

Land Use Policy Programmatic Update

Targeted General Plan Amendments (TGPA) & Zoning
Ordinance Updates (ZOU)
CEQA Process Outline
November 13, 2012

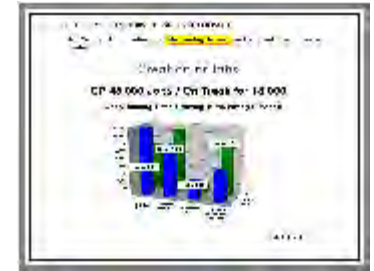
Discussion Items

- Where Have We Been
- Work Done
 - Revisions
- Next Steps
 - CEQA Process
 - Draft Project Description
 - Proposed Project Alternatives
- Recommendation

Where Have We Been

Board Directed Action

Jobs &
Jobs/Housing



Resolutions of Intention

November 2011

Resolution of Intention #182-2011

Targeted General Plan Amendment to address issues identified in the five year review



Resolution of Intention to Amend the General Plan

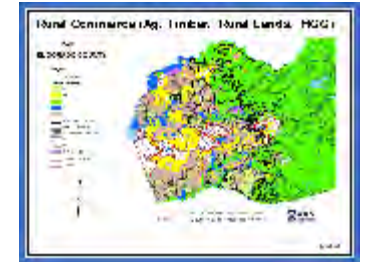
Resolutions of Intention #183-2011 and #184-2011

- Comprehensive Zoning Ordinance
- Draft Project plus optional analysis included
 - Above the line below the line



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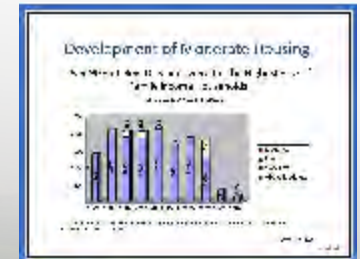
Rural Lands &
Rural Commerce



Sales Tax
Leakage



Moderate
Housing



Where Have We Been - Board Identified Objectives for the Project

- Bringing 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
 - Design Manual
 - Targeted General Plan amendments
 - A Travel Demand Model Update
 - Required 2013 Housing Element Update

Where Have We Been – Board Workshops and Discussion

- **01/10/2011** – EDAC Regulatory Reform General Plan 5-Year Review. Directed staff to return with General Plan Resolution to being amendment process.
- **04/04/2011** – Staff 2004 General Plan first 5-Year Review & Adoption of Targeted General Plan Amendment Resolution of Intention (ROI) to amend General Plan, setting general objectives for project
- **04/12/2011** – Zoning Ordinance Proposed EIR Contract, Scope of Work. Contract was not approved. Board directed Staff to return on July 25, 2012 with Targeted General Plan Amendment and Zoning Ordinance Update options.
- **07/25/2011** – Zoning Ordinance Update and Targeted General Plan Amendment Policy Recommendations and Timeline; EDAC Recommended Programmatic approach. Board directed staff to take to Planning Commission for review.

Where Have We Been – Board Workshops and Discussion

- **08/09/2011** – Board directed staff to set a Public Hearing to consider adoption of a comprehensive ROI, including previous ROIs regarding General Plan Amendments and Zoning Ordinance update, Draft Project Description and Draft RFP for EIR
- *09/08/2011 – Planning Commission Review*
- *09/22/2011 – Planning Commission Review*
- **09/26/2011** – Report from Planning Commission Review. Set Public Hearing for November 14, 2011 to consider comprehensive ROI
- **11/14/2011** – Adoption of comprehensive ROI including Revised Zoning Ordinance ROI(s) and Targeted General Plan Amendment ROI. Approval of Programmatic Approach under CAO's office.
- **1/24/2012** – Approval of ICF and KHA Contracts to complete analysis for scope of work as approved in Resolutions of Intention.

