

# **LAND USE POLICY PROGRAMMATIC UPDATE**

Community Presentation

# Purpose of Community Outreach Meetings

- Provide an overview of the project and the process
- Opportunity to engage the public early in the process
- Foster good communication with communities
- Prepare for Scoping Meetings

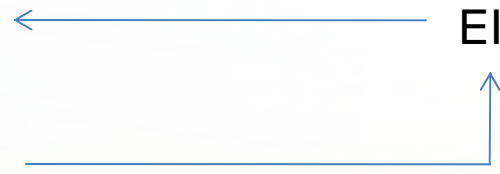
# Content

The presentation includes:

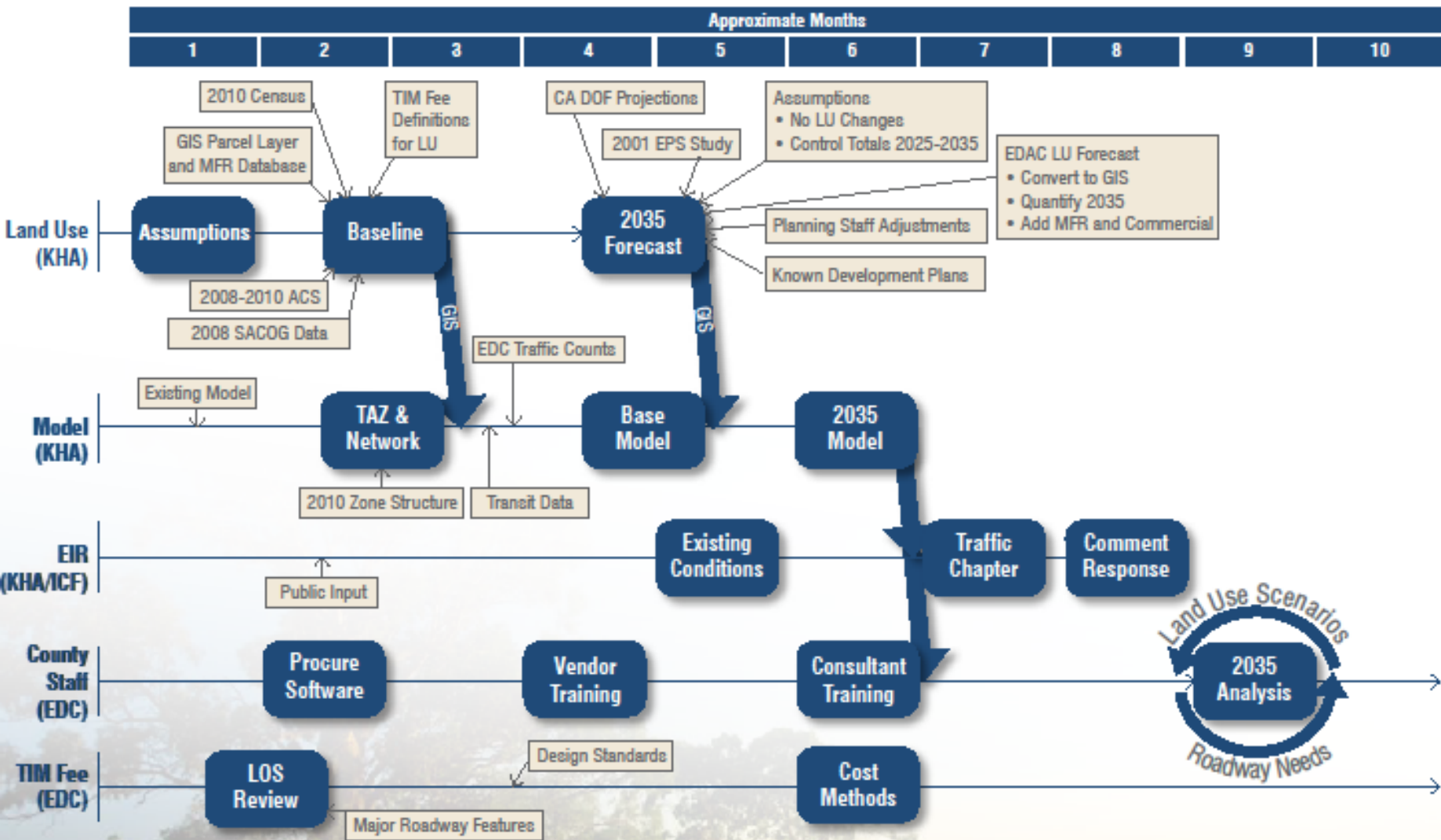
- General Plan 5-year Review and Monitoring Reports
- General Plan Amendment Process
- Comprehensive Zoning Ordinance Update
- 2013 Housing Element Update
- Travel Demand Model Update



EIR



# Land Use Policy Programmatic Update



CA - California  
 DOF - Department of Finance  
 EDAC - Economic Development Advisory Committee  
 EDC - El Dorado County

EPS - Engineering & Planning Solutions  
 GIS - Geographical Information Systems  
 ICF - ICF International  
 KHA - Kimley-Horn and Associates, Inc.

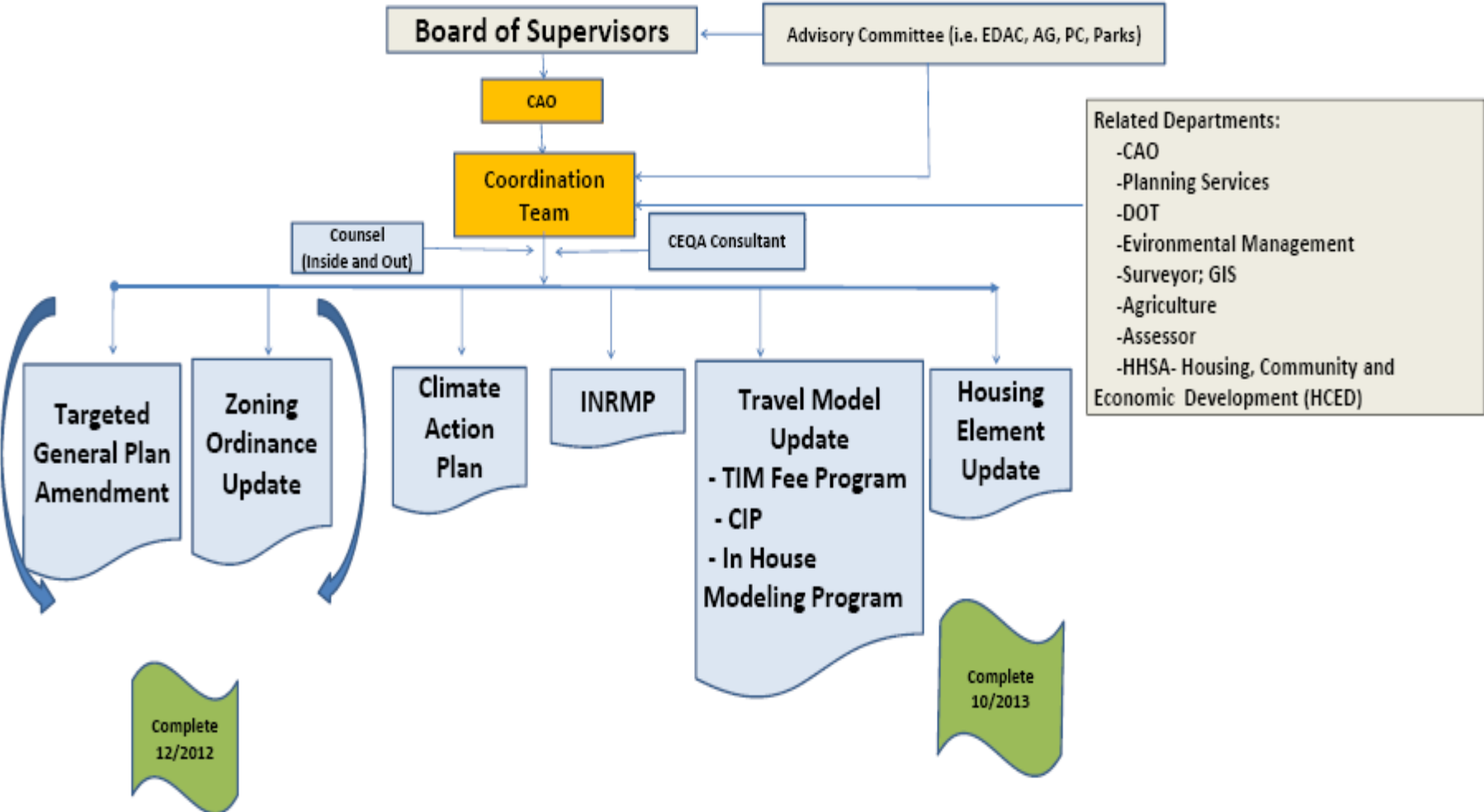
LOS - Level of Service  
 MFR - Multi-Family Residential  
 SACOG - Sacramento Council of Governments  
 TIM - Traffic Impact Mitigation

