

# El Dorado County Agricultural Commission

TGPA-ZOU Project – Public Meeting,  
Wednesday August 13, 2014

**Project Components Related  
to Agriculture and Rural Lands**

# This Meeting's Purpose

- An overview of the TGPA-ZOU Project:
  - Project background
  - Project goals and objectives
  - Common misconceptions about the TGPA-ZOU Project
  - The TGPA-ZOU Draft EIR
- Consider TGPA-ZOU components related to agriculture and rural lands, including:
  - Agricultural District boundary amendments
  - Rural commercial Policies
  - Agricultural support services
  - Ranch marketing allowances on commercial grazing land
  - Other miscellaneous items identified in the Project description

# This Meeting's Purpose

- Prepare recommendations to the Planning Commission for project components related to agriculture and rural lands

# Today's Agenda

1. An overview of the TGPA-ZOU Project
2. Consider TGPA-ZOU components related to agriculture and rural lands
3. Commission discussion and public comments
4. Preparation of Ag Commission Recommendation

# TGPA-ZOU Background- How We Got Here

2008-2010

2011

2011-2012

2012 – July 2014

## • Priority

- Ag District Boundary
- Camino/Pollock CR
- 30% Opens Space
- ZO Formatting
- General Plan Implementation

## • Deferred

- Scenic Corridor
- Sign Ordinance
- Mixed Use Development (MXD)
- Cultural Resources
- Animal Raising and Keeping

**GPAs and Zoning Ordinance Update**

## General Plan 5-Year Review

### • Priority

- General Plan Implementation
- New State Laws
- Housing and Transportation needs
- Economy and Changes in market
- Constraints on Jobs, Sales Tax, Housing and Ag

## • Priority

- Create more jobs
- Capture more sales tax revenue
- Reduce constraints to moderate housing
- Promote Ag and Natural Resources
- Sign Ordinance
- Mixed Use Development (MXD)
- Animal Raising and Keeping

## • Deferred

- Broad amendments to Land Use Map
- Inclusion of private GPAs

**TGPA-ZOU**

## TGPA-ZOU DEIR

### • Priority

- Complete Travel Demand Model
- Disclose impacts and mitigation
- Inform the decision

### • Deferred

- Final decision until environmental review is complete

# TGPA-ZOU Background: 5-year Review

April 4, 2011 staff presented a General Plan report that included:

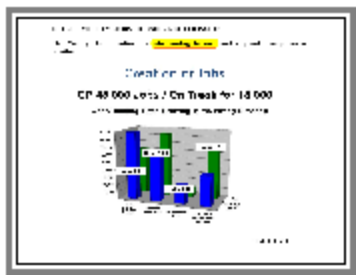
- State and local requirements for a General Plan review.
- New information received since the adoption of the Plan, including:
  - Recent Changes in State Law;
  - Recent Economic Development Studies;
  - Economic and Planning Systems Housing Development Feasibility Study;
  - Economic Development Advisory Committee (EDAC) Regulatory Reform General Plan Review;
  - 2010 Census Population Results; and
  - Current Economy Assessment.
- General Plan 5-Year review as delineated by General Plan Objective 2.9.1 including:
  - Land Inventory;
  - Rate of Development;
  - Community Region/Rural Center Changes options;
  - General Plan Mitigation Monitoring Program Review; and
  - A Summary of Findings from the Review.

# TGPA-ZOU Background: 5-year Review

- Conclusion:
  - Basic General Plan goals and assumptions are still valid
  - To achieve General Plan goals, consider revisions to policies potentially constraining the:
    - Creation of jobs,
    - Loss of sales tax revenues
    - Constraints to moderate housing development
    - Promotion and protection of Agriculture and Natural Resources

# TGPA-ZOU Background: Objectives Established

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

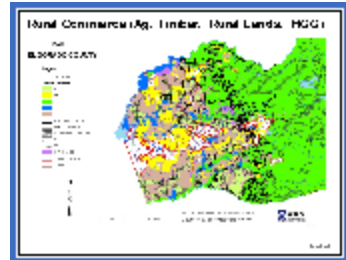
Resolutions of Intention #183-2011 and #184-2011

