



RESOLUTION NO. 196-2015

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO
ADOPTING A TARGETED GENERAL PLAN AMENDMENT TO THE
EL DORADO COUNTY 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, because of that mandate, El Dorado County's General Plan and the various elements thereof must be periodically updated with current data, recommendations and policies; and

WHEREAS, the Board of Supervisors adopted a General Plan on July 19, 2004, which identifies planned land uses and infrastructure for physical development in the unincorporated areas of the County of El Dorado; and

WHEREAS, on April 4, 2011, staff presented the Board of Supervisors with the first Five-Year Review of the 2004 General Plan with findings that support a need for various 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 changes in state law; and

WHEREAS, on July 25, 2011, the Board of Supervisors directed staff to prepare a comprehensive Resolution of Intention (ROI) that combines and supersedes the following previously adopted ROIs regarding General Plan Amendments and Zoning Ordinance Update: 1) ROI 179-2010 adopted 12/7/2010 to amend the Zoning Map to add a historic design control combining zone district on selected parcels within the El Dorado/Diamond Springs Community Region; 2) ROI 110-2009 adopted 5/19/2009 to revise the Community Region designation of the Camino-Pollock Pines area; and 3) ROI 274-2008 adopted 10/7/2008 to amend General Plan Land Use Element policies related to mandatory open space and planning developments; and

WHEREAS, the Board of Supervisors also directed staff to include amending the Agricultural District Boundaries as adopted by Resolution (ROI 013-2011 adopted 1/25/2011) with the Targeted General Plan Amendment and Zoning Ordinance Update (TGPA-ZOU) Project; and

WHEREAS, on November 14, 2011, the Board of Supervisors adopted Resolution of Intention 182-2011 to amend a limited (targeted) set of General Plan policies and consider adding some new policies, to be used as the basis for the Project Description for an Environmental Impact Report (EIR) and the Request for Proposal (RFP) to prepare the EIR for the TGPA-ZOU Project;

WHEREAS, staff and the Planning Commission carefully reviewed and considered the TGPA-ZOU Project, the Final EIR, all public comments on the Project and the EIR and made recommendations; and

WHEREAS, on December 15, 2015, the Board of Supervisors adopted Resolution No. 195-2015 Certifying the Final Environmental Impact Report for Targeted General Plan Amendment and Zoning Ordinance Update; Making Environmental Findings of Fact; Adopting a Statement of Overriding Considerations; and Approving the Mitigation Monitoring and Reporting Program;

WHEREAS, the Project recommends amendments to General Plan Figure LU-1(Land Use Diagram) with revisions shown in Exhibit A – Modification to Camino/Pollock Pines Community Region to Rural Centers of Camino, Cedar Grove and Pollock Pines; Exhibit B – Agricultural District Boundary Amendment; and Exhibit C – List of Limited Land Use Designation (LUD) Revisions; (Exhibits A, B & C are attached hereto and incorporated herein), identified as mapping errors through the comprehensive Zoning Ordinance Update (ROI 183-2011).; and the following General Plan goals, objectives, policies, and implementation measures (with additions shown in single underline and deletions shown in strikeout):

LAND USE ELEMENT

Policy 2.1.1.3 Mixed use developments which combine commercial and residential uses in a single project are permissible and encouraged within Community Regions. Within Community Regions, the mixed-uses may occur vertically and/or horizontally. In mixed use projects, the maximum residential density shall be ~~46~~ 20 dwelling units per acre within Community Regions. The residential component of a mixed use project may include a full range of single and/or multi family design concepts. The maximum residential density of 20 dwelling units per acre may only be achieved where adequate infrastructure, such as water, sewer and roadway are available or can be provided concurrent with development.

Policy 2.1.2.5 Mixed use developments which combine commercial and residential uses in a single project are permissible and encouraged within Rural Centers. Within Rural Centers, the mixed uses may occur either vertically and/or horizontally. The maximum residential density shall be ~~four~~ 10 dwelling units per acre in Rural Centers in identified mixed use areas as defined in the Zoning Ordinance. The residential component of a mixed use project may include a full range of single and/or multi family design concepts. The maximum residential density of 10 dwelling units per acre may only be achieved where adequate infrastructure, such as water, sewer and roadway are available or can be provided concurrent with development.

Policy 2.2.1.1 The matrix contained in Table 2-1 provides for the relationship and consistency between the General Plan planning concept areas and the land use designations.

TABLE 2-1 PLANNING CONCEPT AREAS AND LAND USE DESIGNATION CONSISTENCY MATRIX			
Land Use Designations	Concept Areas		
	Community Regions	Rural Centers	Rural Regions
Multifamily Residential*	•	•	
High-Density Residential*	•	•	
Medium-Density Residential*	•	•	
Low-Density Residential	•	•	•
Rural Residential			•
Agricultural Lands			•
Natural Resource			•
Commercial*	•	•	•
Research & Development	•	•	
Industrial	•	•	•
Open Space	•	•	•
Public Facilities	•	•	•
Tourist Recreational	•	•	•

* May be applied in Rural Regions to reflect existing development when combined with the Platted Lands (PL) overlay land use designation.

Policy 2.2.1.2

Commercial (C): The purpose of this land use category is to provide a full range of commercial retail, office, and service uses to serve the residents, businesses, and visitors of El Dorado County. Mixed use development of commercial lands within Community Regions and Rural Centers which combine commercial and residential uses shall be permitted. ~~The residential component of the project shall only be implemented following or concurrent with the commercial component.~~ Commercially designated parcels shall not be developed with a residential use as the sole use of the parcel unless the residential use is either (1) a community care facility as described in goal HO-4 or (2) part of an approved mixed use development as allowed by Policy 2.1.1.3 and 2.1.2.5, within an area zoned to allow for a mix of uses. Numerous zone districts shall be utilized to direct specific categories of commercial uses to the appropriate areas of the County. ~~Except as provided in Policy 2.2.2.3, †~~ This designation is considered appropriate ~~only~~ within Community Regions, ~~and~~ Rural Centers and Rural Regions.

Multifamily Residential (MFR): This land use designation identifies those areas suitable for high-density, single family and multifamily design concepts ~~structures~~ such as apartments, single-family attached dwelling units (i.e., air-

space condominiums, townhouses and multiplexes), and small-lot single-family detached dwellings subject to the standards set for in the Zoning Ordinance and which meet the minimum allowable density. Mobile home parks, as well as existing and proposed manufactured home parks, shall also be permitted under this designation. Lands identified as MFR shall be in locations with the highest degree of access to transportation facilities, shopping and services, employment, recreation, and other public facilities. Mixed use development within Community Regions and Rural Centers which combine commercial and residential uses shall be permitted. The minimum allowable density is five dwelling units per acre, with a maximum density of 24 dwelling units per acre. ~~The provision of single-family detached attached dwelling units in the MFR land use designation is subject to the use of planned development design concepts which may result in zipper-lot zero-lot line, cottage-type, or comparable developments.~~ Except as provided in Policy 2.2.2.3, this designation is considered appropriate only within Community Regions and Rural Centers.

