

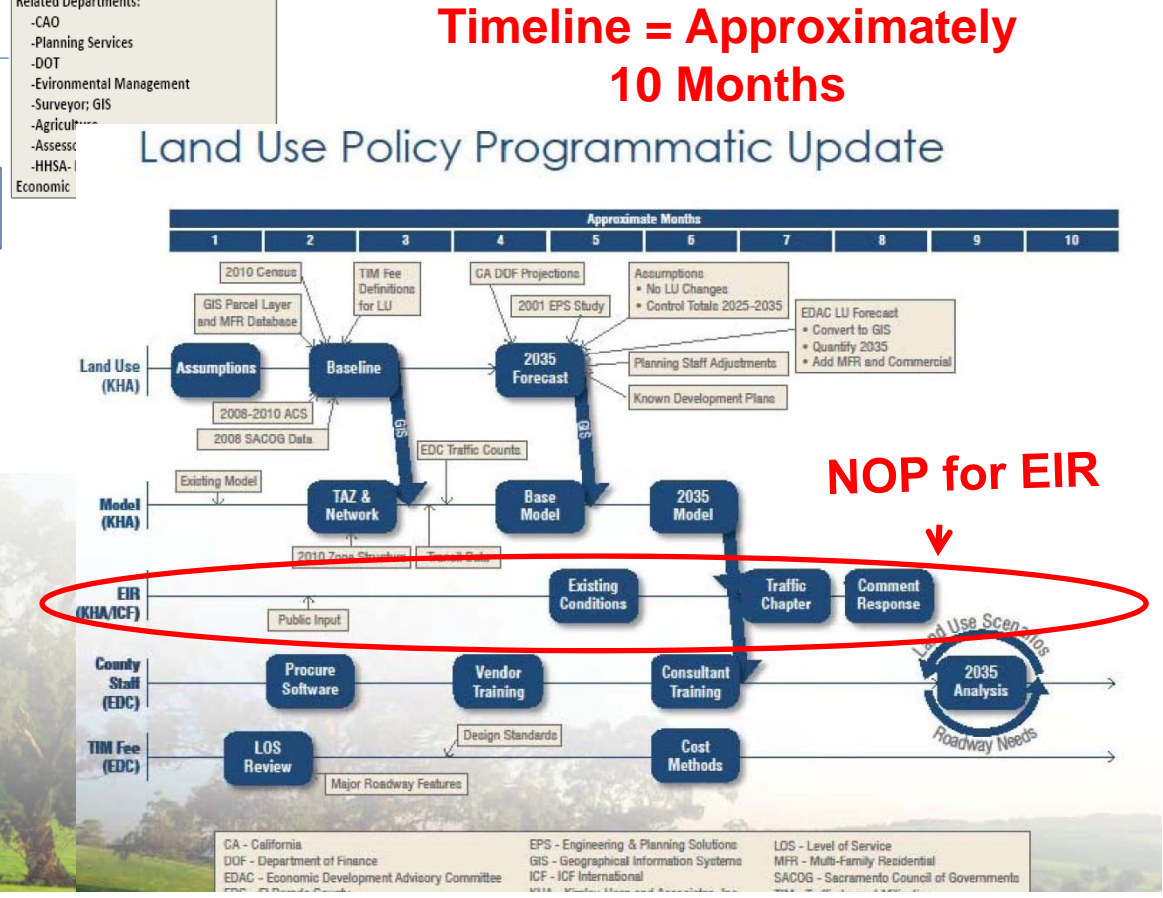
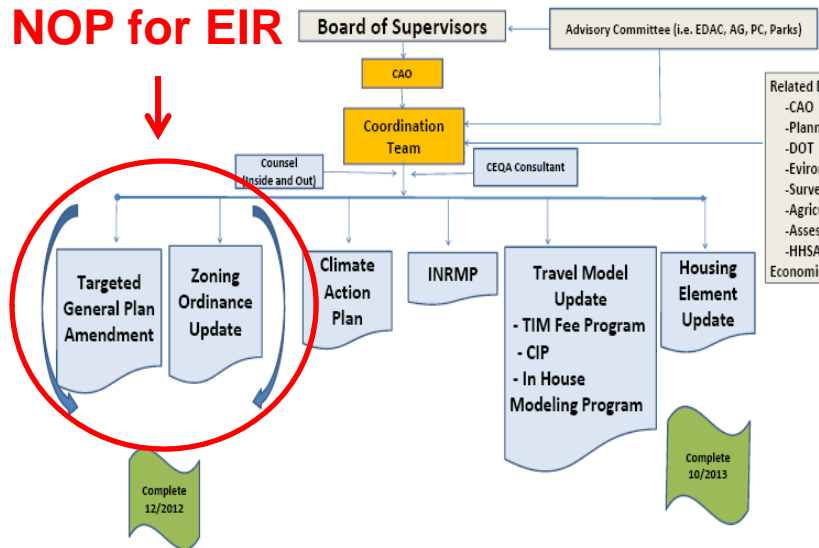
# Land Use Policy Programmatic Update