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

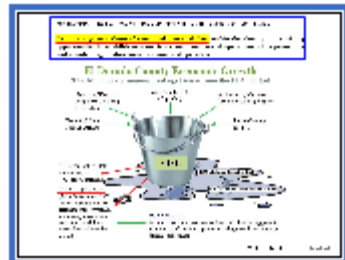


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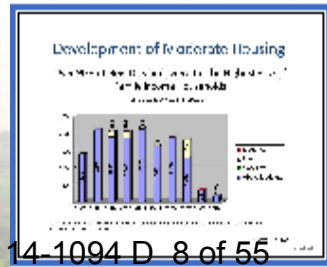
Rural Lands, Rural Commerce, Ag and Natural Resources



Sales Tax Leakage



Moderate Housing





# TGPA-ZOU 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.

# TGPA-ZOU “Program” EIR

- CEQA Guidelines Section 15146(b)
  - “An EIR on a project such as the adoption or amendment of a comprehensive zoning ordinance or a local general plan should focus on the secondary effects that can be expected to follow from the adoption or amendment, but the EIR need not be as detailed as an EIR on the specific construction projects that might follow.”

# TGPA-ZOU EIR Analysis

- This program EIR is a stand-alone document
- TGPA-ZOU EIR is not “tiered” from any prior EIR
  - References pertinent to the analyses contained in the 2004 General Plan EIR were used
- The TGPA-ZOU EIR draws its own conclusions about the significance of the environmental impacts of the TGPA-ZOU

# 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

# Future Use of TGPA-ZOU EIR

- TGPA-ZOU “Program” EIR primary purpose to examine potential significant environmental impacts of the project.
- Program EIRs can be used as a basis for approving later actions that are within its scope without the need to prepare a new EIR (CEQA Guidelines Section 15168) with two limitations:
  - Any later action must be “within the scope” of the Program EIR
  - When within the scope, must still examine to determine if there is a substantial increase in the severity of any of the significant impacts
- Program EIR can be used in conjunction with other CEQA streamlining tools, including but not limited to CEQA Guidelines section 15183

# DEIR Components Relating to Agriculture, Rural Lands & Natural Resources

- Rural Commerce & Recreation
  - Ranch Marketing and Ag & Timber Lodging
  - Health Resort & Retreat Centers
  - General Industrial Uses and Ski Resorts
  - Public Utility Service Facilities
- Zone Mapping Criteria
- Community Region/Rural Center Boundary Amendments
- Agricultural District Boundary Expansion



# Options for Consideration

- Option 1: Recommend adoption of the project as proposed (with or without modifications)
- Option 2: No recommendation or no change
- Option 3: Selective or modified recommendations

# Component 1 – Rural Commerce and Recreation

# Rural Region Commercial & Industrial Uses

- Targeted General Plan Amendments:
  - Allows for commercial or industrial uses in the rural region with a GPA and Rezone
  - Adds flexibility for Ag Support Services and Visitor Serving Uses
  - Allows Ranch Marketing on commercial grazing land
- Zoning Ordinance Update:
  - Expands allowable uses through Ranch Marketing, Home Occupations, Ag Support Services, and Wineries

# Rural Recreational Uses

- Zoning Ordinance Update:
  - Health Resort & Retreat Centers allowed on PA, AG, RL, FR with approval of a CUP
  - Provisions for Ag and Timber Resource Lodging, Guest Ranches and Agricultural Homestays
  - Uses proposed in TPZ with approval of a CUP include Health Resort & Retreat Centers, Bed & Breakfast Inns, ORV recreation areas, marinas for non-motorized craft, campgrounds, ski areas, snow play areas, commercial stables, trail head parking & staging areas.

# A. Ranch Marketing & Ag and Timber Resource Lodging (Mitigation Measures)

- AES-4: Revise outdoor lighting standards to include Ranch Marketing & Ag and Timber Resource Lodging (LTS)
- BIO-1c: Would restrict certain Ranch Marketing events to areas without special-status species habitat (LTS)
- BIO-2: Requires special event sites to be returned to “pre-event conditions” after each use (LTS)
- LU-4b: Requires compatibility review by Ag Commissioner for Ranch Marketing activities within Agricultural Districts or adjacent to PA, LA, AG, FR or TPZ zones (LTS)

## B. Health Resort & Retreat Centers (Mitigation Measures)

- AG-1a: Places size limits on Health Resort & Retreat Centers, similar to Bed & Breakfast Inns, for this use located on PA, AG, RL, FR and TPZ zones (LTS)

## C. General Industrial Uses & Ski Resorts (Mitigation Measures)

- AG-4: Amend use matrix in ZOU to remove General Industrial uses, off-highway or off-road vehicle recreation areas and ski areas from the TPZ zone (LTS)

