

Targeted General Plan Amendment and Comprehensive Zoning Code Update Project Checklist

List of Amendments and updates to be considered as adopted in ROI's November 14, 2011

		General Plan Amendment	Zoning Ordinance Update	Includes Optional Analysis	Requires Mapping
General Plan ROI 182-2011					
	Land Use Map				
1	Camino/Pollock Pines Community Region Boundary amendment to create three Rural Centers to allow for separate and distinct opportunities for each of the communities	X			X
2	Agriculture District Boundary Expansion	X			X
3	Limited Land Use Clean Up identified through ZOU	X			X
	Proposed Policy Amendments				
4	Policy 2.1.1.1 and 2.1.2.1 Analyze the possibility of adding new, amending or deleting existing Community Regions or Rural Center planning areas.	X		X	X
5	Policy 2.1.1.3 Amend Commercial/Mixed Use 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 to achieve CEQA streamlining benefits.	X			
6	Policy 2.2.1.2 and Table 2-1 Table 2-1 Amend Commercial and Industrial to allow for commercial and industrial uses in the Rural Regions.	X			
7	Policy 2.2.1.2 Commercial/Mixed Use delete sentence, "The residential component of the project shall only be implemented following or concurrent with the commercial component."	X			
8	Policy 2.2.1.2 Delete requirement for Industrial Lands to be restricted to only industrial lands within, or in close proximity to Community Regions and Rural Centers. Delete the requirement that Industrial Lands in Rural Regions can only provide for on-site support of agriculture and natural resource uses.	X			
9	Policy 2.2.1.2 Amend multi-family density from 24 units per acre to 30 units per acre to comply with California Government Code 65583.2(c)(iv) and (e) 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			
10	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			
11	Policy 2.2.1.2 High Density Residential: Analyzing the effects of increasing High Density Residential Land use density from a maximum of 5 units per acre to 8 units per acre.			X	
12	2.2.1.2 Open Space Amend policy to make reference to Objective 7.6.1	X			
13	Table 2-2 Amend table to reflect changes in density for Commercial/Mixed Use from 16 units per acre to 20 units per acre and Multi-Family from 24 units per acre to 30 units per acre.	X			
14	Policy 2.2.1.5 and Table 2-3 Amend Policy to direct the regulation of building intensities be established in the Zoning Ordinance and delete Table 2.3.	X	X		

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15	Policies 2.2.3.1, 2.2.3.2, 2.2.5.4 Amend the 30% open space requirement inside of Community Regions and Rural Centers to allow lesser area of "improved open space" on site, set criteria for options in meeting a portion of the requirement off-site or by an in lieu fee option as deemed necessary.	X	X		
16	Amend Table 2-4 to reflect Zoning Ordinance Update revision to zones.	X	X	X	X
17	Policy 2.2.4.1 Amend the Density Bonus policy which allows incentive for the creation of open space as part of residential projects, and implement policy specifics through Zoning Ordinance.	X	X		
18	Policy 2.2.5.4 Delete policy [Planned Development]	X			
19	Policy 2.2.5.8 Amend the policy requirement for a Neighborhood Services Zone and allow for objectives to be meet in a related zone.	X	X	X	X
20	Policy 2.2.5.10 Delete requirement for special use permit for Ag Support Services; incorporate standards and permitted uses into Zoning Ordinance	X	X		
21	Policy 2.2.5.10 Delete requirement for special use permit for Ag Support Services; incorporate standards and permitted uses into Zoning Ordinance	X	X		
22	Policy 2.4.1.3 Amend policy to recognize the historical townsites of El Dorado/Diamond Springs and other historical townsites.	X	X		X
23	Policy 2.9.1.2, 2.9.1.3 and 2.9.1.4 Amend criteria for establishing Community Region and Rural Center boundaries. Amend timeframe for revision by the Board of Supervisors allowing for amendments to the boundaries to be completed by Board of supervisors on an as needed basis.	X			
24	New Policies setting criteria for and identify Infill sites and Opportunity areas that will provide incentives substantial enough to encourage the development of these vacant/underutilized areas. This amendment would set criteria for CEQA streamlining opportunities but would not amend land uses or go beyond existing EIR growth projections or densities set by the General Plan. These policies may support the use of Traditional Neighborhood Design guidelines, Mixed Use, and Form Base Code.	X			
25	Policy TC-1a, TC-1b, and Table TC-1 Revise policies, and table to bring objectives into conformance with policy 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, to allow for narrower streets and road ways and to support the development of housing affordable to all income levels.	X			
26	Policies TC-1m, TC-1n(B), TC-1w Amend policies to clean up language including; TC-1m delete "of effort"; TC-1n(B) replace accidents with crashes; and TC-1w, delete word maximum.	X			
27	Table TC-2, TC-Xb and TC-Xd Amend or delete Table TC-2 and maintain list outside of General Plan and amending any policies referring to Table TC-2.	X			
28	Policy TC-Xb (C) Amend policy TC-Xb(C) to refer to Figure TC-1 when referencing the circulation diagram.	X			
29	Policy TC-Xg Amend to include that each development shall also design necessary improvements as well as construct or fund them.	X			
30	Policy TC-Xi Amend policy 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			
31	Policies TC-4a, TC-4d and TC-4f Amend policies to clean up language to ensure consistency with subsequent adopted plans.	X			

