

# SUMMARY OF LAND USE ELEMENT POLICY CHANGES

1993 GP Policy      Draft 2030 GP Policy

**NOTE: REVIEW OF DRAFT 2030 LAND USE ELEMENT POLICIES COMPLETED ON OCTOBER 5, 2009 AT COUNTY PLANNING COMMISSION GENERAL PLAN ADOPTION HEARING #8**

All County Planning Commission Recommendations shown in Track-Edit (~~strikeout~~ = delete text; underline = add text)

## STRATEGY I: LOGICAL PROGRESSION OF URBAN DEVELOPMENT

### URBAN SERVICES BOUNDARY (USB) AND URBAN POLICY AREA (UPA)

- |        |      |  |
|--------|------|--|
| LU-57. | LU-1 | The County shall not provide urban services beyond the Urban Policy Area, except when the County determines the need for health and safety purposes.   |
| LU-58. | LU-2 | The County shall maintain an Urban Service Boundary that defines the long-range plans (beyond twenty five years) for urbanization and extension of public infrastructure and services, and defines important areas for protecting as open space and agriculture. |

#### *Existing Policy LU-58*

The County shall maintain an Urban Service Boundary that defines the long-range plans (beyond twenty years) for urbanization and extension of public infrastructure and services, and defines important areas for protecting as open space and agriculture.

### JACKSON HIGHWAY CORRIDOR

~~LU-3—Support a strategic, comprehensive and multi-disciplinary visioning effort for the greater Jackson Highway area, initiated and led by the County, which looks beyond the planning period of the adopted General Plan to ensure that high quality and cohesive development patterns are achieved consistent with regional smart growth objectives.~~

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# SUMMARY OF LAND USE ELEMENT POLICY CHANGES

1993 GP Policy      Draft 2030 GP Policy

## STRATEGY II: GROWTH ACCOMMODATION

LU-4      It is the intent of the County to focus investment of public resources on revitalization efforts within existing communities, especially within commercial corridors, while also allowing planning and development to occur within strategic new growth areas.

### BUILD-OUT OF INFILL SITES

LU-2.      LU-5      The County shall give priority to residential development on vacant or underutilized sites within existing urban areas that have infrastructure capacity available.

Implementation measure: Infill Coordinator outreach to communities for input and involvement. More detail on what “priority” means.

—————LU-4.      **LU-6** All residential projects involving ten or more units, excluding remainder lots and Lot A's, shall not have densities less than 75% of zoned maximums, unless physical or environmental constraints make achieving the minimum densities impractical. ~~ossible~~.

Applied as the Average overall density target in SPA's, not specific zoning per section of overall development.

*Existing Policy LU-4:*

All residential projects involving ten or more units, excluding remainder lots and Lot A's, shall not have densities less than 75% of zoned maximums, unless physical or environmental constraints make achieving the minimum densities impossible, or unless existing zoning is inconsistent with LU-17.

LU-5.      LU- 7      Provide for the development of vacant or underutilized portions of commercial projects and industrial-office parks with medium or high-density residential uses or mixed-use development where appropriate, such as near existing or planned ~~future~~ transit service.

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1993 GP  
Policy

Draft 2030  
GP Policy

*Existing Policy LU-5:*

Provide for the development of vacant or underutilized portions of industrial-office parks with medium or high-density residential uses or mixed-use development provided they are located near existing trunk or feeder line networks and are designed so as to be compatible with adjacent uses.

LU-6.

LU-8

Provide for additional mixed use development in commercial parking areas where such uses would be compatible with surrounding uses and where parking demand can be appropriately accommodated or structured parking can be constructed.

*Existing Policy LU-6*

Provide for additional mixed use development in commercial parking areas near the trunk or feeder line networks where such uses would be compatible with surrounding uses and where parking demand can be appropriately accommodated or structured parking can be constructed.

### BUILDOUT OF PLANNED COMMUNITIES

LU-9.

Maximize residential buildout of planned communities at a minimum of the approved plan densities.

LU-10.

Consider private amendment applications that seek to increase densities within planned communities, including in pending and approved Specific Plan areas, when the project area is appropriately designed and sited.

Comment: County needs to inform communities that Specific Plans can be modified.

~~LU-11. Recognize the inclusion of sites within planned communities to meet the County's affordable housing ordinance.~~

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1993 GP Policy      Draft 2030 GP Policy

### COMMERCIAL CORRIDOR PLANNING

LU-12.      It is the intent of the County to comprehensively plan for the revitalization of the ~~14~~ targeted commercial corridors and invest the resources necessary to achieve the following: stimulate private investment; encourage development of vacant and underutilized parcels; support reuse and/or rehabilitation of abandoned or blighted buildings; encourage rezoning of excess industrial and commercial lands to allow for medium and high density residential or mixed use projects, and; avoid non transit supportive uses, such as industrial uses, low density residential, and uses that would necessitate large parking lots fronting on the street.

Revise Implementation measure A- delete reference to 14. . .  
Delete “establish specific”. . . of Implementation measure A.

### NEW GROWTH AREAS

LU-7.      **LU-13.**      The County will promote new urban developments within identified growth areas and prohibit land use projects which are not contiguous to existing planned communities or master plan areas~~for noncontiguous development~~, specifically proposals outside of the Urban Policy Area (i.e. leapfrog development).

*Existing Policy LU-7:*

The County shall not approve land use projects which are for noncontiguous development, i.e. leapfrog.

LU-8      **LU-14.**      A Public Facilities/Infrastructure Master Plan shall be prepared to identify the major facilities required to serve new development in urban growth areas. A Public Facilities Financing Plan shall be prepared and approved by the Board of Supervisors prior to or concurrent with the approval of any zoning for any urban uses in urban growth areas. The Financing Plan shall include a Public Facilities/Infrastructure Master Plan describing required major infrastructure improvements necessary to support proposed developments, and present a detailed plan for the phasing of capital improvements and identifies the extent, timing and estimated costs of all necessary infrastructure.

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## SUMMARY OF LAND USE ELEMENT POLICY CHANGES

**1993 GP Policy**      **Draft 2030 GP Policy**

*Existing Policy LU-8:*

Infrastructure financing plans which specify the extent, timing and estimated cost of all necessary infrastructure shall be approved by the Board of Supervisors together with the approval of zoning for any urban uses in urban growth areas. The resulting financing mechanisms shall be implemented prior to the approval of all entitlements in urban growth areas.