## D. Public Utility Service Facilities (Mitigation Measures)

- AG-1b: Amend the ZOU to limit Public Utility Service Facilities to minor facilities in the PA, AG, and RL zones
- AG-4: Amend the ZOU to remove Public Utility Service Facilities, Intensive from the TPZ zone



# Component 2 – Zone Mapping Criteria and Consistency with General Plan

# The TGPA-ZOU Mapping “Rules”:

## Changes to General Plan Land Use Designations:

- No changes were allowed except as follows:
  - Limited “clean-up” identified through the Comprehensive Zoning Ordinance Update (ROI 183-2011)
  - Camino/Pollock Pines Community Region (Previous ROI 110-2009)
  - To allow for Agriculture District Boundary changes (ROI 013-2011)

# The TGPA-ZOU Mapping “Rules”:

## Changes to Draft Zoning Maps:

- Zone changes were only allowed in specific instances resulting from:
  - Changes to zoning maps that were required in order for individual parcels to be consistent with General Plan Land Use Designations (Government Code 65860)
  - Removal of obsolete zones
  - Removal of duplicate zones
  - Addition of a limited number of new proposed zones to meet TGPA-ZOU goals and objectives

# Changes to Draft Zoning Maps:

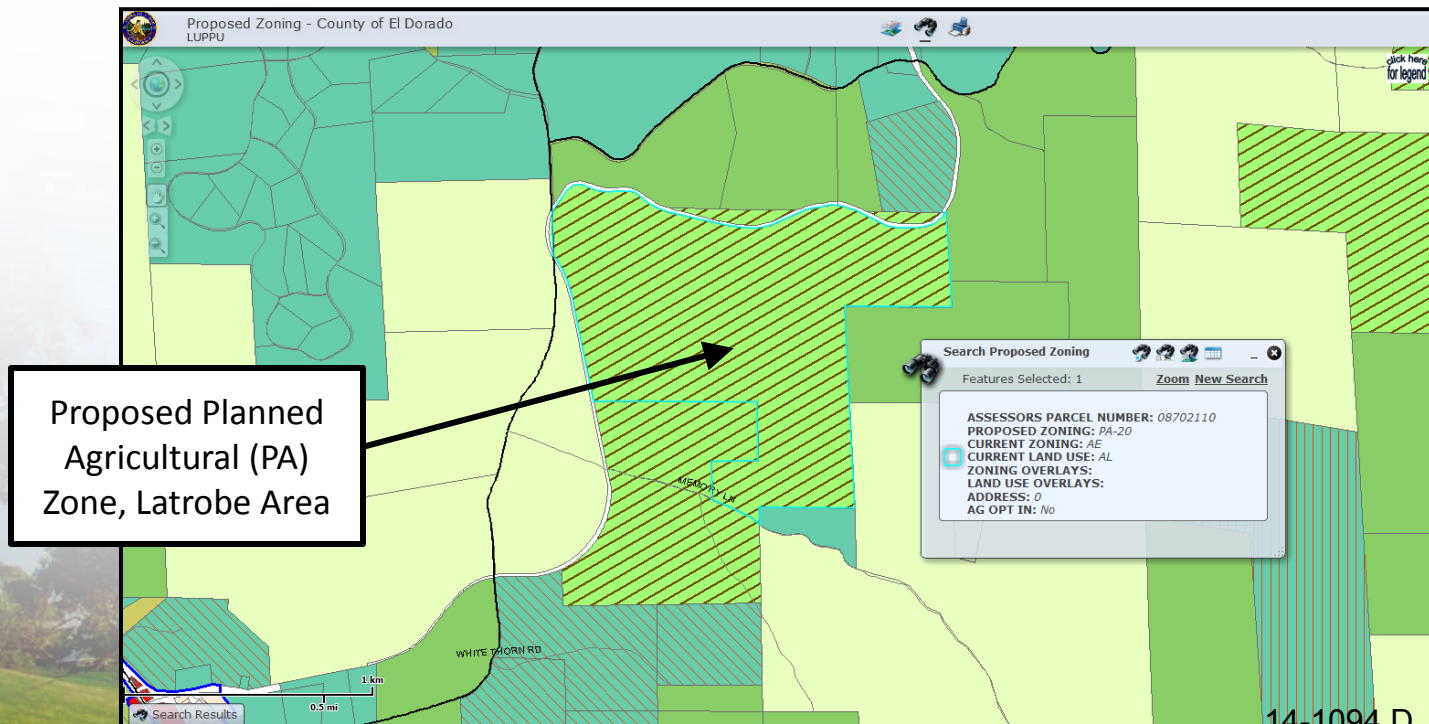
- Zones that were added to ensure consistency with the General Plan, State and federal laws:
  - Rural Lands (RL)
  - Forest Resource (FR)
  - Agricultural Grazing (AG)
  - Limited Agriculture (LA)
  - Industrial Light (IL)
  - Industrial Heavy (IH)
  - Recreation Facility—Low (RFL)
  - Recreation Facility—High (RFH)

