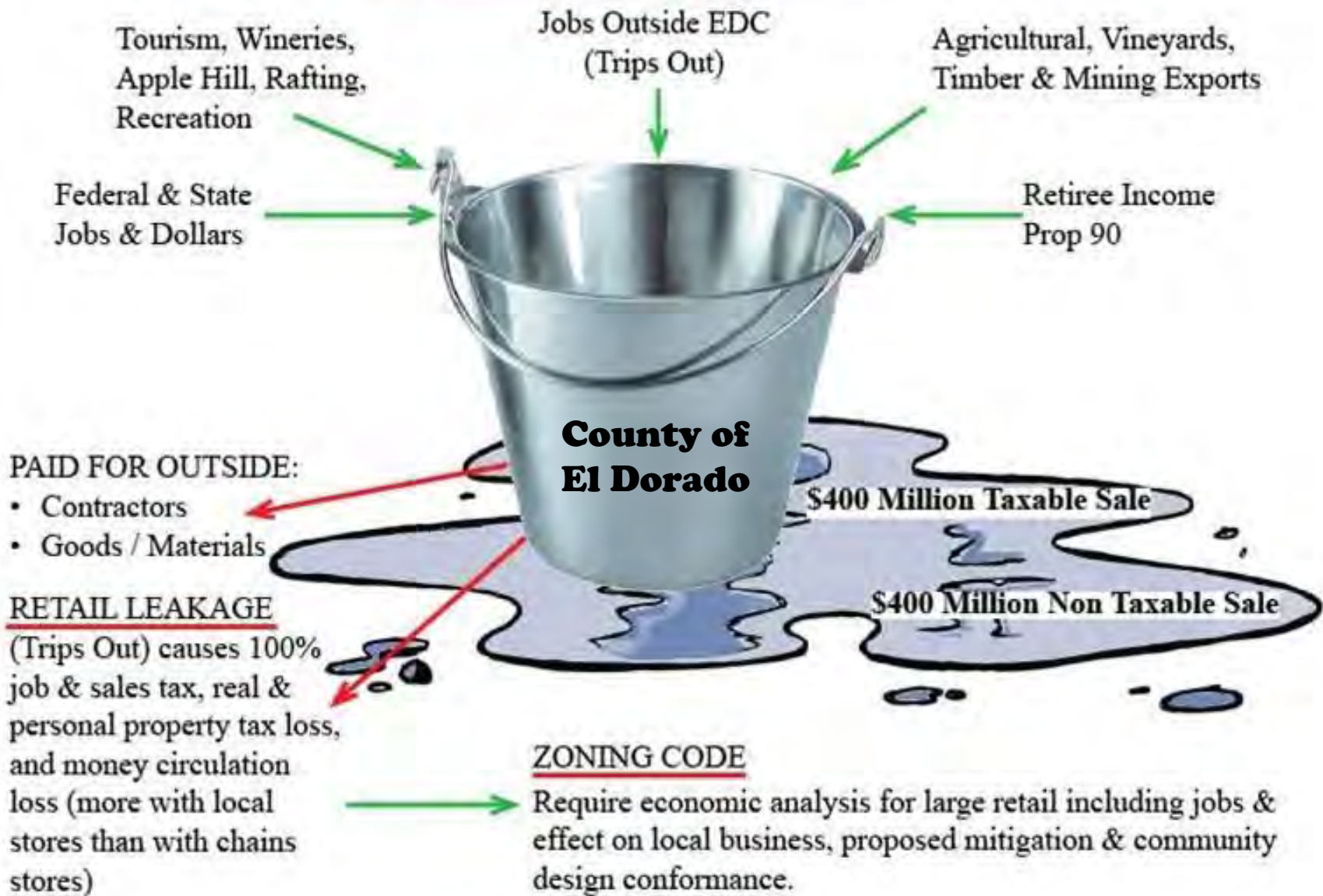
<p>EXAMPLE ACRE</p>  <p>8 units per acre</p>	<p>EXAMPLE ACRE</p>  <p>16 units per acre</p>
<p>EXAMPLE</p> 	<p>EXAMPLE</p> 
<p>EXAMPLE</p> 	<p>EXAMPLE</p> 

5-Year Review: Non Residential



El Dorado County Economic Growth

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



5-Year Review: Agriculture & Natural Resources

- Vital component of the County's Economy
- Require continued support and protection to ensure it remains viable
- General Plan related issues include:
 - Expansion of Ag Districts
 - Highest and best use for Rural Centers
 - Options for expanding Commercial Agriculture activities in the Rural Region
 - Expansion of Industrial uses to support Natural Resources

5-Year Review: Conclusions

Board of Supervisors' Findings:

- A. Basic Plan Assumptions, Strategies, Concepts and Objectives are still valid, or have not changed so drastically that the County would need to consider amending them at this time.
- B. There are targeted areas within the General Plan that may be improved to better:
 1. Address the development of moderate-income housing,
 2. Create new jobs in the County,
 3. Reduce the loss of tax revenues,
 4. Meet State laws and objectives, and
 5. Further promote and protect the Agriculture and Natural Resource industries in the County.

Targeted General Plan Amendment :

What is It?