LU-9                      LU-15

Master or Specific plans may be prepared for subareas of an urban growth area for the purpose of prioritizing development opportunities. The boundaries of new Master or Specific Plan areas should be defensible and should take into account the physical nature and characteristic of the sub planning areas. The boundaries of these subareas should consider the following constraints and features: roadways, drainage watersheds, school districts, water districts, parks districts, etc.

*Existing Policy LU-9:*

Specific plans may be prepared for subareas of an urban growth area for the purpose of prioritizing development opportunities. In such cases, the Plan shall have defensible boundaries and address development of all lands within them.:

**LU-16.**

Planning and development of new growth areas shall be consistent with ~~the South Sacramento~~Sacramento County-adopted Habitat Conservation Plans and other efforts to preserve and protect natural resources.

**LU-17.**

The County will initiate and lead processes (including Community Plans, Specific Plans, Comprehensive Plans, etc.) to plan for development within the Jackson Highway Area, as illustrated in Figure 7. The resulting plans should ~~be consistent~~consider with the vision plans resulting from the Jackson Highway and Grant Line East Visioning Study Area effort.

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# SUMMARY OF LAND USE ELEMENT POLICY CHANGES

1993 GP Policy      Draft 2030 GP Policy

## STRATEGY III: GROWTH MANAGEMENT AND DESIGN

### DESIGN REVIEW

- LU-18.      Apply the “Community Design Guidelines” and design review authority to all long-range planning efforts, including but not limited to Specific Plans, Comprehensive Plans, Community Plans, and Commercial Corridor Plans.
  
- LU-19.      Support implementation of the design review program on a project-by-project basis to ensure that all development applications positively contribute to the immediate neighborhood and the surrounding community.

### COMMUNITY AND NEIGHBORHOOD IDENTITY

- LU-18.      LU-20      Encourage development that complements the aesthetic style and character of existing development nearby to help build a cohesive identity for the area.  
  
*Existing Policy LU-18:*  
Design new development to be compatible with surrounding development.
  
- LU-19.      LU-21      Incompatible urban land uses should be buffered from one another by methods that retain community character, and do not consume large land areas or create pedestrian barriers.
  
- LU-22.      Planning processes for existing communities, commercial corridors and new growth areas shall provide for distinct and identifying physical elements, ~~including but not limited to~~ which may include: gateways, signage, public art, common site or street layout, shared design qualities of buildings or infrastructure, or prominent landmarks or destinations.

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## SUMMARY OF LAND USE ELEMENT POLICY CHANGES

**1993 GP Policy**      **Draft 2030 GP Policy**

### COMPLETE COMMUNITIES

- LU-10.      LU-23      Promote a better balance of employment, neighborhood services, and different housing types by reviewing development projects and the surrounding community and designing new projects wherever feasible so that they maintain or improve the mix of uses in the community.
  
- LU-11.      LU-24      Specific Plans and Community Plans for areas within the Urban Service Boundary should provide a balance of employment, neighborhood services, and different housing types wherever feasible.

### MIXED USE

**LU-25.**      Providing compact, mixed use developments shall be an integral part of all master planning efforts for new growth areas and commercial corridors.

Clarify in intent language that mixed-use could be vertical or horizontal mixed use development.

LU-26.      Support private development requests that propose pedestrian- and transit-friendly mixed use projects in commercial corridors, town centers, and near existing or proposed transit stops.

LU-12.      **LU-27**      Depending on its emphasis, a mixed use development ~~should~~may include the following proportions of different uses, shown as percentages of the site area:

**TABLE 7**  
**EMPHASIS OF DEVELOPMENT**

	<u>COMMERCIAL</u>	<u>OFFICE</u>	<u>RESIDENTIAL</u>
Retail	50-70%	10-30%	10-30%
Office	0-20%	50-70%	0-30%
Residential	20-40%	0-30%	50-80%
Public	10-30%	10-30%	10-30%

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1993 GP  
Policy

Draft 2030  
GP Policy

### PUBLIC HEALTH / LAND USE CONNECTION

**LU-28.**

When planning for new development in either new or existing communities, the following features shall be considered for their public health benefits and ability to encourage more active lifestyles:

- Compact, mixed use development and a balance of land uses including schools, parks, jobs, retail and grocery stores, so that everyday needs are within walking distance of homes. ~~including schools, parks, jobs, retail and grocery stores.~~
- Grid or modified-grid pattern sStreets, integrated pathways and public transportation that connect multiple destinations and provide for alternatives to the automobile.
- Wide sidewalks, shorter blocks, well-marked crosswalks, on-street parking, shaded streets and traffic-calming measures to encourage pedestrian activity.
- Walkable commercial areas with doors and windows fronting on the street, street furniture, pedestrian-scale lighting, and served by transit when feasible.
- Open space, including important habitat, wildlife corridors, and agricultural areas incorporated as community separators and appropriately accessible via non-vehicular pathways.

Include suggestions by Ecos and Walk Sac. Included in Attachment B.

LU-29.

Provide safe, interesting and convenient environments for pedestrians and bicyclists, including inviting and adequately-lit streetscapes, networks of trails, paths and parks and open spaces located near residences, to encourage regular exercise and reduce vehicular emissions.

### ENERGY EFFICIENT DEVELOPMENT

LU-30.

Encourage the development of energy-efficient buildings and communities.

LU-31.

Promote voluntary participation in incentive programs to increase the use of solar photovoltaic systems in new and existing residential, commercial, institutional, and public buildings.

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## SUMMARY OF LAND USE ELEMENT POLICY CHANGES

1993 GP Policy      Draft 2030 GP Policy

LU-32.      Whenever feasible, incorporate energy-efficient site design, such as proper orientation to benefit from passive solar heating and cooling, into master planning efforts.

### LIGHT POLLUTION

LU-33.      Strive to achieve a natural nighttime environment and an uncompromised public view of the night sky by reducing light pollution.

Add “County Improvement Standards” to Implementation Measure A.

