

# El Dorado County Planning Commission

TGPA-ZOU Project – Public Meeting,  
Wednesday August 27, 2014

# Meetings to Date

1. **Monday, August 4, 2014, 5 pm to 7 pm** – *Introduction, Project Background and Project Review Process Overview*
2. **Wednesday, August 6, 2014, 8 am to Noon** – *Project Description, Project Checklist and Summary of Public Comments on the Draft Environmental Impact Report*
3. **Wednesday, August 13, 2014, Noon to 4 pm** – *(1) Zoning Ordinance Format and Chapter Overview; (2) Mapping Process and Final Draft Maps*
4. **Wednesday, August 13, 2014, 6:30 pm to 8 pm** (Regular Agricultural Commission Meeting) – *Project Components Related to Agriculture and Rural*
5. **Thursday, August 14, 2014, 8:30 am to 3 pm** (Regular Planning Commission Meeting) – *(1) Project Components by Objectives: a) Reduce constraints to the development of moderately-priced housing, (b) Support job creation, (c) Capture more sales tax revenues, and (d) Preserve and promote agriculture and natural resources; (2) Mixed-Use Design Manual and Design Standards and Development Guidelines*
6. **Monday, August 18, 2014, 8 am to Noon** – *Begin preparing a recommendation for the Board:* The Planning Commission will complete a final review of the proposed TGPA-ZOU Project, including public comments and the DEIR, and will prepare a tentative recommendation.
7. **Wednesday, August 20, 2014, 8 am to Noon and Wednesday, August 27, 2014, 8:30 am to 12:30 pm** – *Continue final review of the Project including public comments in preparation of a tentative recommendation for the Board.*

# Review of Topics

- Project Background And Process Overview
  - General Plan 5-year review and Targeted General Plan Amendment;
- Public Engagement
- Character, Analysis, and Future Use of this Environmental Impact Report
- Public Comments on the Project's Draft EIR
- The TGPA-ZOU Project Description and Key Components
- Zoning Ordinance Format and Chapter Overview
- Mapping Process and Final Draft Maps
- Planning Commission “Flagged Items”
- Options for Preparing Planning Commission Recommendation

# Materials Received, Reviewed and Considered by PC and staff for TGPA-ZOU Hearing

- Resolutions of Intention to amend the General Plan and update the Zoning Ordinance
- Targeted General Plan Amendments
- Draft Zoning Ordinance Update (ZOU)
- Draft EIR
- Comments received for the Notice of Preparation (also included as part of the Draft EIR)
- Comments Received for Draft EIR during (extended) 120-day comment period
- TGPA-ZOU Project Fact Sheets and public hearing schedule
- TGPA-ZOU Staff Report
- TGPA-ZOU Project Checklist
- Key Components and Options Memo
- Agricultural Commission Staff Report
- Proposed Consistency Zoning Map by Zone Description
- Proposed Consistency Zoning Map by General Plan Land Use Designation
- Farm Bureau Letter/Agricultural “Opt-In” Program
- Planning Commissioner’s Flagged Items for Further Discussion
- Copies of press releases and public hearing notification(s)
- Frequently asked questions about the TGPA-ZOU Project
- Environmental Impact Comparison Table: The TGPA-ZOU Draft EIR and the 2004 General Plan EIR
- Draft standards and guidelines for the proposed Land Development Manual (LDM) or successor document
- Public comments received during the Public Hearing
- TGPA-ZOU dedicated web page, including links to relevant project information, maps and documents:  
[http://edcgov.us/Government/LongRangePlanning/LandUse/TGPA-ZOU\\_Main.aspx](http://edcgov.us/Government/LongRangePlanning/LandUse/TGPA-ZOU_Main.aspx)

# TGPA-ZOU Background:

## Board of Supervisors Identified Goals

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

# TGPA-ZOU 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 “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.”

