

LAND USE POLICY PROGRAMMATIC UPDATE

Community Presentation

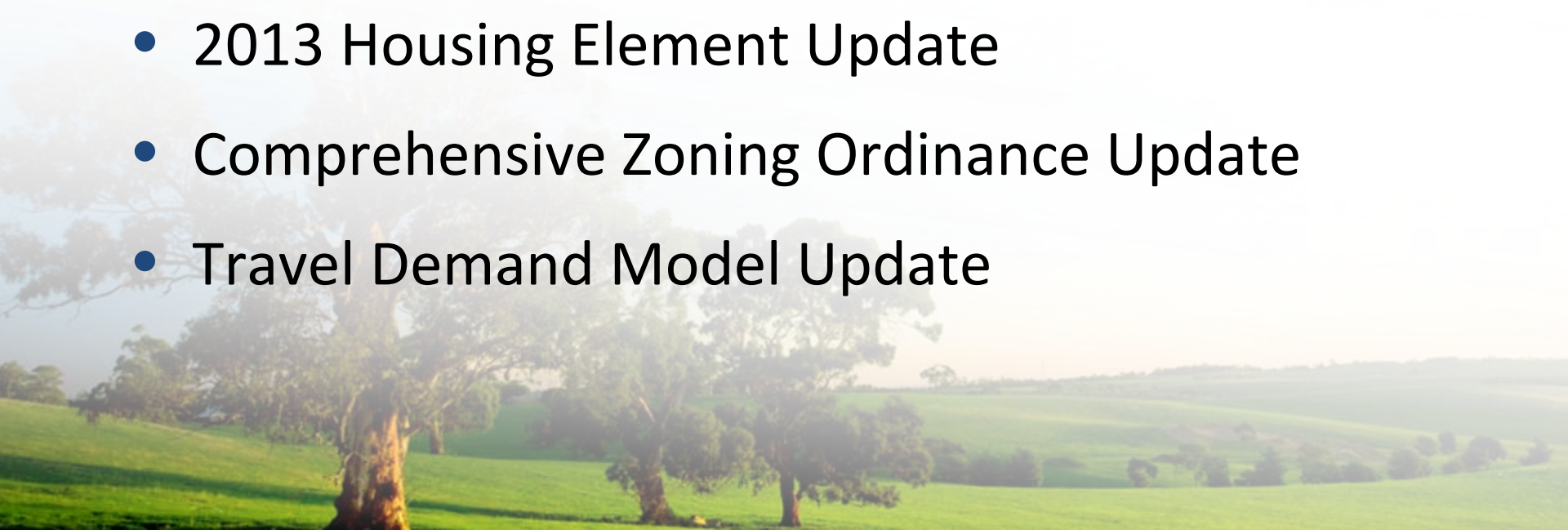
Purpose of Community Outreach Meetings

- 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

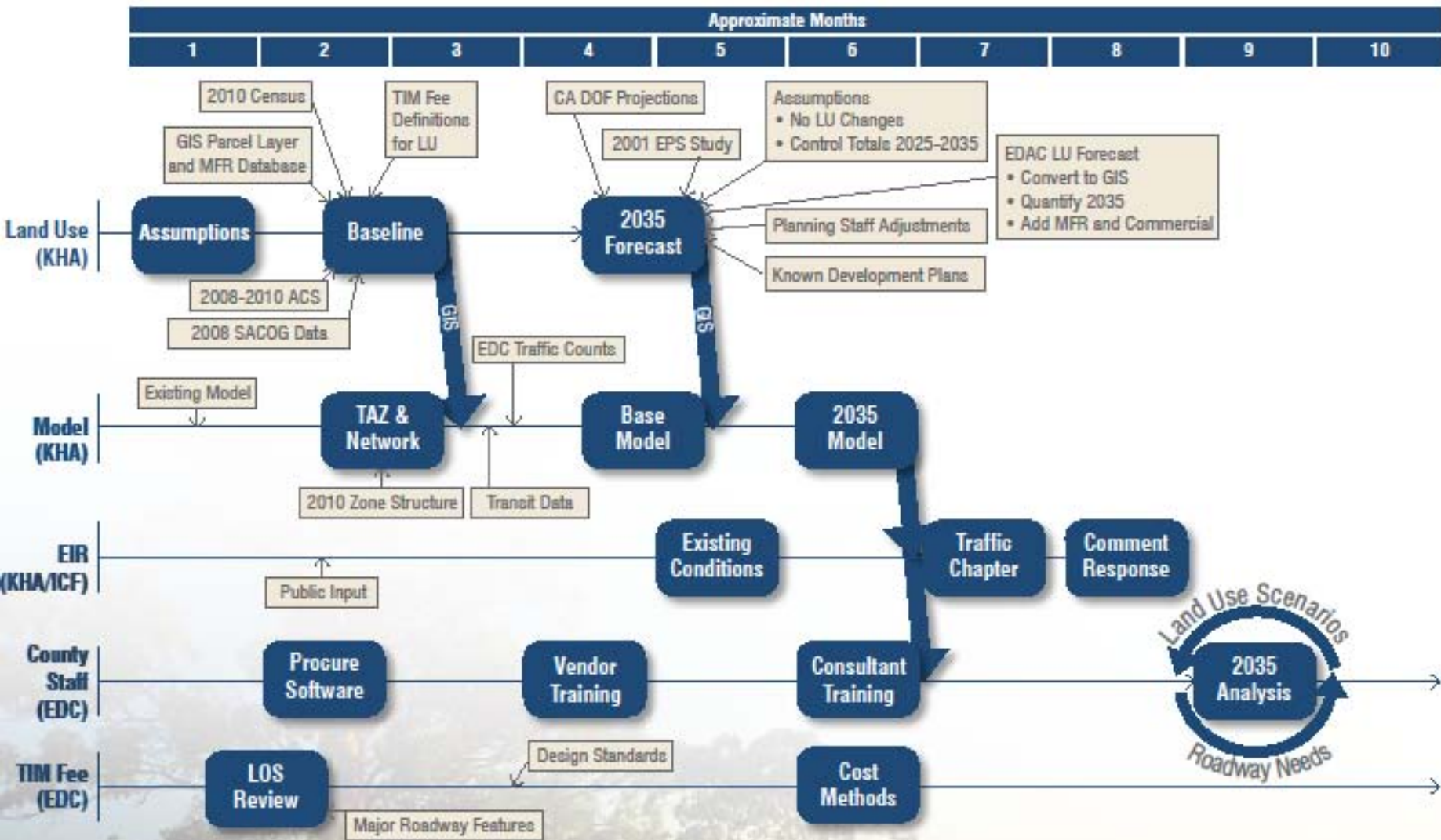
Content

The presentation includes:

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

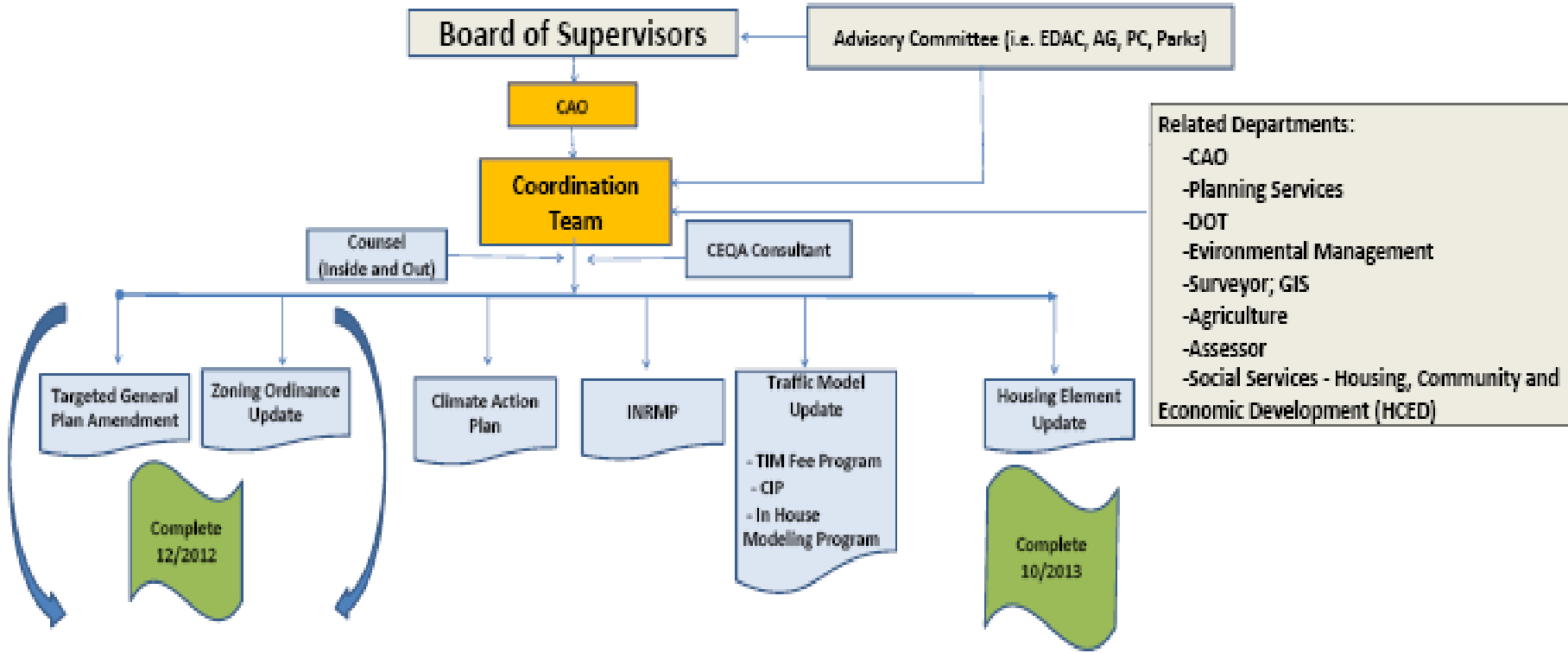
EPS - Engineering & Planning Solutions
 GIS - Geographical Information Systems
 ICF - ICF International
 KHA - Kimley-Horn and Associates, Inc.

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

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".

