



COMMUNITY DEVELOPMENT AGENCY

LONG RANGE PLANNING

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MEMORANDUM

Date: November 10, 2016
To: El Dorado County Planning Commission
From: Tom Purciel, Associate Planner
Subject: Development of a Scenic Corridor Ordinance

PURPOSE

The purpose of this memo is to:

1. Present the Planning Commission with a summary of the Scenic Corridor Ordinance public workshop with the Board of Supervisors (Board) on August 16, 2016;
2. Review the Board's direction to staff regarding the development of a Scenic Corridor Ordinance;
3. Discuss key items to consider for implementing the Board's direction; and
4. Review next steps for preparation of a Scenic Corridor Ordinance.

BACKGROUND

Board of Supervisors Scenic Corridor Public Workshop August 16, 2016

On August 16, 2016, the Board held a public workshop regarding development of a Scenic Corridor Ordinance ([8/16/2016 Agenda](#), Item No. 27, Legistar File No. 16-0760, Attachment A [Staff Report] and Attachment B [PowerPoint Presentation]). The workshop included the following:

- Background and framework for the development of the Scenic Corridor Ordinance;
- Review of the key requirements of the 2008 Public Review Draft Scenic Corridor Ordinance (2008 Draft Ordinance);
- Comparison of the 2008 Draft Ordinance with ordinances/policies of other rural Northern California Counties;
- Questions for the Board to Consider and provide direction;
- Staff's recommendation; and
- Next Steps.

Questions the Board Considered at the Public Workshop

At the workshop, staff requested preliminary direction to determine the criteria and approach for developing the ordinance regarding roadways, rivers, ridgeline development and the viewshed of Coloma State Historic Park. The Board was asked the following three questions to help guide development of the Scenic Corridor Ordinance. Following each question is a discussion of the Board's guidance to staff:

1. Should Policy 2.6.1.5 (County review of ridgeline development) apply to ministerial development?

Board Guidance: A Viewshed Protection Program (e.g. similar to Napa County), including standards and/or guidelines, could be created for all discretionary development along ridgelines. Ministerial development (e.g. building permits) should not be burdened with additional regulations related to Scenic Corridors.

2. Should the County use Caltrans' 1985 State Route 49 (Scenic Highway) Corridor Boundary map to identify the viewshed of Coloma State Park (Policy 7.5.2.6)?

Board Guidance: Use Caltrans 1985 State Route 49 (Scenic Highway) Corridor Boundary map to identify the viewshed of Coloma State Park, in accordance with Policy 7.5.2.6.

3. What is the criteria for determining boundaries of the -SC Combining Zone?

Staff presented the Board with several options to establish scenic corridor boundaries for roadways, rivers, ridgeline development, and the viewshed of Coloma State Historic Park.

Board Guidance: The Board's preferred criteria for scenic corridor boundaries included:

- A. Existing State-Designated Scenic Highways: U.S. Highway 50 east of Placerville, and County segment of State Highway 89.
- B. State-Eligible Scenic Highways, or Segments of State-Eligible Scenic Highways, accepted into the Caltrans Scenic Highway Program: Segment(s) of Highway 88 along the common border with Amador County and segment(s) of State Route 49;
- C. County Rivers: Scenic Corridor (-SC) boundary within 0.25 miles of specified rivers;
- D. Ridgeline Development: Incorporate development standards for ridgelines as part of a Viewshed Protection Program (e.g., similar to Napa County); and
- E. Coloma State Historic Park Viewshed: Use Caltrans 1985 State Route 49 (Scenic Highway) Corridor Boundary map to identify the viewshed of Coloma State Park, in accordance with Policy 7.5.2.6.

BOARD DIRECTION TO STAFF:

At the conclusion of the public workshop, the Board directed staff to:

- 1) Prepare a Scenic Corridor Ordinance building upon the 2008 Draft Ordinance, and incorporating additional General Plan requirements outlined in the Staff Report (Legistar File No. 16-0760, Attachment A);
- 2) Prepare Scenic Corridor implementation standards and guidelines;
- 3) (Utilize the Board's) Preferred Criteria for Designated Scenic Corridors (see above);
- 4) Present the El Dorado County Planning Commission with an informational agenda item summarizing this presentation and the Board's direction;
- 5) Prepare a draft Resolution of Intention, preliminary draft of the ordinance, and implementation standards and guidelines;
- 6) Prepare an environmental review checklist to determine the level of environmental review necessary; and
- 7) Return to the Board with:
 - a. Proposed ordinance public review draft;
 - b. Proposed implementation standards and guidelines; and
 - c. Recommendation for (the required) environmental document.

