

LAND USE POLICY PROGRAMMATIC UPDATE

Community Presentation

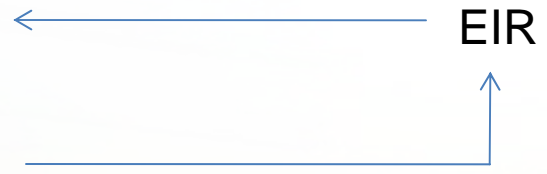
Purpose of Community Outreach Meetings

- 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

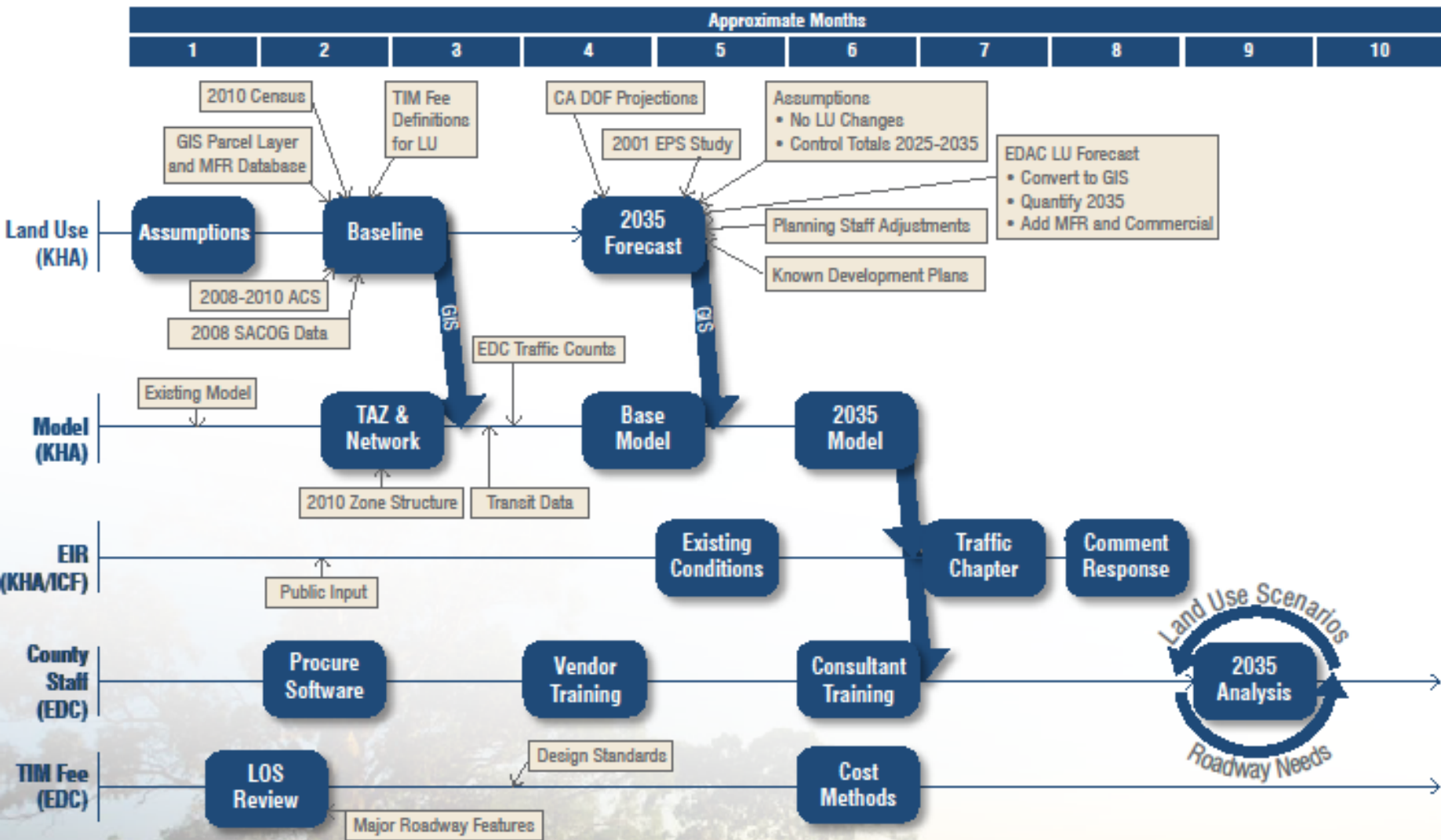
Content

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



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.

