

COUNTY OF EL DORADO

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TO: Board of Supervisors, County of El Dorado

FROM: John R. Knight, District 1 Supervisor

DATE: June 5, 2011

RE: Update on EDAC Regulatory Reform

There were 22 in attendance at the Regulatory Reform Committee of June 3, 2011. The general topic for this meeting revolved around zoning issues relating to rural lands and home occupations.

- Lands under Williamson Act contract as grazing lands should be classified as grazing lands or the proposed AG for Agricultural Zoning. This identifies some 23, 000 acres. Lands within Williamson Act that are not grazing will be zoned as PA or Planned Agriculture.
- A Community Design or local committee for the Divide has been formed. Al Manard and others have been interfacing between that group and Reg Reform. Reg Reform continues to promote the Community Identity process, while recognizing it is incumbent upon the community seeking to develop individual community plans to request recognition and ultimately gain approval by the Board of Supervisors for any proposals.
- Discussion has been focused on a Rural Land zoning classification for those parcels not designated AL land use but interested in rural commerce both within the Rural Centers and in the Rural Regions. ,
- Home occupations and rural cottage industries have been discussed with focus on parcel size and whether different activities should be allowed by right on Rural Lands compared to Residential Estates.
- There is an interest in having regulations "by right". A representative of the rafting industry reviewed the rafting experience with the special use permit process.
- There has been continuing discussion on identification of ag zoning for lands within Rural Residential. Val of Farm Bureau opt in or opt out policy continues to have traction.
- The commercial committee continues work to identify in language of GP, "Numerous zone districts shall be utilized to direct specific categories of commercial uses to the appropriate areas of the County"
- The zoning map update is where the "rubber meets the road" for much of the zoning effort, so, the next meeting will include a review of the maps.