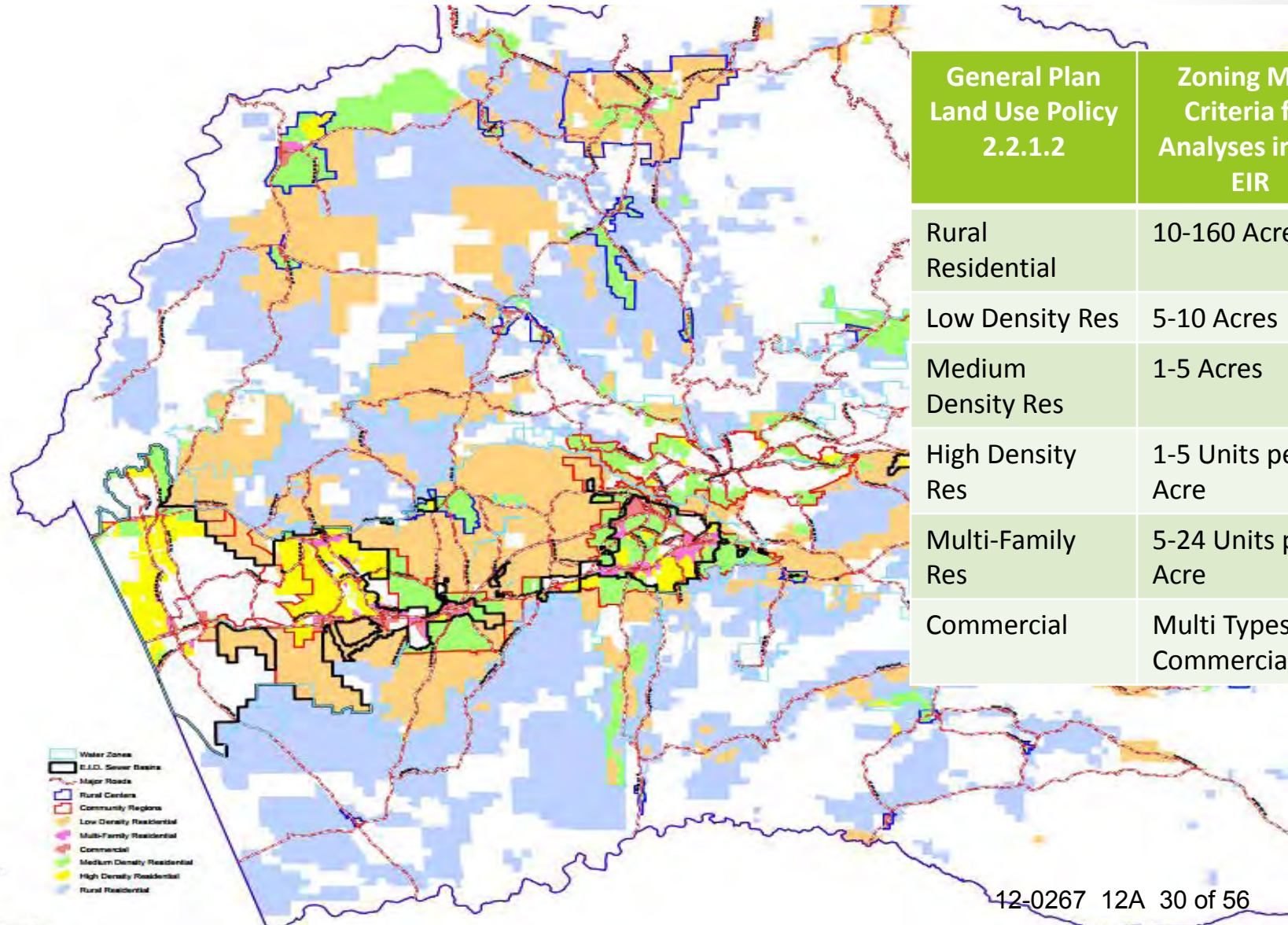
- On 4/4/11 and 11/14/11 the Board adopted Resolutions of Intention in support of the following objectives for the TGPA:
 - Increasing jobs, sales tax revenue, and moderate housing
 - Promoting and Protecting the County's Agriculture and Natural Resources
- No proposed changes in General Plan Land Use Designations 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)
 - Agriculture District Boundaries (ROI 013-2011)
- Keeping all proposed amendments narrowly focused on objectives to minimize time and costs

Comprehensive Zoning Ordinance Update: Why?

- 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
- Improve effectiveness
 - Ease of use by public, staff & decision makers
 - Fix identified problems and inconsistencies

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	Multi Types of Commercial

Zoning Map Criteria

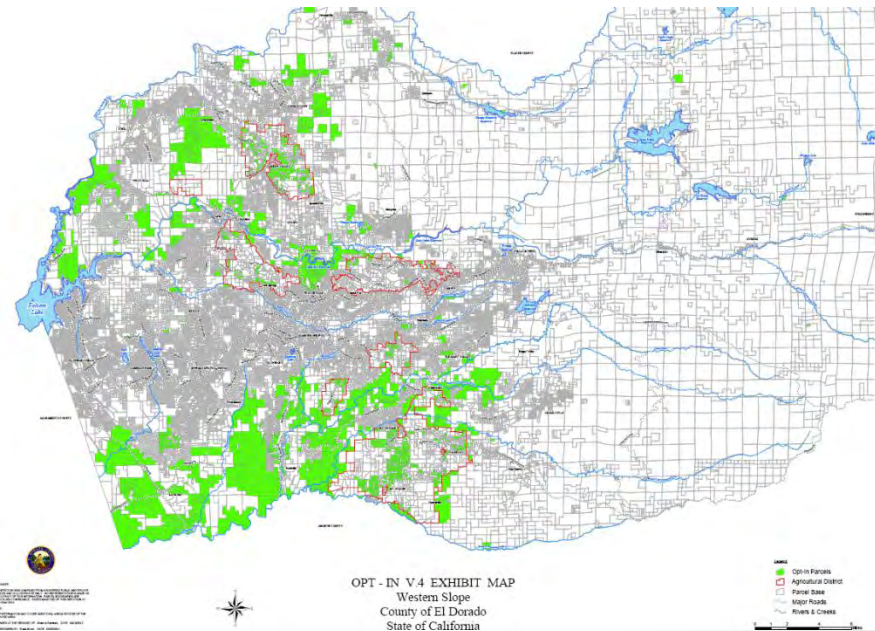
- Resolution 183-2011 Item #12 – *Revise the zoning map to conform to standardized rules sets for zoning modifications based on General Plan land use designations.*