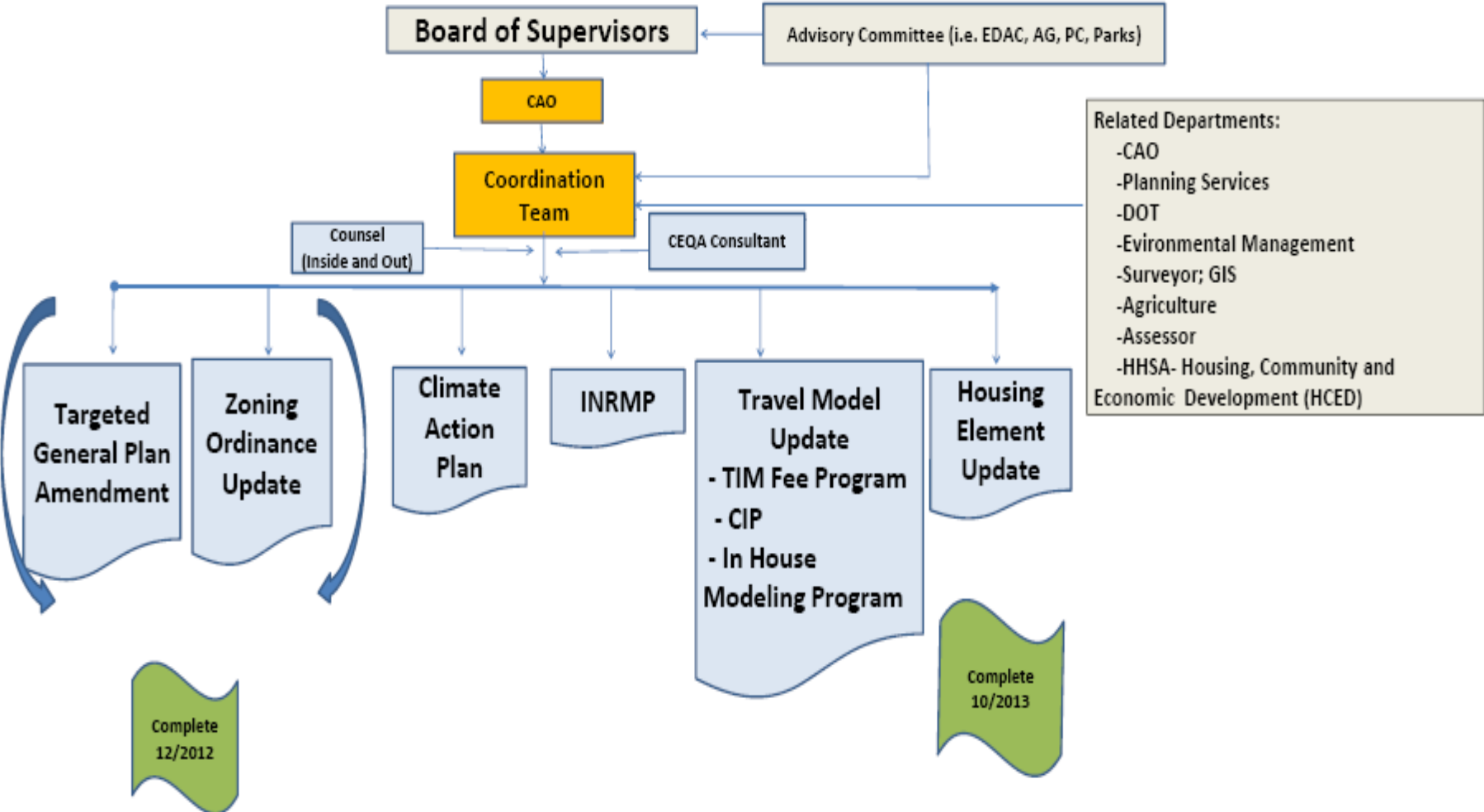
LOS - Level of Service
 MFR - Multi-Family Residential
 SACOG - Sacramento Council of Governments
 TIM - Traffic Impact Mitigation

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 the breadcrumb trail reads "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.

Subscribe to Land Use Policy Programmatic Update More Information

Targeted General Plan Amendment and Comprehensive Zoning Ordinance Update Environmental Review Process

Housing Element Update

Travel Demand Model

The left sidebar contains a list of links: 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.