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](#)

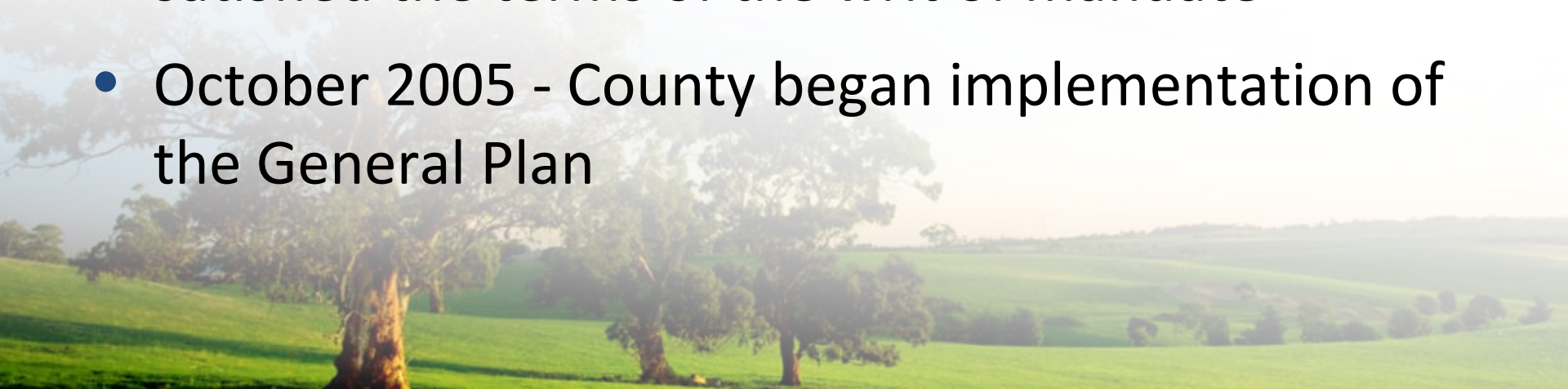
[Travel Demand Model](#)

Subscribe to Land Use Policy Programmatic Update More Information

TARGETED GENERAL PLAN AMENDMENT

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



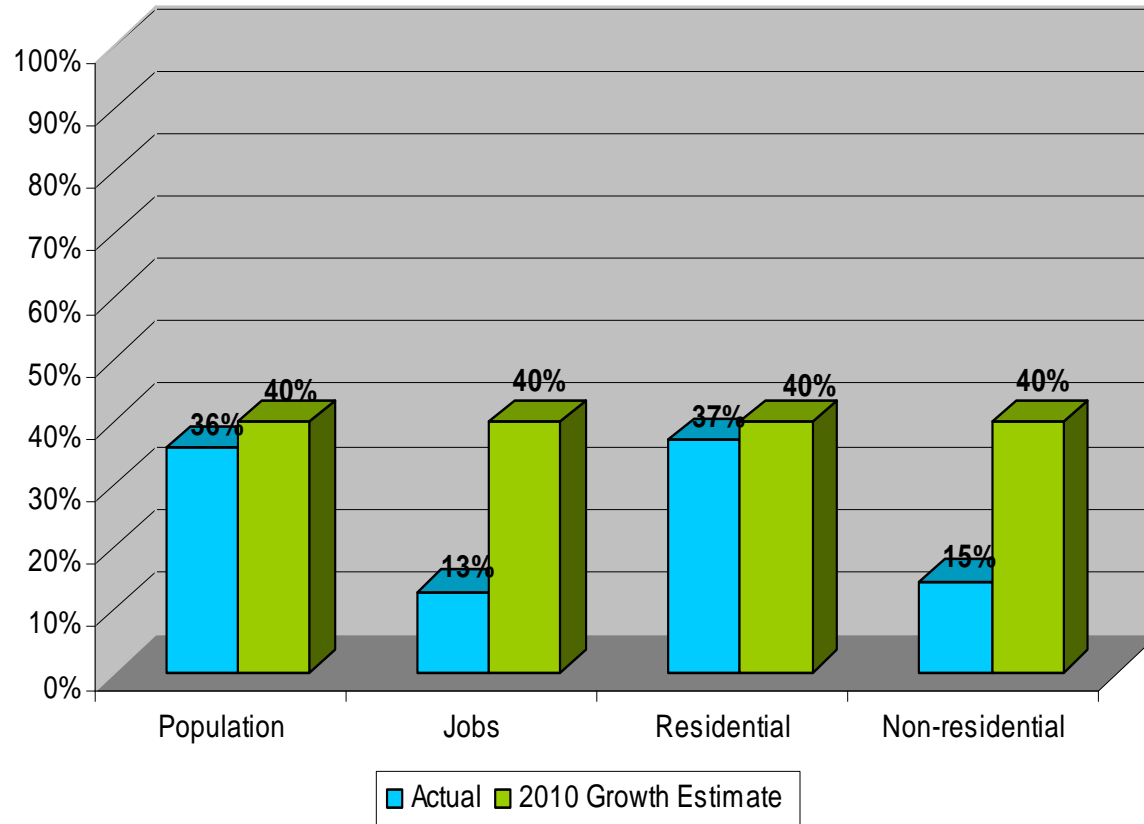
Purpose of General Plan Reporting

- Provide information to assess how the GP 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

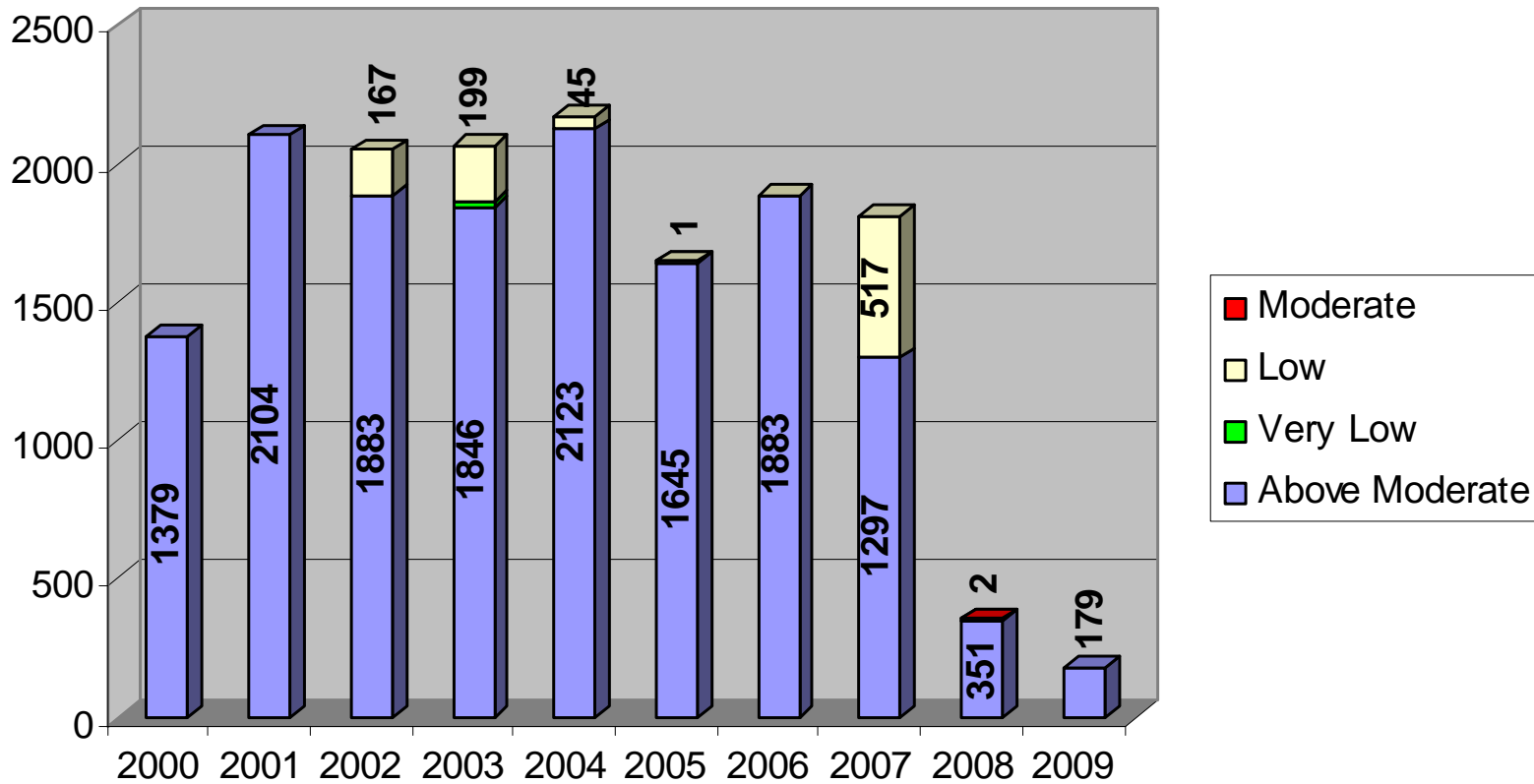


✓ Total Residential and Population Trend as forecasted

✓ Jobs and Non-Residential Development trended slower than forecasted

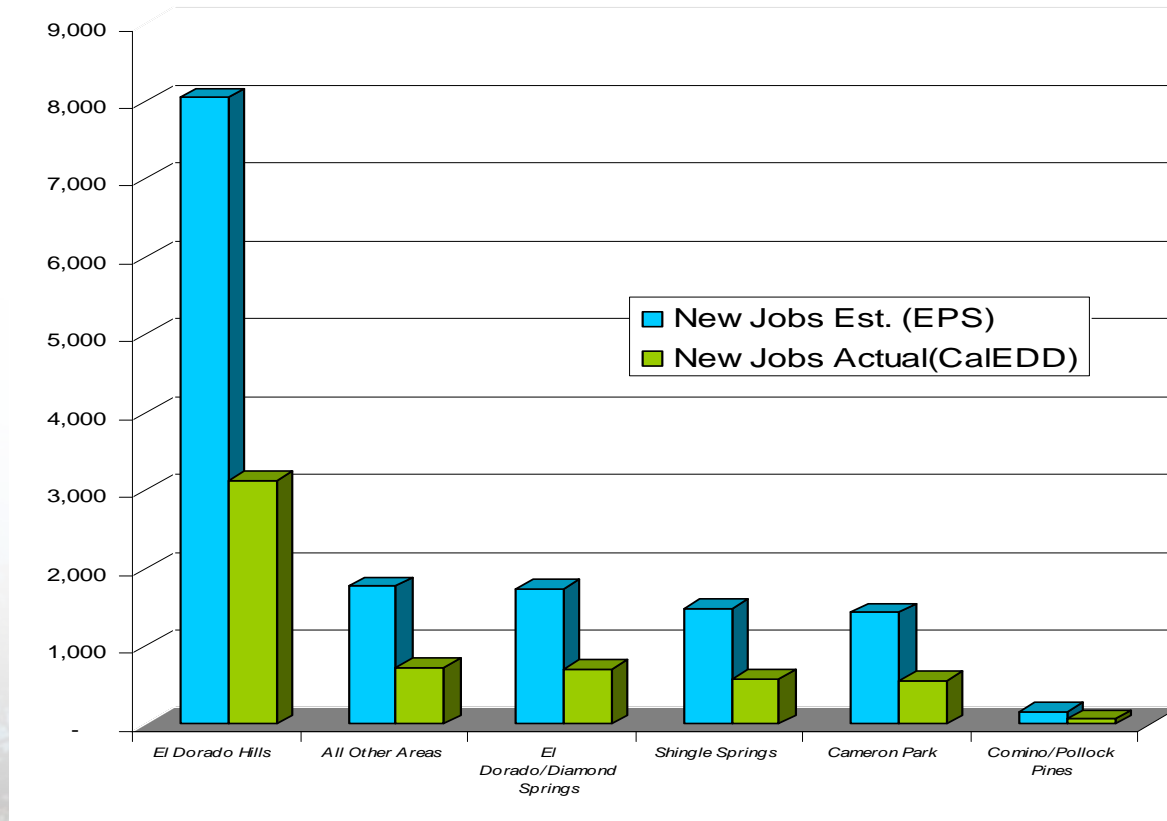
✓ Growth within General Plan forecast

[General Plan] 5-Year Review: Housing Development



2007 includes 517 2nd Dwelling Units (DU) allowed for the first time to be included as part of the Affordable Housing Annual Report (517 = total 2nd DU's 2003-2007).

