

## Rural Lands/Working Landscapes

### Executive Summary

**Goal: Preserve the long term viability of rural lands in El Dorado County**

- provide **economic opportunities** for rural lands to remain viable long term
- establish economic opportunities for rural lands to be **productive working landscapes**
- **incentivize** ways for rural land owners to stay economically viable
- bring needed **income** to people living in Rural Regions while living there
- **reduce** the number of **vehicle miles travelled**
- create **tax revenues** to El Dorado County

**The General Plan Supports Economic Development in Rural Regions**

Plan Strategies:

- Recognize urban growth in Community Regions while allowing **reasonable growth** throughout the rural areas of the County
- Recognize **economic development** as an integral part of the development of existing communities and new communities by allowing for a **diverse mix of land types** which would **facilitate economic growth and viability**

Plan Objectives:

- Develop a **strong diversified and sustainable local economy**
- Foster a **rural quality of life**

Plan Economic Development Element Principles promoting and encouraging rural land commerce:

- opportunities for **positive economic growth**
- a **full range of local employment opportunities**
- a more **diversified local economy**
- greater **capture of tourism**
- increased **retail sales**
- land use guidelines which create opportunities to further **economic self-sufficiency**
- land use guidelines which foster a **sound economic base**
- **maintain economic competitiveness**
- encourage retention of El Dorado County's **quality of life**
- permit and encourage **economic activities** that **create employment opportunities**
- generate a **positive sustained revenue flow into the County**
- maximize **economic multiplier effects**
- promote, facilitate, and support activities that provide a **positive sustaining economic base** for the county

## Sustainability of Rural Lands July 18, 2011

---

- maximize the economic potential of the county's **natural resources**
- **reduce out-of-County retail purchase and employment travel**
- **provide job opportunities** that are **accessible to all levels of our society**

Recommendations (Zoning Only, no General Plan Targeted Amendments):

- Protect the Agriculture Industry in Rural Regions:
  - Amend Ranch Marketing (Specific Use Regulation 17.40.260) to include grazing lands by right
  - Approve Agricultural Homestays (Specific Use Regulation 17.40.050)
- Home Occupations: amend Specific Use Regulation 17.40.170 on larger parcels in Rural Regions to permit more types of home based occupations
- Modify Rural Residential Zone (RL) to permit multiple uses
- Identify and modify zones suitable for recreational and other tourism opportunities, such as Special Purpose Zone (Chapter 17.25) and Tourist Residential (RT) Districts.

# Sustainability of Rural Lands July 18, 2011

---

## Trends Impacting Rural Lands in California

- Loss of population within rural regions geographically beyond urban "commute sheds"
- Loss of or inability to grow or attract jobs
- Aging populations and workers, fewer new workers and young families
- The aging of the population is rapidly changing the future of the entire state by retiring and this is most evident in rural California

## Opportunities for Rural Lands in El Dorado County

- Develop and strengthen entrepreneurial/self-employment opportunities
- Identify opportunities for the expansion of commerce in the rural community
- An increase in the retired population presents an opportunity; a higher demand for recreation and housing and semi-retirement; people 'retire' more than once, people who are no longer working full time continue working part-time as consultants, artists, writers, volunteers, raising animals, growing specialty crops.
- Reducing growth in the rates of vehicle miles traveled in the long term would indicate progress towards land use and transportation efficiency and help achieve AB 32 goals, including improved air quality
- Communication technologies provide new opportunities for rural areas.
- California's rural regions account for over a third of its land area. These sparsely populated areas, with few or no incorporated cities, have some of the most famous, varied, and visited natural landscapes in the world
- Take advantage of opportunities for recreational tourism, building on the cultural, historical, and natural resource base. Tourism and recreation opportunities abound in Rural Regions and are considered a major component of the County's economic base. An important benefit of tourism is educational; learning about the natural resources, history, and culture of an area. For example, Blodgett Forest Research Station and the Georgetown Ranger Station are terrific educational resources.
- Tourism in California annually generates more than \$95.1 billion; supports jobs for 873,000 Californians; and generates \$6.1 billion in direct state and local tax revenues. As of 2007, tourism was California's fifth largest export industry employer – following business, health services, manufacturing and finance – and employs more persons than agriculture, transportation, information and educational services.

## General Plan Policies and Objectives Support Tourism/Recreation

### What:

- Goal 9.3: Capitalize on the recreational resources of the County through tourism and recreational based businesses and industries.
- Objective 9.3.1: Encourage additional recreation/tourism businesses and industries.

## Sustainability of Rural Lands July 18, 2011

---

- Policy 9.2.3.5 Encourage private sector development, operation, and maintenance of recreation facilities.
- Objective 10.1.6: Capture a greater share of retail and tourist dollars within the County by providing opportunities to establish new tourist-related commercial operations while promoting and maintaining existing tourist commercial operations.
- Policy 10.1.6.1: Encourage expansion of the types of local industries that promote tourism including but not limited to Christmas tree farms, wineries, outdoor sports facilities, Apple Hill and other agricultural-related activities, the County Fairground, bed and breakfast inns, and ranch marketing activities.
- Objective 9.3.4: Historical Resources: Recognize the values of the historical resources in preserving the County's cultural heritage and for contributing to tourism, recreation, and the economy of the County.

### How:

- Policy 8.2.4.3 Visitor serving uses may include but are not limited to: recreational fishing, camping, stables, lodging facilities, and campgrounds.
- Objective 9.3.3: Major Recreational Events: Actively encourage major recreational events (e.g., professional bicycle races, running events, whitewater kayaking, equestrian shows, rodeos, and athletic events) to showcase El Dorado County and increase tourism.
- Objective 9.3.5: Historical Events: Actively encourage major events relating to the County's history and way of life such as historical reenactment of the Pony Express and wagon trains, agricultural festivities, and historical fairs.
- Objective 9.3.8: Camping Facilities: Expansion and development of additional Federal, State, and private overnight camping facilities including recreational vehicles and tent camping within the County while requiring appropriate mitigation of adverse environmental impacts.
- Objective 9.3.9: Tourist Lodging: The County will encourage the development of private lodging facilities by modifying the Zoning Ordinance sections dealing with tourist related facilities.

### Thoughtful land use planning is important:

"The **land choices we make** have many unintended and unanticipated consequences on our lives—how far we live from our work; our housing and transportation costs; the safety of our communities; **the economic vitality of our rural areas; the loss of our unique and defining agricultural, open space, and natural lands**; and the health impacts of air pollution and inactive lifestyles on our children and the general population."

(From the 2010 California Regional Progress Report, Page 22).



# Sustainability of Rural Lands July 18, 2011

---

The remainder of this white paper will further review economic trends impacting rural lands, ways in which the General Plan promotes economic development on rural lands, and further describe recommendations for rural commerce zones. An objective of rural commerce is to **incentivize** ways for rural land owners to stay economically viable, thus preserving the long term viability of rural lands.