# Board of Supervisors Identified Objectives for the Project

- Bringing 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 to the current process
- Achieve adoption of a:
  - Zoning Code
  - Design Manual
  - Appropriate General Plan amendments
  - A Travel Demand Model Update
  - Housing Element Update

# Project Management

## Programmatic Approach



# What is LUPPU? (www.edcgov.us/LandUseUpdate)

The screenshot shows the County of El Dorado website. At the top, there is a banner with the text "County of El Dorado California" and a search bar. Below the banner is a navigation menu with tabs for "Home", "I Want To", "Government", "Doing Business", "Living", and "Visiting". The "Planning Services" section is active, and there are links for "Email" and "Print".

**County of El Dorado**  
*California*

Home | I Want To | Government | Doing Business | Living | Visiting

Planning Services [Email](#) [Print](#)

Development Services  
Building Safety Services  
Agency Contact List  
Applications and Forms  
CEQA  
Break Time  
Commissions & Committees  
Cultural Resource Guidelines  
Discretionary Flowchart  
Endangered Species  
Fees  
General Plan  
Help Desk  
Housing Programs  
Land Development Manual (LDM)  
Local Land Use Plans  
Missouri Flat Ordinances

Home > Government > Planning

## Land Use Policy Programmatic Update

The Land Use Policy Programmatic Update project streamlines the review and revision of several distinct yet interrelated planning issues. The project includes:

- Targeted amendments to the County General Plan
- A comprehensive update to the Zoning Ordinance
- The 2013-2021 Housing Element update of the County General Plan
- Development of a new Traffic Demand Model

Click the boxes below to learn more.

[Targeted General Plan Amendment and Comprehensive Zoning Ordinance Update Environmental Review Process](#)

[Housing Element Update](#)

[Travel Demand Model](#)

[Subscribe to Land Use Policy Programmatic Update More Information](#)

# TARGETED GENERAL PLAN AMENDMENT

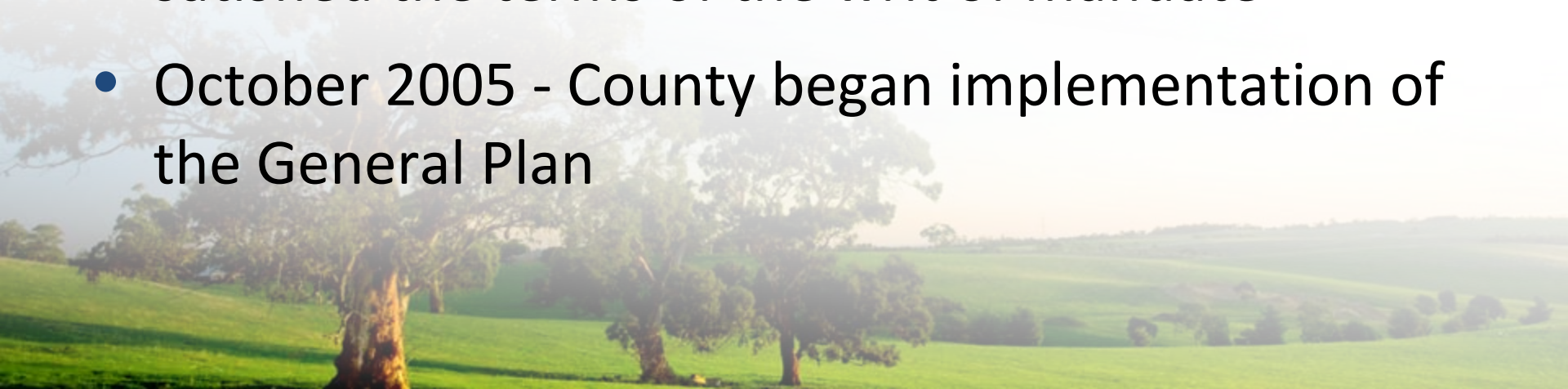


# What is A General Plan

- Unincorporated El Dorado County Only
- Sets a Vision for Land Use for 20-25 year horizon
  - 11 Elements (Land Use, Circulation, Housing, Parks and Recreation, Etc.)
- Sets Goals at a Policy Level
- Zoning and all future projects must be consistent with the General Plan

# General Plan Background

- July 19, 2004 - General Plan adopted by the Board of Supervisors
- March 5, 2005 - Voters approved referendum on the 2004 General Plan
- September 1, 2005 - Courts found County had satisfied the terms of the writ of mandate
- October 2005 - County began implementation of the General Plan



# General Plan Reporting

- California Government Code Section 65400 requires annual reporting of General Plan Implementation to OPR and HCD on or before April 1 of each year
- General Plan Policy 2.9.1.1 requires annual monitoring of land use absorption and policy implementation
- General Plan Policy 2.9.1.2 requires 5 year reviews to identify necessary adjustments or modifications