5-Year Review: Rate of Development Jobs by Community Region



	Commercial (400 sq/ft/emp)	Industrial (375 sq/ft/emp)	Public Facility (500 sq/ft/emp)	R&D (330 sq/ft/emp)	Total Sq. Ft.
Non Res Built 2000-09	954,027	2,953,511	777,119	809,147	5,493,804
Employment Est.	2,385	7,876	1,554	2,452	14,267

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.

5-Year Review: Mitigation Monitoring Program (MMP) Review

- 71 individual actions in the MMP
 - 40 actions in place and addressed through project approval process
 - 23 to be addressed in the Zoning Ordinance or Land Development Manual update
 - 8 no (or limited) work to date



What is the Targeted General Plan Amendment?

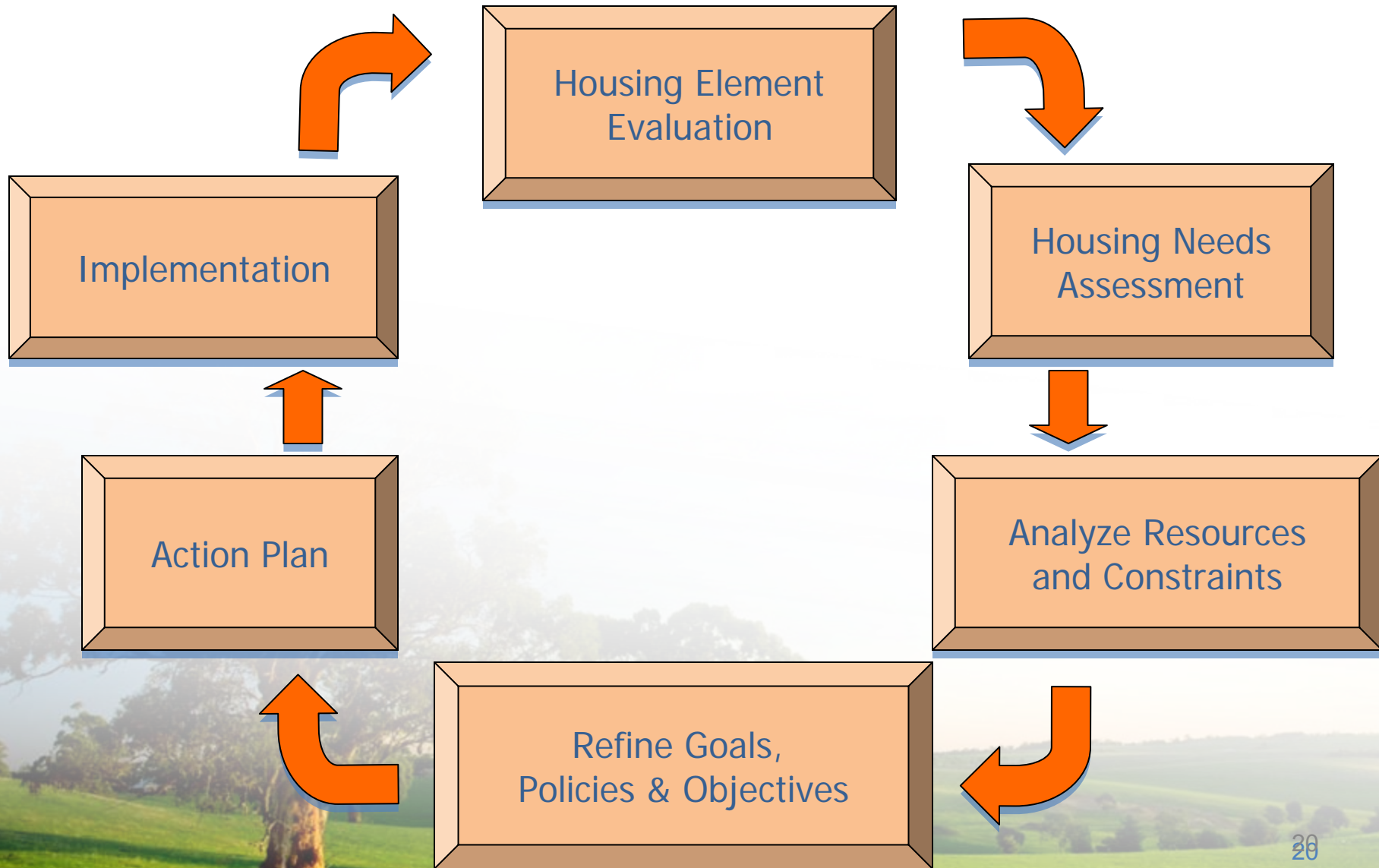
- On 4/4/11 and 11/14/11 the Board adopted Resolutions of Intention in support of the following objectives for the TGPA:
 - Increasing jobs, sales tax revenue, and moderate housing
 - Promoting and Protecting the County's Agriculture and Natural Resources
- No proposed changes in General Plan Land Use 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

2013 HOUSING ELEMENT UPDATE

Housing Element Overview

- Part of the General Plan
- A Housing Element is one of seven mandated elements of a County General Plan [Gov. Code §65302(c)]
- 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



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

Key Housing Element Requirements

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



RHNA Income Categories

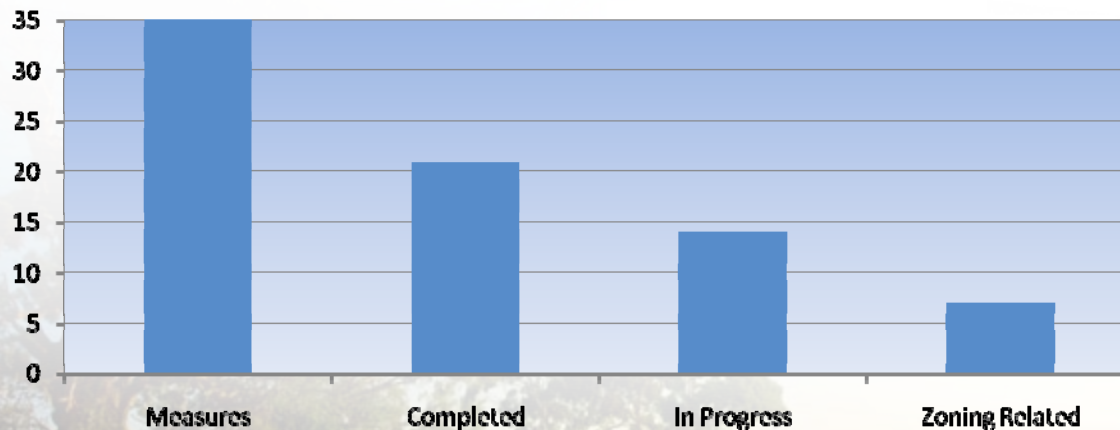
El Dorado County 2012

El Dorado County Income Limits 2012									
County Median Income \$76,100	Income Limits	Affordable Rent	Max. Affordable Home Price (est.)	Average Home Sales Price 3 bdrm					
			without HOA	Yr End 2011*					
Very Low (<50%)	\$38,050	\$951	N/A	\$250,692	<i>Assumptions:</i>				
Low (51-80%)	\$60,900	\$1,523	\$237,130		<i>Based on a family of 4</i>				
Median (100%)	\$76,100	\$1,903	\$295,897		<i>30% of gross income for rent or 30% PITI</i>				
Moderate (120%)	\$91,300	\$2,283	\$355,695		<i>3.5% down payment, 5.0% interest, 1.45% taxes & insurance</i>				
Effective 2/1/12		http://www.hcd.ca.gov/hpd/hrc/rep/state/incNote.html							
* El Dorado County Association of Realtors: http://edcar.org/stats_new.html									

Housing Measure Progress

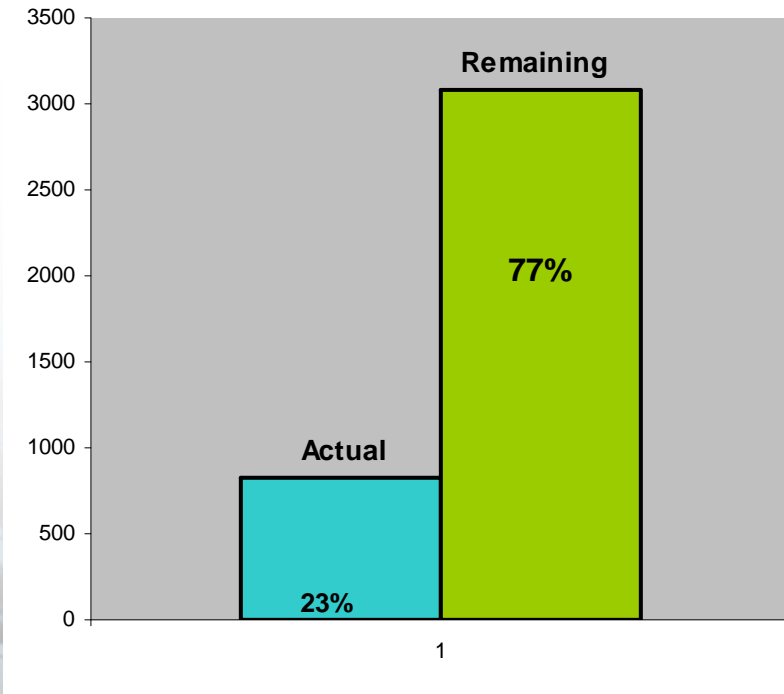
Housing Element Implementation Program:

- 35 total Housing Element Implementation Measures
 - 21 Completed
 - 14 In Progress or Ongoing
 - 7 included with Zoning Ordinance Update



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

Multi-Family



- Multi-Family housing development has trended slower than anticipated
- The State Housing Element law requires housing meet the needs of all income levels
- Remaining capacity within the current RHNA planning cycle equals GP 2025 forecast

Housing Programs the County is working on during current cycle

- Mixed Use Development
- Affordable Housing Policy (incentive based)
- Flexible Development Standards for Residential Development affordable to the Moderate income and below households
(Zoning Ordinance & Design and Improvement Standards Manual)
- Fee Offsets/Deferrals
- Financial Aid

Housing Element Certification

Importance of State HCD Certification:

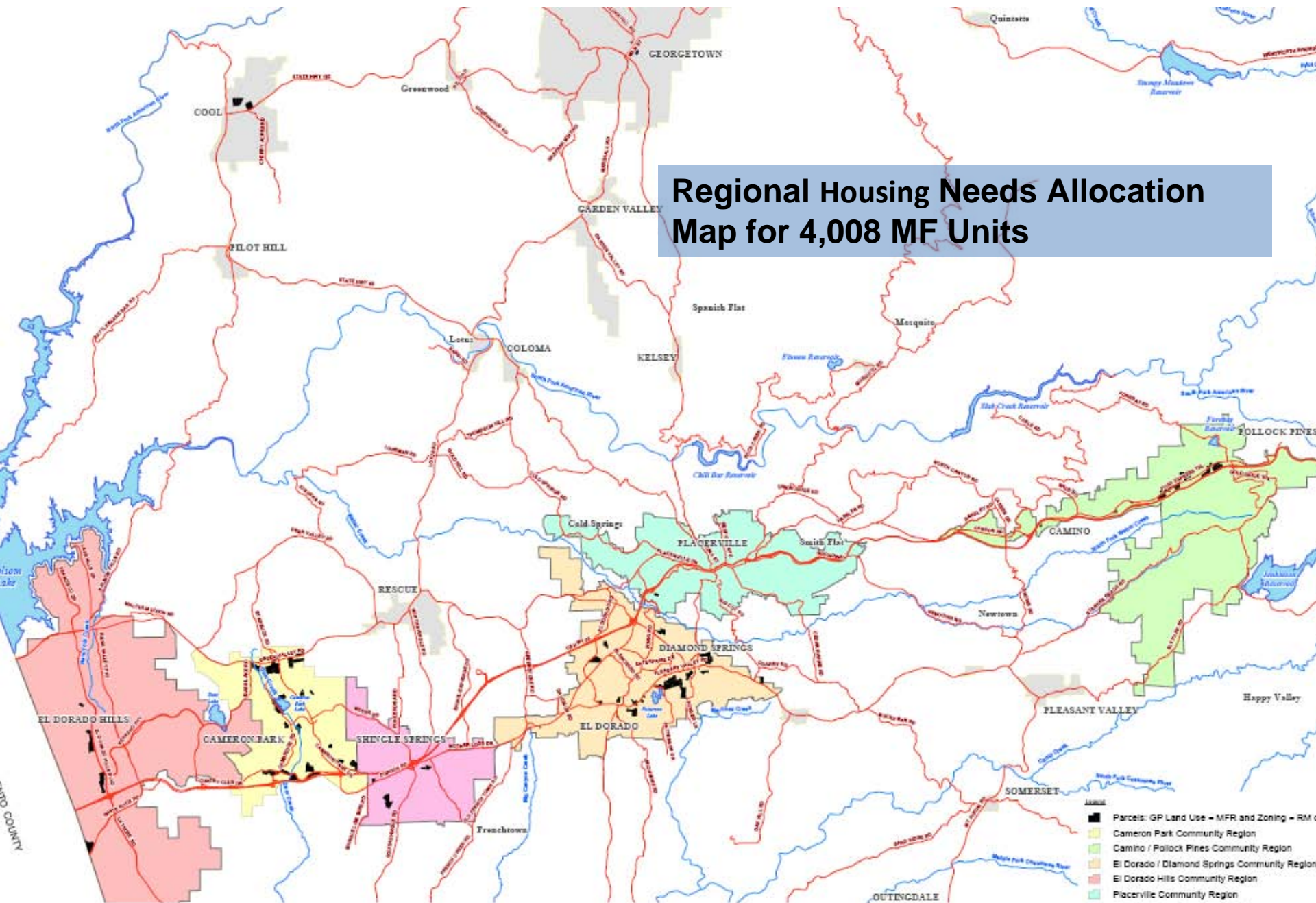
- Legal adequacy of the General Plan
- Local control of land use decisions
- Maintain eligibility to pursue grant funds



Regional Housing Needs Assessment 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 Map for 4,008 MF Units



SELECTED PARCELS
(Parcels: GP Land Use = MFR and Zoning = RM or R2)
County of El Dorado

- Legend
- Parcels: GP Land Use = MFR and Zoning = RM or R2
 - Cameron Park Community Region
 - Camino / Pollock Pines Community Region
 - El Dorado / Diamond Springs Community Region
 - El Dorado Hills Community Region
 - Placerville Community Region
 - Shingle Springs Community Region
 - Rural Center
 - County Boundary
 - Major Roads
 - Rivers & Creeks

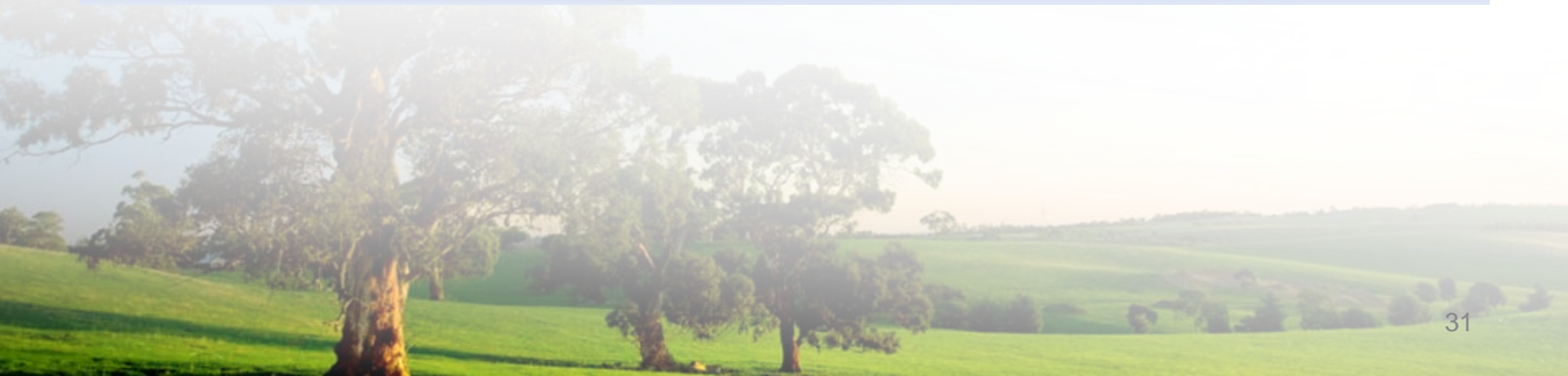
Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2006-07	2008	2009	2010	2011	2012	2013		Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8			
Very Low	Deed Restricted	2,413		103		39	9	1				152	2,260
	Non-deed restricted				1							1	
Low	Deed Restricted	1,596			2	21	32	27				82	1,514
	Non-deed restricted												
Moderate	Deed Restricted	1,512		2	1		2					5	1,506
	Non-deed restricted					1						1	
Above Moderate		2,523		1297	351	178	126	119				2,071	452
Total RHNA by COG. Enter allocation number:		8,044											5,732
Total Units ▶ ▶ ▶				1,402	355	239	169	147				2,312	
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

Regional Housing Needs Assessment 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	?



Housing Element Update

Next Steps

- Public Workshops
- 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

COMPREHENSIVE ZONING CODE UPDATE

Reasons for Zoning Code Update

- General Plan Consistency
 - Requirement of state law (CGC §65680)
 - Implement policies and measures
 - Zoning and Land Use Designation consistency
- Implement state and federal laws
- Improve effectiveness
 - Ease of use by staff, public & decision makers
 - Fix identified problems and inconsistencies

Zoning Maps

- Update the maps to bring existing zoning designations into conformance with General Plan Policy and Table 2-4
 - 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

Options for Review in EIR

ROI 183-2011 and 184-2011 included 8 options for consideration to be reviewed in the EIR:

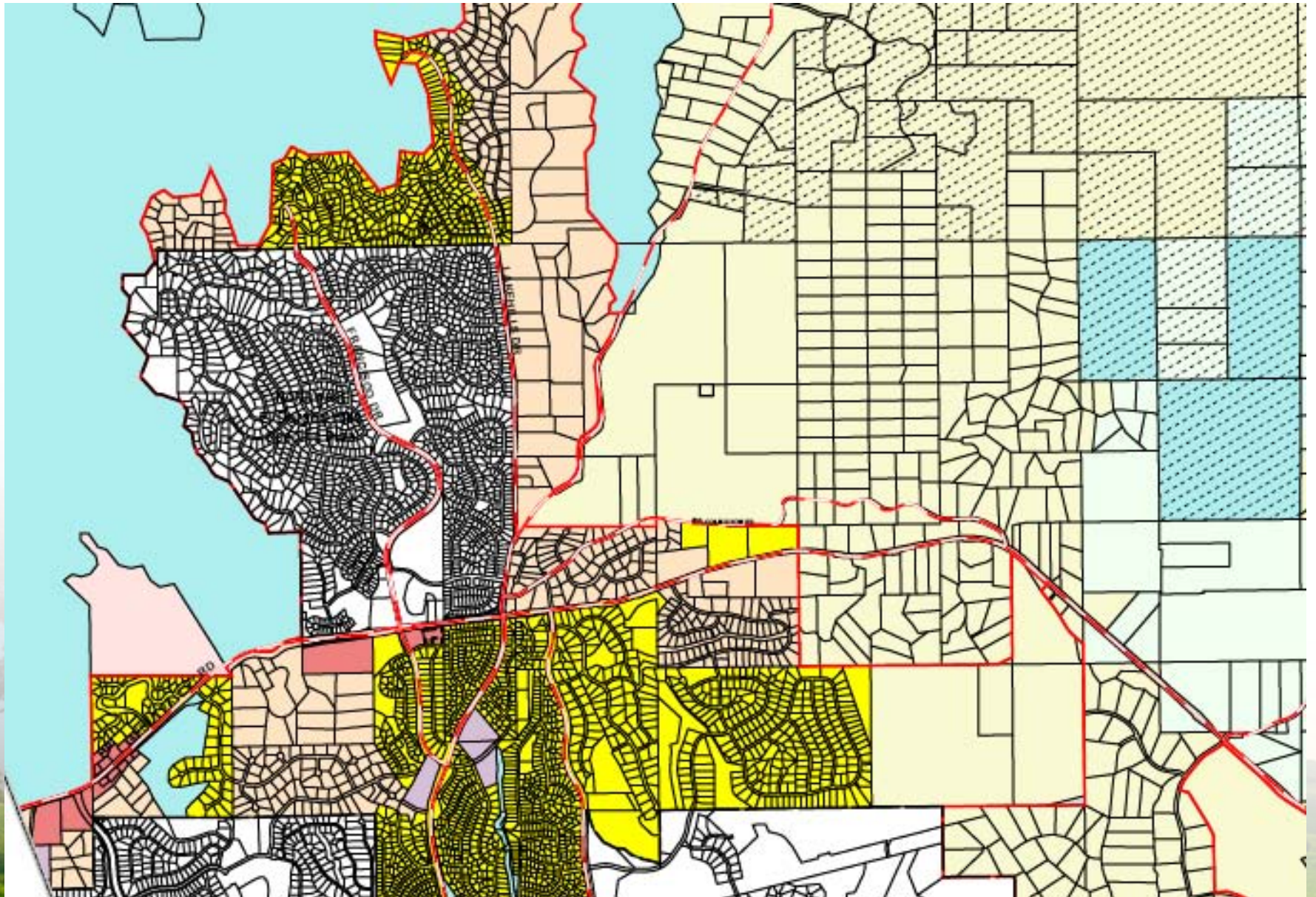
1. Create a rural commercial zone
2. Allow commercial uses in the Rural Regions
3. Create Traditional Neighborhood Design plans, streamlining mixed use projects
4. Permit single unit detached structures in the Multi-Family (RM) zone; Provide for limited commercial use in the RM zone for mixed use development
5. Create multiple industrial zones
6. Create alternatives to the mandatory open space requirements for planned developments
7. Add an Historic District Overlay to Diamond Springs and El Dorado
8. Codify the interim guidelines for wetlands and riparian setbacks