### LAND USE AND TRANSIT RELATIONSHIP

LU-14.      LU-34      It is the policy of Sacramento County to support and encourage Transit Oriented Development (TODs) in appropriate areas throughout the county. Development applications within ½ mile of a transit stop/station identified in Regional Transit’s Master Plan or a County-adopted Plan shall comply with the TOD development requirements as listed on Table 8. Appropriate locations include transit stops or nodes in commercial corridors, Bus Rapid Transit (BRT) or Light Rail stations, transit stops in new growth areas, or opportunity sites identified in Regional Transit’s Master Plan. The Planning Director will be responsible for determining an applications’ consistency with this policy and will take into account application-specific opportunities and constraints, including reasonable opportunities for access to transit. If the Planning Department determines that an application is inconsistent with the intent of this policy, the Board of Supervisors shall be the appropriate hearing body to determine feasibility of consistency.

Add footnote to Policy LU-34: “Master Plans (such as Specific Plans, corridor plans, etc.) adopted after the updated General Plan is approved may replace the standards in this policy with standards tailored to the subject area.”

*Existing Policy LU-14:*

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## SUMMARY OF LAND USE ELEMENT POLICY CHANGES

**1993 GP  
Policy**

**Draft 2030  
GP Policy**

It is the policy of Sacramento County to design new development located within one-half mile of a transportation corridor to conform to the density requirements of Table III-4, except where the Board of Supervisors finds that development at the desired densities is not feasible. This policy shall not be applied to prevent, constraint, limit or deter the development of housing affordable to lower income households, in land currently zoned for residential or commercial use. This policy shall not be applied to justify reducing the available acreage for parcels at densities RD-20 and greater.

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# SUMMARY OF LAND USE ELEMENT POLICY CHANGES

**1993 GP  
Policy**

**Draft 2030  
GP Policy**

<b>TABLE III-4 MINIMUM DENSITY AND INTENSITY REQUIREMENTS OF LU-14</b>						
LAND USE TYPE	<i>Location In Relation To Transit Transfer Center or Trunk Line Stop and Which Adjoins An Arterial Street and Feeder Bus Route</i>					
	<i>WITHIN 1/8 MILE</i>		<i>BETWEEN 1/8 AND 1/4 MILE</i>		<i>BETWEEN 1/4 AND 1/2 MILE</i>	
	<i>EXISTING</i>	<i>PLANNED</i>	<i>EXISTING</i>	<i>PLANNED</i>	<i>EXISTING</i>	<i>PLANNED</i>
<b>RESIDENTIAL</b>	25 du/NA	25 du/NA	Average 12 du/NA for entire 1/4 mile area	Average 12 du/NA for entire 1/4 mile area	6 du/NA (15 du/NA Maximum)	6 du/NA (15 du/NA Maximum)
<b>NON-RESIDENTIAL<sup>(1)</sup></b>	1.0 FAR	0.4 FAR	0.4 FAR	0.25 FAR	NONE	NONE
<b>MIXED USE</b>	12 du/NA and 1.0 FAR	12 du/NA and 0.4 FAR	10 du/NA and 0.4 FAR	10 du/NA and 0.25 FAR	Compliance with intent of TOD Guidelines for Secondary Areas	Compliance with intent of TOD Guidelines for Secondary Areas
	<i>Location In Relation To Feeder Line Stop, or a Trunk Stop Which Does Not Adjoin An Arterial Street and Feeder Bus Route</i>					
	<i>WITHIN 1/8 MILE</i>		<i>BETWEEN 1/8 AND 1/4 MILE</i>		<i>BETWEEN 1/4 AND 1/2 MILE</i>	
	<i>EXISTING</i>	<i>PLANNED</i>	<i>EXISTING</i>	<i>PLANNED</i>	<i>EXISTING</i>	<i>PLANNED</i>
<b>RESIDENTIAL</b>	10 du/NA	10 du/NA	6 du/NA	6 du/NA	6 du/NA (15 du/NA Maximum)	6 du/NA (15 du/NA Maximum)
<b>NON-RESIDENTIAL<sup>(1)</sup></b>	0.4 FAR	0.25 FAR	0.4 FAR	0.25 FAR	NONE	NONE
<b>MIXED USE</b>	5 du/NA and 0.4 FAR	5 du/NA and 0.2 FAR	5 du/NA and 0.2 FAR	5 du/NA and 0.2 FAR	Compliance with intent of TOD Guidelines for Secondary Areas	Compliance with intent of TOD Guidelines for Secondary Areas
<b>NOTES</b>						
<p><i>(1) Projects in areas where transit is not yet available must be planned and designed so that they can be modified later to meet the higher non-residential floor area ratios when transit service is available.</i></p> <p><i>EXISTING: Existing service or under construction.</i></p> <p><i>PLANNED: Service is in an adopted plan.</i></p> <p><i>du/NA = Dwelling unit/net acre</i></p> <p><i>FAR = Floor area ratio</i></p> <p><span style="display: inline-block; width: 15px; height: 10px; background-color: #cccccc; border: 1px solid black; margin-right: 5px;"></span> <i>Projects in the shaded area should be in mixed use developments where feasible.</i></p>						

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## SUMMARY OF LAND USE ELEMENT POLICY CHANGES

**1993 GP  
Policy**

**Draft 2030  
GP Policy**

LU-15.      LU-35      Parking requirements may be reduced in order to meet the density requirements established by policy LU-34.

### TRANSIT-ORIENTED DEVELOPMENT

LU-26.      LU-36      Developments in the areas designated on the Land Use Diagram as Transit Oriented Development shall be designed in a manner that conforms to the concepts of transit-oriented development, including:

- High intensity, mixed-use development concentrated in a Core Area within an easy walk (one quarter mile) of a transit stop on the Trunk or Feeder Line Network.
- An emphasis on neighborhood support commercial services at street level in the Core Area that can serve the residents of the Core and surrounding Secondary Areas, with other employment encouraged in the TODs created along the Trunk Line Network.
- A pleasant walking environment created through good land use design, short distances, amenities, and streetscape features.
- Direct, multiple linkages, especially for bicycles and pedestrians, between the Core Area and the surrounding Secondary Area.

LU-27.      LU-37      The primary concepts in LU-36 should be employed wherever feasible in new urban development.

LU-28.      LU-38      Community Plans and Specific Plans shall employ the primary concepts in LU-36 in designating locations for higher intensity mixed use development and designing circulation and pedestrian networks.

LU-39.      Promote and support development of pedestrian and bicycle connections between transit stations and nearby residential, commercial, employment or civic uses by eliminating physical barriers and providing linking facilities, such as pedestrian overcrossings, trails, wide sidewalks and safe street crossings.

