

SUMMARY OF RECOMMENDATIONS

The following is a summary of the recommendations for direction on the Targeted General Plan Amendment, Zoning Ordinance Update, and Land Development Manual/Standard Plans. They correspond to the recommendations provided in the separate staff reports for each project, and as shown in Attachments A-C.

The focus of today's action is identifying the changes intended to be made to the General Plan. The Zoning Ordinance and Land Development Manual are secondary. The recommendations listed below, and summarized by the tables at the end of this document reflect the proposed policy changes identified in Attachment A. As noted in that report, the exact text of the amendments may change as the amendments are refined and brought back to the Board with the RFP. The policies may further change through the EIR and public hearing process, but this is a starting point to begin the process.

Targeted General Plan Amendment (TGPA)

1. State Compliance

- a. Regional Housing Needs Assessment (RHNA) - Include as part of the Targeted General Plan Amendment process an increase in allowable densities on Multi-Family lands from 24 to 30 units per acre and expand the range of housing types permitted in the MFR land use designation.
 - b. SB375 Density Thresholds and Mixed Use Development (i.e. MUD II) – Include in the Targeted General Plan Amendment a change to allow for mixed use development on Multi-family lands as well as for densities on Commercial lands to be increased from 16 units per acre to 20 units per acre. Create a new goal and associated policies recognizing the requirements for the regional MTP to include a Sustainable Communities Strategy and define how the county intends to utilize this strategy in achieving General Plan goals.
 - c. AB32 and SB97– Energy Conservation and Green House Gas Reduction Plan – Amend General Plan Objective 6.7.1 to reflect updated air quality plan opportunities that supports the adoption of a separate Air Quality - Energy Conservation Plan, thereby allowing the County to set its own baseline and reduction target criteria for local development and for achieving State and local objectives while ensuring funding eligibility and project tiering opportunities for CEQA streamlining benefits.
2. Rural Commerce – Expansion of the Rural Centers should be considered, as an option in the EIR, to accommodate greater opportunities for agricultural support and rural commerce needs of the County. Increase potential uses by right, administrative permit, or conditional use permit in the draft comprehensive Zoning Ordinance update to provide additional agricultural support, recreation, home occupation, and other rural residential and tourist serving uses in zones in the Rural Region.

3. Community Region & Rural Center Boundary Revisions - Community Region and Rural Center boundaries be analyzed for potential modification to support community identity and future local economic opportunities as a part of the TGPA. Staff anticipates only 3-5 Community Region or Rural Center boundaries will be modified as part of this process. Amend 2.9.1.4 to allow the Board more flexibility in modifying Community Region and Rural Center boundaries to better achieve Community Identity. Include the already initiated change to Camino-Pollock Pines in the TGPA.
4. 30% Slope limitations in Community Regions - Amend Policy 7.1.2.1 to clarify the objective for restriction of development on 30% slope. Standards for reasonable use shall be established in the Zoning Ordinance and Grading Ordinance.
5. Planned Development Policies - Maintain the requirement in General Plan policies for 30 percent open space as part of a Planned Development, but revise the policies to allow for implementation and flexibility for meeting the 30 percent requirement through the Zoning Ordinance where criteria would be set to allow for on-sight, off-site and in lieu fee options or even a waiver of this requirement if certain conditions are met.
6. Density Bonus Policies - Retain the Density Bonus policy in the General Plan but amend the language to be general in support of density bonuses as an incentive to creating open space on specific residential land uses planned for higher densities. Specifics of the policy would be moved to the Zoning Ordinance where criteria would be set as to where and how this policy shall be implemented to more efficiently meet General Plan objectives.
7. El Dorado Hills Business Park (EDHBP) employment cap limits - Consider as an option in the TGPA the elimination or modification of General Plan Policy TC-1y.
8. Floor Area Ratio (FAR) requirements - Delete Policy 2.2.1.5 and Table 2-3 as a part of the Targeted General Plan amendment and instead implement the adopted FAR through the Zoning Ordinance. Develop flexible standards in the Zoning Ordinance to meet specific historic or community design criteria.
9. Water and Sewer Hook-up requirements - Amend General Plan policies 5.2.1.3 and 5.3.1.1 to provide flexibility for the connection to public water and wastewater systems when located in Community Regions.
10. Noise standards for public transportation and infrastructure projects - Consider as an option in the TGPA EIR a revision to the noise standards to allow for periodic night work on public transportation and infrastructure projects.
11. Land Development Standards - Include in the TGPA a policy that supports the development of complete street standards to address the state requirement.
12. Historic Townsites - Amend policy 2.4.1.3 as a part of the TGPA to add El Dorado and Diamond Springs to the list of historic townsites.