KEY ITEMS FOR PLANNING COMMISSION DISCUSSION

1. **Recommendation for which ridgelines to be reviewed for potential impacts on visual resources (General Plan Policy 2.6.1.5):**

Possible Options:

- A. Prominent ridgelines visible from viewpoints along existing or eligible State Scenic Highways as shown on Exhibit 5.3-1 and listed on Table 5.3-1 of the 2004 General Plan EIR (Exhibit A); or
 - B. Other prominent ridgelines as shown on Exhibit 5.3-1 and listed on Table 5.3-1 of the 2004 General Plan EIR.
2. **Recommendation for content material to include in a Scenic Corridor Ordinance implementation standards and guidelines manual:**

Staff recommends the following, at minimum, be included in the requirements for discretionary projects in Scenic Corridors:

A. Requirements of General Plan Policy 2.6.1.1:

- Identification of “foreground” and “background”;
- Residential building setbacks at the 60 CNEL noise contour line along existing or future designated State Scenic Highways;
- Restrictions on sound walls within the “foreground” area; and
- Grading and earthmoving standards for the “foreground” area.

B. Requirements of General Plan Policy 2.6.1.5:

- Standards and guidelines for ridgeline development.

C. Requirements of General Plan Policy 7.5.2.6:

- Guidelines for development within the viewshed of Coloma State Historic Park.

3. **Discussion regarding the Scenic Corridor Ordinance and its application to ministerial development (e.g., building permits): Should there be minimum development standards and/or guidelines for ministerial development in designated Scenic Corridors?**

Possible Options:

A. Exempt ministerial development from the provisions of the ordinance; or

- B. Create a brief list of specific uses/activities (e.g., minor modifications to existing commercial, industrial, multi-family structures) that could be processed ministerially with additional review (e.g., Administrative Permit) to ensure that the proposed use/activity would not impact scenic resources.

NEXT STEPS

1. Prepare a draft Resolution of Intention, preliminary drafts of the ordinance and implementation standards and guidelines, based on the Board’s guidance at the August 16, 2016 public workshop, incorporating modifications/clarifications as discussed by the Planning Commission on November 10, 2016;
2. Prepare environmental review checklist to determine level of environmental review necessary, based on preliminary draft ordinance and implementation standards and guidelines; and
3. Return to the Board with public review drafts of the proposed ordinance and implementation standards and guidelines, and recommendation for the environmental document. The level of environmental review and associated cost can range from no environmental review required to a full Environmental Impact Report at a cost in the range of \$100,000 to \$150,000.

Staff Memo Attachments

Exhibit A 2004 General Plan EIR Exhibit 5.3-1 and Table 5.3-1: *Scenic Viewpoints and Highways Within El Dorado County*