## California Trends Impacting the Sustainability of Rural Lands

The 2010 California Regional Progress Report, December 2010, One State, Many Regions, Our Future Tracking Progress toward Sustainability states several trends threatening the sustainability and viability of rural lands:

- The impacts of the global economic recession are far-reaching and profound and will fundamentally transform the way we live, work, use technology, plan our communities, invest in infrastructure, and manage our natural resources, while opening the opportunities to restructure these things in more sustainable ways. (Page 14)
- An emerging trend of loss of population for some of California's counties within rural regions that are geographically beyond urban "commute sheds".
- Many rural areas are experiencing aging populations and workers, fewer new workers and young families, and the loss of or inability to grow or attract jobs.
- California has been hard hit by the global recession, with some of the highest job losses and unemployment rates in the nation. (Page 9)
- Reducing growth in the rates of vehicle miles traveled in the long term would indicate progress towards land use and transportation efficiency and help achieve AB 32 goals, including improved air quality. (Page 25)
- As huge numbers of existing homes change hands, some properties, especially foreclosures, are purchased by real estate investors and speculators. With homebuyer tax credits expired, investors are re-entering the market in a major way. There will continue to be impacts on housing and land use for years to come in ways that are presently not well-understood. (Page 11)
- California's rural regions account for over a third of its land area. These sparsely populated areas, with few or no incorporated cities, have some of the most famous, varied, and visited natural landscapes in the world. (Page 7)
- While most evident in rural California, the aging of the population is rapidly changing the future of the entire state by retiring.
- *These trends have serious implications for the economic viability of California's rural regions.*

## El Dorado County: the Sierra Economic Development District (SEDD) Study

A study of rural communities in El Dorado County was prepared by Wade Associates for the Sierra Economic Development District (SEDD), a non-profit organization established through a Joint Powers Agreement between the California counties including El Dorado County. This extensive study found that the significant decrease in timber from federal lands in El Dorado County had greatly impacted the local economic base. With the decline of locally based extraction industries, there was an increase of out-

# Sustainability of Rural Lands July 18, 2011

---

commuting residents. The issue of the decline in local basic employment raised issues affecting the sustainability and quality of life in rural communities.

Yet, there were still opportunities for the sustainability of rural communities. The study presented the following objectives:

- Develop and strengthen entrepreneurial/self-employment opportunities
- Identify opportunities for the expansion of business in the rural community
- Take advantage of opportunities for ecological and cultural tourism/education, building on the cultural and historical base of the area
- An increase in the retired population brings a higher demand for recreation and recreation-oriented homes
- Increased leisure time enables more people to visit areas rich in natural amenities.
- Communication technologies and demographic trends have already begun to change the way people work, communicate, travel and shop.

## **Business Walk: 2011**

A Business Walk, conducted in March and April of 2011 by Saylor and Associates, in conjunction with the local Chamber of Commerce, established the following findings for a rural community in El Dorado County:

- One of the biggest opportunities for businesses is recreation
- Getting the population to shop locally is a problem (business leakage)
- Develop a brochure that would let tourists know what is available in the area; place the brochure and other marketing materials at the Visitor's Center
- If people knew what the area had to offer, they would come
- The world class AMGEN bike tour event increased business significantly

## **The State and the Economic Sustainability of Rural Lands**

AB 857 (Chapter 1016, Statutes of 2002) established state planning priorities for California codified in Section 65041.1 of the Government Code. These state planning priorities include strengthening the economy and protecting the environment of rural communities.

## **Tourism and the Economic Viability of Rural Lands**

Tourism can be an important means of helping to sustain the lifeblood of certain rural lands, especially those areas of rural lands with larger parcels, significant early California history, and natural resources. Significant findings from a White Paper on Tourism from June of 2011 include:

- Tourism annually generates more than \$95.1 billion in direct travel spending into the economy
- Tourism directly supports jobs for 873,000 Californians
- Tourism generates \$6.1 billion in direct state and local tax revenues

# Sustainability of Rural Lands July 18, 2011

---

- Tourism fills a critical role in diversifying and stabilizing rural economies and states
- For a list of professional associations participating in this major White Paper on Tourism from June, 2011, see Appendix A.

## **General Plan and Zoning Recommendations**

Based upon current trends in California and El Dorado County, there are changes to the General Plan zoning codes which would substantially help sustain rural lands in El Dorado County through effective planning and implementation of rural commerce. Rural commerce can help bring needed income to residents living in rural lands as well as El Dorado County itself. Rural lands can be working, productive landscapes, not merely pleasing, visual landscapes.

It is important to recognize that rural lands are unique from certain other more urban/developed areas of El Dorado County. A review of current zoning requirements for El Dorado County suggest some of these zoning ordinances could be modified to help sustain the economic development of rural lands and the rural lifestyle.

Strong home based opportunities with limited retail sales by appointment, historical tourism, recreational tourism, ranch marketing on grazing lands, agricultural homestays, and promotion of natural resources will help Rural Regions and Rural Centers survive. Educational and interpretive seminars and tours, clinics, and walks on El Dorado County's beautiful landscapes and natural resources are encouraged.

Rural lands in the Rural Regions and Rural Centers must have distinct opportunities to promote economic self-sufficiency, to encourage retention of the rural quality of life, and to provide increased retail and business opportunities in El Dorado County. It is important to keep in mind that rural lands are generally larger parcels, say a minimum of 10 acres upwards, and geographically further out from many other parts of El Dorado County, including Community Centers. In some cases, rural lands zoning can be seen as a "soft-edge" transition from urban to agricultural uses.

The General Plan and zoning codes should not force rural residents to travel far to get to work, to earn a livelihood, and to work far away from their children at school. Promoting a means of local livelihood, local shopping and recreation for rural lands residents themselves should be encouraged. Staying closer to home to work, to shop, to be near children while at school, and to recreate means cleaner air, lower expenses, and less stressful lives for our residents and their families.

## **Home Based Occupations**

Home occupations must be facilitated and encouraged on rural lands in Rural Regions. Fortunately, the General Plan provides for home based occupations in rural areas:

General Plan Policy 10.1.7.4: Home occupations shall be encouraged and permitted to the extent that they are compatible with adjacent or surrounding properties.



# Sustainability of Rural Lands July 18, 2011

---

General Plan Program 10.1.7.4.1: Establish standards in the Zoning Ordinance that provide compatible home businesses that complement residential uses in the Community Regions, Rural Centers, and Rural Regions.

The above referenced SEDD study is probably the best of local rural communities' findings in El Dorado County. When asked 'if you work in your community, what kind of work do you do? The majority responded 'home-based occupation'.

Home occupations are an excellent means of economic self-sufficiency in rural areas which are somewhat remote from the Community Centers offering businesses and services near Highway 50. Zoning codes can be written to facilitate economic sustainability of rural lands and to prevent excessive vehicle travel miles to work or to shop.

