

El Dorado County Planning Commission

TGPA-ZOU Project – Public Meeting,
Monday August 4, 2014

Introduction, Project Background
and
Project Review Process Overview



This Meeting's Purpose

To Review:

- Project Background And Process Overview
 - General Plan 5-year review and Targeted General Plan Amendment;
- Public Engagement
- Character, Analysis, and Future Use of this Environmental Impact Report
- Next Steps



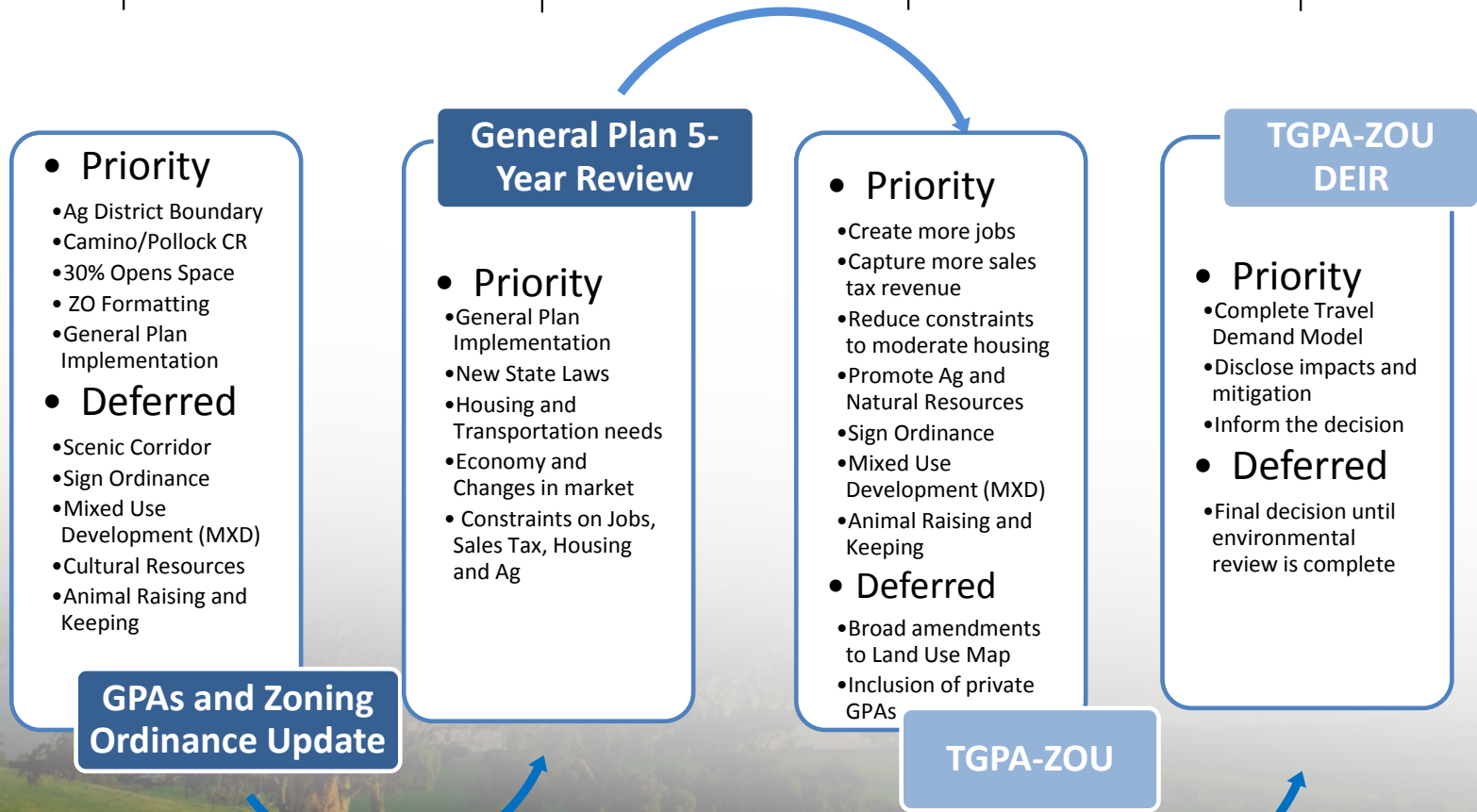
TGPA-ZOU - How We Got Here

2008-2010

2011

2011-2012

2012 – July 2014



Next Steps

- Prepare the Final EIR for the Project