Conforming Zoning to General Plan Land Use Designations

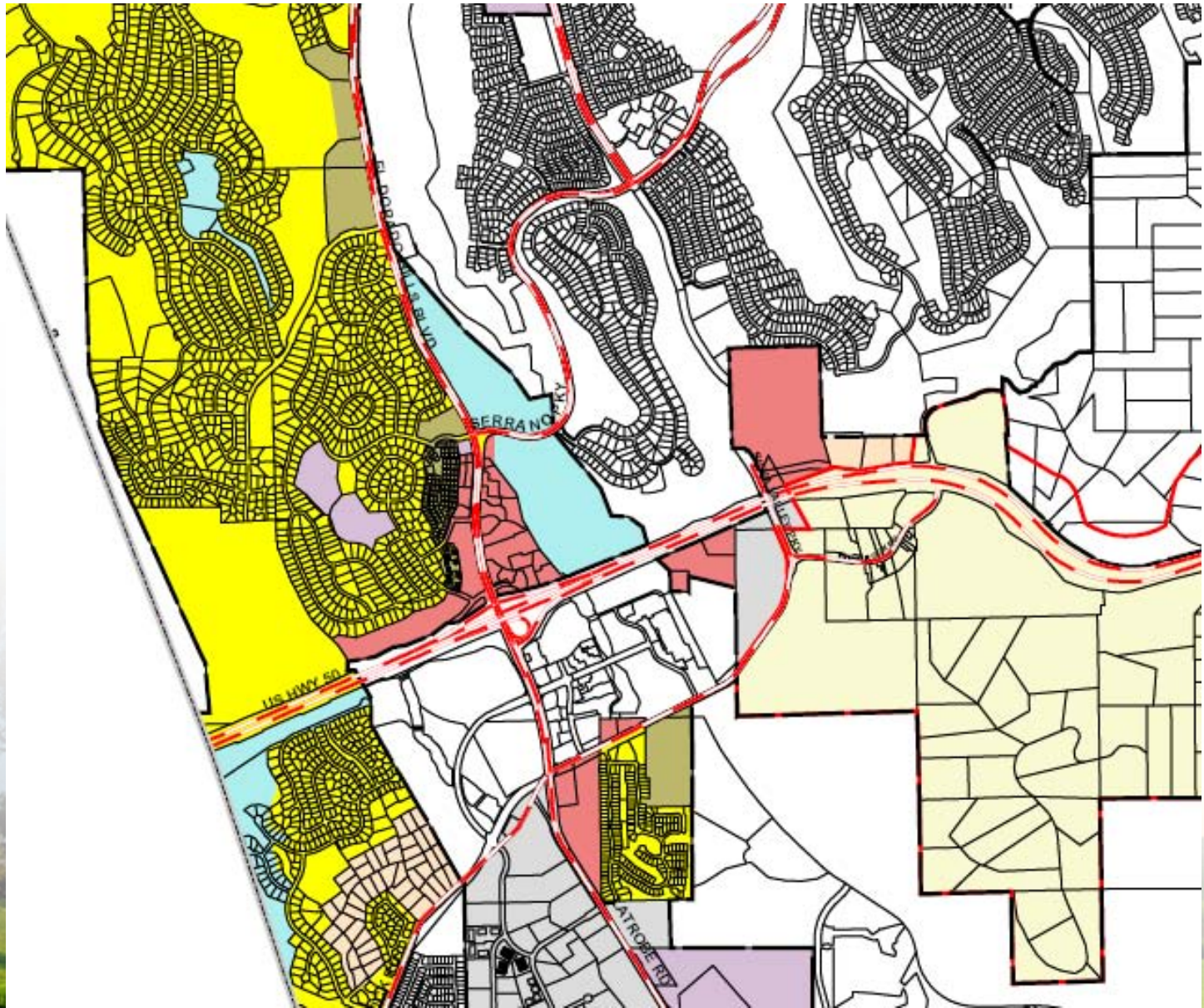
- General Plan identifies desired land uses based on 20- to 25-year horizon
- Zoning identifies existing land uses and lands immediately available for new development



General Plan Land Use



General Plan Land Use



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 (40-160)												
TPZ												
RFL	•	•	•	•	•							
RFH	•	•	•	•	•							
TC	•	•	•	•	•							
OS	•	•	•	•	•							

Options 3

NOTES:

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

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 in/

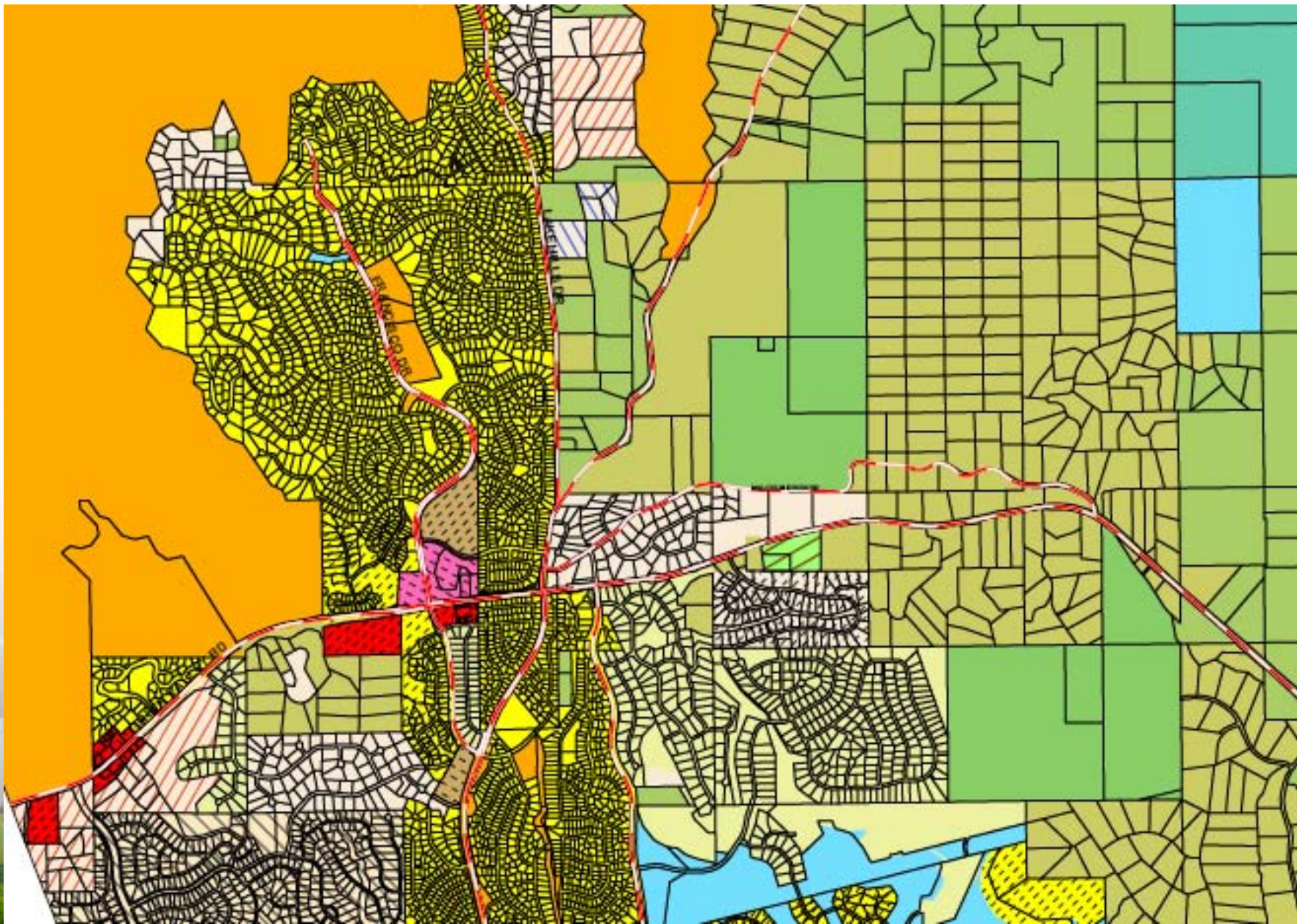
¹ As part of a mixed use project.
² RE-10, only.
³ With a conservation easement.

NOTES:

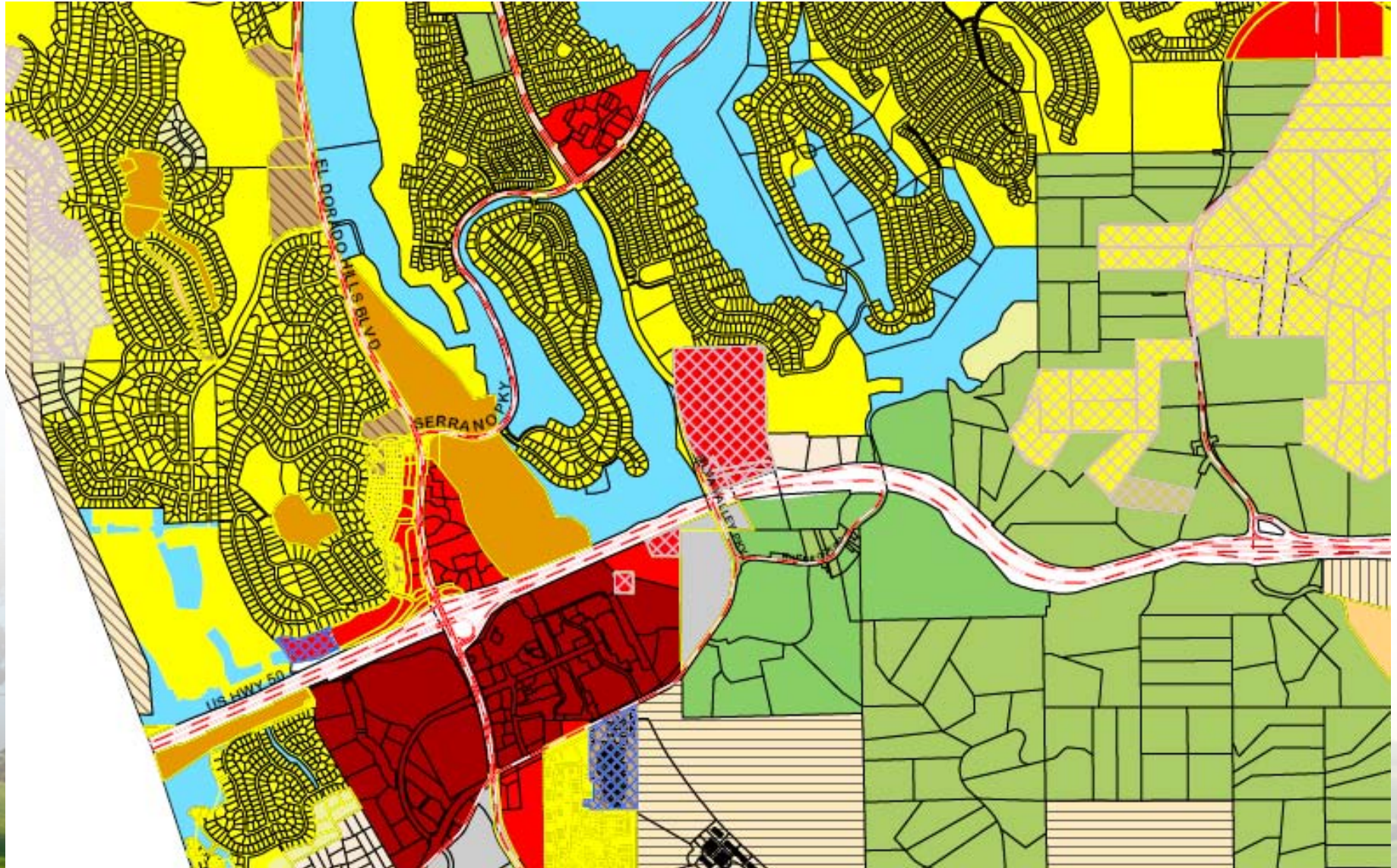
- – Consistent with General Plan Policy.
- ◊ – Compatible as a holding zone until infrastructure is available in compliance with Policy

