

EDAC Presents: Recommendations for Regulatory Reform through a review of the General Plan and Other Regulations

Comprehensive Analysis of the
General Plan to Address Changes in
Development Patterns and State
Laws, Correct Imperfections/Errors,
and Support Streamlining the
Implementation of the General Plan

EDAC

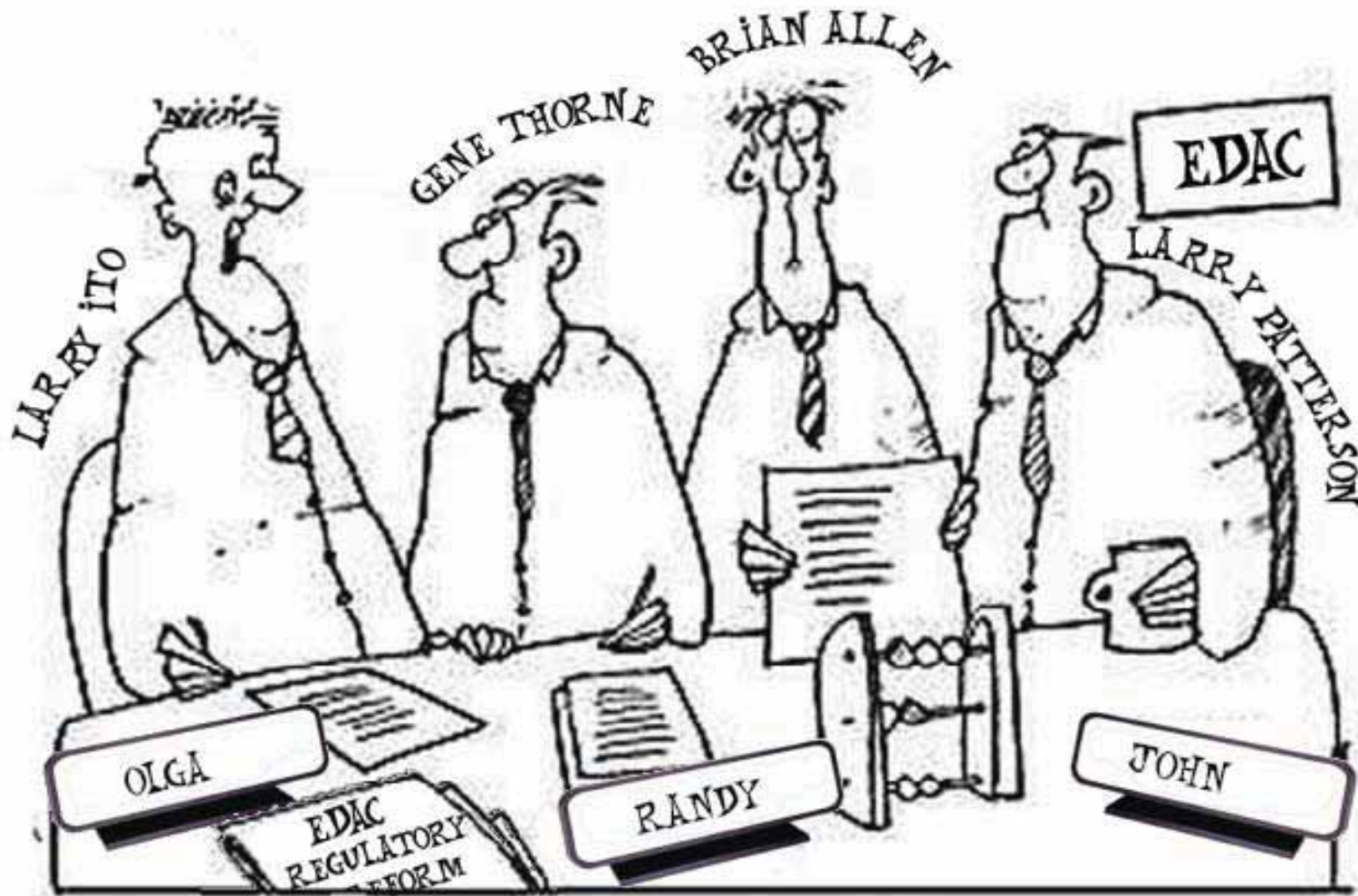
- EDAC Was Directed by the Board of Supervisors to:
 - Recommend ways to **reform and improve the regulatory processes through a review of the General Plan and other County regulations**
- EDAC Formed a Regulatory Reform Committee and:
 - **Asked for help** from EDC Specialists in the regulatory areas, including fire, engineering, agriculture, housing, etc.
 - Worked with staff and identified regulatory issues that were resolved through consensus or set aside for BOS action.
 - Conducted a comprehensive review of EDC's 7 year experience with GP and related actions and regulations.
 - Was directed to Report to BOS every 2-3 months.
- Presentation covers work to date, requests BOS input and makes Recommendations for BOS Action

“WE”

- Gayle Erbe Hamlin, Terri Daly, Fred Russell, Ron Grassi, Sam Driggers, Roger Trout, Peter Maurer, Shawna Purvine, Lillian Macleod, **Craig McKibbon**, **Jim Ware**, **Dave Spiegelberg**, **Val Akana**, Laurel Brent Bumb, Bill Carey, Bill Randall, **Todd Cunningham**, **Rob Combs**, **Gary Baldock**, **Cris Anthony**, **Michael Webb**, **John Youngdahl**, **Olga Sciorelli**, **Gene Thorne**, **Norm Brown**, **Larry Ito**, **Randy Pesses**, **Larry Patterson**, **Brian Allen**, **Dave Crosariol**, **Jeff Lubenko**, Roberta Long, Mike McDougal, Mark Nava, Dale Van Dam, Michael Ward, Raven Powell, Cindy Shafer, Sue Taylor, Kathye Russell, Noah Briel, Ron Duncan, Craig Sandberg, **Eric Driever**, T. Abraham, **Charlie Downs**, Gordon Helm, **Tom Burnette**, Maryann Argyes, Valerie Zentner, Chris Flores, Bob Davies, Dave Pratt, Tom Heflin, Andrea Howard, Tom Howard, Cris Bronner, Art Marinaccio, Mike Turner, Karen Pine, Bob Smart, Jamie Buetler, Peter Oliver, Carol-Anne Ogdin, Kenny Wilkinson, Tom Van Noord, Doug Roeca, Bob Laurie, Bill Vandegrift, Joel Korotkin, Jason Korotkin, Thaelia Georgiades,, Jim Brunello, Tom Shinn, Doug Scalzi, Kate Overmeyer, David Thomas, Lindell Price, Gail Gebhardt, Marv Bukema, Doug Noble, Steve Ferry, Ted Mafia, John Thompson, Michelle Smira, Mike Sproul, Mike Roberts, Cedric D. Twight (SPI), Mark Weiner, Fred Wilkinson, Judy Mathat, Cris Alarcon, Sherri Lum-Alarcon, Bill Fisher, Brenda Bailey, David Zweck, Marlon Ginney, Kimberly Beal, Linea Marengo, Bill Thorpe, Mary Pitto, Jim Davies,

Engineers and architects highlighted in bold, Fire in red

DREAM TEAM



WHAT I DON'T UNDERSTAND IS HOW ALL THREE OF US MANAGED TO GET THE FIGURES WRONG!

WHAT IS REQUIRED

REVIEW GENERAL PLAN IDENTIFY ISSUES

DEFINE CEQA PROJECT (Reject Stand-Alone Update)

FIRE

- State
- Access

ZONING

- AG
- Form / PD
- Maps

HDM

- 10%
- CalTrans
- Local Rds

LDM

COMMUNITY / DESIGN

GRADING

AH

MUD 1

GP

MITIGATION

BOARD OF SUPERVISORS ACTION

5 YEAR REVIEW / EDAC

STATE

- SB 375
- AB 32

GENERAL PLAN

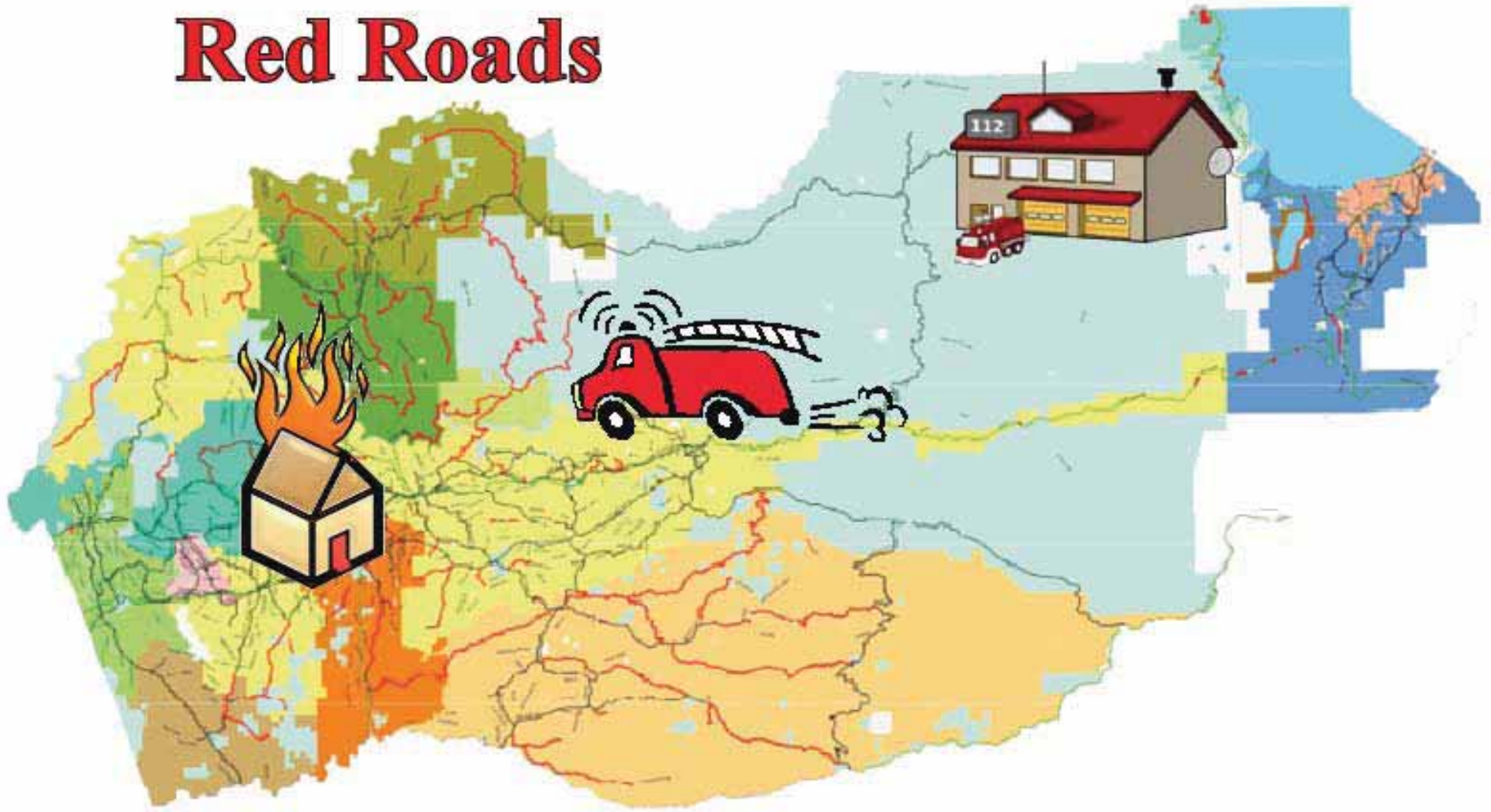
- GP 2.9.1.1 GP Review
- GP 2.9.1.2 Supply
- GP 2.9.1.4 CR-RC
- GP 2.9.1.5 GP Mitigation
- GP 2.6.1.4 Leakage
- TC-A CIP

ISSUES

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

ENABLE BOARD OF SUPERVISORS TO ACT

Red Roads





California State Fire Marshal
Information Bulletin – IB0810

Issued: September 7, 2010

FIRE APPARATUS ACCESS ROADS

CCR, Title 24, Part 9, 2010 California Fire Code (CFC), Chapter 5,
Sections 502.1, 503.1, 503.1.1 (Effective January 1, 2011) and
Title 14, Division 1.5, Chapter 7, Subchapter 2 SRA Fire Safe Regulations

The purpose of this Information Bulletin is to provide clarification regarding Fire Apparatus Access Roads standards and further clarify the application of California Code of Regulations (CCR), Title 24, Part 9 – 2010 California Fire Code (CFC) Chapter 5, Section 503 Fire Apparatus Access Roads. Specifically this Information Bulletin addresses the application of CFC Section in those areas where CCR, Title 14, Division 1.5, Chapter 7, Subchapter 2 – SRA Fire Safe Regulations apply in State Responsibility Areas (SRA).

The SFM adoption of CFC Section 503 (Fire Apparatus Access Roads) is intended as a general rule/regulation to be applied throughout the state as a minimum standard where no other rule/regulation, standard, or local ordinance that is equivalent or more restrictive, has been adopted; and is the state standard in non-SRA lands where no other rule/regulation, standard, or local ordinance that is equivalent or more restrictive, has been adopted.

SRA Fire Safe Regulations contained in CCR, Title 14, Sections 1270.00 – 1273.11 shall continue to be the minimum standard in the SRA unless a local adoption has been made that is equal to or more restrictive and has been approved by the Board of Forestry and Fire Protection.

