

## **Policies Needing to be Amended if Camino Pollock Pines is changed to Rural Center**

2.1.1.1 – List of Community Regions

5.3.1.1 – Reverences Camino/Pollock Pines as Community Region

### **List of Policies Relating to Community Regions and Rural Centers**

Policy 2.1.1.2 Establish Community Regions to define those areas which are appropriate for the highest intensity of self-sustaining compact urban-type development or suburban type development within the County based on the municipal spheres of influence, availability of infrastructure, public services, major transportation corridors and travel patterns, the location of major topographic patterns and features, and the ability to provide and maintain appropriate transitions at Community Region boundaries. These boundaries shall be shown on the General Plan land use map.

Policy 2.1.1.3 Mixed use developments which combine commercial, research and development, and residential uses on a single parcel are permissible and encouraged within Community Regions provided the commercial use is the primary and dominant use of the land. Within Community Regions, the mixed uses may occur vertically. In mixed use projects, the maximum residential density shall be 10 dwelling units per acre within Community Regions.

Policy 2.1.2.3 To meet the commercial and service needs of the residents of the Rural Centers and Rural Regions, the predominant land use type within Rural Centers shall be commercial and higher density residential development.

Policy 2.1.2.5 Mixed use developments which combine commercial and residential uses on a single parcel are permissible and encouraged within Rural Centers provided the commercial use is the primary and dominant use of the land. Within Rural Centers, the mixed uses may occur either vertically or horizontally. The maximum residential density shall be four dwelling units per acre in Rural Centers in mixed use areas.

Table 2-1 No difference between CRs and RCs regarding permitted land use designations.

Policy 2.2.1.2 Lists all land use designations. No difference between CR and RC.

Table 2-2 Only difference in density permitted is with mixed use development: 10 d.u./ac. in CR; 4 d.u./ac. in RC.

Policy 2.2.5.8 Neighborhood Service zone permitted in both RC & CR.

Policy 2.2.5.22 Schools appropriate in both RC & CR.

Transportation Element – Road Classifications

Four-Lane Undivided Road – Community Regions

A Four-Lane Undivided Road in the Community Regions is a four-lane roadway with a typical right-of-way width of 80 feet and a roadway width from curb to curb of 64 feet. If needed for capacity or safety, it may include additional right-of-way and roadway width for raised medians, painted medians, or two-way, left-turn medians. A Four-Lane Undivided Road functions similarly to a Four-Lane Divided Road, with the principal difference being capacity. Community Region Four-Lane Undivided Roads have fully controlled access with limited private property access and public road approaches.

#### Four-Lane Undivided Road – Rural Centers and Rural Regions

A Four-Lane Undivided Road located outside the Community Regions (i.e., in Rural Centers and Rural Regions) typically has a right-of-way width of 80 feet and a roadway width of 64 feet. If needed for capacity or safety, it may include additional right-of-way and roadway width for raised medians, painted medians, or two-way, left-turn medians. Four-Lane Undivided Roads outside the Community Regions have fully controlled access, but may have private access points for single and multifamily residential, commercial, office, and industrial developments, in addition to public road approaches.

#### Major Two-Lane Road – Community Regions

A Major Two-Lane Road in the Community Regions is typically undivided and has a right-of-way width of 60 feet and a roadway width from curb to curb of 40 feet. If needed for capacity or safety, it may include additional right-of-way and roadway width for raised medians, painted medians, or two-way, left-turn medians. Community Region Major Two-Lane Roads have fully controlled access with limited private property access and public road approaches.

#### Major Two-Lane Road – Rural Centers and Rural Regions

A Major Two-Lane Road outside the Community Regions is typically undivided and has a right-of-way width of 60 feet and a roadway width of 40 feet. If needed for capacity or safety, they may include additional right-of-way and roadway width for raised medians, painted medians, or two-way, left-turn medians.

Policy TC-Xd Provides for LOS E in CR, LOS D in RC.

Policy TC-3c & TC-4i No difference between expected improvements with new development between RCs & CRs.

Policy HO-1.5 The County shall direct higher density residential development to Community Regions and Rural Centers.

