

# El Dorado County

## Targeted General Plan Amendments (TGPA) & Zoning Ordinance Updates (ZOU)



# Board Direction on May 1, 2012

- Return May 15, 2012 with the following items in the form of a project description for the purpose of a Notice of Preparation (NOP).
  - Targeted General Plan Amendment based on 4C,
  - Amended Land Use map based on Attachment 3B,
  - Public review draft of the Zoning Ordinance based on Attachment 4E
  - Draft Zoning Ordinance Mapping Criteria based on Attachment 4F
- Schedule for joint workshop of the Board of Supervisors and the Planning Commission for a period of one week to discuss the draft Zoning Ordinance.

# Recommended Revisions

- Draft Zoning Ordinance proposed revisions
  - Revise to be consistent with current regulations:
    - Animal Keeping
    - Vacation Home Rental
  - Revise to address TGPA ROI objective for 30% Slope Development
    - Insert Draft Slope Ordinance
- No significant revisions are recommended for:
  - Targeted General Plan Amendment based on 4C,
  - Amended Land Use map based on Attachment 3B,
  - Draft Zoning Ordinance Mapping Criteria based on Attachment 4F

# Draft Zoning Ordinance

- Items to be deferred or processed separately:
  - 17.27.060 – Design Review - Historic (-DH) Combining Zone
  - 17.27.070 – Design Review -Scenic Corridor (-DS) Combining Zone
  - 17.27.100 – Noise Contour (-NC) Combining Zone
  - 17. 36 – Sign Ordinance Comprehensive Update
  - 17.40.080 – Animal Raising and Keeping
  - 17.40.370 – Vacation Home Rentals



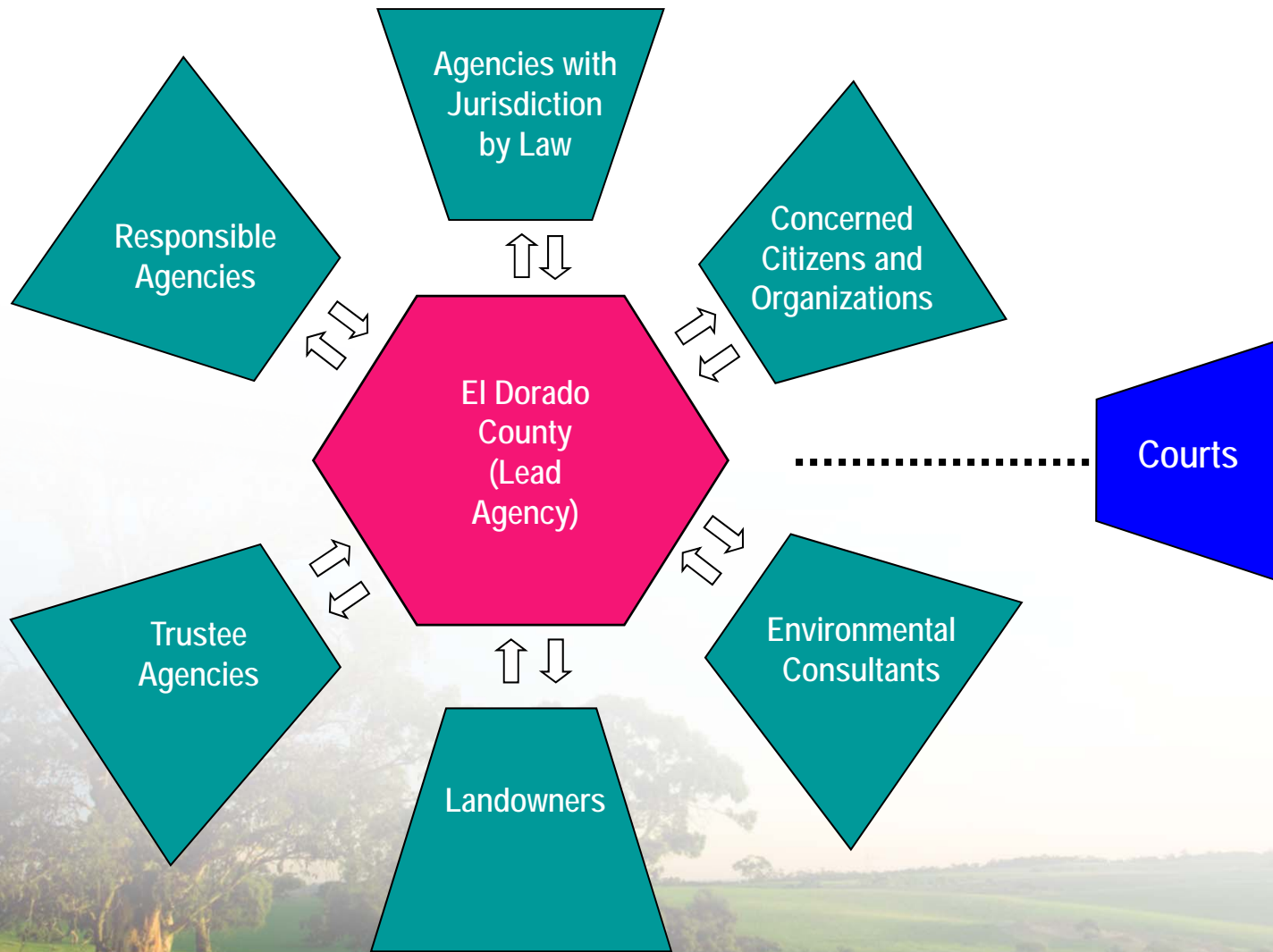
Antero (Terry) Rivasplata, AICP from ICF, International