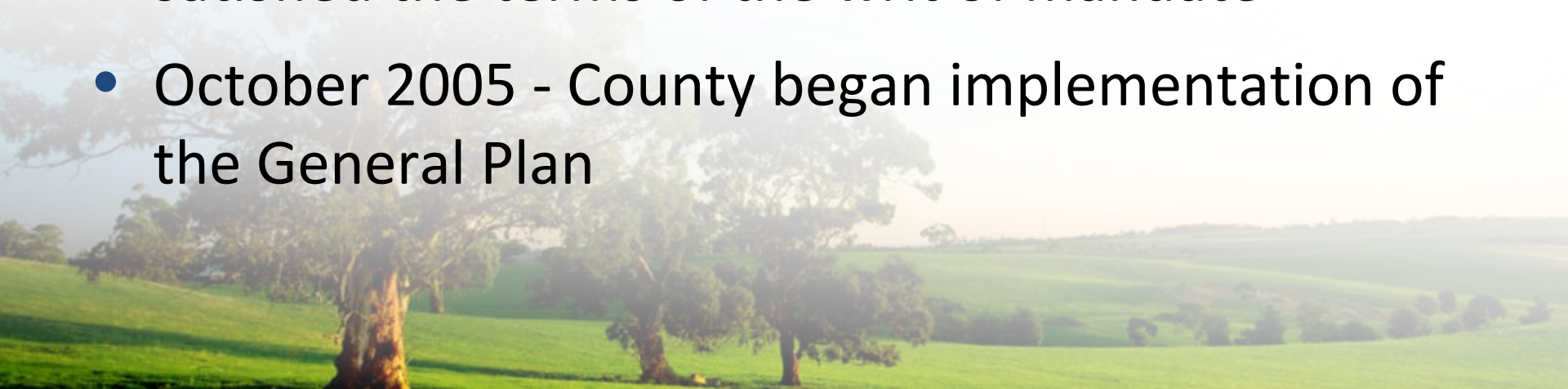
TARGETED GENERAL PLAN AMENDMENT

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



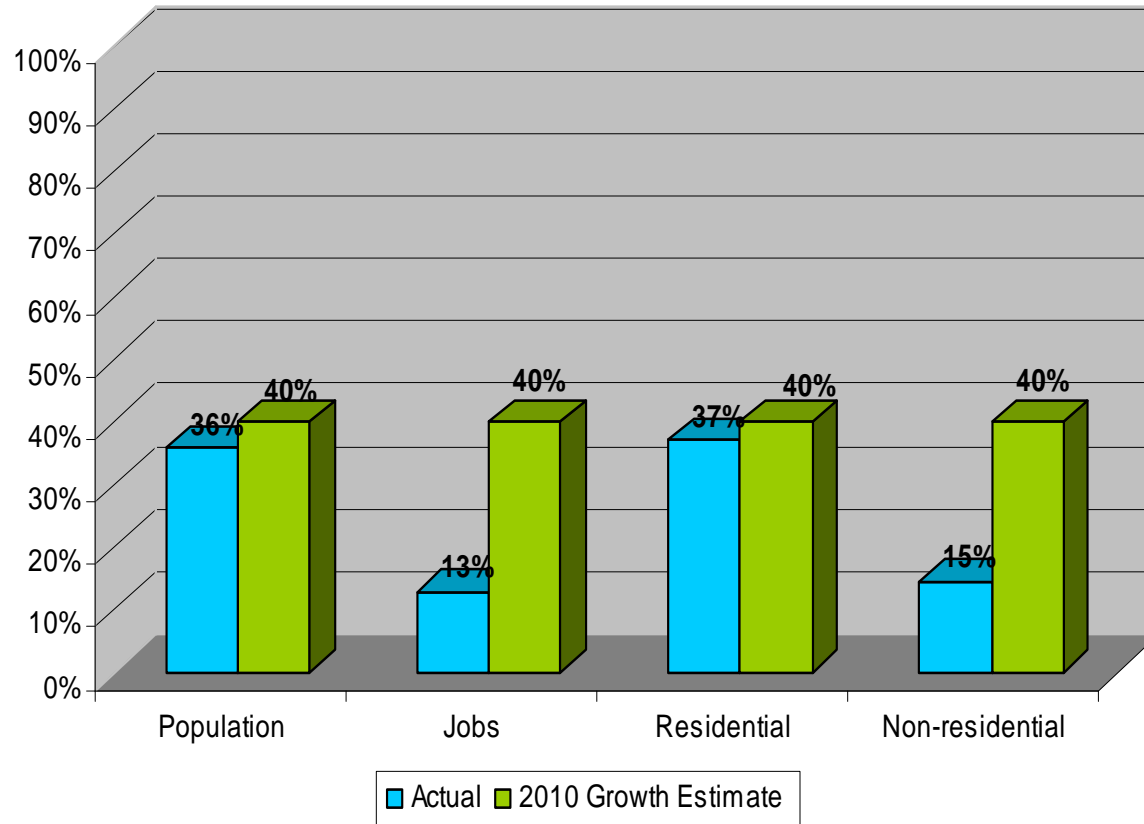
Purpose of General Plan Reporting

- 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

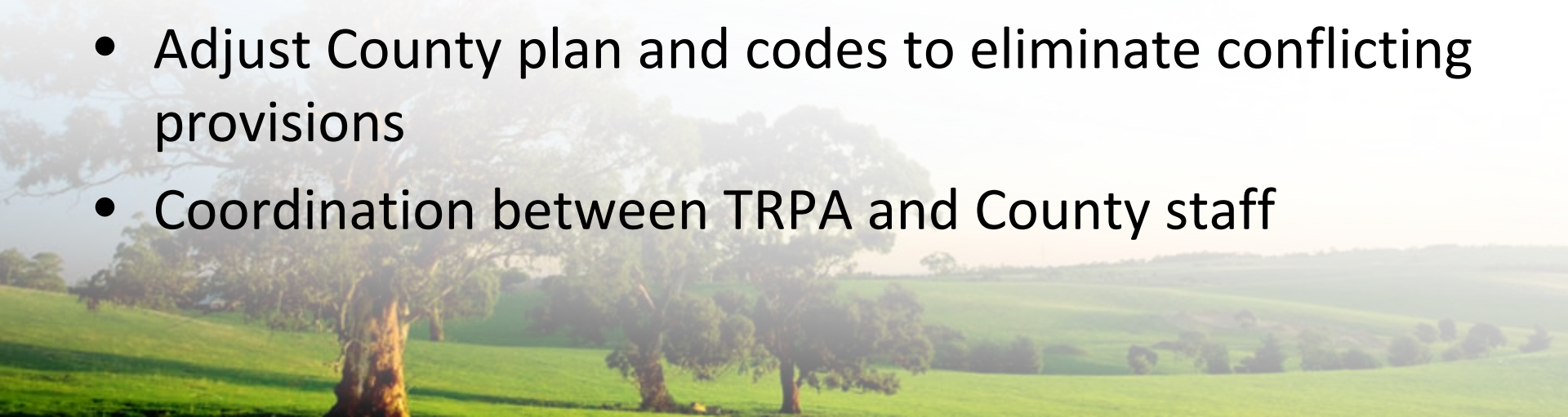
Conforming Zoning to General Plan Land Use Designations

- 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



Coordination between Regional Plan Update and the County General Plan and Zoning Ordinance

- Adoption of RPU and Code of Ordinance amendments by TRPA
- Stakeholder meetings in Tahoe Basin
 - Existing efforts underway in Meyers
 - Lake Tahoe Sustainability Collaborative
- Comparison of TRPA and County plan and codes
- Adjust County plan and codes to eliminate conflicting provisions
- Coordination between TRPA and County staff



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

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						
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)	◊	◊	◊	•	•			• ¹				
CPO												
CL												
CM												
CC												
CR												
CG												
I												
R&D												
LA (10-160)												
PA (10-160)												
RL (10-160)	◊	◊	◊	◊	•							
AG (20-160)												
FR												
TPZ												
RFL	•	•	•	•	•							
RFH	•	•	•	•	•							
TC	•	•	•	•	•							
OS	•	•	•	•	•							

Options 3

NOTES:

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

¹ As part of a mixed use project.
² RE-10, only.
³ 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.

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

Table 17.22.020 Allowed Land Uses and Permit Requirements for the Commercial Zones