Where Have We Been – Board Workshops and Discussion

- **April 16, 2012** – Comprehensive Review of the Draft Targeted General Plan Amendment proposed
- **May 15, 2012** – Direction to release Notice of Preparation for Targeted General Plan Amendments and Zoning Ordinance Update for a 45 day review period. Calendar of Public workshops during the review period released.
- **July 16, 2012 through July 20, 2012** – Comprehensive Zoning Ordinance weeklong workshop
- **August 20, 2012 and September 18, 2012** – Review of major revisions based on Zoning Workshop and Public Comments.
- **September 25, 2012** – Review of maps and documents and authorization to re-release Notice of Preparation

Work Done – TGPA & Zoning Ordinance Update

- Reviewed and revised documents where applicable per Comments received
- Revised Maps to bring them consistent with the General Plan and Zoning Ordinance (text)
- Re-released Notice of Preparation for 30 day comment period.

Revisions

- Based on Comments Received the following revisions have been made:
 - Targeted General Plan Amendment
 - Add Policy 8.1.1.6 for amendment to eliminate the Exclusive Ag (AE) zone.
 - Remove 2.2.1.5 and Table 2-3 for amendment to Floor Area Ratio
 - Remove 2.1.1.1 and 2.1.2.1 for amendment of Community Regions and Rural Centers
 - Remove 2.2.1.2 analyzing increase of density for High Density Residential (HDR) from 5 to 8 units per acre.
 - Zoning Ordinance Update

Revisions Continued

- Zoning Ordinance Update

- Global

- Inconsistencies and refinement of the Glossary.
- General edits and typographical errors.

- Agricultural

- Internal inconsistencies between the winery ordinance and ranch marketing ordinance, and use matrices.
- Addressed proposed General Plan amendment regarding agricultural setbacks in the draft zoning ordinance.
- Streamline review for Agricultural Support Services.

- Article 5

- Section 17.52.080 Reasonable Accommodation language to be added.

- Mapping

- Map corrections made as inconsistencies are identified.

NEXT STEPS

CEQA in 25 Words or Less

- CEQA's objective – look before you leap
 - Discloses: impacts, significance, mitigation
 - Involves the public
- CEQA is a process: the EIR neither approves nor denies the TGPA and ZOU
 - Focus is on good faith disclosure of impacts
- CEQA is not a forum to debate the contents of the TGPA and ZOU
 - Final content is a policy decision, informed by the EIR

CEQA Process Outline

- Notice of Preparation (NOP) - **Complete**
- Scoping Meetings - **Complete**
- Initial Study - **Complete**
- Draft EIR – Early 2013
- Final EIR – Spring 2013
- Final Decision on the TGPA and ZOU – Summer 2013

Note: There will be public workshops and hearings throughout the process

Draft EIR (DEIR)

- DEIR will contain:
 - Project description
 - Impact analyses by resource
 - Project alternatives
 - Mitigation measures
- DEIR will look at a range of impacts of all policy options to allow flexibility for Board's decision making
- Available for public review/comment for 45 days
 - Notice to public
 - Copies to State Clearinghouse and agencies
 - Copies on Web site and in libraries

Draft Project Alternatives

1. No Project
2. Transit Connection
3. Higher Zoning Density in Community Regions and Rural Centers
4. Reduce Development in Specific Areas with Traffic Constraints
5. Lower Zoning Densities in Community Regions and Rural Centers
6. Expand Recreational Sites
7. Increase Ag and Natural Resources Minimum Parcel Size
8. Amendments to Community Region and Rural Center Planning Areas of Camino-Pollock and El Dorado Hills