# CEQA PROCESS OUTLINE

# 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

# Key Participants in the CEQA Process



# What Does this Mean for Landowners?

- Landowners can participate/comment via the TGPA/ZOU review and EIR processes
- Draft zoning and general plan maps to be used in the EIR will represent a range of choices for eventual Board action – no decision has been made
- Final decision is the Board's, following conclusion of EIR process



# CEQA Process Outline

- Notice of Preparation (NOP)
- Initial Study
- Scoping Meetings
- Draft EIR
- Final EIR
- Final Decision on the TGPA and ZOU

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

# EIR Process Outline



**Notice of Preparation  
Agency/public review (30 days)**

**Prepare and Distribute Draft EIR;  
file Notice of Completion**

**Public Notice and Public review of  
Draft EIR (45 days)**

**County responds to  
Comments on Draft EIR in Final EIR**

**Board certifies Final EIR, makes CEQA findings,  
and adopts Mitigation Monitoring Program**

**County Board of Supervisors makes decision  
on TGPA/ZOU**

**CEQA Guidelines Sec. 15082, et seq.**

# Notice of Preparation (NOP)

- Notice to public and agencies of DEIR preparation
- Basic Contents
  - Project Description
  - Location
  - List of probably environmental effects/Initial Study
- Start of CEQA process
  - Further analysis may identify more impacts – or fewer impacts
- Decision point – that the County is ready to prepare the EIR and the project description is generally defined

# Initial Study (IS)

- Preliminary analysis of potential impacts
  - Examines the “project” – TGPA and ZOU
- Based on CEQA Guidelines’ “IS checklist” of 17 areas of concern
  - Air quality, biology, transportation, etc.
- IS will identify areas where impacts will not occur & will not need to be addressed in the EIR
- IS will identify areas with potential significant effects that will be examined in more detail in the EIR

# Comments on NOP/Scoping

- NOP comment period is minimum of 30 days in length
  - Comments accepted by methods defined by County
- County staff will hold scoping meetings in county communities
  - Times and locations to be announced
- Purpose of Scoping
  - To solicit verbal/written comments on the scope
  - Bring focus to the analysis of the EIR

# Continued...

- Decision Points
  - Scope of EIR is shaped by scoping comments
  - Following scoping and at the start of preparation of the Draft EIR, all actions included in the project and covered in the EIR, must be defined



# Draft EIR (DEIR)

- DEIR will contain (among other things):
  - Project description (will include policy options)
  - 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