June 26, 2012



# Land Use Policy Programmatic Update Activity

Programmatic Approach



# NOP Scoping Meeting

~~May 30, 2012~~

~~Union Mine High School  
Library  
6530 Koki Lane  
El Dorado Hills, CA 95623  
6PM to 7:30PM~~

~~June 7, 2012~~

~~El Dorado Hills CSD Pavilion  
1021 Harvard Way  
El Dorado Hills, CA 95762  
6PM to 7:30 PM~~

~~June 18, 2012~~

~~Greenwood Community  
Center  
4401 Highway 193  
Greenwood, CA 95635  
6PM to 7:30PM~~

~~June 20, 2012~~

~~Pioneer Park  
Community Center  
6740 Fairplay Road  
Somerset, CA 95684  
6PM to 7:30PM~~

~~June 21, 2012~~

~~Camino School Old Gym  
3060 Snows Road  
Camino, CA 95709  
6PM to 7:30PM~~

~~June 25, 2012~~

~~Lake Valley Fire Protection  
District, Station 7  
2211 Keetak Street  
South Lake Tahoe 96150  
5:30PM to 7:00 PM~~

**June 27, 2012**

**Cameron Park  
Community Center  
2502 Country Club Drive  
Cameron Park 95682  
6PM to 7:30 PM**

**Public Agency**

**June 28, 2012**

**El Dorado County  
Planning Commission  
2850 Fairlane Court  
Placerville, CA 95667  
9:00 AM**



Need More Information?  
Please visit:

[www.edcgov.us/LandUseUpdate](http://www.edcgov.us/LandUseUpdate)

http://www.edcgov.us/landuseupdate/ Targeted General Plan Ame... x

Contact Us | Maps | Calendars Quick Links

# County of El Dorado

California

Home | I Want To | Government | Doing Business | Living | Visiting

## Planning Services

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.

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

Housing Element Update

Travel Demand Model

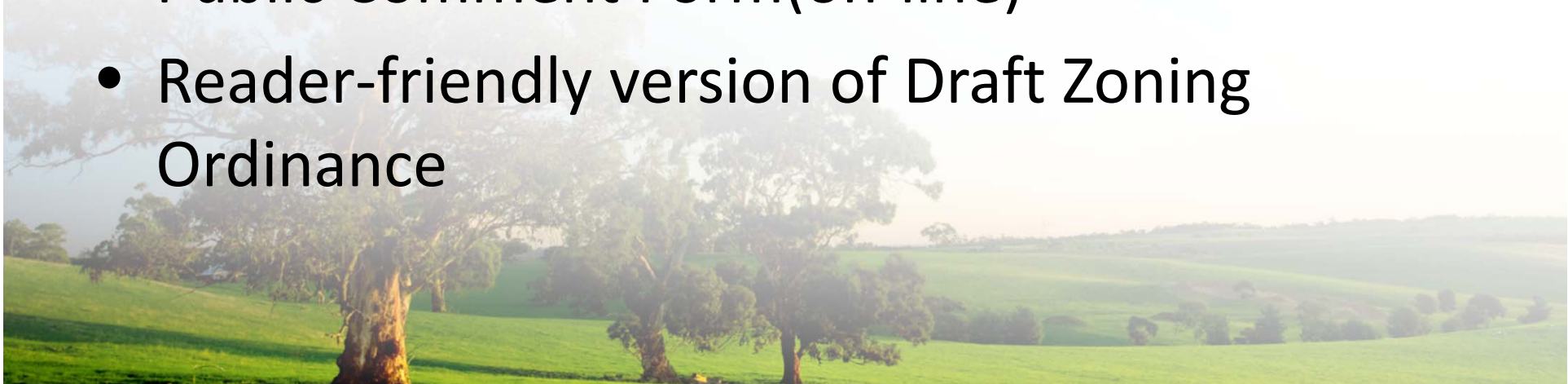
**What's New:**

- 05/25/2012 Notice of Preparation <sup>New!</sup> Public Comment Form
  - ▀ 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 for Purpose of Analysis
    - ▀ Draft Ag Opt-in Map
    - ▀ Public Review Draft Zoning Ordinance for Purpose of Analysis

