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BOARD OF SUPERVISORS  
EL DORADO COUNTY  
*1:11 pm, Feb 24, 2012*

# Land Use Policy Programmatic Update

BOS Workshop  
February 27, 2012

# Targeted General Plan Amendment

# 5-Year Review: Land Inventory

	Existing Supply	Existing Commitment	Actual 2010	2010-2025 Net New Growth	General Plan 2025	% of 2025 Planned
<b>Residential Units</b>						
Single Family		14,276	11,109	16,260	27,369	41%
Multi Family		289	822	4,300	5,122	16%
<b>Total Units</b>	<b>44,708</b>	<b>14,565</b>	<b>11,931</b>	<b>20,560</b>	<b>32,491</b>	<b>37%</b>
<b>Population</b>	120,200	-	149,266	50,734	200,000	36%
<b>Jobs<sup>4&amp;5</sup></b>	30,434	-	5,695	36,507	42,202	13%
<b>Jobs/Households Factor</b>	0.68	-	0.48	1.78	1.30	
<b>Non-Residential (Sq. Ft)</b>		-	5,493,804	31,953,925	37,447,729	15%

**Conclusion for Land Inventory:** Population growth and single-family detached housing trended as forecasted in the GP EIR. Multi-Family residential, jobs, non-residential development including commercial, industrial, and R&D trended slower. All categories are still within the growth forecasted for this review and are not in jeopardy of exceeding projections analyzed for the planning cycle of the General Plan.

# 5-Year Review: Findings

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On April 4, 2011 the Board of Supervisors:

1. Found that basic General Plan Assumptions, Strategies, Concepts and Objectives are still valid, and have not changed so drastically that the County would need to consider amending them at this time.
2. Received and filed the General Plan 5-year review for 2011, with the next 5-year review anticipated for 2016.
3. Found that there are policies within the General Plan that may require amending to better support the development of moderate-income housing, the creation of jobs, and the loss of tax revenues while further promoting and protecting the Agriculture and Natural Resource industries in the County.

# BOS Approved Objective for the TGPA

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- ▶ On 4/4/11 and 11/14/11 the Board adopted Resolutions of Intentions in support of the following objectives for the TGPA:
  - Affordable (Moderate) Housing
  - Improve Jobs/Housing Ratio
  - Create Retail Sales Opportunities to Retain Sales Taxes
  - Promote and protect Agriculture and Natural Resource Industries
- ▶ Between 1/10/10 and 11/14/11
  - 8 BOS Workshops
  - 2 Planning Commission Workshops

# What is the Targeted General Plan Amendment?

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- ▶ Implementation of an adopted Resolution to analyze options for:
  - Increasing jobs, sales tax revenue, and moderate housing
  - Promoting and Protecting the County's Agriculture and Natural Resources
  
- ▶ No proposed changes in General Plan Land Use Designations except as follows:
  - Limited clean-up identified through the Comprehensive Zoning Ordinance Update
  - Camino/Pollock Pines Community Region (Previous ROI 110-2009)
  - Agriculture District Boundaries (ROI 013-2011)
  
- ▶ Keeping all proposed amendments narrowly focused on objectives to minimize time and costs

# 2013 Housing Element Update

# Housing Element Overview

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- ▶ Part of the General Plan

A Housing Element is one of seven mandated elements of a County General Plan [Gov. Code §65302(c)]

- ▶ 2013 update is required by state law

- ▶ Review by State HCD – “Certification”

- ▶ Regional Housing Needs Assessment



# Key Housing Element Requirements

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1. Maintain & improve the existing housing stock
2. Plan for growth needs & housing for all economic segments
3. Remove constraints to housing development, where feasible
4. Fair Housing Laws

# Key Housing Element Requirements

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5. Provide for the development of a variety of housing types:
  - Multi-family (duplex/triplex/apartment)
  - Single Room Occupancy
  - Employee/Agricultural Worker housing
  - Second units
  - Transitional housing & homeless shelters
  - Manufactured housing

# Housing Element Certification

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▶ Importance of HCD Certification:

