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BOARD OF SUPERVISORS
EL DORADO COUNTY
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RESOLUTION NO.

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

RESOLUTION OF INTENTION TO AMEND THE GENERAL PLAN

WHEREAS, the County of El Dorado is mandated by the State of California to maintain an adequate and proper General Plan; and

WHEREAS, The County of El Dorado's General Plan and the various elements thereof must be continually reviewed and updated with current data, recommendations and policies; and

WHEREAS, on April 4, 2011, Development Services presented to the Board of Supervisors the first Five-Year Review of the General Plan with findings that support a need for a variety of revisions to policies related to the development of housing affordable to the moderate-income earner, the creation of jobs, improving sales tax revenues, further supporting the promotion and protection of Agriculture and to addressed recent changes in State law; and

WHEREAS, on July 25, 2011, Development Services presented to the Board of Supervisors a list of key issues and options for addressing identified General Plan amendment components discussed on April 4, 2011 as part of the General Plan 5 year review; and

WHEREAS, the Board of Supervisors directed staff to return with a comprehensive Resolution of Intention that included previously adopted Resolutions of Intentions to amend the General Plan including; 1) ROI 274-2008, adopted 10/7/2010 - Planned Development policies for 30 percent Open Space and requirement for a Planned Development when creating 50+ parcels; 2) ROI 110-2009 adopted 5/19/2009 - Community Region Boundary Change for Camino/Pollock Pines; 3) ROI 179-2010 adopted 12/7/10 - Historical Design Overlay for historical town sites of El Dorado and Diamond Springs; and

WHEREAS, the Board of Supervisors intends to have the above listed Resolutions superseded by this resolution.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission and Board of Supervisors will set public hearings to consider the following amendments:

LAND USE ELEMENT

Land Use Map

Camino/Pollock Pines Community Region Boundary amendment: consider amending the Camino/Pollock Pines Community Region Boundary to create three Rural Centers to allow for separate and distinct opportunities for each of the communities.

Table 2-4

Consider amending Table 2-4 to reflect Zoning Ordinance Update revision to zones.

Policy 2.2.1.2

Table 2-1 & Commercial and Industrial Use: consider amending 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.

Commercial/Mixed Use: consider amending 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. Delete “*The residential component of the project shall only be implemented following or concurrent with the commercial component.*”

Industrial Use: consider deleting the 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.

Multi-Family Use: consider amending density from 24 units per acre to 30 units per acre to comply with California Government Code 65583.2(c)(iv) and (e) which requires jurisdictions within Metropolitan Statistical Areas (MSA) of populations greater than 2,000,000 to allow for up to 30 units per acre when determining sites to meet the low and very low housing allocation categories. El Dorado County is located within the Sacramento MSA. Amend the Multi-Family land use to allow for commercial as part of a mixed use project. 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.

High Density Residential Use: consider deleting requirement for a Planned Development application on projects of 3 or more units per acre.

Policy 2.2.1.5 and Table 2-3

Consider amending Policy to direct the regulation of building intensities be established in the Zoning Ordinance and delete Table 2.3.

Policies 2.2.3.1, 2.2.3.2, 2.2.5.4 and 2.2.5.13

~~Consider maintaining 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-site, off-site and in-lieu fee options or even a waiver of this requirement if certain conditions are met.~~ Consider amending 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. Consider deleting policy 2.2.5.4.

Policy 2.2.4.1

Consider amending the Density Bonus policy which allows incentive for the creation of open space as part of higher density residential projects, and implement policy specifics through Zoning Ordinance.

Policy 2.2.5.8

Consider deleting requirement for the creation of a Neighborhood Services Zone

Policy 2.2.5.10

Consider deleting requirement for special use permit for Ag Support Services; incorporate standards and permitted uses into Zoning Ordinance

Policy 2.4.1.3

Consider amending policy to recognize the historical townsites of El Dorado/Diamond Springs and other historical townsites.

Policy 2.1.1.2, 2.1.2.2, 2.1.2.3 and 2.9.1.2

Consider amending 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.

