

**Attachment 1**  
**Draft Targeted General Plan Amendment**  
**Last Revised 8/25/2011**

| Issue # | General Plan Components                                      | Targeted General Plan Amendment  | TGPA | Optional Review | Separate Track |
|---------|--|--|------|-----------------|----------------|
| 1       | Rural Commerce (Industrial, Commercial, Ag Support Services) | Allow Commercial and Industrial in Rural Region (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 from GP; 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 Rural Regions.]   |      | √               |                |
| 2       | Livestock as part of Ranch Marketing                         | Amend policies to allow Ranch Marketing on lands supporting livestock (8.1.2.1). 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. May be addressed through Zoning Ordinance. [Jobs, Retail, Protection of Rural Regions]  |      | √               |                |
| 3       | Agriculture setbacks in Community Regions                    | Add language related to lands in Community Regions and Rural Centers from 8.4.1.2 to 8.1.3.2 to conform to BOS Interpretation [Moderate Housing]   | √    |                 |                |
| 4       | Open Space constraints on Agriculture                        | Clean up language, delete references to specific zone designations that may not be carried forward into Zoning Ordinance update (7.6.1.3B) [Ag Support]  | √    |                 |                |
| 5       | Single-Family Detached on Multi-Family Land Used             | 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> (2.2.1.2). [Moderate Housing]   | √    |                 |                |
| 6       | 30% Slope limitations  | Retain policy statement in General Plan 7.1.2.1 that "Development or disturbance of slopes over 30% shall be restricted." Move standards for implementation, including exceptions, to the Zoning Ordinance. [Jobs, Retail, Moderate Housing]   | √    |                 |                |
| 7       | Planned Development  | Implement previously adopted ROI 274-2008 [Moderate Housing] 2.2.3.1 and 2.2.5.4   | √    |                 |                |
| 8       | Commercial/Mixed-Use Residential Concurrency                 | Delete the following sentence: "The residential component of the project shall only be implemented following or concurrent with the commercial component."(2.2.1.2) Delete Requirement for Neighborhood Services (2.2.5.8) [Jobs, Retail, Moderate Housing, Protection of RR]  |      | √               |                |
| 9       | Water and Sewer Hook-up requirements                         | Modify policies 5.2.1.3 and 5.3.1.1 to allow flexibility for alternatives (including private water/wastewater systems) provided health concerns are adequately addressed. Move standards to ZO [Jobs, Retail, Jobs/Housing balance in RR]  | √    |                 |                |
| 10      | Circulation Element Miscellaneous Revisions                  | 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; is GPA needed to resolve? 4) Does TC-Xa 2 require clarification re: process? [Jobs, Retail, Moderate Housing] |      | √               |                |

**Attachment 1**  
**Draft Targeted General Plan Amendment**  
**Last Revised 8/25/2011**

| Issue # | General Plan Components                    | Targeted General Plan Amendment  | TGPA | Optional Review | Separate Track |
|---------|--|--|------|-----------------|----------------|
| 11      | Commercial/Mixed-Use Densities             | Amend 2.2.1.2 Commercial to increase densities as part of a Mixed Use Development from 16 to 20 units to achieve SB375 CEQA streamlining benefits.   | ✓    |                 |                |
| 12      | MUD in MFR                                 | Allow limited Commercial in MFR (2.2.1.2) to meet services requirements under RHNA and SB375 objectives.   | ✓    |                 |                |
| 13      | MFR Densities                              | 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 | Amend General Plan policies and implementation program (6.1.1.1, 2 and new IM) related to Air Quality and Energy by supporting the adoption of a Climate Action Plan.  | ✓    |                 |                |
| 15      | High Density Residential Densities         | As part of an optional analysis consider increasing High Density Residential (2.2.1.2) from 5 to 8 units.  |      | ✓               |                |
| 16      | Community Region/Rural Center Boundaries   | Modify existing Community Regional and Rural Center Boundaries (Land Use Map) as needed.   |      | ✓               |                |
| 17      | Camino ROI                                 | Complete Resolution of Intention to amend the Comino/Pollock Pines Community Region boundary, approved 5/19/2009 to create three Rural Centers in place of a single Community Region. This allows for separate and distinct opportunities for each of the communities. | ✓    |                 |                |
| 18      | Density Bonus                              | Amend policy 2.2.4.1 to ensure objective is met. Limit land uses where allowed. Move standards to ZO   |      | ✓               |                |
| 19      | EDH Business Park employment cap limits    | Review objective of TC-1y and consider other options allowed in the GP EIR. Would support Job growth objectives.   |      | ✓               |                |
| 20      | Floor Area Ratio                           | Eliminate FAR requirements in table 2-3 from General Plan but retain limits in Zoning Ordinance. Provides flexibility in meeting mixed use objectives.   | ✓    |                 |                |
| 21      | Noise standards                            | Amend policy 6.5.1.11 and Tables 6-3 thru 6-5 to minimize environmental review of construction timing for public transportation projects.  |      | ✓               |                |
| 22      | ED/DS Historic Overlay – Community Design  | Complete ROI to Recognize Historical townsites of El Dorado/Diamond Springs under policy 2.4.1.3 in concept as they apply to adopted plans including ED/DS CR Boundaries.  | ✓    |                 |                |
| 23      | Regional Planning coordination – SB375     | Add new policy(s) and implementation programs recognizing EDCTC and SACOG planning and support projects that meet SB375 streamlining opportunities. Allows for all types regional planning, not just SACOG-specific language.  | ✓    |                 |                |
| 24      | Complete Streets                           | New policy(s) and implementation measure to meet objectives of AB - 1358 supporting multi user designs for pedestrian and vehicular circulation.   | ✓    |                 |                |
| 25      | Infill and Opportunity Site Identification | Now policy(s), implementation measure and complete analysis as part of the TGPA EIR to identify areas adequate to support future growth, streamlining future project review and increase funding eligibility including Prop 1c, Prop 84 and various HCD/CDBG Funding.  |      | ✓               |                |
| 26      | AE Zoning                                  | Elimination 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    | Complete Resolution of Intention utilizing 8.1.1.2 criteria to implements AF-B, expanding Agriculture District Boundaries.   |      |                 | ✓              |