

**Attachment 9D - Exhibit B in Legistar File 08-0061: General Plan Implementation through Zoning Update
December 10, 2007**

General Plan Implementation Measures related to Zoning Ordinance are compiled below, from the 2004 General Plan, with minor modifications for clarity and correct typographical errors. Specific Policies related to the Zoning Ordinance that do not have a corresponding Implementation Measures are summarized as separate line items. Measures called out in the General Plan Checklists are also included.

Status notes are included in the table after each measure providing a status of the particular measure or policy and how it has been or will be addressed. Relevant notes and cross references by staff are in *italics*.

This document will evolve and change as progress on the zoning ordinance, as well as other General Plan implementation measures, are adopted or otherwise incorporated into regulations. This document will serve to plan and implement the General Plan through the Zoning update process.

1. MEASURE LU-A

Review the Zoning Ordinance (Title 17 of the El Dorado County Code) to identify revisions that accomplish the following:

- Provide for mixed commercial and residential uses [Policy 2.1.1.3];
- Provide consistency between the General Plan land use designations and the Zoning Ordinance [Policy 2.2.1.2];
- Identify needed revisions to and improved application of the Planned Development combining zone district [Policies 2.2.3.1, 2.2.3.2, 2.2.3.3, 2.2.3.4, 2.2.5.4, and 8.1.5.1];
- Develop a density bonus program [Policy 2.2.4.1];
- Provide a Neighborhood Services zone district [Policy 2.2.5.8]
- Establish provisions for extended family support services and institutional uses in residential areas [Policy 2.2.5.9];
- Allow support services for agricultural and timber production in Rural Regions, including agricultural employee housing, feed and supply stores, veterinary services, agricultural and timber processing, and sales of agricultural and timber products [Policies 2.2.5.10 and 2.2.5.11];
- Provide flexibility for minimum parcel size with boundary line adjustments [Policy 2.2.5.12];
- Land Uses adjacent to or surrounding airport facilities shall be subject to location, use and height restrictions consistent with the Comprehensive Airport Land Use Plan [Policy 2.2.5.13]
- Identify and separate incompatible uses (including public facilities) by setbacks and buffering [Policies 2.2.5.14 and 2.2.5.18];

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- Establish standards for parking lot shading and street trees in all new development projects [Policy 2.3.1.2];
- Establish standards for providing visual separation between Community Regions where existing land use patterns do not facilitate physical separation [Policies 2.5.1.1 and 2.5.1.2];
- Provide standards and incentives for commercial development [Policies 2.5.2.1, 2.5.2.2, and 2.5.2.3];
- Establish criteria for schools and places of worship in residential zone districts [Policy 2.2.5.17];
- Establish a Scenic Corridor (-SC) Combining Zone District [Policy 2.6.1.6];
- Modify Sign Ordinance standards for scenic corridors [Policies 2.7.1.1 and 2.7.1.2];
- Strengthen limitations on light and glare [Policy 2.8.1.1];
- Establish buffers around solid waste handling and disposal sites [Policy 5.5.2.2];
- Provide incentives for indoor and outdoor art [Policy 5.9.2.2];
- Establish siting criteria for placement of new structures for fire hazard protection [Policy 6.2.1.1];
- Create an avalanche overlay zone [Policy 6.3.2.3];
- Create a dam failure inundation overlay zone [Policies 6.4.2.1 and 6.4.2.2];
- Establish open space protection measures [Policies 7.6.1.1 and 7.6.1.3]; and
- Promote tourist lodging facilities. [Policy 9.3.9.1]

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Responsibility:	Planning Department and Department of Transportation
Time Frame:	Begin Zoning Ordinance rewrite immediately upon adoption of General Plan. By tiering off the General Plan EIR and relying on previous work completed for 1996 General Plan, adoption should occur within one year of General Plan adoption.
Status:	To be included as part of the Zoning Ordinance Update (in order from above):
2.1.1.3	1. Allow residential in most commercial zones. GPA may be needed for densities to exceed 10 units per acre.
2.2.1.2	2. Conform zones to 2.2.1.2: GPA may be needed for clarification. Table 2-4 may need GPA in conjunction with Zoning update.
2.2.3.1, etc.	3. PD process to be amended in new Permit Processing Article.
2.2.4.1	4. Density Bonus provisions to be added to PD zone in Article 2.
2.2.5.8	5. New Neighborhood Service Zone to be created in the “residential” section of Article 2.
2.2.5.9	6. Zone matrix will allow family support and institutional uses by SUP in residential zones.
2.2.5.10/11	7. Zone matrix will allow agricultural support services and other commercial support uses in agricultural zones and forest lands; some by SUP (by GP Policy), some by right.
2.2.5.12	8. Provide BLA section to allow flexible parcel sizes.
2.2.5.13	9. Ensure land uses near airports are compatible and consistent with airport CLUPs.
2.2.5.14/18	10. Provide minimum buffer requirements between residential and commercial; minimize noisy and incompatible commercial uses near residential.
2.3.1.2	11. Update parking lot landscaping to improve shading and street trees.
2.5.1.1/2	12. *** These policies apply to discretionary development proposals, not the zoning ordinance.
2.5.2.1/2/3	13. Neighborhood commercial center design concepts (A-J) can be provided as a unique zone district (Article 2), general design standards (Article 3) or specific use regulation (Article 4).
2.2.5.17	14. Setbacks and other standards for churches and schools in residential zones will be incorporated into Article 4.
2.6.1.6	15. Scenic Corridor (SC) overlay zone will be developed in Article 2.
2.7.1.1/2	16. Sign standards will be described with the SC overlay zone.
2.8.1.1	17. Augment current lighting ordinance with concepts from Policy 2.8.1.1.
5.5.2.2	18. Buffer zones for MRF type sites may be established in Article 3 or with a new Specific Use Regulation (Article 4) and/or as a setback provision in Article 3.
5.9.2.2	19. Article 3 may have provision to encourage art in MFR, C, and I development.
6.2.1.1	20. Change setbacks for one acre parcels to 30 feet to conform to Fire Safe regulations.
6.3.2.3	21. Create the Avalanche Hazard overlay zone (Article 2).
6.4.2.1/2	22. Create the Dam Failure Inundation overlay zone (Article 2).
7.6.1.1/3	23. Open space policies will affect zone district standards (Article 2, 3

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9.3.9.1	and 4). 23. Tourist lodging is to be encouraged. Codify the B&B inn policies. Clarify “Homestay” provisions regarding agricultural lands. Allow lodging facilities in some commercial and industrial (R&D?) zones.
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2. POLICY 2.2.1.5 PROVIDES GENERAL PLAN STANDARDS FOR FLOOR AREA RATIOS THAT NEED TO BE INCLUDED IN THE ZONING ORDINANCE.