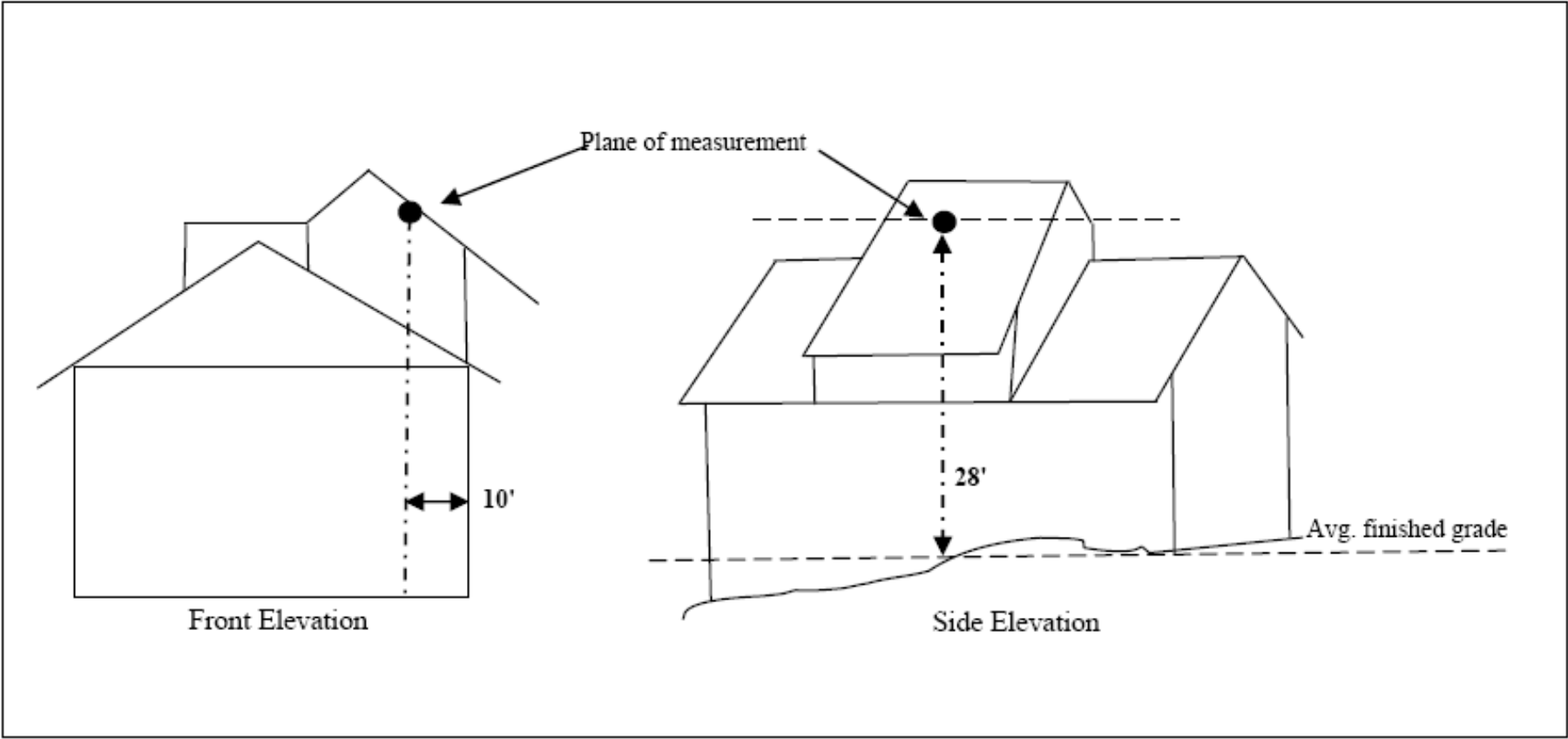
Land Use	PERMIT REQUIRED BY ZONE						Specific Use Regulation
	CPO	CL	CM	CC	CR	CG	
	CPO: Professional Office Commercial CL: Limited Commercial CM: Main Street Commercial CC: Community Commercial CR: Regional Commercial CG: General Commercial P Permitted use (Article 4) A Administrative permit required (17.52.010) T Temporary use permit required (17.52.070) CUP/ Conditional Use Permit required/ MUP Minor use permit required (17.52.020) PD Development Plan Permit required (17.52.040) TMA Temporary mobile home permit (17.52.060) — Use not allowed in zone						
Commercial							
Agricultural Support Services	—	—	—	P	—	P	17.40.060
Animal Sales and Service: Grooming and Pet Stores	—	P	P	P	P	P	
Kennel, commercial	—	—	—	P	P	P	
Veterinary Clinic	—	P	P	P	P	—	
Automotive and Equipment: Fuel Sales	—	—	CUP	P	P	P	
Paint and Body Shops	—	—	—	—	—	P	
Repair	—	—	—	CUP	CUP	P	
Sales and Rental	—	—	—	CUP	CUP	P	
Vehicle Storage	—	—	—	—	—	P	
Banks and Financial Services	P ¹	P	P	P	P	P	
Bars and Drinking Establishments	—	—	P	P	P	P	
Brewery	—	—	CUP	P	P	P	
Broadcasting and Recording Studio	P	—	P	P	P	P	
Building Supply Store	—	—	—	P	P	P	
Business Support Services	—	—	P	P	P	P	
Child Day Care Center	A	A	A	A	A	CUP	17.40.110
Commercial Recreation: Arcade	—	—	P	P	P	P	
Indoor Entertainment	—	—	P	P	P	—	
Indoor Sports and Recreation	—	—	—	P	P	P	

Table 17.24.030

Residential Zones Development Standards

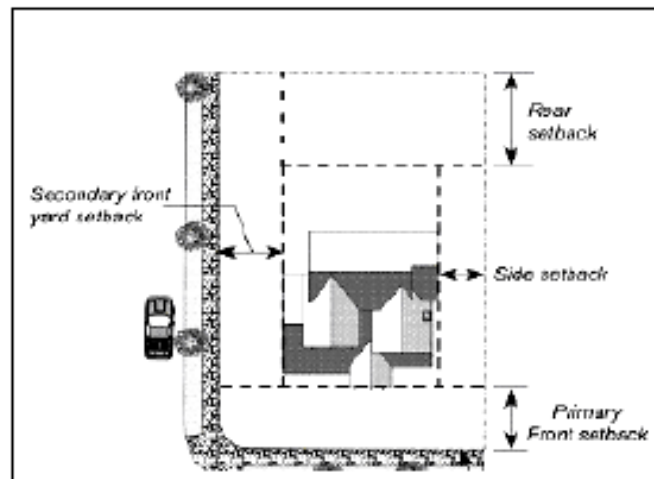
Development Attribute	RM	R1	R20K	R1A	R2A	R3A	RE
Minimum Lot Size for Interior Lot	6,000 sq ft	6,000 sq ft	20,000 sq ft	1 acre	2 acre	3 acre	5 acre or as designated
Minimum Lot Size for Corner Lot	7,500 sq ft	7,500 sq ft	20,000 sq ft	1 acre	2 acre	3 acre	5 acres or as designated
Minimum Lot Width for Interior Lot	60 ft	60 ft	100 ft	100 ft	150 ft	200 ft	250 ft
Minimum Lot Width for Corner Lot	75 ft	75 ft	100 ft	100 ft	150 ft	200 ft	250 ft
Residential Density Range	See G.P. Policy 2.2.1.2 (MFR)	1 primary plus 2 nd dwelling unit per lot					
Setbacks ¹ : Front	20 ft	20 ft	30 ft	30 ft	30 ft	30 ft	30 ft
Side	5 ft	5 ft	10 ft	15 ft	20 ft	30 ft	30 ft
Rear	15 ft	15 ft	30 ft	30 ft	30 ft	30 ft	30 ft
Agricultural Structure	—	—	—	50 ft	50 ft	50 ft	50 ft
Maximum Height	45 ft	40 ft	40 ft	45 ft	45 ft	45 ft	45 ft
Maximum Coverage ²	50%	35%	35%	25%	25%	20%	20%

