

**Attachment 1**  
**Draft Targeted General Plan Amendment**  
**Last Revised 10/20/2011**

Issue #	General Plan Components	2004 General Plan Mitigation Measure	Targeted General Plan Amendment	TGPA	Optional Review	Separate Track
1	Rural Commerce (Industrial, Commercial, Rural Lands, Ag Support Services)	None	Amend General Plan Table 2-1 and Policy 2.2.1.2 for Commercial and Industrial to allow for commercial and industrial uses in the Rural Regions. Delete requirement for special use permit in policy 2.2.5.10 for Ag Support Services; incorporate standards and permitted uses into Zoning Ordinance. Amend policy 8.2.4.2 to eliminate special use permit requirement for visitor-serving uses and establish standards and permitted uses in the Zoning Ordinance.	√	<del>√</del>	
2	Livestock as part of Ranch Marketing	5.2-2	Amend policy(s) 8.1.2.1 and 8.2.4.4 and any related policies to allow for ranch marketing activities on grazing lands.		√	
3	Agriculture setbacks in Community Regions	5.2-1(d) & (e)	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.	√		
4	Open Space constraints on Agriculture	None	Amend policy 7.6.1.3(B) to delete references to zoning.	√		
5	Single-Family Detached on Multi-Family Land Used	None	Amend the policy 2.2.1.2 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.	√		
6	30% Slope limitations	5.9-4(b)	Amend policy 7.1.2.1 restrictions for development on 30% slopes, and set standards in the Zoning Ordinance and Grading Ordinance.	√		
7	Planned Development	None	Amend policies 2.2.3.1, 2.2.3.2, 2.2.5.4 and 2.2.5.13 as follows: Maintain the requirement in the 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% 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. Amend Policy 2.2.1.2 deleting requirement for Planned Development Application on 3 or more units. Consider deleting policy 2.2.5.4.	√		
8	Commercial/Mixed-Use Residential Concurrency	None	Delete the following sentence from policy 2.2.1.2 Commercial Land use: "The residential component of the project shall only be implemented following or concurrent with the commercial component." Delete policy 2.2.5.8 requirement for the creation of Neighborhood Services Zones.	√	<del>√</del>	
9	Water and Sewer Hook-up requirements	None	Amend policies 5.2.1.3 and 5.3.1.1 to increase flexibility for the connection to public water and wastewater systems when projects are located in a Community Regions.	√		
10	Circulation Element Miscellaneous Revisions	5.3-2, 5.4-1(a) - (e), 5.4-2, 5.4-3(a) & (b)	Amend policies TC-1a, TC-1b and Table TC-1 revising policies and the table to bring objectives into conformance with policy TC-1p, TC-1r, TC-1t, TC-1u, TC-1w, TC-4i, TC-4f, HO-1.3, HO-1.8, HO-1.18, HO-1.5, HO-5.1 and HO-5.2, so as to adequately implement IM TC-U, HO-6, HO-11 and HO-26 requiring revisions to the Design Improvements Standards Manual to allow for narrower streets and road ways and to support the development of housing affordable to all income levels. Amend policies TC-Xa, Table TC-2, TC-Xb(B) and TC-Xd amend if necessary policy TC-Xa to clarify Board of Supervisors ability to amend without additional CEQA review. Consider deleting Table TC-2. Consider amending policy TC-Xb(B) and TC-Xd deleting reference to table TC-2. Amend policy TC-Xi 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. Amend policies TC-4a, TC-4d and TC-4f to clean up language referring to Bikeway Mater Plan, currently adopted under the Title EI Dorado County Bicycle/Pedestrian Plan. Amend policies TC 4i, TC-5, TC-5b and TC-5c to provide more flexibility when requiring sidewalks. Consider amending policy TC-Xf to remove requirement for "worsen" analysis to include forecasted growth and increase analysis period from 10-years to 20-years.		√	