		Change in Project Description Required ↓			
		Land Use	Current Zoning	Proposed for the Purpose of Analysis	Proposed Zoning
Timing 9-12 Months	}	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)

Holding Zone as a result of analysis

Agriculture “Opt-in”

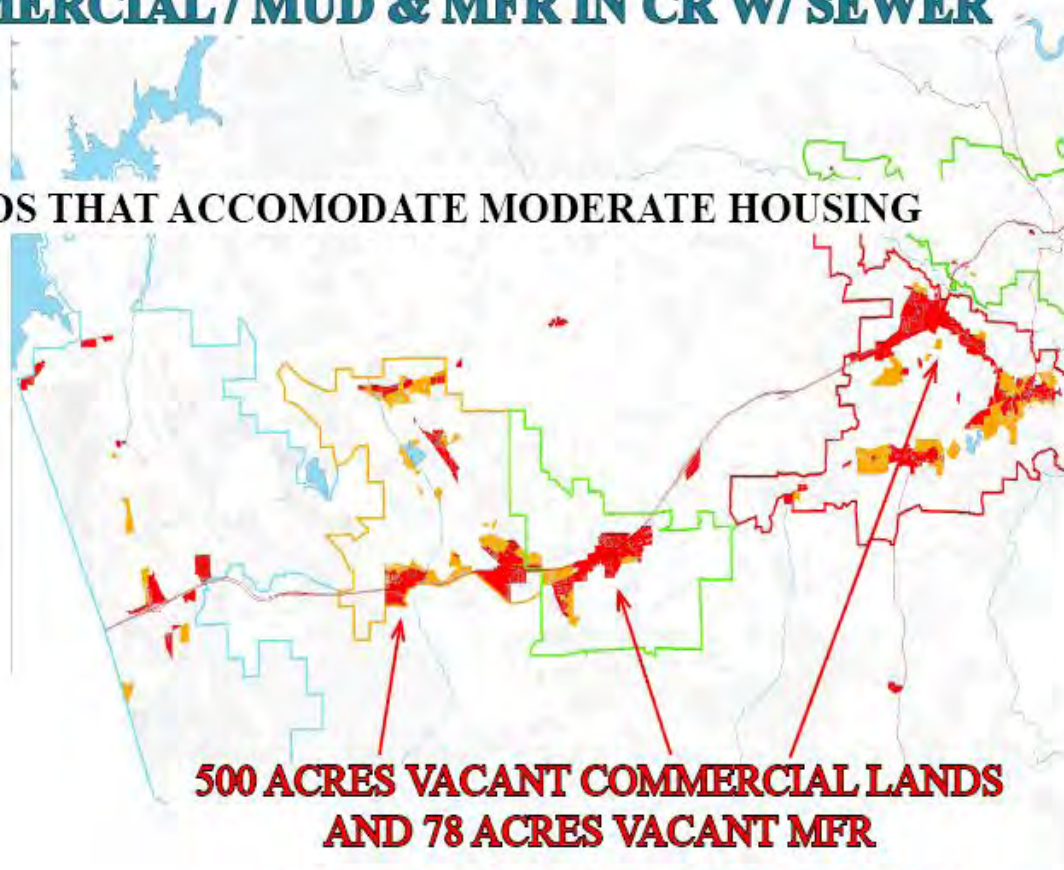
- Some Property owners with certain zoning have been mailed a letter.
- Giving the property owner a chance to let the county know if they preferred an Agriculture zone or residential zone.
- Zones being proposed for deletion include
 - RA, Residential Agricultural
 - AE, Exclusive Agricultural
 - A, Agricultural
- Proposed new zones include
 - LA, Limited Agricultural
 - AG, Agricultural Grazing
 - RL, Rural Lands



Mixed Use Development & Traditional Neighborhood Design

COMMERCIAL / MUD & MFR IN CR W/ SEWER

ONLY LANDS THAT ACCOMODATE MODERATE HOUSING



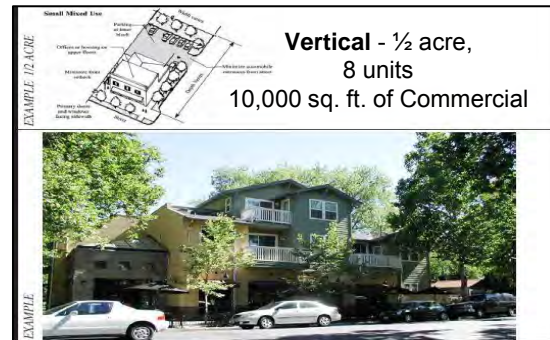
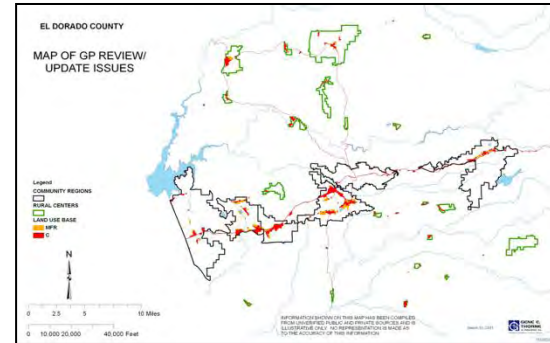
(AFTER 345 ACRES ALLOCATED TO
BELOW MODERATE)

Mixed Use Development and Traditional Neighborhood Design: What is it?