Rural commerce and multi-uses by right is encouraged on larger parcels in rural lands. Home based occupations on larger parcels should provide more opportunities on larger parcels than on small, say 10 acres or less parcels.

## **Agricultural Homestays**

Agricultural Homestays, as governed by the State of California, must be allowed by right in rural areas to protect agricultural lands and rural life style.

General Plan Objective 9.3.9 Tourist Lodging/ Policy 9.3.9.1: The County will encourage the development of private lodging facilities by modifying the Zoning Ordinance sections dealing with tourist related facilities.

## **Ranch Marketing**

The Purpose of Ranch Marketing (Specific Use 17.40.260) is to provide for the ranch marketing activities and accessory uses within agricultural zones and to encourage economic development of the County agricultural and tourism industries. Commerce in rural areas should support Ranch Marketing in all forms of agriculture in El Dorado County, including not only crop lands but grazing lands as well.

General Plan Policy 8.2.4.4 Ranch marketing, winery, and visitor-serving uses (agricultural promotional uses) are permitted on agricultural parcels, subject to a compatibility review to ensure that the establishment of the use is secondary and subordinate to the agricultural use and will have no significant adverse effect on agricultural production on surrounding properties. Such ranch marketing uses must be on parcels of 10 acres or more; the parcel must have a minimum of 5 acres of permanent agricultural crop in production or 10 acres of annual crop in production that are properly maintained. The uses cannot occupy more than 5 acres or 50 percent of the parcel, whichever is less.

# Sustainability of Rural Lands July 18, 2011

---

General Plan Policy 8.2.4.5 The County shall support visitor-serving ranch marketing activities on agricultural land, provided such uses do not detract from or diminish the agricultural use of said land.

We recommend the Ranch Marketing ordinance be amended to include grazing lands by right.

## **Tourism and Recreation**

Fortunately, the General Plan wisely established Goals and Objectives which encourage and support tourism and recreation in rural areas:

Policy 8.2.4.3 Visitor serving uses may include but are not limited to: recreational fishing, camping, stables, lodging facilities, and campgrounds.

Policy 9.2.3.5 The County will encourage private sector development, operation, and maintenance of recreation facilities.

### Goal 9.3: Recreation and Tourism

Greater opportunities to capitalize on the recreational resources of the County through tourism and recreational based businesses and industries.

#### Objective 9.3.1 Recreational and Tourism Uses

Protect and maintain existing recreational and tourist based assets ... and encourage the development of additional recreation/tourism businesses and industries.

#### Objective 9.3.3: Major Recreational Events

Actively encourage major recreational events (e.g., professional bicycle races, running events, whitewater kayaking, equestrian shows, rodeos, and athletic events) to showcase El Dorado County and increase tourism.

#### Objective 9.3.4: Historical Resources

Recognize the values of the historical resources in preserving the County's cultural heritage and for contributing to tourism, recreation, and the economy of the County.

#### Objective 9.3.5: Historical Events

The County shall actively encourage major events relating to the County's history and way of life such as historical reenactment of the Pony Express and wagon trains, agricultural festivities, and historical fairs.

#### Objective 9.3.8: Camping Facilities

## Sustainability of Rural Lands July 18, 2011

---

Expansion and development of additional Federal, State, and private overnight camping facilities including recreational vehicles and tent camping within the County while requiring appropriate mitigation of adverse environmental impacts.

### Objective 9.3.9: Tourist Lodging

The County will encourage the development of private lodging facilities by modifying the Zoning Ordinance sections dealing with tourist related facilities.

### Objective 10.1.6: Capture of Retail and Tourism Dollars.

Capture a greater share of retail and tourist dollars within the County by providing opportunities to establish new tourist-related commercial operations while promoting and maintaining existing tourist commercial operations.

#### Policy 10.1.6.1

The County shall encourage expansion of the types of local industries that promote tourism including but not limited to Christmas tree farms, wineries, outdoor sports facilities, Apple Hill and other agricultural-related activities, the County Fairground, bed and breakfast inns, and ranch marketing activities.

Thus, the General Plan wisely supports recreational, historical, and educational tourism, agritourism, and the promotion of the County's fantastic natural resources. El Dorado County has many beautiful natural resources in rural areas such as Cronan Ranch, El Dorado National Forest, and the Auburn State Recreational Area on the Divide to share with visitors, both from nearby as well as internationally. Encouraging rural commerce, including tourism, would do much to bring in more revenue to rural lands as well as El Dorado County, today and in the future.

A distinction can be made regarding the size of the parcel and what is allowed therefore. On larger properties in Rural Regions, for example, more opportunities for tourism and recreation are warranted. One size does not fit all.

### **Benefits of Tourism**

According to the White Paper on California Tourism (a white paper produced by multiple professional travel organizations in June, 2011; see Appendix A), we find many relevant points:

- Tourism is a commodity, no less so than agriculture
- Tourism fills a critical role in diversifying and stabilizing rural economies
- California is the number one travel destination in the United States
- Tourism annually generates more than \$95.1 billion in direct travel spending into the economy
- Tourism directly supports jobs for 873,000 Californians
- Tourism generates \$6.1 billion in direct state and local tax revenues
- International visitor spending alone in California in 2010 was more than the combined value of the state's top four product exports

## Sustainability of Rural Lands July 18, 2011

---

- As of 2007, tourism was California's fifth largest export industry employer – following business, health services, manufacturing and finance – and employs more persons than agriculture, transportation, information and educational services
- Notably, tourism was one of only four state industries to show positive growth in employment between September 2009 and September 2010, with the leisure and hospitality sector growing by 4,800 jobs
- In March 2010, President Obama created the country's first national tourism marketing program with the signing of the Travel Promotion Act (TPA). The act authorized the formation of the Corporation for Travel Promotion (CTP), whose mission is to market the U.S. as a tourism destination abroad. Modeled after California's successful public-private partnership, CTP will direct a \$200 million marketing plan with intentions of restoring some of the nation's lost share of global travel. Furthermore, CTTC President and CEO Caroline Beteta was appointed to the Corporation's Board of Directors by the U.S. Commerce Department to help steer the new national program, and was elected Vice Chair by her peers in September
- California, already host to over 18% of overseas travelers to the U.S., is well suited to benefit from these new national marketing and communications efforts at both statewide and local levels
- Tourism is remarkably resilient, weathering down economies better than most other industries. This provides much needed tax revenues at both local and state levels, and reduces unemployment levels around the state

### **The State and Tourism**

A healthy natural environment which provides recreational opportunities is a goal of AB 857. The Governor's Office of Planning and Research (OPR) includes the preservation of historic resources as well as the protection, preservation, and enhancement of the State's most valuable natural resources.

### **El Dorado County and Tourism: South from Highway 80 and North from Highway 50**

Many areas of El Dorado County are ideally positioned to become a tourist destination with fantastic natural scenery, climate, history, natural resources, wildlife, and beautiful landscapes. The County has tremendous assets to share with visitors in rural landscapes.