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<b>TABLE 5-1 MINIMUM LEVELS OF SERVICE</b>		
	<b>Community Region</b>	<b>Rural Center and Rural Region</b>
Public water source	As determined by purveyor	As determined by purveyor, when applicable
Private wells	Environmental Management	Environmental Management
Public water treatment capacity	As determined by purveyor	As determined by purveyor
Public sewer treatment capacity	As determined by purveyor	As determined by purveyor
On-site sewage disposal	Environmental Management	Environmental Management
Storm drainage	Department of Transportation	Department of Transportation
Solid waste	Environmental Management	Environmental Management
County and State road circulation system	E	D
Schools	As determined appropriate by the school districts	As determined appropriate by the school districts
Parks	Specific plan for new communities or Quimby Fee/dedication program for tentative maps	Quimby Fee/dedication program for tentative maps
Fire district response	8-minute response to 80% of the population	15 to 45-minute response
Sheriff	8-minute response to 80% of the population	No standard
Ambulance	10-minute response to 80% of the population	20-minute response in Rural Regions and "as quickly as possible" in wilderness areas*
*In accordance with State standards		

Policy 5.1.2.4 Service standards for public services and emergency services in Rural Centers and Rural Regions are different than in Community Regions based on lower intensity and density of land use.

Policy 5.1.3.1 & 5.1.3.2 Development directed to both RCs & CRs.

Policy 5.2.1.3 All medium-density residential, high-density residential, multifamily residential, commercial, industrial and research and development projects shall be required to connect to public water systems when located within Community Regions and to either a public water system or to an approved private water systems in Rural Centers.

Policy 5.2.1.4 Rezoning and subdivision approvals in Community Regions or other areas dependent on public water supply shall be subject to the availability of a permanent and reliable water supply.

Policy 5.2.1.5 Approval of development projects requiring annexations to water districts in Rural Regions may only occur if groundwater sources are not available to serve, or are unable to continue serving, the development, or if existing infrastructure abuts the property and sufficient water is available to serve the annexed area.

Policy 5.3.1.1 High-density and multifamily residential, commercial, and industrial projects shall be required to connect to public wastewater collection facilities as a condition of approval except in Rural Centers and areas designated as Platted Lands (-PL). In the Community Region of Camino/Pollock Pines, the long term development of public sewer service shall be encouraged; however, development projects will not be required to connect to wastewater collection facilities where such connection is infeasible, based on the scale of the project.

Policy 5.3.1.7 In Community Regions, all new development shall connect to public wastewater treatment facilities. In Community Regions where public wastewater collection facilities do not exist project applicants must demonstrate that the proposed wastewater disposal system can accommodate the highest possible demand of the project.

**OBJECTIVE 5.6.1: PROVIDE UTILITY SERVICES**

Community Regions shall be provided with adequate and reliable utility services such as gas, electricity, communication facilities, satellite and/or cable television, and water distribution facilities, while recognizing that levels of service will differ between Community Regions, Rural Centers, and Rural Regions.

Tables 6-1 and 6-2 (Noise) Both tables do not differentiate between RCs and CRs, but do have different standards for “communities” vs. “rural areas.”

Table 6-3 Provides different standards for construction noise (higher in CR than in RC.)

Policy 8.4.1.1 Exempts development within RCs and CRs from timber buffers requirements.

Policy 10.1.7.4 Encourages home occupations in both RCs and CRs.

Policy 10.1.9.2 Encourages broad mix of housing types in both RCs and CRs.

Policy 10.2.1.5 Requires public services financing play of specified size for projects in either RC or CR.

## Planning Area Acreage

<i>Community Region</i>	<i>Acres</i>
El Dorado Hills	16113.80
Camino / Pollock Pines	10843.66
El Dorado / Diamond Springs	8063.23
Cameron Park	5549.45
Shingle Springs	4251.36
Placerville	2964.71

<i>Rural Center</i>	<i>Acres</i>
Georgetown	6609.46
Cool	1901.50
Grizzly Flat	1667.88
Garden Valley	1039.35
Rescue	817.55
Pleasant Valley	473.83
Greenwood	255.02
Pilot Hill	250.81
Lotus	239.81
Coloma	209.92
Kyburz / Silver Fork	182.52
Kelsey	163.35
Phillips	152.76
Oak Hill	132.08
Strawberry	123.00
Quintette	121.43
Mosquito	115.84
Grays Corner	115.82
Nashville	102.97
Somerset	86.32
Mt. Ralston	80.20
Mt. Aukum	72.81
Latrobe	68.61
Chrome Ridge	56.73
Fairplay	41.28
Little Norway	35.83