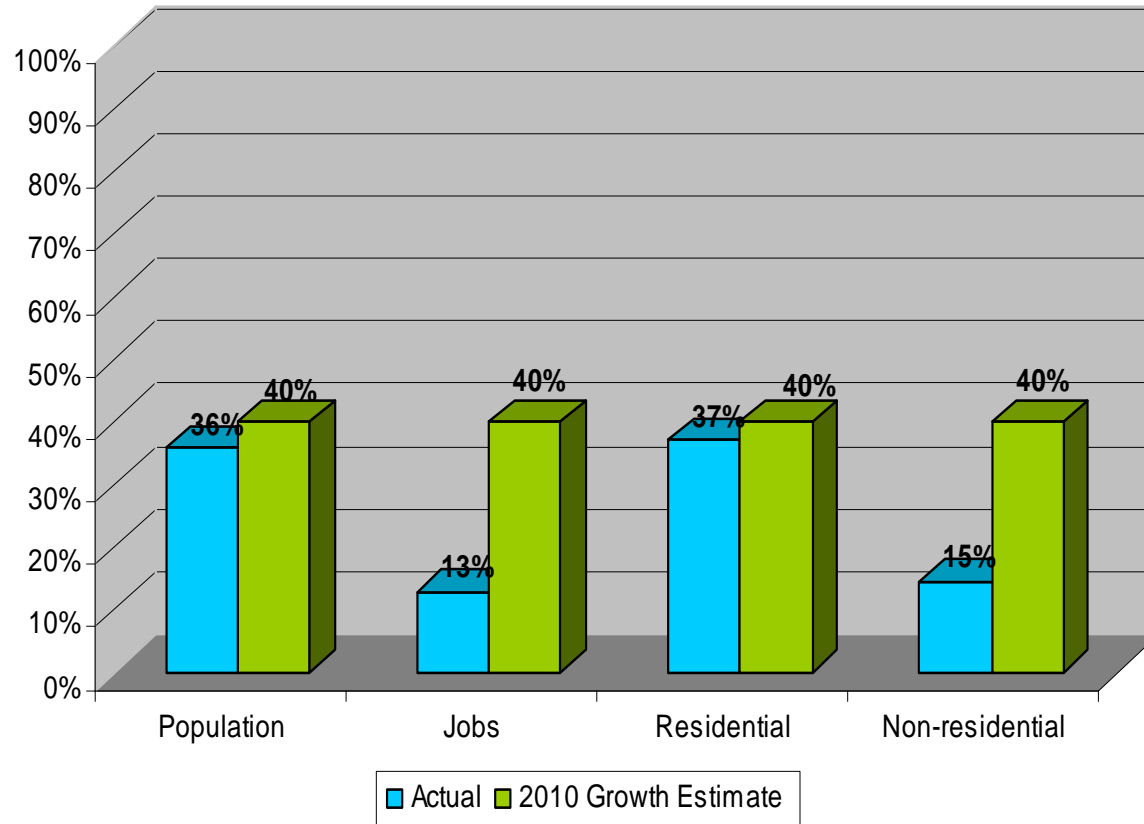
# Purpose of General Plan Reporting

- Provide information to assess how the General Plan is being implemented
- Provide information to identify necessary course adjustments or modifications
- Provide clear correlation between land use decisions and General Plan goals
- Provide information regarding progress in meeting share of regional housing needs and efforts to remove constraints to the development of housing



# [2004 General Plan] 5-Year Review: Rate of Development

10 Years into a 25 Year Forecast



✓ Total Residential and Population Trend as forecasted

✓ Jobs and Non-Residential Development trended slower than forecasted

✓ Growth within General Plan forecast

# 5-Year Review: Findings

On April 4, 2011 the Board of Supervisors:

1. Found that basic General Plan Assumptions, Strategies, Concepts and Objectives are still valid, and have not changed so drastically that the County would need to consider amending them at this time.
2. Received and filed the General Plan 5-year review for 2011, with the next 5-year review anticipated for 2016.
3. Found that there are policies within the General Plan that may require amending to better support the development of moderate-income housing, the creation of jobs, and the loss of tax revenues while further promoting and protecting the Agriculture and Natural Resource industries in the County.

# What is the Targeted General Plan Amendment?

- On 4/4/11 and 11/14/11 the Board adopted Resolutions of Intention in support of the following objectives for the TGPA:
  - Increasing jobs, sales tax revenue, and moderate housing
  - Promoting and Protecting the County's Agriculture and Natural Resources
- No proposed changes in General Plan Land Use Designations 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)
  - Agriculture District Boundaries (ROI 013-2011)
- Keeping all proposed amendments narrowly focused on objectives to minimize time and costs

# COMPREHENSIVE ZONING CODE UPDATE



# Reasons for Zoning Code Update

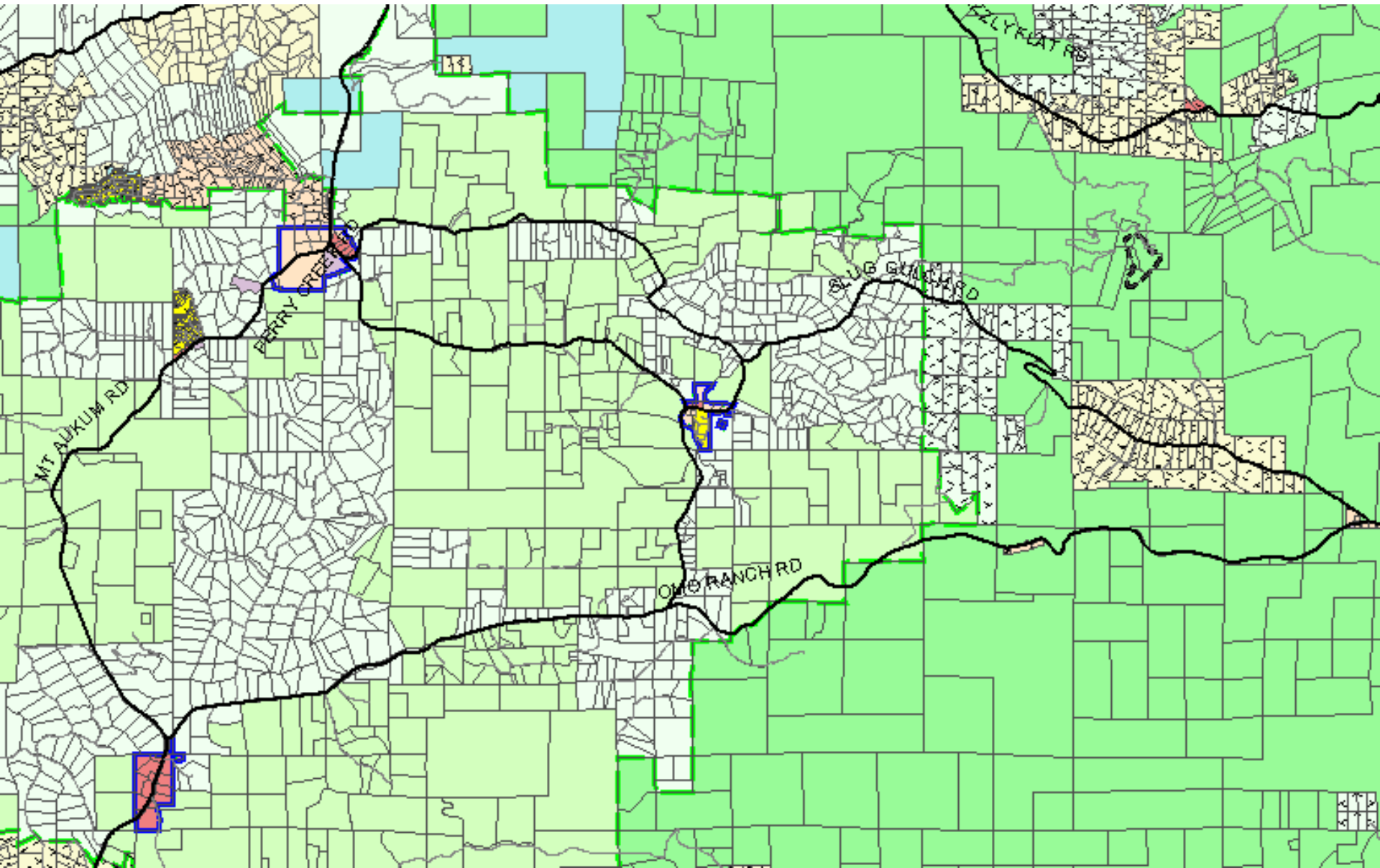
- General Plan Consistency
  - Requirement of state law (CA Gov't Code §65680)
  - Implement policies and measures
  - Zoning and Land Use Designation consistency
- Implement state and federal laws
- Improve effectiveness
  - Ease of use by public, staff & decision makers
  - Fix identified problems and inconsistencies

