



# COMMUNITY DEVELOPMENT SERVICES

## LONG RANGE PLANNING

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Date: September 12, 2017  
To: Board of Supervisors  
From: Anne Novotny, Principal Planner  
Subject: **Resolution of Intention for 2017 Zoning Ordinance Updates**

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### **DEPARTMENT RECOMMENDATION**

Community Development Services, Planning and Building Department, Long Range Planning (Department) recommends the Board of Supervisors (Board) initiate the process to make various updates to the Zoning Ordinance (County Code of Ordinances Title 130), by adopting two Resolutions of Intention (ROIs) to amend the Zoning Ordinance, ROI 139-2017 (minor updates) and ROI 140-2017 (major updates).

### **DISCUSSION / BACKGROUND**

On December 15, 2015, the Board adopted a comprehensive Zoning Ordinance Update (2015 Update) which became effective January 15, 2016. The Department has identified a number of minor changes needed to correct errors, clarify language, correct references, and consolidate/renumber previously adopted zoning regulations not included in the 2015 Update. In addition, the Department has identified several major changes that could be considered by the Board as part of a separate update effort.

The first step in amending the Zoning Ordinance is the adoption of a ROI, as required by Section 130.63.020 (Ordinance Amendments and Zone Change Applications) of the Zoning Ordinance. The purpose of two separate ROIs is to identify minor changes to the Zoning Ordinance that can be processed quickly and group those changes together under one ROI, while grouping other major changes with longer process timeframes under a separate ROI.

Following adoption of both ROIs, the Department will proceed with preparation of draft ordinance amendments and complete all necessary documentation and environmental review as required by the California Environmental Quality Act (CEQA). Following preparation of environmental documents, the Department will schedule public hearings with the Planning Commission and Agricultural Commission to receive public comment, review applicable environmental documents, and forward recommendations to the Board of Supervisors for consideration at the final adoption hearing(s).

ROI 139-2017 (Proposed Minor Zoning Ordinance Amendments):

The proposed minor amendments include the categories listed below. (For details, refer to Legistar File No. 17-0901, Attachment B).

- A. Minor corrections including, but not limited to, typographical errors;
- B. Minor text modification for clarity;
- C. Amending cross-references due to renumbering of Title 130 (Zoning Ordinance) of the County Code of Ordinances;
- D. Incorporation of previously adopted zoning regulations not included in the 2015 Comprehensive Zoning Ordinance Update; and
- E. Limited parcel-specific amendments to the Zoning Map to correct errors.

ROI 140-2017 (Proposed Major Zoning Ordinance Amendments):

The proposed major amendments include the categories listed below: (For details, refer to Legistar File No. 17-0901, Attachment C).

- A. Major text changes in order to regulate new or expanded land uses not included in the 2015 Update;
- B. Broad policy changes (e.g., changes to current agricultural setback regulations); and
- C. Selected Modifications to the Zoning Map (e.g., to consider allowing residential uses on lands zoned Recreational Facility, Low-Intensity [RFL] under certain circumstances).

**ALTERNATIVES**

The Board may decide to add or delete items from the proposed lists of minor and major updates (ROI's 139-2017 and ROI 140-2017).

**FINANCIAL IMPACT**

There is no anticipated fiscal impact or change to net County Cost associated with the minor updates. However, the major updates may require additional funding for environmental review.

**STRATEGIC PLAN COMPONENT**

The 2017 Zoning Ordinance Updates effort supports the County's strategic goal related to Good County Governance.

**NEXT STEPS**

After Board adoption of the ROIs, the Department will proceed with preparing the draft Zoning Ordinance Updates and completing the environmental review as required by CEQA. The Department will then schedule public hearings with the Planning Commission and Agricultural Commission to receive public comment, review applicable environmental documents, and forward recommendations to the Board of Supervisors for consideration at the final adoption hearing(s).

**CLERK OF THE BOARD FOLLOW UP ACTIONS**

No action for the Clerk of the Board is recommended at this time.

**CONTACT**

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