

WHAT IS REQUIRED

REVIEW GENERAL PLAN IDENTIFY ISSUES

STEPS TO BOS ACTION

BOARD OF SUPERVISORS ACTION

FIRE

- State
- Access

ZONING

- AG
- Form / PD
- Maps

HDM

- 10%
- CalTrans
- Local Rds

LDM

COMMUNITY / DESIGN

GRADING

AH

MUD 1

GP

MITIGATION

5 YEAR REVIEW / EDAC

STATE
<ul style="list-style-type: none"> • SB 375 • AB 32

GENERAL PLAN

- GP 2.9.1.1 GP Review
- GP 2.9.1.2 Supply
- GP 2.9.1.4 CR-RC
- GP 2.9.1.5 GP Mitigation
- GP 2.6.1.4 Leakage
- TC-A CIP

ISSUES

- BOS TO DO LIST
- AG District Expansion
- Density Bonus
- GHG Action Plan
- CR Capacity
- CR/RC Boundaries
- Commercial Land Inventory / Sales Leakage
- Jobs/Housing Balance
- Moderate Housing Constraints
- MUD II
- AG District
- Density Bonus

1. Direct Staff To Prepare Project Description
2. BOS Modifies & Approves Project Description
3. CEQA Review
4. BOS Acts

Project Description

- "An accurate, stable and **finite** project description is the **sine qua non (without which not)** of an informative and legally sufficient EIR." Cited by Judge Bond in 1999 Ruling on Writ which found project description changed and significant effects of land use change not analyzed in SEIR - EIR was inadequate
- A project description must include project **objectives** and **actions** sufficient to focus the environmental review.

Project / CEQA Overview Workshop

- Update on Defining **Project Description**
 - Objective of the Project?
 - Actions Proposed to be approved?
 - ZONING ORDINANCE UPDATE (text and map)
 - TARGETED GENERAL PLAN AMENDMENTS
- Treatment of Focused potential significant environmental effects of the project?
 - **Traffic** - Hear from Kimley-Horn Traffic Engineers
 - **Air Quality** / Climate Action Plan - SBC for PGE
- Set October 24th for Project Description Update and Further CEQA Considerations (Raise CEQA issues to address on Oct. 24)

Project Description

A Work In Progress

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

Project (GP/State) Objectives

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

How are we doing?

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

(GP Policy 2.9.1.2)

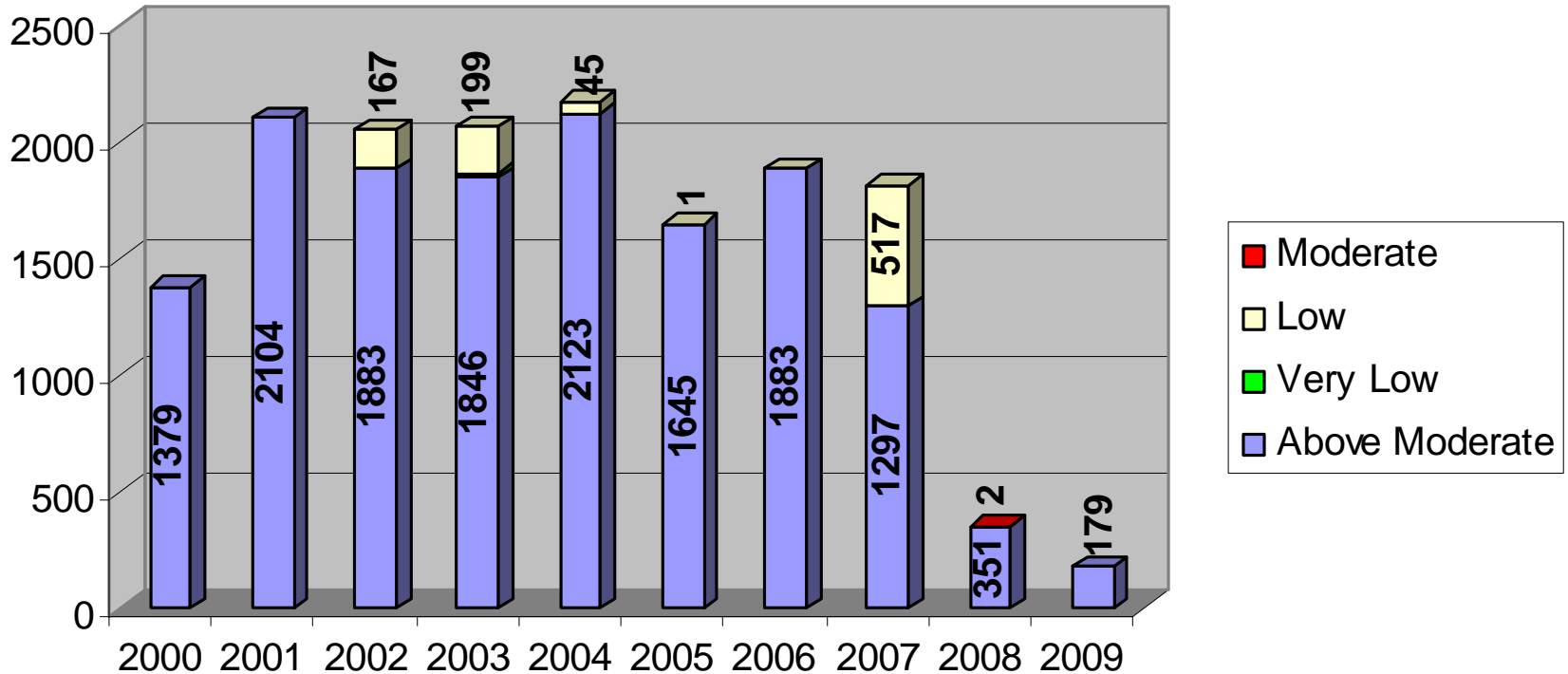
REGIONS WITHIN EL DORADO COUNTY	TAZ MODEL FORECAST		ACTUAL NEW DWELLING UNITS PER REGION		TOTAL OF NEW DWELLING UNITS BY REGION	PERCENT OF TAZ FORECAST	PERCENT OF 12,470
	SF	MF	SF	MF			
EL DORADO HILLS	13,006	1,139	5,344	972	6,316	45%	51%
CAMERON PARK	2,966	1,373	1,913	480	2,393	55%	19%
PP / CAMINO	991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

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

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

90% of NEW HOUSING FOR 20% of HOUSEHOLDS

Above Moderate Wins!