Responsibility:	Planning Department
Time Frame:	None provided.
Status:	To be included as part of the Zoning Ordinance Update. Latest FAR standards will be included in zone district development standards (Article 2) as adopted by Board Resolution 184-2007 on July 17, 2007.

3. POLICY 2.2.2.7, 7.2.1.2, 7.6.1.1 AND 7.2.3.12 REQUIRE “Mineral Resource - MR” OVERLAY ZONE: Objectives 7.2.1 and 7.2.2, Policies 7.2.1.1 to 7.2.3.13 cover MR overlays, including buffering to minimize adverse impacts to and from mining, and minimum 20-acre size parcels on and adjacent to mineral resources areas [7.2.2.1].

Responsibility:	Planning Department
Time Frame:	None provided.
Status:	To be included as part of the Zoning Ordinance Update. Article 2 will include all overlay zones including the –MR overlay and provisions to flag adjacent parcels for the 20-acre minimum parcel size. General Plan land use maps should be reviewed for lands that truly should be designated –MR and protected. Use current State Classification Reports and contact the State Department of Conservation pursuant to Policy 7.2.1.3.

4. MEASURE LU-C

Establish performance standards to be included in the Zoning Ordinance to allow applicants for ministerial projects to demonstrate compliance with General Plan policies and with other applicable County ordinances, policies, and regulations. Until such time as these standards are developed, the Planning Director shall review information submitted by the applicant to ascertain compliance. The review shall include, but not be limited to: (1) the effects of the proposed project on biological resources, cultural resources, geology and soils, agriculture, visual, noise, and air quality; (2) the project’s compliance with the concurrency requirements of the General Plan pertaining to traffic infrastructure and the availability of water and other services; (3) risks of exposure to hazardous materials and conditions as a result of site development; and (4) a determination as to whether the project is exempt from review under

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the California Environmental Quality Act. In lieu of requiring detailed resource assessments as part of initial applications, the Planning Director may establish a program for preliminary site inspections by qualified professionals employed or retained by the County to determine the need (if any) for specific resource evaluations required to complete this review. [Policy 2.2.5.20]

Responsibility:	Planning Department
Time Frame:	Revise Zoning Ordinance within one year of General Plan adoption.
Status	To be included as part of the Zoning Ordinance Update; interim checklist in place in 2005 through early 2007; the Site Plan Review ordinance has been amended (March 2007) to incorporate a general plan consistency review process. However, comprehensive update of the Zoning Ordinance is intended to replace that process. The comprehensive update will address all the other issues associated with the GP checklist including replacement of the “Interim Guidelines” currently being used (Ag Setbacks; Riparian Setbacks, Slopes; Oak Tree Protection).

5. MEASURE LU-D

Revise the Zoning Ordinance to ensure that all uses permitted by right in any zoning district are compatible. Allow potentially incompatible uses subject to a discretionary review process with performance standards designed to ensure appropriate separation of incompatible uses. Include in the Zoning Ordinance a requirement that any project located adjacent to an existing sensitive land use shall be required to avoid impacts on the existing use. [Policy 2.2.5.21]

Responsibility:	Planning Department
Time Frame:	Revise Zoning Ordinance within one year of General Plan adoption.
Status	To be included as part of the Zoning Ordinance Update. Article 2 contains the zones with allowed land uses and development standards such as setbacks; Article 3 will contain provisions for setbacks and buffers to improve compatibility; Most of Article 4 regarding Specific Use Regulations is intended to reduce impacts from incompatible adjoining uses.

6. MEASURE LU-F

Create and adopt Community Design Review standards and guidelines and identify new Community Design Review Districts. This would include working with community groups to develop standards. [Policies 2.4.1.1, 2.4.1.2, and 2.4.1.4]

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Responsibility:	Planning Department and Board of Supervisors
Time Frame:	Identify and seat community advisory members within two years of General Plan adoption. Identify community boundaries and create and adopt standards and guidelines within five years of General Plan adoption.
Status	Framework for these committees and standards can be incorporated into the Zoning Ordinance Update. The standards and guidelines may then be developed after the bulk of the Zoning Ordinance Update.

7. MEASURE LU-G

Amend the County Code to establish a Historic Design Review Combining Zone District. Identify suitable areas for application of the district and develop design standards or guidelines for such districts. [Policies 2.4.1.3 and 7.5.2.1 through 7.5.2.4]

Responsibility:	Planning Department
Time Frame:	Begin identification of potential historic districts immediately upon General Plan adoption. Draft ordinance and standards prepared within two to three years. Adoption of district boundaries, ordinance, and guidelines within three years.
Status	Framework for this can be incorporated into the Zoning Ordinance Update. The boundaries, ordinance, and guidelines may then be developed after the bulk of the Zoning Ordinance Update Might hire consultant or process later with LU-I and Sign Ordinance

8. MEASURE LU-I

Inventory potential scenic corridors and prepare a Scenic Corridor Ordinance, which should include development standards, provisions for avoidance of ridgeline development, and off-premise sign amortization. [Policies 2.6.1.1 through 2.6.1.7]

Responsibility:	Planning Department and Department of Transportation,
Time Frame:	Begin inventory immediately following General Plan adoption. Adopt ordinance within 18 months.
Status	To be included as part of the Zoning Ordinance Update. Includes Policy 2.7.1.2 removal of billboards in scenic corridor Workshop on policies held on January 11, 2007; General direction to implement policies with minimal impact on residential development.. Might hire consultant or process next year with LU-G and Sign Ordinance

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9. MEASURE LU-J

If segments of State Route 49 are identified as appropriate for State Scenic Highway status during preparation of the Scenic Corridor Ordinance (see Measure LU-I above), prepare documentation in support of having those segments of State Route 49 identified as a State Scenic Highway [Policy 2.6.1.8]

Responsibility:	Department of Transportation and Planning Department
Time Frame:	Prepare supporting information within three years of General Plan adoption in coordination with Implementation Measure LU-I.
Status	Not currently anticipated to be part of the scenic corridor ordinance or part of this Zoning Ordinance Update. Might hire consultant or process later with LU-I and Sign Ordinance

10. MEASURE LU-O

Coordinate the following actions with the Tahoe Regional Planning Agency (TRPA) and other agencies having land use jurisdiction in the Tahoe Basin to create a comprehensive approach to land use regulation in the Tahoe Basin:

- Preparation and adoption of a Community Plan for the Tahoma/Meeks Bay area;
- Identification of additional affordable housing opportunities;
- Modification of the County’s Zoning Ordinance to be consistent with, or adopt as County Code, the TRPA Code of Ordinances and Plan Area Statements; and
- Implementation of actions recommended in TRPA’s periodic threshold evaluation reports.

