



RESOLUTION NO. 182-2011

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**WHEREAS**, the Board of Supervisors intends to have the above listed Resolutions superseded by this resolution.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

***Policy 2.1.1.3***

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.

***Policy 2.2.1.2 and Table 2-1***

**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 deleting the sentence, "*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.

**Open Space:** Consider amending policy to make reference to Objective 7.6.1

**Table 2-2**

Consider amending 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.

**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**

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.

**Table 2-4**

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

**Policy 2.2.4.1**

Consider amending 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.

**Policy 2.2.5.4**

Consider deleting policy.

**Policy 2.2.5.8**

Consider amending the policy requirement for a Neighborhood Services Zone and allow for objectives to be meet in a related 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 2.9.1.2, 2.9.1.3 and 2.9.1.4***

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 may support the use of Traditional Neighborhood Design guidelines, Mixed Use, and Form Base Code.

**TRANSPORTATION AND CIRCULATION ELEMENT**

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

Consider revising 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.

***Policies TC-1m, TC-1n(B), TC-1w***

Consider amending policies to clean up language including; TC-1m delete "of effort"; TC-1n(B) replace accidents with crashes; and TC-1w, delete word maximum.

***Table TC-2, TC-Xband TC-Xd***

Consider amending or deleting Table TC-2 and maintain list outside of General Plan and amending any policies referring to Table TC-2.

***Policy TC-Xb(C)***

Consider amending policy TC-Xb(C) to refer to Figure TC-1 when referencing the circulation diagram.

***Policy TC-Xg***

Consider amending to include that each development shall also design necessary improvements as well as construct or fund them.

***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 to ensure consistency with subsequent adopted plans.

***Policies TC 4i, TC-5a, 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 of California Government Code § 65080(b)(2)(I) implemented through the regional Metropolitan Transportation Plans to provide CEQA streamlining opportunities for qualified projects.

***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 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)

**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 6-1 thru 6-5***

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

***Objective 6.7.1 and 6.7.5***

Consider amending the General Plan Objective 6.7.1 and 6.7.5 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.

**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 specific references to zones to conform with the changes proposed in the Zoning Ordinance update.

**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 8.2.4.4***

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 2.1.1.1 and 2.1.2.1***

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-Xd, TC-Xe and TC-Xf***

Consider 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.

***Policy 7.2.1.2***

Consider amending policy to clarify the Mineral Resource Zones that are required to be mapped.

**BE IT FURTHER RESOLVED** the Board of Supervisors hereby authorizes Planning Services under the management of the Chief Administrator to proceed 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.

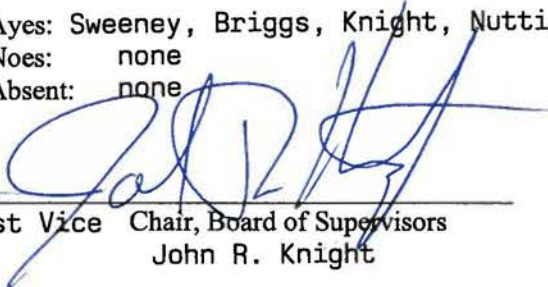
**BE IT FURTHER RESOLVED** that the Planning Commission and Board of Supervisors will return in a public hearing to consider the proposed amendments.

**PASSED AND ADOPTED** by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the 14 day of November, 2011 by the following vote of said Board:

Attest:  
Suzanne Allen de Sanchez  
Clerk of the Board of Supervisors

Ayes: Sweeney, Briggs, Knight, Nutting, Santiago  
Noes: none  
Absent: none

By:   
Deputy Clerk

  
First Vice Chair, Board of Supervisors  
John R. Knight