# Conforming Zoning to General Plan Land Use Designations

- General Plan identifies desired land uses based on 20- to 25-year horizon
- Zoning identifies existing land uses and lands immediately available for new development



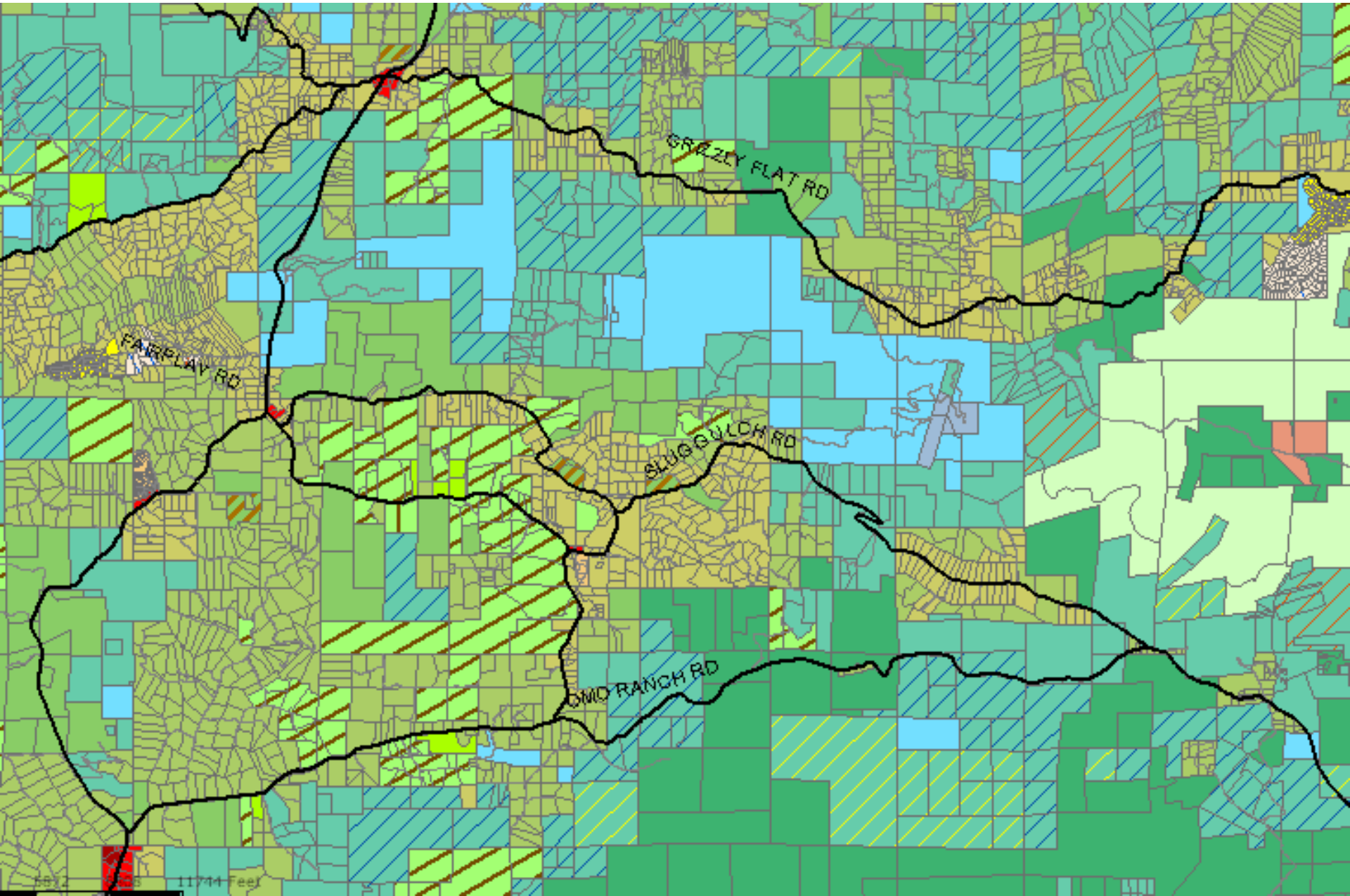
# General Plan Land Use



# Zoning Maps

- Update the maps to bring existing zoning designations into conformance with General Plan Policy and Table 2-4
  - When appropriate maintain parcel size requirements if changing zones
  - Downzone only if required and change to zoning nearest to existing zone consistent with land use designation
  - Leave some lower density or intensity zones in place based on Table 2-4 and Policy 2.2.5.6

# Current Zoning



# Range of Analysis Bringing Zoning Consistent with Land Use

\* More Options may be identified through the review process.

**TABL**  
**GENERAL PLAN LAND USE DESIGNATI**  
**Land**

Zones	MFR	HDR	MDR	LDR	RR
RM					
R1					
R20K		•			
R1A	◊	◊	•		
R2A	◊	◊	•		
R3A	◊	◊	•		
RE (5-10)	◊	◊	◊	•	•
CPO					
CL					
CM					
CC					
CR					
CG					
I					
R&D					
LA (10-160)				◊	
PA (10-160)					◊
RL (20-160)	◊	◊	◊	◊	
AG (40-160)					
FR					
TPZ					
RFL	•	•	•		
RFH	•	•	•		
TC	•	•	•		
OS	•	•	•		

Options 1

**TABLE 2-4**  
**GENERAL PLAN LAND USE DESIGNATION A**  
**Land Use D**

Zones	MFR	HDR	MDR	LDR	RR	AL
RM						
R1	•					
R20K		•				
R1A		•				
R2A	◊	◊				
R3A	◊	◊				
RE (5-10)	◊	◊	◊			
CPO						
CL					• <sup>2</sup>	
CM						
CC						
CR						
CG						
I						
R&D						
LA (10-160)						
PA (10-160)						
RL (20-160)	◊	◊	◊			
AG (40-160)						
FR						
TPZ						
RFL	•	•	•			
RFH	•	•	•			
TC	•	•	•			
OS	•	•	•			

Options 2

**TABLE 2-4**  
**GENERAL PLAN LAND USE DESIGNATION AND ZONE CONSISTENCY MATRIX**  
**Land Use Designations**

Zones	MFR	HDR	MDR	LDR	RR	AL	NR	C	R&D	I	OS	TR
RM												
R1	•											
R20K		•										
R1A		•										
R2A	◊	•										
R3A	◊	•										
RE (5-10)	◊	◊	◊					• <sup>1</sup>				
CPO												
CL												
CM												
CC												
CR												
CG												
I												
R&D												
LA (10-160)												
PA (10-160)												
RL (10-160)	◊	◊	◊									
RL (20-160)	◊	◊	◊									
AG (40-160)												
FR												
TPZ												
RFL	•	•	•									
RFH	•	•	•									
TC	•	•	•									
OS	•	•	•									

Options 3

**NOTES:**

- – Consistent with General Plan 2.2.5.6.
- ◊ – Compatible as a holding zone until in/

