

EDC LAND USE REGULATIONS (GP, ZONING, LDM, ROAD STANDARDS, ETC.) IMPLEMENT GP AND FEDERAL AND STATE OBJECTIVES FOR:

- **700,000 ACRES OF NATURAL RESOURCES LANDS**
- **100,000 ACRES OF AGRICULTURAL LANDS**
- **300,000 ACRES OF LOW DENSITY RESIDENTIAL LANDS THAT ACCOMMODATE ABOVE MODERATE HOUSEHOLDS**

1% OF EDC CR LANDS WITH SEWER MUST MEET DEMAND FOR JOBS, RETAIL, SERVICES, INDUSTRIAL, PUBLIC FACILITIES, MEDICAL, MODERATE HOUSING & BELOW MODERATE HOUSING

Land Use Regulatory Issues Addressed in GP Update Process

(Potential Targeted GP Update Subjects in Red)

State

SB375 Implementation
Climate Action Plan (GPA)

Natural Resources (700,000 acres)

Residency by Right (Zoning)
Recreation Use (Zoning)
Recreation worker housing (Housing Element Update)
Mining Land Protections

Agriculture (over 100,000 acres)

Ranch Marketing (Zoning)
Grazing incentives (Zoning)
Winery Ordinance (EDC Ordinance)
Agricultural Buffers (Zoning)
Form based codes for R/Cs (Zoning)
AG Housing - Housing Element

Fire

Fire Safe Plans (LDM)
25 lots on one way road (LDM)
2 access diagonal (LDM)
Fire Access Standards (Title14, 19, LDM)

Low Density Residential (320,000 acres)

Home Business (zoning)
RR 10 – 160 acres (zoning)
LDR 5-10 acres (zoning)
Ag/Residential uses (zoning/nuisance laws)
Density Bonus (Zoning/GPA)
30% Slope in CR in MDR & HDR (GPA)

Moderate Housing (C/MUD MFR) (500 vacant acres)

MFR - Moderate LU designation (GPA)
6-12 DU detached within MFR (zoning)
PDs v. Form Based Codes (Zoning)
20 DU/Acre for RHNA (GPA)
Safe Harbor (or Master) Plans (Zoning)
Waivers/Exceptions/Alternatives (LDM/Ord)
C/MUD non residential project for 30% OS (interp./GPA) 30% slopes (GPA)
Community Design (Zoning)
40 feet Height Limits (Zoning)
Application of 6,000 square foot lots(Zoning/GPA)
Detached v. Attached on MFR (Zoning/GPA)
Home Business (Zoning)
Accommodating Road Standards (LDM / GPA)

Below Moderate (350 allocated acres)

Minimum Apartment Size (GPA)
Form Based Codes (Zoning)

Commercial / MUD (500 vacant acres)

30% slopes (GPA)
Form Based Codes (Zoning)
Economic Analysis for large retail (zoning/LDM)
Regulatory Shelf Ready (zoning, EDC ordinance GPA)
Broadband / wires laid on new projects (LDM, Zoning, EDC Ord)

Industrial

Industrial used for Commercial/MUD (GPA Zoning)
Additional Industrial Zones (Zoning)
Resource Industrial (GPA)

Community Design (Zoning)

PD if not using standard plans (zoning)
Direct regional and C/MUD to specific sites (zoning)

GP Specific Policies re Update

Monitor rate of development
Supply of C and MFR (Zoning/GPA)
(Land Use Forecast 75%CRw/sewer - GPA)
CR / RC boundary changes (GPA)
Consider C/MUD Hwy 50 interchanges (Zoning/GPA)
CIP with Update
Mitigation Monitoring
30% Open Space (Zoning and GPA)

Other Amendments (GPA)

Floor Area Ratio (FAR)(GPA)
Public water and sewer hook ups in CR (GPA)
Oak Tree Ordinance (GPA)
Wetland Setbacks (GPA)
Public Facilities and Services Financing Plan (GPA)
Noise Policies (GPA)

Highway/Road Design

Road Standards (LDM/GPA)