	What is or what is to come:	Adoption Status
MUD I	Allows MUD on commercial with a PD	Adopted December 10, 2009
MUD II	<p>General Plan</p> <ul style="list-style-type: none"> • Density • Open Space • Slope • Residential Concurrency <p>Zoning</p> <ul style="list-style-type: none"> • Site and design standards • Zoning map includes specific areas for MUD within “Main Street” or other appropriate zones 	Proposed for the targeted general plan amendment
MUD III	“Community ID”	Future by community directive

Designing Mixed Used Development

- Mixed Use on Commercial and Multi Family Sites
- Defining up to 6 Mixed Use Development Proto types and styles
- Identify Mixed Use Development Menu of Design Features
- Develop Performance Standards
- Prepare Design Manual





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

What we got!

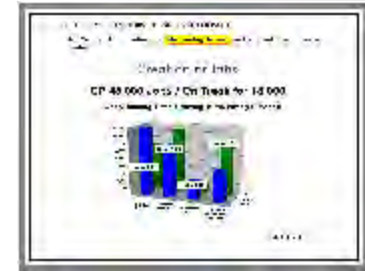


What we could have had!

Where We Have Been

2011-12

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

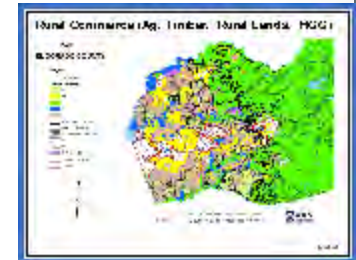
Resolutions of Intention #183-2011 and #184-2011

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



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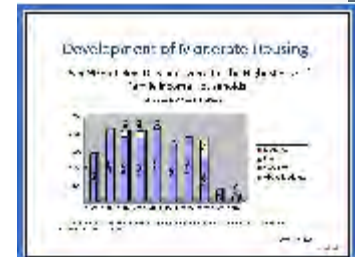
Rural Lands &
Rural Commerce



Sales Tax
Leakage



Moderate
Housing



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Public Workshops and Outreach

- 18 Board and Planning Commission Workshops
 - Week long draft Zoning Ordinance joint workshop with the Board and Planning Commission
- 6 Community Outreach meetings to inform communities on “What is LUPPU”
- 8 Community Scoping meetings following the release of the initial Notice of Preparation
- 1,400 e-mail subscriptions to the LUPPU and/or associated websites

“DON’T WASTE A GOOD EIR”

Targeted General Plan Amendment and Comprehensive
Zoning Code Update Environmental Impact Report (EIR)

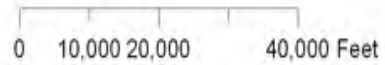
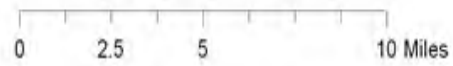
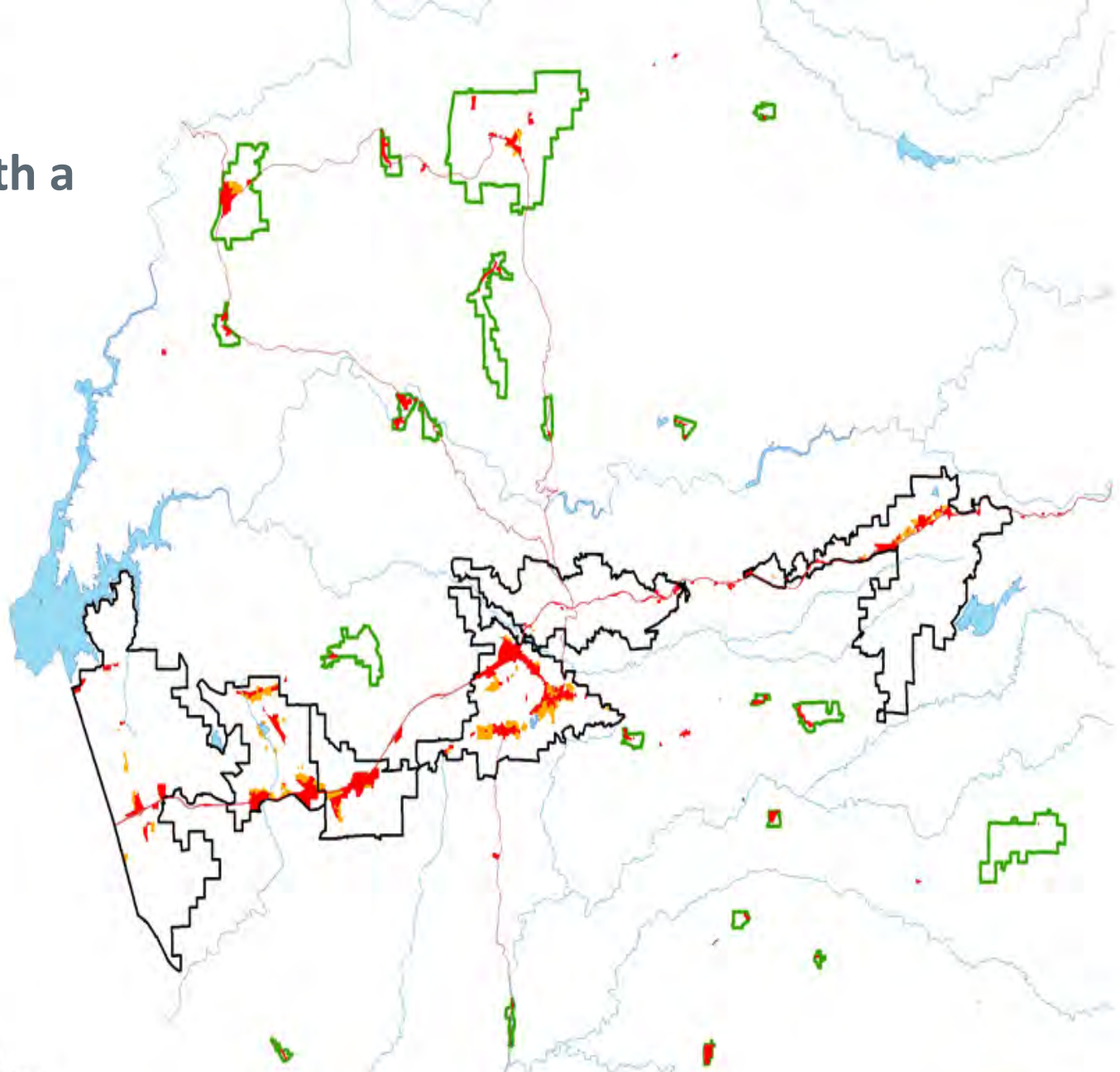
CEQA in 25 Words or Less

