

El Dorado County Planning Commission

TGPA-ZOU Project – Public Meeting,
Wednesday August 6, 2014

**Project Description, Project Checklist
and Public Comments on the Draft EIR**



This Meeting's Purpose

To Review:

- The TGPA-ZOU Project Description
 - Common misconceptions about the Project
 - What are the TGPA-ZOU goals and objectives?
- The Project Checklist:
 - A tool to “track” specific changes proposed for both the General Plan and Zoning Ordinance
 - View Related General Plan Implementation Measures and Mitigation Monitoring programs
- Impact Comparison Between the TGPA-ZOU Project DEIR and the 2004 General Plan EIR
- Public Comments on the Project's Draft EIR



TGPA-ZOU Project Description

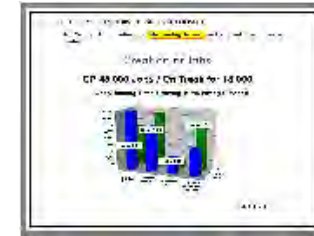
The Project Description Simplified:

- Targeted amendments to certain General Plan Policies and Land Use Designations (TGPA)
- A comprehensive update to the Zoning Ordinance (ZOU)

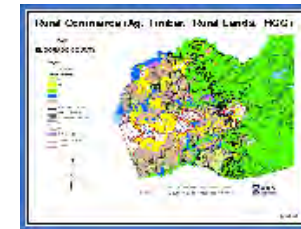


What is Being Considered

Jobs &
Jobs/Housing



Rural Lands, Rural
Commerce, Ag and
Natural Resources



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

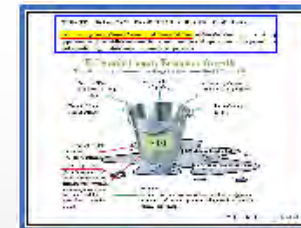
- Comprehensive Zoning Ordinance
- Draft Project plus optional analysis included
 - Above the line below the line



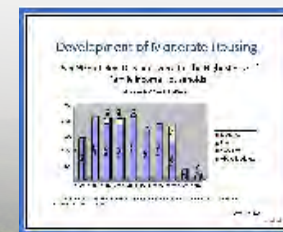
Resolution of Intention to Undertake a Comprehensive Update of the Zoning Ordinance

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Sales Tax
Leakage



Moderate
Housing

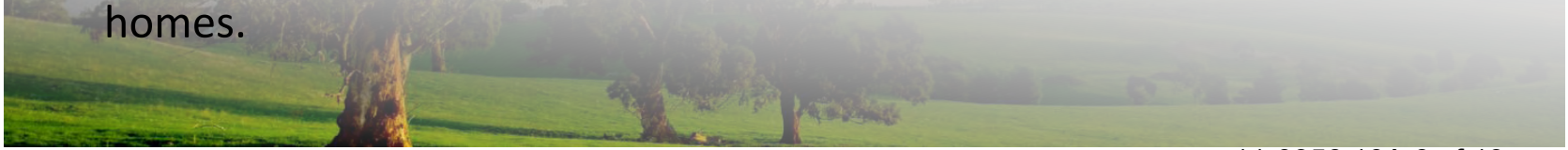


Background: Board of Supervisors Identified Goals

- Bring 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 (ZOU)
 - Targeted General Plan amendments (TGPA)
 - Required 2013 Housing Element Update
- Complete a Travel Demand Model Update

TGPA-ZOU Common Misconceptions

- ✓ TGPA-ZOU Does Not Include General Plan Land Use changes, except for:
 - ✓ Ag District expansions, Camino/Pollock Pines Community Region amendment and minor map corrections.
- ✓ TGPA-ZOU Does Not create any new parcels or entitle a landowner to additional dwelling units.
 - ✓ Discretionary Approval of a subdivision would be required. A finding of consistency with the General Plan is required for all Discretionary approvals.
- ✓ TGPA-ZOU Does Not Include the Privately initiated Major General Plan Amendment Residential Projects.
- ✓ TGPA-ZOU Does Not include the comprehensive update to the CIP requiring a revised 20-year forecast per General Plan Policy TC-Xb.
- ✓ TGPA-ZOU Does Not include the addition of, or planning for 33,000 new homes.