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

Achievable - Community Regions with Sewer

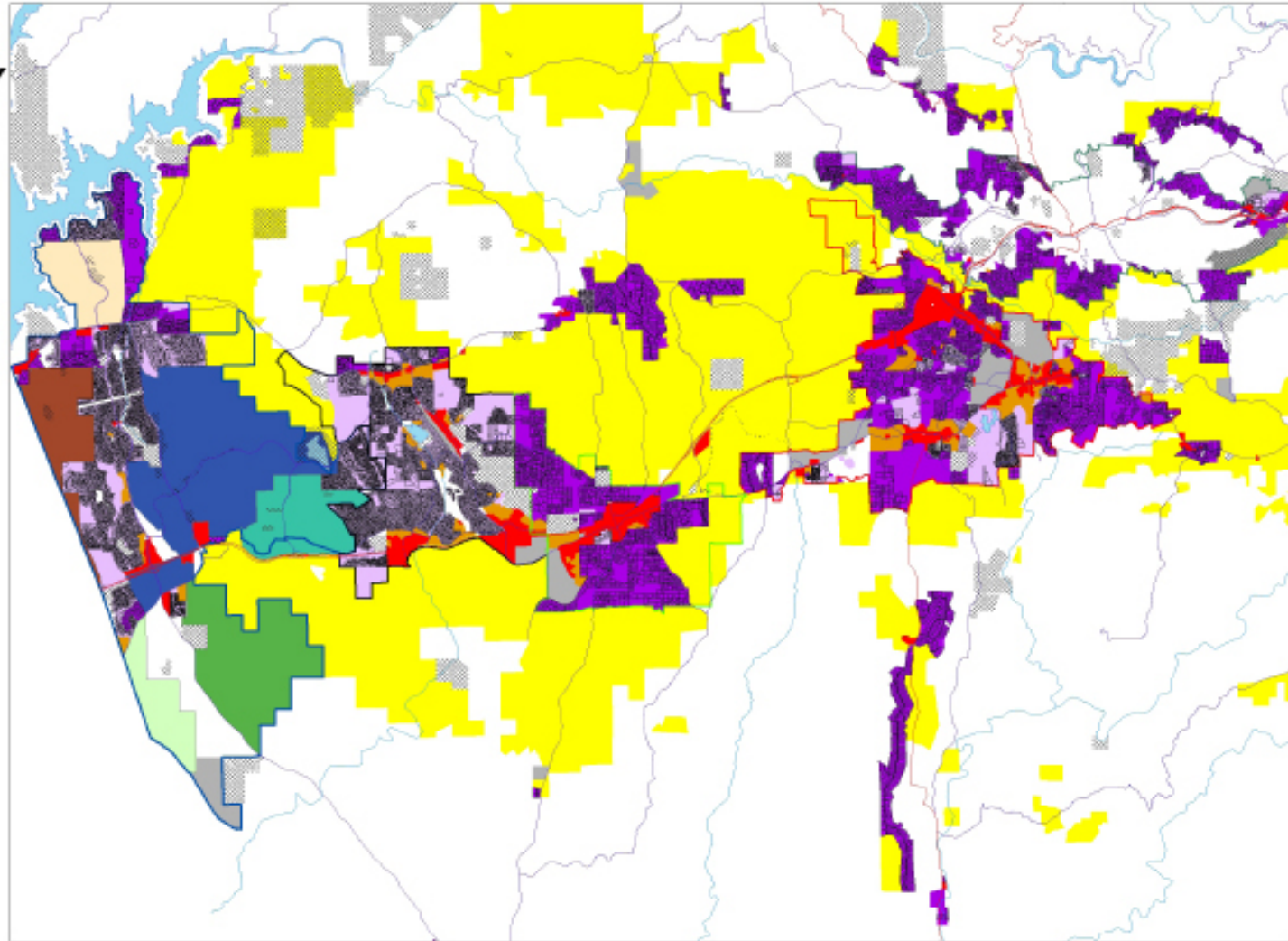
MAP 9

EL DORADO COUNTY

EL DORADO HILLS
CAMERON PARK
SHINGLE SPRINGS
EL DORADO
DIAMOND SPRINGS
COMMUNITY REGIONS

Legend

- LESS THAN 5 ACRES
- COMMUNITY REGIONS**
- PLACERVILLE
- EL DORADO HILLS
- DIAMOND SPRINGS/EL DORADO
- CAMERON PARK
- SHINGLE SPRINGS
- SPECIFIC PLANS**
- BASS LAKE HILLS
- CARSON CREEK
- NORTHWEST EL DORADO HILLS
- PROMONTORY
- SERRANO
- VALLEY VIEW
- Land Use Base**
- C
- MFR
- MDR
- MDR
- LDR
- I
- PUBLIC AGENCY PROPERTY



0 5,000 10,000 20,000 Feet

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.



06/06/2010

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

ACHIEVABLE DUs WITHIN COMMUNITY REGIONS w/ SEWER

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

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

Achievable Density (Real Numbers)

- Judge Bond in 1999- “The EIR does not set forth or refer to any of the data upon which the (achievable density) assumptions rest” p. 127
- Judge Bond in 1999-“This ruling does not preclude the County from relying on an “achievable density” population figure for any subsequent environmental review, provided that such figure is supported by substantial evidence”
- *Achievable Density* is comparable to State Housing Element Law methodology for setting *Realistic Capacity* in the Vacant Land Inventory.
- San Diego County included GP Note: “1) The theoretical build-out scenario was prepared solely for the purposes of the General Plan Environmental Impact Report (worse case scenario) only and should not be used for any other long range planning purposes.” ...due to El Dorado County Judge Bond Court Case requiring.