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## SUMMARY OF LAND USE ELEMENT POLICY CHANGES

1993 GP Policy      Draft 2030 GP Policy

### PEDESTRIAN CIRCULATION AND WALKABILITY

- |        |               |   |
|--------|---------------|---|
| LU-13. | LU-40         | Community Plans, Specific Plans, and development projects shall be designed to promote pedestrian movement through direct, safe, and pleasant routes that connect destinations inside and outside the plan or project area.   |
|        | <b>LU-41.</b> | Support implementation of the ADA Transitional Plan and the Pedestrian Master Plan to create a network of safe, accessible and appealing pedestrian facilities and environments.  |
|        | LU-42.        | Employ appropriate traffic calming measures in areas where pedestrian travel is desirable but made unsafe by a high volume or excessive speed of automobile traffic. Preference shall be given to measures that slow traffic and improve pedestrian safety while creating the least amount of conflict with emergency responders. |
|        | LU-43.        | Encourage placement of active uses, such as retailers, restaurants, and various services, on the ground floor of buildings in areas where the greatest levels of pedestrian activity are sought.  |
|        | <b>LU-44.</b> | Master planning efforts for new growth areas shall provide for separated sidewalks along all arterials and thoroughfares to make walking a safer and more attractive transportation option.   |

### PARKING

- |        |       |  |
|--------|-------|--|
| LU-30. | LU-45 | Parking areas shall be designed to: <ul style="list-style-type: none"><li>• Minimize land consumption;</li><li>• Provide pleasant and safe pedestrian and bicycle movement;</li><li>• Facilitate shared parking</li><li>• Allow for the possible reuse of surface parking lots through redevelopment; and,</li><li>• Minimize parking lot street frontage.</li></ul> |
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## SUMMARY OF LAND USE ELEMENT POLICY CHANGES

**1993 GP Policy**      **Draft 2030 GP Policy**

### HOUSING AFFORDABILITY AND MIXED INCOME HOUSING OPPORTUNITIES

~~LU-46. Accommodate affordable housing ordinance in land use plans and maximize inclusion of affordable units in new growth areas, as opposed to collecting in-lieu fees.~~

LU-47. Affordable housing shall be located in compact, mixed use developments near transit stations whenever feasible.

LU-48. Mix affordable housing units with market rate units to the extent feasible, as opposed to building segregated affordable housing developments.

### COMMERCIAL AND INDUSTRIAL LAND USE

LU-31.      LU-49      Assure that regionally-oriented commercial and office uses and employment concentrations have adequate road access, high frequency transit service and an adequate but efficient supply of parking.

~~LU-32.      LU-50      Locate automobile oriented commercial areas beyond one-half mile of a TOD commercial core area. Commercial areas within one-half mile of a TOD commercial core area should maximize pedestrian and transit-friendly uses.~~

LU-33.      LU-51      Discourage the establishment and build-out of linear, strip pattern, commercial centers.

LU-34.      LU-52      Discourage the creation of excessive amounts of retail shopping facilities.

LU-35.      LU-53      All new employment-intensive County offices or offices providing walk-in services to the public shall be located along a Trunk Line or Feeder Line Network.

LU-36.      LU-54      New industrial uses using large amounts of material and with low employment densities, such as warehousing, shall be located outside new growth areas and targeted commercial corridors along

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## SUMMARY OF LAND USE ELEMENT POLICY CHANGES

**1993 GP  
Policy**

**Draft 2030  
GP Policy**

primary transportation routes such as Interstate facilities, airports, railroads, or navigable waterways, except in areas around airports where adopted policy and/or regulations limit uses and development densities and intensities.

*Existing Policy LU-36:*

New industrial uses using large amounts of material and with low employment densities, such as warehousing, shall be located outside new growth areas along primary transportation routes such as Interstate facilities, airports, railroads, or navigable waterways.

LU-37.	LU-55	New industrial uses with high employment densities that do not create significant noise, odor, or other negative impacts, such as office-industrial parks, shall be located with access to transit provided that appropriate measures are undertaken and maintained to mitigate nuisances and traffic.
LU-38.	LU-56	Protect the availability of industrial areas near the Sacramento International Airport for airport-related uses.
LU-39.	LU-57	The County shall provide an adequate industrial land supply to encourage industry to locate and provide diversification to the Sacramento County economy.
LU-40.	LU-58	<p>The County shall support activities which attract industrial developments that:</p> <ul style="list-style-type: none"> <li>• do not pose a significant risk of pollution to water, air, or other natural resources;</li> <li>• provide for diversification in industrial development; and</li> <li>• expand opportunities for those entering the labor force, and for Sacramento’s unemployed and underemployed.</li> </ul>
LU-41.	LU-59	<p>Maintain the viability of industrial areas and attract desirable industry to the area by creating a land supply with the following minimum parcel sizes:</p> <ul style="list-style-type: none"> <li>• Within the Industrial Intensive land use category, a ten acre minimum parcel size shall apply until the land is zoned to an M-1, M-2, MP, or GC designation;</li> </ul>

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## SUMMARY OF LAND USE ELEMENT POLICY CHANGES

**1993 GP Policy**      **Draft 2030 GP Policy**

- Within the Industrial Extensive land use category, the following minimum parcel size shall apply until the land is zoned to an M-1 or M-2 designation;

for SCS Class I and II	40 acres
for all other soils	80 acres

### AGRICULTURAL-RESIDENTIAL LAND USES INSIDE THE USB

LU-42.	LU-60	Future Agricultural-Residential development shall be limited to existing developed and infill Agricultural-Residential lands designated on the Land Use Diagram and such additional areas adjacent to existing developed lands to act as a buffer to new urban areas or as a buffer at the Urban Service Boundary as are consistent with LU-61.
LU-43.	LU-61	Community and Specific Plans prepared for urbanizing areas may provide for additional Agricultural-Residential areas provided they are functionally integrated with other urban uses in the context of the Plan.
LU-44.	LU-62	Approval of all future Agricultural-Residential entitlements shall encompass fair share as a concept to equitably apportion all infrastructure costs consistent with General Plan goals.
LU-45.	LU-63	The County supports development proposals that divide vacant and developed AR/A-1 and AR/A-2 zoned parcels inside the USB to their maximum zoning density.
LU-46.	LU-64	The County supports rezoning of lands within existing Agricultural-Residential areas inside the USB to create additional AR/A-1 and AR/A-2 zoned land uses when it is consistent with plans to provide for urban uses, appropriate infrastructure is available or planned, is in line with historic demand levels, and consolidates rural communities.
LU-47.	LU-65	Community and Specific Plans for agricultural-residential areas shall provide for the extension of public sewer and water systems to one and two acre lots.