High-Density Residential (HDR): This land use designation identifies those areas suitable for intensive single-family residential development at densities from one to five dwelling units per acre. Allowable residential structure types include single-family attached (i.e., air-space condominiums, townhouses) and detached dwellings and manufactured homes. Except as provided in Policy 2.2.2.3, this designation is considered appropriate only within Community Regions and Rural Centers. ~~Standard residential subdivisions shall maintain a density range from one to two dwelling units per acre. Residential subdivisions utilizing the planned development concept shall maintain a density range from one to five dwelling units per acre. Residential development of single-family attached dwelling units are to be designed to satisfy the upper range of the allowable density under this designation. Proponents of single-family detached or manufactured home projects consistent with the HDR designation shall not be subject to the Planned Development combining zone if their projects meet the criteria set forth in Policy 2.2.5.4. (Res. No. 298-98; 12/8/98)~~

Industrial (I): The purpose of this land use category is to provide for a full range of light and heavy industrial uses. Types of uses that would be permitted include manufacturing, processing, distribution, and storage. Incompatible, non-industrial uses, excluding support services, shall be ~~prohibited~~ discouraged. ~~Industrial uses shall be restricted to industrial lands within, or in close proximity to, Community Regions and Rural Centers. Industrial lands in Rural Regions shall be constrained to may have uses which support on-site agriculture, timber resource production, mineral extraction, or other resource utilization. In the Rural Regions, no additional land shall be designated for industrial uses. This designation is considered appropriate within Community Regions, Rural Centers and, subject to the limitation described above, Rural Regions.~~

GOAL 2.1.4: Opportunity Areas

OBJECTIVE: ENCOURAGE DEVELOPMENT AND REVITALIZATION WITHIN DESIGNATED OPPORTUNITY AREAS WITH A MIX OF USES THAT SUPPORT THE COUNTY'S JOBS/HOUSING BALANCE.

Policy 2.1.4.1 Facilitate increased density and intensity of development and revitalization in identified Opportunity Areas.

Policy 2.1.4.2 When setting priorities for public infrastructure spending, give particular attention to improvements that will support development and redevelopment within designated Opportunity Areas.

Policy 2.1.4.3 Utilize incentives to promote infill development, revitalization, rehabilitation, and mixed-use projects in designated Opportunity Areas.

Policy 2.1.4.4 Require that projects within Opportunity Areas develop at or above the midpoint of the allowed density unless one or more of the following findings are made:

- The proposed project does not include residential development.
- Residences are integrated vertically in a mixed-use project.
- Site considerations such as parcel size, configuration, environmental resources, or other features make achieving the midpoint infeasible or undesirable.
- Infrastructure constraints make achieving the midpoint impractical.

MEASURE LU-P

Establish a program including appropriate criteria for designating Opportunity Areas. The program shall include setting priorities for public infrastructure and funding support. [Policies 2.1.4.1, 2.1.4.2, 2.1.4.3, and 2.1.4.4]

Policy 2.2.1.3 The General Plan shall provide for the following range of population densities in the respective land use designation based upon the permitted range of dwelling units per acre and number of persons per acre as shown in Table 2-2 below.

TABLE 2-2 LAND USE DENSITIES AND RESIDENTIAL POPULATION RANGES			
Land Use Designation	Units Per Acre	Persons Per Housing Unit¹	Persons Per Acre
Multifamily Residential	5 – 24	2.3	11.5 - 55.2
High-Density Residential	1 – 5	2.8	2.8 - 19.6
Medium-Density Residential	1 – 0.2	2.8	2.8
Low-Density Residential	0.20 - 0.1 ³	2.8	0.56 - 0.28
Rural Residential	0.1 – 0.025	2.8	0.28 - 0.07
Agricultural Lands	0.05	2.8	0.14
Natural Resource	0.025 – 0.00625	2.8	0.07 - 0.0175
Commercial	<u>16/4²20/10²</u>	<u>2.3/2.8 2.3</u>	<u>36.8/11.2 46/23</u>
Research & Development	–	–	–
Industrial	–	–	–
Open Space	–	–	–
Public Facilities	–	–	–
Tourist Recreational	–	–	–

Notes:

¹ 1990 U.S. Census

² Maximum of 1620 units per acre in Community Regions; maximum of 410 units per acre in Rural Centers

³Policy 5.2.3.5 requires an average of 5-acre minimum parcels if ground water dependent. Parcel may be subdivided to create on new parcel not less than 4.5 acres in size under this policy as allowed by title 16.44.120(L) and implemented by Title 17.14.120

**TABLE 2-4
GENERAL PLAN LAND USE DESIGNATION AND ZONING DISTRICT CONSISTENCY MATRIX**

Zoning Districts*	Land Use Designations*											
	MFR	HDR	MDR	LDR	RR	AL	NR	C	R&D	I	OS	TR
RM & R2	•							• ¹				
MP	•	•										
R1 & R20,000		•	△									
R20K		•										
R1A		•	•									
R2A			•									
R3A		•	•									
RE (-5-10)	•	•	• ²	•	• ²							
RE-10	•	•	•	•	•							
RA-20			•	•	•	•						
RA-40+			•	•	•	•	•					
NS ⁴	•	•	•									
CH ⁴								•				•
C								•				
CPO, CP, CG								•				
CL								•				
CM								•				
CC								•				
CR								•				
CG								•				
R&D									•	•		
IL										•		
IHR ⁴					•	•	•			•		
A & SA-10				•		•						
LA (10-160)				• ¹	•	•	•				• ³	
PA				•★	•	•	•				• ³	
RL (10-160)				• ¹	•	•	•				• ³	
AG (40-160)				★	•	•	•				• ³	★
AE				•	•	•	•					
TPZ				•	•	•	•					
FR ⁴				•	•	•	•					
MR					•	•	•	•		•		
RFL	•	•	•	•	•		•	•			•	•
RFH	•	•						•			• ⁵	•
RT	•							•				
CN				•	•						•	
OS	•	•	•	•	•	•	•	•	•	•	•	•
TC	•	•	•	•	•	•	•	•	•	•	•	•

LEGEND •²•¹/₂ – Consistent Inconsistent

Notes:
 • – Consistent with General Plan Policy
 △ – Consistent when combined with the Platted Lands (-PL) Overlay Only
 ★ – Consistent when in a Williamson Act Contract
¹ Proposed new zone districts: CH – Highway Commercial; NS – Neighborhood Service; IR – Resource Industrial; and FR – Forest Resource As part of a Mixed Use project
² Zone district intensity/density of permitted uses within acceptable range of land use designation MDR is for 5 acres only; RR is for RE-10 only
³ Zone district intensity/density of permitted uses below the acceptable range of land use designation With a conservation easement
⁴ LA-10, PA-10 and RL-10 only
⁵ When inside a Community Region
 * See table below for land use designations and zoning districts

LAND USE DESIGNATIONS AND ZONING DISTRICTS			
Land Use Designations		Zone Districts, Continued	
MFR	Multifamily Residential	CPO	Professional Office Commercial
HDR	High-Density Residential	CP	Planned Commercial
MDR	Medium-Density Residential	CL	Limited Commercial
LDR	Low-Density Residential	CM	Mainstreet Commercial
RR	Rural Residential	CC	Community Commercial
AL	Agricultural Lands	CR	Regional Commercial
NR	Natural Resource	CG	General Commercial
C	Commercial	R&D	Research and Development
R&D	Research & Development	IH	Industrial High
I	Industrial	IRL	Resource-Industrial Low
OS	Open Space	A	Agricultural
TR	Tourist Recreational	SA-10	Select Agricultural
Zone Districts		LA	Limited Agricultural
RM	Multifamily Residential	PA	Planned Agricultural
R2	Limited Multifamily Residential	AE	Exclusive Agricultural
MP	Mobile Home Park	RL (10-160)	Rural Lands
R1	One-family Residential	AG (40-160)	Agricultural
R20,000	One-half Acre Residential	TPZ	Timberland Preserve Zone
R1A	One-acre Residential	FR	
R2A	Single-family Two-acre Residential	MR	Mineral Resources
R3A	Single-family Three-acre Residential	RF	Recreational Facilities
RE-5	Estate Residential Five-acre	RFL	Recreational Facilities Low
RE-10	Estate Residential Ten-acre	RFH	Recreational Facilities High
RA-20	Residential Agricultural Twenty-acre	RT	Tourist Residential
RA-40	Residential Agricultural Forty-acre	CN	Conservation
NS	Neighborhood Commercial	OS	Open Space
CH	Highway Commercial	TC	Transportation Corridor
C	Commercial		
(Zone Districts continued in next column)			