COMMERCIAL / MUD & MFR IN CR W/ SEWER

ONLY LANDS THAT ACCOMODATE MODERATE HOUSING

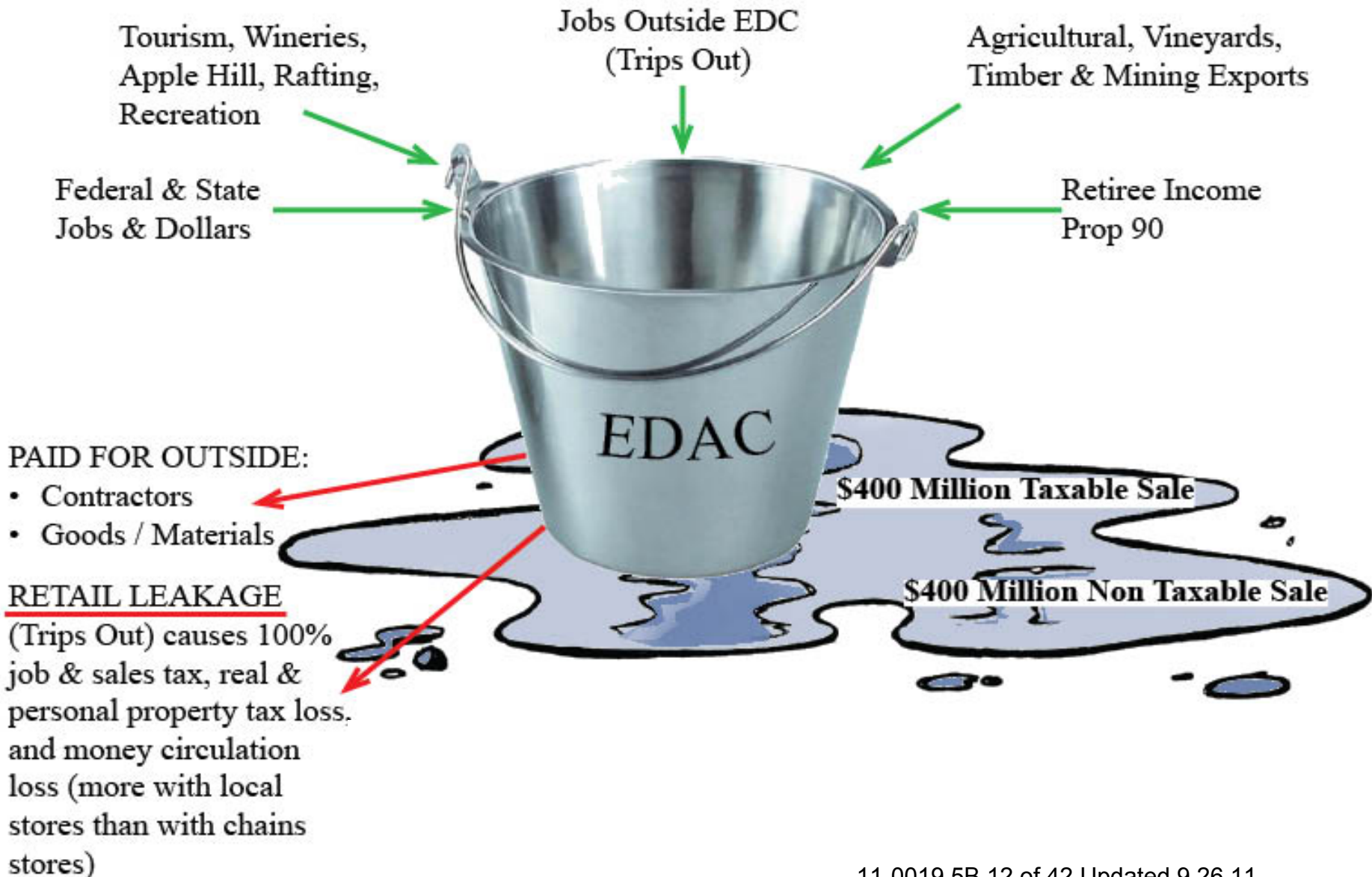


**500 ACRES VACANT COMMERCIAL LANDS
AND 78 ACRES VACANT MFR**

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

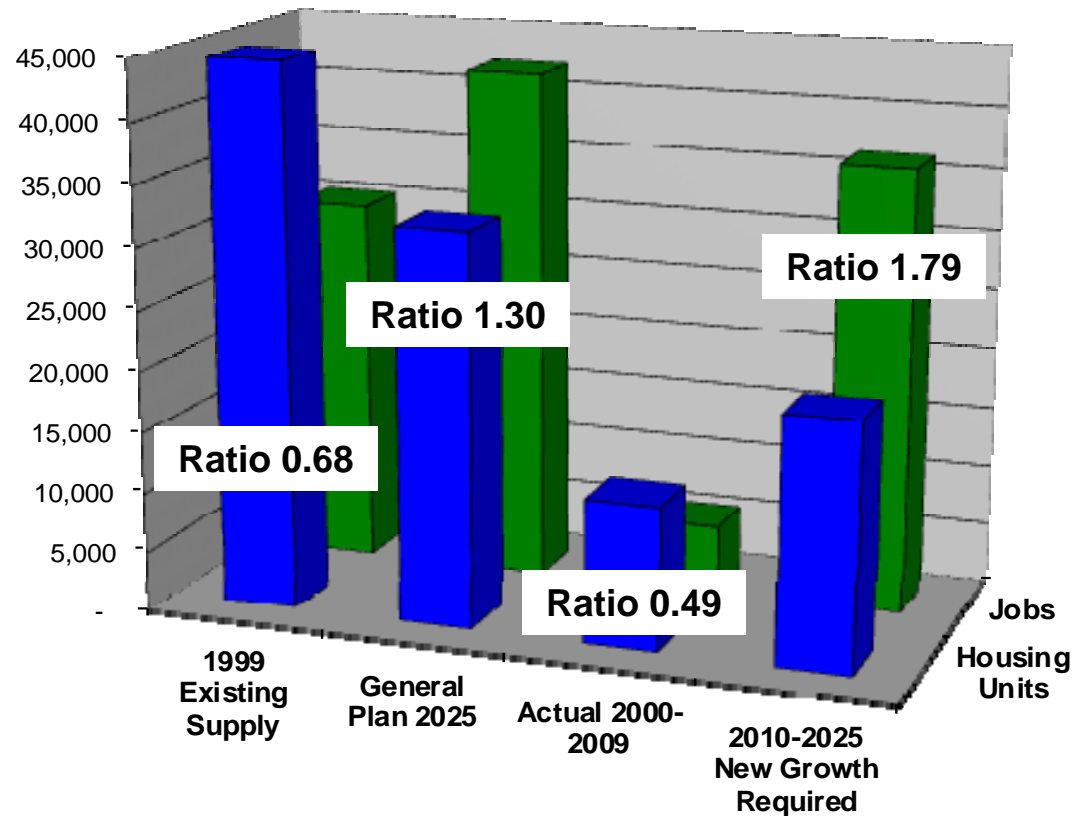
El Dorado County Economic Growth

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



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

Jobs/Housing Ratio Growing in the Wrong Direction



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

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

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

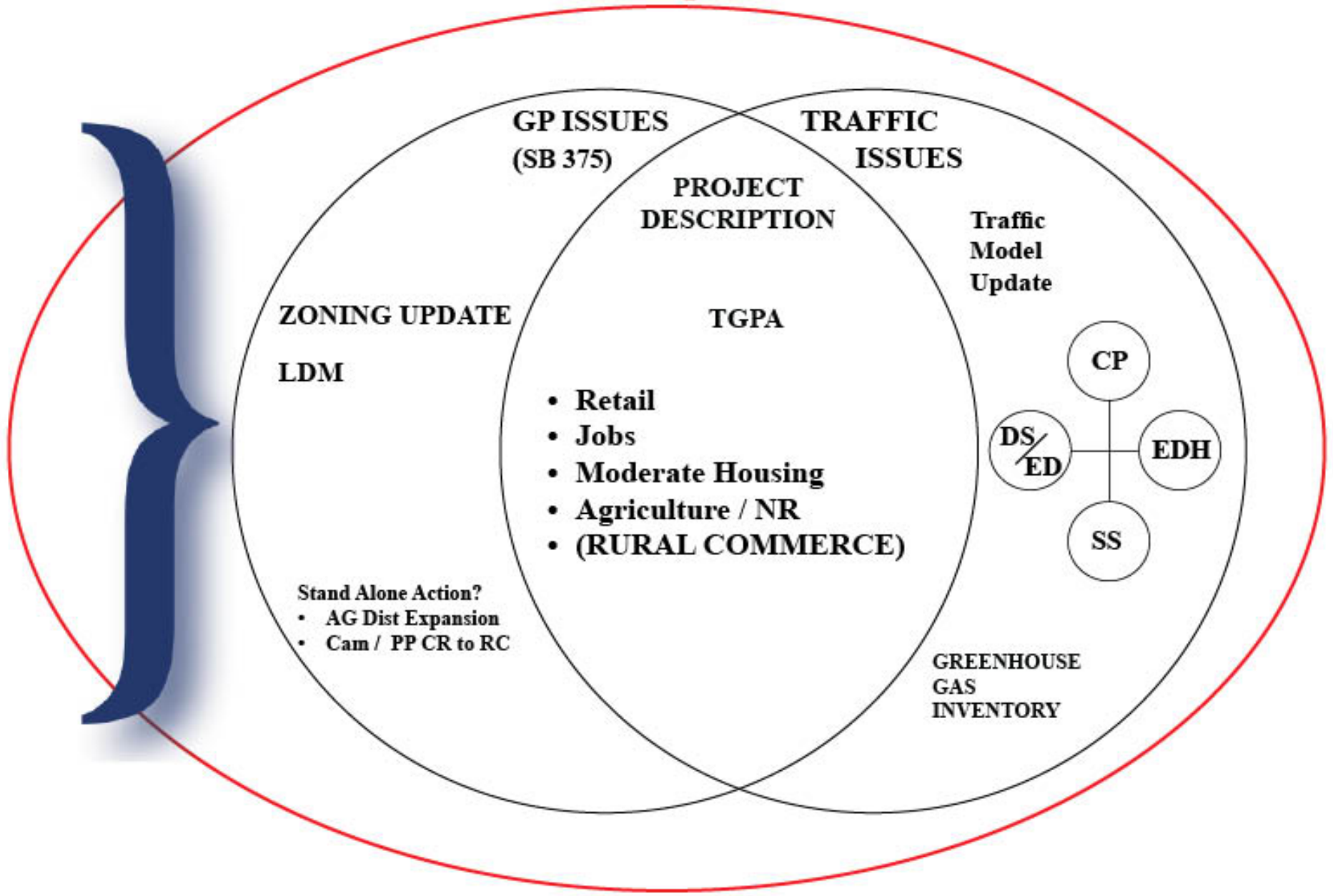
TWO TENTHS OF ONE PERCENT (.002%) OF LANDS ARE VACANT COMMERCIAL/MUD

Review Findings

Leading to CEQA Project Description

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

CEQA



CEQA Principles

- The Board cannot take action without CEQA Review. Must be in Project Description.
- BOS can turn down action before or after CEQA review.
- Conceptual reviews or studies (i.e. opportunity areas) are not a CEQA project. If BOS does not commit to definite course of action or preclude later CEQA review...no CEQA is required.
- Project to be the “whole of the action” - **Don't piecemeal**
- Tier off current GP EIR / **Plan for future actions to tier off this EIR “Don't waste a good EIR”**