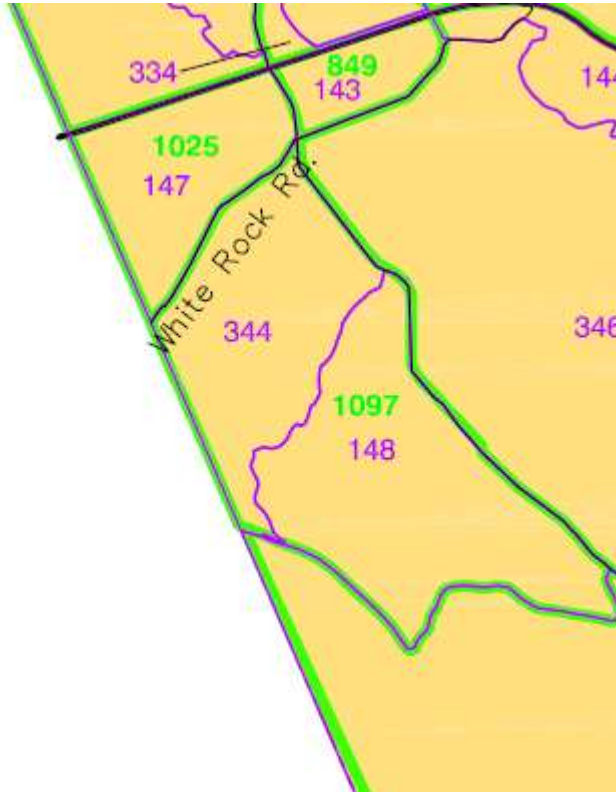
[Goal 2.10]

Responsibility:	Planning Department
Time Frame:	Begin working with TRPA immediately upon adoption of the General Plan. Identification of additional affordable housing opportunities will be ongoing. Adoption of Community Plan within five years of General Plan adoption. Modification of the County Zoning Code within one year of General Plan adoption.
Status	Community Plan for Tahoma/Meeks Bay is not part of this phase of the Zoning Ordinance Update. Could proceed separately under consultant or TRPA guidance. The –T overlay zone (Tahoe) is intended to reflect the TRPA Code of Ordinances in this phase of Zoning Ordinance Update.

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11. Employment Cap, El Dorado Hills Business Park, Policy TC-1y

Responsibility:	Planning Department
Time Frame:	Ongoing
Status	To be included as part of the Zoning Ordinance Update to replace provision in non-residential General Plan Checklist. A provision can be included in the Article 3 Site Planning and Project Design Standards to flag the subject area for conformance with this policy. Zoning map may also be used to flag the area affected: currently identified only as Traffic Analysis Zones 148 and 344. (See map below)



12. MEASURE TC-P

Use appropriate zoning in designated rail corridors to ensure preservation of rail facilities for future local rail use. [Policy TC-6a]

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Responsibility:	Planning Department
Time Frame:	Ongoing
Status	To be included as part of the Zoning Ordinance Update. Likely designate rail corridor to a new or revised Transportation Corridor zone.

13. MEASURE HO-G

Amend the Zoning Ordinance and *Design and Improvement Standards Manual* to provide more flexibility in development standards as incentives for affordable housing developments. Any amendments to development standards should consider site characteristics. The specific standards that may be evaluated include, but are not limited to, the following:

- Reduction in minimum lot size to accommodate smaller units;
- Reduction in setbacks;
- Reduction in the area of paved surfaces through the use of angled parking and one-way circulation;
- Reduction in street widths;
- Reduction in turning radius on cul-de-sacs;
- Reduction in pavement thickness when it can be demonstrated that soils and geotechnical conditions can permit a lesser thickness;
- Increase in the allowable lot coverage for affordable housing developments; and
- Consideration of cluster development particularly where either more open space is achieved or existing requirements increases costs or reduces density.

[Policy HO-1c]

Responsibility:	Planning Department
Time Frame:	Within one year of General Plan adoption.
Status	To be included as part of the Zoning Ordinance Update as may be applicable. New section titled “Affordable Housing Requirements and Incentives” can be developed within the general Site Planning and Project Design Standards section and can address setbacks, lot size flexibility, and lot coverage, as well as other incentives.

14. MEASURE HO-H

Adopt a density bonus ordinance in accordance with state law and promote the benefits of this program to the development community by posting information on the County’s website and creating a handout to be distributed with land development applications. [Policy HO-1r]

Responsibility:	Planning Department
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Time Frame:	Within one year of General Plan adoption.
Status:	PD provisions will include provisions for basic density bonus related to dedication of open space. Additional density bonus provisions regarding affordable housing may be cited or cross referenced in the PD provisions or under a new section titled “Affordable Housing Requirements and Incentives.” Consultants or outsourcing may be used for this Policy.

15. MEASURE HO-N

Review the County’s residential development processing procedures to identify additional opportunities to further streamline the procedures for affordable housing projects while maintaining adequate levels of public review. The review may include, but is not limited to:

- Prioritizing the development review process for projects that provide housing for very low and lower income households;
- Developing a land development issues oversight committee and interdepartmental land development teams, with regular briefings on key issues;
- Training and cross-training for new tools and processes;
- Greater public outreach and education; and
- Using new technology including on-line permitting, expanded use of geographic information systems, and greater use of the County website.