Policy 2.2.3.1

The Planned Development (-PD) Combining Zone District, to be implemented through the zoning ordinance, shall allow residential, commercial, and industrial land uses consistent with the density specified by the underlying zoning district with which it is combined. Primary emphasis shall be placed on furthering uses and/or design that (1) provide a public or common benefit, both on- and or off-site, by (2) clustering intensive land uses or lots to conform to the natural topography, (3) minimize impacts on various natural and agricultural resources, (4) avoid cultural resources where feasible, (5) minimize public health concerns,

(6) minimize aesthetic concerns, and (7) promote the public health, safety, and welfare. A goal statement shall accompany each application specifically stating how the proposed project meets these criteria.

~~A. The major components of a~~ Except as otherwise provided herein, residential Planned Developments in residential projects shall include the following: 1. Commonly owned or publicly dedicated open space lands comprising of at least 30 percent of the total site which may be owned in common, by easement or fee title, by the homeowners or may be dedicated to a public agency. The following are exempt from the open space requirement:

- A. Condominium conversions,
- B. Residential Planned Developments consisting of five or fewer lots or dwelling units,
- C. Infill projects within Community Regions and Rural Centers on existing sites 3 acres or less are exempt from the open space requirement.
- D. Multi-Family Residential developments, and
- E. Commercial/Mixed Use Developments.

The common open space requirement may be reduced to 15% in High Density Residential (HDR) Planned Developments where the open space is improved for recreational purposes, or as landscaped buffers or greenbelts, and an additional 15% of the total site is devoted to open space areas reserved for the exclusive use of individual residents such as private yards.

~~Within a community area, t~~ The commonly owned open space can be developed-improved for recreational purposes such as parks, recreational facilities, ball fields, golf courses, or picnic areas, or may be retained in a natural condition. Both improved and natural open space may be incorporated into a single Residential Planned Development. Commonly owned open space shall does not include space occupied by infrastructure (e.g., roads, sewer, and water treatment plants) except when multi-use trails are included within such space.

~~2. Clustered housing units or lots designed to conform to the natural topography.~~

~~B. Non residential planned developments shall be accomplished through the Zoning Ordinance.”~~

Policy 2.2.4.1

Residential Planned Developments which provide a minimum of 30% commonly owned or publicly dedicated open space shall be provided allowed an open space density bonus of additional residential units (density bonus), in accordance with A through C, for the provision of otherwise developable lands set aside for public benefit including open space, wildlife habitat areas, parks (parkland provided in excess of that required by the Quimby Act), ball fields, or other uses. determined to provide a bona fide public benefit. Developable land as used herein means land which is included in the calculation of density for a standard subdivision, which excludes bodies of water (lakes, rivers and perennial streams) measured at the ordinary high water mark or spillway elevation for lakes and the two-year storm event for rivers and perennial streams. (See example below.)

A. Maximum Density: The maximum density created utilizing the density bonus provisions shall not exceed the maximum density permitted by the General Plan land

use designation as calculated for the entire project area except as provided for by Section B.

- B. In addition to the number of base units, one and one half (1.5) dwelling units may be provided for Planned Developments within a planning concept area for each unit of developable land ~~set aside as open space dedicated to public benefit~~. In calculating the maximum density permitted by the General Plan land use designation, the County shall include acreage of undevelopable land, ~~except as excluded in Policy 2.2.3.2 defined above~~.
- C. ~~Public Benefit~~Open Space: Lands set aside for ~~open space~~public benefit, as used herein, shall be those lands commonly owned or made available to the general public including but not limited to open space areas, parks, and wildlife habitat areas.

~~Policy 2.2.5.4~~ — All development applications which have the potential to create 50 parcels or more shall require the application of the Planned Development combining zone district. However, in no event shall a project require the application of the Planned Development combining zone district if all of the following are true: (1) the project does not require a General Plan amendment; (2) the project has an overall density of two units per acre or less; and (3) the project site is designated High Density Residential.

~~Policy 2.2.5.8~~ — The Neighborhood Service zoning district shall be permitted in all residential designations within Community Regions, Rural Centers, Medium Density and High-Density Residential Platted Lands. Uses within the Neighborhood Service Zone District should provide a direct service to the family and/or community and may include educational facilities, day care services, places of worship, lodges, community or group meeting centers, fire stations, libraries, other public facilities, recreational facilities, and commercial uses. Development proposals shall include applications for pre-designating and zoning lands Neighborhood Service Zone at a ratio of up to two acres per 40 units within a new residential subdivision.

Policy 2.2.5.10: It is recognized that there are large Rural Regions within the County wherein agriculture is pursued, and these areas need certain support uses that are unique to agriculture and its related uses. While allowing for the establishment of such agricultural support services, this policy will protect the permitted uses of such agricultural areas by only allowing the establishment of such support services ~~with a special use permit which will require a finding that the establishment of the use will have no significant adverse effect on surrounding property or the permitted uses thereof~~ through the Zoning Ordinance.

Uses which may be considered to be consistent with this policy are those which include but are not limited to feed stores, agriculture supplies and sales, veterinarian services, animal boarding, processing and/or sale of agriculture products, and the sale of firewood not produced or grown on the site. In addition to agriculture, the rural areas may allow other consistent uses in the form of but not limited to outdoor recreation and campgrounds and organized camps, retreats, fishing and hunting clubs, mineral extractions, and cemeteries. ~~The following uses are allowed by right and do not require a special use permit: processing and/or sale of agricultural products, the sale of handierfts or goods, picnic areas, and any other use allowed by right as specified in the Zoning~~

~~Ordinance (“Ranch Marketing Ordinance”) provided that these activities are conducted on a site with a bona fide agricultural operation.”~~

Policy 2.4.1.3 All properties located within the historic townsite known as Clarksville, El Dorado and Diamond Springs shall be designated on the zoning maps as Design Historic (-DH) combining zone district. Other historical townsites may apply for a historical overlay per guidelines established in the Zoning Ordinance.

Policy 2.4.1.5 The County shall implement a program to promote infill development in existing communities.

- A. Projects site must be consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- B. Project sites may not be more than five acres in size and must demonstrate substantially development has occurred on 2 or more sides of the site.
- C. Project site has no value as habitat for endangered, rare or threatened species.
- D. Approval of a project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- E. The site can be adequately served by all required utilities and public services.