If you have questions regarding this information Bulletin, please contact:

Kevin Reinertson, Division Chief, Code Development and Analysis,
at (916) 327-4998 or by email at kevin.reinertson@fire.ca.gov

For more information please visit our website: <http://osfm.fire.ca.gov>

SRA Fire Safe Regulations contained in CCR, Title 14, Sections 1270.00 – 1273.11 shall continue to be the minimum standard in the SRA of El Dorado County.

LDM STANDARD PLAN

STREETS, HIGHWAYS & LOCAL ROADS DESIGN MANUAL

**TABLE TC-1
GENERAL ROADWAY STANDARDS FOR NEW DEVELOPMENT BY FUNCTIONAL CLASS**

Functional Class	ACCESS CONTROL		CROSS SECTION	
	Public Roads Intersections (Or interchanges)	Abutting Property Driveways and Private Roads	ROW	Right-of-Way Width
Four-Lane Freeway	1/2 mile minimum spacing	Restricted	108'	108'
Four-Lane Arterial	1/2 mile minimum spacing	Limited	84'	84'
Community Arterial	1/2 mile minimum spacing	Permitted	64'	64'
Rural Center Arterial	1/2 mile minimum spacing	Permitted	64'	64'
Major Two-Lane Road		Permitted	60'	40'
Community Regions		Permitted	60'	40'
Rural Centers and Rural Regions		Permitted	60'	40'
Local Road		Permitted	60'	Varies
Private Roads		Permitted	60'	Varies

"Highways"
Highways & Arterials

"Streets"
Collectors & Local Roads

"Highways" Section of HDM Commission

"Streets" Section of HDM Commission w/support from



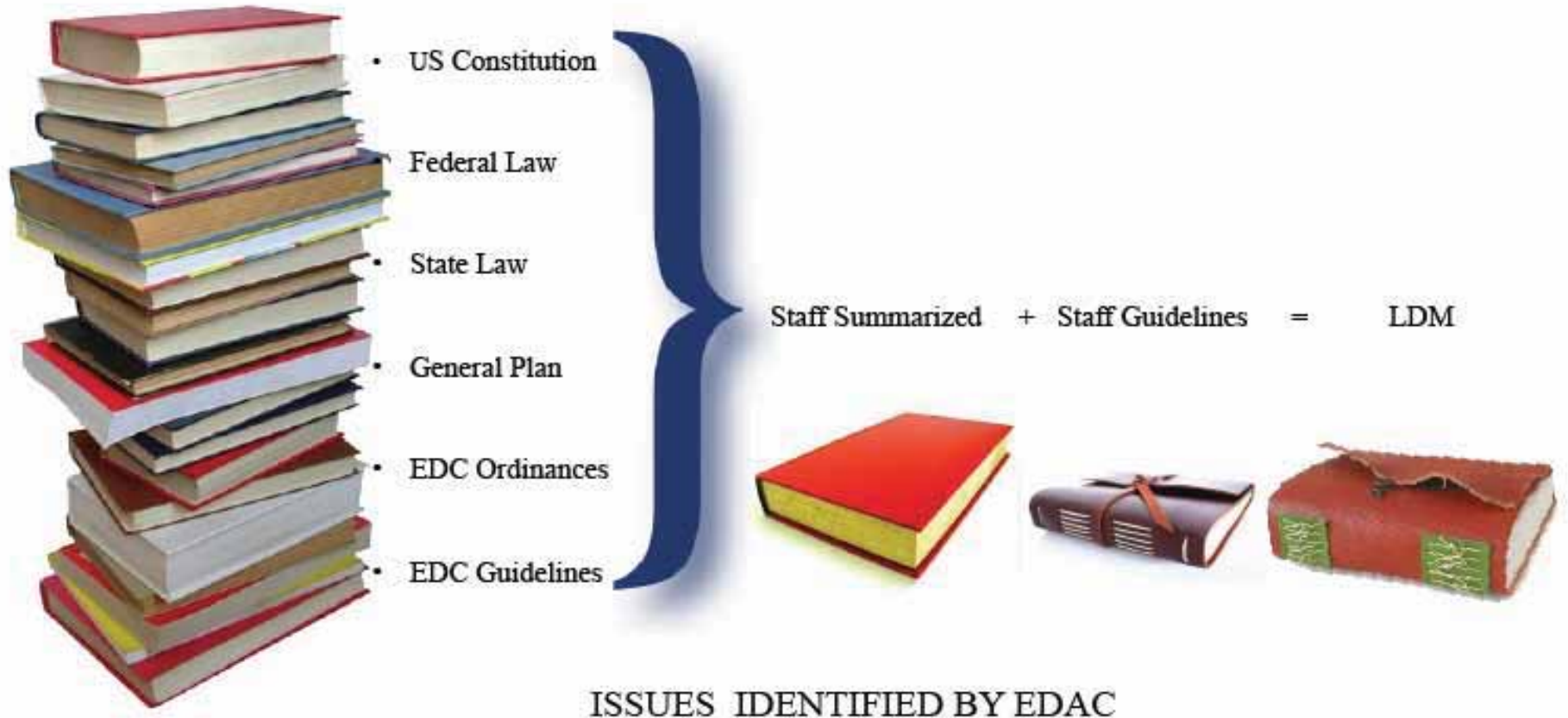
AASHTO AASHTO Low Volume



Key:
County Owned Right-of-Way
ZOB/HOAV/Private Property

LAND DEVELOPMENT MANUEL (“LDM”) PROCESS

Land Development Regulations



1. Summary may supersede source document (more stringent)
2. MATRIX identifies rule source
3. Alternatives rather than waivers

FUNDAMENTAL ZONING ISSUES

Rural Residential

10 or 160 Acre / Per DU

Grazing
(Williamson Act)

Commercial / MUD

Form Based Codes

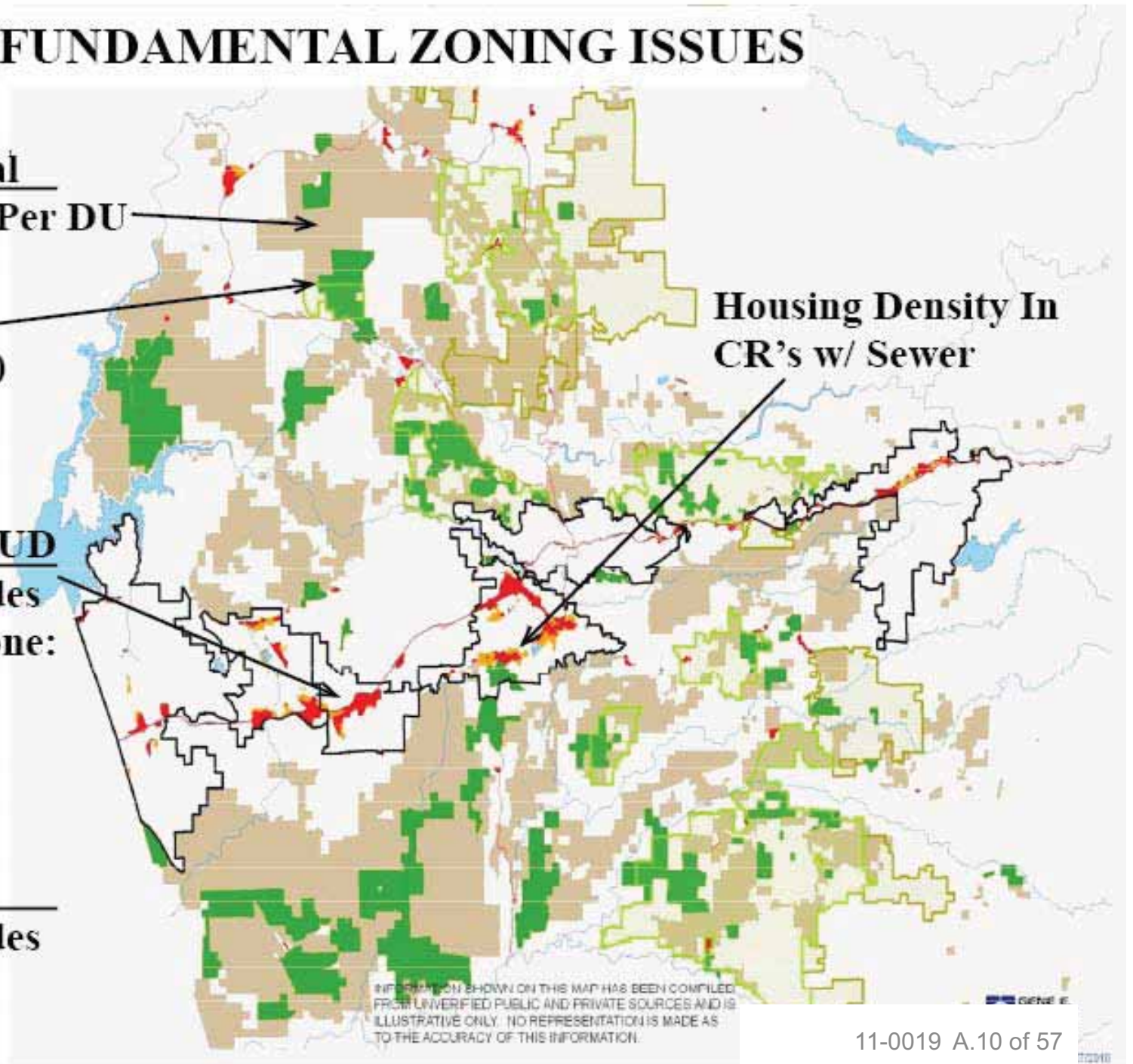
Direct Use w/ Zone:

- C / MUD
- Large Retail
- Neighborhood

MFR

Form Based Codes

Housing Density In
CR's w/ Sewer



OVERVIEW - GENERAL PLAN REVIEW

Policy 2.9.1.1 – **INVENTORY** “the County shall monitor, on an annual basis, the rate at which the land inventory is developed” .

Policy 2.9.1.2 – **SUPPLY** Examine rate of development; make adjustments if growth varies from plan assumptions; **changes to land supply if appropriate.**

Policy 2.9.1.4 – **COMMUNITY REGION CHANGES** BOS INITIATED Boundary changes to community regions

Policy 2.6.1.4 – **Consider commercial development on Highway 50 intersections.**

Measure TC-A – **CIP** **The CIP shall be coordinated with the 5 year major review of the GP. (CIP Modeling)**

Policy 2.9.1.5 – Monitor effectiveness of mitigation measures

GP Page 1: The Plan must meet State planning requirements

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)

BOS Should Consider including a Greenhouse Gas Analysis in the GP

- [Then] AG [Now] Governor Brown encourages*
 - Opportunity to look at “big picture”
 - Project CEQA documents may tier off GP GGAP
- CEQA Guidelines
 - Encourage project-level documents to tier off GP (update) Greenhouse Gas Reduction Plan (CEQA Guidelines, 15064.4, 15130, 15152(i), Appendix G VII)
- CAPCOA (California Air Pollution Control Officers Association, *Model Policies for Greenhouse Gases in General Plans*, June 2009)

* Per California Attorney General Jerry Brown *GHG & CEQA STRAIGHT FROM THE SOURCE 2009*

General Plan and State (SB375/AB32/RHNA/) Share Common Goals – Sustainable Community/Less Trips

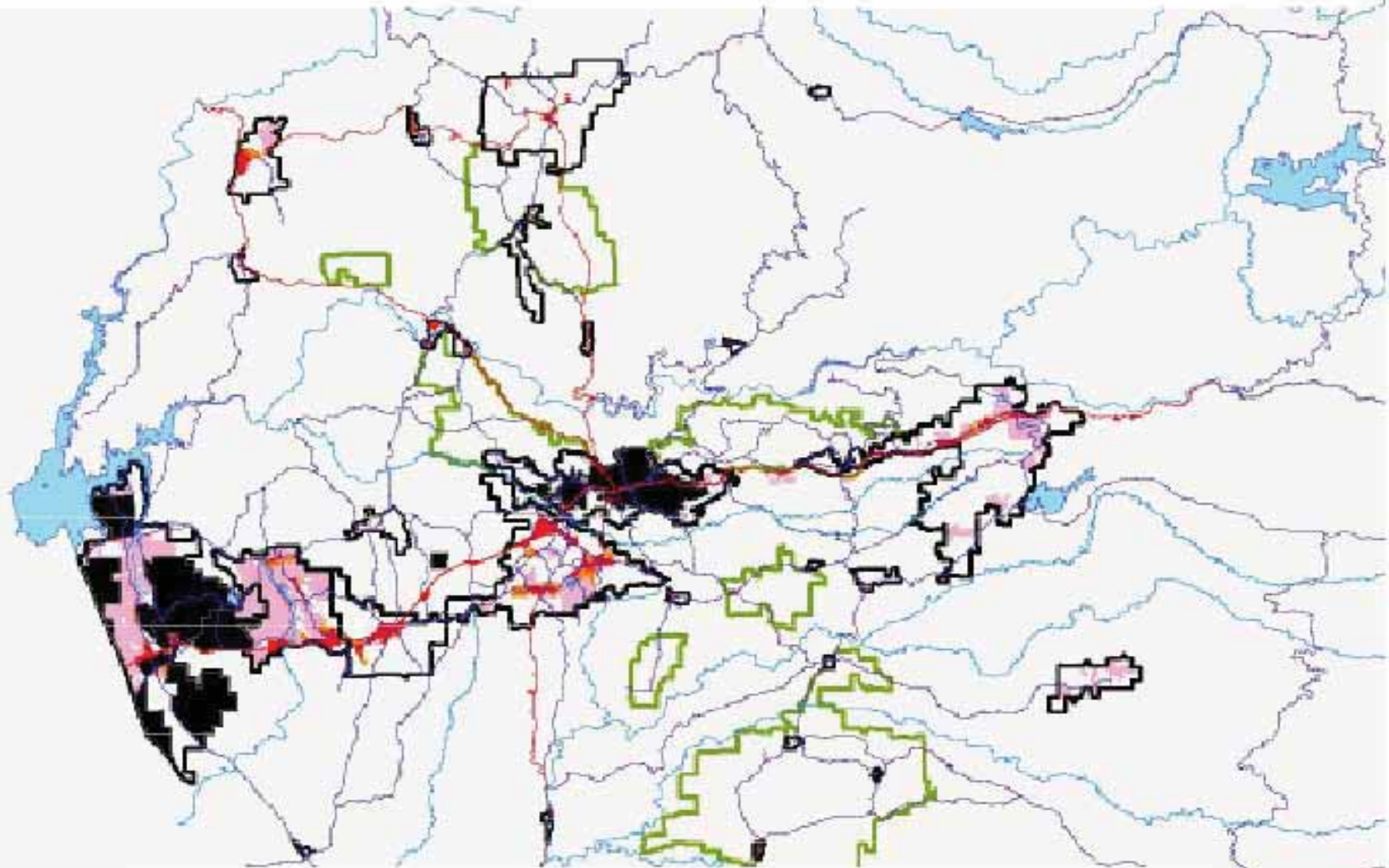
GP and State GOALS:

- ❑ **DIRECT DENSITY TO COMMUNITY REGIONS AND KEEP REST RURAL**
- ❑ **ACCOMMODATE 32,000 NEW DUs and RHNA**
 - ❑ 30% + \$ 85,000 + Above Moderate
 - ❑ 20% \$ 55,00-85,000 Moderate
 - ❑ 50% Less than \$ 55,000 Below Moderate
- ❑ **CREATE 42,000 new JOBS**
- ❑ **REDUCE RETAIL LEAKAGE**
 - Leakage loses 100% loss of jobs, sales tax, money in community multiplier
- ❑ **CIP consistent with State/GP Goals**
- ❑ **PRESERVE/PROTECT AGRICULTURE**
 - Agricultural Districts

Integrate with GP Elements – Greenhouse Gas Action Plan

- ❑ Economic Development
- ❑ Land Use
- ❑ Circulation/Transportation
- ❑ Agriculture/Forestry
- ❑ **Conservation/Open Space/Natural Resources**
- ❑ Housing/Affordable Housing
- ❑ Parks and Recreation
- ❑ Public Health, Safety

GENERAL PLAN MEETS BLUEPRINT ON FACE



What is actually happening?

REVIEW – HOUSING

- **GP Accommodates 32,491 new DUs for projected EDC population of 200,000 around 2025. The GP horizons whenever the additional 32,491 DUs are built.**
- **Approximately 12,470 of the 32,491 DUs built**
- **Approximately 20,000 more DUs units to build**
- **RHNA and the GP requires the new 20,000 Accommodate:**
 - About 30% for Above Moderate Income (\$ 85,000 yr. +)
 - About 20% for Moderate Income (\$55k fam/4 to \$ 85k)
 - About 50% for Below \$ 55,000 Households
- **NO RHNA/GP CREDIT FOR EXISTING HOUSES SELLING AT BELOW REPLACEMENT COST**
- **Where and for whom will the new 20,000 residential units be built?**

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

Assume 75% of the 20,000 New DUs directed to CRs/with Sewer and 25% to Rural Centers/Regions

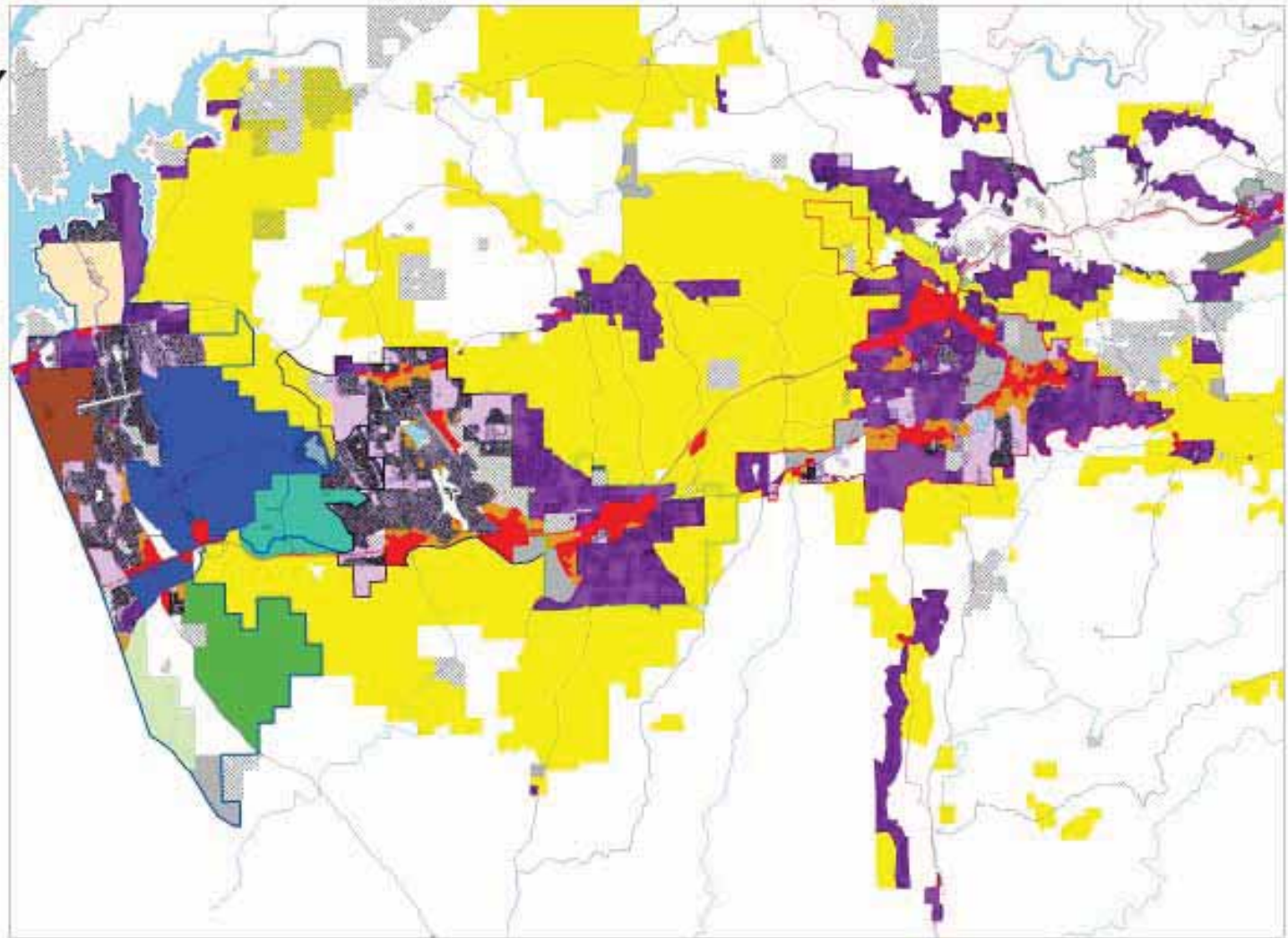
GP and SB375 DIRECTS GROWTH TO CRs

- Policy 2.1.1.2 Community Regions ...are appropriate for the highest intensity of self-sustaining compact urban-type development ...
- Policy HO-1.5 DIRECT higher density residential development to Community Regions
- Policy 2.1.1.3 Mixed use developments ...are permissible and encouraged within Community Regions.
- WHAT IS THE ACHIEVABLE HOUSING DENSITY IN THE COMMUNITY REGIONS WITH SEWER? GP 2.9.1.1 /.2: “the County shall monitor, on an annual basis, the rate at which the land inventory is developed” and “Examine the rate of development and make adjustments if growth varies from plan assumptions”.

Review - 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
 - NER
 - MFR
 - 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.



11/10/2010

MAP 7B

EL DORADO COUNTY

CAMERON PARK COMMUNITY REGION Legend

 CAMERON PARK

Land Use Base

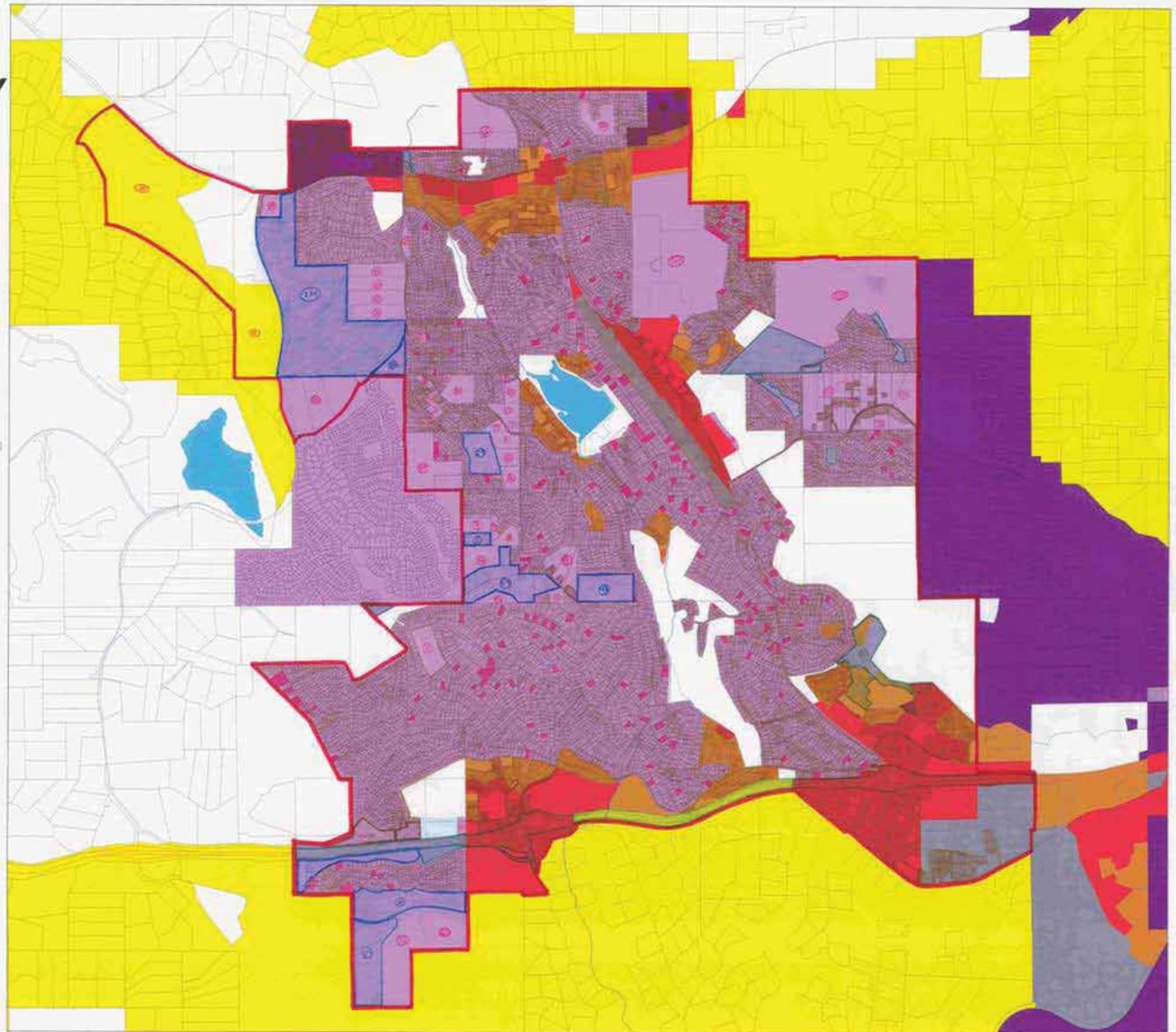
-  C
-  MFR
-  HDR
-  MDR
-  LDR
-  I
-  PUBLIC USE
(Courthouse, park, open space, recreation, etc.)
-  ESTIMATED ACHIEVABLE
UNITS
- APPROVED PROJECT w/
PREFERRED UNITS
- VACANT SINGLE UNIT PARCEL
-  DEVELOPED LAND

ACHIEVABLE UNIT SUMMARY

Land Use	Land Status	Total Units
HDR	Estimated Achievable	1,165
HDR	Approved Projects	491
HDR	Vacant Single Unit Parcel	199
LDR	Estimated Achievable	41
MDR	Estimated Achievable	17
MFR	Estimated Achievable	?
MFR	Approved Projects	?
Mixed Use	Estimated Achievable	?
		1,913 + MFR + MU



0 1,400 2,800 5,600 Feet



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 **GENE E. THORNE**

09/30/2010

EDC HIGH DENSITY RESIDENTIAL (HDR) 1-5DU/AC IS LOW DENSITY RESIDENTIAL FOR SB 375/AB32/SACOG

- EDC “HDR” Actually **Achieves** approx. 2.5 DU/AC +/-. Removal of EDC constraints (30% Open Space, Local, 30% slopes, etc.) does not achieve significant additional density. Even if achieved more density, still low density.
- SACOG models the following residential densities:

□ <u>Very Low Density</u>	<u>1 - 4</u>	<u>DU/AC</u>
□ Low Density	4.1 - 8	DU/AC
□ Medium Density	8.1-12	DU/AC
□ <u>High Density</u>	<u>21-50</u>	<u>DU/AC</u>
□ Urban	50-100 +	
- **ALL EDC RESIDENTIAL LAND USES EXCEPT C/MUD and MFR ARE LOW DENSITY RESIDENTIAL in the rest of the SB375 world—**