Figure 17.30.040.B Example: Building Height Determination for Side Yard Setbacks



4. **Corner Lots.** A corner lot shall have a front yard (Article 8: See “Yards”) setback requirement along each property line adjoining a street, subject to the following exceptions.
- a. **Double Frontage Corner Lots.** The frontage containing the driveway access shall be the primary front yard while the remaining frontage shall be considered the secondary front yard, as shown in Figure 17.30.030.A below:

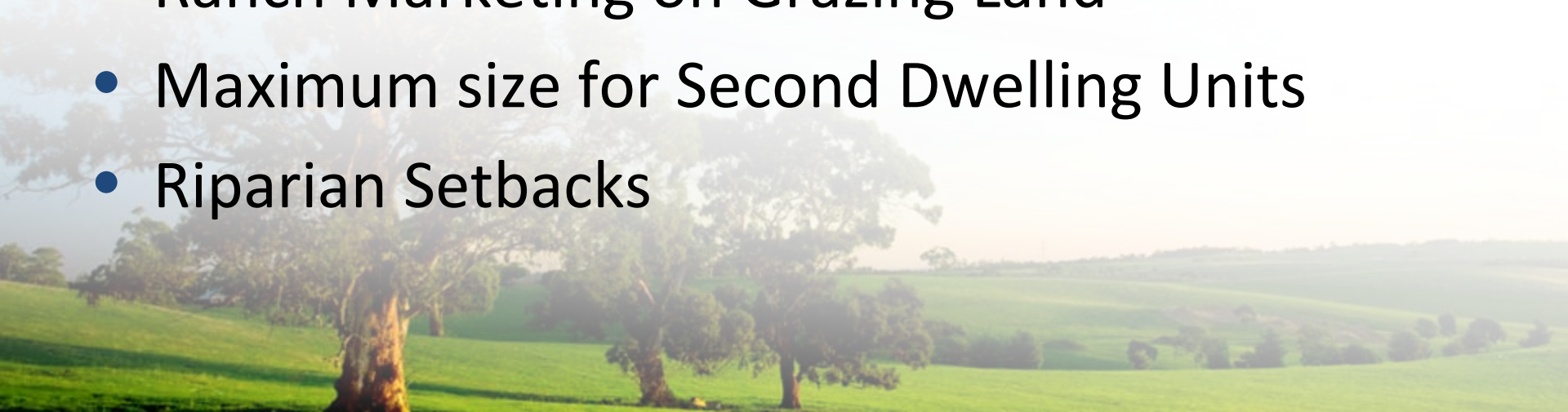
Figure 17.30.030.A Example: Corner Lot Setbacks



- b. **Triple Frontage Corner Lots.** The frontage opposite the primary front yard containing the driveway encroachment shall be considered a rear yard for setback purposes, providing vehicular access is restricted.
- c. **Side and Rear Yards.** The remaining non-frontage lot lines of a corner lot shall be considered side yards where they abut side yards of the adjoining lot(s), and a rear yard where they abut a rear yard of the adjoining lot(s). If the corner lot abuts two rear yards or two side yards, the shorter lot line of the two shall be considered the rear yard and the longer shall be considered the side yard for setback purposes, as shown in Figure 17.30.030.A.

