



County of El Dorado

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Minutes

Board of Supervisors

John R. Knight, Chair, District I
Ron Briggs, First Vice Chair, District IV
Norma Santiago, Second Vice Chair, District V
Ray Nutting, District II
James R. Sweeney, District III

Terri Daly, Acting Clerk of the Board of Supervisors
Terri Daly, Chief Administrative Officer *Louis B. Green, County Counsel*

Monday, August 20, 2012

9:00 AM

Board of Supervisors Meeting Room

Special Meeting

9:00 A.M. - CALL TO ORDER AND PLEDGE OF ALLEGIANCE TO THE FLAG

Supervisor Sweeney led the Pledge of Allegiance.

Yes: 4 - Knight, Nutting, Sweeney and Briggs

Absent: 1 - Santiago

ADOPTION OF AGENDA

A motion was made by Supervisor Sweeney, seconded by Supervisor Briggs to adopt the agenda.

Yes: 4 - Knight, Nutting, Sweeney and Briggs

Absent: 1 - Santiago

Supervisor Santiago arrived at 9:25 A.M.

Present: 5 - Supervisor Knight, Supervisor Nutting, Supervisor Sweeney, Supervisor Briggs and Supervisor Santiago

1. [12-0267](#) Chief Administrative Office providing the Board with an update on the Land Use Policy Programmatic Update. (Refer 7/24/12, Item 20) (Est. Time: 15 min.)

FUNDING: General Fund.

No Formal Action Required.

2. [12-0837](#) Chief Administrative Office recommending the Board receive a progress report on the Zoning Ordinance update and provide direction regarding same. (Refer 7/20/12) (Est. Time: 2 hours)

FUNDING: General Fund.

Public Comment

M. Ranaldi
J. Brunello
L. Price
K. Russell
N. Briel
V. Zetner
P. Chelseth
S. Taylor
B. Bacchi

A motion was made by Supervisor Briggs and Seconded by Supervisor Santiago to approve item 12-0837 5 A as follows:

- **Global Items**
 - **Purpose and Intent Statements (Slide 9) - Yes**
 - **Document Structure and use of a Design Manual (Slide 10) - Yes**
 - **Treatment of Optional Analysis (Slide 12) - Revise document to fully incorporate Optional Items.**
 - **State and Federal Minimum**
- **Wetland and Riparian Setbacks (Slide 14) - Yes**
 - **Not a one-size fits-all issue; setbacks should adapt to differing conditions**
 - **Considering the following:**
 - **Adopt standardized setbacks for ministerial projects; use biological resource assessments for discretionary applications or modifications to ministerial setbacks**
 - **Use objective measurements (high water mark; spillway elevation)**
 - **Incorporate larger setbacks for major lakes, rivers and creeks**
 - **Codify Environmental Management setbacks for septic system disposal areas and septic tanks for water quality protection**
- **Flood Prevention (Slide 15) - At or above Base Flood Elevation.**
- **Landscape Ordinance (Slide 16) - Continue review to ensure not more restrictive than mandated State Ordinance.**
- **Right to Farm (Slide 13) - Yes, add Agricultural Districts and lands with the Agricultural Land (-A) land use designation to the definition of "Agricultural Land."**
 - **Terms, Glossary and Index (Slide 17) - Yes**
- **Article and Subject Specific Items**
 - **Revise Use Matrices (Slide 18) - Yes, use proposed example.**
 - **Home Occupation (Slide 19) - Yes, add clarity for Agriculture Zone vs. Agriculture uses in matrices and review definition of Home Occupation in Glossary for clarity.**
 - **Agriculture (Slide 20) - Yes**
- **Adding new matrices for clarity:**
- **Agricultural Support Services**
- **Ranch Marketing**
- **Lodging to address Agricultural Homestays and Dude Ranches**
- **Reviewing Ranch Marketing and Winery Ordinances for internal consistency**
- **Ranch marketing on grazing lands embedded in document**
- **Animal Raising and Keeping (Slide 21) - Draft comprehensive Ordinance now**
- **Differentiate between small/large animals; distinguish between small/large parcels**
- **Generally, allow "processing" of animals where keeping is allowed; distinguish between personal and commercial uses**
- **Address horses in Ordinance**
 - **Rural Lands and Rural Commerce (Slide 22) - Yes**
 - **Mapping and Combining Zones (Slide 25) - Yes - Where an inconsistency**

exists and is discovered between the General Plan and Zoning:

- Recognized to constitute a mapping error, and
- It is the responsibility of the County to process rezone application
 - Combining Zones (Slide 27) - Remove Platted Lands and Ecological Preserve Combining Zones.
 - Planned Development (Slide 28) - Yes, continue with proposed language.
 - Non-Conforming Uses, Structures and Lots (Slide 29) - Continue review and modification to address:
 - Legal Non-Conforming Uses: Phase out, Continue Use without Expansion, or Allow Limited Expansion (with permit.)
 - Non-Conforming Lots: Apply development standards of zone (setbacks, etc.) or allow standards for parcels of similar size.

Yes: 5 - Knight, Nutting, Sweeney, Briggs and Santiago

A motion was made by Supervisor Sweeney and seconded by Supervisor Briggs to approve the following:

Timberland Preserve Zone (Slide 24)

- Revise findings for residence and minor recreational uses to be consistent with State and General Plan - Yes
- Optional Analysis:
 - More intense recreational activities requiring a structure (i.e. Meeting/Lodging Facilities and Health Retreats.) - Yes
 - House by Right over 160 Acres or by Admin Permit under 160 Acres. - No

Yes: 4 - Knight, Sweeney, Briggs and Santiago

Recused: 1 - Nutting

ADJOURNED AT 4:10 P.M.