[Policy HO-1c]

Responsibility:	Planning Department, Building Department, Department of Transportation, and Environmental Management Department
Time Frame:	Within two years of General Plan adoption.
Status	Portions of this policy can be included as part of the Zoning Ordinance Update under a new section titled “Affordable Housing Requirements and Incentives.” Consultants or outsourcing may be used for this Policy

16. MEASURE HO-O

Adopt an infill incentive ordinance to assist developers in addressing barriers to infill development. Incentives could include, but are not limited to, modifications of development standards, such as reduced parking and setback requirements, to accommodate smaller or odd-shaped parcels, and waivers or deferrals of certain development fees, helping to decrease or defer the costs of development. [Policy HO-1e]

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Responsibility:	Planning Department
Time Frame:	Within two years of General Plan adoption.
Status:	Portions of this policy can be included as part of the Zoning Ordinance Update under a new section titled “Affordable Housing Requirements and Incentives.” Consultants or outsourcing may be used for this Policy

17. MEASURE HO-T

Amend the Planned Development combining zone district to provide adequate developer incentives to encourage inclusion of a variety of housing types for all income levels. [Policy HO-1r]

Responsibility:	Planning Department
Time Frame:	Within one year of General Plan adoption as part of revision to the Zoning Ordinance.
Status:	The PD provisions may be amended or cross reference a new section titled “Affordable Housing Requirements and Incentives.” Consultants or outsourcing may be used for this Policy

18. MEASURE HO-U

Work with non-profit and for profit developers to adopt development and design standards that would make affordable multifamily housing ministerial, requiring such housing to blend in with the surrounding area. [Policy HO-1p]

Responsibility:	Planning Department
Time Frame:	Within two years of General Plan adoption.
Status:	To be included as part of the Zoning Ordinance Update, with either the Affordable Housing Requirements section, or as part of the Multifamily zoning section. Consultants or outsourcing may be used for this Policy.

19. MEASURE HO-V

Consider ministerial approval affordable housing. [Policies HO-1f and HO-1p]

Responsibility:	Planning Department
Time Frame:	Within two years of General Plan adoption.
Status:	To be included as part of the Zoning Ordinance Update. Similar to HO-U and may also benefit from using consultants or outsourcing.

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20. MEASURE HO-Z

Adopt a mobile home park conversion ordinance with measures to encourage retention of mobile home and manufactured home housing, aid in relocation, and provide compensation to owners and residents. The ordinance may consider the following approaches to preserve affordable mobile home housing:

- Provide rent subsidies;
- Grant financial assistance with Community Development Block Grant, tax increment, or other local sources;
- Establish rehabilitation loans to correct health and safety violations;
- Participate with mobile home residents in the state’s Mobile Home Park Assistance Program;
- Require adequate notice of any intent to raise rent; and
- Protect current mobile home parks and sites by zoning them for appropriate residential use.

[Policies HO-3a and HO-3d]

Responsibility:	Planning Department and Department of Human Services
Time Frame:	Within two years of General Plan adoption.
Status	MP overlay zone should include applicable portions of HO-Z, as part of the Zoning Ordinance Update. Existing Mobile Home Parks will need to be designated with the –MP overlay. Recent experience with Candlelight Village can be reviewed for legal findings and process direction (TM07-1436).

21. MEASURE HO-EE

Review the Zoning Ordinance, existing policies, permitting practices, and building codes to identify provisions that could pose constraints to the development of housing for persons with disabilities. Adopt an ordinance, pursuant to the Fair Housing Amendments Act of 1988, to establish a process for making requests for reasonable accommodations to land use and zoning decisions and procedures regulating the siting, funding, development and use of housing for people with disabilities. [Policy HO-4c]

Responsibility:	Planning Department and Building Department
Time Frame:	Within three years of General Plan adoption.

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Status	To be included as part of the Zoning Ordinance Update. Reasonable accommodations may include minor variations to setbacks or coverage standards to allow for access ramps to be installed for existing dwellings, approvable at the administrative level.
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22. MEASURE HO-GG

As part of the Zoning Ordinance update, clearly define temporary shelters, transitional housing, and permanent supportive housing and identify zone districts within which temporary shelters or transitional housing may be established by right or by Special Use Permit. Once that exercise is complete, identify suitable sites for establishment of emergency shelters and transitional and permanent supportive housing, with characteristics appropriate for such use, including but not limited to proximity to public services and facilities and accessibility to and from areas where homeless persons congregate. [Policy HO-4d]

Responsibility:	Planning Department and Department of Human Services
Time Frame:	Zoning Ordinance to be updated within one year of General Plan adoption. Identification of sites to begin immediately thereafter.
Status	To be included as part of the Zoning Ordinance Update: New definition will be needed of this new land use type, and some zones will need to allow the use by right or by use permit.

23. MEASURE HO-MM

Adopt an ordinance to establish a process for making requests for reasonable accommodations to land use and zoning decisions and to procedures regulating the siting, funding, development, and use of housing for people with disabilities. [Policy HO-4b]

Responsibility:	Planning Department
Time Frame:	Within one year of General Plan adoption.
Status	To be included as part of the Zoning Ordinance Update similar to HO-EE.

24. MEASURE HO-NN

As part of the Zoning Ordinance update, ensure that the permit processing procedures for agricultural employee housing do not conflict with Health and Safety Code Section 17021.6 which states that “no conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves 12 or fewer employees and is not required of any other agricultural activity in the same zone.” The County shall also ensure that such procedures encourage and facilitate the development of housing for agricultural employees.

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Responsibility:	Planning Department and Department of Human Services
Time Frame:	Zoning Ordinance to be updated within one year of General Plan adoption
Status	Review H&S Code Section and address as part of the Zoning Ordinance Update

25. MEASURE PS-B

Review the County Code to identify revisions that could accomplish the following:

- A. Require and specify the nature of findings to be made by the approving body that a proposed project is consistent with the long range and capital improvement plans of County and other service providers or, if not consistent, the conditions under which the project can be approved [Policy 5.1.1.2]; and
- B. Require and specify the nature of findings to be made by the approving body that a proposed project meets minimum standards for the provision of emergency services, including emergency water supply and conveyance and emergency access, and emergency service facilities. [Policy 5.1.2.1]

Responsibility:	Planning Department
Time Frame:	Revise County Code within five years of General Plan adoption.
Status	To be included as part of the Zoning Ordinance Update. Review the land use permit processes to ensure findings related to public services are being considered with each development proposal.

26. POLICY 5.6.1.4 REQUIRES SUP FOR TELECOMMUNICATION FACILITIES IN RESIDENTIAL ZONES.

Responsibility:	Planning Department
Time Frame:	None provided.
Status:	To be included as part of the Zoning Ordinance Update. Article 4 will contain a specific use section for the existing wireless ordinance (17.14.200) to be updated, including implementation of this policy.

27. POLICY 5.8.3.1 REQUIRES THAT CHILD DAY CARE FACILITIES BE ALLOWED BY RIGHT IN COMMERCIAL /OFFICE PROJECTS, IN MFR DEVELOPMENT, MIXED USE DEVELOPMENTS, EMPLOYMENT CENTERS AND NEAR TRANSIT FACILITIES.

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Responsibility:	Planning Department
Time Frame:	None provided.
Status:	To be included as part of the Zoning Ordinance Update. Day care facilities may also have Article 4 Specific Use Regulations to minimize potential land use conflicts.

