



PLANNING AND BUILDING DEPARTMENT

LONG RANGE PLANNING DIVISION

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TO: Planning Commission

Agenda of: June 12, 2025

FROM: Tim Pitt, Senior Planner

DATE: May 30, 2025

RE: Administrative Zoning Ordinance Update

Introduction:

On January 7, 2025, (File No. 24-2155, Item No. 30) the Board of Supervisors (Board) approved a Resolution of Intention (ROI) directing the Planning and Building Department, Planning Division, Long Range Planning Unit (LRP) to initiate the process to propose minor amendments to Title 130 – Zoning Ordinance (Zoning Ordinance) and Title 2 - Administration and Personnel (as needed for consistency with Zoning Ordinance amendments) of the El Dorado County Code – Zoning Ordinance (Exhibit A).

Following the adoption of the ROI, LRP staff compiled and vetted an initial package of amendments that fall into the categories outlined in the ROI and can be considered administrative in nature and unlikely to be controversial. Exhibit B details the proposed edits and amendments, including previously uncodified Director's Interpretations (excluding the Director's Interpretations on oak resources topics, which are being addressed as a part of the upcoming Oak Resources Conservation Zoning Ordinance Amendments project). As a part of the adopted ROI, LRP staff is proposing to prioritize and group necessary administrative Zoning Ordinance amendments annually, or as needed, and bring bundled amendments to the Director of the Planning and Building Department to ensure that the proposed amendments are minor. Once approved by the Director, staff will bring the bundled amendments to the Planning Commission to be considered for approval and possible recommendation to the Board.

Staff Recommendations:

Staff recommends the Planning Commission forward a recommendation to the Board to take the following actions:

1. Find the Administrative Zoning Ordinance Update (AZOU) exempt from the California Environmental Quality Act (CEQA) under Section(s) 15305 (Minor

Alterations to Land Use Limitations) and 15061(b)(3) (General Rule) of the CEQA Guidelines; and

2. Approve the AZOU to amend Title 130 of the El Dorado County Code – Zoning Ordinance and Title 2 of the El Dorado County Code – Administration and Personnel.

Project Background:

On December 15, 2015, (File No. 11-0356) the Board adopted a comprehensive update of the Zoning Ordinance, which became effective on January 15, 2016. After several years of implementing the 2015 Zoning Ordinance Update, there is a need to 1) address minor changes and text modification for clarity; 2) correct errors, ambiguity, or omissions; 3) ensure consistency; 4) address minor procedural changes that are not controversial or clarify industry practice, 5) amend state law requirements that allow or restrict by right uses; 6) incorporate Director Interpretations of various sections of the Zoning Ordinance that have not been appealed; 7) consolidate or renumber previously adopted zoning regulations included in the 2015 Zoning Ordinance Update; and/or 8) incorporate implementation measures outlined in elements of the General Plan.

The AZOU, formerly known as the Minor Zoning Ordinance Update, was included as a part of the Long Range Planning Project Prioritization Matrix for Fiscal Year 2020-21 which was approved and endorsed by the Board on March 17, 2020 (File No. 20-0236) and has been included as a part of all subsequent Long Range Planning Work Plans.

California Environmental Quality Act (CEQA):

Staff reviewed the AZOU effort for consistency with CEQA and found the proposed amendments to be exempt from environmental review under Section(s) 15305 (Minor Alterations in Land Use Limitations) and 15061(b)(3) (General Rule) of the CEQA Guidelines because the proposed changes would not cause direct or reasonably indirect physical change in the environment.

Exhibits:

- A. Board ROI No. 002-2025
- B. Proposed Administrative Zoning Ordinance Update Table
- C. Proposed Draft Title 2 – Administration and Personnel
- D. Proposed Draft Title 130 – Zoning Ordinance