# Changes to Draft Zoning Maps:

- Duplicate or obsolete zones were deleted:
  - Unclassified (U)
  - Agriculture (A)
  - Residential-Agricultural (RA)
  - Exclusive Agriculture (AE)
  - Select Agricultural (SA)
  - Agricultural Preserve (AP)
  - Planned Commercial (CP)
  - Limited Multifamily (R2)
  - Tourist Residential (RT)

# Mapping Process Examples

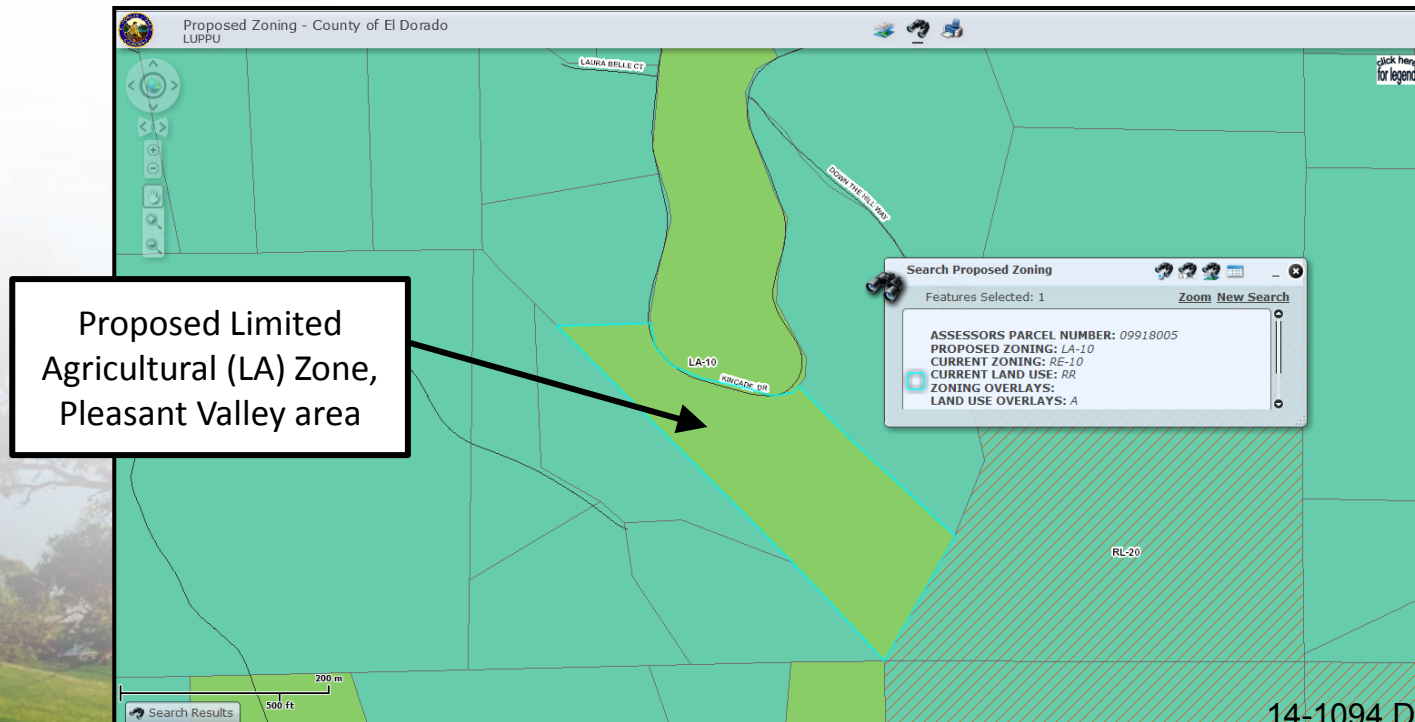
- Removal of Obsolete/Duplicate Zones
  - ✓ Example: The Exclusive Agricultural (AE) Zone was removed and replaced with the Planned Agricultural (PA) Zone for parcels in Williamson Act Contract





# Mapping Process Examples

- Agricultural Zone “Opt-In” Program:
  - ✓ Example: The Residential Estate (RE) Zone is proposed to be rezoned Limited Agricultural (LA) Zone due to parcel owner request.