 - **Plan For Rather Than React to Projects**
 - **CEQA encourages BOS to set standards up front**
 - **BOS should set the standards and have developers comply.**

STREAMLINING CEQA REVIEW

- § 15268. Ministerial Projects.
- (a) Ministerial projects are exempt from the requirements of CEQA. The determination of what is "ministerial" can most appropriately be made by the particular public agency involved based upon its analysis of its own laws, and each public agency should make such determination as a part of its implementing regulations or on a case-by-case basis.
- EXAMPLES
 - Yolo County Only 3 ½ planners so increase ministerial
 - Standards v. "I'm thinking of a color" (PD, DR, CUP).
 - Establish CEQA significance thresholds using specific quantifiable objective targets (Example CEQA GGA)
 - CEQA review in setting of standards (this EIR)

CEQA STREAMLINING - Tiering / 21083.3

TIERING

“Front-loading “ environmental review as much as possible at the scale of long-range General Plans or Zoning EIRS which can then serve as the framework for subsequent review of individual projects outlined in the plans.

§ 21093. EIRS *shall be tiered whenever feasible .*

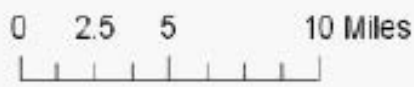
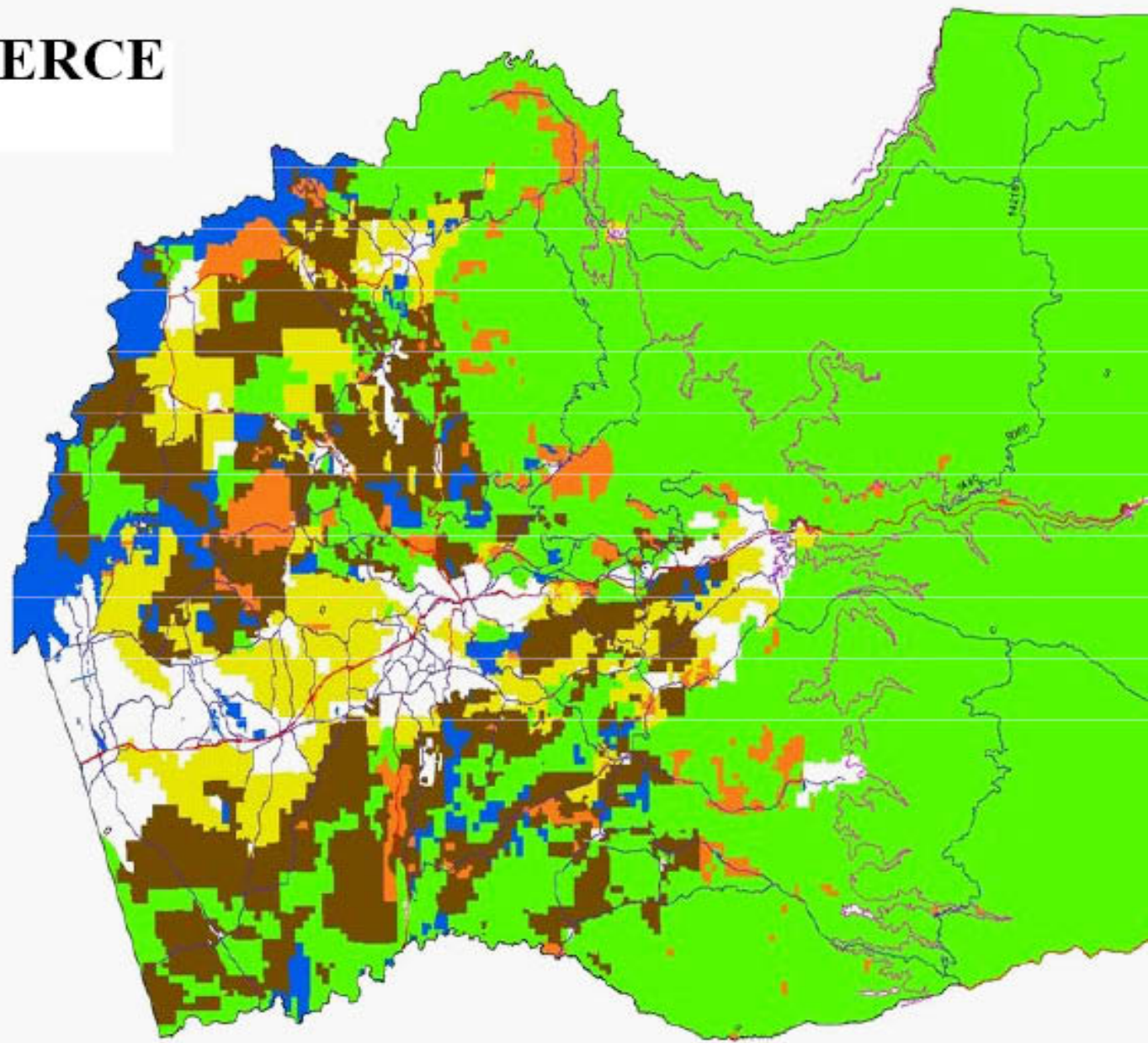
1) avoiding repetitive discussions