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



Deferred Issues

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

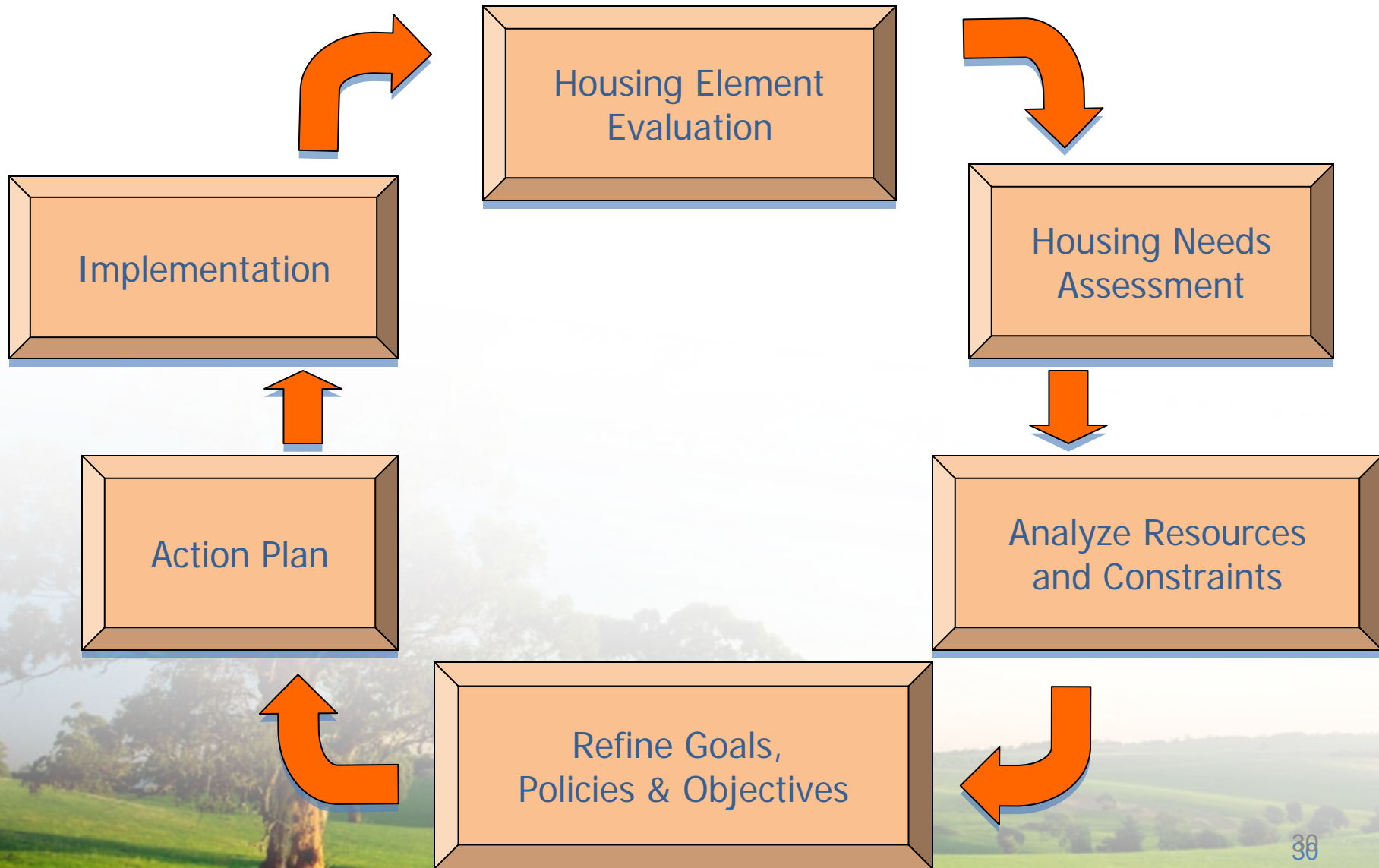


2013 HOUSING ELEMENT UPDATE

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)	?
TOTAL UNITS	?

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?

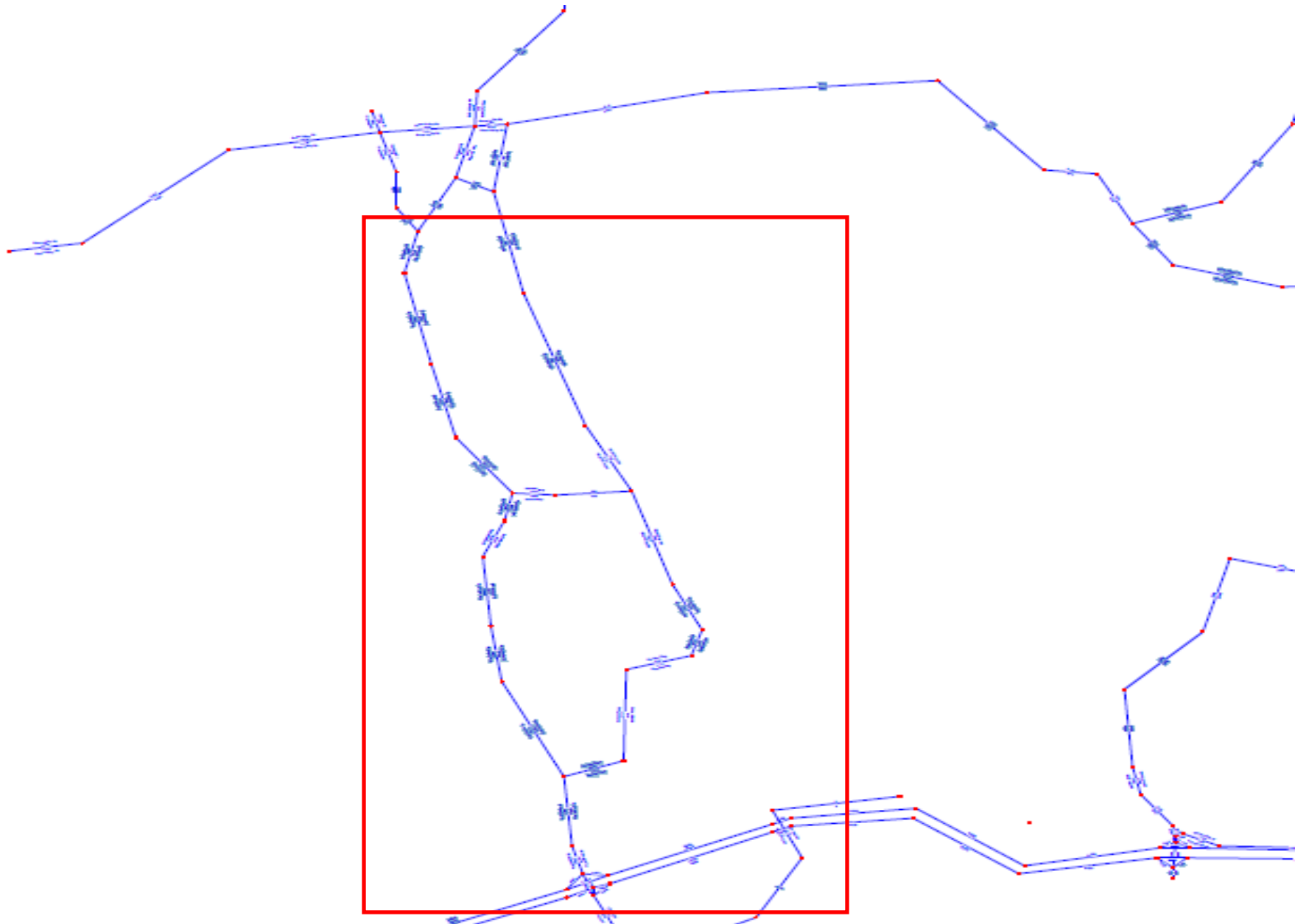
- Latest model version developed in 1998
- Update information such as roadway network and land use forecast
- Maximize the use of Geographical Information System (GIS)