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11	Commercial/Mixed-Use Densities	None	Amend 2.2.1.2 Commercial to allowable 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.	✓		
12	MUD in MFR	None	Amend policy 2.2.1.2 to allow for commercial as part of a mixed use project.	✓		
13	MFR Densities	None	Increase MFR maximum density from 24 units per acre to 30 units per acre as required by Government Code 65583.2(c)(iv) and (e).	✓		
14	Air Quality/Energy Conservation objectives	5.4-1(a), 5.4-1(b), 5.4-1(c) 5.4-1(d) (traffic), and 5.11-2 (air quality )	Amend objective 6.7.1 and related policies to reflect updated air quality plan opportunities that support the adoption of a separate Air Quality - Energy Conservation Plan.	✓		
15	High Density Residential Densities	None	Analyzing the effects of increasing High Density Residential Land use density from a maximum of 5 units per acre to 8 units per acre.		✓	
16	Community Region/Rural Center Boundaries	None	Amend policies 2.1.1.2, 2.1.2.2, 2.1.2.3 and 2.9.1.2 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. Analyzing the possibility of adding new, amending or deleting existing Community Regions or Rural Center planning areas.	✓	<del>✓</del>	
17	Camino ROI	None	Amend the Camino/Pollock Pines Community Region Boundary to create three Rural Centers to allow for separate and distinct opportunities for each of the communities.	✓		
18	Density Bonus	None	Amend policy 2.2.4.1 which allows incentive for the creation of open space as part of higher density residential projects, to implement policy specifics through Zoning Ordinance.		✓	
19	EDH Business Park employment cap limits	5.1-1(b)	Consider analyzing policy TC-1y for deleting the El Dorado Hills Business Park employment cap limits including option identified in TC-1v.		✓	
20	Floor Area Ratio	None	Amend policy 2.2.1.5 and Table 2-3 to direct the regulation of building intensities be established in the Zoning Ordinance and delete Table 2.3.	✓		
21	Noise standards	5.10-1(a) & 5.10-2(a)	Amend policy 6.5.1.11 and tables 6-3 thru 6-5 revising existing noise standards to establish attainable noise thresholds with regard to temporary nighttime construction activities.		✓	
22	ED/DS Historic Overlay – Community Design	5.13-1(d)	Amend policy 2.4.1.3 to recognize the historical townsites of El Dorado/Diamond Springs and other historical townsites.	✓		
23	Regional Planning coordination – SB375	5.4-4 & 5.14-1	Add 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.	✓		
24	Complete Streets	5.11-2(g)	Add new policy that 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. Add implementation measure to update the land development manual and standard plans to incorporate elements in support of all users including but not limited to complete streets design where appropriate for new higher-density developments. (Assembly Bill 1358 the Complete Streets Act of 2008)	✓		
25	Infill and Opportunity Site Identification	None	Add 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 would support the use of Traditional Neighborhood Design guidelines, Mixed Use, and Form Base Code.		✓	

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26	AE Zoning	None	Eliminate references in General Plan including, but not limited to, 8.1.1.6 referring to AE zoning in ZO Update requires clean up to GP Policies reference AE zones.	√		
27	Agriculture District boundary expansion	5.2-3	Complete Resolution of Intention utilizing 8.1.1.2 criteria to implement AF-B, expanding Agriculture District Boundaries.			√
28	Dam Failure Inundation Areas	5.8-6	Amend policies 6.4.1.4 and 6.4.1.5 and remove Attachment A to address recommendations by the Office of Emergency Services and Homeland Security.	√		
29	Public Services Concurrency	5.7-1 thru 5.7-4	Amend policy 5.1.2.2 and table 5-1 to provide flexibility when achieving minimum level of service requirements consistent with related policies being considered for amendment.	√		
30	Land Use Consistency Table	None	Amend policies 6.4.1.4 and 6.4.1.5 and remove Attachment A to address recommendations by the Office of Emergency Services and Homeland Security regarding dam failure inundation.	√		