 - Final EIR will Include:
 - Comments received
 - Written responses to comments received
 - Revisions to the EIR if necessary in response to comments
- Planning Commission hearings to consider the TGPA, ZOU, and Mixed Use Development (MXD) Guide
 - Commission will recommend actions to Board
- Board of Supervisors hearings on Project
 - Board will take action on the Project



Background: 5-year Review

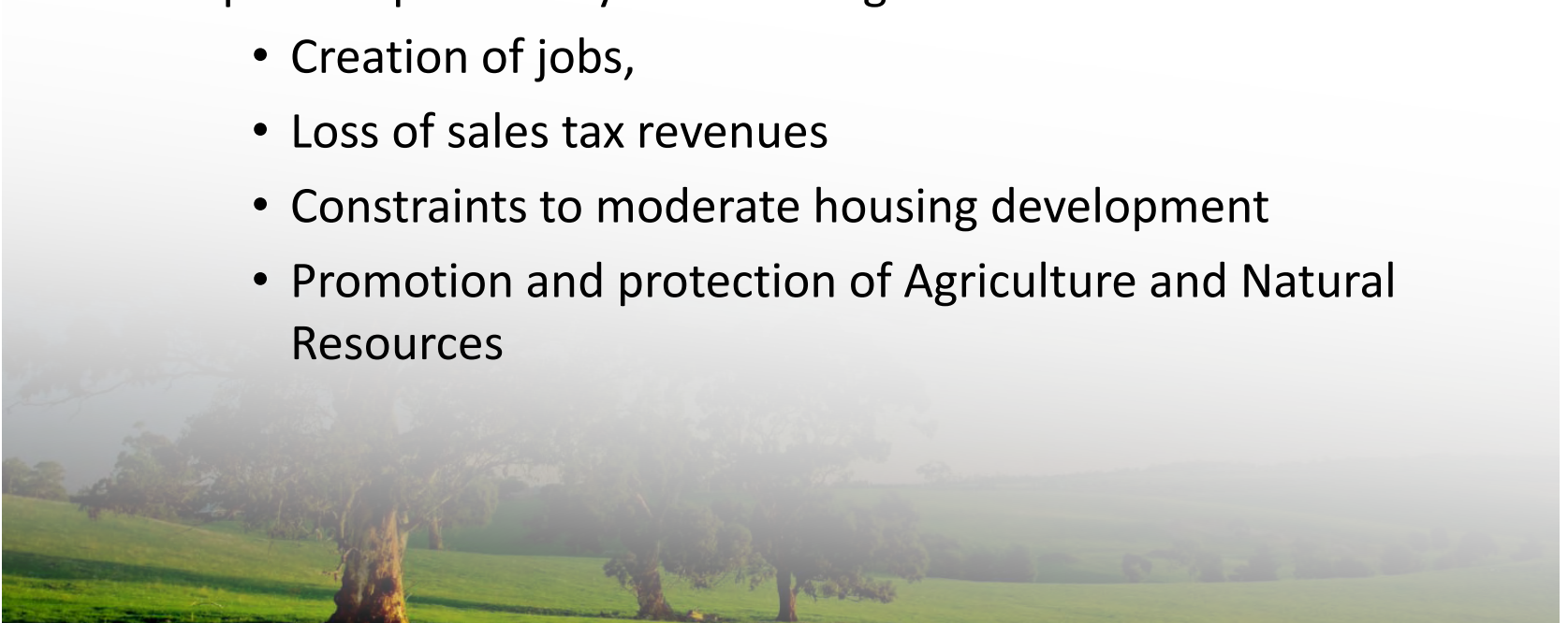
April 4, 2011 staff presented a General Plan report that included:

- 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.