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## SUMMARY OF LAND USE ELEMENT POLICY CHANGES

**1993 GP  
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**Draft 2030  
GP Policy**

- LU-48.      LU-66      All new AR/A-1 lots created within the USB shall connect to the public sewer and water systems.
- Existing Policy LU-48:*  
All new AR/A-1 and AR/A-2 lots created within the USB shall either connect to or provide for ultimate connection to the public sewer and water systems.
- LU-67.      All new AR/A-2 lots created within the USB shall either connect to or provide for ultimate connection to the public sewer and water systems. Providing for ultimate connection to public sewer and water systems shall require either the installation of dry lines to the satisfaction of Department of Water Quality staff or the establishment of, or annexation to, a financing district to the satisfaction of Department of County Engineering staff in order to pay for capital improvement costs associated with connection when such services become available in the area. Deferred sewer improvement agreements shall not qualify as a means of providing for ultimate connection.
- LU-49.      LU-68      Prohibit septic system replacement when sewers become available.

### PERFORMANCE STANDARDS

- LU-50.      LU-69      Levels of service shall be consistent with policies in this Plan, or where none are applicable, shall use Federal and State environmental standards and commonly accepted industry norms and standards as guidelines.
- LU-51.      LU-70      Assure service availability, adequacy, and funding at each stage of the development process for all public services for the life of the project consistent with the intent of the adopted Public Facilities Financing Plan and accompanying Phasing Plan.
- Existing Policy LU-51:*  
Assure service availability, adequacy, and funding at each stage of the development process for all public services for the life of the project consistent with the intent of this policy.

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1993 GP Policy	Draft 2030 GP Policy	
LU-52.	LU-71	<p style="color: blue;">Funding to construct community and regional facilities located in new growth areas shall be based on broad based funding. Developments within new growth areas shall participate, when possible, in a program to fund the construction of community and regional facilities.</p> <p><i>Existing Policy LU-52:</i> Rely on broad based funding to construct community and regional facilities.</p>
LU-53.	LU-72	<p style="color: blue;">Give the highest priority for public funding to projects that facilitate infill, reuse, redevelopment and rehabilitation, and mixed-use development, and the lowest priority for projects that do not comply with public facilities Master Plan phasing sequences.</p> <p><i>Existing Policy LU-53:</i> Give the highest priority for public funding to projects which facilitate infill, reuse, redevelopment and rehabilitation, and the lowest priority for projects that do not comply with public facilities Master Plan phasing sequences.</p>
LU-54.	LU-73	<p>Supplemental mitigation fees may be established by the Board of Supervisors provided they find that supplemental fees are critical and necessary to meet the facility funding needs of a service provider and that traditional methods are inadequate.</p>
LU-55.	LU-74	<p style="color: blue;">Enact cost effective energy conservation performance standards consistent with USEPA Energy Star standards for new construction.</p> <p><i>Existing Policy LU-55</i> Enact energy conservation performance standards for new construction for cost-effective measures that exceed minimum Federal and State requirements, in recognition and support of the Sacramento Municipal Utility District's "Conservation Power" goals.:</p>
LU-56.	LU-75	<p>Reduce the energy impacts from new residential and commercial projects through investigation and implementation of energy efficiency measures during all phases of design and development.</p>

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## SUMMARY OF LAND USE ELEMENT POLICY CHANGES

**1993 GP Policy**      **Draft 2030 GP Policy**

### RURAL TOWNS

LU-59.	<b>LU-76</b>	Expansion of urban uses in <del>rural areas</del> <u>the Delta</u> shall be limited to the established Delta communities of Freeport, Hood, Courtland, Locke, and Walnut Grove and to specific small expansions that support the agriculturally and recreationally based economies of the Delta.
LU-60.	LU-77	Sewer and water treatment and delivery systems shall not provide for greater capacity than that authorized by the General Plan.
LU-61.	LU-78	The County will not support the development of new towns in rural areas extending beyond the Urban Services Boundary.
	LU-79.	Limited urban services may be provided to the towns of Freeport and Franklin due to extraordinary circumstances including, but not limited to: the towns’ historic nature, their immediate adjacency to the USB, and their proximity to encroaching urban development. However, the capacity of such services shall be strictly limited to serve existing urban development and buildout of parcels within the towns’ boundaries at existing zoned densities, as defined by Figures 10 and 11.
	<b>LU-80.</b>	The County generally supports Agricultural-Residential uses adjacent to the inside <u>boundary</u> of the USB to both establish a smooth transition from urban uses within the USB to the rural uses found outside the USB, as well as to reinforce the integrity of the USB by limiting the potential for urban uses to reach beyond it.

### AGRICULTURAL RESIDENTIAL LAND USE OUTSIDE THE URBAN SERVICE BOUNDARY

LU-62.	LU-81	Future agricultural-residential development outside the USB and outside Galt’s Sphere of Influence shall be limited to existing agricultural-residential lands so designated on the Land Use Diagram and new areas adjacent to existing areas with agricultural-residential land use designations. Agricultural-Residential expansion within the City of Galt’s Sphere of Influence shall be discouraged.
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## SUMMARY OF LAND USE ELEMENT POLICY CHANGES

1993 GP Policy	Draft 2030 GP Policy	
LU-63.	LU-82	Approval of all future agricultural-residential entitlements shall encompass fair share as a concept to equitably apportion all infrastructure costs consistent with General Plan goals.
LU-64.	LU-83	The County supports consolidating substandard lots into standard lots consistent with prevailing zoning densities.
LU-65.	LU-84	Rezoning proposed for areas where urban services are not and will not be available outside the Urban Service Boundary and Galt Sphere of Influence shall be only to zones that do not allow densities to exceed 1 primary residence per five acres.
LU-66.	LU-85	The County supports development proposals that divide vacant and developed AR/A-5 parcels outside the USB to their maximum zoning density.
LU-67A.	LU-86	Infill of existing Agricultural-Residential communities shall take precedence over expansion. Infill is defined as development within areas designated Agricultural-Residential on the Land Use Diagram. Each community is defined by the Agricultural-Residential land use classifications designated on the Land Use Diagram. Expansion is the change from Agriculture to Agricultural-Residential land use classifications.
LU-67B.	LU-87 <sup>1</sup>	The County supports Agricultural-Residential expansion outside the USB when it is determined by the Board of Supervisors to be necessary to meet demand levels. <del>The County shall establish a program that determines the methodology for Ag-Res expansion and criteria for small-scale expansion.</del>
LU-67C.	LU-88	<p>If the Board of Supervisors finds that the creation of additional Agricultural-Residential designated lands outside the Urban Services Boundary (USB) is warranted, as outlined by LU-86, then the following locational criteria apply:</p> <ol style="list-style-type: none"> <li>1. Encourage Agricultural-Residential expansion only where it can be shown that such expansion will serve to define community boundaries and preserve coherent neighborhoods.</li> </ol>