MEASURE LU-Q

Promote Infill Development: The program shall be linked to land-use, housing, air quality, transportation and circulation strategies that support development within existing communities, reduce vehicle miles traveled, increase energy efficiency, and encourage the development of affordable housing. The program shall include, but not be limited to:

- a) Adopt criteria to be used within existing communities with developed areas currently capable of being served by public water, recycled water, and public or private sewer;
- b) Provide incentives for residential and commercial infill development including financial incentives for pedestrian-oriented and transit-friendly design features;
- c) Amend the zoning code to include a new Traditional Neighborhood Design zone within Commercial and Multi-Family Land Uses;
- d) Support medium and high density residential or mixed use development along commercial and transportation corridors;
- e) Develop and utilize approved standard plan types (i.e. zero-lot line, duplex with carriage house unit over garage, z-lot, bungalow, etc.) to streamline the approval process for infill projects. Standard plans shall include various housing and commercial types and styles. Standard plan(s) approved as part of a project shall be compatible with neighboring residential or commercial district patterns for which the development is located; and
- f) Develop or update, as considered necessary, applicable community plans, specific plans and design guidelines to incorporate pedestrian-oriented, transit-friendly, and or energy efficient configurations design as primary goals.

[Objectives 2.1.4 and 2.4.1]

Policy 2.5.2.1 Neighborhood commercial centers shall be oriented to serve the needs of the surrounding area, grouped as a clustered, contiguous center where possible, and should incorporate

but not be limited to the following design concepts as further defined in the Zoning Ordinance:

B. ~~Residential use on second story~~ Allow for Mixed Use Development;

Policy 2.9.1.4

The boundaries of Community Regions and Rural Centers may be changed and/or expanded every five years through the General Plan review process as specified in Policy 2.9.1.2 or as the Board of Supervisors deems necessary.

TRANSPORTATION AND CIRCULATION ELEMENT

- Policy TC-1m The County shall ensure that road funds allocated directly or otherwise available to the County shall be programmed and expended in ways that maximize the use of federal and other matching funds, including maintenance ~~of effort~~ requirements.
- Policy TC-1n The County shall generally base expenditure of discretionary road funds for road uses on the following sequence of priorities:
B. Safety improvements where physical modifications or capital improvements would reduce the number and/or severity of ~~accidents~~ crashes; and
- Policy TC-1w New streets and improvements to existing rural roads necessitated by new development shall be designed to minimize visual impacts, preserve rural character, and ensure neighborhood quality to the ~~maximum~~ extent possible consistent with the needs of emergency access, on street parking, and vehicular and pedestrian safety.
- Policy TC-Xb To ensure that potential development in the County does not exceed available roadway capacity, the County shall:

C. Annually monitor traffic volumes on the county's major roadway system depicted in ~~the Circulation Diagram~~ Figure TC-1.
- Policy TC-Xg Each development project shall dedicate right-of-way, design and construct or fund any improvements ~~and construct or fund improvements~~ necessary to mitigate the effects of traffic from the project. The County shall require an analysis of impacts of traffic from the development project, including impacts from truck traffic, and require dedication of needed right-of-way and construction of road facilities as a condition of the development. For road improvements that provide significant benefit to other development, the County may allow a project to fund its fair share of improvement costs through traffic impact fees or receive reimbursement from impact fees for construction of improvements beyond the project's fair share. The amount and timing of reimbursements shall be determined by the County.
- Policy TC-Xi The planning for the widening of U.S. Highway 50, consistent with the policies of this General Plan, shall be a priority of the County. The County shall coordinate with other affected agencies, such as the City of Folsom, the County of Sacramento, and Sacramento Area Council of Governments (SACOG) to ensure that U.S. Highway 50 capacity enhancing projects are coordinated with these agencies with the goal of delivering these projects on a schedule agreed to by related regional agencies ~~to meet the requirements of the policies of this General Plan~~.
- Policy TC-4a The County shall implement a system of recreational, commuter, and inter-community bicycle routes in accordance with the County's ~~Bikeway Master Plan~~ Bicycle Transportation Plan. The plan should designate bikeways connecting residential areas to retail, entertainment, and employment centers and near major traffic generators such as recreational areas, parks of regional significance, schools, and other major public facilities, and along recreational routes.

Policy TC-4d The County shall develop and maintain a program to construct bikeways, in conjunction with road projects, consistent with the County's ~~Bikeway Master Plan~~ Bicycle Transportation Plan, taking into account available funding for construction and maintenance.

Policy TC-4f The County shall sign and stripe Class II bicycle routes, in accordance with the County's ~~Bikeway Master Plan~~ Bicycle Transportation Plan, on roads shown on Figure TC-1, when road width, safety, and operational conditions permit safe bicycle operation.

REGIONAL PLANNING

GOAL TC-8 Support the coordination of local, regional, State, and Federal transportation and circulation planning.

Policy TC-8a intentionally blank

Policy TC-8b The County shall review the EDCTC's Regional Transportation Plan and SACOG's Metropolitan Transportation Plan, including the Sustainable Communities Strategy each time it reviews and updates the General Plan and any master plan, strategy, and zoning, to ensure overall consistency among all of these plans and strategies to allow for CEQA streamlining and to ensure eligibility for State transportation and housing funding.

Policy TC-8c The County shall work with SACOG to ensure that cumulative impacts for any Regional Transportation Plan are analyzed pursuant to CEQA so that applicable projects may benefit from CEQA streamlining as provided by State law.

Policy TC-8d The County in working with the El Dorado County Transit Authority shall identify community level Transit Priority Areas (TPA) in areas planned for residential and mixed use projects that are consistent with land use designations, densities, building intensities, and all other applicable policies.

GOAL TC-9: **To support the development of complete streets where new or substantially improved roadways shall safely accommodate all users, including bicyclist, pedestrians, transit riders, children, older people, and disabled people, as well as motorist.**

Policy TC-9a: Incorporate circulation concepts that accommodate all users in new developments as appropriate.

Implementation Measure TC-W: Update the Land Development Manual to incorporate elements in support of all users including but not limited to Complete Streets design where appropriate for new higher-density developments.

PUBLIC SERVICES AND UTILITIES ELEMENT

Policy 5.2.1.3 All medium-density residential, high-density residential, multifamily residential, commercial, industrial and research and development projects ~~shall~~ may be required to

connect to public water systems if reasonably available when located within Community Regions and to either a public water system or to an approved private water systems in Rural Centers.

Policy 5.3.1.1 High-density and multifamily residential, commercial, and industrial projects shall ~~may~~ be required to connect to public wastewater collection facilities if reasonably available as a condition of approval. ~~except in Rural Centers and areas designated as Platted Lands (PL). In the Community Region Rural Centers of Camino/Cedar Grove/Pollock Pines, the long term development of public sewer service shall be encouraged; however, development projects will not be required to connect to wastewater collection facilities where such connection is infeasible, based on the scale of the project. (Res. No. 298-98; 12/8/98)~~

PUBLIC HEALTH, SAFETY, AND NOISE ELEMENT

Policy 6.5.1.11 The standards outlined in Tables 6-3, 6-4, and 6-5 shall not apply to those activities associated with actual construction of a project as long as such construction occurs between the hours of 7 a.m. and 7 p.m., Monday through Friday, and 8 a.m. and 5 p.m. on weekends, and on federally-recognized holidays. Further, the standards outlined in Tables 6-3, 6-4, and 6-5 shall not apply to public projects to ~~Exceptions are allowed if it can be shown that construction beyond these times is necessary to alleviate traffic congestion and safety hazards.~~

OBJECTIVE 6.7.1: EL DORADO COUNTY CLEAN AIR PLAN

~~Adopt and enforce the El Dorado County Clean Air Act Plan in conjunction with the County Air Quality Management District.~~ Air Quality standards to reduce the health impacts caused by harmful emissions.