Single Family Detached TYPICAL



Guess the Density
4.0 du/ac

EDC LOW DENSITY RESIDENTIAL (HDR, MDR, LDR) ONLY ACCOMMODATES ABOVE MODERATE HOUSEHOLDS

- A new 1,600 sq/ft sf DU costs \$ 350,000 - \$ 400,000 to produce on Low Density Residential Lands Assuming:

■ Construction Costs	\$ 160,000 +/-	
■ Mitigation Fees	85,000 +/-	(incl. TIM, EID, Fire, parks etc.)
■ Improvement Process	65,000 +/-	
■ Financing/Profit/OH/	<u>50,000 +/-</u>	
■	\$ 360,000 +/-	
■ LAND	<u>????</u>	

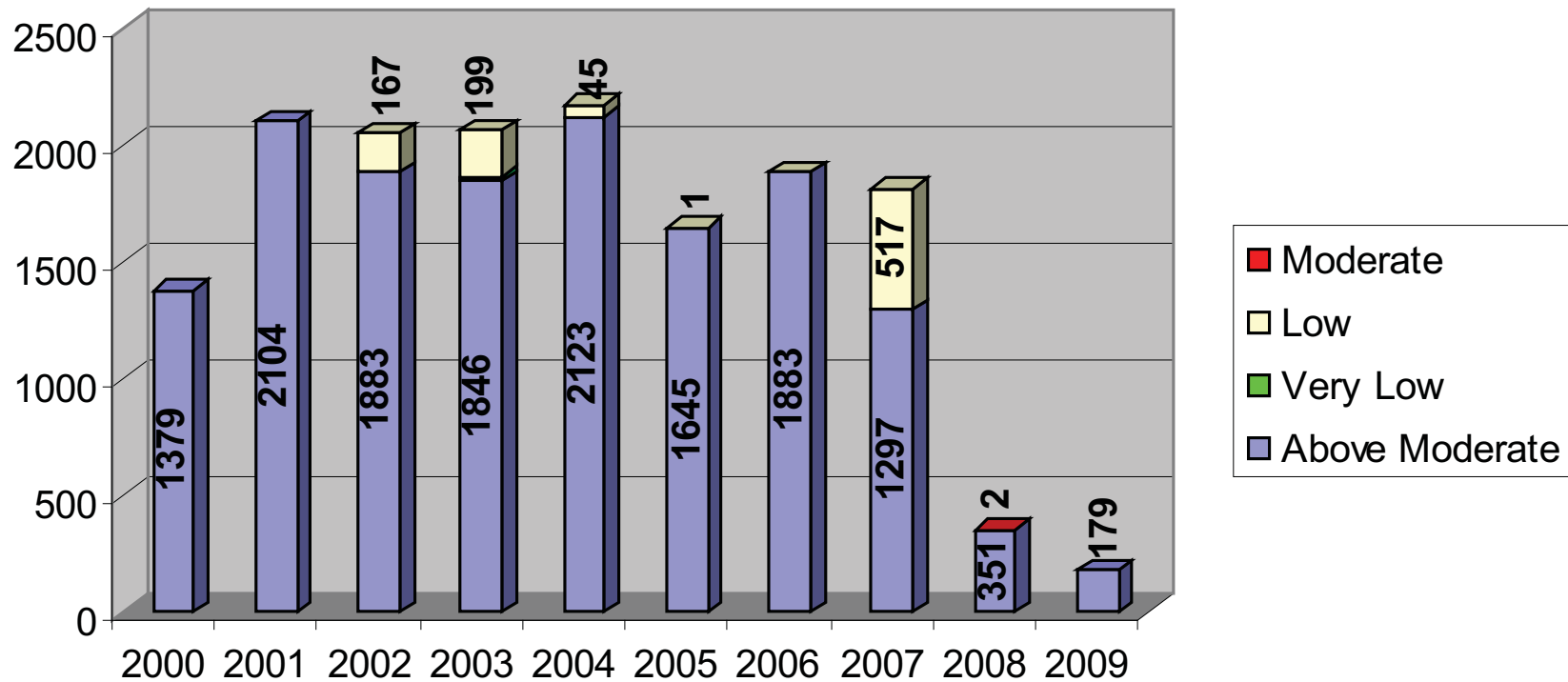
- Current cost structure makes new SF products on Low Density Residential Lands below \$ 400,000 infeasible.
- Family Income to purchase such a NEW home is above moderate.

ABOVE MODERATE FAMILIES

- **20,000 OF THE EXISTING 58,000 EL DORADO COUNTY HOUSEHOLDS ARE ABOVE MODERATE HOUSEHOLDS**
 - **ED Hills MEDIAN Family income estimated \$122,855*.**
 - **EDC median income (family of 4) w/out EDH is \$63,893**
- **EDC above moderate family income (with EDH) is \$ 85,000 +**
- **All 320,000 Acres of EDC Residential Lands, including 90% of the Community Regions, Accommodate only Above Moderate Families**

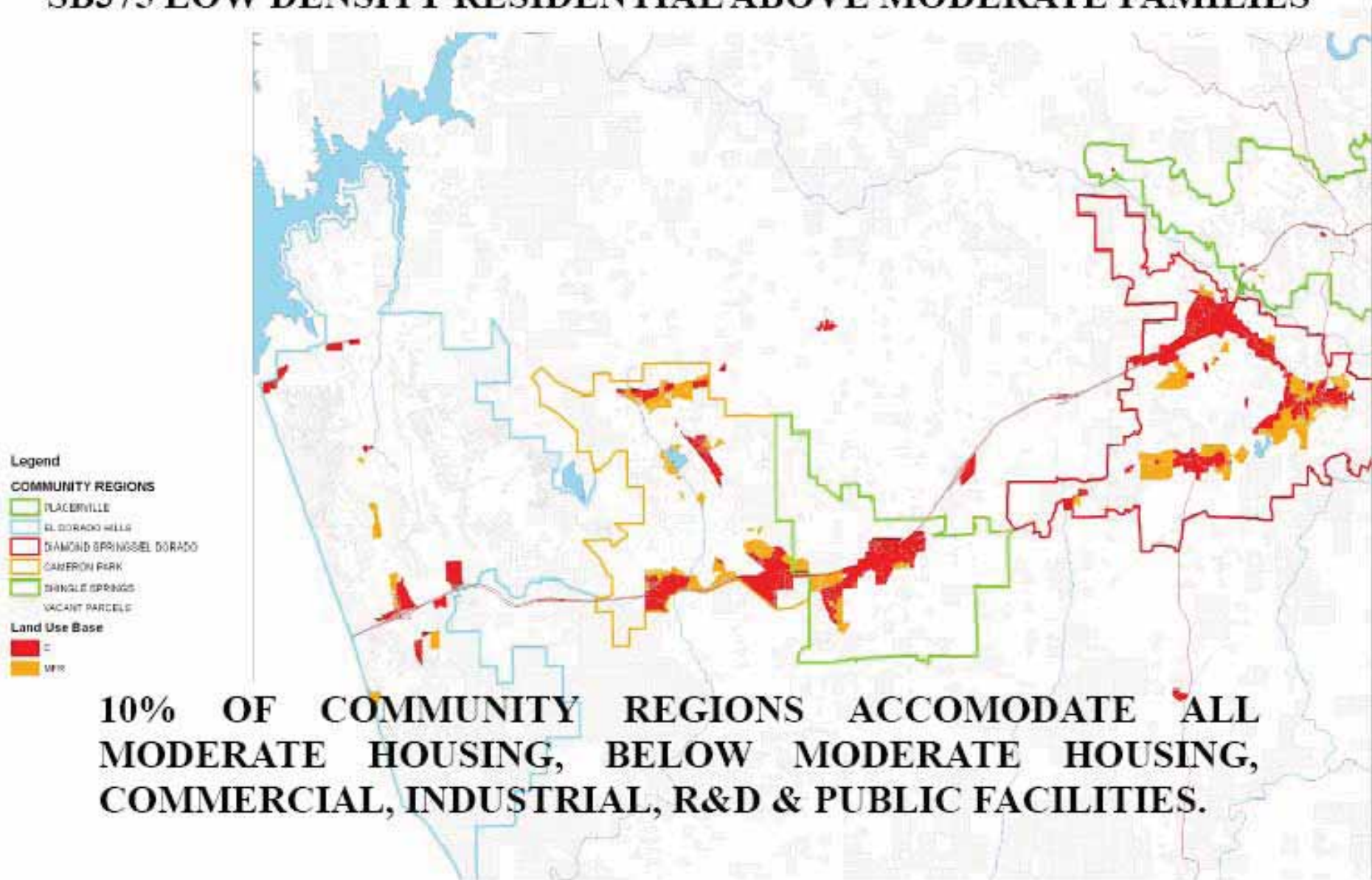
Review - Over 90% of New DUs built were for the Highest 30% of Family Income

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).

90% OF COMMUNITY REGIONS WITH SEWER ONLY ACCOMODATE SB375 LOW DENSITY RESIDENTIAL ABOVE MODERATE FAMILIES

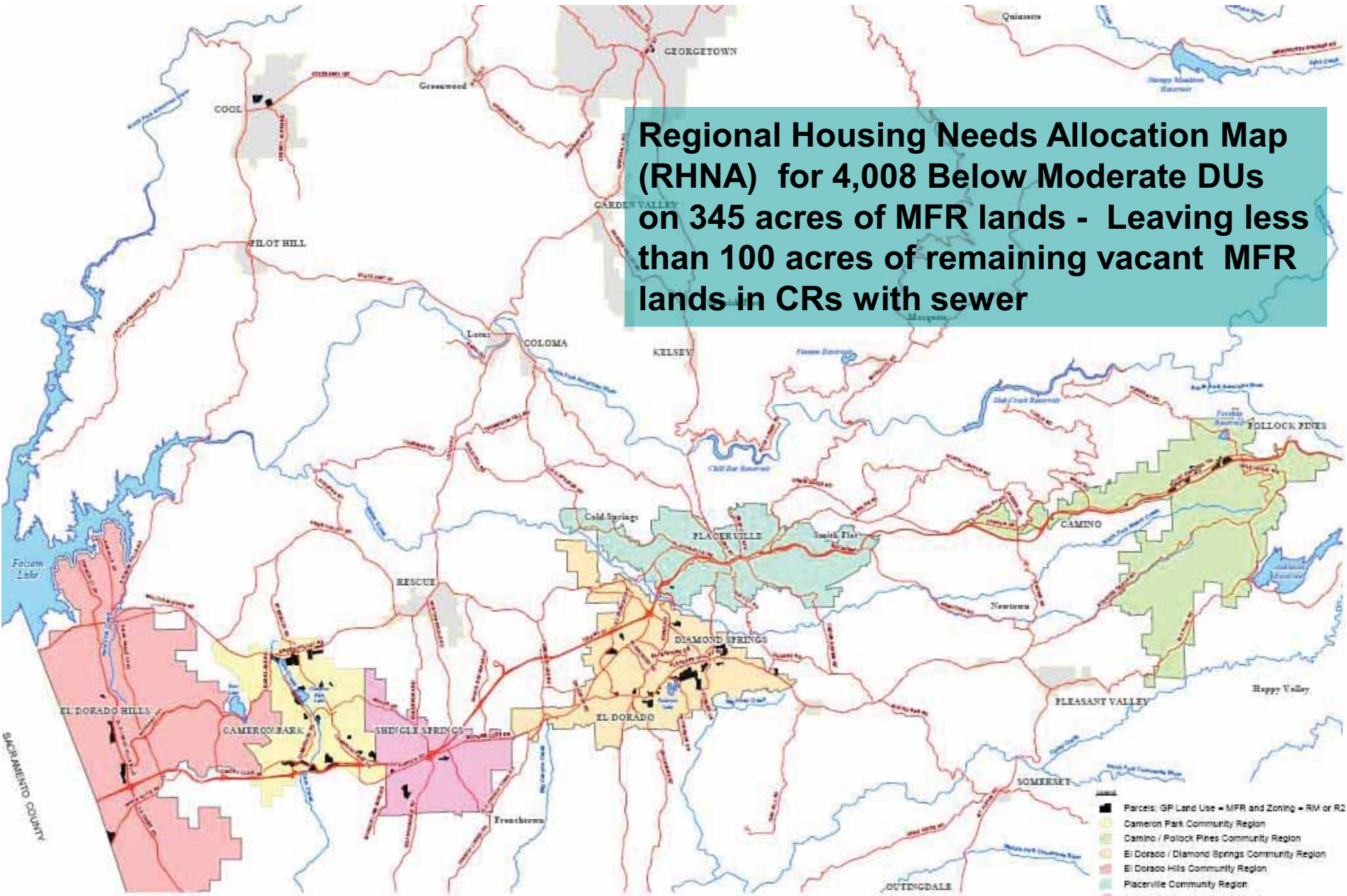


10% OF COMMUNITY REGIONS ACCOMODATE ALL MODERATE HOUSING, BELOW MODERATE HOUSING, COMMERCIAL, INDUSTRIAL, R&D & PUBLIC FACILITIES.