Contact





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EXHIBIT A

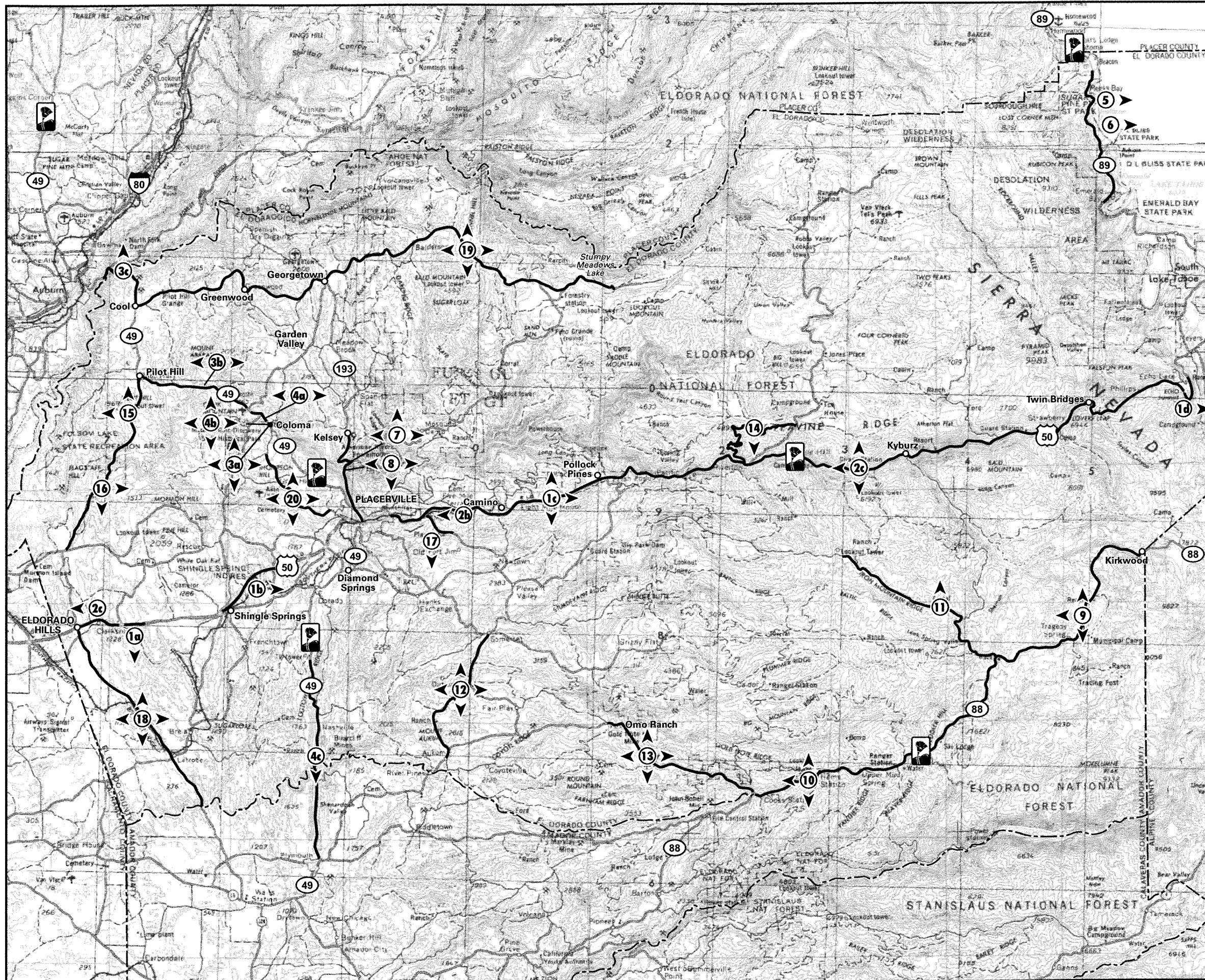
El Dorado County General Plan EIR

Scenic Viewpoints and Highways within El Dorado County

LEGEND

-  Location Number*
-  Viewing Area
-  Viewpoint Directional Indicator
-  Caltrans-designated and Caltrans-eligible Scenic Highways

* Location Numbers correlate with Table 5.3-1.