<sup>1</sup> DEIR Mitigation Measure LU-5 proposes modifications to this policy

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## SUMMARY OF LAND USE ELEMENT POLICY CHANGES

1993 GP  
Policy

Draft 2030  
GP Policy

- Agricultural-Residential expansion shall be proximate to other property designated Agricultural-Residential and form a logical expansion of an existing community;
2. Agricultural-Residential expansion shall be limited to those areas that are consistent with the following criteria:
    - (a) Maintain the existing separation of communities;
    - (b) Avoid Prime Farmland;
    - (c) Protect Farmland of Statewide Importance where agricultural production is feasible and viable using customary and reasonable management practices. The Board of Supervisors may rely upon written documentation from the Agricultural Commissioner that the land is no longer agriculturally feasible and viable;
    - (d) Consistent with adopted County flood policy;
    - (e) Protect areas identified as a Natural Preserve or Resource Conservation Area on the Land Use Diagram and all areas shown on the Open Space Vision Map in the Open Space Element.

### *Existing Policy LU-67C:*

If the Board of Supervisors finds that the creation of additional Agricultural-Residential designated lands outside the Urban Services Boundary (USB) is warranted, as outlined by LU-67B, then the following locational criteria apply:

1. Encourage Agricultural-Residential expansion only where it can be shown that such expansion will serve to define community boundaries and preserve coherent neighborhoods. Agricultural-Residential expansion shall be proximate to other property designated Agricultural-Residential and form a logical expansion of an existing community;
2. Agricultural-Residential expansion shall be limited to those areas that are consistent with the following criteria:
  - a. Maintain the existing separation of communities;
  - b. Avoid Prime Farmland;

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## SUMMARY OF LAND USE ELEMENT POLICY CHANGES

**1993 GP Policy**      **Draft 2030 GP Policy**

- c. Protect Farmland of Statewide Importance where agricultural production is feasible and viable using customary and reasonable management practices. The Board of Supervisors may rely upon written documentation from the Agricultural Commissioner that the land is no longer agriculturally feasible and viable;
- d. Consistent with adopted County flood policy;
- e. Protect areas identified as a Natural Preserve or Resource Conservation Area on the Land Use Diagram.

LU-67D.      LU-89      Agricultural-Residential expansion projects shall mitigate all impacts on existing rural services and schools.

### AGRICULTURAL LAND USES

LU-68.      LU-90      Industries allowed in agricultural areas shall be restricted to activities that involve the storage, primary processing, or primary manufacturing of raw agricultural materials provided that properties are designated Food Processing Combining land use zone and agricultural industrial practices are consistent with the Zoning Code. In no way shall this policy preclude uses established as part of the ag-tourism program referenced in the Agricultural Element.

*Existing Policy LU-68:*

Industries allowed in agricultural areas shall be restricted to activities that involve the storage, primary processing, or primary manufacturing of raw agricultural materials provided that properties are designated Food Processing Combining land use zone and agricultural industrial practices are consistent with the Zoning Code.

### STRATEGY IV: BUILT ENVIRONMENT PRESERVATION AND ENHANCEMENT

#### COMMERCIAL CORRIDOR PLANNING

LU-91.      Support planning for and development of mixed use centers and urban villages along commercial corridors to improve quality of life by creating diverse neighborhood gathering places, supporting

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## SUMMARY OF LAND USE ELEMENT POLICY CHANGES

1993 GP  
Policy

Draft 2030  
GP Policy

enhanced transit service and non-automotive travel, stimulating local economic development, eliminating blight and balancing land uses.

- LU-92. Focus investment of County resources in commercial corridors to facilitate improvements to streetscapes, sidewalks, landscaping, undergrounding of utilities, and other infrastructure and public amenities to encourage and stimulate private investment.

### DISTRICT PLANNING

- LU-93. Support district planning efforts that focus on specific areas in need of reinvestment and revitalization.

### DEVELOPMENT OPPORTUNITIES ALONG TRANSIT CORRIDORS

- LU-94. Support development of a bus rapid transit system and light rail expansion by encouraging appropriate land uses and densities along planned routes.

### COMMUNITY/NEIGHBORHOOD PRESERVATION AND ENHANCEMENT

- LU-95. When necessary, initiate Special Planning Areas (SPAs) and Neighborhood Preservation Areas (NPAs) to fine-tune development standards in order to enhance and preserve unique communities.
- LU-96. Use design review to ensure that new commercial and residential development projects are designed to be compatible with existing neighborhoods and improve quality of life.
- LU-97. Support the ongoing conservation, maintenance and upgrading of the County's housing inventory.
- LU-98. Maintain an aggressive code enforcement and nuisance abatement program to ensure that the County's neighborhoods remain attractive, safe and free of violations.
- LU-99. Work closely with and support community groups to address local nuisances and blight.

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## SUMMARY OF LAND USE ELEMENT POLICY CHANGES

1993 GP  
Policy

Draft 2030  
GP Policy

### DECENTRALIZATION OF SERVICES

- LU-100. Support continued decentralization of County services, including provision of new regional customer service centers and reorganization of Community Planning Advisory Councils to Community Planning Councils.

### HOUSING DIVERSITY

- LU-101. Support development of a variety of housing opportunities to meet the County's diverse needs.
- LU-102. Discourage attempts to rezone vacant and underutilized infill parcels currently zoned for residential uses to other uses, except when to allow for mixed use developments that include a residential component.
- LU-103. Support conversion of excess, vacant or underperforming commercial and industrial properties to residential uses or mixed use developments.

### LAND USE COMPATIBILITY

- LU-104. Ensure that the structural design, aesthetics and site layout of new developments is compatible and interconnected with existing development.