2) focus upon the issues ripe for decision and exclude duplicative analysis of environmental effects examined in previous eirs

§ 21083.3 partial exemption - If a project is consistent with GP(or zoning) for which EIR was certified then CEQA review generally limited to effects peculiar to parcel and not addressed in prior EIR

RURAL COMMERCE

- Legend**
- STREET CLASSIFICATION**
 - HWY
 - MAJOR
 - PLATTED LANDS**
 - Orange square
 - LAND USE DESIGNATION**
 - OS (Blue square)
 - AL (Light Green square)
 - NR (Dark Green square)
 - RR (Brown square)
 - LDR (Yellow square)



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MAP PREPARED BY



“Rural Commerce/Working Landscape”

General Plan

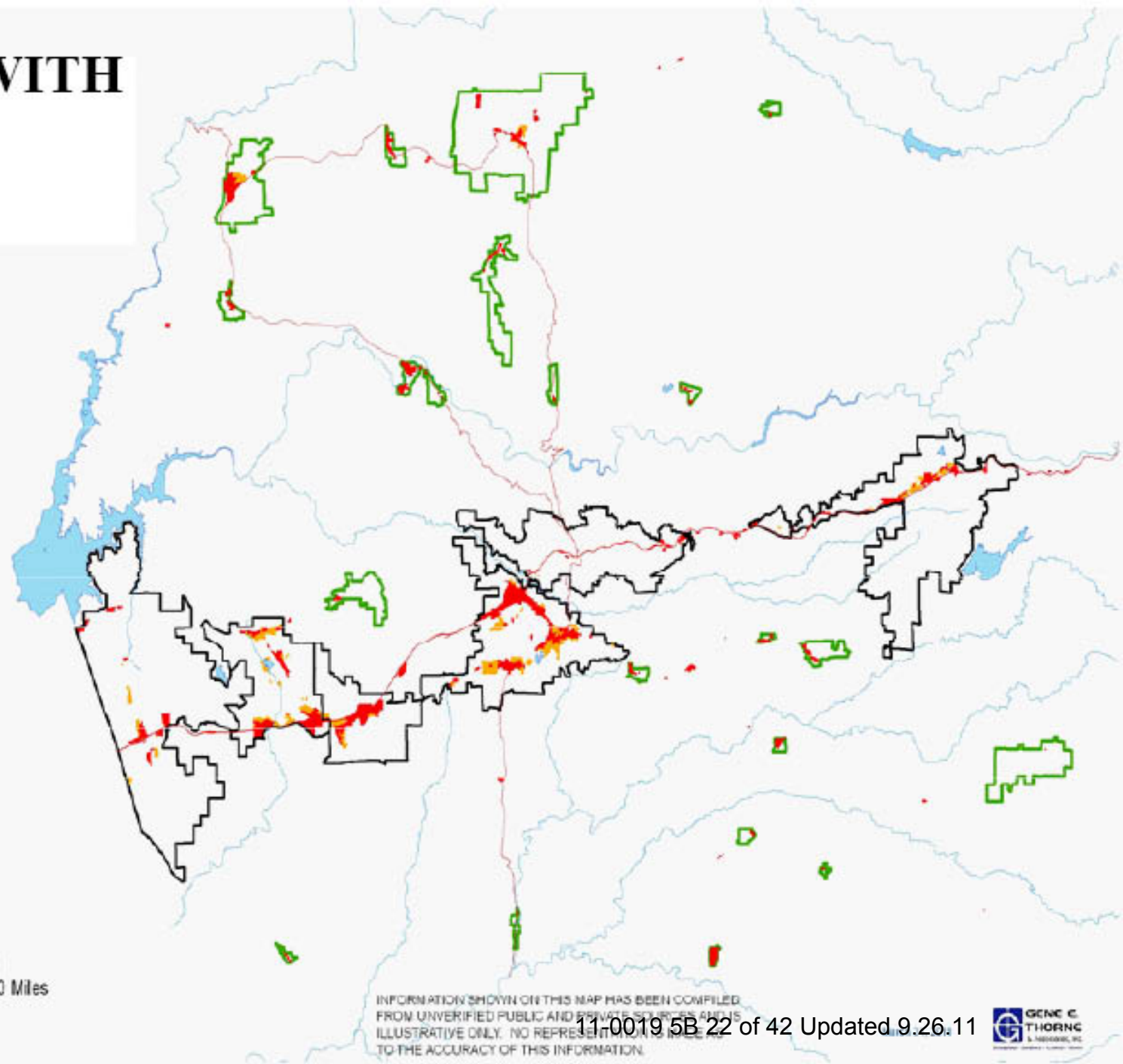
- Remove “Poison Pill” No I/C in Rural Regions
(Fred's Place, Eagle Rock, Tamarack, Twin Bridges, Coles Station, Halls Market).
- Remove “Poison Pill” that requires public sewer for C/I except in Rural Centers (5.3.1.1)
- Clarify “Ranch” ok in Ranch Marketing

Zoning

- Ag Homestays (standards)
- Ag Support (Standards)
- **Home Occupations (Standards v. CUP)**
- Standards for Rural Lands Permitted Uses (standards)
- Zoning Map Issues (Tier)
 - AE ROLL OUTS
 - “OPT IN” Ag in Rural Residential
- TPZ compatible uses (Standards)

