El Dorado County Planning Commission

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

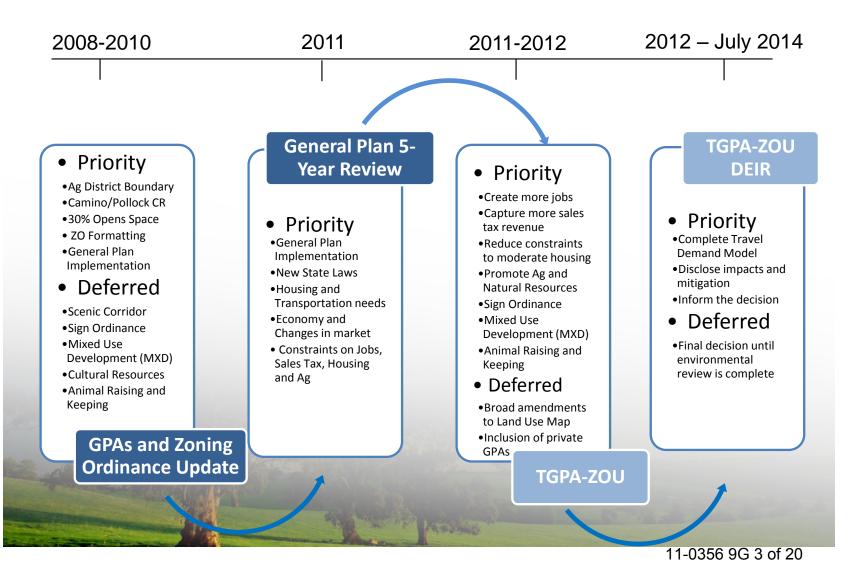
Introduction, Project Background and Project Review Process Overview

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



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;

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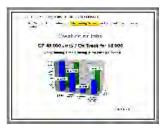
- 2010 Census Population Results; and
- Current Economy Assessment.
- General Plan 5-Year review as delineated by General Plan Objective 2.9.1 including:
 - Land Inventory;
 - Rate of Development;
 - Community Region/Rural Center Changes options;
 - General Plan Mitigation Monitoring Program Review; and
 - A Summary of Findings from the Review.

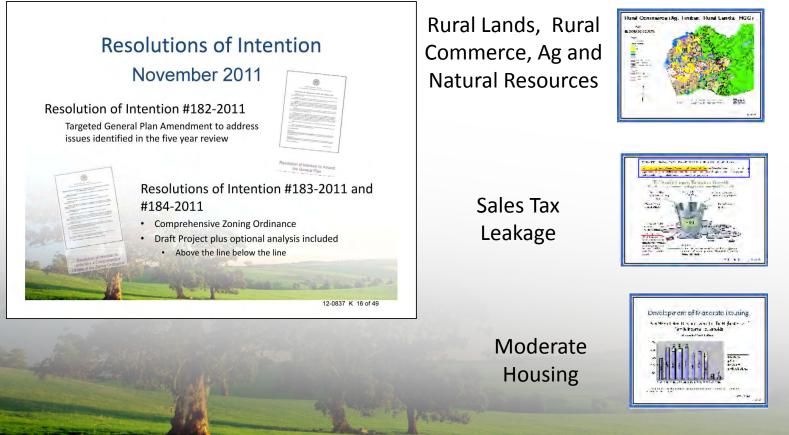
Background: 5-year Review

- 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





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 <u>Does Not</u> Include General Plan Land Use changes, except for:
 - ✓ Ag District expansions, Camino/Pollock Pines Community Region amendment and minor map corrections.
- ✓ TGPA-ZOU <u>Does Not</u> 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 <u>Does Not</u> Include the Privately initiated Major General Plan Amendment Residential Projects.
- ✓ TGPA-ZOU <u>Does Not</u> include the comprehensive update to the CIP requiring a revised 20-year forecast per General Plan Policy TC-Xb.
- ✓ TGPA-ZOU <u>Does Not</u> include the addition of, or planning for 33,000 new homes.

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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

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Home		overnment	Doing Business	Living	Visiting
g Range	Planning (LRP)				and a rest of the rest
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Plane &	Targeted General Plan Amendment & Zoning Ordinance Update (TGPA-ZOU)				
PROCETSE	TOPA-ZOU Project Past Sheet / Public Hearing Schedule Aug 2014				
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	The County Planning Commission and hold a public hearing at 8.08 a.m. on Thursday, July 10, 2014 in the Building C Hearing Room at 2050 Fairtane Count, Placentile.				
	The Draft SIR comment submittal deadline is 5:10 p.m. on Wednesday, July 23, 2018. For writen comments that are shorter in length than 4,000 characters, clease use the				
		TOPA-20		name Purch	
	Writen comments greater than 4,000 characters may be submitted by errori to: TGPA-20U@edegov.as				
	er mail to		Planning, Attr. Shawna P. e Court, Placentile, CA 85		
	FAQ Prequently Asked Questions				
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	Oraft Environmental Impact Report (EIR) March 2014				
	Targeted General Plan Amendment (TGPA)				
	* Zoning Ordinance Update (200)				
	* Beckground Information				
	Public Outreach				
	Environmental Review Process				
	Board of Supervisors Anonda Henry				
	Supporting Decomprise				
	If you have questions or would like more information on the County's Targeted General Plan Amendment / Zoning Ordinance Update (TOPA-ZOU), please context.				
	Bhaenna Purvines Phileigna / Dervier Ananna purvinsa (gelegen Lis				
	(630) 621-5362 Direct				

- 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 2year 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

Physical Street

 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

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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