13. Infill Development Criteria and Identification of Opportunity Areas – Include as part of the Targeted General Plan Amendment process by adding a policy and implementation measure to Land Use Element supporting the implementation program to promote infill development in existing communities.
14. Agriculture setbacks in Community Regions and Rural Centers - Amend Policy 8.1.3.2 to provide a limited buffer for lands within a Community Region.
15. Enabling of Ranch Marketing Programs on Livestock Operations - Amend policy 8.2.4.4 and any related policies allow ranch marketing activities on grazing lands.
16. Agriculture zoning reference to Conservation and Open Space Element - Amend Policy 7.6.1.3(B) to delete references to zoning.
17. Agriculture District Boundary Expansion - Continue processing the General Plan amendment to expand the Agriculture Districts and continue analysis and mapping changes as scheduled and that the amendment be implemented prior to or no later than the targeted GPA.

Comprehensive Zoning Ordinance Update

1. Commercial Zones – Maintain as the project description the existing proposed commercial zones contained in the Public Review Draft Zoning Ordinance, but include an analysis of the multiple commercial zones recommended by EDAC Regulatory Reform Subcommittee as an option for analysis in the EIR.
2. Agricultural and Rural Commercial – Include the targeted General Plan amendments identified in Attachment A that provide greater flexibility to provide agriculture support and rural commerce. Maintain the existing zones but provide for a wider range of uses in the agriculture and resource zones as uses permitted by right, by administrative permit, or by conditional use permit. Consideration of an Agricultural Support Zone could be considered as an option under the EIR.
3. Planned Development Ordinance – Include the targeted General Plan amendments identified in Attachment A that provide greater flexibility for meeting the 30 percent open space requirement and reduces the mandatory planned development provisions as a part of the project description. Include provisions in the Zoning Ordinance update to allow off-site open space, in-lieu fees, waivers, and other options.
4. Amendment to Table 2-4 – Include modifications to Table 2-4 in the General Plan to reflect the current draft proposal for new zones, including the elimination of Exclusive Agricultural (AE) and Agricultural Preserve (AP) zones and the addition of a Limited Agriculture (LA) zone.

5. Home Occupations – Provide as an option for analysis in the EIR the inclusion of up to two employees as a component of home occupations.
6. Residential and Recreational Uses in TPZ – Provide as an option for analysis in the EIR the inclusion of residential uses by right in TPZ and an expanded list of recreational uses that could be considered by CUP.
7. Mixed Use Development (MUD) II – Defer work on provisions for MUD II until after adoption of the comprehensive Zoning Ordinance update, in order to focus on the needs and desires of individual communities in the county through community input and the development of community design guidelines.
8. Animal Keeping – Defer updated provisions for animal keeping on residential lots until after adoption of the comprehensive Zoning Ordinance update and consider as a separate ordinance amendment.

Land Development Manual and Standard Plans

1. LDM and Standard Plans Technical Details – Provide direction to staff on the remaining five unresolved issues associated with the Land Development Manual and Standard Plans:
 - a. Number of lots that may be served by a dead end road
 - b. ADT of collector roads for which direct access from subdivision lots should be restricted;
 - c. Standards for vertical curves;
 - d. Design speed for collector roads, 2500-4000 ADT; and
 - e. Design speed for private roads in Rural Regions > 600 ADT (RS-30).
2. Standard Plan Adoption – Authorize the Director of Transportation to adopt the Standard Plans, based on the direction provided by the Board.
3. LDM Adoption – Direct staff to return to the Board within 60 to 120 days for adoption of the Land Development Manual.

General Plan Components		TGPA	Optional Review	Separate Track
I-1	Multi Family Densities	✓		
I-1	Commercial/Mixed-Use Densities & Concurrency	✓		
I-6	High Density Residential Densities		✓	
I-2	Rural Commerce (I/C and HO)		✓	
I-2	Expand Rural Center Boundary		✓	
I-1	Air Quality/Energy Conservation objectives	✓		
I-3	CR & RC boundary amendments	✓		
I-4	30% Slope limitations	✓		
I-5	Planned Development	✓		
I-6	Density Bonus		✓	
I-7	EDH Business Park employment cap limits		✓	
I-8	Floor Area Ratio	✓		
I-9	Water and Sewer Hook-up requirements	✓		
I-10	Noise standards		✓	
I-12	ED/DS Historic Overlay – Community Design	✓		
I-11	Regional Planning coordination – SB375	✓		
I-11	Complete Streets	✓		
I-13	Infill and Opportunity Site Development		✓	
I-14	Agriculture setbacks in Community Regions	✓		
I-15	Livestock as part of Ranch Marketing		✓	
I-16	Open Space constraints on Agriculture	✓		
I-17	Agriculture District boundary expansion			✓

Zoning Ordinance Project Component Issues		Project Description	Optional Review	Defer to separate ordinance
1	Multiple commercial zones		✓	
2	Agricultural or rural commercial zone		✓	
3	Planned Development provisions	✓		
4	Table 2-4 Amendment	✓		
5	Employees with home occupations		✓	
6	Residences in TPZ		✓	
7	Mixed Use Development (MUD 2)			✓
8	Animal Keeping			✓