- CEQA's objective – look before you leap
 - Discloses: impacts, significance, mitigation
 - Involves the public
- CEQA is a process – the EIR neither approves nor denies the TGPA and ZOU
 - Focus is on good faith disclosure of impacts
- CEQA is not a forum to debate the contents of the TGPA and ZOU
 - Final content is a policy decision, informed by the EIR

EL DORADO COUNTY

Do A Lot With a Little

- Legend
- COMMUNITY REGIONS
 - RURAL CENTERS
 - LAND USE BASE
 - MFR
 - C



INFORMATION SHOWN ON THIS MAP HAS BEEN COMPILED FROM UNVERIFIED PUBLIC AND PRIVATE SOURCES AND IS ILLUSTRATIVE ONLY. NO REPRESENTATION IS MADE AS TO THE ACCURACY OF THIS INFORMATION.

Do A Lot with Little

- Plan up front for best uses in “appropriate areas”
 - What’s “a lot” – shopping centers, churches, youth facilities, offices, medical facilities, moderate housing, senior care...
 - Direct higher density housing and commercial uses to appropriate areas within General Plan Designated Commercial and Multi-Family lands to support Board Objectives to:
 - Address the development of moderate-income housing,
 - Create new jobs in the County,
 - Reduce the loss of tax revenues,
 - Meet State laws and objectives, and
 - Further promote and protect the Agriculture and Natural Resource industries in the County.
 - Keep it Rural – Reduce incentive to split rural lands by supporting a working landscape

Most Common Inquiries

Why Amend & Update?

(General Plan 5 Year Review)



Jobs

What is Being Considered?

Resolutions



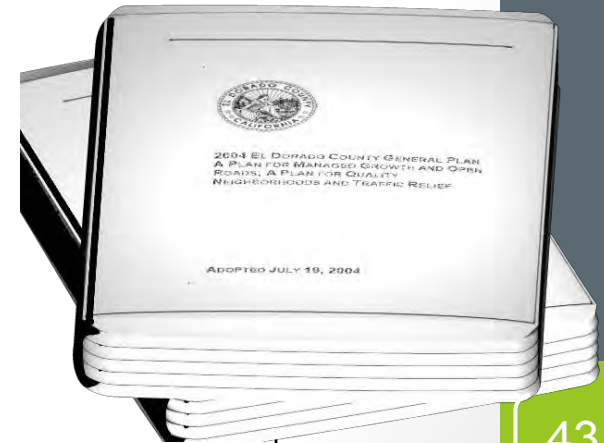
Resolution of Intention to Amend the General Plan

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

Notice Of Preparation of an EIR

How does it Impact me?

Environmental Checklist & Draft EIR

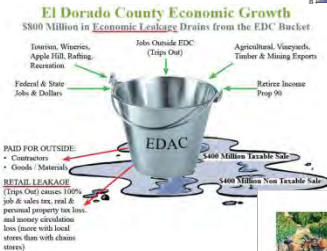


Identifies and Measures Impact
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Housing

Sales Tax

State



Agriculture

SB 375 ALIGNS RHNA, AB 32 & RTP

For a county transportation project to be eligible for funding, it must be consistent with the MPO sustainable communities strategy*

* Institute for Local Government, A Local Official's Guide (Date: 9/7/2010)



Agritourism is Economic Development

Major Public Concerns Received


Aesthetics

Form Based Coding 101
Large Mixed-Use Building


Standards
Table 8-25

Standard	Code
Building Placement:	A
Front build-to-line: The front facade of the building shall be placed at the back of the sidewalk.	A
Encroachment over the sidewalk may be allowed for some frontage types.	B
Side setbacks: None required; 10 foot minimum if provided.	C
Rear setbacks: 5 feet from the alley.	D
Building Size and Massing:	E
Building height: Two, three or four stories.	E
Parking:	F
On-site covered or uncovered parking spaces shall be located a minimum of 20 feet behind the back of the sidewalk.	F

Design



Form



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



What we got! →




11 of 12

Traffic & Circulation

LAND DEVELOPMENT MANUAL ("LDM") PROCESS

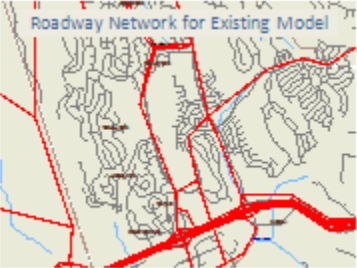
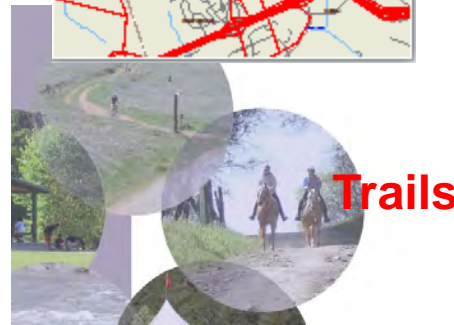
Land Development Regulations

- US Constitution
- Federal Law
- State Law
- General Plan
- EDC Ordinances
- EDC Guidelines

Staff Summary → Staff Guidelines → LDM

ISSUES IDENTIFIED BY EDAC

Roadway Network for Existing Model

Land Use Planning Infill, Density and Mixed Use **Before**



After



“Analyze for a Range of Options”

CEQA Process Outline

- Initial Study – *May 15, 2012*
- Notice of Preparation (NOP) 1 - *May 15, 2012*
- Notice of Preparation (NOP) 2 – *October 1, 2012*
- Draft EIR – *Early 2013*
- Final EIR – *Spring 2013*
- Final Decision on the TGPA and ZOU – *Summer 2013*

Note: There will be public workshops and hearings throughout the process.