Project Alternatives

Legend

COMMUNITY REGIONS



RURAL CENTERS



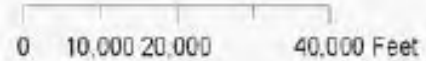
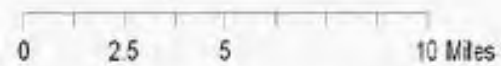
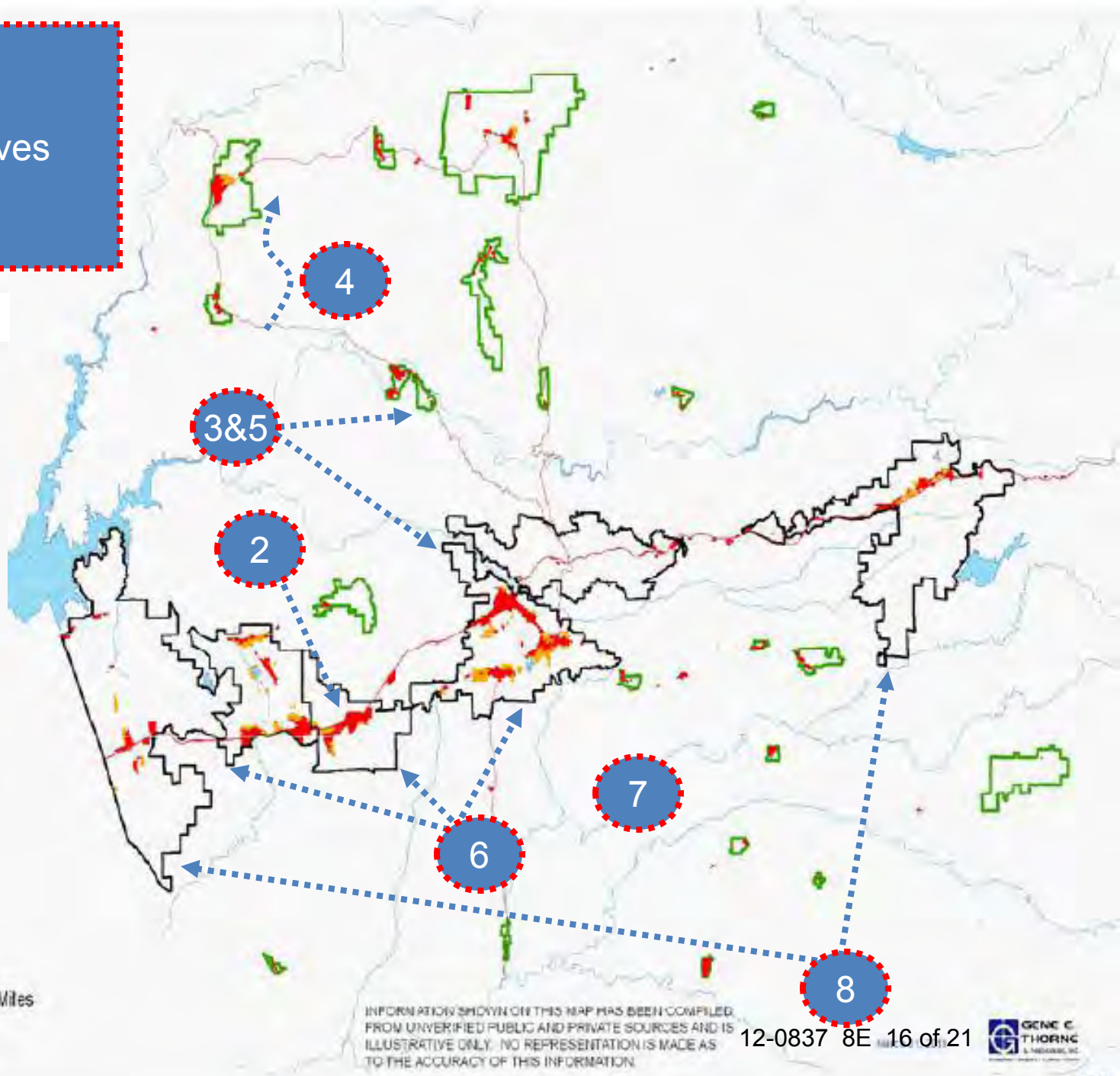
LAND USE BASE



