

GENERAL PLAN AMENDMENT (GPA19-0002)



Planning Commission
July 11, 2019

Background

- **March 5, 2019**, Long Range Planning staff presented the Board of Supervisors with an update on the Long Range Planning Work Plan for fiscal year 2018-2019.
- One project on the work plan is a General Plan Amendment for minor amendments to a few policies.

GPA19-0002 Description

- **Land Use Element (Amend 4 policies and 1 table)**
- **Public Health, Safety, and Noise Element (Amend 2 policies)**
- **Transportation and Circulation Element (Amend 1 policy)**
- **Glossary (Add 1 definition)**

LAND USE ELEMENT

- **Policy 2.1.1.1:**

The Communities within the County are identified as: Camino/Pollock Pines, El Dorado Hills, Cameron Park, El Dorado, Diamond Springs, Shingle Springs, and the City of Placerville and immediate surroundings.

- **Policy 2.1.2.1:**

The Rural Centers within the County are identified as: Camino, Cedar Grove, Coloma, Cool, Fairplay, Garden Valley, Greenwood, Georgetown, Grey's Corner, Grizzly Flat, Kelsey, Kyburz, Latrobe, Little Norway, Lotus, Mosquito, Mount Ralston, Mt. Aukum, Nashville, Oak Hill, Phillips, Pilot Hill, Pleasant Valley, Pollock Pines, Quintette, Rescue, Somerset, Strawberry, and Chrome Ridge.

LAND USE ELEMENT

Policy 2.2.5.11:

This policy recognizes the need and importance of managing forest products and natural resources. This policy further recognizes that it is important to provide for an efficient and cost effective means of harvesting and using forest lands. It is further recognized that the forested areas have a need for certain commercial support uses which should be allowed in a manner which is consistent with the forest use and outdoor recreation areas.

Uses which are consistent here may include the processing of forest products and natural resources, overnight individual and group outdoor accommodations, outdoor recreation facilities ~~activities~~, including ski resorts, ~~hunting and fishing clubs~~, equestrian facilities, and interpretive centers and conference/convention centers. These special support uses shall only be allowed to be established with the approval of a conditional ~~special~~ use permit.

LAND USE ELEMENT

Policy 2.2.5.20

~~All non-residential development, all subdivisions, residential development on existing legal lots involving any structure greater than 4,000 square feet of living area or requiring a grading permit for which land disturbance of an area of 20,000 square feet or more occurs, and all development located on lands identified as Important Biological Corridor (IBC) on the Land Use Diagram, Figure LU-1, shall be permitted only upon a finding that the development is consistent with this General Plan and the requirements of all applicable County ordinances, policies, and regulations. For projects that do not require approval of the Planning Commission or Board of Supervisors, this requirement shall be satisfied by information supplied by the applicant demonstrating compliance. All building permits shall be consistent with the land uses described in the land use designation established for the site, as provided in Policy 2.2.1.2 and set forth on Figure LU-1.~~ *intentionally blank*

LAND USE ELEMENT

Land Use Element

El Dorado County General Plan

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

| Zoning Districts ¹ | Land Use Designations ² | | | | | | | | | | | | |
|-------------------------------|------------------------------------|-----|-----|-----------------|-----|-----|-----|-----|-----|-----|-----|-----|-----------------|
| | MFR | HDR | MDR | LDR | RR | AL | NR | C | R&D | I | OS | TC | TR |
| RM | * | | | | | | | *1 | | | | | |
| R1 | | * | Δ2 | | | | | | | | | | |
| R20K | | * | | | | | | | | | | | |
| R1A | | * | * | | | | | | | | | | |
| R2A | | * | | | | | | | | | | | |
| R3A | | *3 | *4 | | | | | | | | | | |
| RE (5-10) | | | *5 | *6 | *7 | | | | | | | | |
| CPO | | | | | | | | *8 | | | | | |
| CL | | | | | | | | *9 | | | | | |
| CM | | | | | | | | *10 | | | | | |
| CC | | | | | | | | *11 | | | | | |
| CR | | | | | | | | *12 | | | | | |
| CSU | | | | | | | | *13 | | | | | |
| CD | | | | | | | | *14 | | | | | |
| R&D | | | | | | | | | *15 | *16 | | | |
| IL | | | | | | | | | *17 | | | | |
| IH | | | | | *18 | *19 | *20 | | | *21 | | | |
| LA (10-160) | | | | *22 | *23 | *24 | *25 | | | *26 | | | |
| PA | | | | * ²⁷ | *28 | *29 | *30 | | | *31 | | | |
| RL (10-160) | | | | * ³² | *33 | *34 | *35 | | | *36 | | | |
| AG (40-160) | | | | * ³⁷ | *38 | *39 | *40 | | | *41 | | | * ⁴² |
| TPZ | | | | *43 | *44 | *45 | *46 | | | | | | |
| FR | | | | *47 | *48 | *49 | *50 | | | | | | |
| RFL | *51 | *52 | *53 | *54 | *55 | *56 | *57 | | | *58 | | | *59 |
| RFH | *60 | *61 | *62 | *63 | *64 | *65 | *66 | *67 | | *68 | | | *69 |
| OS | *70 | *71 | *72 | *73 | *74 | *75 | *76 | *77 | | *78 | | | *79 |
| TC | *80 | *81 | *82 | *83 | *84 | *85 | *86 | *87 | *88 | *89 | *90 | *91 | *92 |