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

Current Zoning



Draft Zoning



Draft Zoning

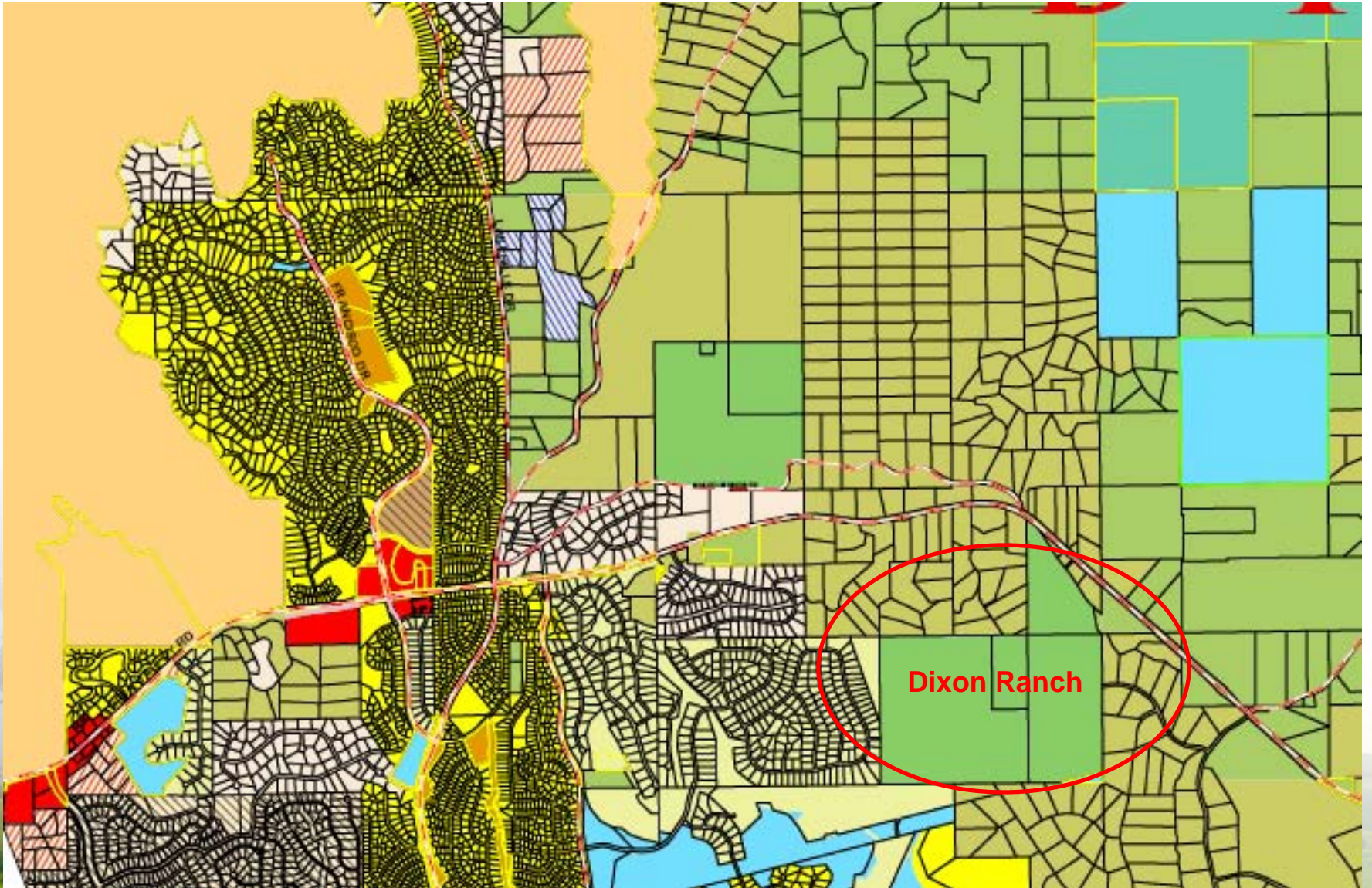


Table 17.22.020 Allowed Land Uses and Permit Requirements for the Commercial Zones:

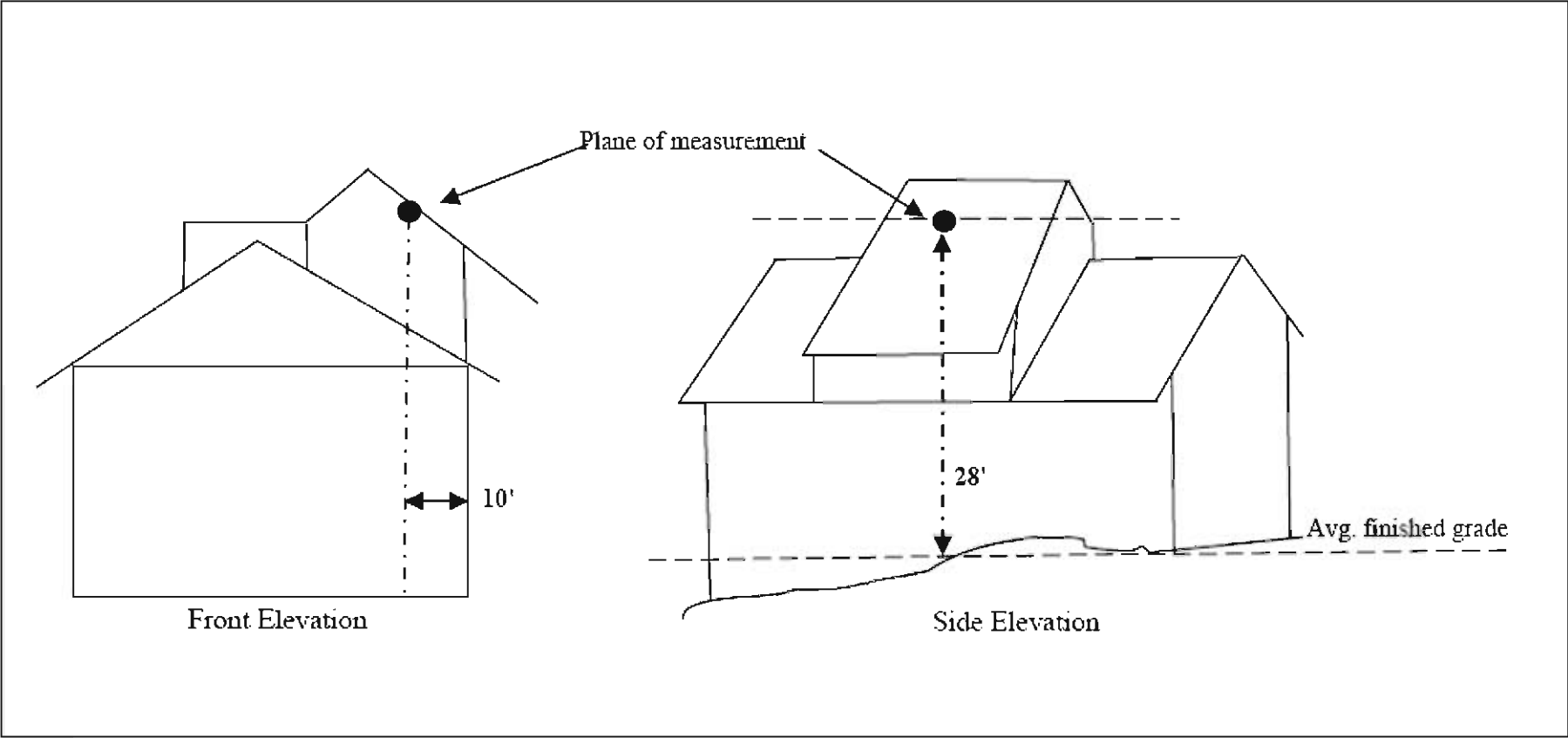
Land Use	PERMIT REQUIRED BY ZONE						Specific Use Regulation
	CPO	CL	CM	CC	CR	CG	
	CPO: Professional Office Commercial CL: Limited Commercial CM: Main Street Commercial CC: Community Commercial CR: Regional Commercial CG: General Commercial P Permitted use (Article 4) A Administrative permit required (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

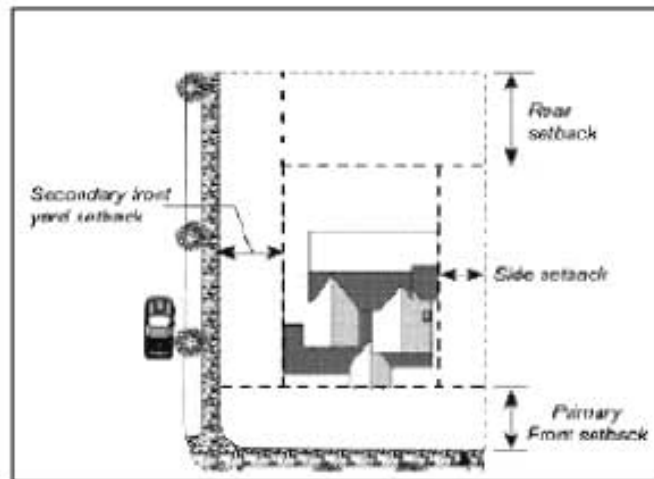
Development Attribute	RM	R1	R20K	R1A	R2A	R3A	RE
Minimum Lot Size for Interior Lot	6,000 sq ft	6,000 sq ft	20,000 sq ft	1 acre	2 acre	3 acre	5 acre or as designated
Minimum Lot Size for Corner Lot	7,500 sq ft	7,500 sq ft	20,000 sq ft	1 acre	2 acre	3 acre	5 acres or as designated
Minimum Lot Width for 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:

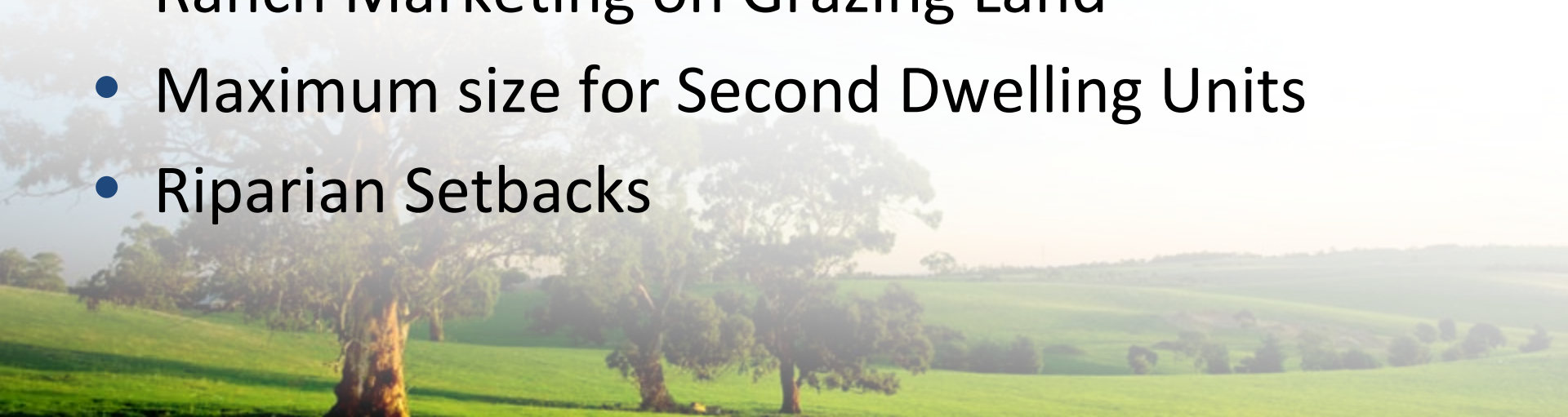
Figure 17.30.030.A Example: Corner Lot Setbacks



- 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



A scenic landscape with rolling green hills, a large tree in the foreground, and a bright sky. The text "TRAVEL DEMAND MODEL UPDATE" is overlaid in the center.

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?

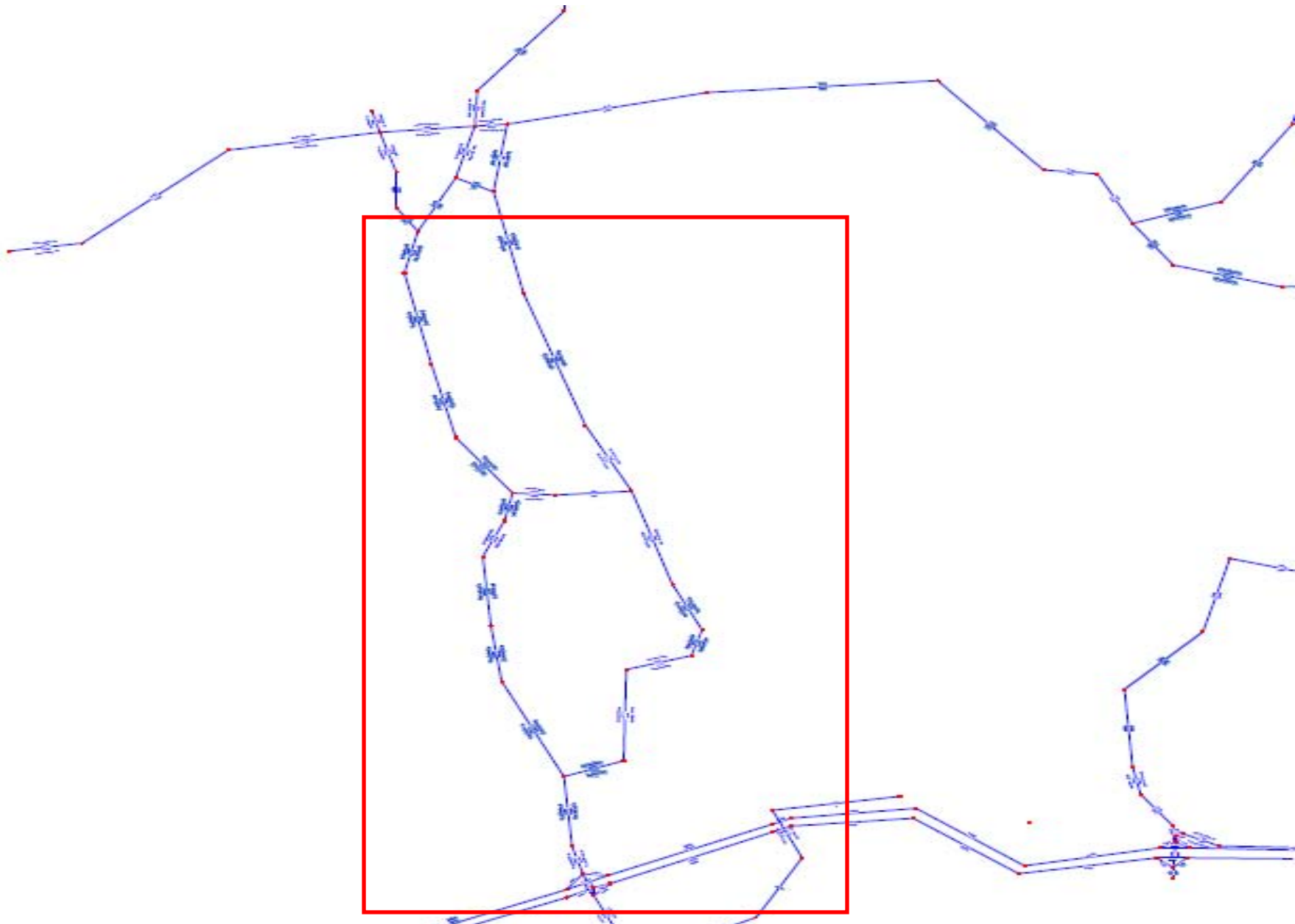
- Latest model version developed in 1998
- Update information such as roadway network and land use forecast
- Maximize the use of Geographical Information System (GIS)



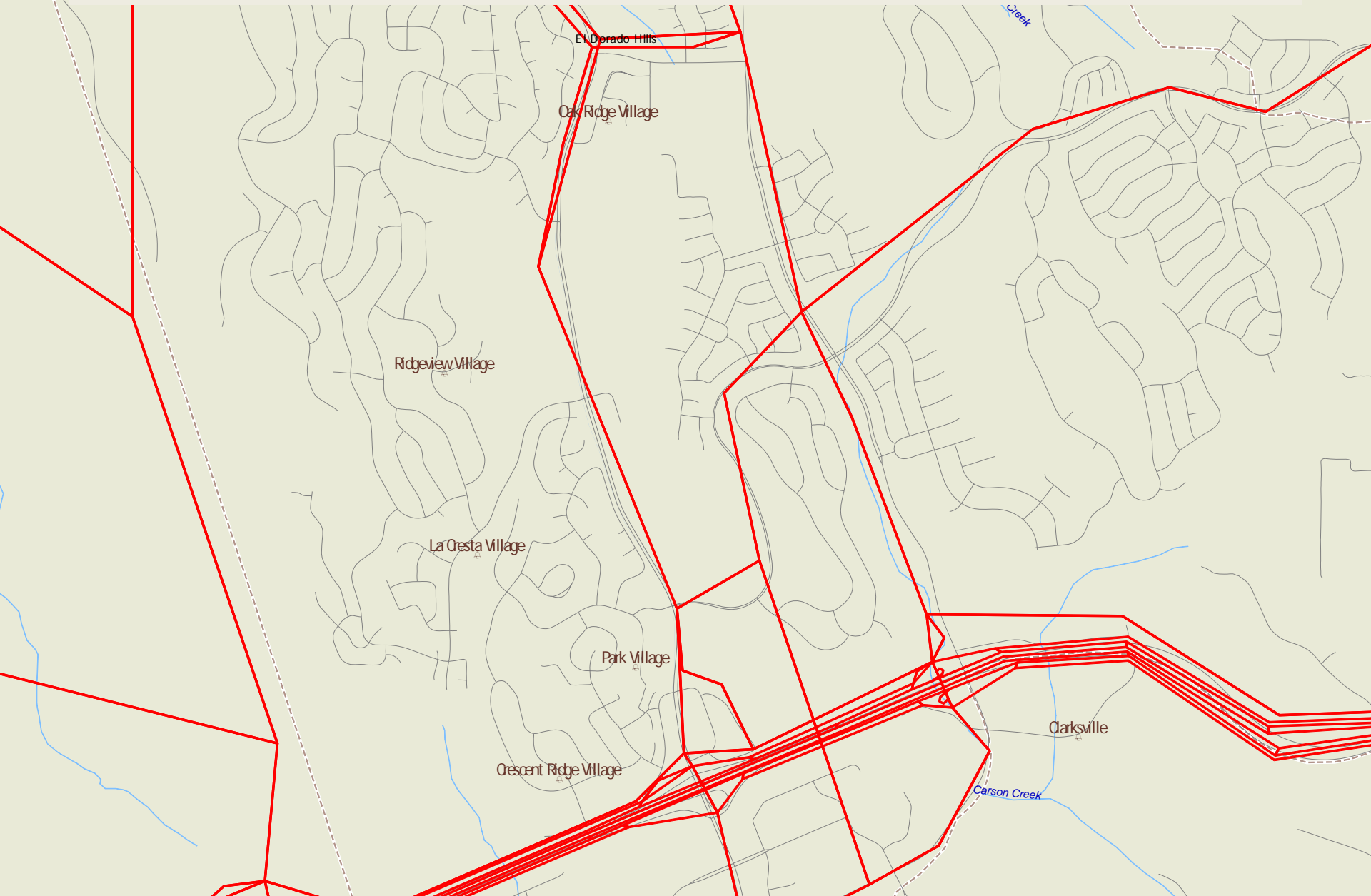
Goals for the Updated Travel Demand Model

- Upgrade our model software
- Update the Traffic Impact Mitigation (TIM) Fee program and the Capital Improvement Program (CIP) as required by the General Plan
- 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
- Tool to analyze the adopted Resolutions of Intention (ROI) to amend the General Plan (Resolution 182-2011) & the Comprehensive Zoning Ordinance Update (Resolution 183-2011)