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32	Policies TC 4i, TC-5a, TC-5b and TC-5c Amend policies to provide more flexibility when requiring sidewalks.	X			
33	TC-1y Analyze the potential for deleting the El Dorado Hills Business Park employment cap limits including option identified in TC-1v.	X		X	
34	Policy TC-Xd, TC-Xe and TC-Xf Analyze impacts to revising the policies to clarify the definition of "worsen", what action or analysis is required if the threshold of "worsen" is met, clarification of the parameters of analysis (i.e. analysis period, analysis scenarios, methods), thresholds and timing of improvements.	X		X	
35	New Goal and associated policies recognizing the requirements of California Government Code § 65080(b)(2)(l) implemented through the regional Metropolitan Transportation Plans to provide CEQA streamlining opportunities for qualified projects.	X			
36	New Policy to supports 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 consistent with appropriate code requirements. Add implementation measure to update the applicable manuals and standard plans to incorporate elements in support of all users. (Assembly Bill 1358 the Complete Streets Act of 2008)	X			
37	Policy 5.1.2.2 and Table 5-1 Amend policy and table to provide flexibility when achieving minimum level of service requirements consistent with related policies being considered for amendment.	X			
38	Policy 5.1.2.2 and Table 5-1 Amend policy and table to provide flexibility when achieving minimum level of service requirements consistent with related policies being considered for amendment.	X			
39	Policy 6.4.1.4 and 6.4.1.5 Amend policies and remove Attachment A to address recommendations by the Office of Emergency Services and Homeland Security regarding dam failure inundation.	X			
40	Policy 6.5.1.11 and Tables 6-1 thru 6-5 Revise existing noise standards to establish attainable noise thresholds with regard to temporary nighttime construction activities and other temporary exceedences.	X	X		
41	Objective 6.7.1 and 6.7.5 Amend to reflect updated air quality plan opportunities that support the adoption of a separate Air Quality - Energy Conservation Plan. Create policy(s) to implement these objectives.	X			
42	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		
43	Policy 7.2.1.2 and 7.1.2.3 Amend policy to clarify the Mineral Resource Zones that are required to be mapped.	X		X	X
44	Objective 7.6.1.3(B) Amend policy to delete specific references to zones to conform with the changes proposed in the Zoning Ordinance update.	X	X		X
45	Policy 8.1.3.2 Amend policy to provide a limited buffer for lands within a Community Region by adding language similar to 8.4.1.2 to 8.1.3.2 to bring the forest resources and agriculture lands buffering policies, in line with one another.	X			

		General Plan Amendment	Zoning Ordinance Update	Includes Optional Analysis	Requires Mapping
46	Policy 8.2.4.2 Amend policy to eliminate special use permit requirement for visitor-serving uses and establish standards and permitted uses in the Zoning Ordinance	X	X		
47	Policy 8.2.4.4 Amend policy and any related policies to allow for ranch marketing activities on grazing lands.	X			

		General Plan Amendment	Zoning Ordinance Update	Includes Optional Analysis	Requires Mapping
	Zoning Ordinance ROI 183-2011 and 184-2011	General Plan	Zoning Ordinance	Optional Analysis	Mapping
1	Conform the zoning map to the General Plan land use designations		X		X
2	Eliminate conflicting provisions of the existing ordinance		X		
3	Include provisions in the ordinance to implement General Plan Implementation Measures LU-A, HO-6, HO-16, HS-K, CO-A, AF-A, ED-N, ED-P, ED-II, ED-JJ, ED-KK, and ED-QQ		X		X
4	Ensure that the ordinance is consistent with applicable state and federal laws		X		X
5	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
6	Delete obsolete zones, including Unclassified, Agriculture, Residential-Agricultural, and Planned Commercial;		X		X
7	Create overlay zones to more effectively implement General Plan policies;		X		X
8	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		
9	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		
10	Modify zoning for Williamson Act contracted and rolled out land to reflect the underlying General Plan land use designation.		X		
11	Revise the zoning map to conform to standardized rules for zoning modifications based on the General Plan land use designations.		X		
12	Provide a range of commercial zones to specify and direct the type, design, and location of commercial uses.		X		X
13	Provide a range of commercial zones to specify and direct the type, design, and location of commercial uses		X		
14	Create a Rural Commercial Zone that would be permitted within the Rural Regions planning concept area			X	X
15	Increase potential uses to provide additional agricultural support, recreation, home occupation, and other rural residential, tourist serving, and commercial uses in zones in the Rural Region			X	
16	Create standards (master plans) for mixed use and Traditional Neighborhood Design development to provide for a streamlined approval process and to protect the commercial viability of the site;			X	
17	Include single family detached development standards in the Multi-Family zone. Allow up to 15% of the project area, for commercial uses as part of a mixed use development in multifamily zones.			X	

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18	Provide multiple industrial zones to specify and direct the type, design, and location of industrial uses;			X	X
19	Provide alternative means to any open space requirement as part of a planned development to provide more flexibility and incentives for infill development and focus on recreation in Community Regions and Rural Centers			X	
20	Amend Zoning map to include historical overlay on El Dorado and Diamond Springs in relationship to historical townsites but consistent with adopted General Plan and Zoning Ordinance policies;			X	X
21	Codify standards for wetland and riparian setbacks			X	
	Zoning Ordinance ROI 183-2011 and 184-2011	General Plan Amendment	Zoning Ordinance Update	Optional Analysis	Mapping
22	Provide opportunities for residential and recreational uses on Timber Production Zone land compatible with timber management and harvesting			X	