Project Checklist

Targeted General Plan Amendment and Comprehensive Zoning Code Update Project Checklist (v. 6.0)												
Project Objectives as set forth in the Board adopted TO's on November 16, 2011												
	Targeted General Plan Amendment	Zoning Ordinance Update	Requires Amendment to Base Map	Fulfills GP Implementation Measure	Fulfills GP ER Mitigation Measures (If Any)	2014 ER Mitigation Text*	Good	Medium Priority	High Priority	Not Applicable	Other Priority Consideration	Other Priority Consideration
Draft EIR for Targeted General Plan Amendments												
Land Use Map												
1	Camino/Pollock Pines Community Region Boundary amendment to create three (3) Rural Centers including Camino, Cedar Grove, and Pollock Pine, to allow for separate and distinct opportunities for each of the communities	X		X						X		
2	Agriculture District Boundary Expansion for Garden Valley-Georgetown, Coloma, Camino-Fruitridge, Gold Hill, Oak Hill, Pleasant Valley, and Fair Play-Somerset.	X		X	AF-J	5.2-3				X		
3	Limited Land Use clean-up identified through the Zoning Ordinance Update.	X	X	X	LU-A							X
Proposed Policy Amendments (Analysis only shown. Underlined - No amendment proposed)												
4	<u>Policies 2.1.1.1 and 2.1.2.1: Analyze the possibility of adding, amending or deleting existing Community Regions or Rural Center planning areas.</u>						X	X	X	X	X	
5	Policy 2.1.1.3: Commercial/Mixed Use - Amend to allow residential density by increasing residential use as part of a mixed-use development from 15 units per acre to 20 units per acre.	X			ED-P, HO 2013-10, HO 2013-31, LU-A			X			X	
6	Policy 2.1.2.5: Commercial/Mixed Use - Amend to allow a maximum residential density of 10 dwelling units per acre in Rural Centers as part of a mixed use development.	X			HO-2013-31, LU-A			X			X	
7	Policy 2.2.1.1, Table 2-1: Commercial - Amend to allow for commercial uses in the rural regions and remove footnote.	X			ED-II, LU-A		X		X	X		
8	Policy 2.2.1.2: Commercial - Amend to allow commercial/mixed use developments within Rural Regions and remove commercial-first restriction on mixed use residential development.	X			ED-P, ED-II, LU-A		X	X	X		X	
9	Policy 2.2.1.2: Industrial - Amend to allow industrial uses in Rural Regions, especially uses that support agriculture, timber resource production, mineral extraction, or other resource utilization.	X	X		ED-P, ED-II, LU-A		X		X	X		
11	Policy 2.2.1.2: Multifamily Residential - Amend the multi-family land use to encourage a full range of housing types including small lot single family detached design without a requirement for a planned development.	X			HO-2013-2			X			X	

Project Checklist:

How the TGPA-ZOU Helps Implement the 2004 General Plan

How the TGPA-ZOU Fulfills the 2004 General Plan Mitigation Monitoring Program

TGPA-ZOU Project Goals and Objectives

What work is required?

- General Plan Amendment?
- Zoning Ordinance Update?
- Map change?

What is Being Proposed?
(Project Components)

