

**Targeted General Plan Amendment and Comprehensive Zoning Code Update
Project Checklist (v. 6.0)**

Project Objectives as set forth in the Board adopted ROI's on November 14, 2011

	Targeted General Plan Amendment	Zoning Ordinance Update	Requires Amendment to Base Map	Fulfills GP Implementation Measure	Fulfills GP EIR Mitigation Measures (If Any)	2004 EIR Mitigation Text*	Jobs	Moderate Housing	Sales Tax Capture	Ag Promotion	State and Federal Conformance	Clean Up/Internal Consistency
Draft EIR for Targeted General Plan Amendments												
	Land Use Map											
1	Camino/Pollock Pines Community Region Boundary amendment to create three (3) Rural Centers including Camino, Cedar Grove, and Pollock Pine, to allow for separate and distinct opportunities for each of the communities	X		X						X		
2	Agriculture District Boundary Expansion for Garden Valley-Georgetown, Coloma, Camino-Fruitridge, Gold Hill, Oak Hill, Pleasant Valley, and Fair Play-Somerset.	X		X	AF-J	5.2-3					X	
3	Limited Land Use clean-up identified through the Zoning Ordinance Update.	X	X	X	LU-A							X
Proposed Policy Amendments (<u>Analysis only shown</u>. <u>Underlined</u>: No amendment proposed)												
4	<u>Policies 2.1.1.1 and 2.1.2.1: Analyze the possibility of adding, amending or deleting existing Community Regions or Rural Center planning areas.</u>						X	X	X	X	X	
5	Policy 2.1.1.3: Commercial/Mixed Use - Amend to allow residential density by increasing residential use as part of a mixed-use development from 16 units per acre to 20 units per acre.	X			ED-P, HO 2013-10, HO 2013-31, LU-A			X			X	
6	Policy 2.1.2.5: Commercial/Mixed Use - Amend to allow a maximum residential density of 10 dwelling units per acre in Rural Centers as part of a mixed use development.	X			HO-2013-31, LU-A			X			X	
8	Policy 2.2.1.1, Table 2-1: Commercial - Amend to allow for commercial uses in the rural regions and remove footnote.	X			ED-II, LU-A		X		X	X		
9	Policy 2.2.1.2: Commercial - Amend to allow commercial/mixed use developments within Rural Regions and remove commercial-first restriction on mixed use residential development.	X			ED-P, ED-II, LU-A		X	X	X		X	
10	Policy 2.2.1.2: Industrial - Amend to allow industrial uses in Rural Regions; especially uses that support agriculture, timber resource production, mineral extraction, or other resource utilization.	X	X		ED-P, ED-II, LU-A		X		X	X		
11	Policy 2.2.1.2: Multifamily Residential - Amend the multi-family land use to encourage a full range of housing types including small lot single family detached design without a requirement for a planned development.	X			HO-2013-2			X			X	

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12	Policy 2.2.1.2: High Density Residential-Delete requirement for a planned development application on projects of 3 or more units per acre.	X			HO-2013-6				X				
13	Policy 2.2.1.2:Open Space - Amend policy to refer to Objective 7.6.1	X							X				
14	Table 2-2: Amend table to reflect changes in density for commercial/mixed use from 16 units per acre to 20 units per acre	X			HO-2013-31								
15	Policies 2.2.3.1 and 2.2.3.2: Amend the 30% open space requirement for Planned Development in Community Regions and Rural Centers to allow less than 30% of "improved open space" on site.	X	X		HO-2013-6, HO-2013-10, HO-2013-14, HO-2013-18				X			X	
16	Table 2-4: Amend as necessary to reflect Zoning Ordinance Update revisions.	X	X	X	LU-A								X
17	Policy 2.2.4.1: Amend the density bonus criteria.	X	X		LU-A				X				X
18	Policy 2.2.5.4: Delete policy requiring a Planned Development application on all projects with the potential to create 50 parcels or more.	X			LU-A, HO-2013-6, HO-2013-10, HO-2013-14, HO-2013-18				X				
19	Policy 2.2.5.8: Delete the policy that would create the Neighborhood Services zone and allow for objectives to be met in a related commercial zone.	X	X	X	LU-A			X		X			X
20	Policy 2.2.5.10: Amend policy requirement for a special use permit for agriculture support services; incorporate standards and permit requirements into the Zoning Ordinance.	X	X		ED-II, LU-A			X		X	X		
21	Policy 2.4.1.3: Amend policy to recognize the historic town sites of El Dorado and Diamond Springs. Allow for future designations of other historic town sites.	X			LU-G			X	X	X		X	
22	New Policy 2.4.1.5: Add policy to set criteria for and identify infill sites, and provide, through an implementation measure, incentives for development of these vacant/underutilized areas.	X			HO-2013-14, HO-2013-31			X	X	X		X	
23	Policy 2.5.2.1: Amend policy to allow mixed use developments in neighborhood commercial centers.	X			ED-P, LU-A			X					
24	Policies 2.9.1.2, 2.9.1.3, and 2.9.1.4: Amend policies to allow Community Region and Rural Center boundary revisions, initiated by the Board of Supervisors, as deemed necessary to achieve objective 2.4.1.	X											