Land Use Process

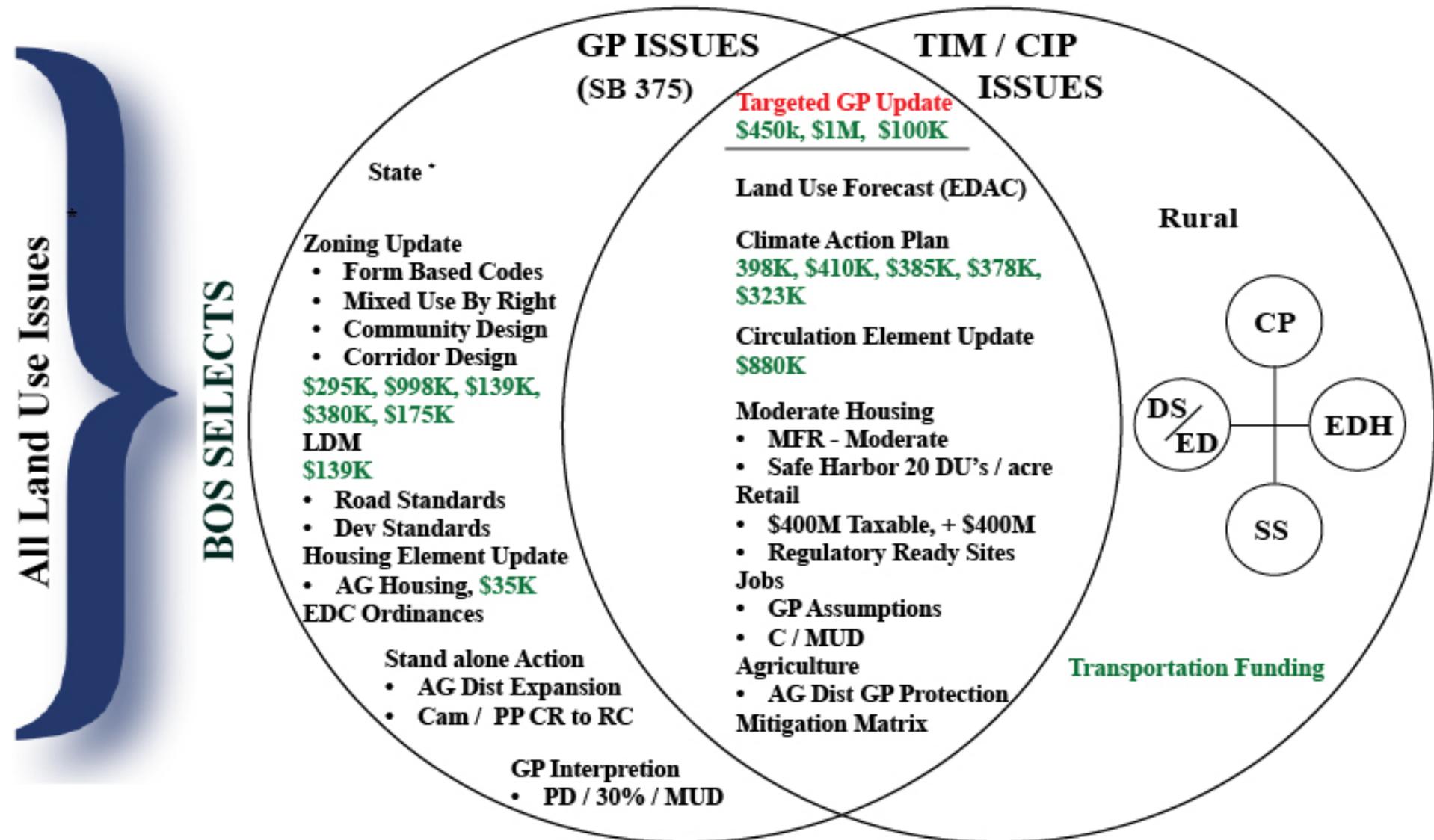
Minor use permit process (Zoning/LDM/EDC Ordinance)
Building Envelopes (EDC Ordinance)
Waiver/Alternative/Exception/ process (EDC Ordinance, LDM)
Table 2-4 (Zoning GPA)

Take a shot

10-1101.3P.2

EL DORADO COUNTY BLUEPRINT UPDATE

Green = Awarded Grants



BOS DIRECTS:

- LDM standards ENCOURAGE MODERATE HOUSING IN LDM BY RIGHT WHILE MEETING FIRE STANDARDS
GP says LDM and zoning be “creative and flexible” in standards to meet C/MUD moderate housing objectives - Need waivers from LDM standards and a PD for C/MUD
- LDM Identifies Current Fire Standards and Policy Issues.
(Need waivers from LDM to reduce road width to fire?)
- LDM - Complete all LDM standard plans
- LDM – Consider “alternatives” compared to “shall” waivers
- LDM – Complete Matrix to ID LDM sources and issues

- LDM PROCESS and STANDARDS BE COORDINATED WITH BOS POLICY ILLUSTRATED IN EDC BLUEPRINT
(Assume EDAC Land Use Plan in EDAC TIM Fee Review)