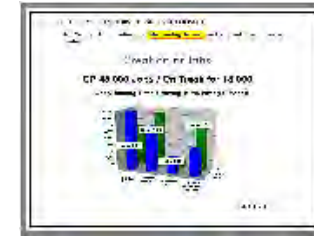
Background: 5-year Review

- 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

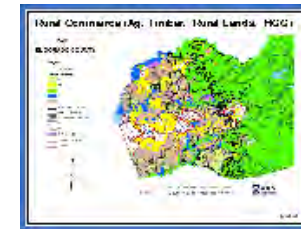


Background: Objectives Established

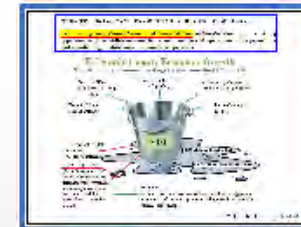
Jobs &
Jobs/Housing



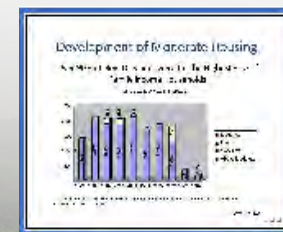
Rural Lands, Rural
Commerce, Ag and
Natural Resources



Sales Tax
Leakage




Moderate
Housing




**Resolutions of Intention
November 2011**

Resolution of Intention #182-2011
Targeted General Plan Amendment to address issues identified in the five year review



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

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



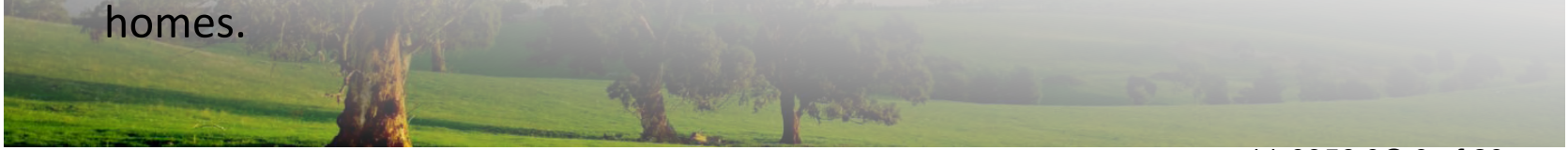
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Background: Board of Supervisors Identified Goals

- 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.



Public Engagement: Meetings

- Board direction on the TGPA-ZOU was given a total of **32** times between January 10, 2011 thru December 17, 2013
- LUPPU and Long Range Planning Monthly Updates to the Board **21** times
- Planning Commission **5** times
- Community Presentations **15** times
- Does not include presentations and meetings with the Ag Commission, CEDAC and other conventions with individuals, community groups, etc.