28. MEASURE PS-H

Work with the Water Agency and water service providers to develop and implement a water use efficiency program for application to existing and new residential, commercial/industrial, and agricultural water users for those areas not served by a water purveyor with an existing water use efficiency program. The program shall include identification of the types of programs that must utilize reclaimed water and address the feasibility of such use, consistent with Policy 5.2.1.10. Amend the County Code to include water use efficiency requirements, which may include:

- Water-conserving design and equipment in new construction, including single-family residential developments;
- Water-conserving landscaping and other conservation measures for new residential development;
- Retrofitting existing development with water conserving devices;
- Water-conserving agricultural irrigation practices; and
- Provide information/educational materials regarding water usage and conservation to the public.

[Policies 8.2.1.1 and 5.2.1.12]

Responsibility:	Planning Department, Building Department, and Department of Agriculture
Time Frame:	Develop and implement program within eight years of General Plan adoption.
Status	Water –conservation measures to be included as part of the Zoning Ordinance Update. Other measures will be addressed elsewhere. Landscaping provisions will also require water conserving landscape standards. Current water conserving landscape standards and additional design information will be an Appendix to the Zoning Code.

29. MEASURE PS-O

Develop standards for energy-efficient site development and construction. [Policies 5.6.2.1 and 5.6.2.2]

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Time Frame:	Develop standards within four years of General Plan adoption.

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Status	To the extent practical, standards may be included as part of the Zoning Ordinance Update. Discretionary reviews require “energy conserving landscape plans” (policy 5.6.2.1) and subdivisions need to include design components for seasonal passive cooling/heating, although that provision will be in the updated Design Manual.
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30. MEASURE HS-D

Develop and adopt standards to protect against seismic and geologic hazards, INCLUDING ASBESTOS REVIEW [Objective 6.3.1 INCLUDING POLICY 6.3.1.1]

Responsibility:	Planning Department, Building Department, and Department of Transportation
Time Frame:	Develop standards within five years of General Plan adoption.
Status	To the extent practical, standards may be included as part of the Zoning Ordinance Update. At this point, the asbestos ordinance enforced by Environmental Management address the asbestos policies and nothing more is needed, except for potential cross referencing.

31. MEASURE HS-H

Continue to participate in the Federal Flood Insurance Program, maintain flood hazard maps and other relevant floodplain data made available by other sources, and revise or update this information as new information becomes available. In its review of applications for building permits, discretionary project applications, and capital improvement proposals, the County shall determine whether the proposed project is within the 100-year floodplain based on these data. [Policies 6.4.1.1, 6.4.1.2, and 6.4.1.3]

Responsibility:	Planning Department, Building Department, Department of Transportation, and General Services Department
Time Frame:	Ongoing
Status	Flood Hazard Prevention chapter of the existing County Code will be updated and included as part of the Zoning Ordinance Update.

32. MEASURE HS-I

To provide a comprehensive approach to noise control, adopt a Noise Ordinance that includes, but is not limited to, the following:

- A. Procedures to ensure that noise mitigation measures, as determined through an acoustical analysis, are implemented in the project review process and, if determined necessary, through the building permit process;
- B. Procedures to monitor compliance with the standards of the Noise Ordinance after completion of projects where noise mitigation measures were required; and

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C. Application of the noise standards to ministerial projects, with the exception of single-family residential building permits, if not in areas governed by the Airport Comprehensive Land Use Plans.

[Policies 6.5.1.10, 6.5.1.13, and 6.5.1.14]

Responsibility:	Planning Department and Department of Transportation
Time Frame:	Develop ordinance within five years of General Plan adoption.
Status	To be included as part of the Zoning Ordinance Update. Noise Ordinance may be developed separately or outsourced to consultant for technical assistance for a reasonable and enforceable ordinance.

33. MEASURE HS-K combined with other policies related to Airport land use and noise

Review the Zoning Ordinance and identify changes that would accomplish the following:

- A. The County shall recognize the Comprehensive Land Use Plan (CLUPS) for the Placerville Airport, the Cameron Airpark Airport, the Georgetown Airport, and the City of South Lake Tahoe Airport as the applicable guidelines for development within the 55dB/CNEL contour of these airports. Where there is a conflict between the County noise standards and the noise standards of the CLUPS, the standards of the CLUPS shall take precedence. [Objective 6.5.2]
- B. All development within the safety zones of the Placerville Airport, the Cameron Airpark Airport, the Georgetown Airport, and the City of South Lake Tahoe Airport shall comply with Airport Land Use Commission height, noise and safety policies and maps as set forth in each airport’s comprehensive land use plan. Where there is a difference between the County development standards and the development standards of the Comprehensive Land Use Plan, as applied to proposed development, the standards that will most reduce airport-related safety hazards shall apply. [Policy 6.8.1.1]
- C. Evaluate all projects, including single family residential, within the 65dB/CNEL noise contour of a county airport against the noise guidelines and policies in the applicable CLUP.
- D. Include an airport combining zone district for each of the Safety Zones as defined in the comprehensive land use plans for each of the County’s public airports. The ordinance shall specify maximum density and minimum parcel size; and
- E. Develop and apply a combining zone district for areas within the 55 dB CNEL of public airports to discourage the placement of incompatible uses within the contour. [Policies 6.5.2.1, 6.5.2.2 and 6.8.1.2]
- F. Continue to support federal and state regulations governing operations and land use restrictions related to airports in the County. [TC-7A]

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Responsibility:	Planning Department and Airport Land Use Commission
Time Frame:	Update Zoning Ordinance within one year of General Plan adoption.
Status	To be included as part of the Zoning Ordinance Update; Note HS-I is related in that it requires a comprehensive approach to noise control and requires a noise ordinance. New “Noise Contour” overlay zone may implement the CLUP policies on noise and the “Airport Safety” overlay will implement the rest of the CLUP policies, at least by reference. Noise Ordinance may be developed separately or outsourced to consultant for technical assistance for a reasonable and enforceable ordinance.

