

TGPA #	General Plan Components	Description of Policy Review and Proposed Amendment	Comments or Questions
1	Rural Commerce (Industrial, Commercial, Ag Support Services) 2.2.1.2, 2.2.5.10, 8.2.4.2, revise Table 2-1	To expand economic opportunities, remove prohibition on Commercial/Industrial uses in Rural Regions. (2.2.1.2.) Eliminate requirement for special use permit for Ag Support Services; incorporate standards and permitted uses into Zoning Ordinance. (2.2.5.10) Eliminate special use permit requirement for visitor-serving uses from GP; move standards and permitted uses to Zoning Ordinance. (8.2.4.2). Conform Table 2-1 to reflect changes. [Jobs, Retail, Improve jobs/housing balance in Rural Regions.]	Allows Rural Commerce and expanded Home Occupations to be implemented through Zoning ordinance
2	Livestock as part of Ranch Marketing 8.1.2.1 or 8.2.4.5, 8.2.4.4	Consider whether to amend policies to confirm that Ranch Marketing is permitted in lands supporting livestock. Not explicitly prohibited, but 8.2.4.4 requires minimum acreage in crop production for Ranch Marketing. Visitor serving uses expressly permitted under 8.2.4.5. Could be addressed through Zoning Ordinance, but clarification through GPA may be helpful. Review and Traffic Model update may identify additional revisions or analysis. [Jobs, Retail, Protection of Rural Regions]	GP Explicitly allows except 8.2.4.4 requires crops for Ranch Mktg. Is GPA needed to achieve objective?
3	Agriculture setbacks in Community Regions	Proposed change implements and conforms to previous BOS Interpretation [Moderate Housing]	Consistency
4	Open Space constraints on Agriculture 7.6.1.3B	Clean up language, delete references to specific zone designations that may not be carried forward into Zoning Ordinance update. [Clarification]	
5	Allow Single-Family Detached units in Multi-Family land use designation without Planned Development (PD) process 2.2.1.2	Provided that the minimum densities are achieved, allow a range of housing types including small-lot single family detached, as well as single family attached (duplexes, townhomes, condominiums, etc.) within Multi-Family Residential (MFR) without the requirement for a PD. [Moderate Housing]	MFR for moderate detached as well as for affordable
6	30% Slope limitations 7.1.2.1	Strict application of policy interferes with the provision of more intense uses (Commercial/Industrial, Multi-Family and High Density Residential) in Community Regions. Retain policy statement in General Plan that "Development or disturbance of slopes over 30% shall be restricted." Policy has also been strictly interpreted at times to require avoidance of very small areas of 30% slope which would be impacted by grading for a building pad. Move standards for implementation, including exceptions, to the Zoning Ordinance. [Jobs, Retail, Moderate Housing]	Facilitates new Commercial, Industrial, Affordable and Moderate Housing.
7	Planned Development 2.2.3.1 and 2.2.5.4	EDAC DISAGREES WITH THE STAFF RECOMMENDATION RE: PDs. These policies interfere with the provision of Moderate Housing. 1) Requirement that 30% of site be set aside for open space. Staff recommends this be retained, but adds the option to acquire open space offsite or by payment of an in-lieu fee . EDAC believes that the staff proposal increases the cost of Moderate Housing, and instead recommends that the 30% open space requirement be modified for higher-density residential uses (MFR, HDR and MDR) inside of Community Regions/Rural Centers to reduce the 30% requirement where the open space is "improved", with common area improvements, pools, community gardens, tot lots, etc. Improved open space provides a tangible benefit to the residents of higher density housing developments. (Policy 2.2.3.1) 2) Requirement to utilize PD concept where more than 50 parcels are created, or where densities are higher than 2 du/acre. Staff recommends this be revised to specify 50 residential parcels. EDAC recommends the policy be deleted altogether (or modified to clarify that it does not apply to MFR, HDR and MDR land uses inside of community regions). Public Review Draft Zoning Ordinance must be revised to conform to the Board's policy direction on this issue. [Moderate Housing]	Implement previously adopted ROI 274-2008