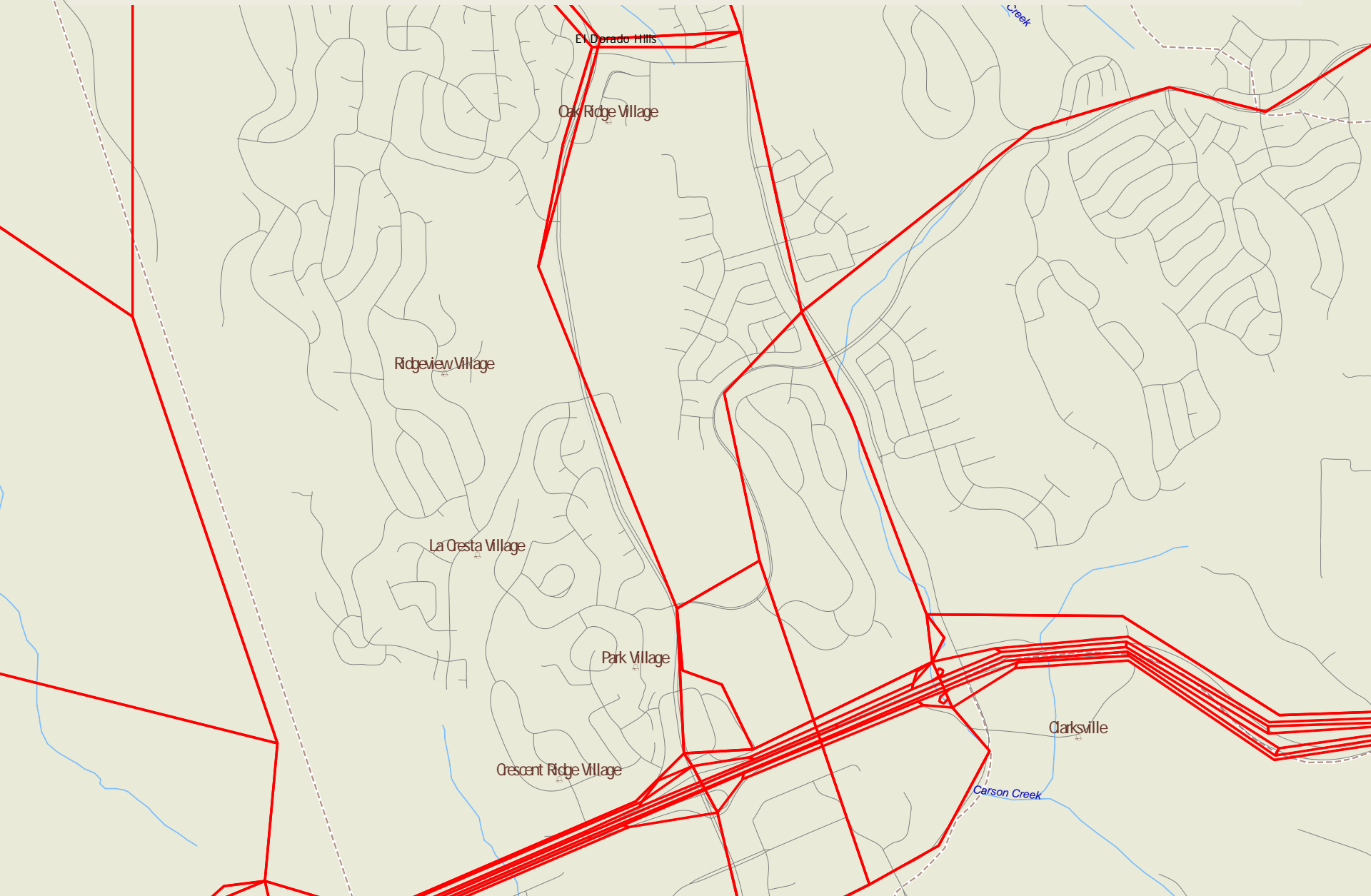
Goals for the Updated Travel Demand Model

