

TGPA #	General Plan Components	Description of Policy Review and Proposed Amendment	Comments or Questions
1	Commercial/Mixed-Use Residential Concurrency 2.2.1.2	Provide flexibility to allow designation of mixed use areas 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." Delete GP Neighborhood Services policy [Jobs, Retail, Moderate Housing, Protection of RR]	Concurrency is EDAC issue
2	SFD without PD in Multi Family 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) <i>without the requirement for a PD.</i> [Moderate Housing]	
3	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 RR. (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; 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 RR.]	
4	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." Move standards for implementation, including exceptions, to the Zoning Ordinance.	
5	Planned Development 2.2.3.1 and 2.2.5.4	These policies interfere with the provision of Moderate Housing. EDAC recommends that the 30% open space requirement be modified inside of Community Regions/Rural Centers to allow lesser area of "improved open space". (2.2.3.1) Further, we recommend deleting 2.2.5.4 (requiring a PD if more than 50 parcels or where densities are greater than 2 DU/acre.). EDAC DISAGREES WITH THE STAFF RECOMMENDATION RE: PDs.[Moderate Housing]	Implement previously adopted ROI 274-2008
7	Agriculture setbacks in Community Regions 8.1.3.2 and 8.4.1.2	Proposed change implements and conforms to previous BOS Interpretation [Moderate Housing]	Consistency
8	Livestock as part of Ranch Marketing 8.1.2.1 or 8.2.4.5,	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. [Jobs, Retail, Protection of RR]	
9	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]	
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; may need GPA to resolve 4) TC-Xa 2 require clarification re: process	

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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	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
14	High Density Residential Densities 2.2.1.2	CR and RC capacity and long range transit planning	State - SB375
15	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
16	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
17	Density Bonus 2.2.4.1	Direct policy to meet objective. Possibly+D6 limit land uses where allowed.	Zoning???
18	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
19	Floor Area Ratio 2.2.1.5 and Table 2-3	To meet mixed use objectives	SB - 375
20	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.
21	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
22	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
23	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
24	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
25	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
26	Agriculture District boundary expansion 8.1.1	Utilizes 8.1.1.2 criteria and implements AF-B	ROI - Ag