New Policies

Consider 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.

TRANSPORTATION AND CIRCULATION ELEMENT

Policy TC-1a, TC-1b, Table TC-1and Figure TC-1

Consider revising policy 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.

Policy TC-Xa, Table TC-2, TC-Xb(B) and TC-Xd

Consider amending 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) TC-X(C) and TC-Xd deleting reference to table TC-2.

Policy TC-Xi

Consider amending 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.

Policies TC-4a, TC-4d and TC-4f

Consider amending policies to clean up language referring to Bikeway Mater Plan, currently adopted under the Title *El Dorado County Bicycle/Pedestrian Plan*.

Policies TC 4i, TC-5, TC-5b and TC-5c

Consider amending policies to provide more flexibility when requiring sidewalks..

New Goal

Consider 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.

New Policy

Consider a 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)

PUBLIC SERVICES AND UTILITIES ELEMENT

Policy 5.1.2.2 and Table 5-1

Consider amending policy and table to provide flexibility when achieving minimum level of service requirements consistent with related policies being considered for amendment.

Policies 5.2.1.3 and 5.3.1.1

Consider amending policies to increase flexibility for the connection to public water and wastewater systems when projects are located in a Community Regions.

PUBLIC HEALTH, SAFETY AND NOISE ELEMENT

Policy 6.4.1.4 and 6.4.1.5

Consider amending policies and remove Attachment A to address recommendations by the Office of Emergency Services and Homeland Security regarding dam failure inundation.

Policy 6.5.1.11 and Tables 6-3 thru 6-5

Consider revising existing noise standards to establish attainable noise thresholds with regard to temporary nighttime construction activities.

Objective 6.7.1

Consider amending the General Plan Objective to reflect updated air quality plan opportunities that support the adoption of a separate Air Quality - Energy Conservation Plan.

CONSERVATION AND OPEN SPACE ELEMENT

Policy 7.1.2.1

Consider amending the restrictions for development on 30% slopes, and set standards in the Zoning Ordinance and Grading Ordinance.

Objective 7.6.1.3(B)

Consider amending policy to delete references to zoning.

AGRICULTURE & FORESTRY

Policy 8.1.3.2

Consider amending 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.

Policy 8.2.4.2

Consider amending policy to eliminate special use permit requirement for visitor-serving uses and establish standards and permitted uses in the Zoning Ordinance

Policy 8.1.2.1 and 8.2.4.4

Consider amending policy and any related policies to allow for ranch marketing activities on grazing lands.

BE IT FURTHER RESOLVED, the Board of Supervisors intends to analyze the following policies:

Policy 2.2.1.2

High Density Residential: Consider analyzing the effects of increasing High Density Residential Land use density from a maximum of 5 units per acre to 8 units per acre.

Policy 2.9.1.2

Consider analyzing the possibility of adding new, amending or deleting existing Community Regions or Rural Center planning areas.

TC-1y

Consider analyzing the potential for deleting the El Dorado Hills Business Park employment cap limits including option identified in TC-1v.

Policy TC-Xf

Consider amending policy to clarify requirement “construct all road improvements” and for “worsen” analysis to include forecasted growth and increase analysis period from 10-years to 20-years.

BE IT FURTHER RESOLVED the Board of Supervisors hereby authorizes Planning Services [under the management of the Chief Administrator](#) to precede with the preparation of all necessary documentation and CEQA review requirements pursuant to the requirements of the California Environmental Quality Act.

BE IT FURTHER RESOLVED that Resolutions ROI 274-2008, ROI 110-2009 and ROI 179-2010 are hereby superseded by this resolution.

BE IT FURTHER RESOLVED that the Planning Commission and Board of Supervisors will return in a public hearing to consider the proposed amendments.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the _____ day of _____, 20__, by the following vote of said Board:

Attest:	Ayes:
Suzanne Allen de Sanchez	Noes:
Clerk of the Board of Supervisors	Absent:

By: _____

Deputy Clerk	Chair, Board of Supervisors
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