Targeted General Plan Amendment and Comprehensive Zoning Ordinance Update							Codes Update						
Project Objectives as set forth in the Board adopted TO's on November 16, 2011													
	Targeted General Plan Amendment	Zoning Ordinance Update	Requires Amendment to Base Map	Fulfills GP Mitigation Measure	Fulfills GP Mitigation Measure (If Any)	2004 EIR Mitigation Text	Land Use	Business/Professional	High Tech/Research	Light Industrial	Medium Density Residential	High Density Residential	Other/General
<i>Draft EIR for Targeted General Plan Amendment</i>													
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							X		
2	Agriculture District Boundary Expansion for Garden Valley-Georgetown, Coloma, Camino-Fruittidge, Gold Hill, Oak Hill, Pleasant Valley, and Fair Play-Somerset.	X		X	AF-J	5.2-5	Incorporate productive and suitable agricultural land into Agricultural Districts				X		
3	Limited Land Use clean-up identified through the Zoning Ordinance Update.	X	X	X	LU-A								X
<i>Proposed Policy Amendments (drafted, only shown, intended for amendment approval)</i>													
4	Policies 2.1.1.1 and 2.1.2.1: Analyze the possibility of adding, amending or deleting existing Community Regions or Rural Center planning areas.						X	X	X	X	X		
5	Policy 2.1.1.3: Commercial/Mixed Use - Amend to allow residential density by increasing residential use as part of a mixed-use development from 15 units per acre to 20 units per acre.	X			ED-P, HO 2013-10, HO 2013-31, LU-A			X				X	
6	Policy 2.1.2.5: Commercial/Mixed Use - Amend to allow a maximum residential density of 10 dwelling units per acre in Rural Centers as part of a mixed use development.	X			HO-2013-31, LU-A			X				X	
7	Policy 2.2.1.1, Table 2-1: Commercial - Amend to allow for commercial uses in the rural regions and remove footcote.	X			ED-II, LU-A		X		X	X			
8	Policy 2.2.1.2: Commercial - Amend to allow commercial/mixed use developments within Rural Regions and remove commercial-first restriction on mixed use residential development.	X			ED-P, ED-II, LU-A		X	X	X			X	
9	Policy 2.2.1.2: Industrial - Amend to allow industrial uses in Rural Regions, especially uses that support agriculture, timber resource production, mineral extraction, or other resource utilization.	X	X		ED-P, ED-II, LU-A		X		X	X			
10	Policy 2.2.1.2: Multifamily Residential - Amend the multi-family land use to encourage a full range of housing types including small lot single family detached design without a requirement for a planned development.	X			HO-2013-2			X				X	

Impact Sources

- EIR compares future development consistent with the General Plan (with the TGPA/ZOU included) to existing conditions
- The impacts generally result from proposed:
 - Changes in hillside development standards
 - Changes in open space requirements for PDs
 - Changes in types/intensities of uses allowed under the current zoning ordinance
- This includes impacts associated with implementation of the adopted General Plan

Mitigation Measures

- Recommended Project revisions to reduce impacts include:
 - Limiting relaxation of hillside development standards
 - Limiting size of Resort/Retreat Centers, music festivals, and Private Recreation Areas in ZOU
 - Limiting location of Public Utility Service Facilities in ZOU
 - Compatibility review for Ranch Marketing uses
 - Restrict incompatible uses in TPZ areas
 - Add construction-related exhaust limitations
 - Extend timeframe of Transportation/Circulation Element Policy TC-Xa

2004 General Plan and the DEIR

- Impact Comparison Between the TGPA-ZOU Project DEIR and the 2004 General Plan EIR

Impact Comparison Between the TGPA-ZOU Project DEIR and the 2004 General Plan EIR

Impact	Level of Significance ¹	Mitigation Measures ²	Level of Significance After Mitigation	2004 General Plan EIR Impact	2004 General Plan EIR Level of Significance After Mitigation	Different Impact From 2004? ³
3.1 Aesthetics						
AES-1: Result in a substantial adverse effect on a scenic vista	S	BIO-1a: Limit the relaxation of hillside development standards	SU	5.3-1: Degradation of the quality of scenic vistas and scenic resources	LTS	Yes
AES-2: Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings along a scenic highway	S	AG-1a: Amend the ZOU to limit the size of proposed Health Resort and Retreat Centers	SU	5.3-1: Degradation of the quality of scenic vistas and scenic resources	LTS	Yes
AES-3: Substantially degrade the existing visual character or quality of the site and its surroundings	S	BIO-1a: Limit the relaxation of hillside development standards	SU	5.3-2: Degradation of existing visual character or quality of the area or region	SU	No ⁴
AES-4: Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area	S	AES-4: Revise proposed Zoning Ordinance Chapter 17.34 and Section 17.40.170	SU	5.3-3: Creation of new sources of substantial light or glare that would adversely affect daytime or nighttime views	LTS	Yes
3.2 Agricultural and Forestry Resources						
Impact AG-1: Convert Important Farmland, grazing land, land currently in agricultural production, or cause land use conflict that results in cancellation of a Williamson Act contract	S	AG-1a: Amend the ZOU to limit the size of proposed Health Resort and Retreat Centers AG-1b: Amend the ZOU to limit Public Utility Service Facilities to minor facilities in the PA, AG and RL zones	SU	5.2-1: Potential for conversion of important farmland, grazing land, land currently in agricultural production or result in cancellation of a Williamson Act Contract	SU	No ⁵
Impact AG-2: Remove substantial areas of agricultural land from production by Ranch Marketing, Winery, and visitor-	S	AG-1a: Amend the ZOU to limit the size of proposed Health Resort and Retreat Centers	LTS with mitigation	5.2-2: Potential for ranch marketing, winery and visitor-serving activities to	LTS	No ⁵