HOUSING FOR BELOW MODERATE

- **Approximately 23,000 EDC households (63,000 people) less than moderate (Max \$ 58,000 for 4)**
 - Average earnings per EDC job in 2005 was \$36,311.
 - Full time super market employee \$ 41,000 year.
 - EDC Appraiser II step 3/DOT maintenance \$ 48,000/yr.
 - Preschool Teacher and Security Guard (couple) \$52,000/yr
 - Retail Sales Clerk and Landscaping Worker (couple) \$37,440
 - Over 300 EDC job classes below moderate at step 2
- 345 acres of MFR is identified to accommodate the building of 4008 NEW DUs for Below Moderate
- Less than 100 acres of MFR remaining in C/R with Sewer
- EDC ONLY ACCOMMODATES SUBSIDIZED NEW DUs FOR BELOW MODERATE ON MFR

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



4/11/19
 EL DORADO COUNTY
 REGIONAL HOUSING NEEDS ALLOCATION MAP
 2019 - 2031
 COUNTY OF EL DORADO
 COUNTY OF EL DORADO
 COUNTY OF EL DORADO

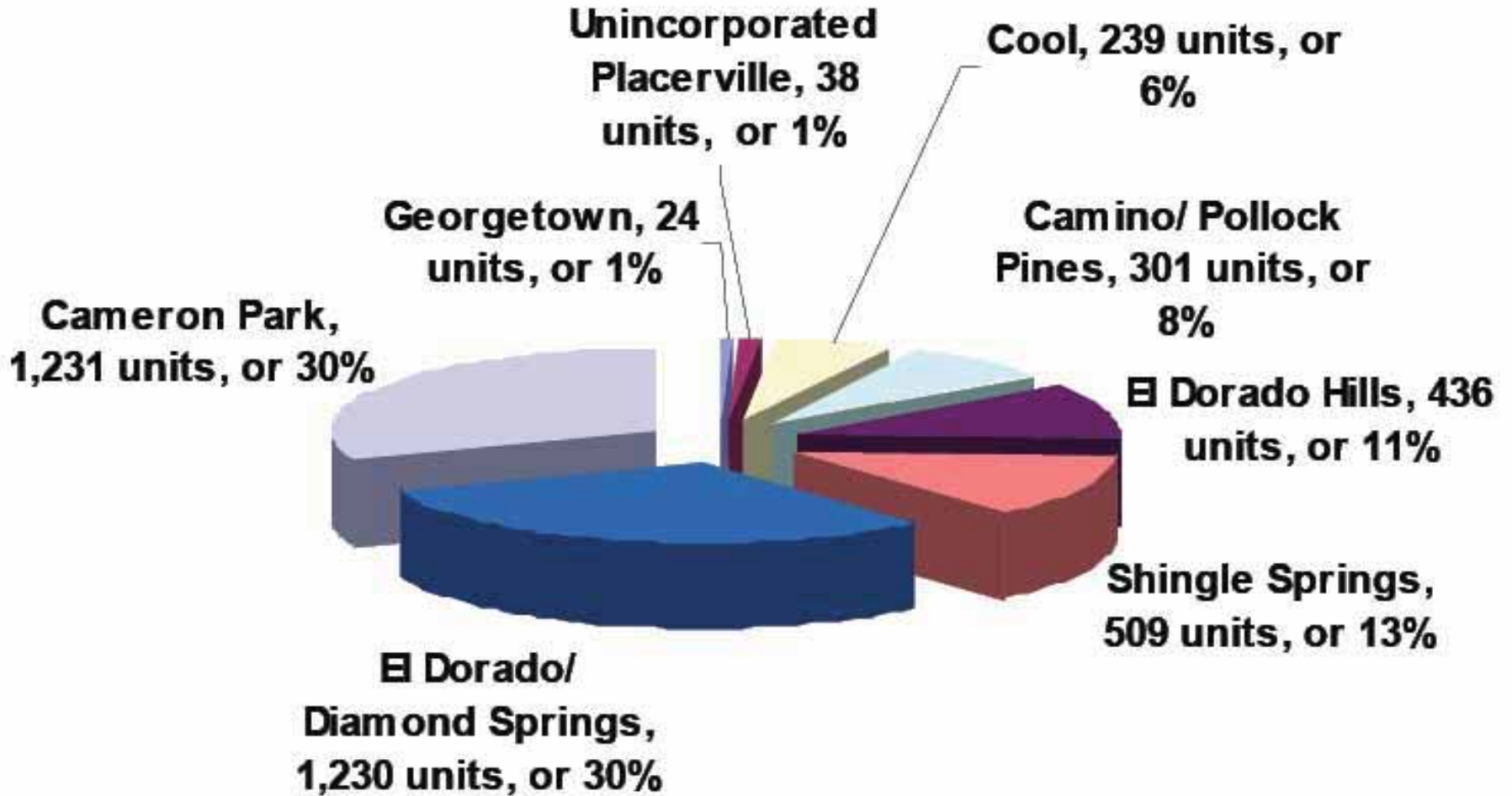


SELECTED PARCELS
 (Parcels: GP Land Use = MFR and Zoning = RM or R2)
 County of El Dorado



- 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
- Major Roads
- Rivers & Creeks

RHNA Break Out By Percentage of Units Per Community Region and Rural Areas



Housing for Moderate Income Families

- Approximately 15,000 of the existing households in EDC are moderate income (\$ 55,000 to \$ 84,000 yr.) RHNA and GP requires EDC Accommodate approximate 20% of all **new DUs.**
- Examples of Local Salaries...
 - Full-Time Super Market Employee at \$41,600 + Full-Time EDC Public Fiscal Assistant 1 (Step 5) at \$34,949 = \$76,544 (couple)
 - Deputy Sheriff - \$70,366 (Step 5)
 - BOS - \$76,877 (Step 5)
 - School Teacher - \$54,446 (mid range)
- **NEW DUs FOR MODERATE INCOME HOUSEHOLDS REQUIRES MORE DENSITY THAN 4-5 DU PER ACRE CURRENTLY ALLOWED ONLY IN MFR or C/MUD**

NEW SF DUs FOR MODERATE INCOME HOUSEHOLDS MAY BE ACCOMMODATED AS:

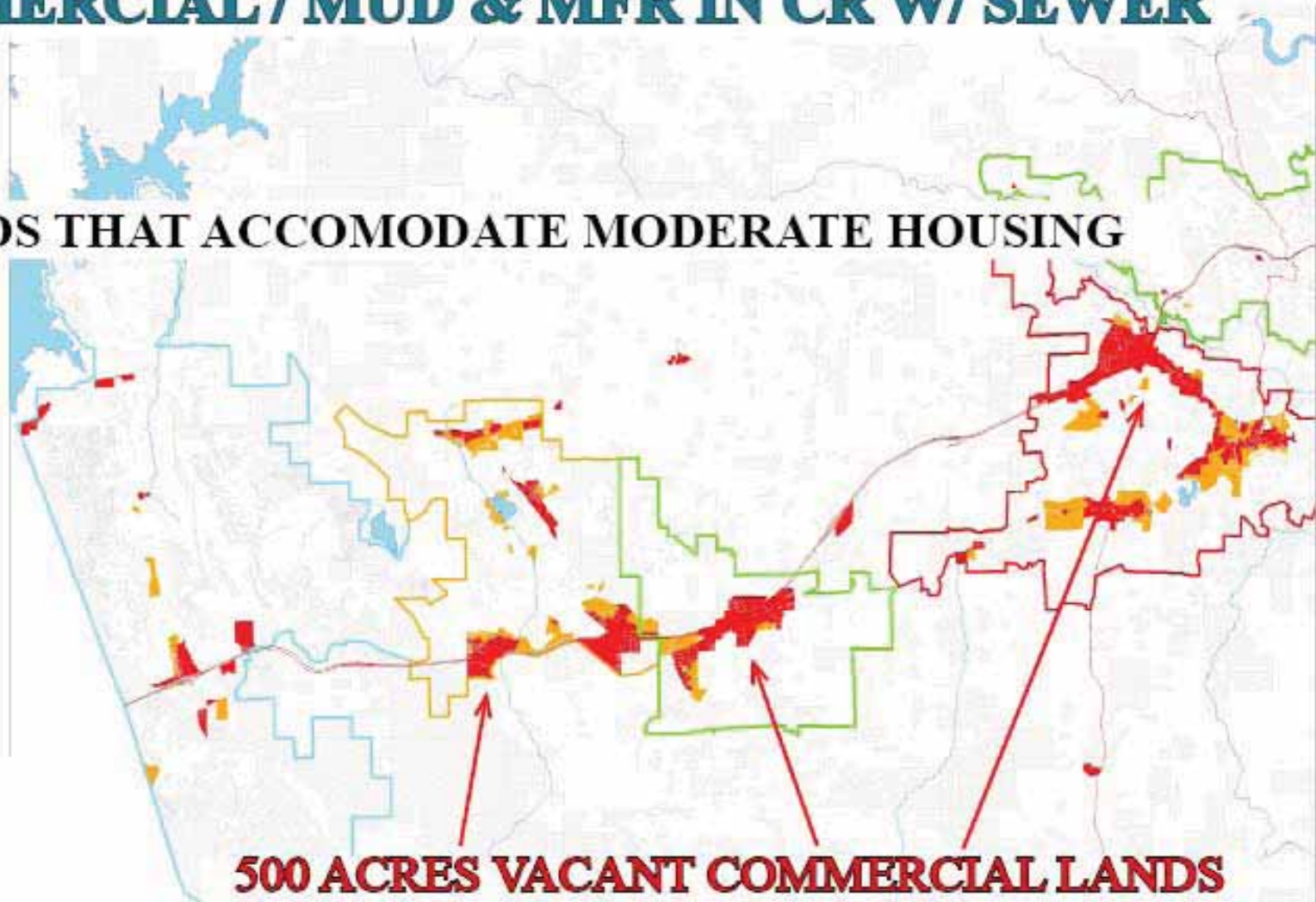
- **DETACHED COMPACT RESIDENTIAL IN COMMERCIAL/MUD and MFR at 6-14 DU/ACRE**
- EXISTING OWNER BUILT ON REMAINING VACANT RURAL PARCELS LESS THAN 5 ACRES (Grizzley, Swansboro, Pollock)
- About 2/3 of existing & new households have no minor children
- **IF NOT PREVENTED BY:**
 - / **Mitigation Fees**
 - / **GP Constraints** (30% slopes, Grading, 30% Open Space, etc.),
 - / **Infrastructure deficiency** (Sewer, water, road CIP)
 - / **Other constraints** (wetlands, Fire Access)
 - / **PD PROCESS - GP REQUIRES C/MUD “BY RIGHT”. FORM BASED CODE REQUIRES COMPACT DESIGNS “By Right”.**
These include *small and large single family houses, bungalow courts, courtyard houses, live/work houses, carriage houses, and loft houses with streets designed to be slow-speed and walkable.*

Design First - Form Based Codes



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)**

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 DU'S.

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.

SUMMARY – HOUSING REVIEW

EDC 2004 GP Accommodates 32,000 new DUs for projected 2025 200,000. **Population forecast on track (27,000 new residents)**

12,470 new DUs have been built, leaving 20,000 new DUs to build

EDC **Community Regions w/sewer** may accommodate approx:

12,500 new DUs for above moderate

3,406 new DUs on 350 acres of MFR sites below moderate

3,406 new DUs on 450 ac of C/MUD** and MFR for moderate

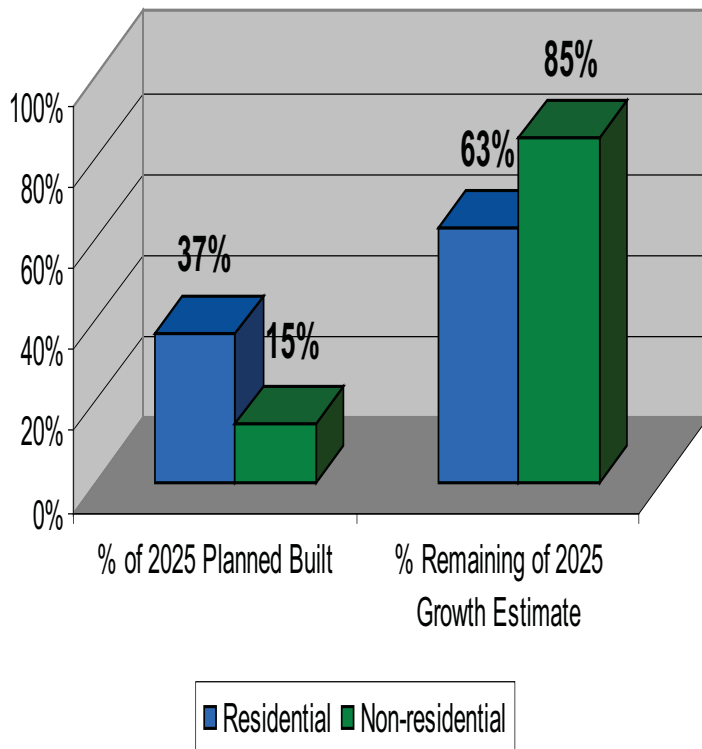
19,312 new DUs in Community Regions achievable towards
75% or 15,000 of new 20,000 DUs

EDC Rural Centers (including PP/Camino) and Rural Regions may accommodate at least 25% or 5,000 of the new 20,000 DUs.

****500+/- acres of VACANT C/MUD LAND that may accommodate moderate DUs HAS OTHER DEMANDS– Jobs/**

Is the Commercial Model Working?