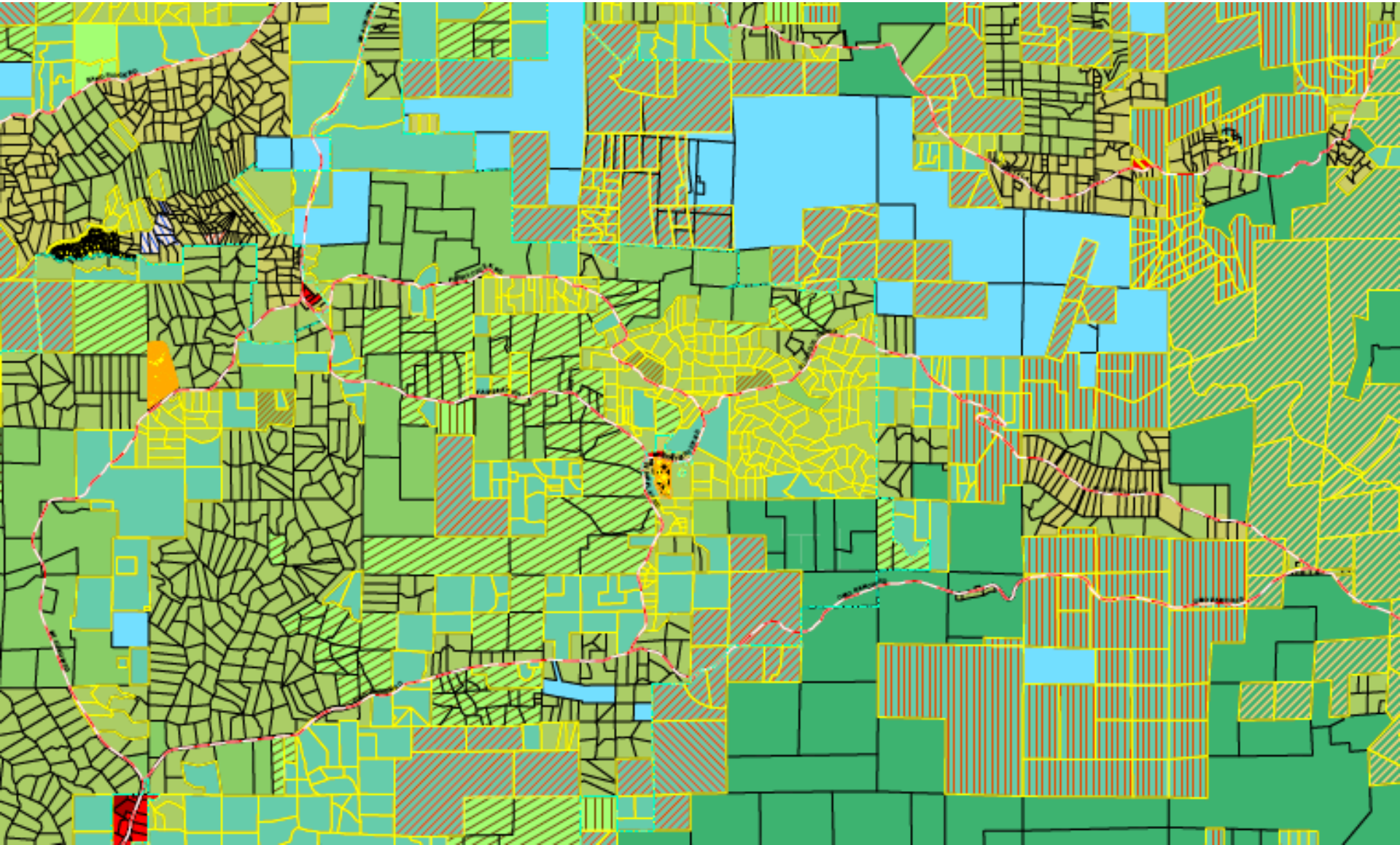
<sup>1</sup> As part of a mixed use project.  
<sup>2</sup> RE-10, only.  
<sup>3</sup> With a conservation easement.

**NOTES:**

- – Consistent with General Plan Policy.
- ◊ – Compatible as a holding zone until infrastructure is available in compliance with Policy 2.2.5.6.

<sup>1</sup> As part of a mixed use project.  
<sup>2</sup> RE-10, only.  
<sup>3</sup> With a conservation easement.

# Draft Zoning



# Agriculture “Opt-in” Letter

- Some Property owners with certain zoning have been mailed a letter.
- Zones being proposed for deletion include
  - RA, Residential Agricultural
  - AE, Exclusive Agricultural
  - A, Agricultural
- Proposed new zones include
  - LA, Limited Agricultural
  - AG, Agricultural Grazing



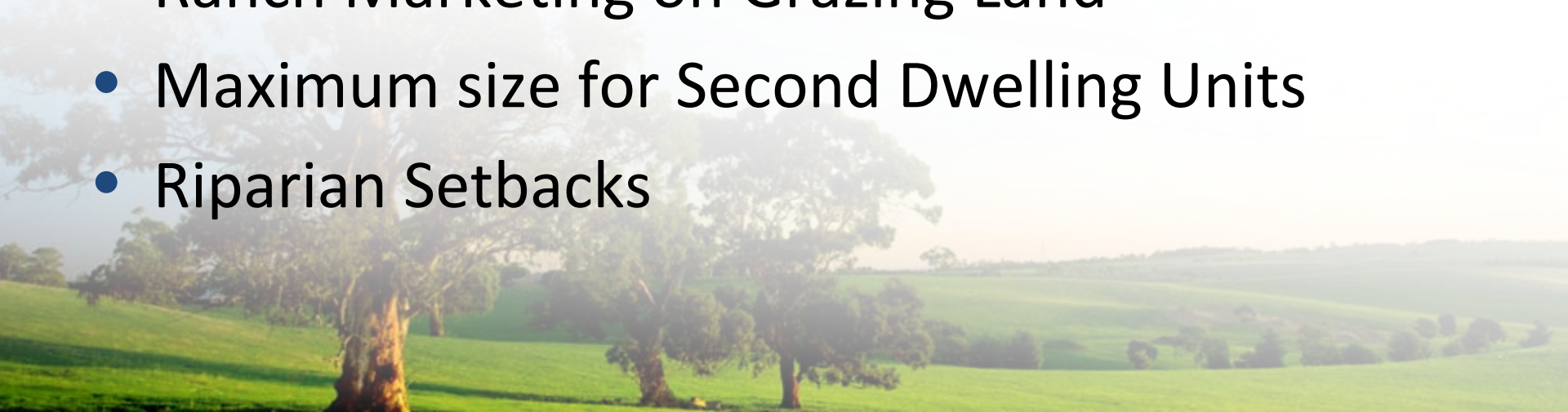
# “Opt-in” Process

- Give the property owner a chance to let the county know what their preference would be
- Allow the EIR the opportunity to analyze different proposals
- Provide Board of Supervisors with a range of options



# Optional Provisions for Ordinance Topics

- Home Occupations
- Residential and Recreational Uses in Timber Production Zones
- Rural Lands Zone Permitted Uses
- Ranch Marketing on Grazing Land
- Maximum size for Second Dwelling Units
- Riparian Setbacks



# Differences between Agricultural and Estate Residential and Rural Land Zones

- Right to Farm – Protections from nuisance claims for normal agricultural practices
- Agricultural Buffering – Special setbacks to separate agriculture and non-compatible uses



# Deferred Issues

- Comprehensive Sign Ordinance Update
- Scenic Highway
- Animal Keeping
- Historic Design Review
- Vacation Home Rental