2013 Housing Element Update

- Resolution of Intention 010-2012
 - Approved January 2012
- Incorporated Housing Element Update in LUPPU Project as a separate, but related process
 - Held Public Outreach Meetings in El Dorado Hills, Cameron Park, Cool, Somerset, El Dorado, and South Lake Tahoe
 - Held Public Scoping Meetings in El Dorado Hills, Cameron Park, Greenwood, Somerset, Camino, El Dorado, and South Lake Tahoe
 - Continue to collect public comment and answer frequent questions

Housing Element Requirements

Maintain and improve the existing housing stock

Plan for growth needs and housing for all economic segments

Remove constraints to housing development (where feasible)

Include Fair Housing Laws

Provide for the development of a variety of housing types

Public participation

Housing Element Certification

Importance of State HCD Certification:

- Legal adequacy of the General Plan
- Local control of land use decisions
- Maintain eligibility to pursue grant funds



Regional Housing Needs Allocation 2013-2021

- Mandated by state law
- Accommodate fair share of region's housing need
- Mix of housing for all economic segments in each jurisdiction
- Linked to availability of adequate sites with appropriate zoning [i.e. Vacant Land Inventory or VLI]
- First time State is recognizing foreclosure housing inventory with regional housing needs

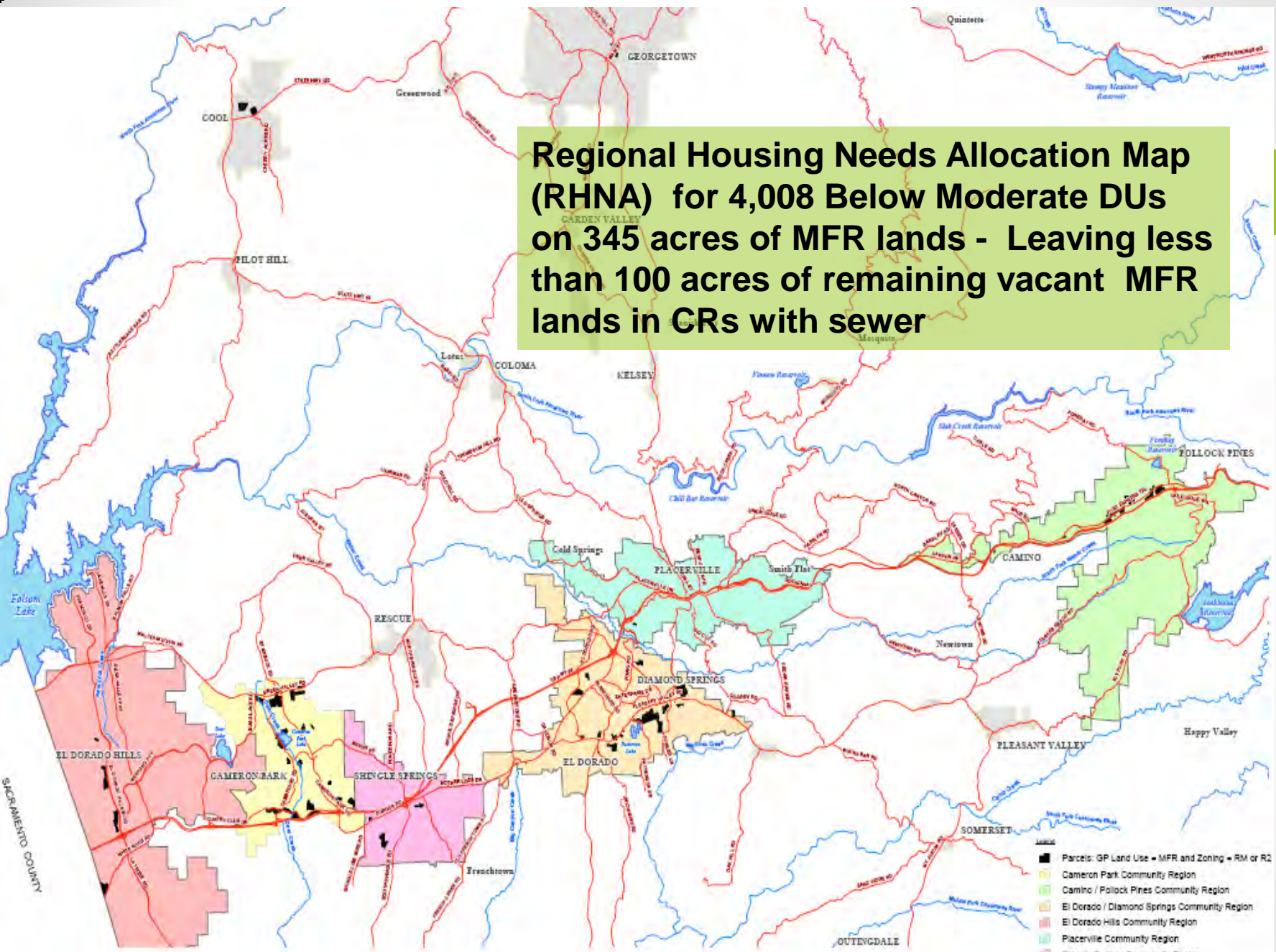
Regional Housing Needs Allocation (Government Code Section 65588)