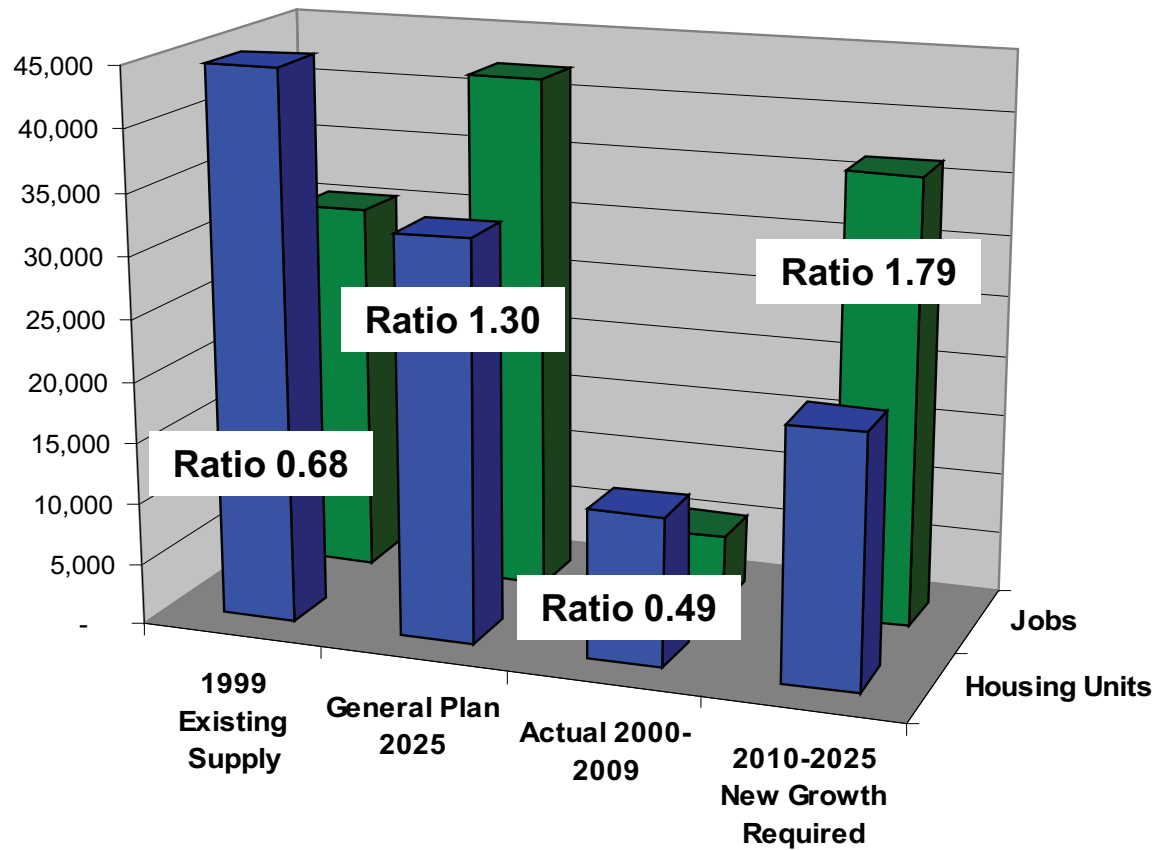
9 Years In to a 25 Year Growth Forecast



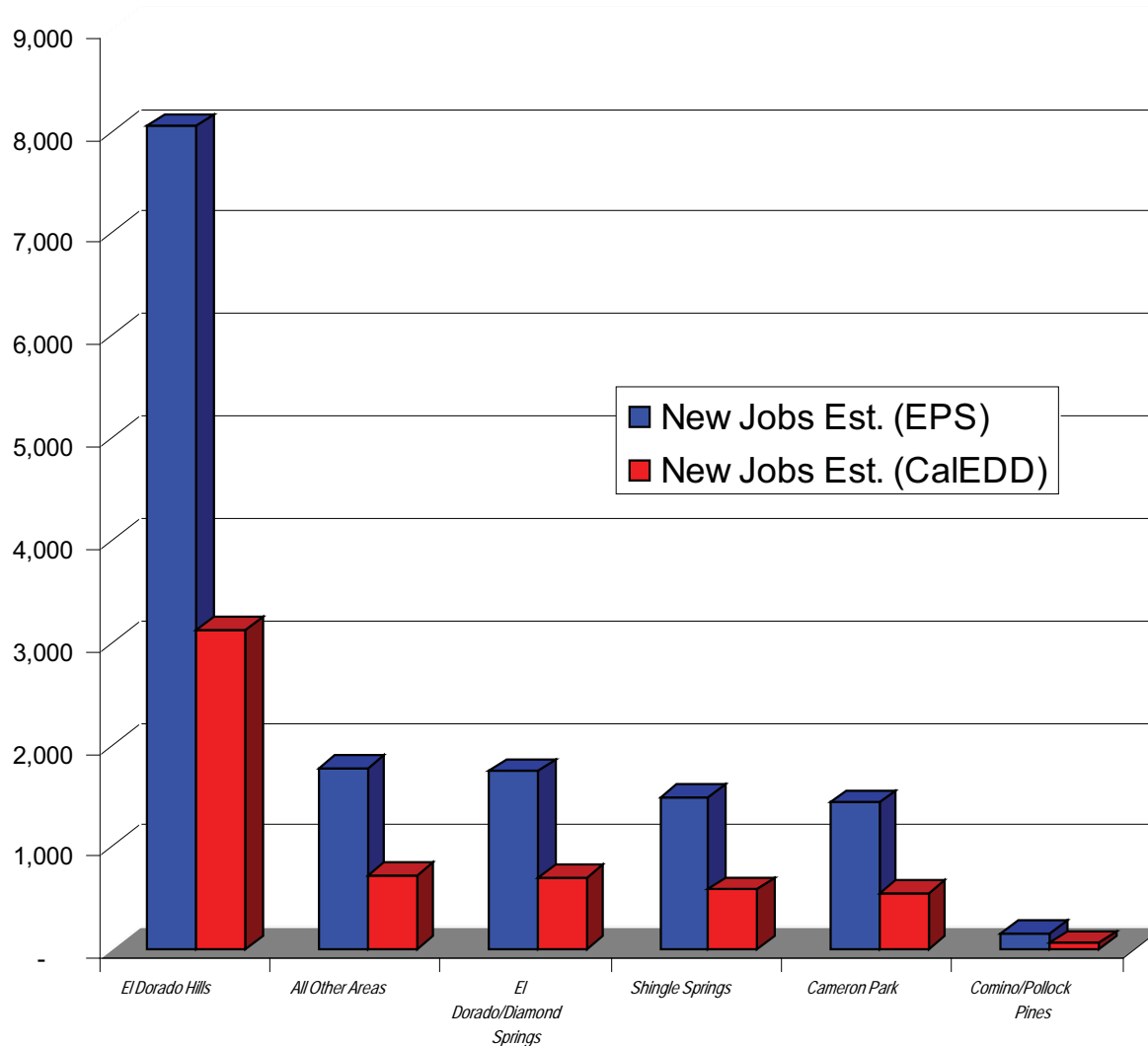
- What is the Job/Housing Ratio compared to GP Projections?
- Why have we have built 37% of our housing forecasted for 2025 but only 15% of the commercial?
- Why are we exporting \$ 400 million* of taxable retail sales to Folsom etc.?
- Is 1/10 of 1% of EDC lands for vacant C/MUD realistic to meet jobs, retail, offices, and moderate housing?
- What vacant commercial is regulatory shelf ready? i.e. A user knows the requirements.
- What constraints are preventing supply from meeting demand?
- ** 2010 CSER study for EDAC & EDHF

Review - Jobs to Housing Ratio

Jobs/Housing Ratio Growing in the Wrong Direction



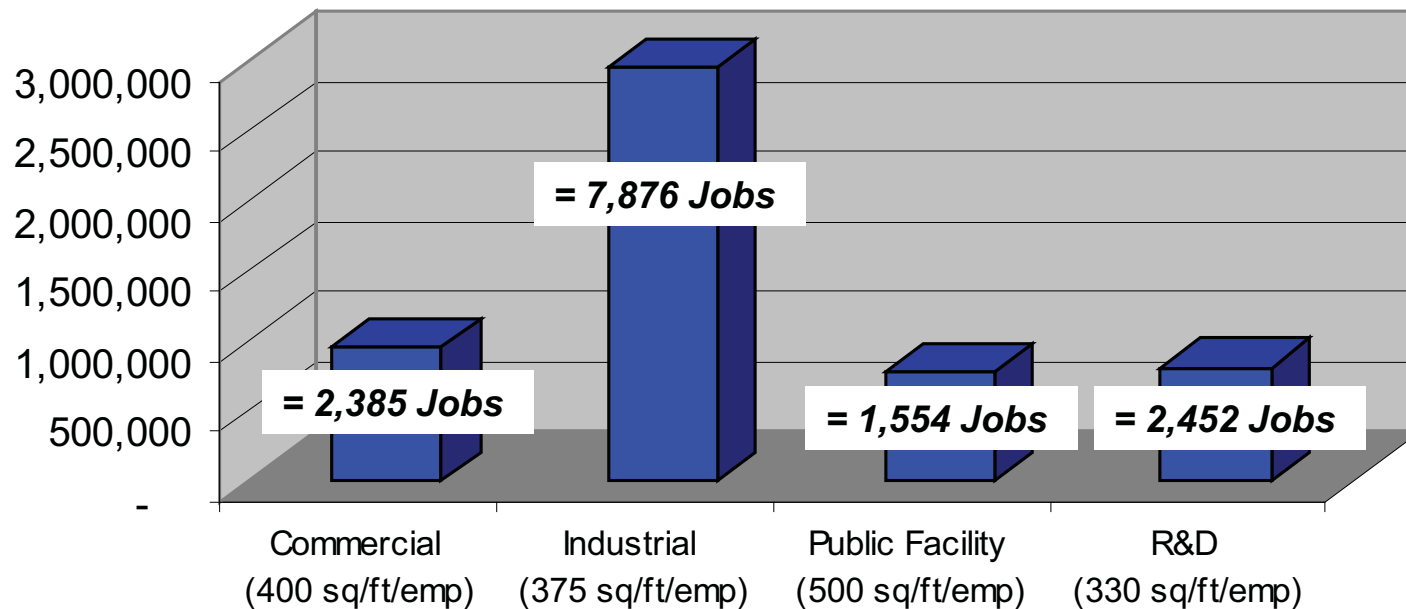
2000-2009 General Plan Forecasted Jobs vs. California Employment Development Est.



(2004 General Plan Job Forecast prepared by EPS based on Comm/I/R&D development.)

Where Did the Jobs Go?

**2000-2009 Non-Residential Development
Total 5,493,804 Sq. Feet**



Total Estimated Jobs Per EPS Report Should have been 14,267;

Actual Per State EDD 5,695

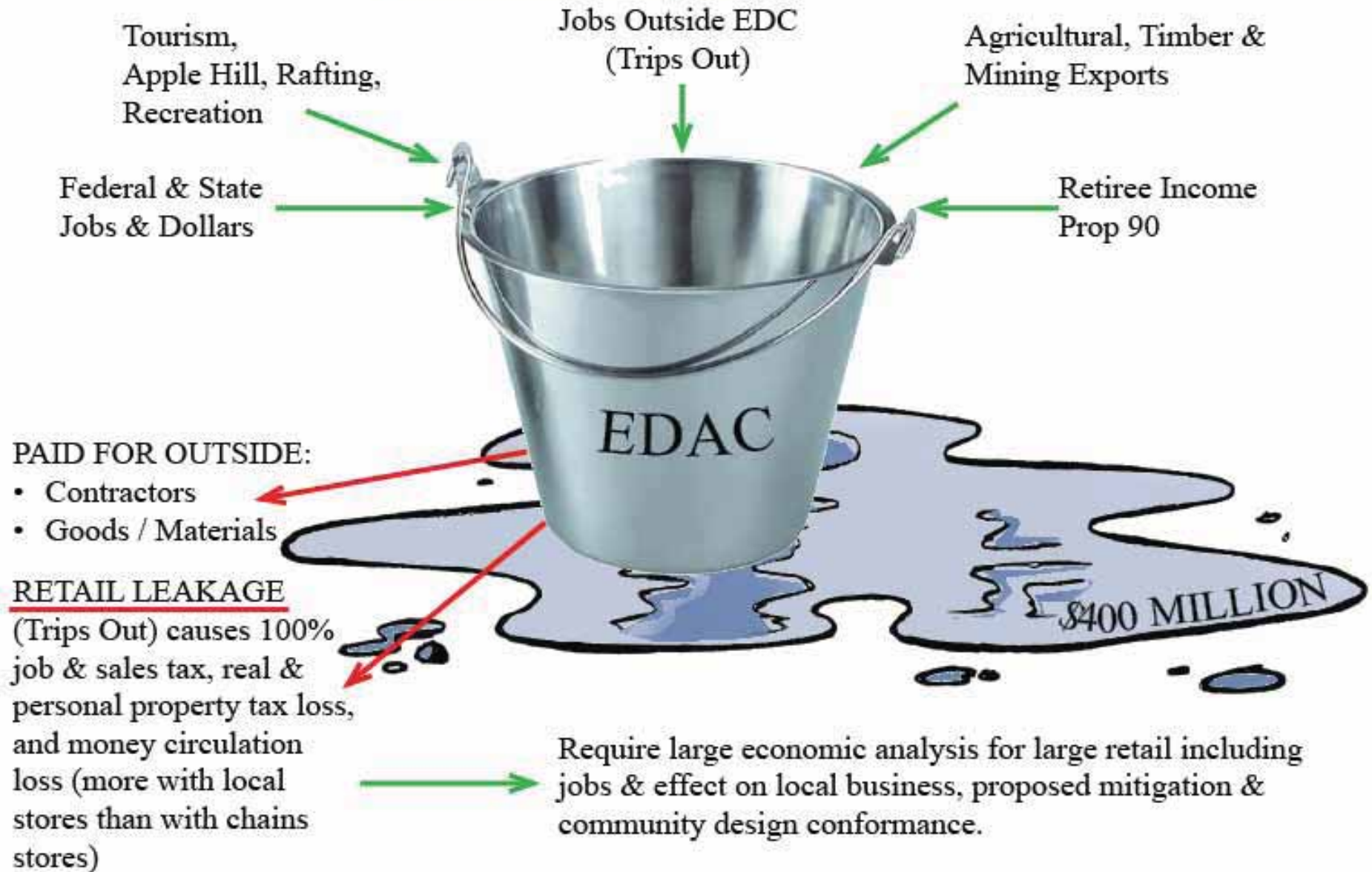
REVIEW OF JOBS/HOUSING

No Easy Answers

- High # Work from Home? 4% statewide – but, 13% EDC unemployed. Broadband? #s Not Even Close - Must improve from current .5 to 1.7. 8,000 jobs short since GP. 300% Off
- Need High Paying Jobs ?- Yes, But, 23,000 current EDC households under moderate income and need jobs.
- Not Fair ?- Would be 1:1 if consider Sacramento Region – Governor Brown sued Pleasanton for this thinking. State General Plan Guidelines consider 1:1.5 “balanced.”
- Retirees? Prop 90? MFR? work force housing? Sales leakage? Higher demand on local services?
 - GENERAL PLAN REVIEW
- Review GP Job/Housing Assumptions.
- Protect Industrial/Promote EDH Business Park
- Look for other Commercial Land Use Opportunities – 500+/- ac vacant commercial with 450 ac needed for moderate housing.