There are many areas of El Dorado County Rural Regions which are ideal for tourism, including international tourists. For example, Apple Hill and wineries are great attractions for tourists. And, just as important on the other side of El Dorado County, the Divide is just as ideally positioned to meet the county's objective for a greater capture of tourism and recreation in El Dorado County.

The Divide is the Gateway to El Dorado from Highway 80. Anyone traveling on scenic State Highway 49 from Auburn to Placerville will travel through Cool and other parts of the Divide. Just as Auburn is the

## Sustainability of Rural Lands July 18, 2011

---

Endurance Capital, the Divide can be considered and promoted as the Outdoor Recreation Capital of Northern California.

The Divide provides beautiful landscapes for hiking, biking, jogging, fishing, horseback riding, kayaking and river rafting. The Divide has something for all those who enjoy outdoors recreation, natural and cultural resources, and agricultural tourism. El Dorado County has tremendous historical sites dating back to the days of the Native American Indians and the Gold Rush. After all, it was right on the Divide in El Dorado County that the Gold Rush was born and 49'er travelers came from all over the world to strike it rich.

The scenic roads of El Dorado County are favorites for motorists of all sorts to enjoy a drive through the beautiful countryside. Every weekend large groups of motorcyclists tour State Highways 193 and 49 for a scenic drive. Many of these are expensive motorcycles. These folks travel to El Dorado County for a scenic country drive. They should be encouraged to stop and spend money in El Dorado County as they leisurely tour the countryside.

For a list of some of the Natural Resources, Historical and Agricultural Sites of interests to tourists on the Divide alone, see Appendix B.

### **Rural Residential Multi Use Zones**

Rural Lands (RL) Zone: expand the Rural Lands (RL) zone to include multi uses, that is, residential, agricultural, and/or other forms of rural commerce (i.e., income-producing uses). If the AE zone is deleted, then the Rural Lands (RL) zone would pick up some of the uses which could occur on AE lands, such as Agricultural Homestays, Ranch Marketing, and temporary outdoor sales. Other forms of rural commerce land uses should allowed on the RL zone, such as agricultural support services, animal sales and services, retail nursery, and planned recreational opportunities. Additional uses could be added to a parcel dependent upon the size of the parcel in the rural area. Proposed language:

#### **Proposed RL Becomes:**

Rural Lands (RL). The RL, Rural Lands Zone, is intended to identify those rural lands that are suitable for residential development based on availability of groundwater and septic capability and the potential for future water project development, or by their proximity to timber, agricultural, or mineral resources. This is a multi-use zone which permits rural commerce and agriculture. Minimum lot size designators shall be applied to this zone based on the constraints of the site, surrounding land use pattern, and other appropriate factors. The designator shall be a minimum of 5 acres.

Special Purpose Zone: t he Special Purpose Zone (Chapter 17.25) should be reviewed. The purpose of this zone is to identify areas suitable for public and private recreational opportunities on a regional basis, consistent with the General Plan. This zone is intended to encourage economic development by providing opportunities for tourism and recreation-based businesses in appropriate areas. The Recreational Facilities, Low-Intensity (RFL) zone is intended to regulate and promote dispersed recreational and tourist accommodating uses and activities primarily in Rural Regions or Rural Centers of the County. Uses include but are not limited to camping, picnicking, and equestrian staging. Residential

## Sustainability of Rural Lands July 18, 2011

---

use should be considered in the RFL zone. The size of the parcel could establish the extent of the rural commerce use.

RE-5 and RE-10 Zones: should the RE-5 and RE-10 zones be evaluated and expanded to include multi uses, including residential, agriculture, and/or other forms of rural commerce?

Limited Agriculture (LA): Limited Agriculture Zone should be reviewed for possible modification to promote types of multi uses?

Multi use zones on rural lands are nothing new. Below are examples of multi use zones from two other counties in California:

Siskiyou County provides:

- A. An R-R District. Siskiyou County; Rural Residential Agricultural District provides an area where rural residential uses can be compatibly mixed with commercial agricultural activities. Uses permitted include a single-family dwelling, small acreage farming, and home occupations. A second dwelling is also possible in the Rural Residential Agricultural District R-R.
- B. Agricultural District (AG-2) provides for agricultural uses, including crops, growing and harvesting of trees, and livestock farming and animal husbandry, wholesale nurseries with retail sales, roadside stands for sales of agricultural products from the premises, a second dwelling, and a guest house. The AG-2 District allows home occupations, guest ranches, and public stables.

Calaveras County provides:

- A. Rural Commercial (RC) zone is to provide land for mixed use including residential and commercial use in small towns, community centers, and isolated areas. Permitted uses include one primary single-family residence allowed per legal parcel as well as retail use allowed by right. A mixed use parcel allows by right a single-family residence and retail use (such as agriculture product sales, an antique shop, an arts and crafts store, candy or book store), or a bed and breakfast inn by right.
- B. Rural Residential (RR) Zone allows for agricultural operations, residential uses, rural home business, retail trade, recreational and educational opportunities, as well as general services for business. The RR zone is intended to provide lands for personal ranches in which residential use is the primary land use. The RR zone is established to permit small-scale farming primarily for personal use and not as the primary use for the property.

For a more detailed listing of the multi-use zoning ordinance in Calaveras County, see Appendix C.

## Sustainability of Rural Lands July 18, 2011

---

### **Conclusion: Proper Planning and Leadership for Rural Lands and Rural Commerce**

Thoughtful land use planning is important:

“The land choices we make have many unintended and unanticipated consequences on our lives—how far we live from our work; our housing and transportation costs; the safety of our communities; **the economic vitality of our rural areas; the loss of our unique and defining agricultural, open space, and natural lands**; and the health impacts of air pollution and inactive lifestyles on our children and the general population.” (From the 2010 California Regional Progress Report, Page 22).

Decisions made now, based upon the General Plan Amendments and zone changes, will directly impact whether or not a family can afford to live in a Rural Region, and whether or not they can afford to pay their mortgage and property taxes. Good planning determines whether or not Rural Regions retain enough children to support a school on rural lands.

Land use designations and zones and ordinances and General Plans are not just words on paper; they directly impact the human beings, the families, the individuals, the lifestyle, today and into the future. With proper planning in conjunction with the General Plan and proper zoning ordinances, El Dorado County has a jewel in its rural lands. Without proper planning, we all lose. We either sit at the table to eat or we become the meal.

The sustainability of rural lands and the rural lifestyle require land use designations and zoning codes which encourage and support rural commerce on rural lands. After all, El Dorado County's heritage is based upon rural commerce. The concept of rural commerce is not new. Think back in time when people depended upon and lived off their land; when they did not travel to a store or an office to earn a living; when they depended on their land to sustain their lands and their families.