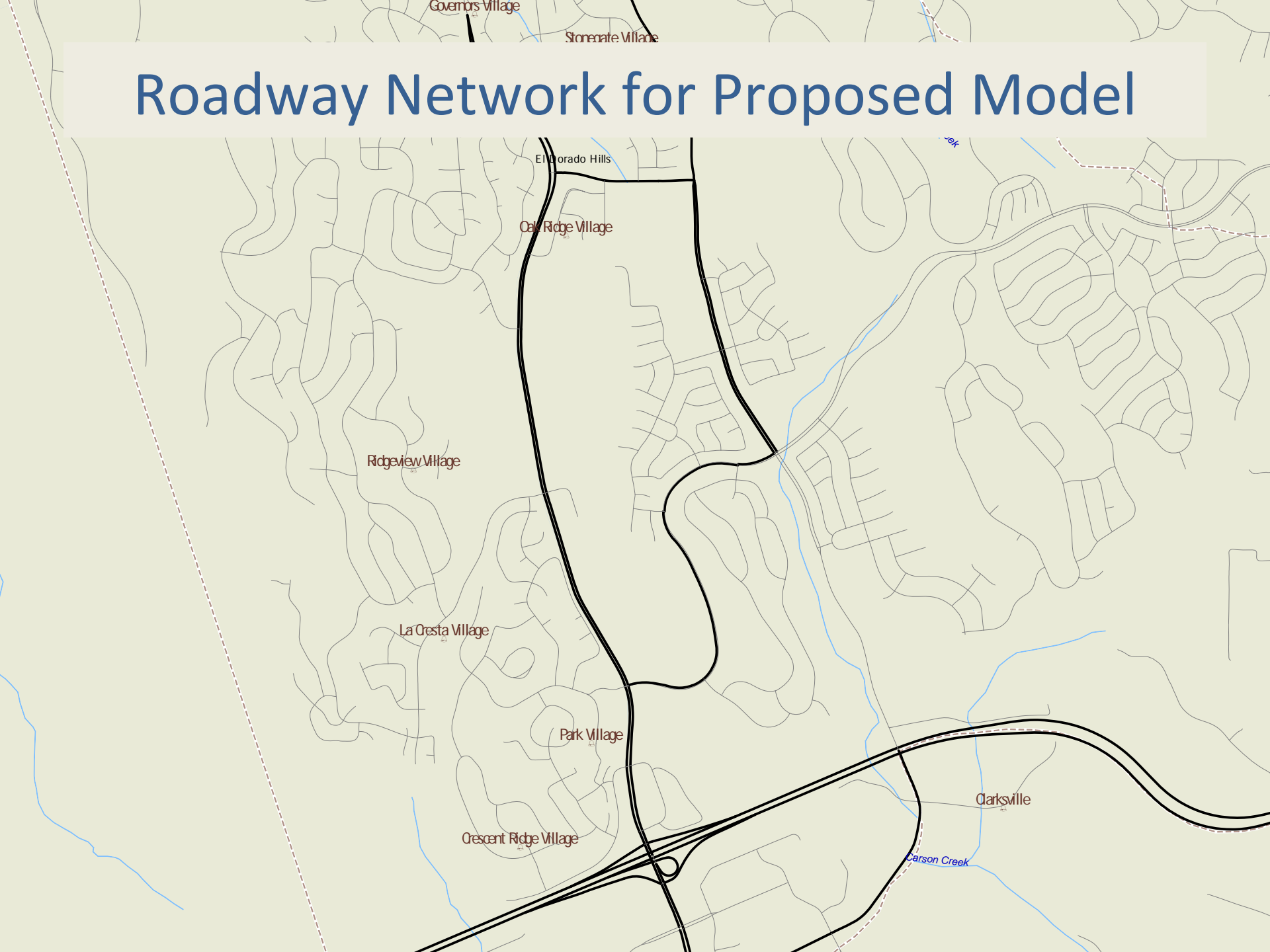
Roadway Network of Existing Model



Roadway Network for Existing Model

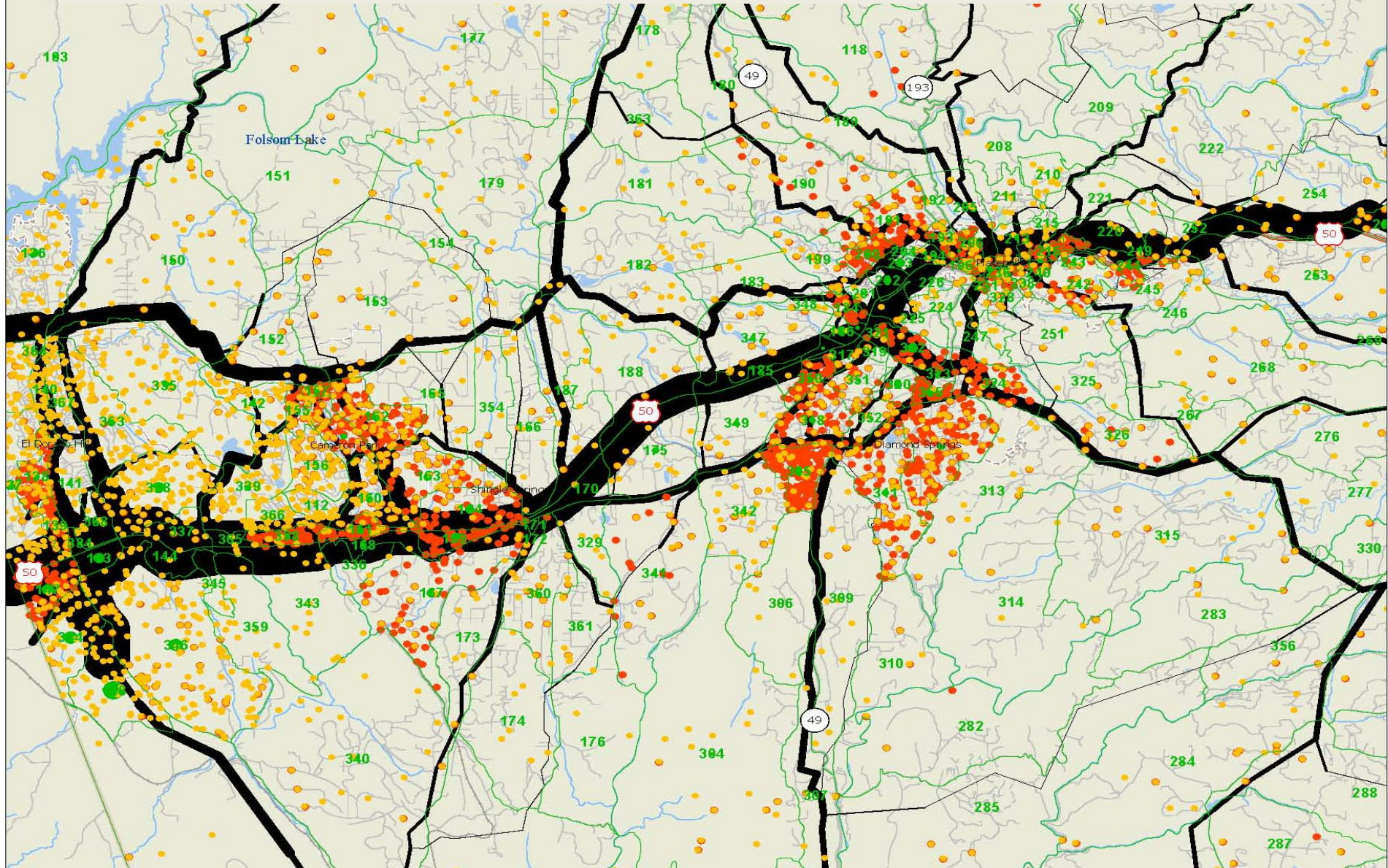


Roadway Network for Proposed Model

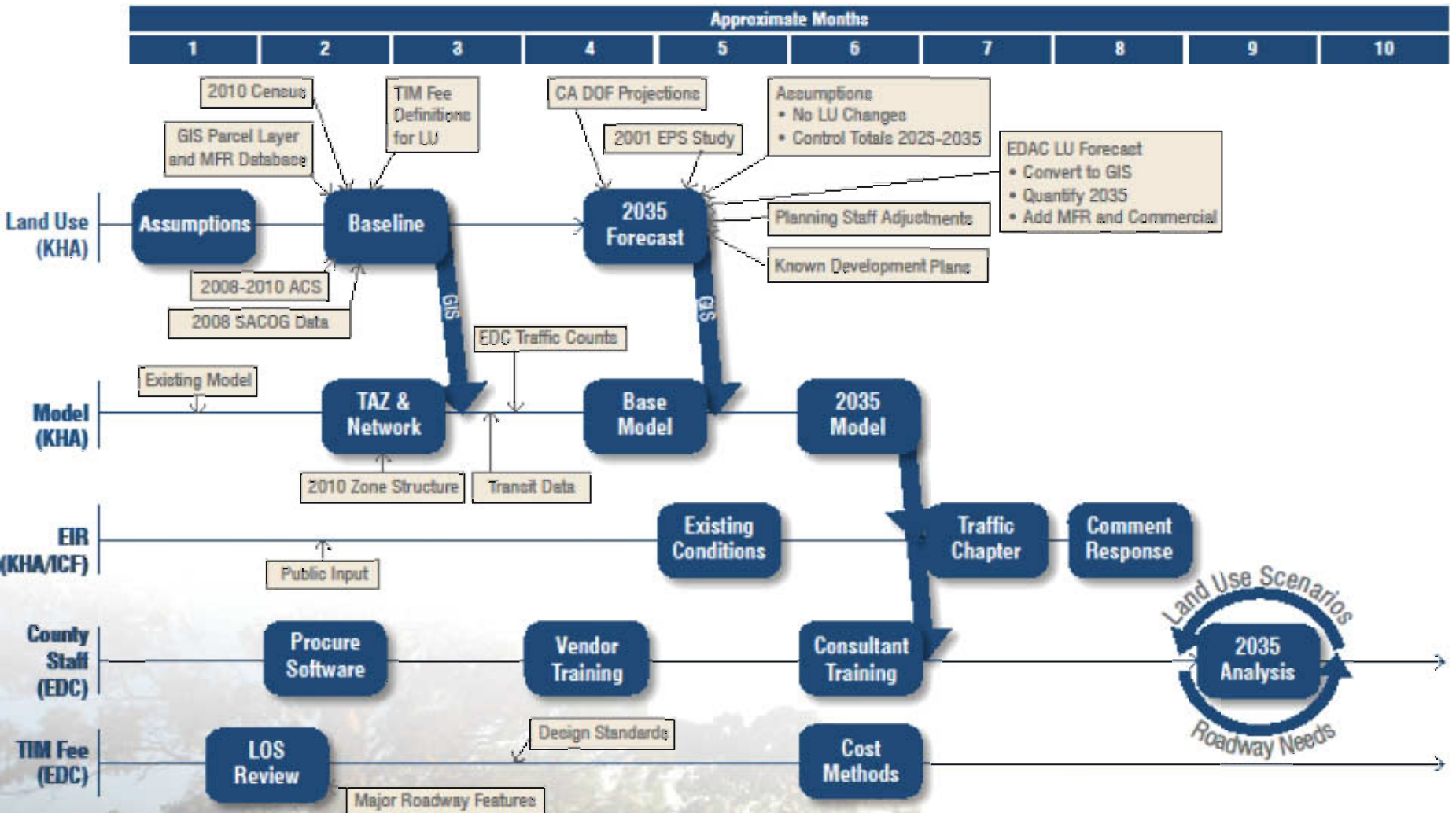


Example

Single Family and Multi Family Housing Densities



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

NEXT STEPS...

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

Planning Services

- 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

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Land Use Policy Programmatic

The Land Use Policy Programmatic Update review and revision of several distinct yet interrelated projects includes:

- Targeted amendments to the County General Plan
- A comprehensive update to the Zoning Ordinance
- The 2013-2021 Housing Element update
- 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