El Dorado County Economic Growth

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





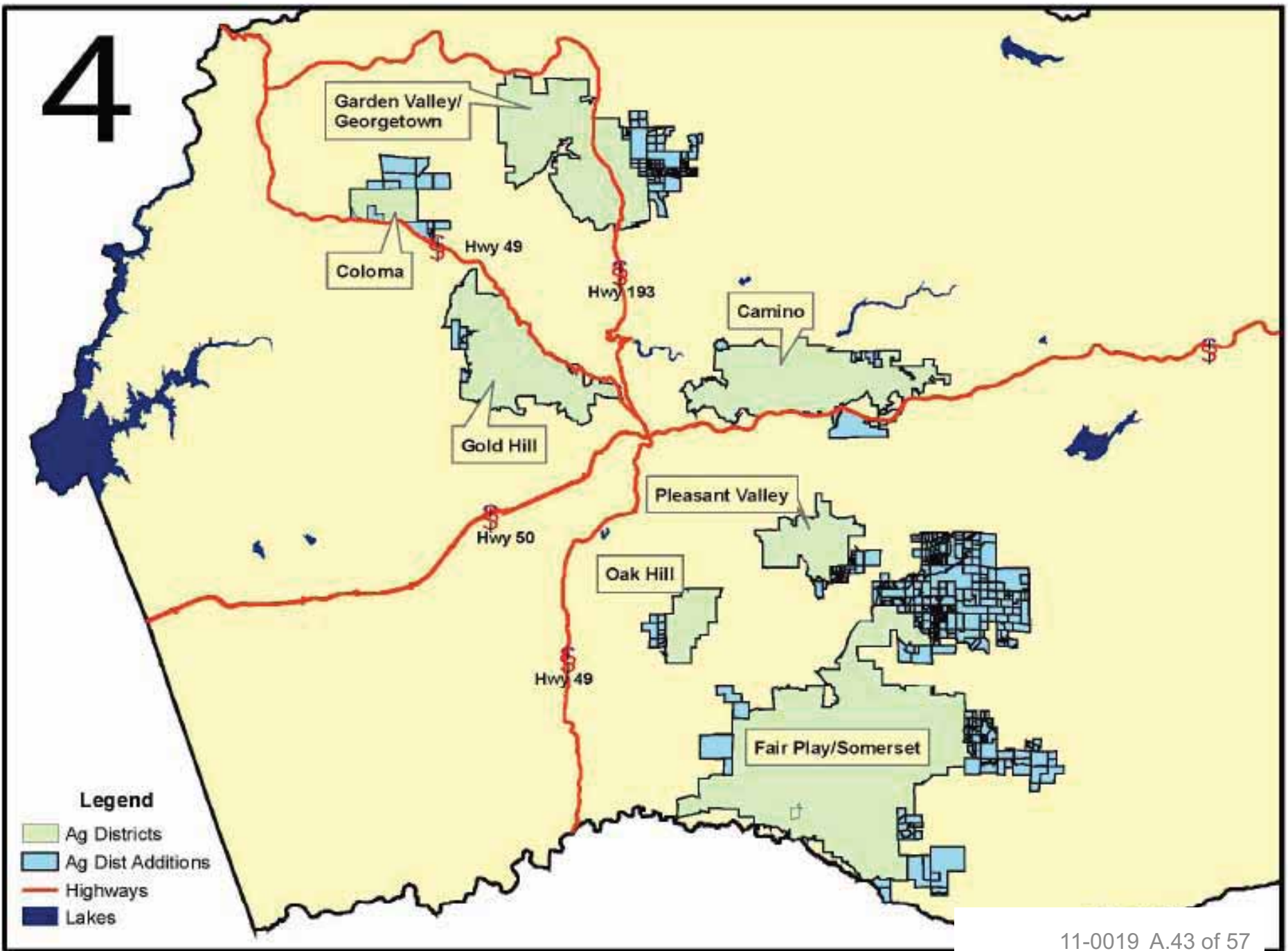
Missouri Flat Adopted
Commercial Design Guidelines
(i.e. what we wanted)

What we got! →



← What we could have had!

4



RURAL ZONING ISSUES



TPZ RESIDENCY BY RIGHT

AE ROLL OUT

Legend

— ZOD Boundary

Land Use Base

AL

LEP

RD

OS

AA

AGRICULTURAL DISTRICT

PROPOSED AG DISTRICT

WILLIAMSON ACT CONTRACT

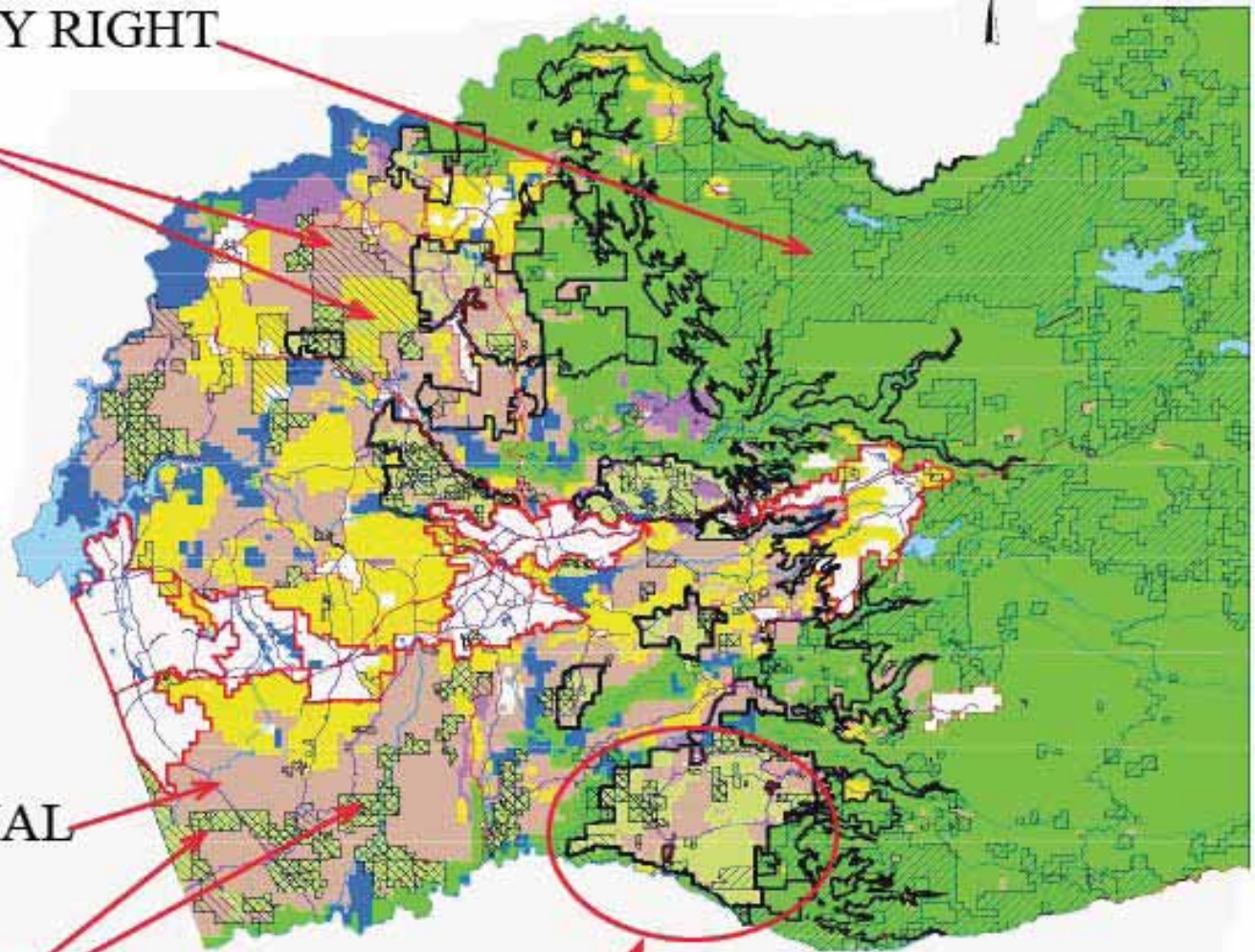
AE

TPZ

PLATTED LANDS

COMMITTEE REGIONS

WIND CORRIDORS



WOBBLER

AG OR RESIDENTIAL

10 TO 160 ACRES

AL GRAZING

WILLIAMSON ACT

AG DISTRICT ZONING / OVERLAY
RIGHT TO FARM

MAP OF GP REVIEW / UPDATE ISSUES

COMMERCIAL / MUD

500 +/- Vacant C / MUD Acres

- Jobs
- Retail Opportunitites
- Moderate Housing
- Community Design / Form Based Codes
- Highway 50 Intersections

MULTI FAMILY

- Form Based Codes

GREENHOUSE GAS ACTION PLAN

Density Bonus

AG District Expansion and Protection

Pollock Pines / CR



Jobs

Leakage
\$400 Million

EDH 7,000
CP 2,000
SS 1,000

ED / D
5,000

Allocate

CIP REVIEW & UPDATE

Community Region Changes

General Plan's 5-Year Land Use Forecast:

- **Assumes 32,000 new DUs (no change)**
- Assumes 25% or 5,000 of the remaining 20,000 new DUs will be accommodated in Rural Centers and Regions (incl. PP/C)
- Assumes 75% of new 20,000 DUs accommodated in CRs w/ sewer
 - Low Density Residential (HDR, MDR, LDR) within CRs will accommodate 12,500 above moderate new DUs
 - MFR will accommodate 3,406 on RHNA identified sites
 - C/MUD and some MFR will accommodate 3,406 moderate DUs
- **Assumes 42,000 new Jobs (no change) If Review Addresses:**
 - Identification of Commercial Opportunities for C/MUD, Large Retail and neighborhood and increase Commercial from 500 acres in CR/sewer with 450 C/MUD acres accommodating moderate DUs.
 - Regulatory Shelf Ready Status for C/I/R&D opportunities
 - Form Based Codes for C/MUD and MFR for predictability
 - Measure Y/ CIP opportunities.
- **Assumes Expansion of Agricultural Districts as proposed.**
- **Assumes CIP/TIM Fee Update to accommodate Forecast**

Update CIP With Revised Land Use Forecast

- GP Measure TC-A, "...The CIP **shall** be coordinated with the five-year major review of the General Plan and **shall** be included in the annual General Plan review."
- CIP and 2002 TAZ modeling allocations need updating, considering:
 - **SB375** ties RHNA, AB32 to TRANSPORTATION funding passed after GP
 - **MEASURE Y MODIFIED** after GP – giving BOS MORE FLEXIBILITY
 - **2002 Allocations based on market areas not community regions**
 - **Allocation used 1999 update of 1990 census. 2010 census be available**
 - **11 Years of actual numbers now available**
 - **Achievable DUS for CRs with sewer now available**
 - **CIP software Model was outdated in 2002, ancient now!**
 - **C/MUD moderate housing per RHNA not accommodated**
 - **Below moderate housing not accommodated**
 - **Effect, if any, of Proposition 26 passed in 2010**
 - **The 2002 ALLOCATION Has greater than 25% in the Rural Areas**
 - **TO IMPLEMENT THIS GENERAL PLAN EDC NEEDS
UPDATED DOT IN HOUSE MODEL TO RUN ALTERNATIVE
ALLOCATIONS FOR BOS TO MEET GP GOALS/ State Law.**