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25	Policies TC-1a, TC-1b, and Table TC-1: Revise policies, and table to further support the important objectives found in policies TC-1p, TC-1r, TC-1t, TC-1u, TC-1w, TC-4f, TC-4i, HO-1.3, HO-1.5, HO-1.8, HO-1.18, HO-5.1 and HO-5.2, allowing for narrower streets and road ways and to support the development of housing affordable to all income levels.	X		TC-U, HO-2013-6, HO-2013-10			X	X	X		X	X
26	Policies TC-1m, TC-1n(B), TC-1w: Amend to make minor modifications to clarify language including; TC-1m delete "of effort"; TC-1n(B) replace accidents with crashes; and TC-1w, delete word maximum.	X										X
27	Tables TC-2, Policy TC-Xb, and Policy TC-Xd: Amend or delete Table TC-2; if Table TC-2 is deleted, amend all references to TC-2, including the references in TC-Xb and TC-Xd.	X										X
28	Policy TC-Xb (C): Amend to refer to Figure TC-1 when referencing the circulation diagram.	X										X
29	Policy TC-Xg: Amend policy to clarify the requirement that development projects shall construct or fund necessary road improvements, and include the requirement to design, or fund design.	X		TC-T	5.4-3(a)	Modify concurrency and tax revenue policies and transportation financing implementation measures						X
30	Policy TC-Xi: Amend to allow for coordination of regional projects to be delivered on a schedule agreed to by related regional agencies and therefore not subject to meeting the scheduling requirements of the policies of this General Plan.	X										X
31	Policies TC-4a, TC-4d, and TC-4f: Amend to clean up language to ensure consistency with subsequent adopted plans.	X										X
32	Policies TC-4i, TC-5a, TC-5b, and TC-5c: Amend to provide more flexibility of when sidewalks are required.	X										X
33	<u>Policy TC-1v: Analyze the potential for deleting the El Dorado Hills Business Park employment cap limits including option identified in TC-1v.</u>						X					
34	<u>Policies TC-Xd, TC-Xe and TC-Xf: Analyze impacts to revising the policies to clarify the definition of "worsen", to clarify what is required if a project "worsens" traffic, identifying the methodology for traffic studies (e.g. analysis period, analysis scenarios, methods), and identifying the timing of improvements.</u>						X	X	X			
35	Add <i>New Goal and associated policies</i> to provide for CEQA streamlining opportunities for qualified projects that are consistent with the Metropolitan Transportation Plans.	X									X	

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36	Add <i>New Policy</i> to support the development of new or substantially improved roadways to accommodate all users, including bicyclists, pedestrians, transit riders, children, older people, and disabled people, as well as motorists, to comply with Assembly Bill 1358, the Complete Streets Act of 2008. Add implementation measure to update the applicable manuals and standard plans to incorporate elements in support of all users.	X									X	
37	Objective 5.1.1, 5.1.2, and Table 5-1: Amend policy(s) and table as needed to clarify Board authority when determining minimum level of service requirements consistent with General Plan objectives, standards, and related policies.	X					X	X	X	X	X	
38	Policy 5.2.1.3: Amend policy to delete requirement that all medium-density, high-density, and multi-family residential, commercial, industrial, and research and development projects, connect to public water systems when located within Community Regions.	X					X	X				
39	Policy 5.3.1.1: Amend policy to require high-density and multifamily residential, commercial, and industrial projects to connect to public wastewater collection facilities "if reasonably available" as a condition of approval.	X					X	X				
40	Policy 6.4.1.4 and 6.4.1.5: Amend policies to remove reference to dam failure emergency response plans, to address recommendations by the Office of Emergency Services and Homeland Security regarding dam failure inundation.	X										X
41	Policy 6.5.1.11: Amend policy to exempt construction activities occurring between the hours of 7am and 7pm, Monday - Friday, or 8am to 5pm on weekends and holidays from noise standards in Tables 6-3, 6-4, and 6-5. Public projects would also be exempt.	X	X									X
42	Objective 6.7.1 and 6.7.5: Amend these objectives to reflect updated air quality plan opportunities and add new policies and implementation measures that support the adoption of an Air Quality - Energy Conservation Plan.	X									X	
44	Policy 7.1.2.1: Amend the restrictions for development on 30% slopes, and set standards in the Zoning Ordinance and Grading Ordinance.	X	X				X	X	X	X		
45	Policy 7.2.1.2 and 7.1.2.3: Amend to clarify which mineral resource zones are required to be mapped.	X		X								X