DO A LOT WITH A LITTLE

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



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Community Regions

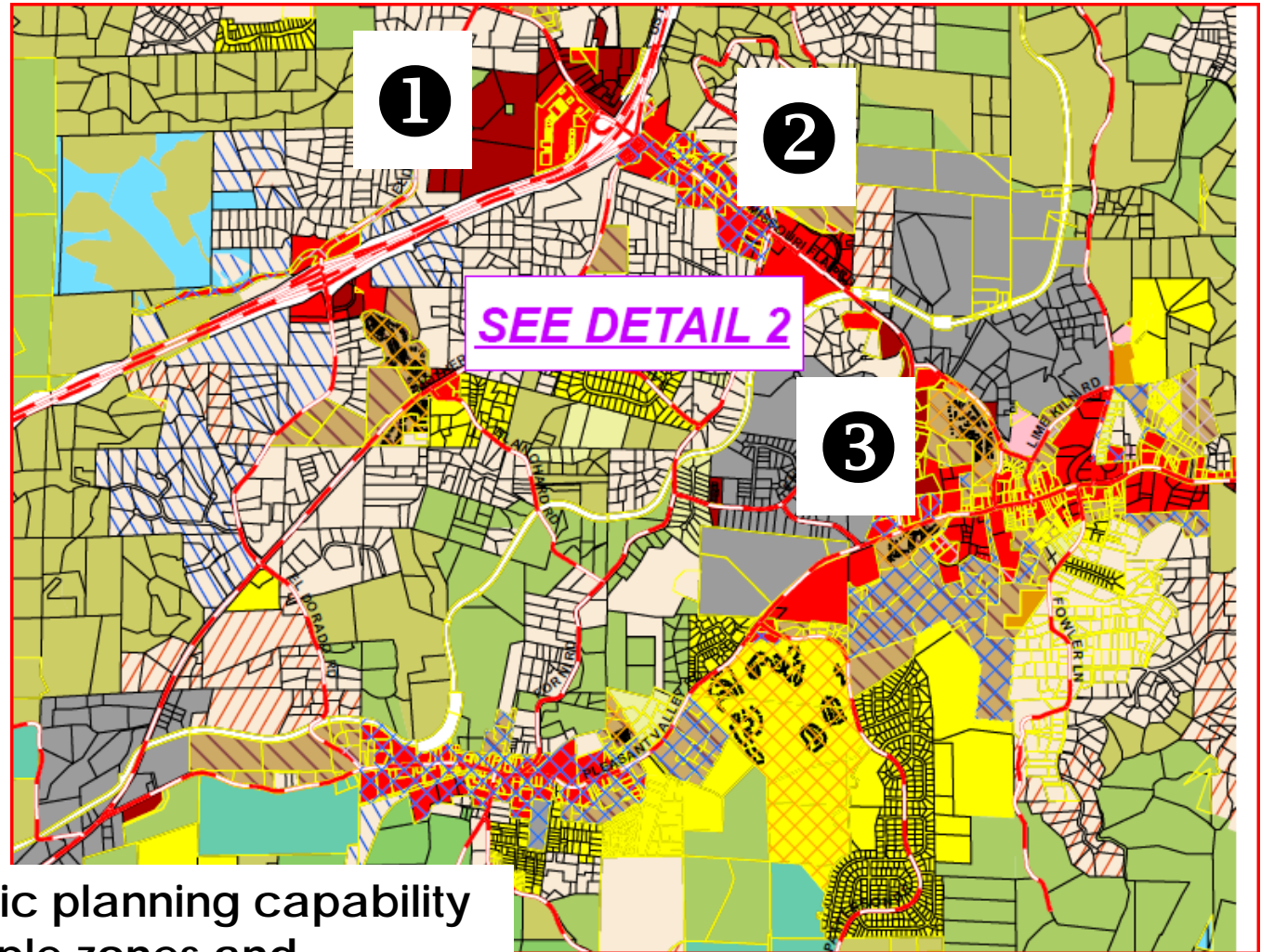
General Plan Amendment

- Remove 30% Open Space Poison Pill **ROI**
- Remove T/C Poison Pills
- Allow Alternatives to PD in MFR (Standards – 21083.3)
- 30% Slopes for C/I/HDR?
- ID Opportunity Infill sites (Study)
- MUD II Concurrency (MUD II zoning)

Zoning

- **Multiple Commercial Zones (Tier / 21083.3)**
- **MUD II (Standards/21083.3)**
- **Update zoning map with new commercial zones/industrial zones and Master Plans (Tier)**

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



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

Commercial – MUD

Policy 2.2.1.2 - Commercial Land Use Designation

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

Project Description – Good Planning

- Conform density to RHNA for 2013 Housing Element (Tier)
- AB 1358 “Complete Streets” (Tier)
- Greenhouse Gas Policies (Tier/Standards – Yolo)
- Ag District Expansion **ROI** - Stand alone?
- ED/DS Historical Overlay **ROI** – Stand alone?
- Camino/PP **ROI** – Stand alone”
- MUD in MFR (Tier/21083.3/Standards)
- Noise standards (Tier/Standards)
- Opportunity Areas (Study)
- Regional Planning Coordination (Tier)
- EDH Business Park Employment CAP

PROGRAMMATIC WORK PLAN

SEP

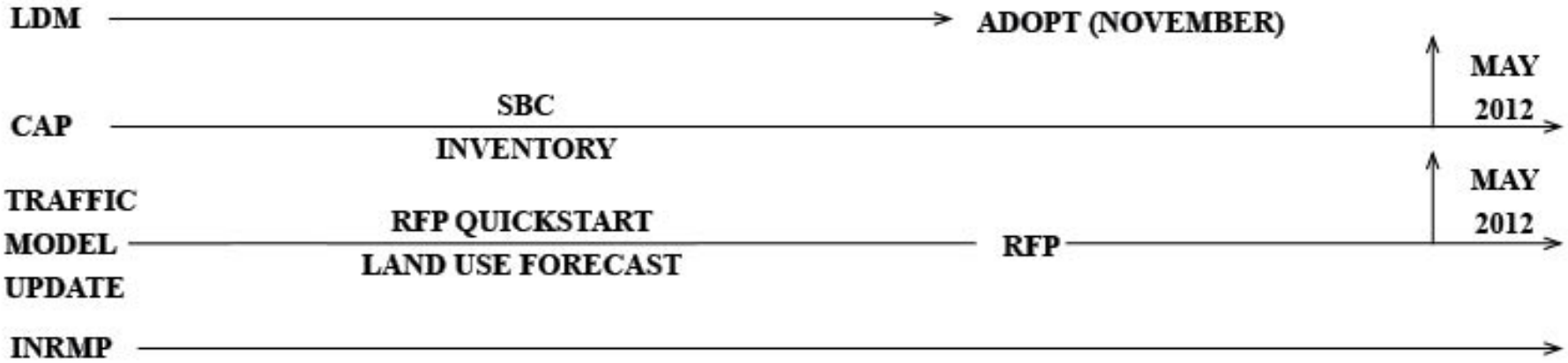
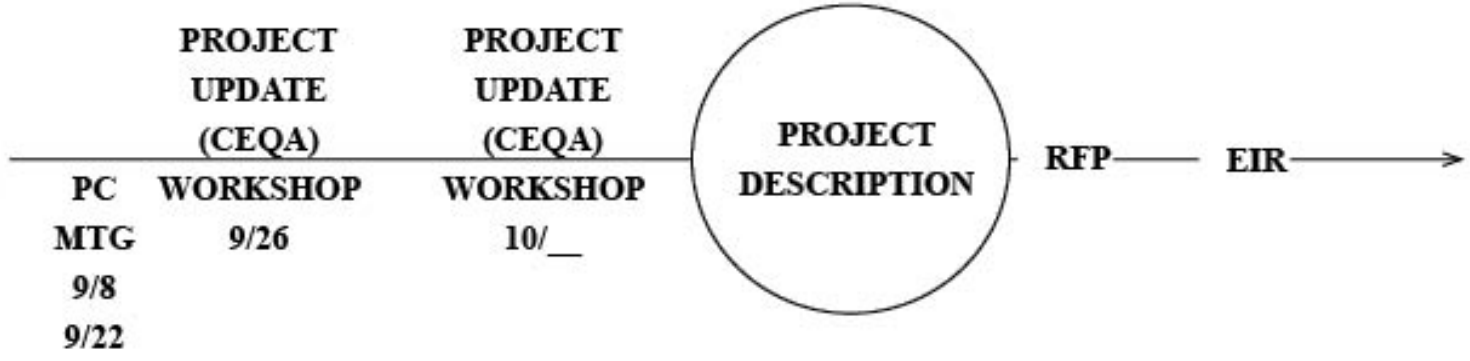
OCT