Notes:
 * - Consistent with General Plan Policy
 Δ - Consistent when combined with the Platted Lands (PL) Overlay Only
 * - Consistent when in a Williamson Act Contract
¹ As part of a Mixed Use project
² MDR is for 5 acres only; RR is for RE-10 only
³ With a conservation easement
⁴ LA-10, PA-10 and RL-10 only
⁵ When inside a Community Region
 * See table below on page 22 for land use designations and zoning districts

LAND USE ELEMENT

| LAND USE DESIGNATIONS AND ZONING DISTRICTS | | | |
|--|--------------------------------------|---------------------------|--------------------------------|
| Land Use Designations | | Zone Districts, Continued | |
| MFR | Multifamily Residential | CPO | Professional Office Commercial |
| HDR | High-Density Residential | CL | Limited Commercial |
| MDR | Medium-Density Residential | CM | Mainstreet Commercial |
| LDR | Low-Density Residential | CC | Community Commercial |
| RR | Rural Residential | CR | Regional Commercial |
| | | CRU | Rural Commercial |
| AL | Agricultural Lands | CG | General Commercial |
| NR | Natural Resource | R&D | Research and Development |
| C | Commercial | IH | Industrial High |
| R&D | Research & Development | IL | Industrial Low |
| I | Industrial | LA | Limited Agricultural |
| OS | Open Space | PA | Planned Agricultural |
| PF | Public Facilities | RL (10-160) | Rural Lands |
| TR | Tourist Recreational | | |
| Zone Districts | | AG (40-160) | Agricultural |
| RM | Multifamily Residential | TPZ | Timberland Preserve Zone |
| R1 | One-family Residential | FR | |
| R20,000 | One-half Acre Residential | RFL | Recreational Facilities Low |
| R1A | One-acre Residential | RFH | Recreational Facilities High |
| R2A | Single-family Two-acre Residential | OS | Open Space |
| R3A | Single-family Three-acre Residential | TC | Transportation Corridor |
| RE-5 | Estate Residential Five-acre | | |
| RE-10 | Estate Residential Ten-acre | | |
| (Zone Districts continued in next column) | | | |

PUBLIC HEALTH, SAFETY, AND NOISE ELEMENT

Policy 6.2.2.2:

The County shall preclude development in areas of high and very high wildland fire hazard or in areas identified as “urban wildland interface communities within the vicinity of Federal lands that are a high risk for wildfire,” as listed in the Federal Register of August 17, 2001, unless such development can be adequately protected from wildland fire hazard, as demonstrated in a Fire Safe Plan prepared by a Qualified Registered Professional ~~Forester (RPF)~~ and approved by the local Fire Protection District and/or California Department of Forestry and Fire Protection.

GLOSSARY

Qualified Professional – A Registered Professional Forester (RPF), or...[to be completed based on input from the Fire Protection Officers stakeholders group]

PUBLIC HEALTH, SAFETY, AND NOISE ELEMENT

Policy 6.8.1.1:

All development within the Airport Influence Area of the Placerville Airport, the Cameron Airpark Airport, and the Georgetown Airport shall comply with El Dorado County Airport Land Use Commission's policies and maps as set forth in the Airport Land Use Compatibility Plan for each airport. All development within the Airport Influence Area of the South Lake Tahoe Airport shall comply with the Airport Land Use Compatibility Plan (ALUCP) for the areas around the South Lake Tahoe Airport. Where there is a difference between the County development standards and the development standards of the Airport Land Use Compatibility Plan, as applied to proposed development, the standards that will most reduce airport-related hazards shall apply.

TRANSPORTATION AND CIRCULATION

Policy TC-Xa.3:

~~Developer paid traffic impact fees combined with any other available funds shall fully pay for building all necessary road capacity improvements to fully offset and mitigate all direct and cumulative traffic impacts from new development during peak hours upon any highways, arterial roads and their intersections during weekday, peak-hour periods in unincorporated areas of the county. This policy shall remain in effect until December 31, 2018.~~ intentionally blank (Resolution 201-2018)

Recommendation

Staff recommends the Planning Commission forward a recommendation to the Board of Supervisors to take the following actions:

1. Determine that pursuant to the California Environmental Quality Act Guidelines Section 15168, there is no substantial evidence requiring the preparation of a subsequent Negative Declaration or an Addendum to the existing El Dorado County Targeted General Plan Amendment/Zoning Ordinance Update (TGPA/ZOU) Final Program Environmental Impact Report (SCH #2012052074), adopted by the Board of Supervisors on December 15, 2015;
2. Approve General Plan Amendment GPA19-0002 amending the General Plan to incorporate revisions to the Land Use Element Policies 2.1.1.1, 2.1.2.1, 2.2.5.11, 2.2.5.20, and Table 2-4; Public Health, Safety, and Noise Element Policies 6.2.2.2 and 6.8.1.1; Transportation and Circulation Element Policy TC-Xa.3; and the Glossary, based on the Findings presented.

Next Steps

1. Approve Staff Recommendation
2. Forward to Board of Supervisors for consideration on **August 6, 2019**