MAP 7B

EL DORADO COUNTY

CAMERON PARK COMMUNITY REGION Legend

 CAMERON PARK

Land Use Base

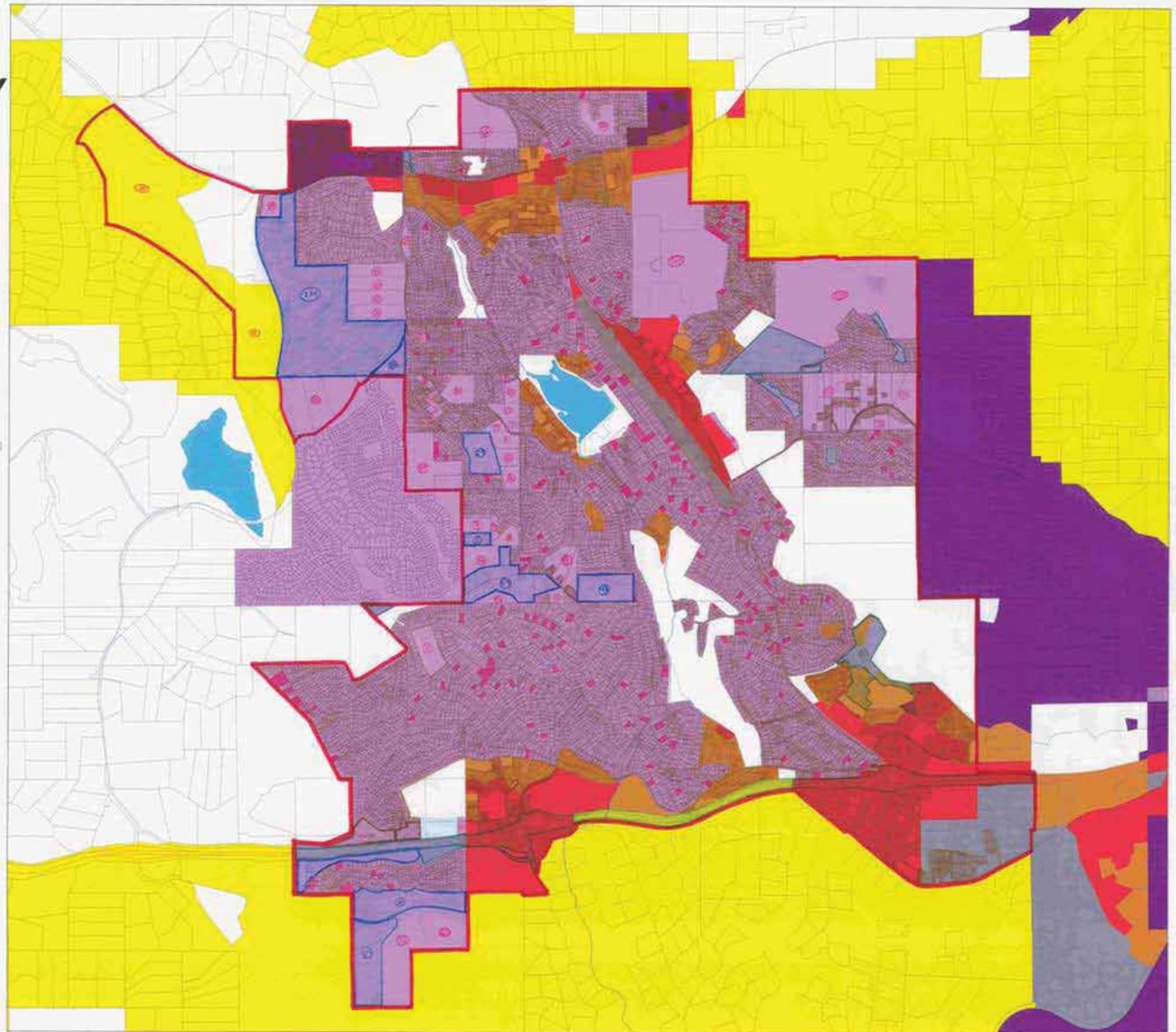
-  C
 -  MFR
 -  HDR
 -  MDR
 -  LDR
 -  I
-  PUBLIC USE
(Landmarks, parks, open space, recreation, etc.)
 -  ESTIMATED ACHIEVABLE UNITS
 -  APPROVED PROJECTS w/ PREFERRED UNITS
 -  VACANT SINGLE UNIT PARCEL
 -  DEVELOPED LAND

ACHIEVABLE UNIT SUMMARY

Land Use	Land Status	Total Units
HDR	Estimated Achievable	1,165
HDR	Approved Projects	491
HDR	Vacant Single Unit Parcel	199
LDR	Estimated Achievable	41
MDR	Estimated Achievable	17
MFR	Estimated Achievable	?
MFR	Approved Projects	?
Mixed Use	Estimated Achievable	?
		1,913 + MFR + MU



0 1,400 2,800 5,600 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.

GENE E. THORNE
& Associates, Inc.
Engineering • Surveying • Planning • Design

09/30/2010

cta Engineering & Surveying
Civil Engineering • Land Surveying • Land Planning

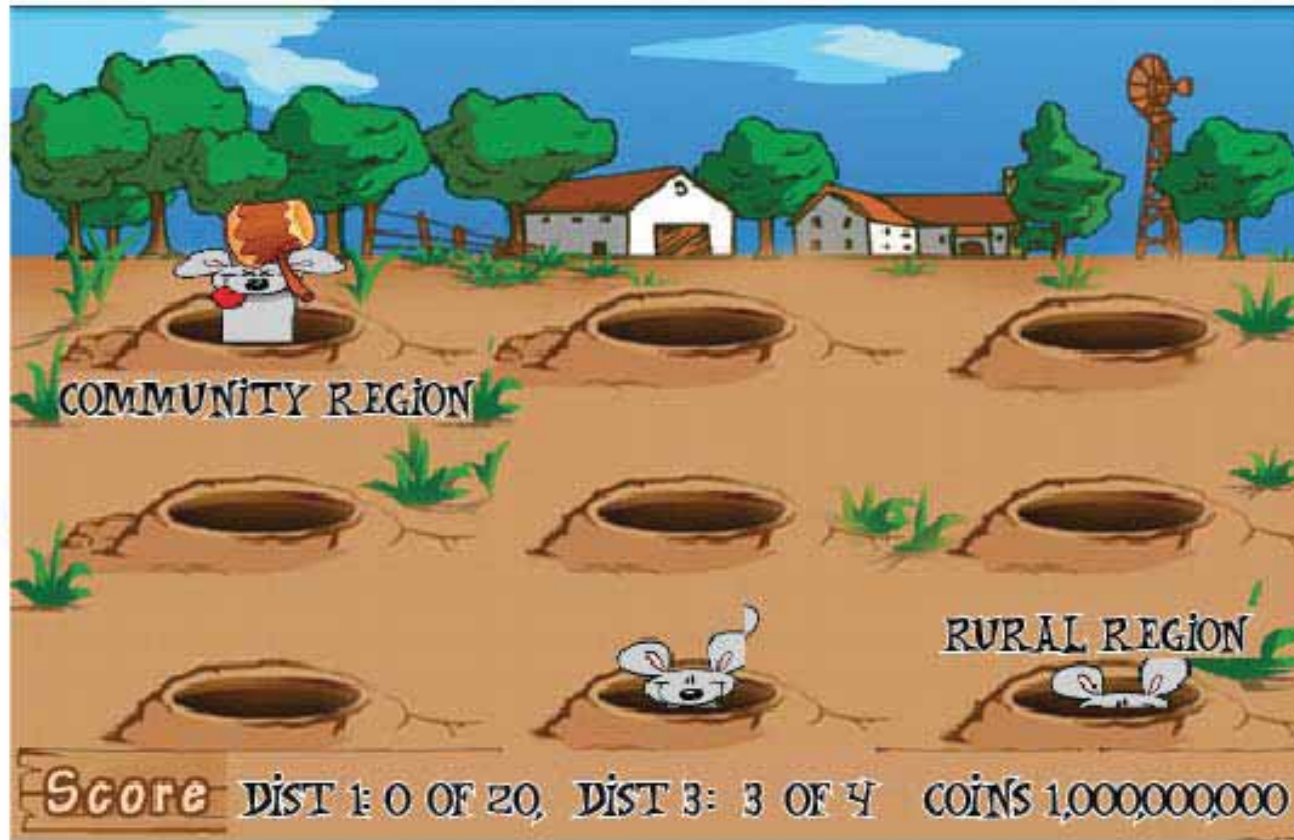
**2011 POSSIBLE DU ALLOCATION W/ 75% FORECAST FOR CR'S
W/SEWER & 25% RURAL WHICH IS CONSISTENT WITH 12,470 "AS
BUILT" COMPARED TO 2002 ALLOCATION**

		2002 <u>Forecast</u>
Total Units to be built per General Plan 2000-2025	32,491	
Units Built 2000-2009	- 12,250	
Total Units to be built 2009-2025	= 20,241	
CR 100% of Achievable (7,000) DUs in El Dorado Hills	- 7,000	- 6,000
CR 75% of Achievable (2,000) DUs in Cameron Park	- 1,500	- 1,053
CR 75% of Achievable (1,000) DUs in Shingle Springs	- 750	84
CR 60% of Achievable (2,500) DUs in El Dorado / Diamond	- 1,500	- 1,313
CR 50% of Achievable (3,406) DUs Moderate	- 1,703	- 2,317
CR 50% of Achievable (3,406) DUs Below Moderate	- 1,703	0
Du's Allocated to community Region w/ Sewer	- 14,156	- 10,767
R DU's built on existing parcels, 2010-2025	- 4,000	- 8,474
R DU's to RC & RR	- 1,000	- 1,000
Total Remaining Units To Be Allocated	1,085	0

Planning Assumptions:

75% of DUs will be allocated to CRs with sewer and 25% to rural areas. Below Moderate housing will occur as required by RHNA. Moderate housing will occur only in C/MUD and available MFR in same number as Low/Very Low required by RHNA with BOS to allocate.

TIME HONORED LEGISLATIVE PROCESS FOR ALLOCATING DENSITY



General Plan Policy 2.9.1.1
(Review 2 Years, Thereafter Every 5 Years)
Measure TC-A

GENERAL PLAN REVIEW
- 20,000 New Dwelling Units

Allocate
SB-375
RHNA
GP Policies

Residential
El Dorado Hills
Cameron Park
Shingle Springs
El Dorado / Diamond
Pollock Pines / Camino
Rural Regions

Non-Residential
Commercial / MUD
R&D
Industrial
Public
MFR

IMPACT - Increased Traffic

LOS
Measure Y
Non-Residential

CIP FIX
10 Year
20 Year

PAY
TIM Fees
State / Federal
Other

CONCERNS

- **REOPENS GENERAL PLAN?** The GP requires the County initiate a comprehensive review every five years to inventory the rate of land development and make any adjustments to land supply or policies needed to facilitate implementation of the General Plan. This Report concludes the growth assumptions in the GP Land Use Forecast Report are still reliable from an environmental impact standpoint.
- **CHANGES LAND USES?** Policy 2.9.1.2 requires, “Five year adjustments ...that may include additions or subtractions from land supply and ... policy changes.” This is the opportunity for BOS to make supply and policy adjustments for the 1% of EDC land supply/CRs, policies that accommodate jobs, retail sales, tax revenue, medical, moderate housing, below moderate housing.
- **WAIT FOR HOUSING ELEMENT UPDATE?** 5 year review is the process to make adjustments to ensure RHNA compliance.
- **DO NOTHING AND AVOID PROBLEMS?** SB 375/AB32/RHNA and the GP have the same goals regarding Jobs, Retail Leakage, tax loss, moderate housing, trip reduction, directing growth to the Community Regions. The GP Review addresses compliance with these goals. Compliance is not a problem.

CONSERVE NATURAL RESOURCES

What is the INRMP?

Mitigation Plan for
Development of Community
Regions?

Placer Legacy?

Off-site Mitigation Bank?

How does it relate to the
5 year review/update?

A Planning Tool that strives to meet
EDC Habitat Conservation and
Development Goals

GP Policy 2.9.1.5 – Monitor
effectiveness of mitigation
measures during GP
Review. INRMP part of
mitigation matrix to be
reviewed.



DIRECT STAFF TO PREPARE PROJECT DESCRIPTION FOR BOS REVIEW /ACTION

- **Project:** Under CEQA, a project is the whole of an action (i.e. don't piece meal) which has the potential to result in direct or indirect significant environmental change in the environment.
- **Project Description:** The 5-Year General Plan Review and Update Project, (GPA No. ____) accepts the GP Growth Projections while reviewing and updating focused GP policies and maps to ensure a clear and consistent set of directions for implementing the County Vision and Elements throughout the County over the next five years and into the future (2025 and beyond). The individual items encompassed are selected by BOS
- **Financing of Review/Update:** Provide BOS with wide range of financing options : In House, community contributions, Grants, PPP, EDAC/EPS/Ag Commission reports, fees, etc.

BOS Selects, Rejects, Adds to following Items:

- ❑ Adoption of Greenhouse Gas Action Plan (GPA)
- ❑ Approval of Ag District Expansion and Protection (GPA)
- ❑ Revisiting of Density Bonus (GPA)
- ❑ CR and RC Changes (incl. PP/Camino, others) (GPA)
- ❑ C/MUD opportunities and CD for C/MUD, I, R&D (GPA)
- ❑ Review constraints to C/MUD moderate housing (GPA)
- ❑ Consider range of Measures to reduce Retail Sale Leakage
- ❑ Consider requiring Econ Analysis for large retail/residential
- ❑ Review GP Jobs/Housing Balance Goals and Means
- ❑ Identify and facilitate obstacles to regulatory shelf ready status for C/MUD/I/MFR projects w/in CRs w/sewer.
- ❑ Consider Ag/Recreation Housing Alternatives (GPA)
- ❑ Coordinate Project with INRMP
- ❑ Coordinate Project/effect on Circ. Element w/CIP 5 yr update
- ❑ BOS “to do list” compiled over the last 5 years.

WHAT IS REQUIRED

- FIRE**
 - State
 - Access
- ZONING**
 - AG
 - Form / PD
 - Maps
- HDM**
 - 10%
 - CalTrans
 - Local Rds
- LDM**
- COMMUNITY / DESIGN**
- GRADING**
- AH**
- MUD 1**
- GP**
- MITIGATION**

BOARD OF SUPERVISORS ACTION

REVIEW GENERAL PLAN IDENTIFY ISSUES

5 YEAR REVIEW / EDAC

- | |
|--------------|
| STATE |
| • 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

STEPS TO BOS ACTION

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

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