

EL DORADO COUNTY 5 YEAR REVIEW/GENERAL PLAN AMENDMENTS AND  
ZONING ORDINANCE REVISIONS

INDUSTRIAL AND RESEARCH & DEVELOPMENT

Introduction

A review has been completed on needed general plan amendments and zoning ordinance revisions in regards to Industrial and Research & Development as requested. The main focus was to protect Industrial and R&D land for the purpose of creating jobs in the county. The following lists minor general plan amendments allowing for the possibility of Industrial outside the Community Regions. It also recommends splitting the Industrial zone into Light and Heavy Industrial.

Background

Research was directed to California counties such as Napa, San Bernardino, Nevada, San Luis Obispo, Sacramento and El Dorado County's Draft new Zoning Ordinance. We compared our ordinances to see where we might improve to locate businesses in our zoning. Current business owners located in our county were met with to discuss any issues they may have/had with their businesses in the process and any recommendations. We also spoke with Commercial Real Estate Brokers to ask about their experiences with clients and how their criteria matched with our county.

Solution

We recommend opening up the possibility of Industrial outside of the CR & RC through Policy 2.2.1.2 as stated in the staff report. Our research also demonstrated that splitting the Industrial zoning to Light and Heavy will protect those few Heavy Industrial areas in the county for future businesses and expanding the Industrial Matrix based on Light or Heavy will streamline the process for companies interested in locating in the county.