- Legal adequacy of the General Plan
- Local control of land use decisions
- Maintain eligibility to pursue grant funds

# Regional Housing Needs Assessment

2013-2021

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- ▶ Mandated by state law
- ▶ Accommodate fair share of region's housing need
- ▶ Mix of housing for all economic segments in each jurisdiction
- ▶ Linked to availability of adequate sites with appropriate zoning [i.e. Vacant Land Inventory or VLI]

# Housing Element Update Next Steps

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- ▶ Public Workshops
- ▶ Prepare draft Housing Element Update
  - Complete inventory
  - Revise goals, objectives and policies as needed
  - Develop programs to implement the goals and policies
- ▶ Planning Commission and Board of Supervisors review
- ▶ State Housing and Community Development review
- ▶ Final Housing Element adoption hearings

# Comprehensive Zoning Code Update

# Reasons for Update

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- ▶ General Plan Consistency
  - Requirement of state law (CGC §65680)
  - Implement policies and measures
  - Zoning and Land Use Designation consistency
- ▶ Implement state and federal laws
- ▶ Improve effectiveness
  - Ease of use by staff, public & decision makers
  - Fix identified problems and inconsistencies

# Zoning Maps

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- ▶ Update the maps to bring existing zoning designations into consistent with General Plan Policy and Table 2-4
  - Minimize changes to the maps
  - Maintain parcel size requirements if changing zones
  - Downzone only if required and change to zoning nearest to existing zone consistent with land use designation
  - Leave some lower density or intensity zones in place based on revised Table 2-4 and Policy 2.2.5.6



# Options for Review in EIR

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- ▶ ROI 183-2011 and 184-2011 included 8 options for consideration to be reviewed in the EIR
  1. Create a rural commercial zone
  2. Allow commercial uses in the Rural Regions
  3. Create Traditional Neighborhood Design plans to streamlining mixed use projects
  4. Permit single unit detached structures in the RM zone; Provide for limited commercial use in the RM zone for mixed use development
  5. Create multiple industrial zones
  6. Create alternatives to the mandatory open space requirements for planned developments
  7. Add an Historic District Overlay to Diamond Springs and El Dorado
  8. Codify the interim guidelines for wetlands and riparian setbacks