http://www.edcgov.us/Government/Planning/Development\_Review\_Agency\_Contact\_List.aspx

# Recent Updates to LUPPU Website

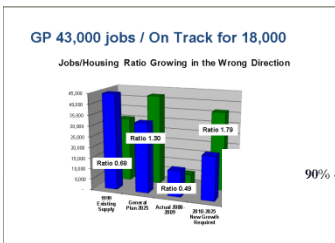
- Added Direct link to each Board Agenda item related to the Project.
- Updated FAQ's *(based on questions received during initial community outreach and to date scoping meetings.)*
- Notice of Preparation and Exhibits
- Public Comment Form(on-line)
- Reader-friendly version of Draft Zoning Ordinance



# Most Common Inquiries @ Meetings

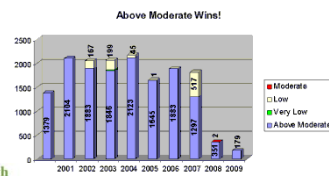
## Why Amend & Update?

(General Plan 5 Year Review)

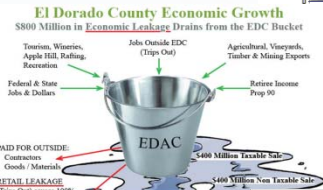


### Jobs

90% of NEW HOUSING FOR 20% of HOUSEHOLDS



### Housing



### Sales Tax

### Agriculture

SB 375 ALIGNS RHNA, AB 32 & RTP

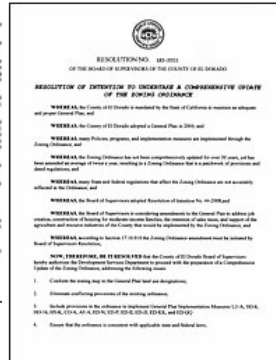
For a county transportation project to be eligible for funding, it must be consistent with the MPO sustainable communities strategy\*

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

### State

## What is Being Considered?

### Resolutions



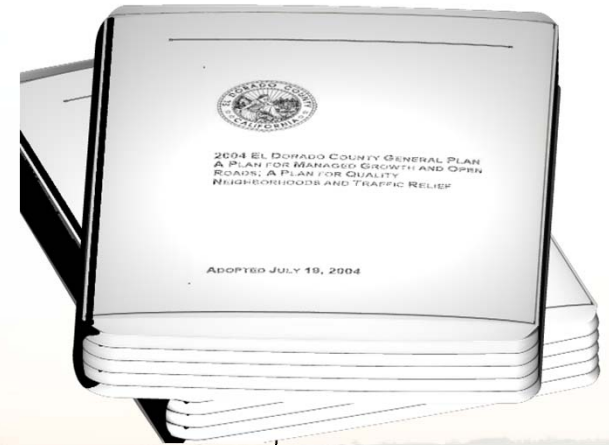
Resolution of Intention to Amend the General Plan

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

# Public Comments and Questions Captured

- Comments are being collected
- Comments will be considered when preparing Draft EIR
- Comments will be attached to the Draft EIR
- Comments will be provided to the Board of Supervisors

TGPA-ZOU Public Comments - [TGPA-ZOU Public Comments Scanned]

File Number: 110001

Notice of Preparation Received as Hard Copy

First Name: Mel Jones  
Last Name: Jones  
Address: 2161 Greensboro Rd  
Email Address: mj2317@gmail.com  
City: Placerville  
Add Email Address?: yes  
State: CA Zip Code: 95667  
Organization or Agency:  
Primary Interest:  
From meeting?  
Comments: View Scanned Doc  
Comment Date: 5/30/2012

See scanned document; Received at meeting in El Dorado on 5/30/2012

PDF File Path: \\D:\dfs01\TGPA-ZOU\ScannedDocs\NoticeOfPrepDocs\WOP\_HardCopy\110001.pdf