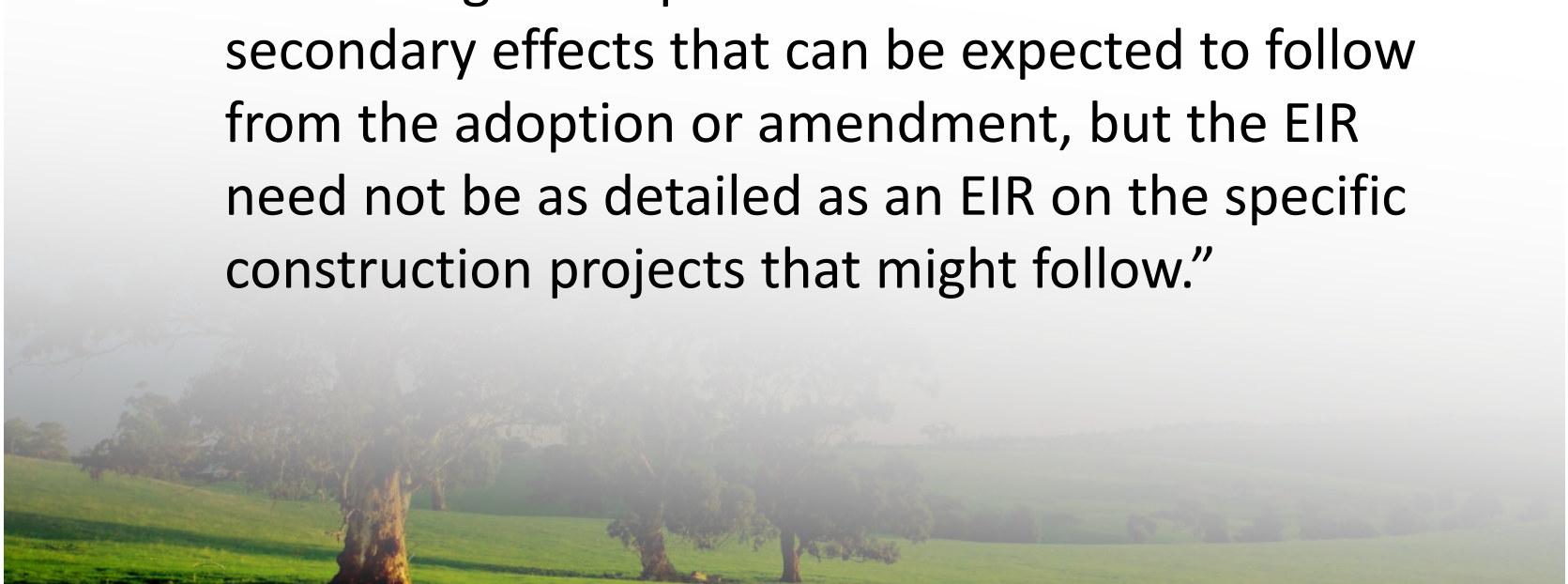
Public Engagement: Notices

- Dedicated website with all project information
 - Various Public Comment Methods
- Two Notices of Preparation (NOP)
 - May 25, 2012
 - October 1, 2012
- Public Notice of Availability (NOA) for release of DEIR for 120 day public comment period
- Several additional public notices and press releases announcing public meetings over a 2-year period