34. MEASURE CO-A

Review the Zoning Ordinance (Title 17 of the El Dorado County Code) to identify revisions that accomplish the following:

- A. Incorporate tree canopy coverage standards outlined in Policy 7.4.4.4;
- B. Develop standards for use of native plants in landscaping [Policy 7.4.5.2]; (*Note: This Reference is to the 1996 GP; This policy no longer exists. – refer to similar policy 7.4.4.2; rpt*)
- C. Establish Historic Design Control Combining Zone District and design guidelines for reconstruction and construction of new buildings and the demolition of existing buildings in such districts. Adopt an ordinance amendment implementing historic design review requirements and recordation procedures. [Policies 7.5.2.1, 7.5.2.2, and 7.5.2.4];
- D. Develop buffer standards for new nonmining land uses next to existing mining operations [Policy 7.2.2.3];
- E. Develop standards for minimizing erosion and sedimentation associated with earthwork and grading [Policy 7.1.2.2].

Responsibility:	Planning Department
Time Frame:	Update Zoning Ordinance within one year of General Plan adoption.
Status	Interim Guidelines for Policy 7.4.4.4 will be modified and included within the updated Zoning Ordinance. Native plants in landscaping, Historic Design Control Combining Zone, buffer standards, and specific erosion control will be included as part of the Zoning Ordinance Update.

35. MEASURE CO-K

Work cooperatively with the State Department of Fish and Game, U.S. Fish and Wildlife Service, and Bureau of Land Management to implement the gabbro soils rare plant ecological preserve and recovery program and to develop a long-term preserve strategy. Develop

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implementation measures to incorporate in County development standards for ministerial and discretionary projects, which may include:

- Identification of compatible land uses within preserve sites, which may include passive recreation, research and scientific study, and interpretive education; and
- Fuels management and fire protection plans to reduce fire hazards at the interface between rare plant preserve sites and residential land uses; and

[Policies 7.4.1.1, 7.4.1.2, and 7.4.1.3 and Objective 7.4.3]

Responsibility:	Planning Department
Time Frame:	Ongoing implementation to continue immediately upon General Plan adoption. Development standards to be incorporated into updated Zoning Ordinance and design standards programs.
Status	Development standards to be included as part of the Zoning Ordinance Update, see Chapter 17.71 of existing ZO

36. MEASURE CO-N

Review and update an Important Biological Corridor (-IBC) Overlay land use designation consistent with Policy 7.4.2.9. (AND POLICY 2.2.2.8)

Responsibility:	Planning Department
Time Frame:	Within two years of General Plan adoption.
Status	To be included as part of the Zoning Ordinance Update

37. MEASURE CO-O Riparian and Wetland Setbacks in the Zoning Ordinance

Prepare and adopt a riparian setback ordinance. The ordinance, which shall be incorporated into the Zoning Code, should address mitigation standards, including permanent protection mechanisms for protected areas, and exceptions to the setback requirements. The ordinance shall be applied to riparian areas associated with any surface water feature (i.e., rivers, streams, lakes, ponds, and wetlands) and should be prepared in coordination with Measure CO-B. [Policies 7.3.3.4, 7.3.3.5, 7.3.4.2, 7.4.2.5, 5.4.1.2, 7.4.2.5]

Responsibility:	Planning Department
Time Frame:	Within three years of General Plan adoption.
Status	To be included as part of the Zoning Ordinance Update.

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38. Policy 7.1.2.1 establishes a 30 percent Slope development limitation in the Zoning Ordinance.

Responsibility:	Planning Department
Time Frame:	Update Zoning Ordinance within one year of General Plan adoption.
Status	To be included as part of the Zoning Ordinance Update

39. Objective 2.3.2 – maintain the visual integrity of hillsides and ridgelines in the Zoning Ordinance.

Responsibility:	Planning Department
Time Frame:	Update Zoning Ordinance within one year of General Plan adoption.
Status	To be included as part of the Zoning Ordinance Update

40. MEASURE CO-P

Develop and adopt an Oak Resources Management Plan and a related Ordinance for inclusion in Zoning Ordinance The plan shall address the following:

- Canopy Cover and related Mitigation standards outlined in Policy 7.4.4.4;
- Thresholds of significance for the loss of oak woodlands;
- Requirements for tree surveys and mitigation plans for discretionary projects Policy 7.4.5.2;
- Replanting and replacement standards Policy 7.4.4.5;
- Heritage/landmark tree protection standards; and
- An Oak Tree Preservation Ordinance as outlined in Policy 7.4.5.1.

[Policies 7.4.4.4, 7.4.4.5 , 7.4.5.1 and 7.4.5.2]

Responsibility:	Planning Department
Time Frame:	Within two years of General Plan adoption.
Status	Oak Woodland Management Plan being prepared by consultants (EN2 Resources) to include ordinance. Prepared separately.

41. MEASURE CO-Q

Develop and adopt a Cultural Resources Preservation Ordinance, consistent with Policy 7.5.1.1.

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Responsibility:	Planning Department and Department of Transportation
Time Frame:	Adopt ordinance within two years of General Plan adoption.
Status To be done separately.	Ordinance previously adopted as Ord. 4621 effective 2/11/03. Board disbanded the Commission pending adoption of a new ordinance. Since original ordinance was codified in as Section 2.29, this measure will be addressed separately and not included as part of the Zoning Ordinance Update.

42. OBJECTIVES 7.5.1, 7.5.2, 7.5.3 AND 7.5.4 [POLICIES 7.5.1.6, 7.5.2.1., 7.5.2.2., 7.5.2.3 AND 7.5.4.1] REQUIRE CONSIDERATION OF CULTURAL RESOURCES INCLUDING CEMETARIES WITHIN ZONING ORDINANCE – TO BE INCLUDED BEFORE CULTURAL RESOURCES PRESERVATION ORDINANCE ADOPTED.

Responsibility:	Planning Department
Time Frame:	None provided.
Status:	Policies under these objectives may be related to other Zoning Ordinance implementation provisions, and therefore need to be reviewed for opportunities to be included as part of the Zoning Ordinance Update

43. MEASURE CO-T

Work with the State of California Department of Parks and Recreation to identify the viewshed of Marshall Gold Discovery State Historic Park (Coloma) and establish guidelines for development within that viewshed. [Policy 7.5.2.6]

Responsibility:	Planning Department
Time Frame:	Identify viewshed within four years of General Plan adoption. Adopt standards within six years.
Status	To be included as part of the Zoning Ordinance Update and may coincide with any evaluations conducted pursuant to the Scenic Corridor Policies.

