

**Targeted General Plan Amendment and Comprehensive Zoning Code Update
Project Checklist (v. 3.0)**

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

		Targeted General Plan Amendment	Zoning Ordinance Update	Optional Analysis	Requires Amendment to Base Map	Jobs	Moderate Housing	Sales Tax Capture	Ag Promotion	State and Federal Conformance	Clean Up/ Internal Consistency
General Plan ROI 182-2011		Notice of Preparation									
	Land Use Map	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	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						✓		
2	Agriculture District Boundary Expansion	2. Agriculture District Boundary Expansion for Garden Valley-Georgetown, Coloma, Camino-Fruitridge, Gold Hill, Oak Hill, Pleasant Valley, and Fair Play-Somerset.	X						✓		
3	Limited Land Use Clean Up identified through ZOU	3. Limited Land Use clean-up identified through the Zoning Ordinance Update.	X	X							✓
Proposed Policy Amendments		Proposed Policy Amendments (Analysis only shown Underlined)									
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.	<u>1. 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	✓	✓	✓	✓		
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.	1. 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				✓			✓	
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.	2. Policy 2.2.1.2, Table 2-1, and Table 2-1: Commercial and Industrial- Amend 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."	3. 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.	4. Policy 2.2.1.2: Delete requirement that industrial lands be restricted to areas within, or in close proximity to community regions and rural centers. Delete the requirement that industrial lands in rural regions have more limited industrial uses, for support of agriculture and natural resource uses.	X	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.	5. 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.	6. 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.	<u>2. Policy 2.2.1.2: High Density Residential- Analyze the potential effects of increasing high density residential land use density from a maximum of 5 units per acre to 8 units per acre.</u>			X		✓				
12	2.2.1.2 Open Space Amend policy to make reference to Objective 7.6.1	7. Policy 2.2.1.2: Open Space- Amend policy to refer to Objective 7.6.1	X				✓				

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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.	8. 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.	9. 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								✓
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.	10. Policies 2.2.3.1, 2.2.3.2, and 2.2.5.4: Amend the 30% open space requirement for Planned Development community regions and rural centers to allow lesser area of "improved open space" on site, and consider options to provide a portion of the required open space off-site or by an in-lieu fee option.	X	X				✓			✓	
16	Amend Table 2-4 to reflect Zoning Ordinance Update revision to zones.	11. Table 2-4: Amend as necessary to reflect Zoning Ordinance Update revisions.	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.	12. Policy 2.2.4.1: Amend the density bonus criteria, and consider placing the specifics of this policy into the Zoning Ordinance.	X	X				✓				✓
18	Policy 2.2.5.4 Delete policy [Planned Development]	13. Policy 2.2.5.4: Delete policy requiring a Planned Development a	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.	14. Policy 2.2.5.8: Amend the policy creating the Neighborhood Services zone and allow for objectives to be met in a related commercial 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	15. Policy 2.2.5.10: Delete policy requirement for special use permit for agriculture support services; incorporate standards and permitted into Zoning Ordinance	X	X			✓		✓	✓		
21	Policy 2.4.1.3 Amend policy to recognize the historical townsites of El Dorado/Diamond Springs and other historical townsites.	16. Policy 2.4.1.3: Amend policy to recognize the historical town sites of El Dorado/Diamond Springs and other historical town sites.	X				✓	✓	✓		✓	
22	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.	17. Policies 2.9.1.2, 2.9.1.3, and 2.9.1.4: Amend criteria for establishing community region and rural center boundaries by deleting the restriction that boundaries can be amended every five years, and allow revisions to the boundaries to be initiated by Board of Supervisors whenever necessary.	X				✓	✓	✓	✓	✓	✓
23	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.	18. Add New Policies that provide set criteria for and identify infill sites and opportunity areas that will provide incentives for development of these vacant/underutilized areas, including streamlining the CEQA process for these identified locations. These policies may support the use of traditional neighborhood design guidelines, mixed use, and "form based" codes. These policy changes would not include amending the land use designations, or increasing the densities currently provided for in the General Plan.	X				✓	✓	✓		✓	
24	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.	19. 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				✓	✓	✓		✓	✓

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25	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.	20. 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									✓
26	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.	21. 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									✓
27	Policy TC-Xb (C) Amend policy TC-Xb(C) to refer to Figure TC-1 when referencing the circulation diagram.	22. Policy TC-Xb (C): Consider minor amendment to refer to Figure TC-1 when referencing the circulation diagram.	X									✓
28	Policy TC-Xg Amend to include that each development shall also design necessary improvements as well as construct or fund them.	23. Policy TC-Xg: Amend to clarify the requirement that development constructs or funds necessary road improvements, and include the requirement to design, or fund design.	X									✓
29	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.	24. 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									✓
30	Policies TC-4a, TC-4d and TC-4f Amend policies to clean up language to ensure consistency with subsequent adopted plans.	25. Policies TC-4a, TC-4d, and TC-4f: Amend to clean up language to ensure consistency with subsequent adopted plans.	X									✓
31	Policies TC 4i, TC-5a, TC-5b and TC-5c Amend policies to provide more flexibility when requiring sidewalks.	26. Policies TC 4i, TC-5a, TC-5b, and TC-5c: Amend to provide more flexibility of when sidewalks are required.	X				✓	✓	✓			✓
32	TC-1y Analyze the potential for deleting the El Dorado Hills Business Park employment cap limits including option identified in TC-1v.	<u>3. Policy TC-1y: Analyze the potential for deleting the El Dorado Hills Business Park employment cap limits including option identified in TC-1v.</u>			X		✓		✓			
33	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.	<u>4. 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		✓	✓	✓	✓		
34	New Goal and associated policies recognizing the requirements of California Government Code § 65080(b)(2)(I) implemented through the regional Metropolitan Transportation Plans to provide CEQA streamlining opportunities for qualified projects.	27. Add New Goal and associated policies to provide for CEQA streamlining opportunities for qualified projects that are consistent with the Metropolitan Transportation Plans.	X								✓	
35	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)	28. Add New Policy 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								✓	