### COMMUNITY IDENTITY AND SENSE OF PLACE

- LU-20. LU-105 Neighborhood identity should be maintained and/or enhanced in existing and developing areas.

*Existing Policy LU-20:*

Neighborhood identity should be maintained in existing and developing areas.

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## SUMMARY OF LAND USE ELEMENT POLICY CHANGES

**1993 GP  
Policy**

**Draft 2030  
GP Policy**

LU-106. All redevelopment, revitalization and commercial corridor planning efforts shall include specific provisions to create and/or enhance community identity.

### REDEVELOPMENT AND REVITALIZATION

LU-107. The County shall create redevelopment districts in those areas where deteriorated conditions and blight warrant planned redevelopment.

LU-108. The County shall encourage aggressive code enforcement activity in areas designated for redevelopment or revitalization.

LU-109. When siting new civic buildings and County offices, preference shall be given to locations in existing communities in need of revitalization.

LU-110. The County shall encourage and facilitate formation of Property-Based Business Improvement Districts (PBID) and similar partnerships within commercial corridors and other established commercial areas in the unincorporated area.

### GENERAL PLAN ADMINISTRATION AND IMPLEMENTATION

#### COUNTY AGENCY COORDINATION

LU-69. LU-111 County departments shall coordinate implementation of electric service delivery, air quality, water supply, transportation, drainage/flood control, solid waste disposal/recycling, and hazardous waste management plans in conjunction with vested public and quasi-public agencies.

#### INDEPENDENT AGENCY COORDINATION

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## SUMMARY OF LAND USE ELEMENT POLICY CHANGES

1993 GP Policy	Draft 2030 GP Policy	
LU-70.	LU-112	County department shall coordinate with public service providers independent from County government, including schools, parks and recreation, reclamation, water, transit, electric and other service districts, in developing financial and service planning strategies consistent with the General Plan policies.
LU-71.	<b>LU-113</b>	Annexations should only be advocated which: <ul style="list-style-type: none"> <li>• ensure provisions and demonstrate maintenance for adequate municipal services;</li> <li>• are consistent with state law and LAFCO standards and criteria;</li> <li>• provide for equitable distribution, based on region-wide analysis, of social services and low income housing needs;</li> <li>• <del>are consistent with General Plan and Community Plan policies; and</del></li> <li>• preserve community identity.</li> </ul>

### REGIONAL AND LOCAL AGENCY COORDINATION

LU-72	LU-114	The County shall coordinate with regional planning agencies setting land use and environmental policies and programs and cooperate in the implementation of programs consistent with General Plan policy.
	LU-115.	The County shall work with SACOG to support implementation of Blueprint’s policies and land use objectives.
	<b>LU-116.</b>	It is the policy of Sacramento County that development and open space preservation in the Natomas Joint Vision Overlay Area occur in a <u>comprehensive</u> , responsible and cohesive manner that best addresses land use, economic development and environmental opportunities and challenges in Natomas.

### STATE AND FEDERAL AGENCY COORDINATION

LU-73.	LU-117	The County shall consult with state and federal regulatory and resource agencies during initial review of development projects to identify potential environmental conflicts and establish, if appropriate, concurrent application processing schedules.
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## SUMMARY OF LAND USE ELEMENT POLICY CHANGES

1993 GP Policy      Draft 2030 GP Policy

LU-118.      The County will provide information to applicants with projects in potential wetland or natural resource areas and provide coordination assistance with such entities as the Army Corps of Engineers, the U.S. Fish and Wildlife Service and the California Department of Fish and Game in order to facilitate development review and permit review processes.

### ZONING CONSISTENCY

LU-73.      LU-119      The following tables, entitled "Zoning Consistency Matrix" (Table 9) and "Interim Zoning Consistency Matrix" (Table 10), are the official guide for determining consistency between zoning and the adopted General Plan Land Use Diagram. However, it must be recognized that there will not always be a one-to-one relationship between existing zoning and the Land Use Diagram, as the historical use of the property and scale considerations of the Diagram will also be given consideration in determining consistency with the General Plan.

**\*\*Note: Zoning Consistency tables have been updated**

### AMENDING THE LAND USE DIAGRAM

LU-75.      **LU-120**<sup>2</sup>      Except as permitted by LU-60, the County shall not accept applications to amend the General Plan Land Use Diagram from a designation in Column A to a designation in Column B for property located outside of the Urban Policy Area but within the Urban Service Boundary unless:

- The property adjoins property designated for urban land uses and its shape and extent comprise a logical extension of infrastructure and services; and
- There is clear evidence that infrastructure capacity and service availability exist or can be easily extended to the property; and
- The amendment is consistent with ~~Sacramento County-adopted~~**draft or adopted** Habitat Conservation Plans; and

<sup>2</sup> DEIR Mitigation Measure LU-3 proposes modifications to this policy

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## SUMMARY OF LAND USE ELEMENT POLICY CHANGES

1993 GP  
Policy

Draft 2030  
GP Policy

- The Board finds that the unincorporated area land supply within the Urban Policy Area contains an insufficient land supply to accommodate a 15 year supply of growth; or
- The Board determines that the property represents a minor and logical extension of the Urban Policy Area for the purpose of preparation of a Specific Plan or other development request.

### *Existing Policy LU-75:*

Except as permitted by LU-42, the County shall not accept applications to amend the General Plan Land Use Diagram from a designation in Column A to a designation in Column B for property located outside of the Urban Policy Area but within the Urban Service Boundary unless:

- The property adjoins property designated for urban land uses and its shape and extent comprise a logical extension of infrastructure and services; and
- There is clear evidence that infrastructure capacity and service availability exist or can be easily extended to the property; and
- The Board finds that the unincorporated area land supply within the Urban Policy Area contains an insufficient land supply to accommodate a 15 year supply of growth; or
- The Board determines that the property represents a minor and logical extension of the Urban Policy Area for the purpose of preparation of a Specific Plan or other development request.

LU-76.

LU-121<sup>3</sup>

The Urban Policy Area is intended to provide a 25-year supply of developable land sufficient to accommodate projected growth. The UPA shall also include additional lands to ensure an appropriate supply. It is the policy and intent of the County to expand the UPA at a minimum of five year intervals to maintain a constant adequate supply of land.