44. POLICY 7.6.1.3 REQUIRES OS ZONING STANDARDS

Responsibility:	Planning Department
Time Frame:	None provided.
Status:	To be included as part of the Zoning Ordinance Update

45. MEASURE AF-A

Review the Zoning Ordinance (Title 17 of the El Dorado County Code) to identify revisions that accomplish the following:

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- A. Provisions that establish minimum densities of and setbacks on lands adjacent to agriculturally-zoned lands and timberlands to protect current and future agricultural and timber production on those lands as set forth below:
 - 1. 10-acre minimum parcel sizes adjacent to agriculturally-zoned lands [Policy 8.1.3.1];
 - 2. 200 foot setback adjacent to agriculturally zoned lands [Policies 8.1.1.5 and 8.1.3.2];
 - 3. 160-acre minimum parcel size for TPZ-zoned lands [Policy 8.3.2.1];
 - 4. 160-acre minimum parcel size for Natural Resource-designated lands above 3000-foot elevation [Policy 8.3.2.2];
 - 5. 40-acre minimum parcel size for Natural Resource-designated lands below 3000-foot elevation [Policy 8.3.2.3];
 - 6. 40-acre minimum parcel size on lands adjacent to timberlands [Policy 8.4.1.1]; and
 - 7. 200-foot setback adjacent to timberlands [Policy 8.4.1.2].
- B. Update and revise the Right to Farm Ordinance to include a requirement for a mandatory local option real estate transfer disclosure statement on all new parcels created adjacent to agricultural lands requiring the new owner to sign a statement acknowledging that his/her parcel is adjacent to a parcel engaging in agricultural activities and to protect forest management activities [Policies 8.1.1.5, 8.1.3.3, and 8.2.2.4];
- C. Provisions requiring alternative and/or supplemental findings for approval for special use permits to establish additional dwellings for permanent and seasonal agricultural employees [Policy 8.2.3.1];
- D. Provisions to encourage clustering of permitted residential development to minimize loss of choice agricultural soils [Policy 8.1.5.1];
- E. Provisions setting forth appropriate by right, and conditional use permit development to support the agricultural industry [Policies 8.2.2.1, 8.2.4.2, and 8.2.4.3]; and
- F. Standards for the construction of agricultural fencing on residential parcels adjacent to grazing lands [Policy 8.2.2.6].

Responsibility:	Planning Department and Department of Agriculture
Time Frame:	Revise Zoning Ordinance within one year of General Plan adoption.
Status	To be included as part of the Zoning Ordinance Update

46. MEASURE AF-E

Develop and implement a method to identify and officially recognize rangelands currently used for grazing or suitable for sustained grazing of domestic livestock. [Policy 8.1.2.1]

Responsibility:	Department of Agriculture
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Time Frame:	Within five years of General Plan adoption.
Status	Department of Agriculture to identify said lands. How to designate lands shall be considered and included as part of the Zoning Ordinance Update. Land identification could include an agricultural zone or overlay.

47. MEASURE AF-J

Complete an inventory of agricultural lands in active production and/or lands determined by the Agricultural Commission to be suitable for agricultural production. Once the inventory is complete, perform a suitability review (consistent with Policies 8.1.1.1, 8.1.1.2, 8.1.1.3, and 8.1.1.4) and amend the Agricultural District boundaries as appropriate. [Policy 8.1.1.7]

Responsibility:	Department of Agriculture and Planning Department
Time Frame:	Within two years of General Plan adoption.
Status	To be included as part of the Zoning Ordinance Update

48. POLICY 9.3.9.1: The County will encourage the development of private lodging facilities by modifying the Zoning Ordinance sections dealing with tourist related facilities.

Responsibility:	Planning Department
Time Frame:	None provided.
Status:	To be included as part of the Zoning Ordinance Update. New B&B section implementing Department Policies to be codified. Additional provisions related to commercial and agricultural lodging facilities to be added.

49. MEASURE ED-O

Use the final Environmental Impact Report (EIR) for the General Plan as a first tier EIR. Future environmental documents for site specific projects, development code regulations, and specific zoning may rely upon and tier off of this EIR. [Policy 10.1.2.2] (10.1.2.2.5)

Responsibility:	Planning Department
Time Frame:	Ongoing
Status	To be considered during the Zoning Ordinance Update

50. MEASURE ED-P

Revise the Zoning Ordinance so that classes of permitted uses for commercial, industrial, and research and development uses on lands so designated on the General Plan Land Use Maps,

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and/or that have been pre-planned through planned developments, specific plans, and other master planned lands, are expanded. [Policy 10.1.2.2] (10.1.2.2.6)

Responsibility:	Planning Department
Time Frame:	Revise Zoning Ordinance within one year of General Plan adoption.
Status	To be included as part of the Zoning Ordinance Update

51. MEASURE ED-Q

Regulations shall include a means to accomplish regulatory needs with the least interference and/or barriers to business. Interested parties should be invited to participate in the development and review of new regulations. [Policy 10.1.2.4]

Responsibility:	County Counsel, Office of Economic Development, Planning Department, Environmental Management, Department of Transportation, and Building Department
Time Frame:	Concurrent with the Zoning Ordinance update (within one year of General Plan adoption) and Implementation Measure ED-N and ED-R.
Status	To be considered during the Zoning Ordinance Update

52. MEASURE ED-R

The County shall prepare an overview statement for proposed laws or administrative regulations including: (a) the purpose of the law and/or regulation; and (b) the relationship between stated purposes and other adopted laws and/or regulations of the County. [Policy 10.1.2.4]

Responsibility:	County Counsel
Time Frame:	Concurrent with the Zoning Ordinance update (within one year of General Plan adoption) and Implementation Measure ED-N and ED-Q.
Status	To be considered during the Zoning Ordinance Update

53. MEASURE ED-S

All proposed development regulations or ordinances shall demonstrate a public benefit where proposed regulations or ordinances will result in private or public costs. This requirement shall not be construed to create a cause of action against the County for its alleged failure to prepare a formal cost/benefit analysis or its alleged failure to prepare a legally adequate or sufficient cost/benefit analysis. [Program 10.1.2.4.3]

Responsibility:	County Counsel
Time Frame:	Ongoing as new ordinances are developed and existing ordinances are updated.

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Status	To be considered during the Zoning Ordinance Update. Reference to this policy may be appropriately located in the Planning Permit Processing Section.
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54. MEASURE ED-II

The Zoning Ordinance shall provide for agriculture dependent commercial and industrial uses on lands within Rural Regions. [Policy 10.1.5.4]

Responsibility:	Planning Department
Time Frame:	As part of Zoning Ordinance update, within one year of General Plan adoption.
Status	To be included as part of the Zoning Ordinance Update. New and expanded “use types” will clarify what types of commercial activities are permitted in Rural Regions and various zone districts.

