

COUNTY OF EL DORADO

330 Fair Lane
Placerville, CA 95667
(530) 621-5390
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SUZANNE ALLEN DE SANCHEZ
Clerk of the Board



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TO: Board of Supervisors, County of El Dorado
FROM: John R. Knight, District 1 Supervisor
DATE: May 9, 2011
RE: Update on EDAC Regulatory Reform

There were 19 in attendance at the Regulatory Reform Committee of May 6, 2011. Topics for this meeting included a recap of the Industrial discussion from the previous week, Agriculture recommended General Plan Amendments and Zoning revisions, general discussion involving CEQA and initial discussion of recent State Laws that either require or encourage amendments to local General Plans.

- **Agriculture General Plan recommended timelines for completion and/or specific amendments to:**
 - Ag District expansions – May be processed prior to GPA;
 - Camino/Pollock Pines amendment from a Community Region to a Rural Center – Concerns of how it will affect already identified MUD type projects. Discussed options for moving this amendment forward while encouraging higher density development in rural centers without impact to agriculture lands.
 - Ag commercial/industrial/tourism in Rural Regions – Table 2-4 amendments and related Zoning Ordinance needs to accomplish GP Policy 10.1.5.4.1
 - Possible Expansion of Rural Center – Ag group will look at a few possibilities but will look to individual communities to provide recommendations.
- **Ag Zoning revisions recommended for:**
 - Ag Buffers and Setback issues
 - Form Based Codes/MUD in Rural Centers
 - Ranch Marketing, Ag Homestays and Protection of Historic Grazing lands
 - Winery Ordinance review and minor tweaks desired now that everyone has lived with the newest version for a few years.
- **General Plan Amendments to bring Plan into compliance with new State Laws including AB32/SB375 and related funding opportunities; Housing Element and new RHNA requirements for Low and Very Low income housing allocations; and recent State incentives for Infill opportunities.**

Respectfully submitted,


John R. Knight

11-0466.4.A1

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TO: Board of Supervisors, County of El Dorado
FROM: John R. Knight, District 1 Supervisor
DATE: May 16, 2011
RE: Update on EDAC Regulatory Reform

There were 20 in attendance at the Regulatory Reform Committee of May 13, 2011. The general topic for this meeting revolved around zoning issues.

- What should be done with the agricultural zones PA, AE & AP? When a Williamson Act parcel expires, what should be the rollout zone and what should be the zoning when a Williamson Act is placed on the property?
- What is meant by "historic" grazing?
- With the new zoning maps, how should the County handle wabler zones or holding zones?
- The County should have land use and zoning consistent through out the County. Should all inconsistent zoning be brought up to the highest possible use under the current land use designation?
- The Community Identity process taken on by individual communities must continue. However, 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 adopted design standards and/or plans.
- Some thought that people in the community centers are taking away rights from rural areas because community centers have more votes.
- Economic development needs to be considered in rural centers as well as community centers. Therefore, we need zoning for this in the rural centers.
- A person owns property that is zoned "X" but cannot use it for the intended uses in that zone. The County needs to get away from this problem.
- A policy discussion for the July 25th BOS meeting will be what can be process separate from the Targeted General Plan Amendment (GPA) and what should be kept as a package under the Targeted GPA. Packaging some items together to be analyzed under a comprehensive environmental review process may allow for cost savings and provide opportunities for project tiering in the future.

Respectfully submitted,

John R. Knight

(2) Attachments from meeting of May 13, 2011

11-0466.4.A2

**TABLE 2-4
GENERAL PLAN LAND USE DESIGNATION AND ZONE CONSISTENCY MATRIX**

Zones	Land Use Designations											
	MFR	HDR	MDR	LDR	RR	AL	NR	C	R&D	I	OS	TR
RM	●							● ¹				
R1		●										
R20K		●										
RIA	◇	◇	●					◇		◇		
R2A	◇	◇	●					◇		◇		
R3A	◇	◇	●					◇		◇		
RE (5-10)	◇	◇	◇	●	● ²			◇		◇		
NS	●	●	●									
C								●				
CPO								●		⊖		
CG								●		⊖		
I										●		
R&D									●	⊖		
LA (10-160)				◇	●	●	●					
PA (10-160)				◇	●	●	●				● ³	
RL (10-160)	◇	◇	◇	◇	●	●	●	◇	◇	◇	● ³	◇
AG (40-160)					●	●	●				● ³	
FR				◇	●	●	●					◇
TPZ				◇	●	●	●					
RFL	●	●	●	●	●		●				●	●
RFH	●	●						●				●
TC	●	●	●	●	●	●	●	●	●	●	●	●
OS	●	●	●	●	●	●	●	⊖	⊖	⊖	●	●

NOTES:

● – Consistent with General Plan Policy.

◇ – Compatible as a holding zone until infrastructure is available in compliance with Policy 2.2.5.6.

¹ As part of a mixed use project.

² RE-10, only.

³ With a conservation easement.

Public Review Draft Zoning Ordinance
Mapping Rule Sets

A, Agricultural

Land Use Des	Rule
RR	Rezone to RE-10
NR	Rezone to FR if above 3000' RL-40 if below 3000' May go to AG once that is established
LDR	RE-10 if 10 acres in size or greater RE-5 if less than 10 acres
AL	Rezone to PA-20

AE, Exclusive Agricultural

Land Use Des	Rule (pursuant to each contract)
N/A	PA if some or all land is under cultivation AG if all land is under grazing

AP, Agricultural Preserve

Land Use Des	Rule
N/A	LA

RA, Residential Agricultural

Land Use Des	Rule
NR	FR if above 3000' RL-40 if prior zoning was RA-20 or RA-40 or lot size is less than 40 acres RL-80 or RL-160 if prior zone was RA-80 or RA-160
RR	Rezone to corresponding RL zone RE-10 if 10 acres or less in size

U, Unclassified

Land Use Des	Rule
NR	Rezone to FR if above 3000' or adjacent to TPZ or Nat'l Forest RL-40 if below 3000'
RR	Rezone to RE-10 FR or RL-160 if above 3000'
LDR	Rezone to RE-5
MDR	Rezone to R1A, R2A or R3A based on predominant lot size