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<sup>3</sup> DEIR Mitigation Measure LU-4 proposes modifications to this policy

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## SUMMARY OF LAND USE ELEMENT POLICY CHANGES

1993 GP  
Policy

Draft 2030  
GP Policy

Guidelines to be considered by the Board in determining the expansion of the Urban Policy Area include:

- Buildout rates by type of use, unit type and density for the previous 5-year period.
- Infill trends and opportunities.
- Population and job growth projections as reflected by a minimum of three independent sources.
- Evidence that the infrastructure capacity and service availability exist or can be extended to the property.
- Evidence that the proposed expansion is consistent ~~and complies with draft or~~ with Sacramento County--adopted Habitat Conservation Plan goals and objectives.

*Existing Policy LU-76:*

The Urban Policy Area is intended to provide a 20-year supply of developable land sufficient to accommodate projected growth. The UPA shall also include additional lands to ensure an appropriate supply. It is the policy and intent of the County to expand the UPA at a minimum of five year intervals to maintain a constant adequate supply of land.

Guidelines to be considered by the Board in determining the expansion of the Urban Policy Area include:

- Buildout rates by type of use, unit type and density for the previous 5-year period.
- Infill trends and opportunities.
- Population and job growth projections as reflected by a minimum of three independent sources.
- Evidence that the infrastructure capacity and service availability exist or can be extended to the property.

LU-77.

**LU-122**

Before granting approval of an amendment to the Land Use Diagram, the Board of Supervisors shall find that:

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## SUMMARY OF LAND USE ELEMENT POLICY CHANGES

1993 GP  
Policy

Draft 2030  
GP Policy

- the request is consistent with the objectives and policies of the General Plan;
- the request is consistent with the goals and objectives of ~~draft or a~~ Sacramento County--adopted Habitat Conservation Plans;
- approval of the proposal will not adversely affect the fiscal resources of the County;
- the project will be consistent with the performance standards in this Plan and, for urban uses in urban growth areas, the project complies with the requirements of LU-14.

### *Existing Policy LU-77:*

Before granting approval of an amendment to the Land Use Diagram, the Board of Supervisors shall find that:

- the request is consistent with the objectives and policies of the General Plan;
- approval of the proposal will not adversely affect the fiscal resources of the County;
- the project will be consistent with the performance standards in this Plan and, for urban uses in urban growth areas, the project complies with the requirements of LU-8.

LU-78.

**LU-123**<sup>4</sup>

The County may modify the Urban Policy Area independent of changes in General Plan land use designations provided that the area encompassed by the changes meets the requirements of Policy LU-120, or the County has adopted a Community Plan which ~~provides for~~includes plans to extending urban services to existing agricultural-residential areas.

LU-79.

**LU-124**

The County shall not accept applications to amend the Land Use Diagram from a designation in Column A to a designation in Column B of Table 11 for property outside of the Urban Service Boundary unless consistent with Policy LU-76.

<sup>4</sup> DEIR Mitigation Measure LU-6 proposes modifications to this policy

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## SUMMARY OF LAND USE ELEMENT POLICY CHANGES

**1993 GP  
Policy**

**Draft 2030  
GP Policy**

LU-80.

LU-125

The County shall not accept applications to amend the Land Use Diagram from a designation in Column A, in Table 11 to an Agricultural-Residential Land Use Designation for property outside the Urban Service Boundary, unless:

- The property is proximate to an existing area designated for agricultural-residential land use.
- The property is consistent with Policy LU-86 & LU-87.

The change in designation will not trigger the need for urban services and cumulative traffic impacts will be within the capacity of the planned road system.

LU-81.

LU-126

The County shall not expand the Urban Service Boundary unless:

- There is inadequate vacant land within the USB to accommodate the projected 25 year demand for urban uses; and
- The proposal calling for such expansion can satisfy the requirements of a master water plan as contained in the Conservation Element; and
- The proposal calling for such expansion can satisfy the requirements of the Sacramento County Air Quality Attainment Plan; and
- The area of expansion does not incorporate open space areas for which previously secured open space easements would need to be relinquished; and
- The area of expansion does not include the development of important natural resource areas, aquifer recharge lands or prime agricultural lands;
- The area of expansion does not preclude implementation of ~~an adopted~~ adopted Sacramento County-adopted Habitat Conservation Plan;

OR

- The Board approves such expansion by a 4/5ths vote based upon on finding that the expansion would provide extraordinary environmental, social or economic benefits and opportunities to the County.

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## SUMMARY OF LAND USE ELEMENT POLICY CHANGES

1993 GP  
Policy

Draft 2030  
GP Policy

### *Existing Policy LU-81:*

The County shall not expand the Urban Service Boundary unless:

- There is inadequate vacant land within the USB to accommodate the projected 20 year demand for urban uses; and
- The proposal calling for such expansion can satisfy the requirements of a master water plan as contained in the Conservation Element; and
- The proposal calling for such expansion can satisfy the requirements of the Sacramento County Air Quality Attainment Plan; and
- The area of expansion does not incorporate open space areas for which previously secured open space easements would need to be relinquished; and
- The area of expansion does not include the development of important natural resource areas, aquifer recharge lands or prime agricultural lands;

OR

- The Board approves such expansion by a 4/5ths vote based upon on finding that the expansion would provide extraordinary environmental, social or economic benefits and opportunities to the County.

LU-82.

LU-127

Any Departmental determination on the acceptability of an application to amend the General Plan criteria in policies LU-120 through LU-126 and AG-2 is appealable to the Board of Supervisors.

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## SUMMARY OF LAND USE ELEMENT POLICY CHANGES

**1993 GP Policy**      **Draft 2030 GP Policy**

### Policies and Implementation Measures that have been deleted, combined or contain substantial modifications

LU- 1  
LU-3  
LU-16  
LU-17  
LU-21  
LU-22  
LU-23  
LU-24  
LU-25  
LU-29

#### *Build-Out of Infill Sites*

IM-A  
IM-D  
IM-G

#### *Community and Neighborhood Identity*

IM-C

#### *Complete Communities (Mixed Use)*

IM-B  
IM-C

#### *Housing Affordability and Mixed Income Housing Opportunities*

IM-C

#### *Commercial and Industrial Land Use*

IM-A

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## SUMMARY OF LAND USE ELEMENT POLICY CHANGES

**1993 GP  
Policy**

**Draft 2030  
GP Policy**

IM-F

IM-G

IM-I

IM-J

IM-M

*Agricultural-Residential Land Uses Inside the USB*

IM-A

*Agricultural Land Uses*

IM-A

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