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36	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.	29. Objective 5.1.1, 5.1.2, and Table 5-1: Amend as needed policy(s) and table to clarify Board authority when determining minimum level of service requirements consistent with General Plan objectives, standards, and related policies.	X				✓	✓	✓	✓	✓	
37	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.	30. Policy 6.4.1.4 and 6.4.1.5: Amend policies and remove flood insurance rate maps, to address recommendations by the Office of Emergency Services and Homeland Security regarding dam failure inundation.	X									✓
38	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 exceedances.	31. Policy 6.5.1.11 and Tables 6-1 thru 6-5: Amend existing noise standards to establish attainable noise thresholds with regard to temporary nighttime construction activities and other temporary exceedances.	X	X								✓
39	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.	32. Objective 6.7.1 and 6.7.5: Amend these objectives to reflect updated air quality plan opportunities that support the adoption of a separate Air Quality - Energy Conservation Plan.	X								✓	
40	Policy 7.1.2.1 Amend the restrictions for development on 30% slopes, and set standards in the Zoning Ordinance and Grading Ordinance.	33. 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			✓	✓	✓	✓		
41	Policies 7.2.1.2 and 7.1.2.3. Amend policies to clarify the Mineral Resource Zones that are required to be mapped.	34. 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						✓
42	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.	35. Objective 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									✓
43	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.	36. 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 to Policy 8.1.3.2.	X									✓
44	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	37. Policy 8.2.4.2: Consider amending 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			✓		✓	✓		
45	Policy 8.2.4.4 Amend policy and any related policies to allow for ranch marketing activities on grazing lands.	38. Policy 8.2.4.4: Consider amending the policy to allow for ranch marketing activities on grazing lands.	X				✓		✓	✓		

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Zoning Ordinance ROI 183-2011 & 184-2011		Notice of Preparation									
1	Conform the zoning map to the General Plan land use designations	1. Ensure that the zoning designation for all parcels in the County conforms to the General Plan land use designations for those parcels.	X		X						✓
2	Eliminate conflicting provisions of the existing ordinance	2. Eliminate inconsistent provisions of the existing Zoning 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	3. Include provisions in the Zoning 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	4. Ensure that the Zoning Ordinance is consistent with applicable state and federal laws.	X		X					✓	✓
5	Reorganize the ordinance for ease of use by the public, staff, and decision makers, including the use of tables to identify permitted uses and development standards, establishing specific use regulations for administrative review of specified uses, and providing rules of interpretation and a comprehensive glossary	5. Reorganize the Zoning Ordinance for ease of use, including the use, including the use of tables to identify permitted uses and development standards, establishing specific use regulations for administrative review of specified uses.	X								✓
6	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	6. 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						✓
7	Delete obsolete zones, including Unclassified, Agriculture, Residential-Agricultural, and Planned Commercial	7. Delete obsolete zones, including Unclassified, Agriculture, Residential-Agricultural, and Planned Commercial.	X		X				✓		✓
8	Create combining zones to more effectively implement General Plan policies	8. Create combining zone districts (e.g. Historical, Community Design, etc.) to identify land that needs additional regulation, protection of resources, protection of public health and safety, or establishes a review process to more effectively implement General Plan policies and related ordinances.	X		X						✓
9	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	9. 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			✓		✓	✓		✓
10	Provide a range of intensities for home occupations, based on size and zoning of parcels, addressing the use of accessory structures, customers, and employees	1. 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			✓		✓			✓
11	Modify zoning for Williamson Act contracted and rolled out land to reflect the underlying General Plan land use designation.	11. Modify zoning for Williamson Act contracted and rolled out land to reflect the underlying General Plan land use designation.	X						✓		✓

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12	Revise the zoning map to conform to standardized rule sets for zoning modifications based on the General Plan land use designations.	12. Revise the zoning map to conform to standardized rules (i.e. mapping criteria) for zoning modifications based on the General Plan land use designations.		X		X						✓
13	Provide a range of commercial zones to specify and direct the type, design, and location of commercial uses.	13. Provide a range of commercial zones to specify and direct the type, design, and location of commercial uses. Proposed zones include Commercial Regional (CR), Commercial General (CG), Commercial Community (CC), Commercial Planned Office (CPO), Commercial Limited (CL), and Commercial Mainstreet (CM).		X		X	✓		✓	✓		✓
14	Create a Rural Commercial Zone that would be permitted within the Rural Regions planning concept area	14. Create a Rural Commercial Zone that would be permitted within the rural regions planning concept area.		X	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	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	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	16. 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 and to protect the commercial viability of the parcels.		X	X			✓			✓	✓
17	Include single-unit residential detached development standards in the Multi-unit Residential zone. Allow up to 15% of the project area for commercial uses, as part of a mixed use development in multi-unit residential zones.	17. Include 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	X			✓			✓	✓
18	Provide multiple industrial zones to specify and direct the type, design, and location of industrial uses;	18. Provide multiple industrial zones to specify and direct the type, design, and location of industrial uses.		X	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	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		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;	20. 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	✓	✓	✓		✓	✓
21	Codify standards for wetland and riparian setbacks	Establish standards for wetland and riparian setbacks.		X	X		✓	✓	✓	✓	✓	✓
22	Provide opportunities for residential and recreational uses on Timber Production Zone land compatible with timber management and harvesting	22. Provide opportunities for residential and recreational uses on Timber Production Zone land compatible with timber management and harvesting.		X	X		✓		✓	✓	✓	✓