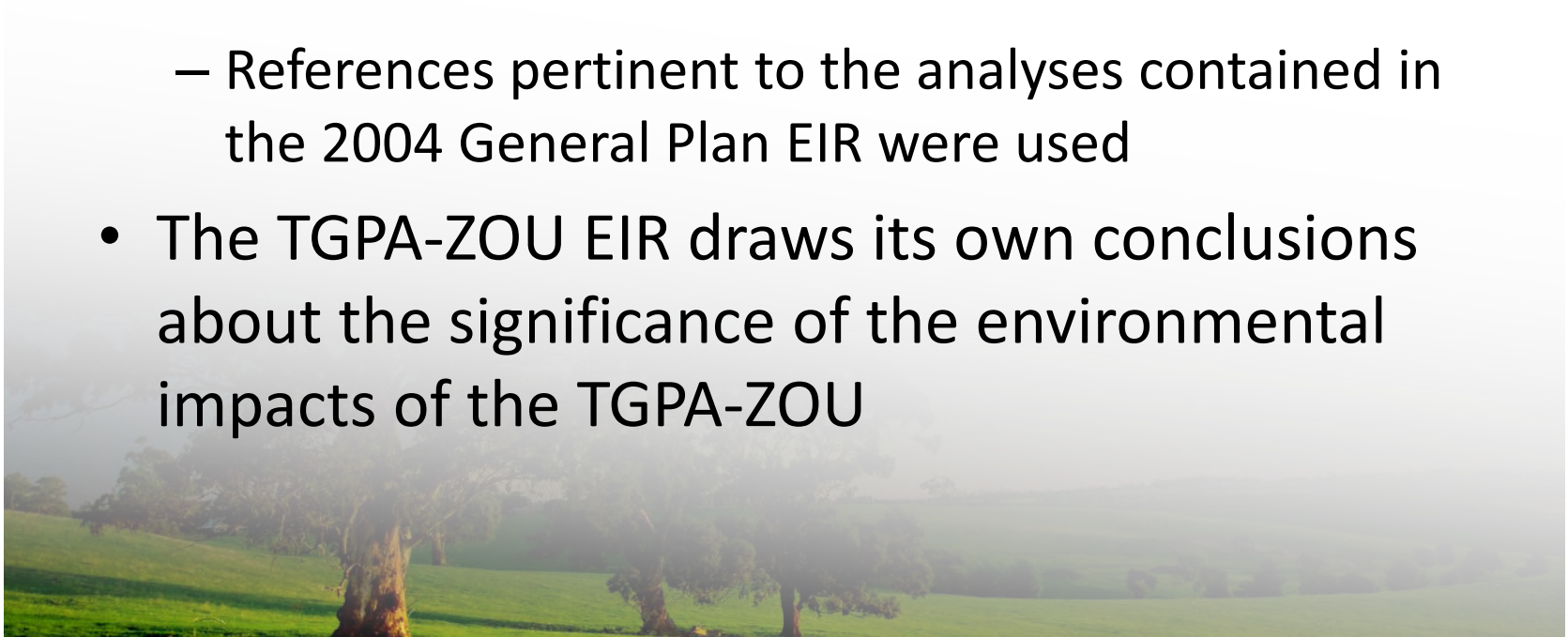
TGPA-ZOU “Program” EIR

- 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

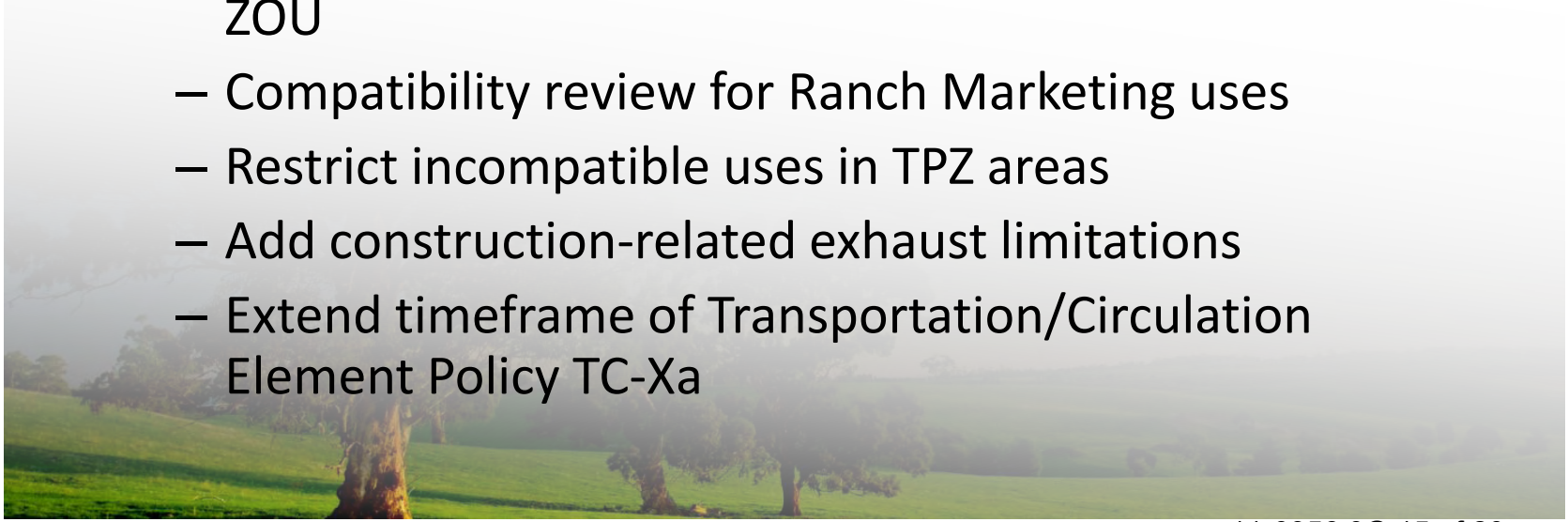


Impact Sources

- 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



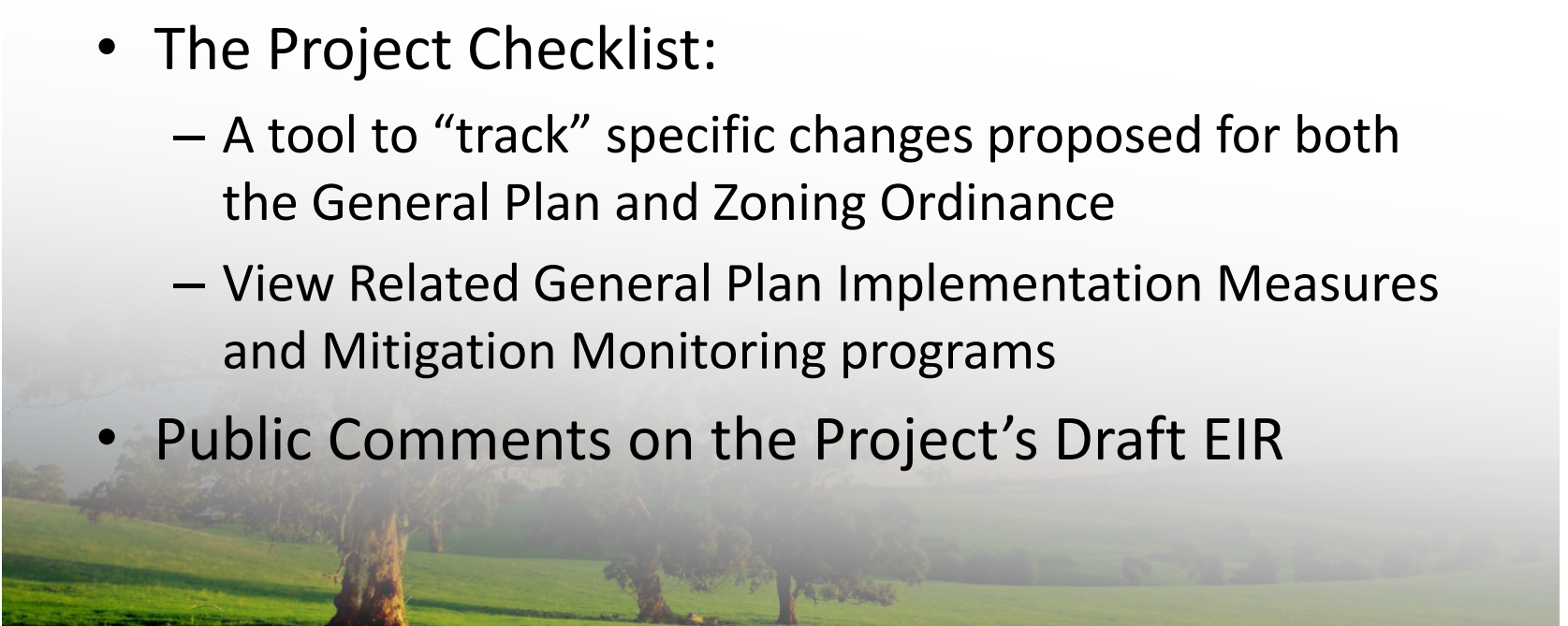
Future Use of TGPA-ZOU EIR

- 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

August 6th- Project Description and DEIR Comments

Review:

- The TGPA-ZOU Project Description
 - What are the TGPA-ZOU Project 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
- Public Comments on the Project’s Draft EIR



August 13th – Zoning Ordinance and Mapping Overview

Review

- Zoning Ordinance Format and Chapter Overview
- Mapping Process and Final Draft Maps

August 13th – Ag Commission (Regular Meeting) – Ag and Rural Lands

Review Agriculture and Rural Lands Related components

- TGPA-ZOU and Zoning Ordinance Update
- Mapping Process and Final Draft Maps

August 14th - 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

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