# 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 in deliberations on TGPA/ZOU
- Public input
  - Comments on the project and the Final EIR can be made at hearings



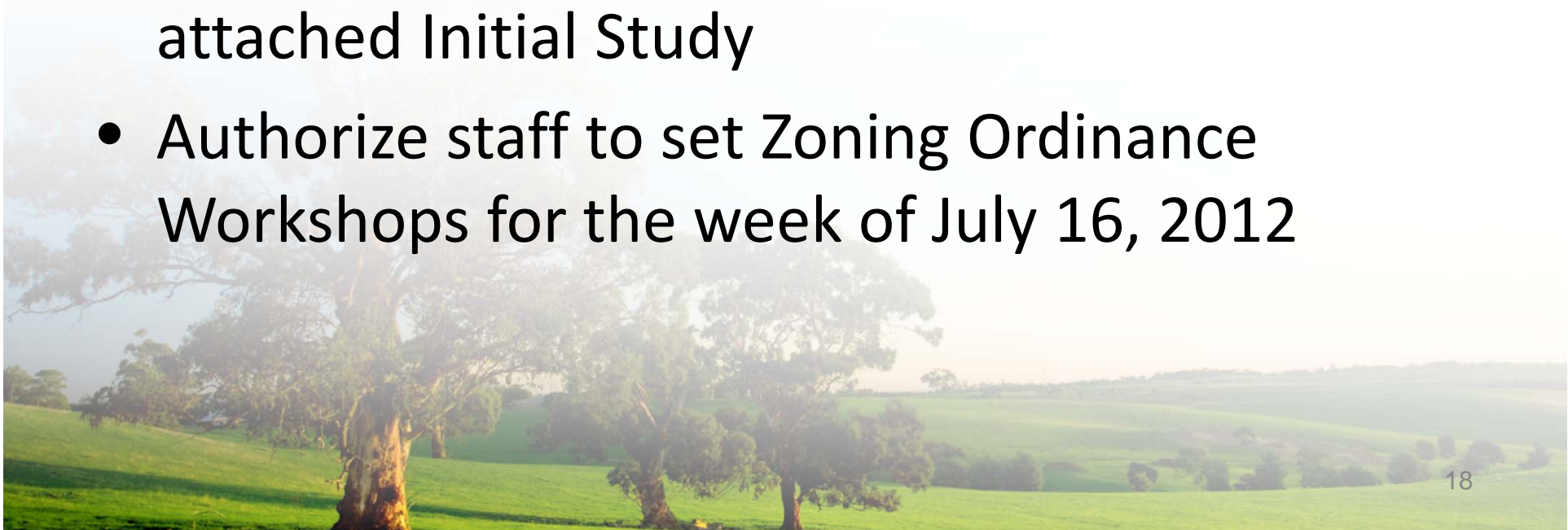
# Final Decision

- Board will certify adequacy of the Final EIR
  - Adopt findings on impacts and a statement of overriding considerations
  - 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.*

# Requested Board Direction Today

- Authorize staff to amend the draft Zoning Ordinance presented on May 1, 2012 to reflect changes in ERRATA 2
- Authorize staff to release the NOP with the attached Initial Study
- Authorize staff to set Zoning Ordinance Workshops for the week of July 16, 2012



# Posting of Public Review Draft

- The following are to be posted to the County's Land Use Policy Programmatic Update (LUPPU) Project website <http://www.edcgov.us/landuseupdate/>:
  - Notice Of Preparation (NOP), including listed attachments of:
    - Initial Study,
    - County Land Use Map,
    - Map of Camino/Pollock Pines Community Region, and
    - Proposed Agriculture District Boundary Amendment Maps.
  - Targeted General Plan Amendment based on 4C,
  - Amended Land Use map based on Attachment 3B,
  - Public review draft of the Zoning Ordinance based on Attachment 4E with ERRATA sheet 2 additions, and
  - Draft Zoning Ordinance Mapping Criteria based on Attachment 4F.

# Board Workshops on Zoning

- **Monday July 16, 2012**
  - Table of Content, 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

# Questions