Regional Housing Needs Assessment – Western Slope Only		
<u>Income Category</u>	<u>2006-2013</u>	<u>2013-2021</u>
Very Low (0-50% of AMI)	2,242	954
Low (51-80% of AMI)	1,466	669
Moderate (81-120% of AMI)	1,412	734
Above Moderate (over 120% of AMI)	<u>2,354</u>	<u>1,591</u>
TOTAL UNITS	7,474	3,948

2012 Annual Median Income (AMI) for a family of 4 is \$76,100

http://www.sacog.org/rhnp/attachments/Adopted%20SACOG%20RHNP_092012.pdf

Regional Housing Needs Allocation Map (RHNA) for 4,008 Below Moderate DUs on 345 acres of MFR lands - Leaving less than 100 acres of remaining vacant MFR lands in CRs with sewer



- Parcels: GP Land Use = MFR and Zoning = RM or R2
- Cameron Park Community Region
- Camino / Pollock Pines Community Region
- El Dorado / Diamond Springs Community Region
- El Dorado Hills Community Region
- Placerville Community Region
- Shingle Springs Community Region
- Rural Center
- County Boundary
- Roads
- Rivers & Creeks

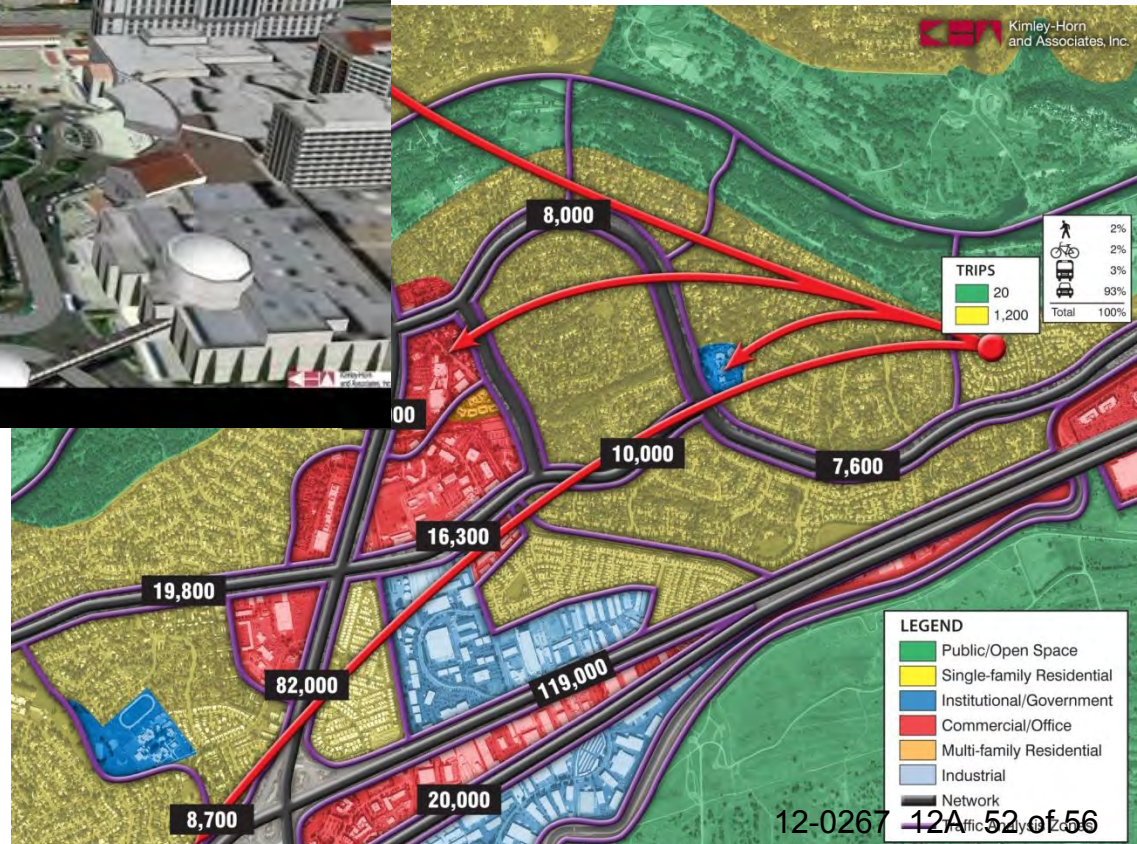
SELECTED PARCELS
 (Parcels: GP Land Use = MFR and Zoning = RM or R2)
 County of El Dorado



Travel Demand Model



Detailed Presentation
to Follow



LUPPU INFORMATION

http://www.edcgov.us/landuseupdate/

The screenshot shows the County of El Dorado website. The header features the county name and a search bar. A navigation menu includes Home, I Want To, Government, Doing Business, Living, and Visiting. The main content area is titled "Planning Services" and includes a sidebar with various links. The central focus is the "Land Use Policy Programmatic Update" section, which includes a description, a list of project components, and three yellow boxes for "Targeted General Plan Amendment and Comprehensive Zoning Ordinance Update Environmental Review Process", "Housing Element Update", and "Travel Demand Model". A "What's New" section highlights a "10/1/2012 Notice of Preparation ***Parcel Data Inquiry***" and lists various documents and maps.

County of El Dorado
California

Home I Want To Government Doing Business Living Visiting

Planning Services

Development Services
Building Safety Services
Agency Contact List
Applications and Forms
CEQA
Commissions & Committees
Cultural Resource Guidelines
Discretionary Flowchart
Endangered Species
Fees
General Plan
Help Desk
Housing Programs
Land Development Manual (LDM)
Local Land Use Plans
Missouri Flat
Oak Woodland Conservation
Ordinances
Parcel Data
Projects
TIM Fee Offset Program
Zoning Ordinance & Maps
Targeted General Plan Amendments
Zoning Ordinance Update and Maps

Home > Government > Planning

Land Use Policy Programmatic Update

The Land Use Policy Programmatic Update project streamlines the review and revision of several distinct yet interrelated planning issues. The project includes:

- Targeted amendments to the County General Plan
- A comprehensive update to the Zoning Ordinance
- The 2013-2021 Housing Element update of the County General Plan
- Development of a new Traffic Demand Model

Click the boxes below to learn more.