Policy 6.7.1.1 Improve air quality through land use planning decisions.

Policy 6.7.1.2 Support local and regional air quality improvement efforts.

MEASURE HS-X

Coordinate air quality planning efforts with other local and regional agencies. (Policy 6.7.1.1 and 6.7.1.2)

<u>Responsibility:</u>	<u>Planning Department</u>
<u>Timeframe:</u>	<u>Ongoing</u>

Policy 6.7.3.2 Transit Service – The County shall promote infill development that is compact, mixed use, pedestrian friendly, and transit oriented in areas identified as Transit Priority Project Areas.

CONSERVATION AND OPEN SPACE ELEMENT

Policy 7.1.2.1 Development or disturbance of slopes over 30% shall be restricted. ~~prohibited on slopes exceeding 30 percent unless necessary for access.~~ Standards for The implementation of

this policy, including but not limited to exceptions for access, reasonable use of the parcel, and agricultural uses shall be incorporated into the Zoning Ordinance.

- ~~• Reasonable use of the property would otherwise be denied.~~
- ~~• The project is necessary for the repair of existing infrastructure to avoid and mitigate hazards to the public, as determined by a California registered civil engineer or a registered engineering geologist.~~
- ~~• Replacement or repair of existing structures would occur in substantially the same footprint.~~
- ~~• The use is a horticultural or grazing use that utilizes “best management practices (BMPs)” recommended by the County Agricultural Commission and adopted by the Board of Supervisors.~~

~~Access corridors on slopes 30 percent and greater shall have a site specific review of soil type, vegetation, drainage contour, and site placement to encourage proper site selection and mitigation. Septic systems may only be located on slopes under 30 percent. Roads needed to complete circulation/access and for emergency access may be constructed on such cross slopes if all other standards are met.~~

Policy 7.2.1.3 The County shall ~~request~~ utilize the most recent State Department of Conservation ~~to conduct a County wide study to~~ assessment of the location and value of non-metallic mineral materials. ~~Once completed, The County may recognize them in the General Plan and shall zone them and the surroundings to allow for mineral resource management.~~

Policy 7.6.1.3 The County shall implement Policy 7.6.1.1 through zoning regulations and the administration thereof. It is intended that certain districts and certain requirements in zoning regulations carry out the purposes set forth in Policy 7.6.1.1 as follows:

- B. ~~The Agricultural (A), Exclusive Agricultural (AE), Planned Agricultural (PA), Select Agricultural (SA-10), and Timberland Production Zone (TPZ) zoning districts are consistent with Policy 7.6.1.1 and serve one or more of the purposes set forth therein.~~

AGRICULTURE AND FORESTRY ELEMENT

~~Policy 8.1.1.6 Parcels encumbered by a Williamson Act Contract, pursuant to the California Land Conservation Act, shall be zoned Exclusive Agriculture (AE).~~

Policy 8.1.3.1 Agriculturally zoned lands including Williamson Act Contract properties shall be buffered from increases in density on adjacent lands by requiring a minimum of 10 acres for any parcel created adjacent to such lands. ~~These parcels used to buffer agriculturally zoned lands shall~~ should have a the same similar width to length ratio of other parcels when feasible.

Policy 8.1.3.2 Agriculturally incompatible uses adjacent to agricultural zoned lands shall provide a minimum setback of 200 feet from the boundary of the agriculturally zoned lands.

Agriculturally incompatible uses adjacent to agriculturally zoned land outside of designated Agricultural Districts shall provide a minimum setback of 200 feet on parcels 10 acres or larger.

Within a Community Region and Rural Center planning concept areas, agriculturally incompatible uses adjacent to agriculturally zoned land shall maintain a minimum setback of 50 feet. The 50-foot setback shall only apply to incompatible uses including residential structures.

The implementing ordinance shall contain provisions for Administrative relief to these setbacks, where appropriate, and may impose larger setbacks where needed to protect agricultural resources.

Policy 8.2.4.2

~~A special use permit shall be required for v-Visitor serving uses and facilities providing they are shall be allowed in the Zoning Ordinance~~ when compatible with agricultural production of the land, are supportive to the agricultural industry, and are in full compliance with the provisions of the El Dorado County Code and compatibility requirements for contracted lands under the Williamson Act.

ECONOMIC DEVELOPMENT ELEMENT

Policy 10.2.1.5

A public facilities and services financing plan that assures that costs burdens of any civic, public, and community facilities, infrastructure, ongoing services, including operations and maintenance necessitated by a development proposal, as defined below, are adequately financed to assure no net cost burden to existing residents shall ~~may~~ be required submitted with the following development applications:

- A. Specific plans; and
- B. All residential, commercial, and industrial projects located within a Community Region or Rural Center which exceed the following thresholds:
 - 1. Residential.....50 units
 - 2. Commercial.....20 acres or 100,000 square feet
 - 3. Industrial.....20 acres or 250,000 square feet

NOW, THEREFORE, BE IT HEREBY RESOLVED the County of El Dorado Board of Supervisors hereby adopts the above listed amendments to the County General Plan and incorporates said amendments herein by reference:

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the 15th day of December, 2015, by the following vote of said Board:

Ayes: Novasel, Ranalli, Mikulaco, Veerkamp

Noes: Frentzen

Absent: None

Attest:

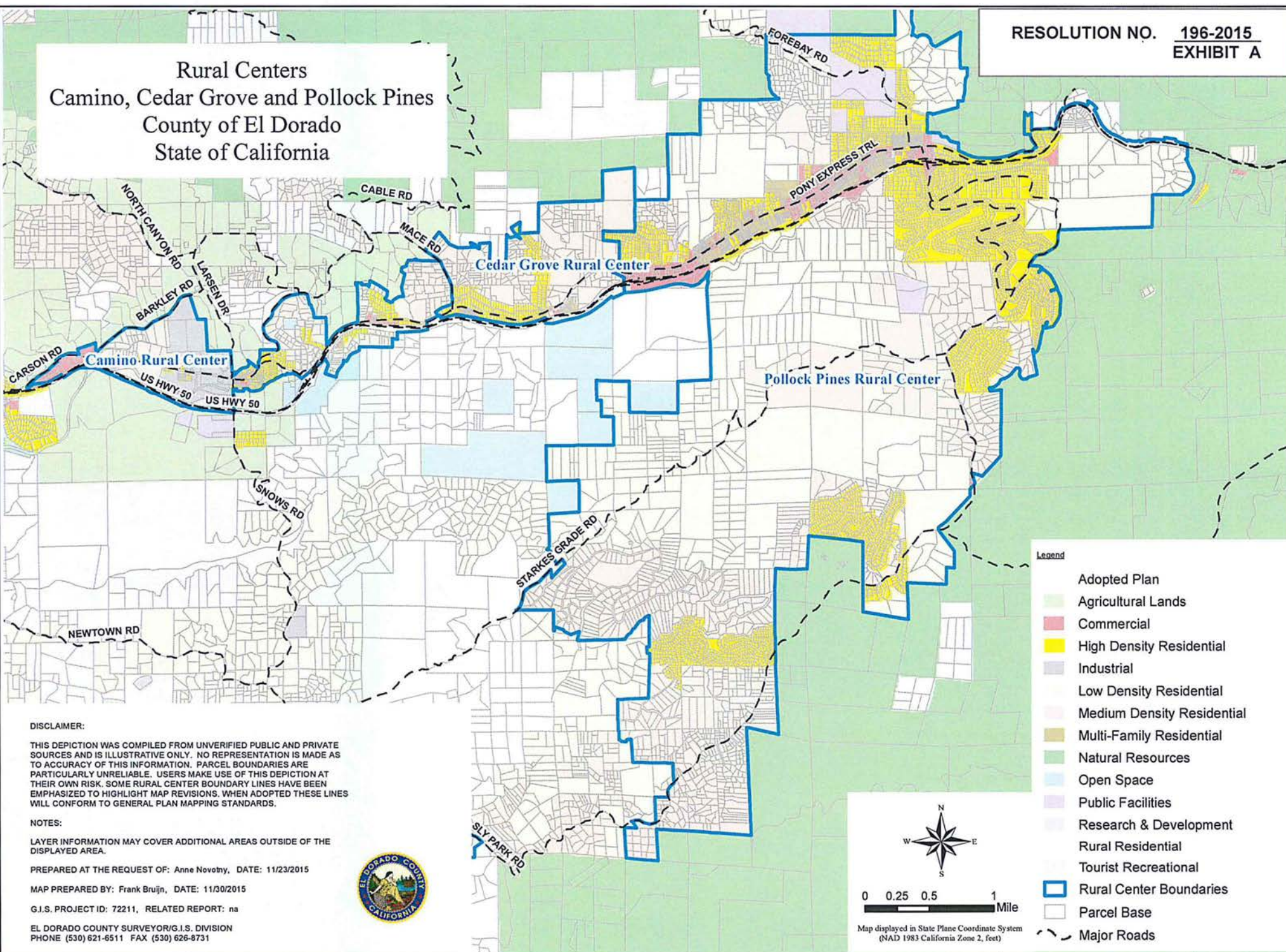
James S. Mitrison

Clerk of the Board of Supervisors

By: 
Deputy Clerk


Chair, Board of Supervisors
Brian K. Veerkamp

Rural Centers
Camino, Cedar Grove and Pollock Pines
County of El Dorado
State of California



DISCLAIMER:
THIS DEPICTION WAS COMPILED FROM UNVERIFIED PUBLIC AND PRIVATE SOURCES AND IS ILLUSTRATIVE ONLY. NO REPRESENTATION IS MADE AS TO ACCURACY OF THIS INFORMATION. PARCEL BOUNDARIES ARE PARTICULARLY UNRELIABLE. USERS MAKE USE OF THIS DEPICTION AT THEIR OWN RISK. SOME RURAL CENTER BOUNDARY LINES HAVE BEEN EMPHASIZED TO HIGHLIGHT MAP REVISIONS. WHEN ADOPTED THESE LINES WILL CONFORM TO GENERAL PLAN MAPPING STANDARDS.

NOTES:
LAYER INFORMATION MAY COVER ADDITIONAL AREAS OUTSIDE OF THE DISPLAYED AREA.

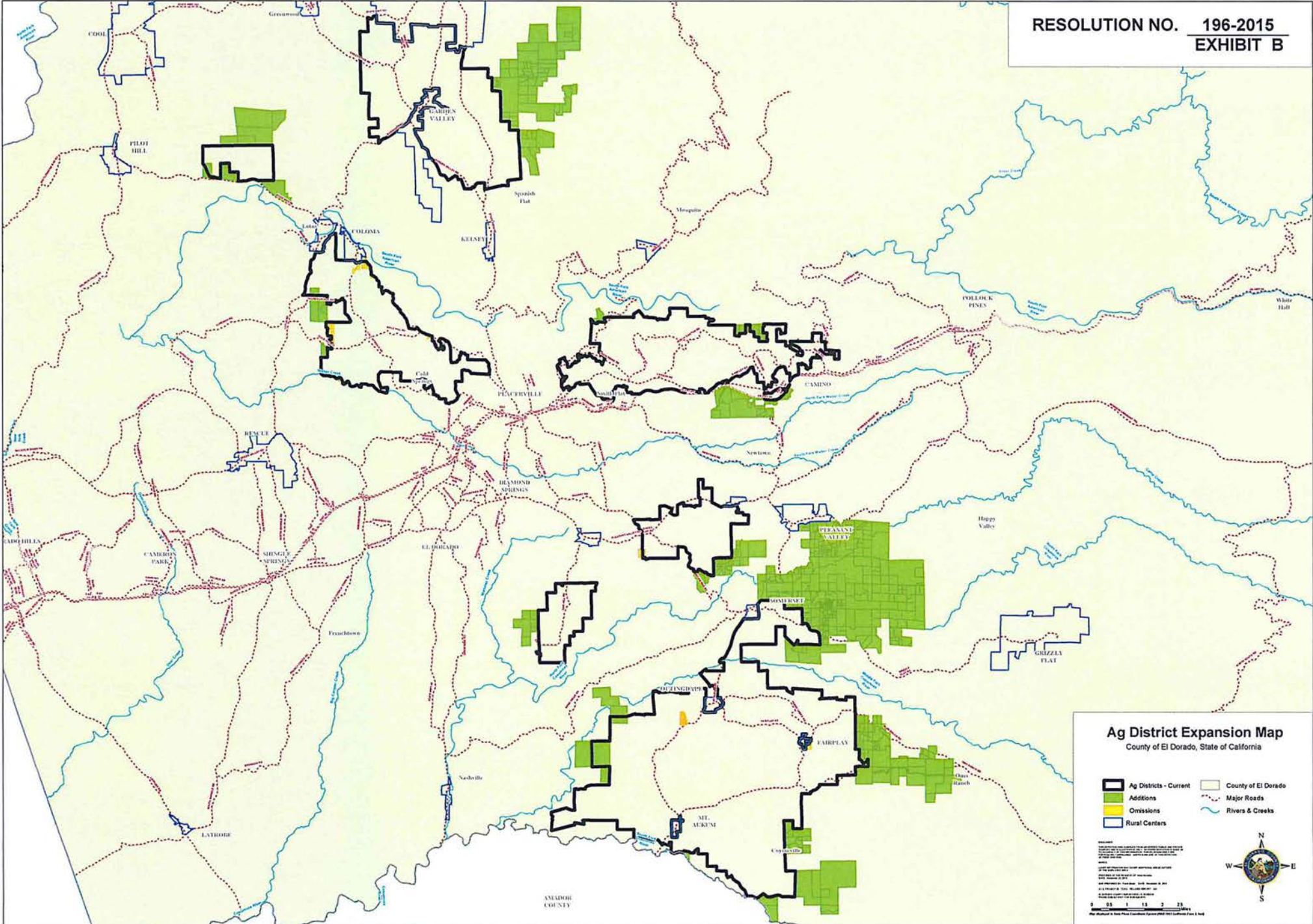
PREPARED AT THE REQUEST OF: Anne Novotny, DATE: 11/23/2015
MAP PREPARED BY: Frank Brujin, DATE: 11/30/2015
G.I.S. PROJECT ID: 72211, RELATED REPORT: na
EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-8731



Legend

- Adopted Plan
- Agricultural Lands
- Commercial
- High Density Residential
- Industrial
- Low Density Residential
- Medium Density Residential
- Multi-Family Residential
- Natural Resources
- Open Space
- Public Facilities
- Research & Development
- Rural Residential
- Tourist Recreational
- Rural Center Boundaries
- Parcel Base
- Major Roads

Map displayed in State Plane Coordinate System
(NAD 1983 California Zone 2, feet)



Ag District Expansion Map
 County of El Dorado, State of California

- Ag Districts - Current
- Additions
- Omissions
- Rural Centers
- County of El Dorado
- Major Roads
- Rivers & Creeks

Map prepared by the Planning and Community Development Department, El Dorado County, California, in cooperation with the El Dorado County Agricultural Community Development Committee. The map is for informational purposes only and does not constitute a legal document. The map is subject to change without notice. The map is not to be used for any purpose other than that for which it was prepared. The map is the property of El Dorado County and shall remain the property of El Dorado County. All rights reserved. © 2015 El Dorado County, California. All other rights reserved.