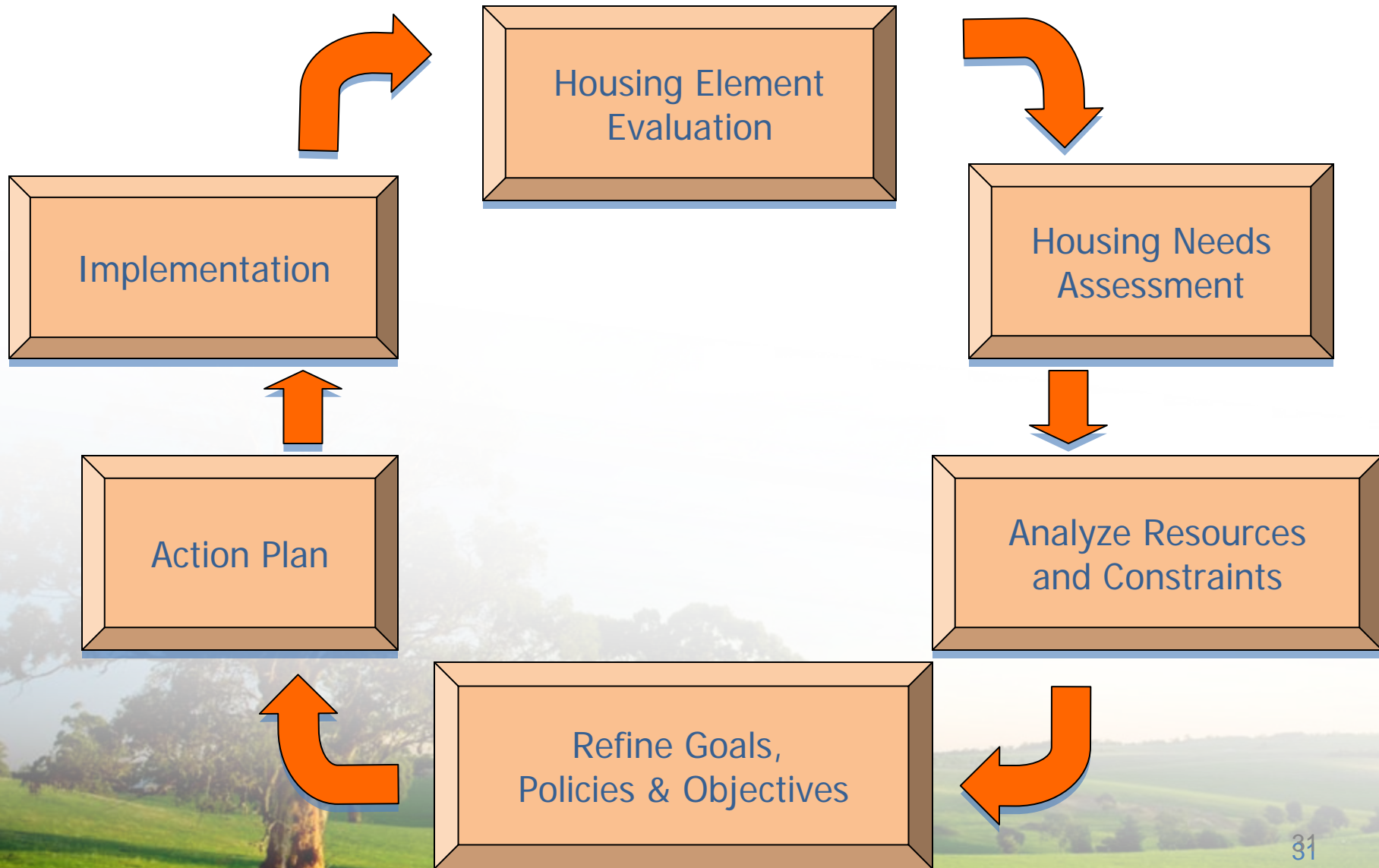


# 2013 HOUSING ELEMENT UPDATE

# Housing Element Overview

- A Housing Element is one of seven mandated elements of a County General Plan [Gov. Code §65302(c)]
- Requires Annual Progress Reports
- 2013 update is required by state law
- Review by State Department of Housing and Community Development (HCD) – “Certification”
- Regional Housing Needs Assessment (RHNA)

# Housing Element Cycle



# 2013 Key Housing Element Requirements

1. Maintain & improve the existing housing stock
2. Plan for growth needs & housing for all economic segments
3. Remove constraints to housing development (where feasible)
4. Fair Housing Laws



# 2013 Key Housing Element Requirements cont.

5. Provide for the development of a variety of housing types:
- Multi-family (duplex/triplex/apartment)
  - Single Room Occupancy
  - Employee/Agricultural Worker housing
  - Second units
  - Transitional housing & homeless shelters
  - Manufactured housing



# Housing Element Certification

Importance of State HCD Certification:

- Legal adequacy of the General Plan
- Local control of land use decisions
- Maintain eligibility to pursue grant funds



# Regional Housing Needs Allocation 2013-2021

- Mandated by state law
- Accommodate fair share of region's housing need
- Mix of housing for all economic segments in each jurisdiction
- Linked to availability of adequate sites with appropriate zoning [i.e. Vacant Land Inventory or VLI]
- First time State is recognizing foreclosure housing inventory with regional housing needs

# Regional Housing Needs Allocation 2013-2021

Regional Housing Needs Assessment	
Income Category	New Construction Need
Very Low (0-50% of AMI)	?
Low (51-80% of AMI)	?
Moderate (81-120% of AMI)	?
Above Moderate (over 120% of AMI)	?
<b>TOTAL UNITS</b>	?

2012 Annual Median Income (AMI) for a family of 4 is \$76,100

# Housing Element Update

## Next Steps

- Public Workshops & Public Comment
- Prepare draft Housing Element Update
  - Complete inventory
  - Revise goals, objectives and policies as needed
  - Develop programs to implement the goals and policies
- Planning Commission and Board of Supervisors review
- State Housing and Community Development review
- Final Housing Element adoption hearings

# TRAVEL DEMAND MODEL UPDATE

# What is a Travel Demand Model?

A travel demand model incorporates elements such as roadway networks, population data, and employment data (socio-economic data) to project the future demand for transportation facilities.



# Why Update the Model?

- Latest model version developed in 1998
- Update information such as roadway network and land use forecast
- Maximize the use of Geographical Information System (GIS)