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46	Policy 7.6.1.3(B): Amend to delete specific references to zone districts to conform to the changes proposed in the Zoning Ordinance update.	X	X		LU-A								X
47	Policy 8.1.1.6: The policy requiring parcels encumbered by a Williamson Act Contract to be zoned Exclusive Agricultural (AE), would be deleted. The Zoning Ordinance Update establishes new agricultural zones that can accommodate lands encumbered by Williamson Act Contracts.	X	X										X
49	Policy 8.1.3.2: Amend policy to provide a limited buffer for lands within a community region by adding language similar to Policy 8.4.1.2.	X											X
50	Policy 8.2.4.2: Amend policy to eliminate the requirement for a special use permit for all visitor serving uses , and instead establish standards, permitted uses, and requirements for permits, in the various zone districts in the Zoning Ordinance	X	X		AF-A, LU-A			X		X	X		
51	Policy 8.2.4.4: Amend policy to allow for ranch marketing activities on grazing lands.	X			AF-D, AF-G, ED-II			X		X	X		
52	Policy 10.2.1.5: Amend policy to eliminate the requirement for a public facilities and services financing plan to assure no net cost burden to exisiting residents with certain development applications.	X											

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Draft EIR for Zoning Ordinance Update												
53	1. Ensure that the zoning designation for all parcels in the County conform to the General Plan land use designations for those parcels.	X	X	LU-A								X
54	2. Eliminate inconsistent provisions of the existing Zoning Ordinance.	X		LU-A, ED-N								X
55	3. Include provisions in the Zoning Ordinance to implement General Plan Implementation Measures.	X	X									X
56	4. Ensure that the Zoning Ordinance is consistent with applicable state and federal laws, as well as General Plan policies.	X	X	AF-A, LU-A	5.1-1	Pursue land use coordination between the County and adjacent jurisdictions.					X	X
57	5. Establish new commercial zones reflecting a range of development intensities that specify the types, designs, and locations of commercial uses consistent with the General Plan.	X		ED-P, LU-A			X	X	X			X
58	6. Reorganize the Zoning Ordinance for ease of use, including the use of tables to identify allowed uses, permitting required and development standards.	X										X
59	7. Create new zones to reflect current zoning needs and implement the General Plan, including the following zones: Rural Lands, Forest Resources, Agricultural Grazing, Neighborhood Service, and Limited Agriculture.	X	X	LU-A			X		X	X		X
60	8. Delete obsolete zones, including Unclassified, Agriculture, Residential-Agricultural, and Planned Commercial.	X	X	LU-A						X		X
61	9. Create combining zone districts to identify land that needs additional protection of resources, public health or safety and establish a review process to more effectively implement General Plan policies and related ordinances.	X	X		5.3-1(b), 5.3-1(c)	1) Protect views from scenic corridors, 2) Extend limitations on ridgeline development						X
62	10. Expand potential uses in the agricultural and rural lands zones to provide for opportunities for agricultural support, recreation, and rural commerce, including allowing ranch marketing on grazing land.	X		AF-A, ED-II, LU-A			X		X	X		X
63	11. Provide a range of intensities for home occupations, based on size and zoning of parcels, addressing the use of accessory structures, customers, and employees.	X		ED-PP, ED-QQ			X		X			X
64	12. Establish a procedure to request reasonable accommodation for persons with disabilities seeking equal access to housing under the Federal Fair Housing Amendments Act of 1988 and the California Fair Employment and Housing Act in the application of zoning laws and other land use regulations, policies, and procedures when consistent with the General Plan and Zoning Ordinance.	X		H0-2013-26							X	

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65	13. Modify zoning for Williamson Act contracted and rolled out land to reflect the underlying General Plan land use designation.		X		LU-A								X
66	14. Establish standards for hillside development, including limitations on the development of slopes that are 30% or greater. These include the method for calculating average slope.		X										
67	15. Create standards (master plans) for proposed mixed use and traditional neighborhood design development on commercial and multi-family zoned parcels to provide for a streamlined approval process.		X		HO-2013-10, LU-A				X			X	X
68	16. Create standards for single family detached development proposed in multifamily zones. Create a standard to allow a limited percentage of commercial use in proposed mixed use development in multifamily zones.	X	X		HO-2013-31, LU-A				X			X	X
69	17. Provide multiple industrial zones to specify and direct the type, design, and location of industrial uses.		X	X	AF-A, ED-P			X		X	X		X
70	18. Provide alternative options to open space requirements as part of a planned development to provide more flexibility and incentives for infill development and uses that focus on recreation in Community Regions and Rural Centers.		X		LU-A				X				X
71	19. Amend Zoning map to include a historical overlay zone district to the historical townsites of El Dorado and Diamond Springs, consistent with adopted General Plan and Zoning Ordinance policies.	X	X	X	LU-G	5.13-1 (d)	Define historic design control districts consistent with NHPA Historic District standards.	X	X	X			X
72	20. Establish standards for wetland and riparian setbacks.		X		CO-O, LU-D	5.12-4(b)	Amend the Zoning Ordinance to provide buffers and special setbacks for the protection of riparian areas.	X	X	X		X	X
73	21. Provide opportunities for residential and recreational uses on Timber Production Zone land compatible with timber management and harvesting.		X		AF-A, LU-A			X		X	X		