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8	Commercial/Mixed-Use Residential Concurrency 2.2.1.2	Provide flexibility to allow designation of mixed use areas by zoning districts which may consist of parcels suitable for commercial and others suitable for residential. Delete the following sentence: "The residential component of the project shall only be implemented following or concurrent with the commercial component." [Jobs, Retail, Moderate Housing, Protection of RR]	Allows MUD II to be implemented through Zoning Ordinance
9	Water and Sewer Hook-up requirements 5.2.1.3 and 5.3.1.1	Policies require certain uses to connect to public sewer and/or water. This is not always possible or necessary. Modify policies to allow flexibility for alternatives (including private water/wastewater systems) provided health concerns are adequately addressed. [Jobs, Retail, Jobs/Housing balance in RR]	Moves standards to ZO.
10	Circulation Element Miscellaneous Revisions Table TC-1, TC-5a, TC-5b, TC-Xa-3 or -2?	Several GP Policies interfere with ability to provide Commercial/Industrial and Moderate Housing. 1) Reduce ROW width and intersection spacing for local roads. (Table TC-1). 2) GP Policies (TC-5a & TC-5b) do not expressly require sidewalks on both sides of streets in Commercial/R&D and residential lots less than 10,000 sq. ft., but are interpreted by DOT as if required. Either amend GP policies to allow sidewalks on one side only, or BOS to clarify that not required and direct that LDM and Standard Plans be revised accordingly. 3) Applicants required to repeatedly revise traffic studies; is GPA needed to resolve? 4) Does TC-Xa 2 require clarification re: process? [Jobs, Retail, Moderate Housing]	Needs info on 3) Traffic Study issues and 4) Which policy under TC-Xa requires clarification.
11	Commercial/Mixed-Use Densities 2.2.1.2	Allow for projects to achieve CEQA streamlining benefits afforded through SB375	State - SB375
12	MUD in MFR 2.2.1.2	Allow limited Commercial in MFR (discussed in MUD) to meet services needs of RHNA	State - SB375
13	Mud and MFR Densities 2.2.1.2	Increase MFR maximum density from 24 units per acre to 30 units per acre. Increase Commercial/MUD maximum density from 16 units per acre to 20 units per acre	State - RHNA State - SB375
14	Air Quality/Energy Conservation objectives 6.7.1.1, 2 and new IM	Allow for project to tier off analysis and meet County thresholds. Consider SBC program funded through PG&E	State - SB97
15	High Density Residential Densities 2.2.1.2	Eliminate requirement for PD application for 3+ units in HDR Analyze increasing densities within CR and RC to meet desired densities for long range transit planning	State - SB375
16	Expand Community Region/Rural Center Boundaries 2.9.1.4 and 2.4.1.2	Limited Multi-family and Commercial per 5-Year Review, encourages Community ID process	Finding in GP 5-year review
17	CR & RC boundary amendments Land Use Map	May want to look at other CR and RC to amend as needed to meet MF and C land use shortage as found in 5-year review or allow for under 2.9.1.4	ROI - Camino
18	Density Bonus 2.2.4.1	Amdend policy to better support objective. Possibly limit the land uses where allowed.	Move specific implementation to
19	EDH Business Park employment cap limits TC-1y	Good time to review objective and consider other options allowed for in the GP EIR. Would support Job growth objectives	Finding in GP 5-year review
20	Floor Area Ratio 2.2.1.5 and Table 2-3	To meet mixed use objectives	SB - 375
21	Noise standards 6.5.1.11 and Tables 6-3 thru 6-5	Transit Projects flexibility and streamline environmental review	Save on CEQA review cost.
22	ED/DS Historic Overlay – Community Design 2.4.1.3	Recognize Historical townsites of El Dorado/Diamond Springs in concept as they apply to currently adopted plans including ED/DS CR Boundaries	ROI - DS/ED
23	Regional Planning coordination – SB375 New Policy(s)	Add policy recognizing EDCTC and SACOG planning and support projects that meet SB375 streamlining opportunities. Allows for all types regional planning, not just SACOG-specific language?	SB - 375

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24	Safe efficient multimodal transportation for all "Complete Streets"	New policy and implementation measure to support multi user designs for pedestrian and vehicular circulation	AB - 1358
25	Infill and Opportunity Site Identification New Policy(s) and Program	Analysis for future project review and increase funding eligibility.	Prop 1c, 84 and various HCD/CDBG Funding
26	Clean Up references to AE 8.1.1.6	Elimination of AE zone in ZO Update requires clean up to GP Policies reference AE zones	Zoning Driven GPA
27	Agriculture District boundary expansion 8.1.1	Utilizes 8.1.1.2 criteria and implements AF-B	ROI - Ag