# Sustainability of Rural Lands July 18, 2011

---

## Appendix A

### White Paper on California Tourism

June 2011

Submitted by:

California Travel and Tourism Commission  
California Travel Association  
California Hotel & Lodging Association  
California Lodging Industry Association  
California Association of Bed & Breakfast Inns  
California Restaurant Association  
California Retailers Association  
California Attractions and Parks Association  
California Ski Industry Association  
Western Association of Convention and Visitors Bureaus  
California Alliance for Hospitality Jobs  
California Association of RV Parks and Campgrounds



# Sustainability of Rural Lands July 18, 2011

---

## Appendix B

### AN EXAMPLE OF

### NATURAL RESOURCES, HISTORICAL SITES, TOURISM AND RECREATIONAL OPPORTUNITIES

### ON THE DIVIDE

#### **CRONAN RANCH REGIONAL TRAILS PARK**

The Park contains 12 miles of trails for hiking, biking, horseback riding, fishing, bird watching and other passive recreation. The borders of the Park follow the South Fork American River, Highway 49, Pedro Hill Road and private lands. The Park is open daily from sunrise to sunset year round.

#### **DAVE MOORE NATURE AREA**

The Nature Area is located approximately 2 miles west of the Marshall Gold Discovery State Park at Coloma on Highway 49 in El Dorado County, California, along the scenic and popular South Fork American River. One of the main features of the Dave Moore Nature Area is a loop trail about a mile long which goes from the parking lot trail head to the South Fork American River and back again passing through several habitat types. Nestled in the heart of Gold Rush Country, the trail is lined with remnants from nearly 150 years ago when Chinese laborers channeled creek water by hand with pick and shovel for gold mining. Tailing piles from the Gold Rush period blanket the area which lend to the characteristic landscape that makes this area so unique. About half of the trail is constructed to be fully accessible to people with wheelchairs, walkers and strollers.

#### **SIERRA NEVADA HOUSE**

This is a great place for lunch or outdoor dining and free outdoor entertainment on weekends in the summer. In 1839, when the foothills of the Sierras were open wilderness and the unchallenged domain of the Miwok and Maidu Indians, an adventurous Swiss pioneer wandered into the Central Valley and built a modest fort at the confluence of the Sacramento and American Rivers. His name was John Sutter. His arrival would soon change the shape of American history, ushering in an era of economic boom from which the Sierra Nevada House, and much of the history of the West, would eventually find its roots.

#### **COLOMA and the Marshall Gold Historical Park**

Today's travelers can visit the site of the gold and the beginning of the California Gold Rush by visiting historic Coloma, where it all began. About seventy percent of Coloma is included in Marshall Gold Discovery State Historic Park. The old mining town of Coloma, once filled with thousands of gold seekers, is now a quaint, peaceful town of about 200 year round residents. Visitors today can meander through time on the tree lined streets of the park and enjoy the many historic buildings that represent Coloma today. Throughout the park, you will relive the Gold Rush era from the many artifacts and exhibits you will see, which include: an incredible full-sized replica of Sutter's Mill that is still operated

## Sustainability of Rural Lands July 18, 2011

---

regularly for park visitors, the cabin where James Marshall lived after his discovery of gold, the remains of a substantial Chinese colony; the Wah Hop and the Man Lee stores, renovated and open for viewing, exhibits of mining methods, household articles, tools and a way of life gone by.

### **COLOMA-LOTUS VALLEY**

The beautiful Coloma-Lotus Valley is considered by many to be the recreational epicenter of the Sierra Nevada foothills. This area is famous for the California Gold Rush and renowned as the most commercially rafted river west of the Rockies. This quaint valley provides recreation and relaxation opportunities of the South Fork of the American River and offers white-water rafting, kayaking, camping, hiking, cycling, festivals, wine tasting, dancing, dining, and lodging.

### **JOHNTOWN CEMETERY**

The Johntown Cemetery, where the mortal remains of pioneer John Cody are buried, and within which his marble tombstone and iron railing remained for over 100 years, is a public county cemetery. This cemetery was used from at least 1849 to 1883, at last report. Information regarding the 1883 burial of the man known as "Old Pasquale," came to our attention through a copy of a 1947 letter from Garden Valley native, Warren T. Russell, who was born there in 1875. He specifically states that "Old Pasquale" was buried in the "Alabama Flat Cemetery" in 1883. Russell's letter also informed us that there were at least one hundred other graves in the cemetery.

In 1854, the State of California enacted its first cemetery statute. It was an attempt to protect the cemeteries and graveyards that had been established at nearly every mining camp and town that grew up out of the thrust of the Gold Rush. By 1854, it had become apparent to the State that mining companies had little regard or respect for the dead and had already impacted a number of the early burial grounds.

As the community (first as Johntown, then as Garden Valley) continued to use the Johntown Cemetery to bury their friends and loved ones, in 1872, the State provided that the title to these places would vest in the public since their use was by the public at large.

### **BUFFALO HILL CENTER**

A few miles from "down town" Georgetown you will see the **BUFFALO HILL CENTER**. There is interesting historic mining and farming equipment on display, along with historical buildings now housing businesses.

### **PENOBSCOT RANCH**

Penobscot Ranch is a living legacy to the rich heritage of California. Step back in time and take a walk through early California history when you visit Penobscot Ranch, a landmark in the Sierra Nevada foothills since the days of the California Gold Rush. The history of Penobscot parallels the cultural, economic, and architectural development of the American West, from the days of the Native American Indians, though the arrival of the first Mormon settlers and pioneers of the Gold Rush, and then the evolution of California's agriculture. Penobscot served as a way station, livery stable, and stage coach

## Sustainability of Rural Lands July 18, 2011

---

stop for weary travelers coming from all over the world to find gold. Visitors can still see the original Penobscot Public House built in 1850 where 49'ers stayed during the Gold Rush, the large pole barn built in the early 1920s, and even the original chicken coop - all with roots dating back throughout California's rich history. Penobscot Ranch has been selected for inclusion in the National Geographic Geotourism map website.

### **BAYLEY HOUSE**

Construction on the handsome Bayley House began in 1861, after A.J. Bayley's first hotel in Pilot Hill, the Oak Valley House, burned to the ground earlier that year. Prompted by this loss and rumors that the Central Pacific Railroad would soon be built through Pilot Hill, Bayley started construction on his biggest project. He had every reason to believe that the railroad would be routed through the trail that John C. Fremont surveyed, which ran past his property, because it had already been established as a freight haulers route. He knew that the "Big Four" railroad barons were seriously considering this Fremont Trail as the route for the railroad to take on its journey over the Sierras to become part of the first trans-continental railroad. Although the Bayley House didn't serve its original purpose as a bustling hotel and stage stop, the Bayleys lived there periodically throughout the years. The Bayley House was designated a historic place by the County, and in 1978 was placed on the National Register of Historic Places. In 1989, it was purchased by the Georgetown Divide Recreation District, which is currently seeking funding for its restoration. The Bayley House is today a well-known landmark to the many travelers on Hwy. 49 and a stately tribute to the man who built it. The Bayley House is the only example of antebellum architecture in El Dorado County and the story of A. J. Bayley is an important story in California's early settlement.

