

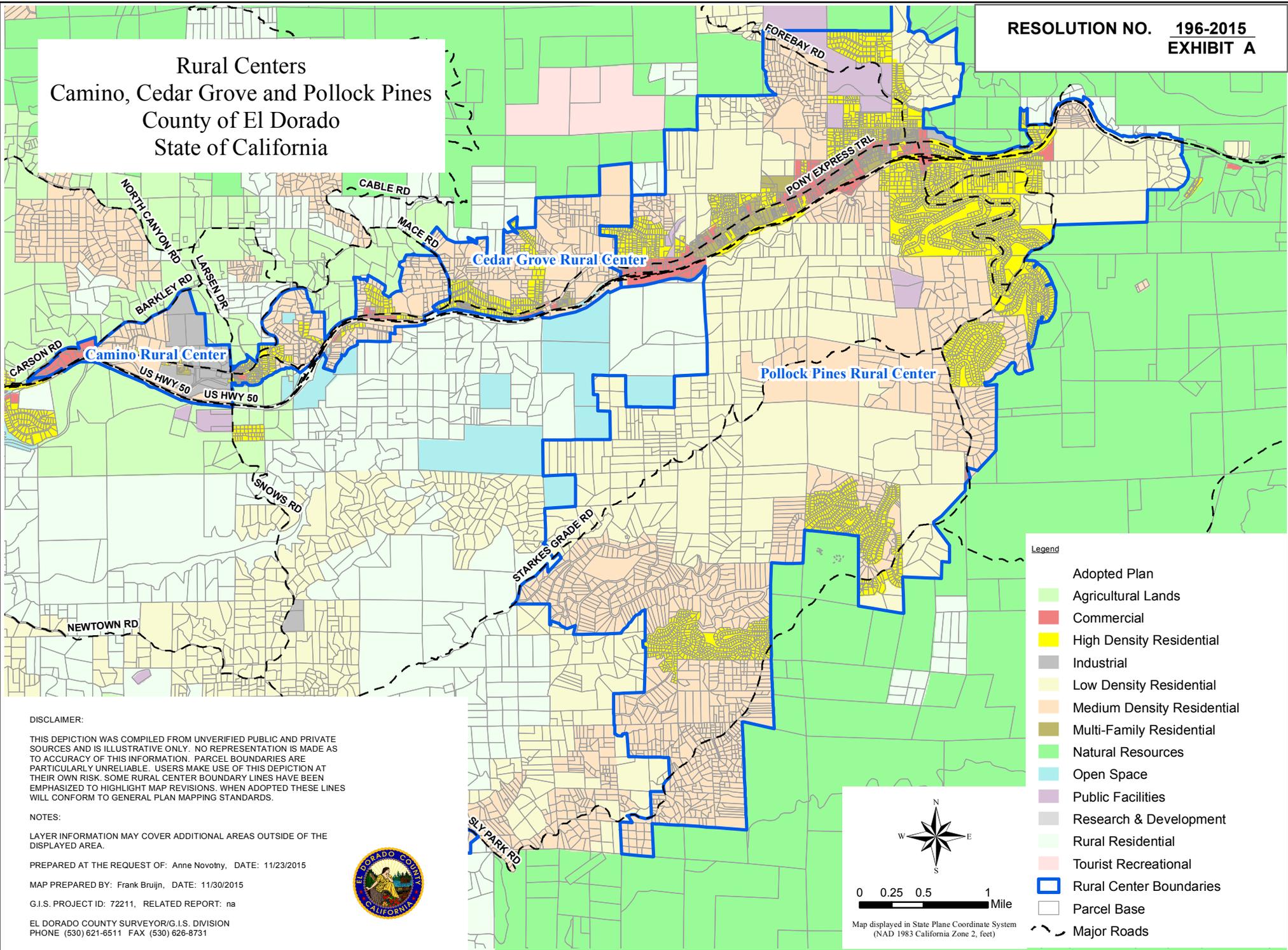
Exhibit A

WHEREAS, the Project recommends amendments to General Plan Figure LU-1(Land Use Diagram) with revisions shown in Exhibit A – Modification to Camino/Pollock Pines Community Region to Rural Centers of Camino, Cedar Grove and Pollock Pines; Exhibit B – Agricultural District Boundary Amendment; and Exhibit C – List of Limited Land Use Designation (LUD) Revisions; (Exhibits A, B & C are attached hereto and incorporated herein), identified as mapping errors through the comprehensive Zoning Ordinance Update (ROI 183-2011).; and the following General Plan goals, objectives, policies, and implementation measures (with additions shown in single underline and deletions shown in strikeout):

LAND USE ELEMENT

- Policy 2.1.1.3 Mixed use developments which combine commercial and residential uses in a single project are permissible and encouraged within Community Regions. Within Community Regions, the mixed-uses may occur vertically and/or horizontally. In mixed use projects, the maximum residential density shall be ~~46~~ 20 dwelling units per acre within Community Regions. The residential component of a mixed use project may include a full range of single and/or multi family design concepts. The maximum residential density of 20 dwelling units per acre may only be achieved where adequate infrastructure, such as water, sewer and roadway are available or can be provided concurrent with development.
- Policy 2.1.2.5 Mixed use developments which combine commercial and residential uses in a single project are permissible and encouraged within Rural Centers. Within Rural Centers, the mixed uses may occur either vertically and/or horizontally. The maximum residential density shall be ~~four~~ 10 dwelling units per acre in Rural Centers in identified mixed use areas as defined in the Zoning Ordinance. The residential component of a mixed use project may include a full range of single and/or multi family design concepts. The maximum residential density of 10 dwelling units per acre may only be achieved where adequate infrastructure, such as water, sewer and roadway are available or can be provided concurrent with development.
- Policy 2.2.1.1 The matrix contained in Table 2-1 provides for the relationship and consistency between the General Plan planning concept areas and the land use designations.

Rural Centers
Camino, Cedar Grove and Pollock Pines
County of El Dorado
State of California



DISCLAIMER:

THIS DEPICTION WAS COMPILED FROM UNVERIFIED PUBLIC AND PRIVATE SOURCES AND IS ILLUSTRATIVE ONLY. NO REPRESENTATION IS MADE AS TO ACCURACY OF THIS INFORMATION. PARCEL BOUNDARIES ARE PARTICULARLY UNRELIABLE. USERS MAKE USE OF THIS DEPICTION AT THEIR OWN RISK. SOME RURAL CENTER BOUNDARY LINES HAVE BEEN EMPHASIZED TO HIGHLIGHT MAP REVISIONS. WHEN ADOPTED THESE LINES WILL CONFORM TO GENERAL PLAN MAPPING STANDARDS.

NOTES:

LAYER INFORMATION MAY COVER ADDITIONAL AREAS OUTSIDE OF THE DISPLAYED AREA.

PREPARED AT THE REQUEST OF: Anne Novotny, DATE: 11/23/2015

MAP PREPARED BY: Frank Brujin, DATE: 11/30/2015

G.I.S. PROJECT ID: 72211, RELATED REPORT: na

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Legend

- Adopted Plan
- Agricultural Lands
- Commercial
- High Density Residential
- Industrial
- Low Density Residential
- Medium Density Residential
- Multi-Family Residential
- Natural Resources
- Open Space
- Public Facilities
- Research & Development
- Rural Residential
- Tourist Recreational
- Rural Center Boundaries
- Parcel Base
- Major Roads