# Comprehensive Zoning Ordinance Update

## Next Steps

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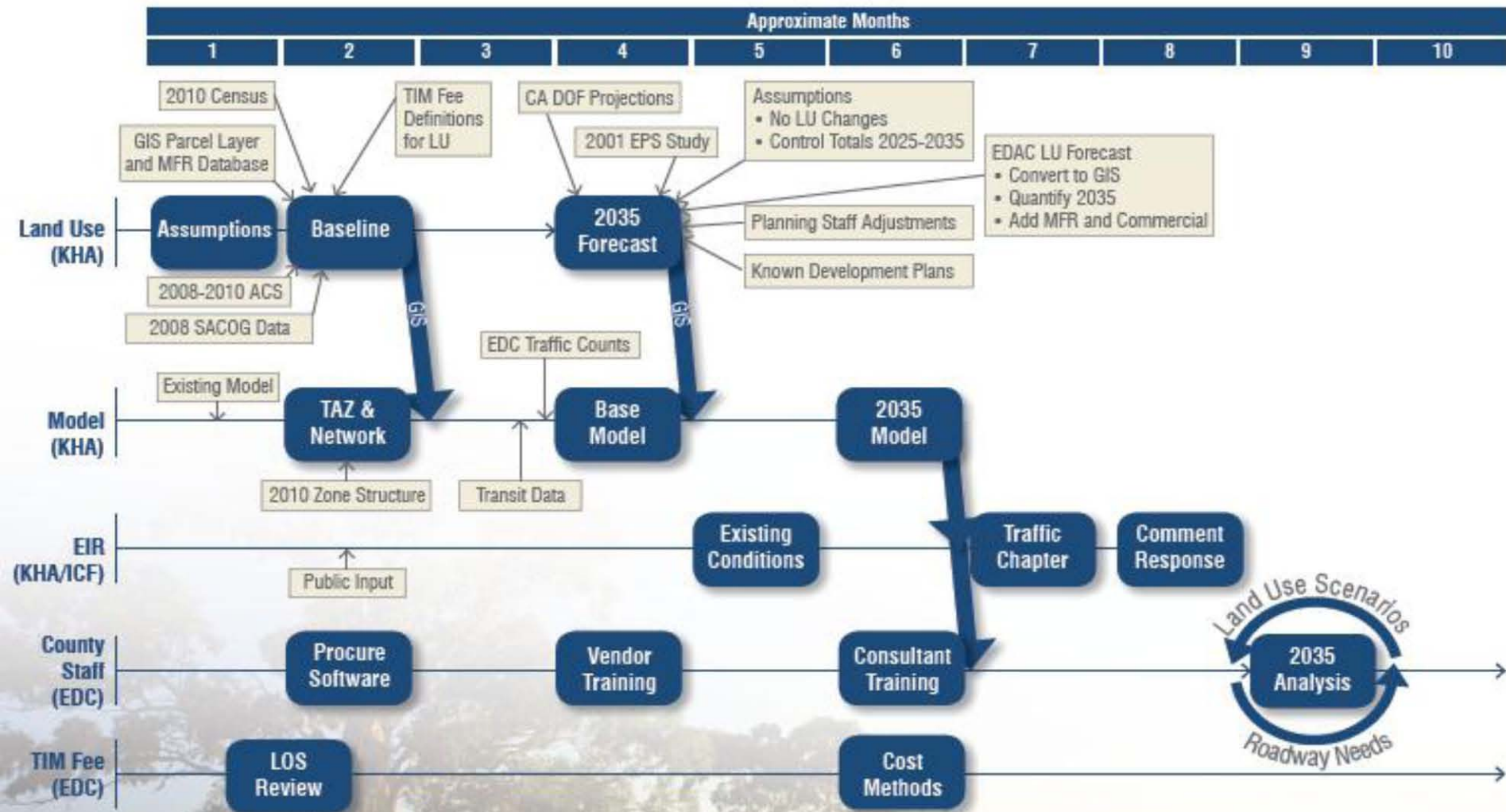
- ▶ Provide draft text and existing optional language to consultant for review
- ▶ Complete optional items
- ▶ Complete Agricultural Opt-In Process and refine rule sets to address agricultural zoning needs
- ▶ Revise zoning map and provide to consultant

# Travel Demand Model Update

# Goals for the Updated Travel Demand Model

- ▶ Upgrade County software platform and model
- ▶ Utilize County GIS data (i.e. land use and roadway network)
- ▶ Identify growth areas which align with goals and objectives in the General Plan
- ▶ Provide updated information for the Regional Transportation Plan and Metropolitan Transportation Plan
- ▶ Tool to analyze the transportation impacts resulting from the adopted Resolutions of Intention (ROI) to amend the General Plan (Resolution 182-2011) & the Comprehensive Zoning Ordinance Update (Resolution 183-2011)
- ▶ Update the Traffic Impact Mitigation (TIM) Fee program and the Capital Improvement Program (CIP) as required by the General Plan

# Land Use Policy Programmatic Update



CA - California  
 DOF - Department of Finance  
 EDAC - Economic Development Advisory Committee  
 EDC - El Dorado County

EPS - Engineering & Planning Solutions  
 GIS - Geographical Information Systems  
 ICF - ICF International  
 KHA - Kimley-Horn and Associates, Inc.