### **PILOT HILL**

Today the "Down Town" portion of Pilot Hill consists of a post office (*humorously there is a sign on the building stating "Pilot Hill Main Post Office"*) and a restaurant/bar. It also boasts one of the last operating public phone booths which alone might be worth the trip for nostalgia sake.

### **GEORGETOWN**

Visiting the Georgetown Main Street is like walking back in time. Main Street (Wentworth Springs Road) is a reminder of the days gone by, with the Georgetown State Historic Landmark plaque, brick buildings, and historic hotels. By 1854, Georgetown had become the center of commerce for the Divide area, between the Middle and North Forks of the American River in El Dorado County, boasting some 3,000 residents. Numerous hard rock mines honeycomb underneath the town. Today Georgetown is a graceful town with many historic buildings, restaurants, antique shops, bed and breakfast inns, and the I.O.O.F. Hall built in 1869, used for concerts and local gatherings. Once called Growlersburg, fire destroyed the central area in 1852. To reduce the chances of fire destroying the whole town again, residents rebuilt the main street to be 100 feet wider, which is quite interesting itself. A wide variety of recreation opportunities are available in the area. There are a number of equestrian and hiking/biking trails, as well as camping and fishing locations nearby.

### **JEEPERS JAMBOREE**

The Jeepers Jamboree is considered the oldest, toughest and largest organized event of this type in the world. It has worldwide publicity through TV, radio, magazines and newspaper. By the time the 58th

## Sustainability of Rural Lands July 18, 2011

---

Annual Jamboree is completed, it will have taken more than 35,059 vehicles and 101,984 people over the Rubicon Trail. People from all over the world have participated in this trip. The world famous Jeepers Jamboree starts in Georgetown. Vehicles travel east over 45 miles of paved and dirt road, crossing the dam at Stumpy Meadows and passing the old cattleman's stop of Uncle Tom's Cabin. At Loon Lake, the off-roading begins.

The Rubicon Trail is considered the "Granddaddy" of all four-wheel trails - a 10 on most scales! Annually, the winter storms carve out a different trail among the rocky sluices and granite slabs providing new challenges each year. Almost all four-wheeling is at 3-5 miles or less per hour. The route traverses the Devil's Post Pile made up of thousands of tons of boulders and passes Spider and Buck Island Lakes.

### **AUBURN STATE RECREATIONAL AREA**

A main entrance to the Auburn State Recreational Area is found in Cool and provides a staging area and public parking. This beautiful area is open to the public and is used frequently for horseback riding, hiking, international bike races, jogging, and much more. Once teeming with thousands of gold miners, the area is now a natural area offering a wide variety of recreation opportunities to over 900,000 visitors a year. Many large competitive bike races and foot races start in Cool and draw many visitors to Cool throughout the summer.

### **COOL**

Downtown Cool is Cool! Just the name alone brings tourists to the town to have their picture taken next to the town's name. Cool is El Dorado County's Gateway to El Dorado County and the first town one visits when entering El Dorado County travelling south off of Highway 80. Cool has one of the most heavily traveled highways/intersections in El Dorado County (State Highway 49). When one travels between Auburn and Placerville on scenic Highway 49 they will pass through Cool.

Mix the old with the new in Cool. Visit the old market with wood plank floors or shop in the new Holiday Market and Wells Fargo Bank. Visit the old time deli on the boardwalk or the new Subway sandwich shop. Many large competitive bike races and foot races start in Cool and draw many visitors to Cool throughout the summer. The world-class AMGEN bike race which was televised came through Cool just last year.

### **VENEZIO VINEYARD & WINERY**

The focus at Venezia is producing wines of the highest quality at reasonable prices. Most of each step in the wine making process they do at the winery. They start by growing the majority of the grapes on their family vineyards. After they pick and crush the grapes, they are fermented in French and American Oak barrels in a temperature-controlled environment, right behind their tasting room. They complete the process by bottling and labeling Venezia's award-winning, premium varietal wines and may be tasted at the winery.

### **DRU BARNER EQUESTRIAN CAMPGROUND**

## Sustainability of Rural Lands July 18, 2011

---

The campground is ideal for equestrian use, with watering troughs, pull through spaces, and access to trails. There are 47 campsites and a staging area. The campground is located east of Georgetown. One can ride the Enchanted Forest for 5 miles, or the 12-mile loop. Or, the rider and horse can be challenged by heading out on a new and improved 25-mile loop on the well-marked Rock Creek Trails.

# Sustainability of Rural Lands July 18, 2011

---

## Appendix C

### Multi-use Zoning in Calaveras County

A review Calaveras County reflects planning which supports the sustainability of rural lands by providing means of economic viability and multi use on rural lands.

#### 17.06.0151 – Agritourism in Calaveras County.

"Agritourism" means an enterprise located at a working farm, ranch, or other agricultural operation or agricultural plant/facility conducted for the enjoyment and education of visitors, guests or clients that generates income for the owner/operator. Agricultural tourism refers to the act of visiting a working farm/ranch or to any agricultural, horticultural or agricultural operation for the purpose of enjoyment, education or active involvement in the activities of the farm/ranch or agricultural operation that also adds to the economic viability of the agricultural operation.

Examples of rural commerce enterprises in Calaveras County include, but are not limited to:

#### **Outdoor recreation:**

- Camping/picnicking;
- Cross country skiing;
- Game preserve;
- Gold panning;
- Guide/outfitter operation;
- Horseback riding/hiking/no motorized biking;
- Wagon/sleigh rides;
- Wildlife viewing and photography.

#### **Direct agricultural sales:**

- Agricultural-related crafts/gifts.

#### **Entertainment:**

- Special events;
- Festivals;
- Hunting/working dog trials/training;
- Petting zoo.

#### **Educational experiences:**

- Agricultural technical tours;
- Crop sign identification program;
- Exotic animal farm;
- Garden/nursery tours;
- Historical agricultural exhibits;
- Historical reenactments;

## Sustainability of Rural Lands July 18, 2011

---

Natural history tours;  
Ranch/farm tours;  
School tours;  
Winery/vineyard tours.

**Accommodations:**

Farm/ranch vacations;  
Guest ranch;  
Youth exchange.  
(Ord. 2859 § 2(part), 2005).

# Sustainability of Rural Lands July 18, 2011

---

Text from Calveras County reads:

## Chapter 17.22 - RURAL RESIDENTIAL (RR) ZONE\*

### 17.22.020 - Permitted uses.

Uses marked with a superscript (<sup>#</sup>) are subject to additional requirements as set forth in Section 17.22.060 of this chapter.

