

Targeted General Plan Amendment

Project Components

ROI 051-2011

July 25, 2011

Key Issues Recommended for TGPA

● State

- RHNA

- SB375 and MUD II

- GHG/Energy Plan

● Rural Commerce

- Boundary Line Amendments for CR and RC

Additional TGPA Recommendations

- Slope
- Planned Development
- Density Bonus
- Floor Area Ratio
- Community I.D.
- Land Development Standards
- EDHBP Employment Cap
- Water and Sewer Hook-ups
- Noise
- Infill and Opportunity Sites
- Agriculture (District, Open Space, Setbacks & Grazing)

Project Scope of Work & Draft Timeline

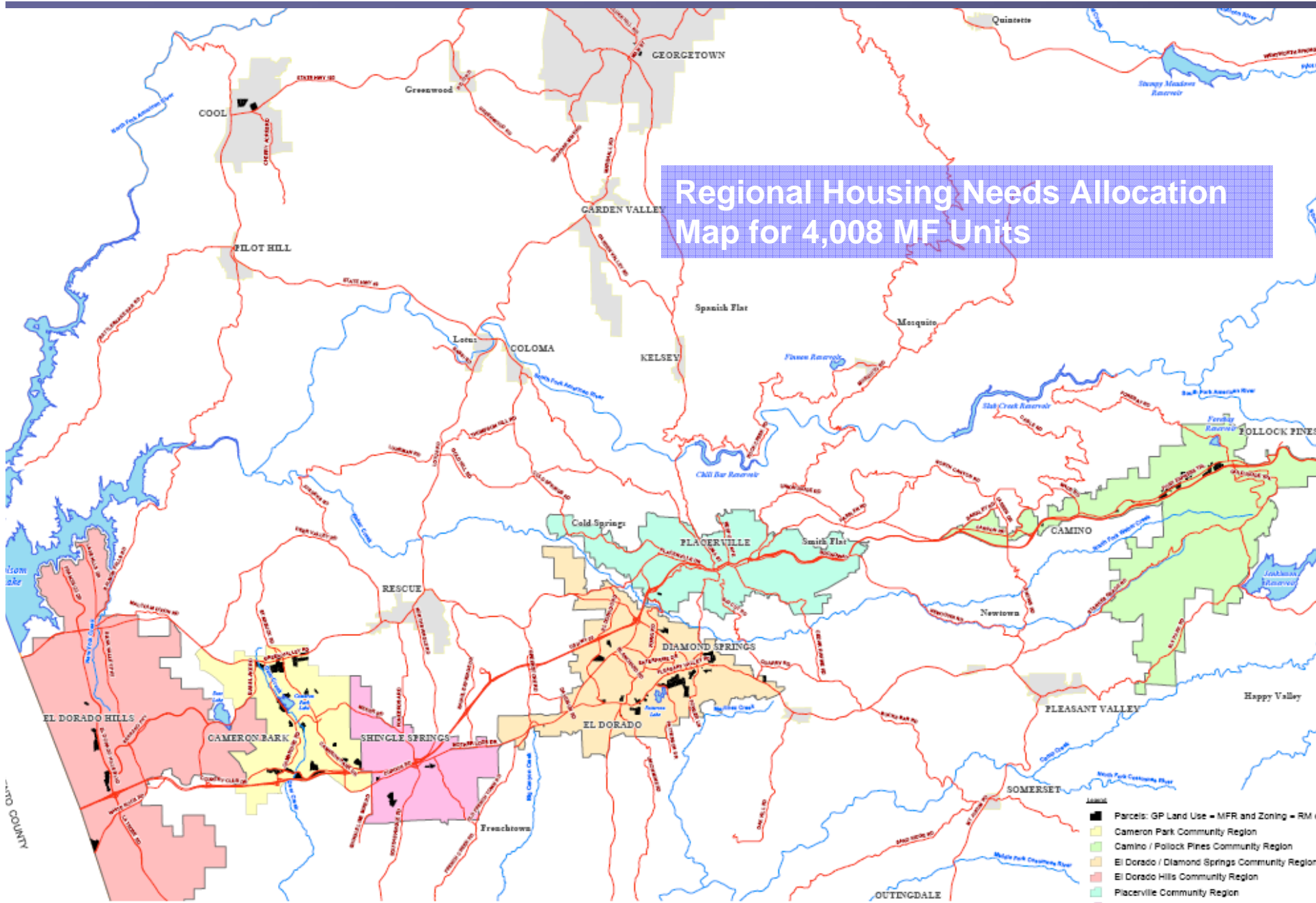
- Draft Project Description
- Draft RFP for EIR Preparation
- Technical Studies
- Costs associated with Studies
- Procurement Process
- Public Hearings and Noticing Requirements

Support Slides

State Housing Element Law

- 65583.2. (a) A city's or county's inventory of land suitable for residential development pursuant to paragraph (3) of subdivision (a) of Section 65583 shall be used to identify sites that can be developed for housing within the planning period and that are sufficient to provide for the jurisdiction's share of the regional housing need for all income levels pursuant to Section 65584.
- (c) (B) The following densities shall be deemed appropriate to accommodate housing for lower income households: (iv) For jurisdictions in metropolitan counties: sites allowing at least 30 units per acre.
- Counties will be considered suburban unless they are in a MSA of 2,000,000 or greater in population in which case they are considered metropolitan.