LOS - Level of Service  
 MFR - Multi-Family Residential  
 SACOG - Sacramento Council of Governments  
 TIM - Traffic Impact Mitigation

# Comments Received on Scope of Work

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- ▶ Public comments were received at the 1/24/12 Board Hearing.
  - ▶ Serrano Associates LLC brought up concerns relating to land use forecasting with specific emphasis on mixed-use development
  - ▶ Additional public comments included transparent and rapid process, trip generation vs size of dwelling units, are assumptions defensible, and clear links between growth that can be shown in the 10 and 20 year CIP projects.
- ▶ Comments were also received from Fehr & Peers via ICF after the 1/24/12 Board Hearing. Comments included:
  - ▶ Compliance with the Complete Street Act, analysis of alternative modes, Greenhouse gas analysis, and SMART Growth
- ▶ The Scope of Work was modified to address comments raised at the 1/24/12 Board hearing as well as from Fehr & Peers

# Areas that will Require Future Board Policy Decisions

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- ▶ Level of Service (LOS) Thresholds – Review of current LOS thresholds will be taken into consideration during the traffic model update process.

# Summary of Staff Recommendations

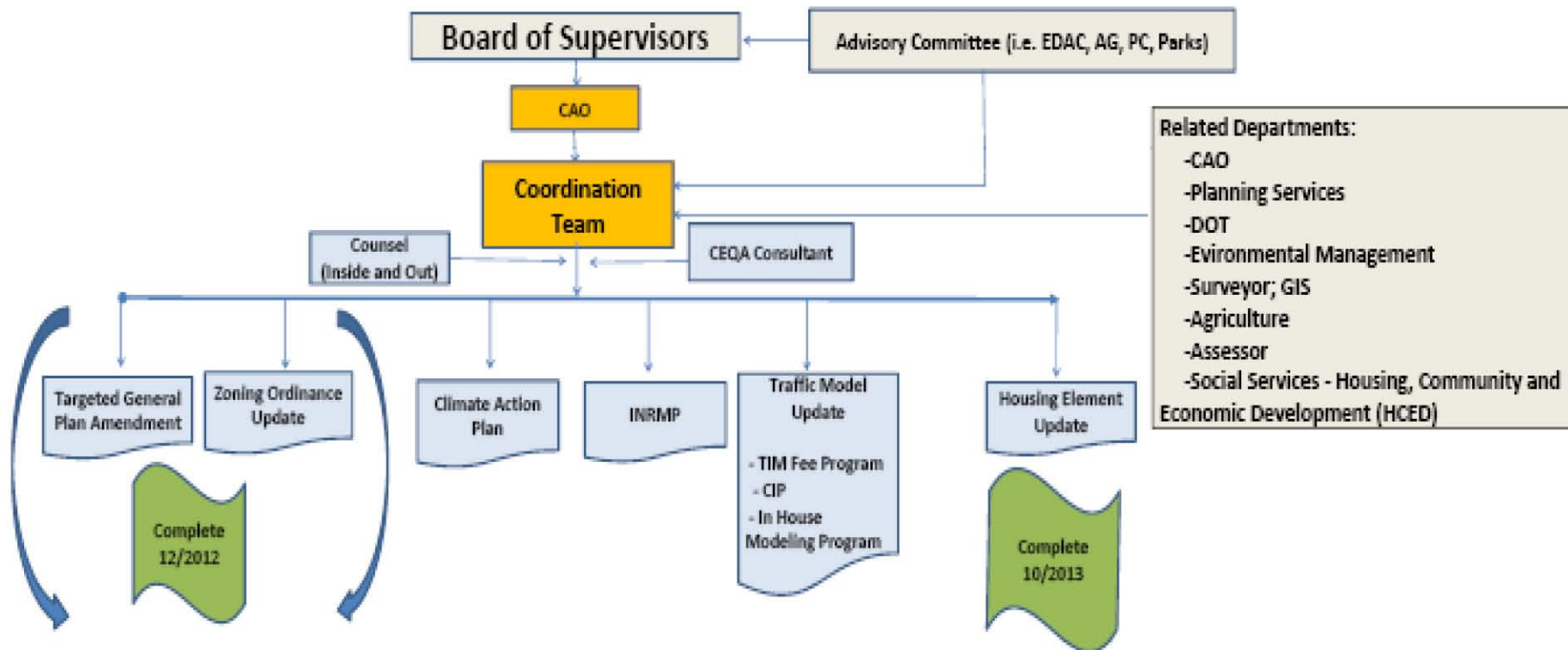
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1. Support the inclusion of the Agriculture District Boundary Expansion within the Project EIR
2. Revise only as needed the Housing Element. The 2013 Update is not intended to be a comprehensive update to the Element.
3. Accept as one option for the base analysis the draft zoning map based on the zoning map criteria reviewed in October 2010, subsequently modified to address elimination of the AE/AP zones, including the opt-in process.
4. Additional options between the base analysis and full consistency will be required to fully analyze identified options adopted in ROI's 183-2011 and 184-2011.
5. As one of the alternatives required by CEQA, a full consistency alternative should be developed to analyze the impacts of bringing all parcels into consistency with the land use designation, as identified in the adopted 2004 General Plan Table 2-4.