#### A.

The following uses are permitted in the RR zone<sup>B</sup>:

1. Agricultural operations;
2. Incidental and accessory structures;
3. Processing and manufacturing:
  - a. Winery (small), oil press or cider mill<sup>3, 10</sup>;
4. Residential uses:
  - a. Residential accessory use or structure,
  - b. Residential care facility, six or fewer clients,
  - c. Rural home business,
  - d. Single-family dwelling (one per legal parcel);
5. Retail trade:
  - a. Agricultural product sales,
  - b. Tasting room<sup>3, 10</sup>;
6. Recreational and educational:
  - a. Agritourism activities not otherwise specified (less than seventy-five persons on-site at one time)<sup>3, 10</sup>;
  - b. Educational and interpretive seminars, clinic, walks,
  - c. Equestrian facility, personal,
  - d. Special event, private (seventy-five to two hundred ninety-nine people)<sup>3, 7, 9, 10</sup>;
7. General services, business:
  - a.



# Sustainability of Rural Lands July 18, 2011

Child day care, twelve or fewer children.

(Ord. 2859 § 7(part), 2005; Ord. 2614 § 3 Exh. A(part), 2000; Ord. 1872 § 1(part), 1987; Ord. 1782 § 1(part), 1986).

## 17.22.030 - Conditional uses.

Uses marked with a superscript (#) are subject to additional requirements as set forth in Section 17.22.060 of this chapter.

### A.

The following uses are permitted in the RR zone upon the approval and validation of an administrative use permit:

#### 1.

Processing and manufacturing:

##### a.

Agricultural accessory structures<sup>6</sup>;

#### 2.

Residential uses:

##### a.

Accessory dwelling pursuant to Chapter 17.66 of this title;

#### 3.

Retail trade:

##### a.

Flea market;

#### 4.

Recreational and educational:

##### a.

Agritourism activities not otherwise specified (more than seventy-five persons on-site at one time)<sup>7, 10</sup>,

##### b.

Special event, public (less than two hundred ninety-nine people)<sup>6, 10</sup>,

##### c.

Special event, private (seventy-five to two hundred ninety-nine people)<sup>7, 9</sup>,

#### 5.

General services, business:

##### a.

Lodging, bed and breakfast;

#### 6.

Transportation, communications, infrastructure:

##### a.

Power generation (on-site residential or agricultural use)<sup>5, 6</sup>,

##### b.

Public utility buildings, structures, facilities,

##### c.

Telecommunications facility.

### B.

The following uses are permitted in the RR zone upon the approval and validation of a conditional use permit:

#### 1.

Processing and manufacturing:

##### a.

Wood yard<sup>6</sup>;

# Sustainability of Rural Lands July 18, 2011

---

2. Residential uses:
  - a. Residential care facility, seven or more clients;
3. Recreational and educational:
  - a. Equestrian facility, public or private<sup>6</sup>,
  - b. Picnic area, park, playground,
  - c. Recreation center;
4. Agricultural services, business:
  - a. Rural veterinary clinic<sup>6</sup>,
  - b. Incidental agricultural support uses<sup>2,3</sup>
  - c. Greenhouse and wholesale nursery<sup>6</sup>;
5. General services, business:
  - a. Child day care, more than twelve children,
  - b. Church<sup>6</sup>,
  - c. School, public or private (K-12);
6. Transportation, communications, infrastructure:
  - a. Heliport<sup>6</sup>,
  - b. Public safety facility,
  - c. Small wind energy system on parcels of ten acres or more,
  - d. Personal landing field.

*(Ord. 2859 § 7(part), 2005; Ord. 2818 § 5(part), 2004; Ord. 2691 § 3 Exh. A(part), 2002; Ord. 2614 § 3 Exh. A(part), 2000; Ord. 2017 § 3 Exh. A(part), 1989; Ord. 1872 § 1(part), 1987; Ord. 1782 § 1(part), 1986).*

## 17.22.040 - Temporary uses.

The following uses are permitted in the RR zone on a temporary basis not to exceed twelve months, the duration of a building permit, or the provisions of this title, whichever is shortest:

- A. Continued use of an existing building during construction of a new building on the subject property;
- B. Temporary use of a mobile home in conformance with Section 17.04.130 of this code;
- C.

# Sustainability of Rural Lands July 18, 2011

---

Temporary storage of contractor's equipment during construction of new structures on-site.

*(Ord. 1782 § 1(part), 1986).*

## **17.22.050 - Accessory uses.**

The following accessory uses consistent with the definition of Section 17.06.0080 of this code are permitted in the RR zone:

- A. Residential garages and/or carports;
- B. Swimming pool, located not closer than ten feet to any property line or within the front setback;
- C. Fences, walls;
- D. Business in the home, in conformance with Chapter 17.68 of this code:
  - 1. Residential occupation,
  - 2. Rural home business,
  - 3. Rural home medical clinic on parcels of five acres or more,
  - 4. Rural veterinarian clinic on parcels of five acres or more;
- E. Signs in conformance with Chapter 17.72 of this code;
- F. Usual and customary accessory structures and uses associated with a residence;
- G. Private kennel.

*(Ord. 2576 § 2(part), 1999; Ord. 1872 § 3(part), 1987; Ord. 1782 § 1(part), 1986).*

## **17.22.060 - Performance standards.**

The RR zone, the following performance standards shall apply in addition to any other standards in this title:

- A. The parking standards of Section 17.70.030(C) of this title shall apply.
- B. The following standards shall be imposed for small wind energy systems:
  - 1. "Tower height" means the height above grade of the fixed portion of the tower, excluding the wind turbine.
  - 2. Tower height shall be restricted to no more than eighty feet, provided that the proposed height does not exceed the height recommended by the manufacturer or distributor of the system.
  - 3. The tower shall be set back from the property line at a distance equal to the height of the tower.

## Sustainability of Rural Lands July 18, 2011

---

4. The system's turbine must have been approved by the California Energy Commission as qualifying under the Emerging Renewables Fund of the commission's Renewables Investment Plan or certified by a national program recognized and approved by the energy commission.
  5. The system shall comply with all applicable Federal Aviation Administration requirements, including Subpart B (commencing with Section 77.11) of Part 77 of Title 14 of the Code of Federal Regulations regarding installations close to airports, and State Aeronautics Act (Part 1 (commencing with Section 21001) of Division 9 of the Public Utilities Code).
  6. The system shall be used primarily to reduce on-site consumption of energy.
  7. A bond shall be posted to cover the cost of removing the system in the event the system has not been operational for a period of time exceeding three years.
- C. Agriculture uses shall comply with federal, state and local regulations in relation to the storage, handling, application and disposal of toxic and hazardous materials.
- D. Uses listed in Sections 17.22.020 and 17.22.030 of this chapter identified with a numeric superscript are subject to the following:
1. The use is allowed as a primary commercial use.
  2. The use is permitted subject to the following limitations:
    - a. When carried on as clearly secondary use/occupation in conjunction with a bona fide agricultural operation;
    - b. Where no more than three percent of the total land or ten acres, whichever is less, is used;
    - c. Where no more than three persons other than the owner are employed in such activities, and which are owned and operated by the owner or occupant of the premises.
  3. The use is allowed only on a parcel of twenty acres or contiguous parcels totaling twenty acres or more.
  4. The use is allowed only on a parcel of one hundred acres or contiguous parcels totaling one hundred acres or more.
  5. Although the use is primarily intended for on-site consumption, the facility is permitted to tie into the main power grid.
  6. The use is allowed only on a parcel of five acres or larger.
  7. The use requires an administrative permit only on parcels of less than twenty acres, the use is a permitted use on parcels of twenty acres or more, but is not allowed on parcels of less than five acres.
  8. Road Maintenance.
    - a.