# TGPA-ZOU EIR Analysis

- This program EIR is a stand-alone document
- TGPA-ZOU EIR is not “tiered” from any prior EIR
  - References pertinent to the analyses contained in the 2004 General Plan EIR were used
- The TGPA-ZOU EIR draws its own conclusions about the significance of the environmental impacts of the TGPA-ZOU



# Project Key Components

## 1. State Compliance

- Regional Housing Needs Assessment (RHNA)
- Mixed Use Development Density
- Infill Development

## 2. Rural Commerce, Recreation and Expanded uses in Timber Preserve (TPZ) Zoned Lands

- Rural Region Commercial and Industrial Uses
- Expand Recreation Uses in Selected Zones
- Expanded Uses in TPZ Zones

## 3. Site Planning & Design

- Land Development Manual, Including Community Design Standards and Guidelines
- Mixed Use Development Design Manual

## 4. Zone Mapping Criteria and Consistency with General Plan

## 5. Planned Development, Density Bonus and 30 Percent Open Space

## 6. Protection of Wetlands and Sensitive Riparian Habitat

## 7. Hillside Development Standards; 30 Percent Slope

## 8. Public Infrastructure (Roads, Water and Sewer), Facilities and Utilities

- Relaxation of Public Water and Wastewater Hook Up Requirements in Community Regions
- Public Utility Service Facilities allowed in Planned Agricultural, Agricultural Grazing, Rural Lands, Forest Resource and TPZ Zones
- Traffic Related Policy Amendments

## 9. Community Region/Rural Center Boundary Amendments

## 10. Agricultural District Boundary Amendments

## 11. Corrections to Imperfections, Errors in the Adopted General Plan and Zoning Ordinance and Other (Minor) Policy Clarifications

# Planning Commission Recommendation

- Discussion of a Planning Commission Recommendation to the Board of Supervisors on the TGPA-ZOU Project
  - Commission will not be taking any final action on the Project
  - Commission is not required to advise the Board on all of the policy and ordinance changes that make up the project
  - Commission can choose to make selected recommendations only

# Approach for Preparing a Recommendation

Option 1: Review each proposed change, line-by-line, with recommendations for each.

Option 2: Generally assume approval of TGPA-ZOU project: Planning Commission discussion focused on specific items that may be revised or removed from the project.

Option 3: Generally assume denial of TGPA-ZOU project: Planning Commission discussion focused on specific items that may be approved such as required by state law.

# Planning Commission “Flagged” Items for Additional Discussion

1. Revisions to Project Description (Checklist)
2. Timber Production Zones (TPZ)
3. Agriculture/Rural Lands and Ag Commission Comments from 8-13-14 not included in Item 2 (TPZ)
4. Noise
5. Protection of Wetlands and Sensitive Riparian Habitat
6. Infill program/Opportunity Areas
7. Planned Development, Density Bonus and 30 Percent Open Space
8. New rural Commercial (CRU) Zone
9. Mixed Use Development Design Manual
10. Standards within the Design Improvement and Standards Manual (DSIM)/Land Development Manual (LDM) or successor document
  - Landscaping requirements
  - Mobile/Manufactured Home Parks
  - Parking and Loading
  - Outdoor Lighting
  - Research and Development

# Next Steps

1. Prepare the Final EIR for the Project
  - Final EIR will Include:
    - Comments received
    - Written responses to comments received
    - Revisions to the EIR, including recirculation, if necessary in response to comments
2. Bring final EIR to Planning Commission for review
3. Planning Commission to prepare final recommendation to Board
4. Board of Supervisors hearings on Project
  - Board will take action on the Project

# Staff Recommendation

1. Close Public Hearing and direct staff to:
  - A. Prepare the Final EIR for the Project
    - Final EIR will Include:
      - Comments received
      - Written responses to comments received
      - Revisions to the EIR, including recirculation, if necessary in response to comments
  - B. Prepare Planning Commission's tentative recommendation based on the hearing to date.
2. Return to Planning Commission with their tentative recommendation and Final EIR
3. Planning Commission to prepare final recommendation to Board following review of Final EIR.