0 0.5 1 1.5 2 2.5 Miles

Parcel ID	Existing LUD	Change to:	Proposed Zoning	Comments
00601154	LDR/OS	LDR	RE-5	Private res. 6.3 ac lot
00629005	TR	MDR	R1A	Private res. .36 ac lot
00655053	OS/TR	LDR	RE-5	Private res. 7.8 ac lot
00655054	OS/TR	LDR	RL-20	Private, vacant 23.4 ac lot
00655055	OS/MDR	MDR	RE-5	Private, res. 1.7 ac lot, RE-5 surrounding
00601182	MDR	C	C	Lotus Rd ROW splits lot; zone is C on both sides of road
00935062	HDR	C	C-PD	Long's Drugs; include Pony Express Trail ROW
00972008	C/NR	C	C	6-ac lot all zoned C
03738034	NR	HDR	R20K	In rural center; consistent w/surrounding property
04022008	C/RR	C	C	Conform portion of lot to match zoning
04103107	MDR	LDR	LA-10	Ag Opt-in parcel (was RA-20); 79.41 acres
04252112	HDR/MDR	HDR	R1	BLA - match lot line
04317006	AL	I	I	Existing I zone; part of SPI mill site
04322521	HDR	MFR	RM	Existing MFR; zoned C
04322522	HDR	MFR	RM	Existing MFR; zoned C
04322628	HDR	C	C	Carson Rd ROW; fronts C both sides plus adjacent lots.
04662007	LDR	NR	RL-40	Dam Failure Inundation Area
04812173	LDR/HDR	LDR	RE-5	Bonzai nursery; current zone part MHP; change so all of lot is LDR/RE-5
04819201	PF	HDR	R20K	Vacant lot next to Blakely Reservoir
04841007	RR	C	CC	1.1 ac commercially used parcel next to Hwy 50
04861005	C	HDR	R20K	Exist R20K zoning w/ sfds on 1.2 ac lots
04861006	C	HDR	R20K	Exist R20K zoning w/ sfds on 1.2 ac lots
04861007	C	HDR	R20K	Exist R20K zoning w/ sfds on 1.2 ac lots
04906005	MDR	AL	PA-10	Current zoning SA-10; part of larger ag lot
5117056	LDR	HDR	R1A	Split with Pville City Limits (see parcels above)
06036168	RR-A/MDR-RC	MDR-RC	R2A	Split zone, 2.5 ac lot; also adjust Ag Dist & Rural Ctr boundaries
06107127	OS	PF	No change	Georgetown FPD station site
06107140	OS/LDR	LDR	RE-10	Privately owned parcel with split LUD in GT Rural Center
06122006	C/LDR	C/LDR	CC/RE-5	Conform LU bdry so that C conforms to existing CP zone boundary (PA07-0024)
06104271	MDR-PL/RR	RR	RE-5/RE-10	Adjust so all of lot is RR
06324084	MDR/LDR	MDR	R1A	BLA - match lot line
99018402	C	MDR	RL-20	ROW fronting 063-240-84
06916001	RR	MDR	R2A	0.6-acre lot adjacent to Rescue RC; include in RC
07128065	C/MDR	MDR	R3A	Residential development. Use code 22
07128066	C/MDR	MDR	R3A	Residential development. Use code 23
07128067	C/MDR	MDR	R3A	Residential development. Use code 24
07805051	I/AL	AL	PA-20	conform LU Bdry to lot lines
07805052	I/AL	I	I	conform LU Bdry to lot lines
08248108	MFR	C	CPO	Existing offices w/ CPO zoning
08256106	MFR	HDR	RI	Existing sfd w/ R1 zoning
08256107	MFR	HDR	RI	Existing sfd w/ R1 zoning

Parcel ID	Existing LUD	Change to:	Proposed Zoning	Comments
08256108	MFR	HDR	R1	Existing sfd w/ R1 zoning
08256109	MFR	HDR	R1	Existing sfd w/ R1 zoning
08332102	MFR	HDR	R1	Church
08332201	MFR	HDR	R1	Existing subdivision
08332202	MFR	HDR	R1	Existing subdivision
08332203	MFR	HDR	R1	Existing subdivision
08332204	MFR	HDR	R1	Existing subdivision
08332205	MFR	HDR	R1	Existing subdivision
08332206	MFR	HDR	R1	Existing subdivision
08332303	MFR	HDR	R1	Existing subdivision
08332304	MFR	HDR	R1	Existing subdivision
08332305	MFR	HDR	R1	Existing subdivision
08332306	MFR	HDR	R1	Existing subdivision
08332401	MFR	HDR	R1	Existing subdivision
08332402	MFR	HDR	R1	Existing subdivision
08332403	MFR	HDR	R1	Existing subdivision
08420057	RR/NR	RR	LA-10	Adjust bdry to match prop line,
08712102	C	HDR	R20K	Existing SFR on 1/2-ac lot
09004024	C	PF	R1A	Cemetery
09046106	C	MDR	R1A-PD	Existing sfd part of 7 stars subdivision
09046107	C	MDR	R1A-PD	Existing sfd part of 7 stars subdivision
09046108	C	MDR	R1A-PD	Existing sfd part of 7 stars subdivision
09046201	C	MDR	R1A-PD	Existing sfd part of 7 stars subdivision
09046221	C	MDR	R1A-PD	Existing sfd part of 7 stars subdivision
09204015	MDR	AL	AG	Part of existing WAC
09401079	RR/MDR	MDR - all in RC	RE-10	BLA resulted in split LU, Church at edge of RC, 4.17 Ac., all in RC Bdry
09816007	C	MDR	R1A	Existing zone R1A, SFD on property; Probably wrong APN for '04 plan
10113087	MDR/LDR	LDR	RE-10	BLA - match prop line
10114159	HDR	MFR	RM	vacant current zone MHP
10114161	HDR	MFR	RM	exist apt bldg
10120157	HDR	MFR	RM	exist apt bldg
10120159	HDR	C	C	exist sfd, surrounded by C
10120160	HDR	C	C	motel
10120161	HDR	C	C	exist sfd, surrounded by C
10120185	HDR	MFR	RM-MP	MHP 8 du/ac
10120188	HDR	MFR	RM-PD	MHP 13 du/ac
10133078	MDR/PF	MDR	R1A	Adjust so all of lot is MDR
10425010	C	MFR	RM	Pilot Hill RC; Existing MHP
10425018	LDR	LDR/MDR	RE-5	MDR w/in Pilot Hill RC; Split Land Use Designation
10425032	LDR	LDR/MDR	RE-5	MDR w/in Pilot Hill RC; Split Land Use Designation
10425040	LDR	LDR/MDR	RE-5	MDR w/in Pilot Hill RC; Split Land Use Designation
10425079	C	MDR	R1A	Existing SFD w/existing R1A zoning