55. MEASURE ED-JJ

The Zoning Ordinance shall allow the sales and marketing of products grown in El Dorado County and crafts made in El Dorado County in areas designated for agricultural use. [Policy 10.1.5.4]

Responsibility:	Planning Department
Time Frame:	As part of Zoning Ordinance update, within one year of General Plan adoption.
Status	To be included as part of the Zoning Ordinance Update. New and expanded “use types” and updates to the winery and ranch marketing provisions will implement Policy 10.1.5.4 and allow produce sales. Crafts are identified in the Ranch Marketing section as a new use: “Handicraft and Promotional Item Sales.”

56. MEASURE ED-KK

Designate sufficient lands of a size and at locations to accommodate needed retail and commercial development. [Policy 10.1.5.5]

Responsibility:	Planning Department
Time Frame:	As part of Zoning Ordinance update, within one year of General Plan adoption.
Status:	Zone District maps will be updated to bring maps into conformance with adopted General Plan land use designations.

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57. MEASURE ED-MM

Work with the cities of Placerville and South Lake Tahoe to establish a uniform small business licensing application, forms, and instructions for all cities and the County. [Policy 10.1.7.1]

Responsibility:	Office of Economic Development and Planning Department
Time Frame:	Establish uniform program within two years of General Plan adoption. Should be concurrent with Implementation Measures ED-K and ED-M.
Status	The business license process and updates have been led by the Tax Collectors Office. However, certain provision may be implemented in the Home Occupation section of the Zoning Ordinance.

58. MEASURE ED-PP

Establish land use regulations that permit by right satellite work centers, home work place alternatives, and home occupations as a means of reducing commutes on U.S. Highway 50. [Policy 10.1.7.3]

Responsibility:	Planning Department
Time Frame:	As part of Zoning Ordinance update, within one year of General Plan adoption.
Status	To be included as part of the Zoning Ordinance Update. The Commercial Zones and the Home Occupation ordinance updates may implement this policy.

59. MEASURE ED-QQ

Establish standards in the Zoning Ordinance that provide compatible home businesses that complement residential uses in the Community Regions, Rural Centers, and Rural Regions. [Policy 10.1.7.4]

Responsibility:	Planning Department
Time Frame:	As part of Zoning Ordinance update, within one year of General Plan adoption.
Status	To be included as part of the Zoning Ordinance Update. A new Home Occupation section will be provided in Article 4 Specific Use Regulations. See also ED-RR.

60. MEASURE ED-RR

Work with developers of Conditions, Covenants, and Restrictions (CC&Rs) to prevent the creation of CC&Rs that preclude home occupations or work-at-home activities. [Policy 10.1.7.4]

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Responsibility:	Office of Economic Development and Planning Department
Time Frame:	Ongoing
Status:	This measure would generally be implemented as a result of discretionary permit review: "Land use regulations shall disallow CC&Rs that preclude home occupations or work at home activities" and would not be included as part of the Zoning Ordinance Update. The Zoning Ordinance Update will include provisions for home occupations and work-at-home activities consistent with Policy 10.1.7.4

61. POLICY 10.1.9.1 RELATED TO ZONING AND PERMIT STREAMLINING STRATEGIES.

Responsibility:	Planning Department
Time Frame:	None provided.
Status:	To be included as part of the Zoning Ordinance Update. Procedural section of Zoning Ordinance will be reviewed for conformance with this Policy. Administrative permit process may be available for some "Specific Use Regulations" and the Minor Use Permit provisions can be expanded in clarity and usage.

62. Portion of HO-F: Keep 2nd Unit and TMA provisions in code.

Responsibility:	Planning Department
Time Frame:	None provided.
Status:	To be included as part of the Zoning Ordinance Update. Clarification of 2 nd Unit and TMA provisions will be reviewed.

63. Amend Table 2-4 of the General Plan with Zoning Ordinance (PC interpretation direction)

Responsibility:	Planning Department
Time Frame:	None provided.
Status:	To be reviewed and amended as part of the Zoning Map adoption process. Table 2-4 attached at end for reference. Need to add the PF land use designation and add/remove any zone districts resulting from the zoning text update process..

64. Policy 10.1.2.3: All County regulations and procedures shall be written in a concise and easy to understand manner.

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Responsibility:	Planning Department
Time Frame:	None provided.
Status:	To be considered as part of the Zoning Code adoption process. In general, the review of the reformat of the zoning ordinance is intended to implement this policy, but each new provision will need to be reviewed to be concise and easy to understand.

65. Policy 10.1.6.5: Policy requires a new zone for low vs. high intensity recreation uses.

Responsibility:	Planning Department
Time Frame:	None provided.
Status:	To be considered as part of the Zoning Code and Map adoption process. The RF zone can be divided into two zones: a low intensity and a high intensity zone.

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TABLE 2-4 GENERAL PLAN LAND USE DESIGNATION AND ZONING DISTRICT CONSISTENCY MATRIX												
Zoning Districts ¹	Land Use Designations ²											
	MFR	HDR	MDR	LDR	RR	AL	NR	C	R&D	I	OS	TR
RM & R2	•											
MP	•	•										
R1 & R20,000		•										
R1A			•									
R2A			•									
R3A		◊	•									
RE-5	◊	◊	◊	•								
RE-10	◊	◊	◊	•	•							
RA-20			◊	•	•	•						
RA-40+			◊	◊	•	•	•					
NS ¹	•	•	•									
CH ¹								•				•
C								•				
CPO, CP, CG								•				
R&D									•	•		
I										•		
IR ¹					•	•	•			•		
A & SA-10				•		•						
PA				•	•	•						
AE				•	•	•	•					
TPZ				◊	•	•	•					
FR ¹				◊	•	•	•					
MR					•	•	•	•		•		
RF	•	•	•	•	•		•	•			•	•
RT	•							•				
CN				•	•						•	
OS	•	•	•	•	•	•	•	•	•	•	•	
TC	•	•	•	•	•		•	•	•	•	•	•
LEGEND	• ² ◊ ³ – Consistent					Inconsistent						

Notes:
¹ Proposed new zone districts: CH - Highway Commercial; NS - Neighborhood Service; IR - Resource Industrial; and FR - Forest Resource
² Zone district intensity/density of permitted uses within acceptable range of land use designation
³ Zone district intensity/density of permitted uses below the acceptable range of land use designation
* See table below for land use designations and zoning districts

Notes on Table 2-4: Needs to be amended to include the PF land use designation, add any new zone districts established by the updated Zoning Ordinance, and review/modify the consistency matrix. Purpose of solid diamonds, open diamonds, and blank boxes needs to be clarified. rpt

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