TGPA-ZOU DEIR Public Comments

- How public comments are accepted and reviewed as part of the EIR process
- TGPA-ZOU public comments received as of July 23, 2014:
 - 64 Individual comments
 - 24 Agency Comments

Small Environmental Impact Report (SEIR)
Agency Comments received during the 120-day public review period of March 24, 2014 through July 23, 2014. Comment period was closed on July 23, 2014.

# Assigned	Name	Email	Date Received	Method	Date entered in DE
270978	Susan Wilton/Caltrens District 3	susan.wilton@sf.ca.gov	09/25/14	Email	05/20/14
270979	Susan Wilton/Caltrens District 3	susan.wilton@sf.ca.gov	09/25/14	Email	05/20/14
270981	Yen K. Chang/K.A. Public Utility Commission	ykc.chang@pacifi.com	04/01/14	Email	05/20/14
270986	Trepor Clark/ Central Vly Reg. District 305	trepor.clark@waterboards.ca.gov	04/04/14	Hard copy	05/20/14
270988	United Auburn Indian Community	None	06/19/14	Hard Copy	07/08/14
271043	N. Fonseca/Single Springs Ranch, Note: email returned. Forward to:	nfonseca@seabank.org kfarrington@seabank.org	7/15/14	Phone call/email	7/28/14
271044	Woody DeLona - EDCYC	wedlona@edcyc.org	7/14/14	Email	7/28/14
271045	Kara Perry - Single Sprng. Marsh	kperry@seabank.org	7/15/14	Email	7/28/14
271046	Fabih Hermgen - Board of Forestry & Fire Protection	fabih.hermgen@sf.ca.gov	7/21/14	Hard-copy	7/28/14

Seent - Zoning Ordinance Update (TGPA-ZOU) Environmental Impact Report (EIR) During the 120-day public review period of 64. Comment period was closed on July 23, 2014.

# Assigned	Name	Email	Date Received	Method	Date entered in DE
250964	Tom Infusino	tom@infusino.net	09/25/14	Email	05/20/14
250977	Ellen Van Dyke	van_dyke_s@bigdial.net	09/21/14	Email	05/20/14
250980	Rob & Gloria Varmon	varmon@blackstone.net	04/02/14	Email	05/20/14
250982	William and Jo Ann Hoffman	bill.hoffman@hugobus.net	04/02/14	Email	05/20/14
250983	Geoffrey Wilson	geoff@red-net.com	04/02/14	Email	05/20/14
250984	Sean McGinness	seanmcginness@gmail.com	04/23/14	Email	05/20/14
260989	Joyce Bennett		4/28/14	Hard Copy	5/20/14
260990	Thomas R. Van Noord, Attorney at Law		4/30/14	Hard Copy	5/20/14
260997	Rob & Gloria Varmon	varmon@blackstone.net	04/01/14	Web Form	05/20/14
260998	Lawrence and Jane Alexander	lawalex@bigdial.com	04/01/14	Web Form	05/20/14
260999	Bill Draper	bill.draper@rednet.com	04/16/14	Web Form	05/20/14
261070	Richard Boylan	rboylan@rednet.com	04/16/14	Web Form	05/20/14
261071	Jim Capeland	jimcapeland@rednet.net	04/17/14	Web Form	05/20/14
261074	Julia Lee	julia.lee@rednet.com	04/18/14	Web Form	04/24/14



Public Comments on the TGPA-ZOU Draft EIR: Next Steps



CEQA Guidelines Sec. 15082, et seq.

*Public comments may still be submitted for County consideration after July 23, 2014. However, County responses, if any, to comments received after this date may not be included in the Final EIR.