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Final EIR

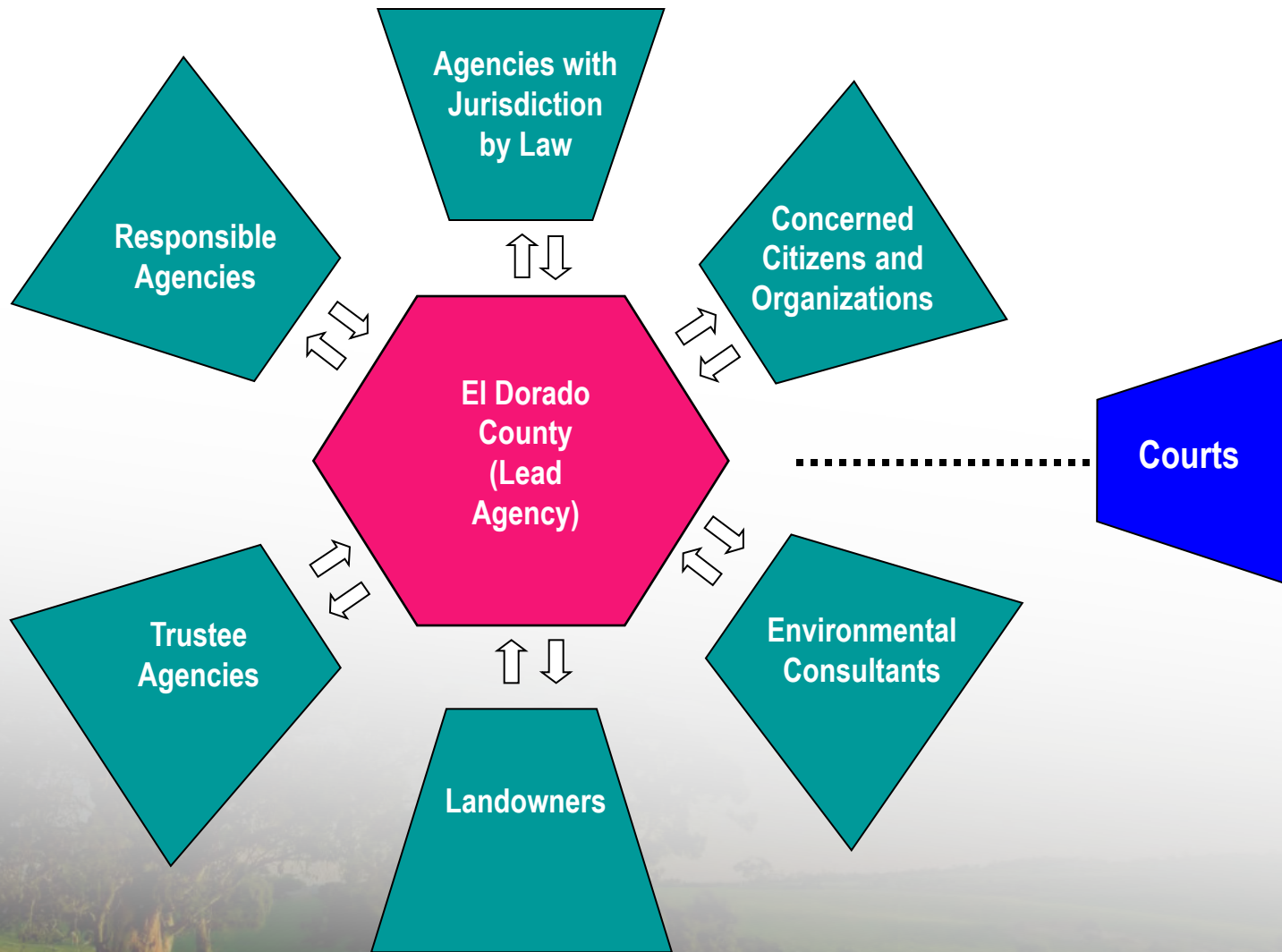
- Content of Final EIR
 - Comments on Draft EIR
 - Written responses to comments
 - Revisions made to Draft EIR
 - List of commenters
 - Draft EIR
- Planning Commission will consider and make recommendation to Board
- Board will use Final EIR in deliberations on TGPA/ZOU
- Public input
 - Comments on the project and the Final EIR can be made at hearings

Final Decision

- Board will certify adequacy of the Final EIR
 - Adopt findings on impacts
 - Adopt statement of overriding considerations if necessary
 - Adopt mitigation monitoring plan
- Act on the TGPA/ZOU

Note: the Final EIR must analyze the TGPA/ZOU adopted by the Board. Substantive TGPA/ZOU changes can require recirculation of the EIR before it is certified.

Key Participants in the CEQA Process



Work To Be Done



- Environmental analysis of the following documents:
 - Draft Targeted General Plan Amendments
 - Draft Camino/Pollock Pines Community Region Revision Map
 - Draft Ag District Boundaries Expansion Map
 - Draft General Plan Land Use Amendments Maps
 - Draft Zoning Ordinance
 - Draft Zoning Maps
 - Draft Agriculture Opt-in Map
 - Project Alternatives

Recommendation

- Chief Administrative Office recommending the Board:
 - Authorize staff to proceed with CEQA review of documents
 - Incorporate additional potential project alternatives as desired by the Board for the EIR.