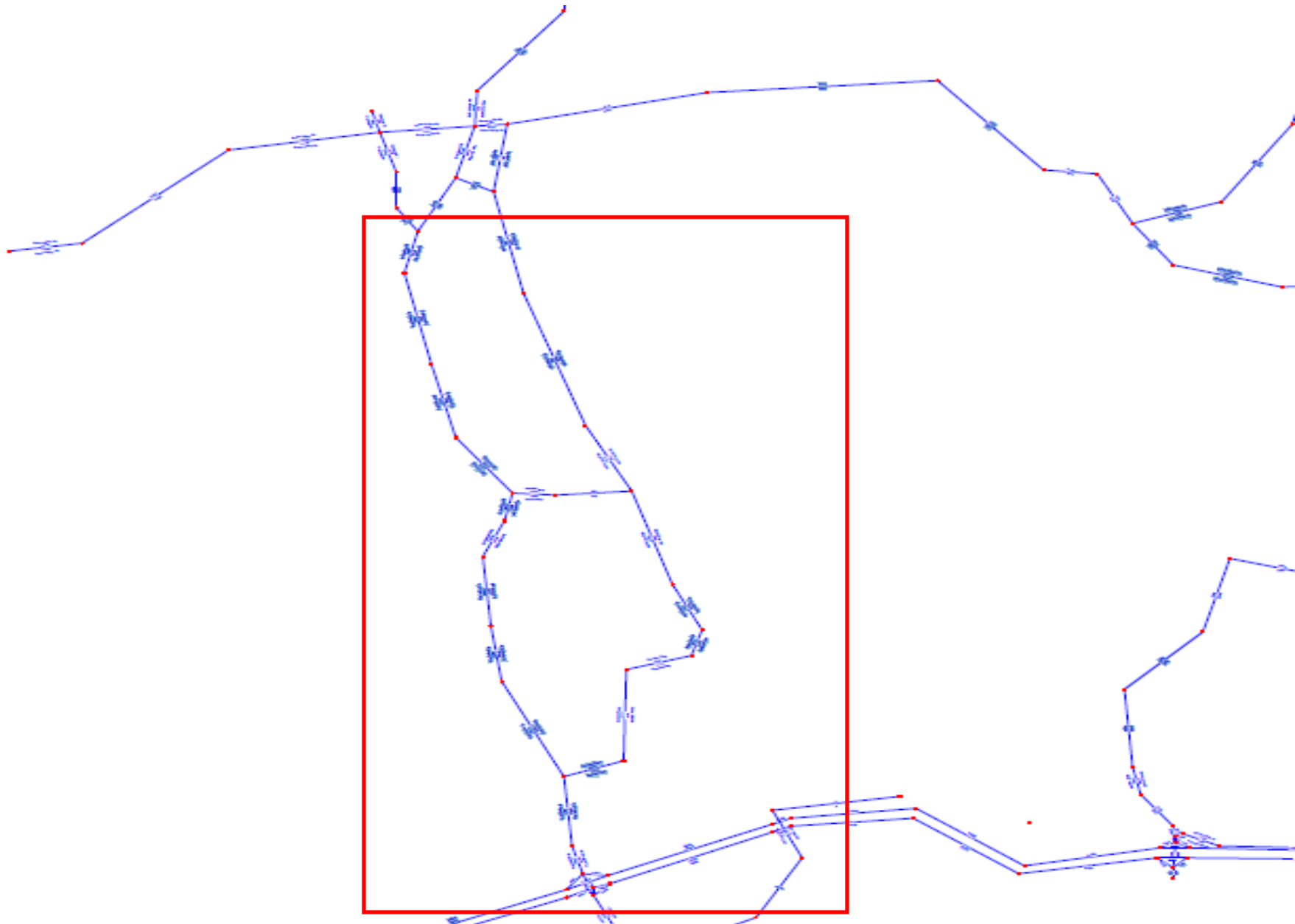




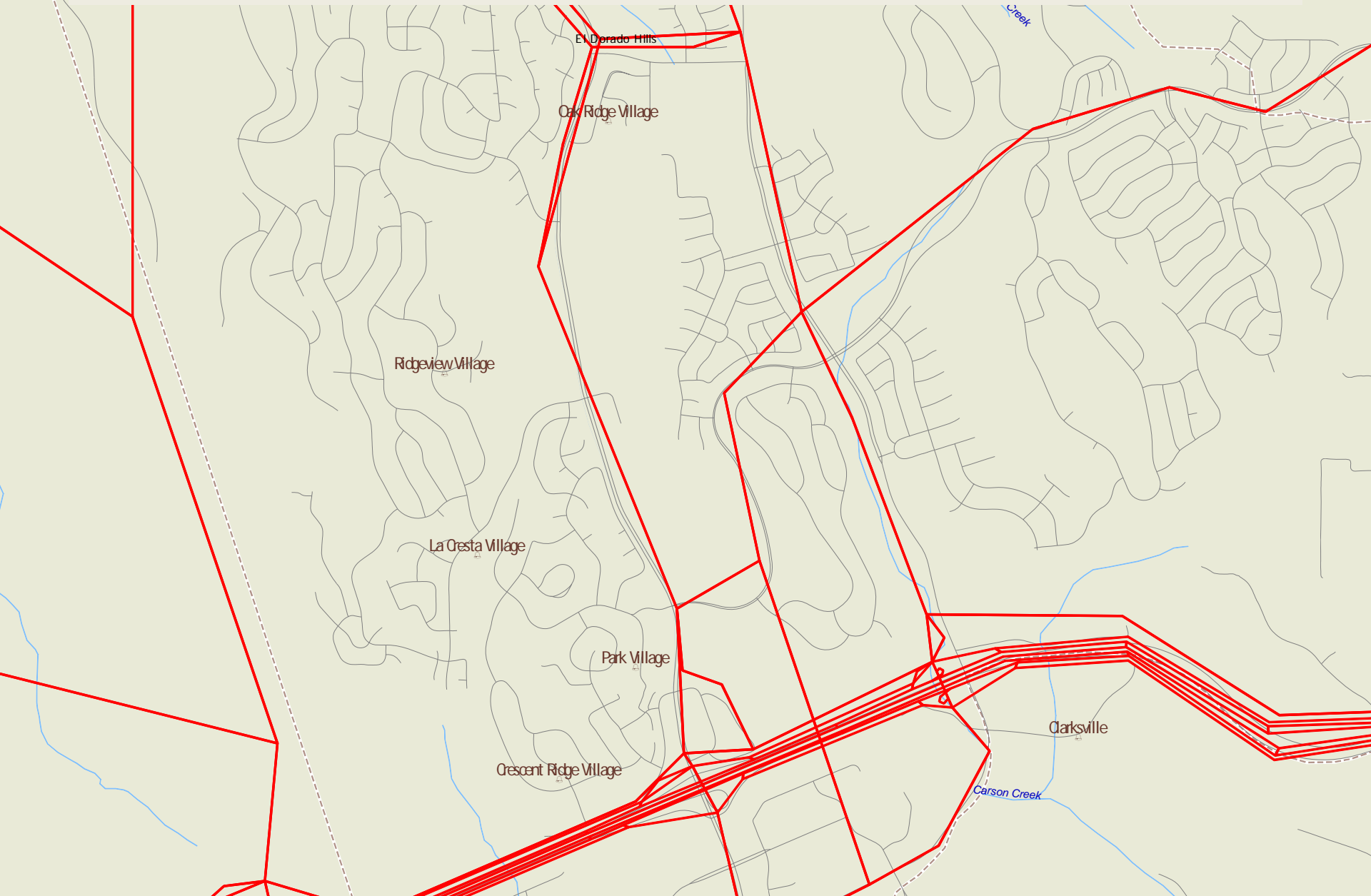
# Goals for the Updated Travel Demand Model

- Upgrade our model software
- Utilize existing county GIS data
- Identify growth areas which align with goals and objectives in the General Plan
- Provide updated information for the Regional Transportation Plan and Metropolitan Transportation Plan
- Update the Traffic Impact Mitigation (TIM) Fee program and the Capital Improvement Program (CIP) as required by the General Plan
- Tool to provide information for the Housing Element and the Environmental Impact Report (EIR) for the Targeted General Plan Amendment and Zoning Ordinance Update