Source: U.S.G.S. Chico (1970) and Sacramento (1970) 1:250,000 Scale



1 Inch = 5 Miles

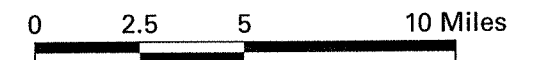


Exhibit 5.3-1

May 2003

EDAW

Table 5.3-1 Important Public Scenic Viewpoints				
Viewpoint	Location No. ¹	Location	Direction	Scenic View or Resource ²
Highways				
U.S. 50 westbound	1a	East of Bass Lake Road	South	Marble Valley (V)
	1b	Between South Shingle Road/ Ponderosa Road interchange and Greenstone Road	East	Crystal Range (V)
	1c	East of Placerville, various locations (state-designated scenic highway)	East, north, and south	Sierra Nevada peaks (V), American River canyon (V,R), lower Sierra Nevada ridgelines (V)
	1d	Echo Summit	East	Christmas Valley (V), Lake Tahoe (V,R)
U.S. 50 eastbound	2a	Between Echo Summit and Placerville (state-designated scenic highway)	West, north, and south	American River canyon (V,R), Sacramento Valley (V), lower Sierra Nevada ridgelines (V), Horsetail Falls (R)
	2b	Camino Heights	West	Sacramento Valley (V)
	2c	Bass Lake Grade	West	Sacramento Valley (V)
U.S. 49 northbound	3a	Coloma	All	Historic townsite of Coloma (Marshall Gold Discovery State Historic Park) (R)
	3b	Marshall Grade Road to Cool	East and west	Coloma Valley (V), American River (V,R), ridgelines (V), rolling hills (V)
	3c	North of Cool Quarry	North	Middle Fork American River Canyon (V,R)
U.S. 49 southbound	4a	Pedro Hill Road to Coloma	East and west	Coloma Valley (V), American River (V,R), Mt. Murphy (V,R), rolling hills (V)
	4b	Coloma	All	Historic townsite of Coloma (Marshall Gold Discovery State Historic Park) (R)
	4c	South of Crystal Boulevard	East and south	Cosumnes River canyon (V), ridgelines (V)

Table 5.3-1 Important Public Scenic Viewpoints				
Viewpoint	Location No. ¹	Location	Direction	Scenic View or Resource ²
U.S. 89 northbound	5	Emerald Bay to Sugar Pine Point	East	Lake Tahoe (R)
U.S. 89 southbound	6	Sugar Pine Point to Emerald Bay	East	Lake Tahoe (R)
U.S. 193 northbound (from Placerville to Georgetown)	7	Intersection with U.S. 49 to Kelsey	North, east, and west	American River canyon (V,R), ridgelines (V)
U.S. 193 southbound (from Georgetown to Placerville)	8	Kelsey to intersection with U.S. 49	South, east, and west	American River canyon (V,R), ridgelines (V)
U.S. 88 westbound	9	Kirkwood to Omo Ranch Road	North and west, south into Amador County	Lower Sierra Nevada ridgelines (V)
U.S. 88 eastbound	10	Omo Ranch Road to Kirkwood	North and west, south into Amador County	Sierra Nevada peaks (V), lower Sierra Nevada ridgelines (V)
Other Major Roadways				
Mormon Emigrant Trail (Iron Mountain Road)	11	Intersection with U.S. 88 to approximately 10 miles west of intersection	North	Sierra Nevada peaks (V), South Fork of the American River canyon (V,R), ridgelines (V)
Mt. Aukum Road (E16)	12	Crossings of the North and Middle forks of the Cosumnes River, road section north of South Fork of the Cosumnes River	All	Cosumnes River canyon(s) (V,R)
Omo Ranch Road	13	Between Omo Ranch and U.S. 88	Various	Ridgelines (V), canyons (V,R)

**Table 5.3-1
Important Public Scenic Viewpoints**

Viewpoint	Location No. ¹	Location	Direction	Scenic View or Resource ²
Icehouse Road	14	Peavine Road to U.S. 50	South	American River canyon (V,R)
Salmon Falls Road Southbound	15	South of U.S. 49 to Folsom Reservoir	South and west	American River canyon (V,R), Folsom Reservoir (V,R)
Latrobe Road	18	From White Rock Road south to County Line	All	Rolling hills (V), occasional vistas of Sacramento Valley (V)
Wentworth Springs Road	19	East of Georgetown	All	Intermittent forest and ridge views (V), views of water bodies (Rubicon River, Stumpy Meadows Reservoir) (V)
Cold Springs Road	20	Gold Hill area	All	Rolling hills (V), ridgelines (V)
River Corridors				
American River	N/A	Middle Fork forms the western part of the northern county boundary; South Fork meanders through the central part of the county	N/A	Middle Fork (V), South Fork (V, R)
Cosumnes River	N/A	North, Middle, and South Forks pass through south-central portion of the county to the southern boundary	N/A	North, Middle, and South Forks (V)
Rubicon River	N/A	Northern boundary in the central portion of the county	N/A	(V)
Truckee River	N/A	Upper Truckee River flows into Lake Tahoe at South Lake Tahoe	N/A	(V, R)
¹ Location numbers correlate to location numbers in Exhibit 5.3-1. ² V=scenic view, R=scenic resource Source: EDAW 2003				