- 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

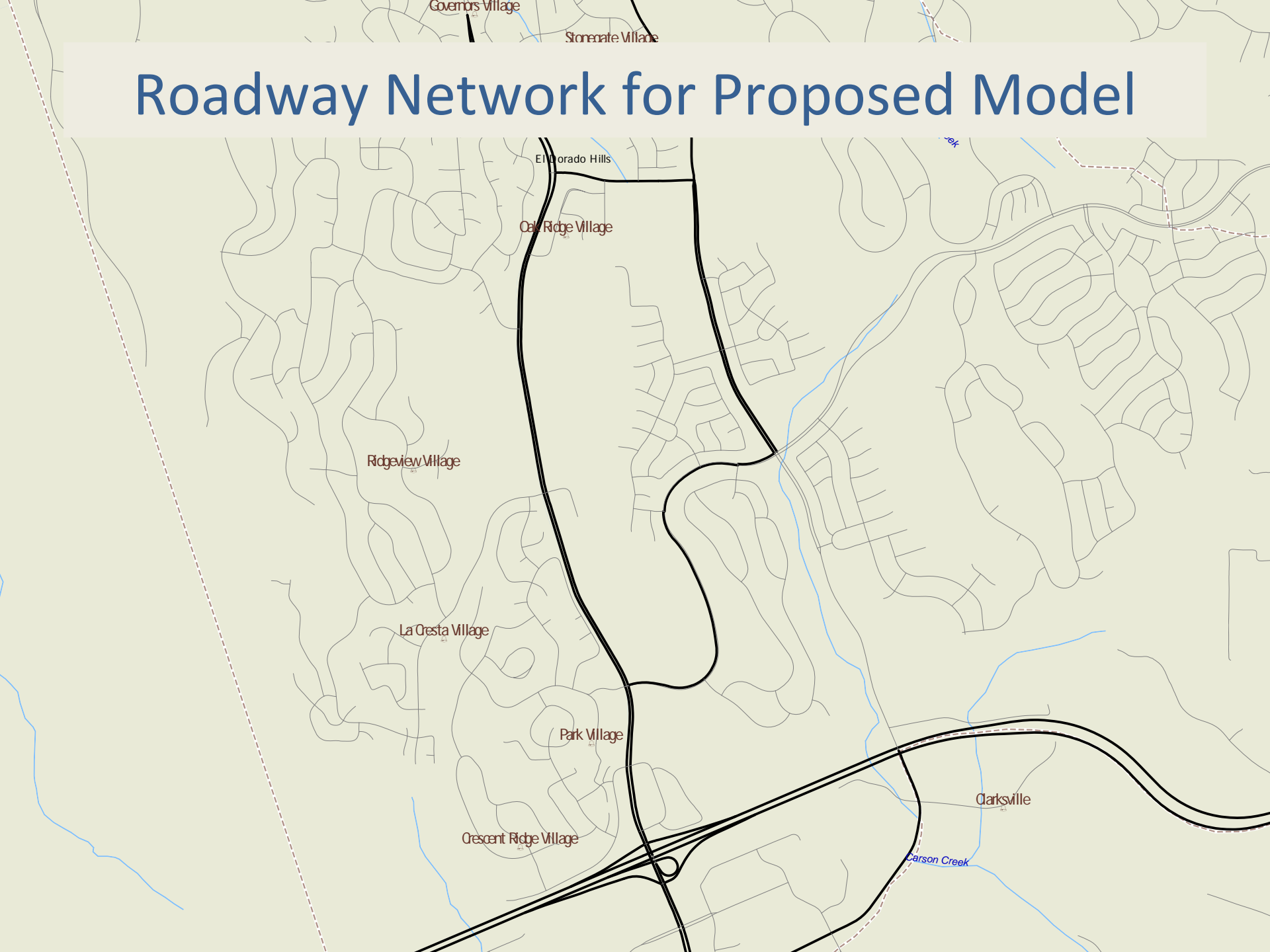
Roadway Network of Existing Model



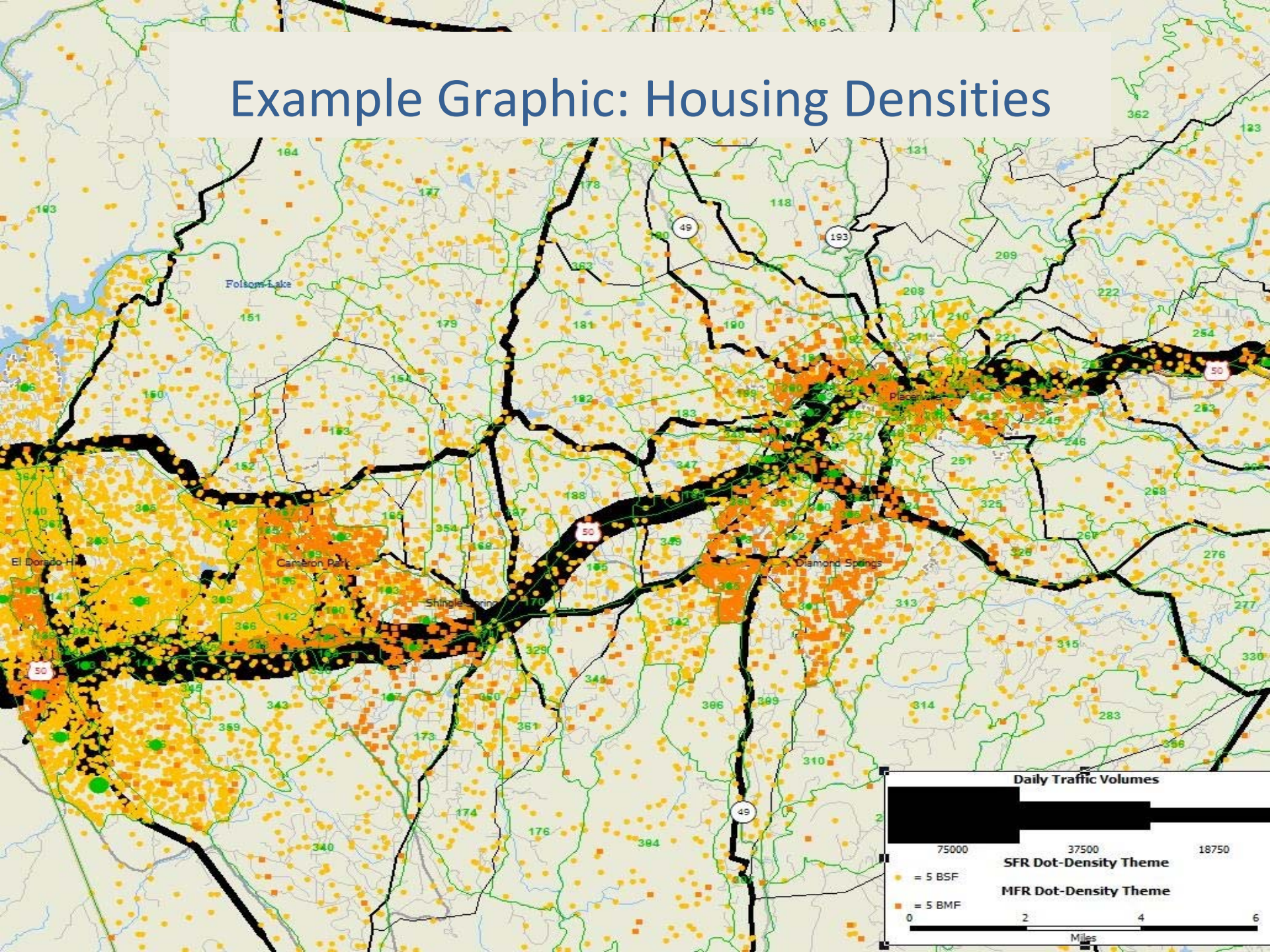
Roadway Network for Existing Model



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/