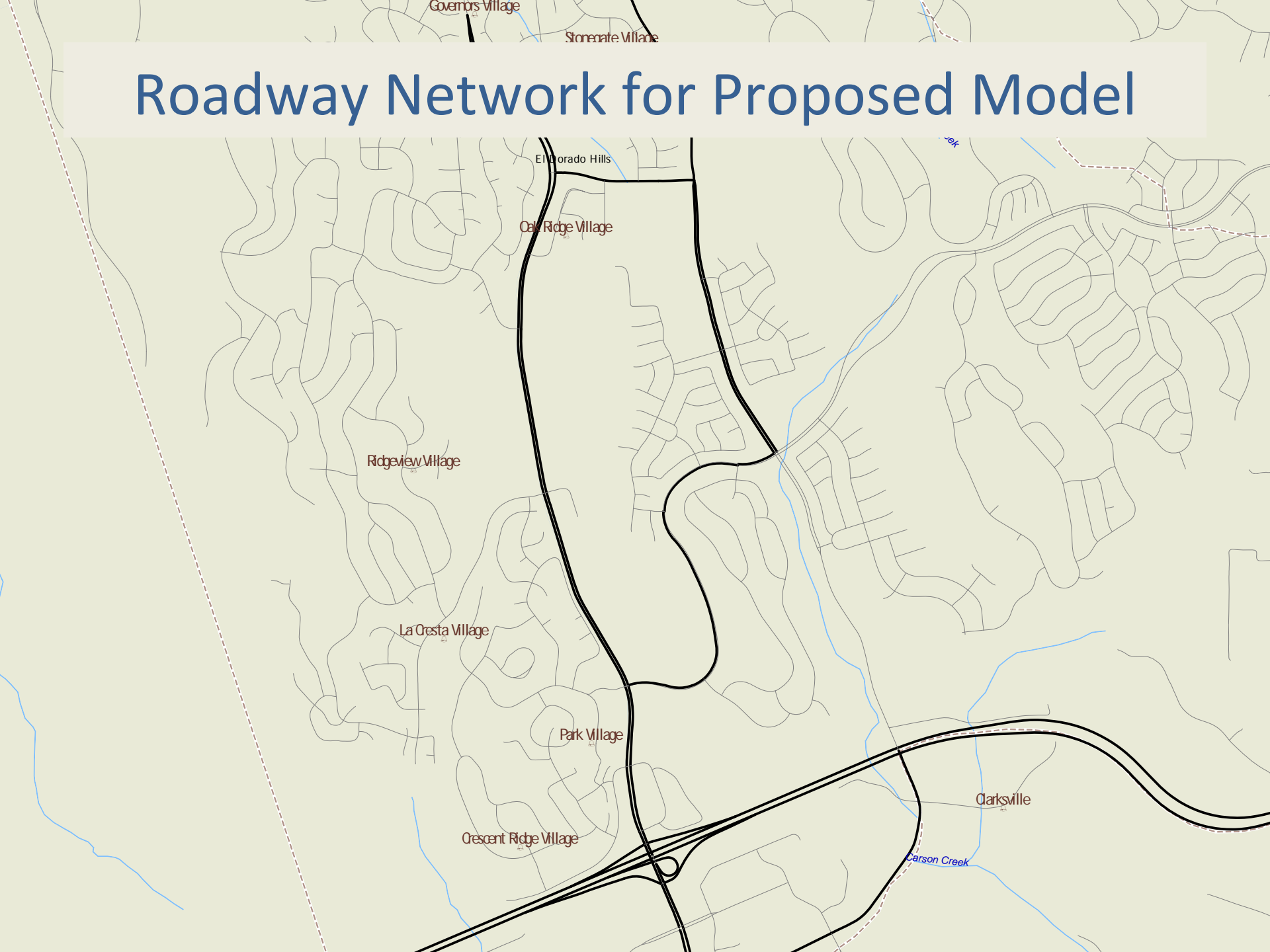
# Roadway Network of Existing Model



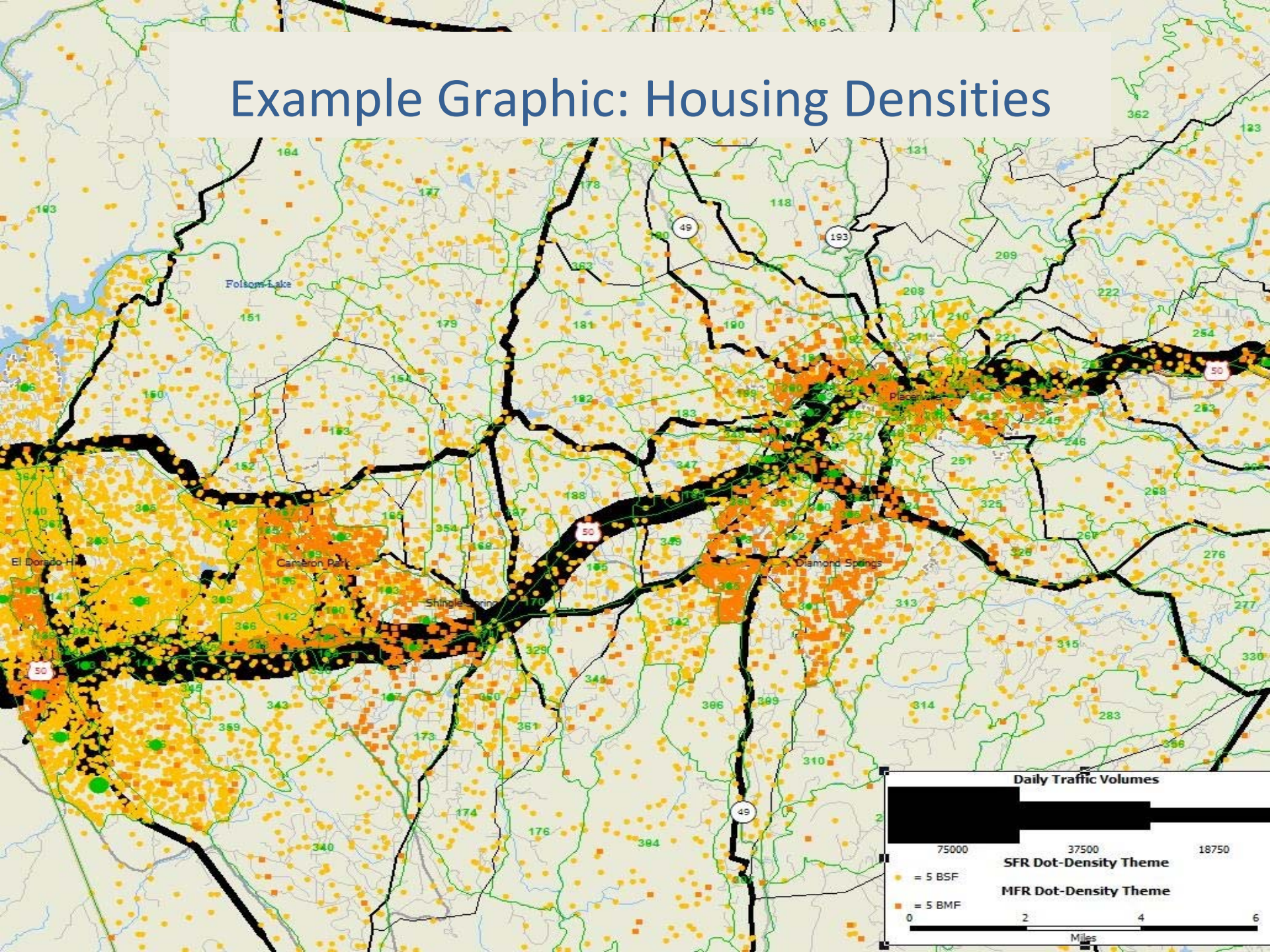
# Roadway Network for Existing Model



# Roadway Network for Proposed Model



# Example Graphic: Housing Densities



**NEXT STEPS...**

# Purpose of Community Outreach Meetings

- Provide an overview of the project and the process
- Opportunity to engage the public early in the process
- Foster good communication with communities
- Prepare for Scoping Meetings

# Environmental Review Process & Schedule of Events

- Notice of Preparation (NOP) – *early April*
  - **Public Comment Period** – *45 days following release of NOP*
- Schedule of Scoping Meetings – *April*
- Draft Environmental Impact Report (EIR) prepared
- Public Review of the draft EIR
- **Written comments on draft EIR received**
- Response to Comments and Final EIR prepared
- **Public Hearings** – Planning Commission and Board of Supervisors
- Final EIR Certified



[www.edcgov.us/landuseupdate/](http://www.edcgov.us/landuseupdate/)