## Sustainability of Rural Lands July 18, 2011

---

Any permitted use, beyond that legally existing at the time of adoption of the ordinance codified in this chapter, having legal access on or over roads maintained by a county service area, a community service district, a recorded road maintenance agreement or pursuant to Civil Code Section 845, may, to the extent allowed by the grant of access, generate additional traffic on those roads. Prior to commencing any nonresidential permitted use, the proponent of the nonresidential permitted use shall secure an administrative use permit to address the permitted use's road impacts only, unless the proponent can demonstrate that the proposed use will not generate traffic in excess of permitted residential uses. To demonstrate the absence of any additional traffic, the proponent shall estimate the average daily traffic (ADT) averaged over a one-month time period that will be generated by the permitted use. If this estimate indicates that traffic generated by such use is less than the ADT generated by a single-family residence (currently seven and one-half ADT), then an administrative use permit will be not required.

b.

As a condition of approval of the administrative use permit, the proponent of the use shall be required to pay a road maintenance fee to mitigate the impacts caused by the use. This condition of approval is intended to protect the public health, safety and welfare, as required by Section 17.04.110(E) of this code. Such fees shall be paid as follows:

i.

The fee shall be calculated based on the ADT of the use divided by the ADT generated by a single-family residence (seven and one-half ADT) and multiplying the annual fee paid by a single-family residence in the area by this proportional factor. Determination of the ADT generated by the use shall be supported by substantial evidence, as approved by the public works department.

ii.

Road maintenance fees for uses having legal access on roads maintained by a county service area shall be paid to the county auditor's office and deposited in the appropriate account, as specified in the condition of approval in the administrative use permit. Evidence of such deposit shall be provided to the planning department prior to the commencement of the use.

iii.

Road maintenance fees for uses having legal access on roads maintained by a community service district shall be paid to the community service district, as specified in the condition of approval in the administrative use permit. Evidence of such deposit shall be provided to the planning department prior to the commencement of the use.

c.

Proponents of uses having legal access over private roads not maintained by the county, or a local agency, shall do one of the following:

i.

Enter into any existing road maintenance agreement for the road(s) providing access to the use;

ii.

Amend any existing road maintenance agreement to which the proponent of the use is already a party to in order to provide for an additional road maintenance fee for the use;

iii.

# Sustainability of Rural Lands July 18, 2011

---

If there is no existing road maintenance agreement, record a road maintenance agreement for that portion of the road located on the real property where the use is located;

iv.

Evidence of compliance with any of the above-stated options shall be provided to the planning department prior to the commencement of the use.

d.

Failure to obtain an administrative use permit under this section may result in initiation of code compliance proceedings or other remedies, including, but not limited to, the remedies specified in Chapter 17.100 of this code, and may require the proponent of the permitted use to pay a road impact fee for the impact caused by the use that was conducted in violation of this section.

e.

The procedures set forth in Section 17.98.070 of this code are applicable to this section.

9.

Limitations on Special Events, Private.

a.

Up to six special events, private, can be held in a calendar year as a permitted use;

b.

Each special event is limited to one day, except as provided in this section;

c.

No more than two special events shall be held in a calendar month;

d.

A special event of three or more consecutive days requires an administrative use permit;

e.

Over six special events, private, during a calendar year requires an administration use permit;

f.

Adequate on-site parking shall be provided for all attendees' vehicles, including service providers;

g.

Special events shall be incidental to agricultural operations;

h.

Special events shall be limited to between the hours of eight a.m. to ten p.m.;

i.

Special events shall comply with all applicable county noise standards per general plan;

j.

Any exterior lighting shall be shielded and directed in such a manner that it does not directly shine into adjoining residences;

k.

Concerts require an administrative use permit;

l.

These limitations exclude family or friends' private weddings, parties and gatherings.

10.

# Sustainability of Rural Lands July 18, 2011

---

When utilizing lands within this zone, this permitted use shall be an incidental or accessory use to a bona fide agricultural operation.

*(Ord. 2859 § 7(part), 2005; Ord. 2691 § 3 Exh. A(part), 2002; Ord. 1872 § 3(part), 1987; Ord. 1782 § 1(part), 1986).*

## 17.22.070 - Site development standards.

In the RR zone, the following site development standards apply:

### A.

Minimum parcel size for new parcels:

1. With individual well and on-site sewage disposal system: five acres,
2. With public water and on-site sewage disposal system: one acre,
3. With public water and public sewage disposal: one acre, unless a one-half-acre parcel size is permitted under the provisions of an applicable community or special plan;

### B.

Maximum density:

1. With individual well and on-site sewage disposal system: one dwelling per five acres,
2. With public water and on-site sewage disposal system: one dwelling per one acre,
3. With public water and public sewage disposal: one dwelling per one acre, unless a one-half-acre parcel size is permitted under the provisions of a community or special plan;

### C.

Maximum lot coverage: twenty-five percent;

### D.

Maximum building height: thirty-five feet;

### E.

Lot width:

1. Average: one hundred feet,
2. At the road: twenty feet, or fifteen feet when access is shared with the adjacent parcel;

### F.

Lot depth:

1. Average: one hundred feet,
2. Minimum: one hundred feet;

### G.

Minimum building setbacks:

1. For purposes of this chapter the following shall apply:
  - a.

## Sustainability of Rural Lands July 18, 2011

---

Front, twenty feet from the property line, or fifty feet from the centerline of the road right-of-way or easement, whichever distance is greater,

b.

Corner, or lots with multiple lot lines fronting roads, same distance as front for all property lines fronting road rights-of-way or easements,

c.

Side, ten feet,

d.

Rear, twenty feet,

e.

Between buildings, ten feet, or the requirements of the responsible fire agency, whichever is greater,

f.

Vision clearance, thirty-five feet,

2.

In addition to the setbacks specified in subsection (G)(1) of this section, minimum building setbacks shall meet the requirements of Section 8.10.120 of this code in order to achieve defensible space, which requires a thirty-foot setback from all property lines and/or center of the road for parcels one acre or larger, and same practical effect shall be provided for parcels less than one acre. Procedures for exceptions to these standards shall comply with Sections 8.10.150 and 8.10.190 of this code.

*(Ord. 2345 § 3 Exh. A(part), 1993; Ord. 1782*