Addressed Concerns:

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture and Forestry Resources	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Geology / Soils
<input type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Hydrology / Water Quality
<input type="checkbox"/> Land Use / Planning	<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Noise
<input type="checkbox"/> Population / Housing	<input type="checkbox"/> Public Services	<input type="checkbox"/> Recreation
<input type="checkbox"/> Transportation / Traffic	<input type="checkbox"/> Utilities / Service Systems	<input checked="" type="checkbox"/> Staff Review Complete

date modified

User\_id: 10002  
form\_id: 110000  
form\_data\_id: 110001  
content\_language: 1033

Choose Form: [Dropdown]

New [Navigation] Edit Close

Record: 1 of 10

Form View

# Major Public Comments Received

## Aesthetics

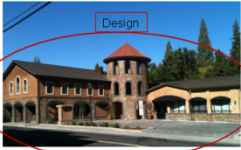
**Form Based Coding 101**  
Large Mixed-Use Building

**Standards**


Table 6-25

<b>Building Placement:</b>	A
Front build-to-line: The front facade of the building shall be placed at the back of the sidewalk.	
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
<b>Building Size and Massing:</b>	E
Building height: Two, three or four stories.	
<b>Parking:</b>	F
On-site covered or uncovered parking spaces shall be located a minimum of 20 feet behind the back of the sidewalk.	

**Design**



**Form**



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



What we got!



What we could have had!



11 of 12

## Traffic & Circulation

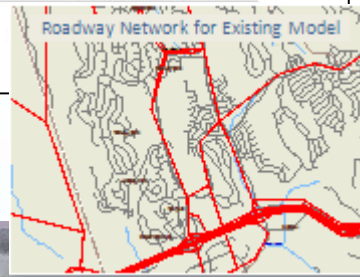
**LAND DEVELOPMENT MANUAL ("LDM") PROCESS**

**Land Development Regulations**

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

Staff Summaries + Staff Guidelines = LDM

ISSUES IDENTIFIED BY EDAC

**Trails**

## Land Use Planning

Infill, Density and Mixed Use

**Before**



**After**



“Analysis of the Range of Options”



# Project Information @ Parcel Level

**Property Information Inquiry**

**Targeted General Plan Amendment and Zoning Ordinance Update (TGPA/ZOU)**

Assessor's Parcel Number (ie. #####):

Owner Name:

Site Address:

Current General Plan Land Use Designation:

General Plan Land Use Amendment?

Current Zoning Designation:

Proposed Zoning Designation:

Agriculture Opt-in:

Parcel Acreage:

Current Zoning Ordinance:

**Targeted General Plan Amendment and Zoning Ordinance Update (TGPA/ZOU)**

**Property Information Inquiry**

Owner Name:

Site Address:

Assessor's Parcel Number:

088-010-53

Under the 2004 Adopted General Plan, the land-use designation for this parcel is: **RURAL RESIDENTIAL**

Does the proposed TGPA/ZOU include a change to this parcel's land-use designation? **NO**

Under the current Zoning Ordinance, the zoning designation for this parcel is: **Residential Agricultural 20 Acre**

Under the proposed Zoning Ordinance, the zoning designation proposed for analysis on this parcel is: **Rural Lands 20 Acre**

Is this parcel eligible for the Agriculture "Opt-in"? **YES**

Parcel Acreage: **21.14 acres**

**Draft Public Review of the Zoning Ordinance Update Zone Definition:**

**Rural Lands 20 Acre**

The RL, Rural Lands Zone, is intended to identify those lands that are suitable for limited residential development based on topography, access, groundwater or septic capability, and other infrastructural requirements. This zone is intended to recognize that resource-based industries in the vicinity may impact residential uses. Commercial support activities that are compatible with the available infrastructure may be allowed within the zone to serve the surrounding rural and agricultural communities. For special setback purposes, the RL zone is not considered to be an agricultural or timber zone. Minimum lot size designators shall be applied to this zone based on the constraints of the site, surrounding land use pattern, and other appropriate factors. The designator shall represent the minimum number of acres and shall be in the following increments: 1, 20, 40, 80, and 160.