# Land Use Policy Programmatic Update [LUPPU]

# Programmatic Approach



# What is LUPPU?

The screenshot shows the County of El Dorado website. At the top, there is a banner with the text "County of El Dorado California" and a search bar. Below the banner is a navigation menu with tabs for "Home", "I Want To", "Government", "Doing Business", "Living", and "Visiting". The "Planning Services" section is active, and the breadcrumb trail reads "Home > Government > Planning".

## Land Use Policy Programmatic Update

On 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.



Subscribe to Land Use Policy Programmatic Update More Information

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

Housing Element Update

Travel Demand Model

The left sidebar contains a list of services: Development Services, Building Safety Services, Agency Contact List, Applications and Forms, CEQA, Break Time, Commissions & Committees, Cultural Resource Guidelines, Discretionary Flowchart, Endangered Species, Fees, General Plan, Help Desk, Housing Programs, Land Development Manual (LDM), Local Land Use Plans, Missouri Flat Ordinances.

# Board Of Supervisors Identified Objectives for the Project

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- ▶ 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 to the current process
- ▶ Achieve adoption of a:
  - Zoning Code,
  - Design Manual,
  - Appropriate General Plan amendments
  - A Travel Demand Modal Update, and
  - Housing Element Update

# Purpose of the Community Outreach Meetings

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- ▶ Provide an overview of the project and the process
- ▶ Opportunity to engage the public early in the process
- ▶ Foster good communication with communities
- ▶ Prepare for Scoping Meetings

# Environmental Review Process & Schedule of Events – *Next Steps*

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- ▶ Notice of Preparation (NOP) – *Late March*
  - Public Comment Period – *45 days following release of NOP*
- ▶ Schedule of Scoping Meetings – *late March thru early April*
- ▶ Draft Environmental Impact Report (EIR) prepared
- ▶ Public Review of the draft EIR
- ▶ Written comments on draft EIR received
- ▶ Response to Comments and Final EIR prepared
- ▶ Public Hearings – Planning Commission and Board of Supervisors
- ▶ Final EIR Certified

# Recommended Board Action

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Chief Administrative Office recommending the following be analyzed under the Project Environmental Impact Report (EIR) to provide an adequate level review for a range of options for future Board decisions:

1. The inclusion of the Agriculture District Boundary Expansion within the Project EIR.
2. Review and update the Housing Element as needed to reflect recent finding in the General Plan 5-year review, changes in state law and changes in development patterns. This is not intended to be a comprehensive update to the Element.
3. Accept as one option for the base analysis the draft zoning map based on the zoning map criteria reviewed in October 2010, and subsequently modified to address elimination of the AE/AP zones and further refinements by the Agriculture Department and EDAC, including the “Opt-In” process. This option provides a predominately status quo revision to the zoning map that minimizes changes and the level of analysis required.
4. Additional options between the base analysis and full consistency would be required to fully analyze identified options adopted in ROI’s 183-2011 (Comprehensive Zoning Ordinance Update) and 184-2011 (Timber Production Zone-TZP Ordinance).
5. As one of the alternatives required by CEQA, a full consistency alternative should be developed to analyze the impacts of bringing all parcels into consistency with the land use designation, as identified in the adopted 2004 General Plan Table 2-4.