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

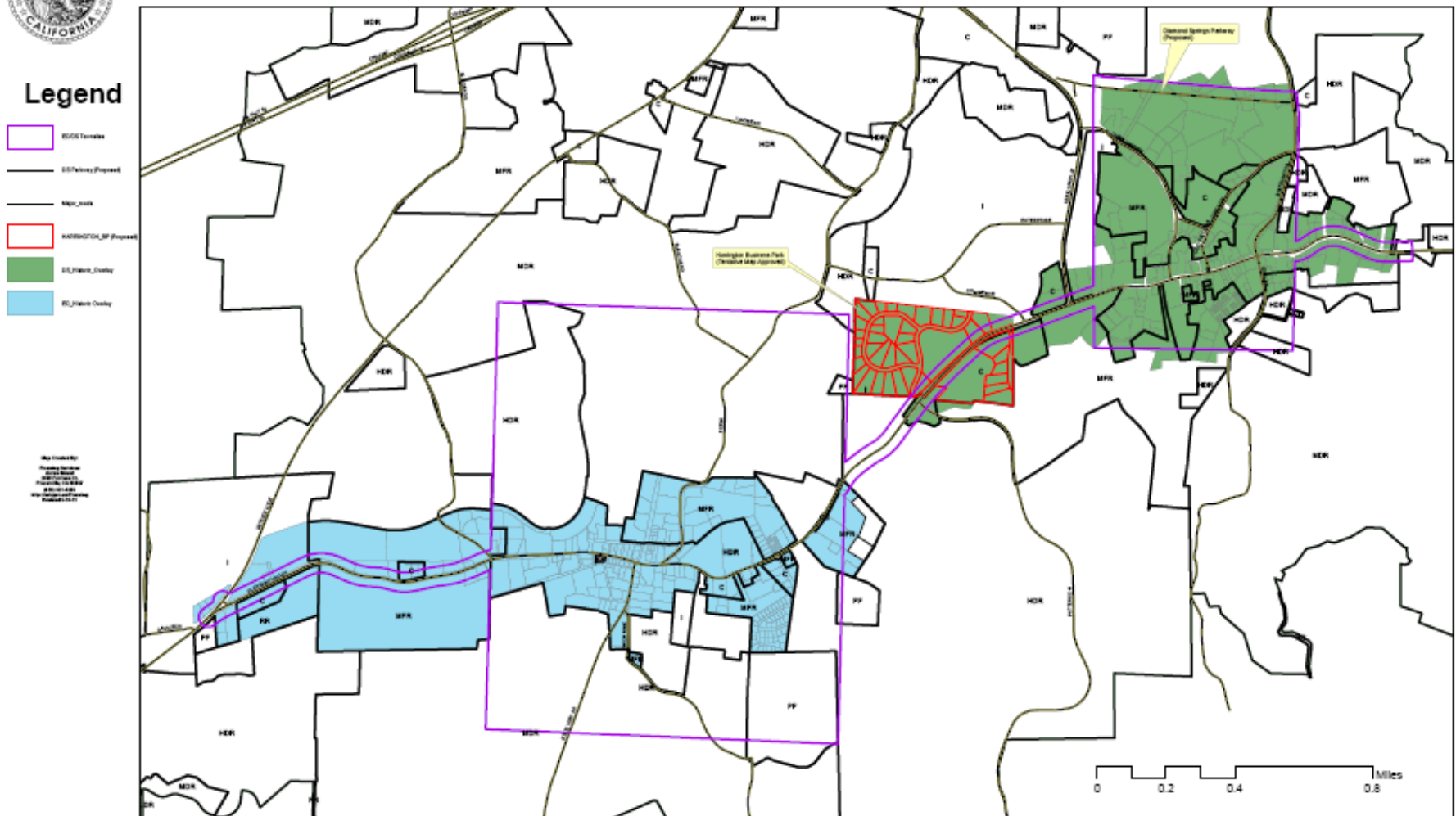
ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED AND PUBLIC INFORMATION EXCEPT WHERE SHOWN OTHERWISE. THIS INFORMATION IS PROVIDED AS IS WITHOUT WARRANTY OF ANY KIND, INCLUDING MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.



El Dorado/Diamond Springs CI



El Dorado/Diamond Springs Historic Overlays



Infill and Opportunity Sites (Example)