NOV

DEC

GPA

- ROI
- ROI
- ROI
- ROI
- HOUSING ZONING
- MUD II



↑ MAY 2012
↑ MAY 2012

As Presented In January 2011

- **Update Traffic Forecast Model, considering:**
 - **SB375 ties RHNA, AB32 to TRANSPORTATION funding passed after GP**
 - **MEASURE Y MODIFIED after GP – giving BOS MORE FLEXIBILITY**
 - **Allocation used 1999 update of 1990 census. 2010 census is available**
 - **11 Years of actual numbers now available**
 - **Achievable DUs for CRs with sewer now available**
 - **CIP software Model was outdated in 2002, ancient now!**
 - **C/MUD moderate housing per RHNA not accommodated**
 - **Below moderate housing not accommodated**
 - **EDC NEEDS UPDATED Traffic Model TO RUN ALTERNATIVE ALLOCATIONS FOR BOS TO MEET GP GOALS/ State Law**
 - **Needed for CIP Update**
 - **Needed for TIM FEE UPDATE**
 - **COORDINATE WITH THIS PROJECT**

Contents of Energy Wise Plan (Climate Action Plan)

- **CEQA- EVERY PROJECT MUST EVALUATE GHG IMPACTS**
- **EDC MAY Develop EDC thresholds through a public review process (CEQA Guidelines Section 15064.7)**
- **EDC MAY ADOPT COMMON MITIGATION MEASURES**
- **ESTABLISH BASELINE INVENTORY**
- **REVIEW FUNDING SOURCES**

DSD TASKS 4/11 WORKPLAN

COST

PROGRAMMATIC PROJECT DESCRIPTION

- 1. ZONING
- 3. HOUSING UPDATE
- 7. ROI 30% OS
- 8. ROI HIST DIST
- 9. ROI AG DISTRICT
- 11. ROI CAMINO / PP
- 12. LAND USE FORECAST
- 14. GPA

\$220,000
 \$175,000
 \$150,000
 \$175,000
 \$750,000

\$1,470,000
 \$ 75,000
 \$150,000
 \$ 75,000
 \$300,000
 \$1,770,000

- MUD II (future)
- CLIMATE ACTION (future)
- GABBRO FEE (future)

\$ 75,000
 \$150,000
 \$ 75,000

TGPA

ZONING

MUD II

HOUSING UPDATE

ROI

ROI

ROI


ROI

RFP \$ _____

PRICE INCLUDES

Land Use Forecast \$175,000
 Climate Inventory \$ 50,000
 MUD II \$ 75,000
 GABBRO FEE \$ 75,000
 EDAC REPORTS \$100,000

\$475,000

 = EDAC ESTIMATE

COORDINATE

TIM FEE UPDATE
 INRMP
 REPORTS

What is a Greenhouse Gas Inventory?

An assessment of GHG emissions from:

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



Why is a Greenhouse Gas Inventory Important?

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

Communities with inventories can:

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



Types of Inventories

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

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

Community Inventory

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

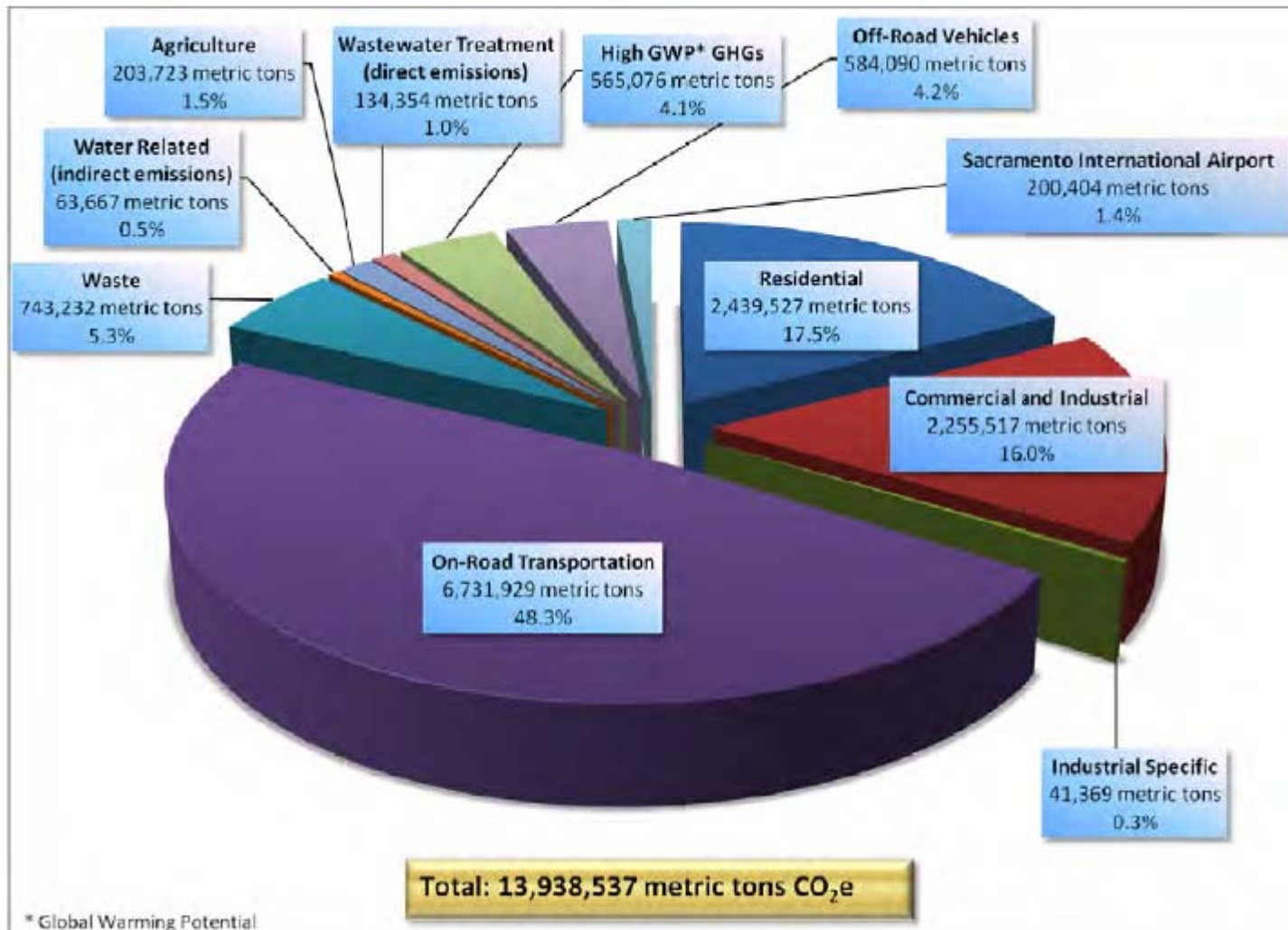


Community-Wide Inventory: Boundaries

- Geopolitical
- Trans-boundary
- Lifecycle



Sacramento County Community-wide GHG Inventory



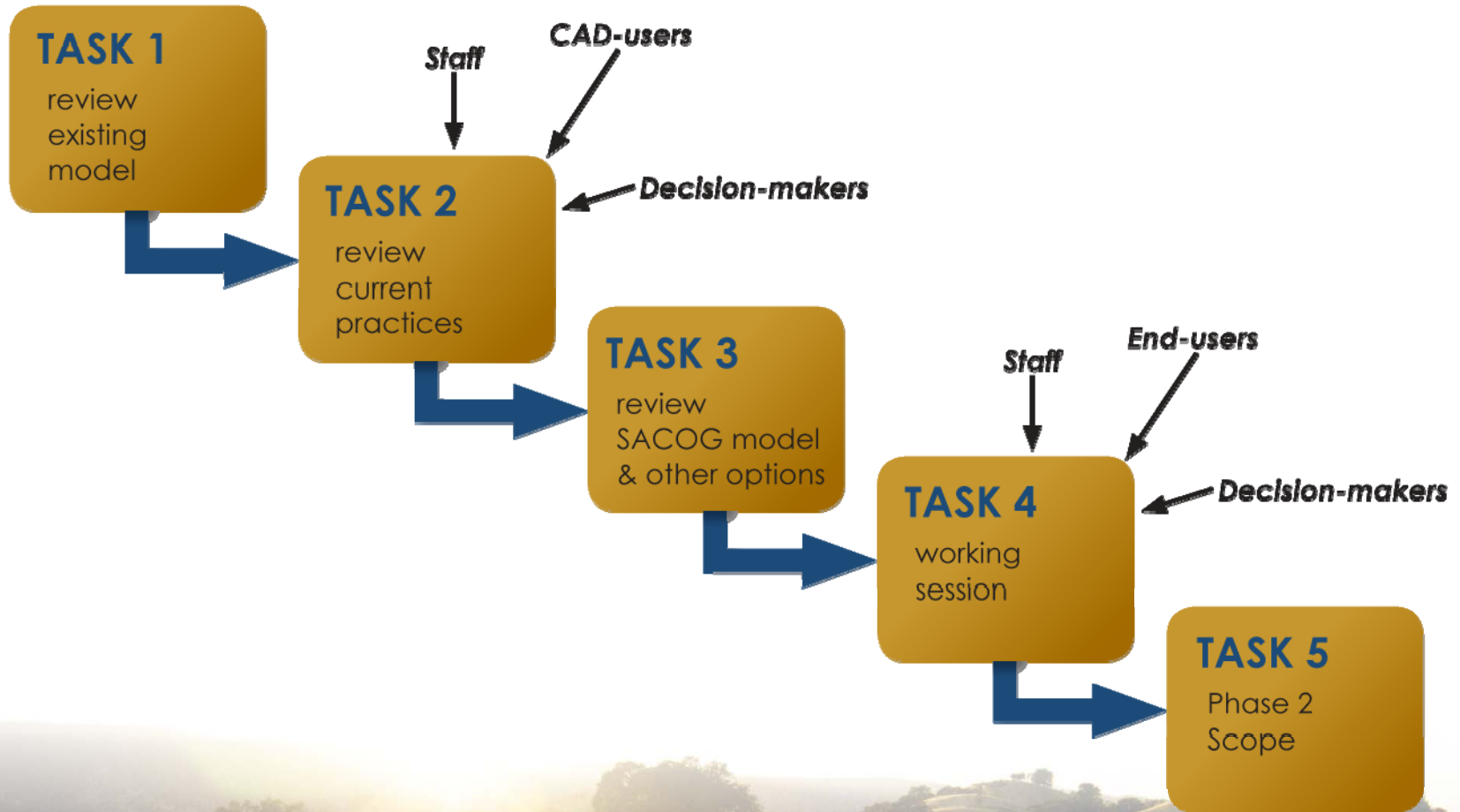
Traffic Forecast Update – Why?

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

Updating Traffic Forecast Methodology

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

Proposed Phase 1 Approach



Short vs Long Term Needs

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

EIR Adequacy Standard

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

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

October 24 - Ask the CEQA Experts

- **Project Description**

- **Combine TGPA and Zoning Ordinance Update?**
- Pollock Pines / Camino **ROI** - Stand Alone?
- AG District Expansion **ROI** - Stand Alone?
- D/ED Historical District **ROI** - Stand Alone?
- Alternatives to Action

- **EIR? Type of EIR? (SEIR, Focused, Program)**

- **Environmental Effect and Cost of Actions**

- C/I in Rural Regions
- I'm Thinking of a Color (PD, DR) v. Standards
- Zoning Standards for MUD II
- Achievable Land Use Baseline and Traffic Model Update
- CEQA view of Opportunity Studies

- **FORWARD ANY ISSUES YOU WANT ADDRESSED**

BOS DIRECTION

- Direct Staff and EDAC to continue work on alternative Zoning treatment of 14 items.
- Set October 24, 2011 workshop and Update/CEQA to BOS
- Direct continued staff and EDAC work on Project Description and RFP
- Set November Meeting Date for November 15th for Project description and adoption of RFP
- Direct staff and EDAC to continue work on Traffic Forecast Needs Analysis (*Quick Start*) and SBC Greenhouse Gas Analysis Inventory and work towards CAP