Parcel ID	Existing LUD	Change to:	Proposed Zoning	Comments
10432023	LDR	MDR	RE-5	Within the Pilot Hill RC
10445002	LDR	MDR	RE-5	Within the Pilot Hill RC
11508004	LDR/RR	RR	RE-10	BLA - match prop line
12005001	HDR	MFR	RM	Split LUD and Zoning; EDH Blvd between Wilson & Olson; Open Lot
12430024	C	HDR	R1	Existing sfd
12430025	C	HDR	R1	Existing sfd
12549218	LDR	HDR		Admin parcel; part of 125-492-10 (HDR)
31921052	C/LDR	C	C-PD	All zoned PD; "Greatest Earth on Show"
31921053	LDR	C	C-PD	All zoned PD; "Greatest Earth on Show"
31926059	I	C	CG	Undeveloped existing CG zone
31926064	MFR	MDR	R2A	Existing SFD on 2 acre lot
32364005	MDR/LDR	LDR	RE-5	BLA - match prop line
32902050	MDR/LDR	LDR	RE-5	BLA - match prop line
32902051	MDR/LDR	MDR	R2A	BLA - match prop line
32916264	HDR	MDR	R1A	Exist sfd on .8 ac lot, road serves all R1A parcels
32922131	MDR/MFR	MDR	R1A	Current zoning R1A; portion of 6-ac lot w/MFR designation
32928013	C/MFR	C	C-DC	BLA - match prop line
32931010	HDR/MFR	MFR	R1/RM	Conform to property line
33112209	C/PF	C	C-DC	Change LU to match prop line
33157101	MFR	HDR	R1	Existing sfd subdivision - Dorado Woods Unit 1
33157102	MFR	HDR	R1	Existing sfd subdivision - Dorado Woods Unit 1
33157103	MFR	HDR	R1	Existing sfd subdivision - Dorado Woods Unit 1
33157104	MFR	HDR	R1	Existing sfd subdivision - Dorado Woods Unit 1
33157105	MFR	HDR	R1	Existing sfd subdivision - Dorado Woods Unit 1
33157106	MFR	HDR	R1	Existing sfd subdivision - Dorado Woods Unit 1
33157107	MFR	HDR	R1	Existing sfd subdivision - Dorado Woods Unit 1
33157108	MFR	HDR	R1	Existing sfd subdivision - Dorado Woods Unit 1
33157109	MFR	HDR	R1	Existing sfd subdivision - Dorado Woods Unit 1
33157110	MFR	HDR	R1	Existing sfd subdivision - Dorado Woods Unit 1
33157111	MFR	HDR	R1	Existing sfd subdivision - Dorado Woods Unit 1
33157112	MFR	HDR	R1	Existing sfd subdivision - Dorado Woods Unit 1
33157113	MFR	HDR	R1	Existing sfd subdivision - Dorado Woods Unit 1
33157201	MFR	HDR	R1	Existing sfd subdivision - Dorado Woods Unit 1
33157202	MFR	HDR	R1	Existing sfd subdivision - Dorado Woods Unit 1
33157203	MFR	HDR	R1	Existing sfd subdivision - Dorado Woods Unit 1
33157204	MFR	HDR	R1	Existing sfd subdivision - Dorado Woods Unit 1
33157205	MFR	HDR	R1	Existing sfd subdivision - Dorado Woods Unit 1
33157206	MFR	HDR	R1	Existing sfd subdivision - Dorado Woods Unit 1
33157301	MFR	HDR	R1	Existing sfd subdivision - Dorado Woods Unit 1
33157302	MFR	HDR	R1	Existing sfd subdivision - Dorado Woods Unit 1
33157303	MFR	HDR	R1	Existing sfd subdivision - Dorado Woods Unit 1
33157304	MFR	HDR	R1	Existing sfd subdivision - Dorado Woods Unit 1

Parcel ID	Existing LUD	Change to:	Proposed Zoning	Comments
33157305	MFR	HDR	R1	Existing sfd subdivision - Dorado Woods Unit 1
33157306	MFR	HDR	R1	Existing sfd subdivision - Dorado Woods Unit 1
33157307	MFR	HDR	R1	Existing sfd subdivision - Dorado Woods Unit 1
33157308	MFR	HDR	R1	Existing sfd subdivision - Dorado Woods Unit 1
33157309	MFR	HDR	R1	Existing sfd subdivision - Dorado Woods Unit 1
33157310	MFR	HDR	R1	Existing sfd subdivision - Dorado Woods Unit 1
33157311	MFR	HDR	R1	Existing sfd subdivision - Dorado Woods Unit 1
33157312	MFR	HDR	R1	Existing sfd subdivision - Dorado Woods Unit 1
33157313	MFR	HDR	R1	Existing sfd subdivision - Dorado Woods Unit 1
33158001	MFR	HDR	R1	Existing sfd subdivision - Dorado Woods Unit 2
33158002	MFR	HDR	R1	Existing sfd subdivision - Dorado Woods Unit 2
33158003	MFR	HDR	R1	Existing sfd subdivision - Dorado Woods Unit 2
33158004	MFR	HDR	R1	Existing sfd subdivision - Dorado Woods Unit 2
33158005	MFR	HDR	R1	Existing sfd subdivision - Dorado Woods Unit 2
33158006	MFR	HDR	R1	Existing sfd subdivision - Dorado Woods Unit 2
33158007	MFR	HDR	R1	Existing sfd subdivision - Dorado Woods Unit 2
33158008	MFR	HDR	R1	Existing sfd subdivision - Dorado Woods Unit 2
33158009	MFR	HDR	R1	Existing sfd subdivision - Dorado Woods Unit 2
33158010	MFR	HDR	R1	Existing sfd subdivision - Dorado Woods Unit 2
33158011	MFR	HDR	R1	Existing sfd subdivision - Dorado Woods Unit 2
33158012	MFR	HDR	R1	Existing sfd subdivision - Dorado Woods Unit 2
33158013	MFR	HDR	R1	Existing sfd subdivision - Dorado Woods Unit 2
33158014	MFR	HDR	R1	Existing sfd subdivision - Dorado Woods Unit 2
10425018	MDR/LDR	MDR	RE-5	Pilot Hill Rural Center boundary.Need to conform LU bdry with lot lines
10425032	MDR/LDR	MDR	RE-5	Pilot Hill Rural Center boundary.Need to conform LU bdry with lot lines
10425040	MDR/LDR	MDR	RE-5	Pilot Hill Rural Center boundary.Need to conform LU bdry with lot lines
10425051	MDR/LDR	LDR	RE-5	Pilot Hill Rural Center boundary.Need to conform LU bdry with lot lines
10425079	MDR/C	MDR	R1A	Pilot Hill Rural Center boundary.Need to conform LU bdry with lot lines
10425083	MDR/C	C	C	Pilot Hill Rural Center boundary.Need to conform LU bdry with lot lines
10432023	MDR/LDR	MDR	RE-5	Pilot Hill Rural Center boundary.Need to conform LU bdry with lot lines
10445002	MDR/LDR	MDR	RE-5	Pilot Hill Rural Center boundary.Need to conform LU bdry with lot lines
10445005	MDR/LDR	LDR	RE-5	Pilot Hill Rural Center boundary.Need to conform LU bdry with lot lines
10445006	MDR/LDR	LDR	RE-5	Pilot Hill Rural Center boundary.Need to conform LU bdry with lot lines
07105108	PF/C	PF	RF-H, RF-L	Mapping error. Move PF ludes to match northern lot boundaries.
07105109	PF	PF	RE-10	Keep PF boundary as is (see notes for 07105108)