

GENERAL PLAN AMENDMENT (GPA19-0002)



Board of Supervisors

August 6, 2019

Item 29, Legistar File 19-1150

OVERVIEW

Amend 7 General Plan policies:

1. Land Use Element

4 policies and 1 table: **2.1.1.1 / 2.1.2.1 / 2.2.5.11 / 2.2.5.20** and **Table 2-4**

2. Transportation and Circulation Element

1 policy: **TC-Xa3**

3. Public Health, Safety, and Noise Element

2 policies: **6.2.2.2** and **6.8.1.1**

LAND USE ELEMENT

1. 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.

2. 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

3. 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

4. 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	Land Use Designations ²												
	MFR	HDR	MDR	LDR	RR	AL	NR	C	RAD	I	OS	PF	TR
RM	*							*					
R1		*	Δ										
R20K		*											
R1A		*	*										
R2A			*										
R3A		*	*										
RE (≤-10)			*	*	*								
CPO								*					
CL								*					
CM								*					
CC								*					
CR								*					
CRU								*					
CG								*					
RAD									*	*			
IL										*			
IH					*	*	*			*			
LA (10-160)				*	*	*	*			*			
PA				*★	*	*	*			*			
RL (10-160)				*	*	*	*			*			
AG (40-160)				★	*	*	*			*			★
TPZ				*	*	*	*			*			
FR					*	*	*			*			
RFL	*	*	*	*	*	*	*			*		*	*
BFH	*	*	*	*	*	*	*	*		*		*	*
OS	*	*	*	*	*	*	*	*		*		*	*
TC	*	*	*	*	*	*	*	*	*	*	*	*	*

Notes:
 * – Consistent with General Plan Policy
 Δ – Consistent when combined with the Planned 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 next page](#) for land use designations and zoning districts

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Table 2-4 (General Plan Land Use Designation and Zoning District Consistency Matrix) revisions:

- 1) Add **CRU (Commercial, Rural)** to Zoning Districts
- 2) Add **PF (Public Facilities)** to Land Use Designations

Note: Public Facilities applicable in all Zoning Districts except IH (Industrial, High), OS (Open Space, and TPZ (Timber Production Zone)

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)			

TRANSPORTATION AND CIRCULATION

5. Policy TC-Xa3

~~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)

TRANSPORTATION AND CIRCULATION

Transportation and Circulation Element

El Dorado County General Plan

Policy TC-Xc 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. (Resolution 201-2018, September 25, 2018)

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PUBLIC HEALTH, SAFETY, AND NOISE ELEMENT

6. 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.

PUBLIC HEALTH, SAFETY, AND NOISE ELEMENT

7. 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-urban interface (WUI) communities within the vicinity of Federal lands that are a high risk for wildfire,” as listed in the Federal Register Executive Order 13728 of May 18, 2016~~August 17, 2001~~, unless such development can be adequately protected from wildland fire hazard, as demonstrated in a WUI Fire Safe Plan prepared by a qualified Registered Professional Forester (RPF) ~~and~~ as approved by the El Dorado County Fire Prevention Officers Association. The WUI Fire Safe Plan shall be approved by the local Fire Protection District having jurisdiction and/or California Department of Forestry and Fire Protection.

TODAY'S HEARING

- **Consider Planning Commission's recommendation from July 11, 2019 that the Board take the following actions on General Plan Amendment GPA19-0002:**
- **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; and**
- **2) Approve GPA19-0002 amending the General Plan to incorporate revisions to the Land Use; Public Health, Safety, and Noise; and Transportation Elements as presented.**