Subscribe to Land Use Policy Programmatic Update
More Information

Targeted General Plan Amendment and Comprehensive Zoning Ordinance Update Environmental Review Process

Housing Element Update

Travel Demand Model

What's New:

10/1/2012 Notice of Preparation ***Parcel Data Inquiry***

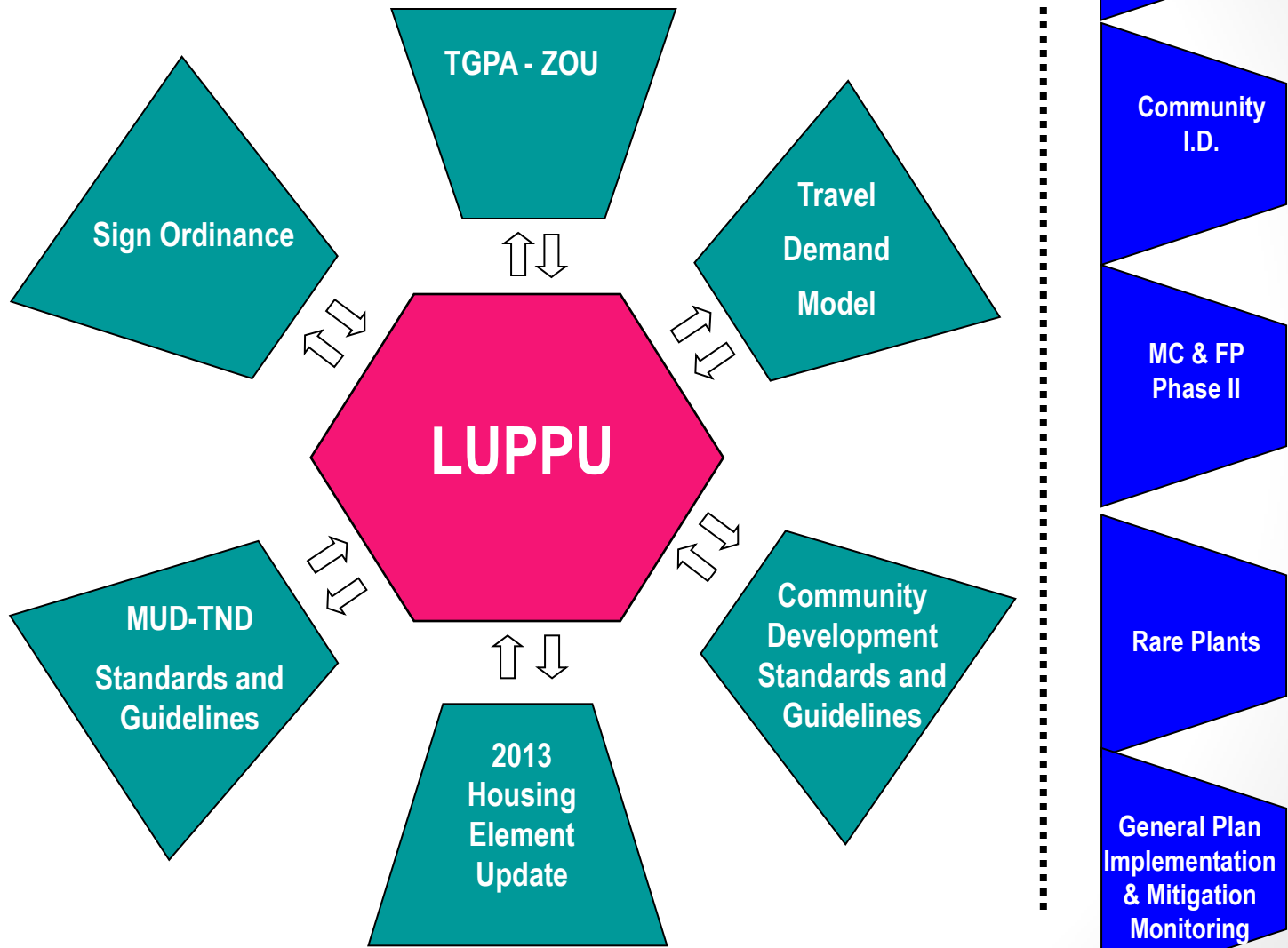
- Exhibits

- Environmental Check List
- General Plan Land Use Map
- Camino/Pollock Pines Map
- Draft Ag District Boundaries Map
- Draft General Plan Amendments Maps
- Public Review Draft of Targeted General Plan Amendments
- Draft Public Review Draft Zoning Maps
- Draft Ag Opt-in Map
- Public Review Draft Zoning Ordinance

GIS/web-based zoning maps Visualization

The screenshot shows a web browser window displaying a GIS application. The browser's address bar shows the URL `gemp.edcgov.us/zoning_luppu/`. The page title is "Proposed Zoning - County of El Dorado LUPPU". A search dialog box titled "Search Proposed Zoning" is open, featuring a dropdown menu set to "Parcel", a text input field with the instruction "Enter Parcel number below THEN CLICK ON SEARCH" and "8 digits - no dashes - Example: 32512033", and "Search" and "New Search" buttons. The main map area displays a geographic area with various zoning districts represented by different colors and patterns, including a large area with green diagonal hatching. Major roads are shown as red lines with route markers for 49, 133, 89, and 88. A scale bar at the bottom left indicates 30 km and 20 mi. A "Search Results" button is located at the bottom left of the map area.

12-Month Work Plan



2013 LUPPU Timeline