# Zone Mapping Criteria and Consistency with General Plan

- Zone districts revised to be consistent with General Plan Land Use Designations and policies
- DEIR states no new impacts anticipated with zone district remapping

The background of the slide is a soft-focus landscape. In the foreground, a large, mature tree with a thick trunk and dense green foliage stands on a grassy slope. The middle ground shows rolling green hills under a pale, hazy sky. The overall tone is bright and airy, with a slight mist or haze over the scene.

# Component 3 – Community Region/Rural Center Boundary Amendments

# Camino/Pollock Pines Community Region Boundary Amendment

- Create 3 Rural Centers (Camino, Cedar Grove and Pollock Pines) to allow separate and distinct opportunities for each community
- Outer boundaries would not change
- Intensity of development allowed in Rural Centers is less than that of a Community Region




# Component 4 – Agricultural District Boundary Expansion

# Agricultural District Boundary Expansion

- Fulfills GP Implementation Measure AF-J
- Adds approximately 480 parcels = 17,000 acres to the Agricultural Districts
- All parcels meet the suitability review consistent with GP Policies 8.1.1.1, 8.1.1.2, 8.1.1.3, and 8.1.1.4
- Limited “clean up” - removal of approximately 90 parcels = 130 acres from Agricultural Districts where individual parcels do not meet the standards for inclusion (General Plan Policy 8.1.1.2)



A scenic landscape with rolling green hills, a large tree in the foreground, and a bright sky. The text is overlaid on the upper portion of the image.

# Agriculture Commission Discussion/Public Comments (Break?)



# Ag Commission Recommendations

# A. Ranch Marketing & Ag and Timber Resource Lodging (Mitigation Measures)

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- AG-1b: Amend the ZOU to limit Public Utility Service Facilities to minor facilities in the PA, AG, and RL zones
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# Options for Consideration

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# Zone Mapping Criteria

- Option 1: Adopt as proposed
- Option 2: No recommendation or no change
- Option 3: Other recommendation

# Camino/Pollock Pines CR Boundary

- Option 1: Adopt as proposed
- Option 2: No recommendation or no change
- Option 3: Other recommendation

# Ag District Boundary Expansion

- Option 1: Adopt as proposed
- Option 2: No recommendation or no change
- Option 3: Other recommendation

# Next Steps: August 14th – Planning Commission

## Discussion of Key Components

### 1. State Compliance

- Regional Housing Needs Assessment (RHNA)
- Mixed Use Development Density
- Infill Development

### 2. Rural Commerce, Recreation and Expanded uses in Timber Preserve (TPZ) Zoned Lands

- Rural Region Commercial and Industrial Uses
- Expand Recreation Uses in Selected Zones
- Expanded Uses in TPZ Zones

### 3. Site Planning & Design

- Land Development Manual, Including Community Design Standards and Guidelines
- Mixed Use Development Design Manual

### 4. Zone Mapping Criteria and Consistency with General Plan

### 5. Planned Development, Density Bonus and 30 Percent Open Space

### 6. Protection of Wetlands and Sensitive Riparian Habitat

### 7. Hillside Development Standards; 30 Percent Slope

### 8. Public Infrastructure (Roads, Water and Sewer), Facilities and Utilities

- Relaxation of Public Water and Wastewater Hook Up Requirements in Community Regions
- Public Utility Service Facilities allowed in Planned Agricultural, Agricultural Grazing, Rural Lands, Forest Resource and TPZ Zones
- Traffic Related Policy Amendments

### 9. Community Region/Rural Center Boundary Amendments

### 10. Agricultural District Boundary Amendments

### 11. Corrections to Imperfections, Errors in the Adopted General Plan and Zoning Ordinance and Other (Minor) Policy Clarifications

# Next Steps: August 18th – Planning Commission Recommendation

- Discussion and Preparation of Planning Commission Recommendation to the Board of Supervisors on the TGPA-ZOU Project
  - Commission will not be taking any final action on the Project
  - Commission is not required to advise the Board on all of the policy and ordinance changes that make up the project
  - Commission can choose to make selected recommendations only

# Next Steps

- Prepare the Final EIR for the Project
  - Final EIR will Include:
    - Comments received
    - Written responses to comments received
    - Revisions to the EIR, including recirculation, if necessary in response to comments
- Board of Supervisors hearings on Project
  - Board will take action on the Project