# Project "Checklist" (v.3.0)

Targeted General Plan Amendment and Comprehensive Zoning Code Update Project Checklist												
Objectives as set forth in the Board adopted ROI's on November 14, 2011												
General Plan ROI 182-2011		Notice of Preparation	Targeted General Plan Amendment	Zoning Ordinance Update	Optional Analysis	Requires Amendment to Base Map	Jobs	Moderate Housing	Sales Tax Capture	Ag Promotion	State and Federal Conformance	CleanUp/ Internal Consistency
	<b>Lead Use Map</b>	<b>Lead Use Map</b>										
1	Camino/Pollock Pines Community Region Boundary amendment to create three Rural Centers to allow for separate and distinct opportunities for each of the communities	1. Camino/Pollock Pines Community Region Boundary amendment to create three (3) Rural Centers including Camino, Cedar Grove, and Pollock Pines, to allow for separate and distinct opportunities for each of the communities	X			X				✓		
2	Agriculture District Boundary Expansion	2. Agriculture District Boundary Expansion for Garden Valley-Georgetown, Coloma, Camino-Fruitridge, Gold Hill, Oak Hill, Pleasant Valley, and Fair Play-Somerset.	X			X				✓		
3	Limited Lead Use Clean Up identified through ZOU	3. Limited Lead Use clean-up identified through the Zoning Ordinance Update.	X	X		X						✓
<b>Proposed Policy Amendments</b>		<b>Proposed Policy Amendments (Analysis only shown. Underlined)</b>										
4	Policy 2.111 and 2.12.1 Analyze the possibility of adding new, amending or deleting existing Community Regions or Rural Center planning areas.	<u>1. Policies 2.111 and 2.12.1 Analyze the possibility of adding, amending or deleting existing Community Regions or Rural Center planning areas.</u>			X		✓	✓	✓	✓		
5	Policy 2.11.3 Amend Commercial/Mixed Use to allow residential density by increasing residential use as part of a Mixed-use development from 16 units per acre to 20 units per acre to achieve CEQA streamlining benefits.	1. Policy 2.11.3: Commercial/Mixed Use- Amend to allow residential density by increasing residential use as part of a mixed-use development from 16 units per acre to 20 units per acre.	X					✓			✓	
6	Policy 2.2.1.2 and Table 2-1/ Table 2-1 Amend Commercial and Industrial to allow for commercial and industrial uses in the Rural Regions.	2. Policy 2.2.1.2, Table 2-1, and Table 2-1: Commercial and Industrial- Amend to allow for commercial and industrial uses in the rural regions.	X				✓		✓	✓		
7	Policy 2.2.1.2 Commercial/Mixed Use delete sentence, "The residential component of the project shall only be implemented following or concurrent with the commercial component."	3. Policy 2.2.1.2: Commercial/Mixed Use- Delete sentence, "The residential component of the project shall only be implemented following or concurrent with the commercial component."	X				✓	✓	✓		✓	
8	Policy 2.2.1.2 Delete requirement for Industrial Lands to be restricted to only industrial lands within, or in close proximity to Community Regions and Rural Centers. Delete the requirement that Industrial Lands in Rural Regions can only provide for on-site support of agriculture and natural resource uses.	4. Policy 2.2.1.2: Delete requirement that industrial lands be restricted to areas within, or in close proximity to community regions and rural centers. Delete the requirement that industrial lands in rural regions have more limited industrial uses, for support of agriculture and natural resource uses.	X	X			✓		✓	✓		
	Policy 2.2.1.2 Amend Multi-family density from 24 units per acre to 30 units per acre to comply with California Government Code 65562.2(a)(1) and (2) and amend the Multi-Family land use to	5. Policy 2.2.1.2: Amend multi-family density from 24 units per acre to 30 units per acre to comply with California Government Code 65562.2(a)(1) and (2) and amend the multi-family land use to										

# Board Workshops on Zoning

- **Monday July 16, 2012**
  - Table of Contents, Article 8 – Glossary, and Articles 1 & 2
- **Wednesday July 18, 2012**
  - Article 3, 4, & 5, and continuing discussion of previously discussed Articles if needed
- **Thursday July 19, 2012**
  - Article 6, 7, 8 and County-wide zoning map component
- **Friday July 20, 2012**
  - Recommend final revisions to draft Articles 1-8 text and zoning map

A landscape photograph of rolling green hills with several large trees in the foreground under a bright sky. The word "QUESTIONS?" is overlaid in blue text on the left side of the image.

**QUESTIONS?**