

HISTORY

Following the adoption of the General Plan by the Board of Supervisors on July 19, 1996, the Planning Department and the Planning Commission began a comprehensive update of Title 17 of the County Code, know as the “Zoning Ordinance.”

Attachment A, *Zoning Ordinance Update History*, provides a summary of the Planning Commission meetings held on the zoning update following the adoption of the 1996 General Plan. The Commission defined the Project Description on January 28, 1999 (*Public Comment Draft Zoning Ordinance* [Note: This document has been provided to the Planning Commission.]). Since that time, a lawsuit was filed against the County regarding the adoption of the General Plan, causing the review/comment period on the Draft Zoning Ordinance to be extended indefinitely. On July 19, 2004, the Board of Supervisors adopted the 2004 General Plan. Following the lifting of the Sacramento Superior Court Writ of Mandate on July 19, 2005, staff began revisiting the zoning ordinance update process. Several workshops have been held with the Commission on sections of the zoning ordinance including the Wineries Ordinance and the Home Occupation Ordinance.

GENERAL PLAN

The 2004 General Plan serves as policy direction to the County and its decision makers. The General Plan contains an extensive number of policies and measures which are specific to the zoning ordinance which must be addressed.

While the 2004 General Plan retained most of the 1996 General Plan policies, there are modifications, primarily the addition of policies and measures reflecting the mitigation measures identified in the General Plan Environmental Impact Report (EIR) and incorporated into the General Plan. These measures will need to be addressed in the zoning ordinance as well.

Attachment B, *Zoning Ordinance Mandates 2004 General Plan*, includes a list of all those objectives, policies, and measures that direct, or mandate, inclusion in the zoning ordinance for implementation. As a follow-up to this list, staff will catalogue the location of the individual policies mandates in the draft zoning ordinance.

ORDINANCE STYLE AND FORMAT

The County has retained the consulting services of Crawford Multari & Clark to provide assistance in the zoning update process.

The Consultant will be providing recommendations to the County on the following areas:

- Improve clarity and ease of use;
- Improve format;
- Streamlining and clarifying procedures;
- Adequacy of enforcement provisions;
- Ensure consistency with State Law;
- Avoiding/eliminating duplicative processes;
- Minimizing conflicts between building code and zoning regulations;

- Identifying sections of the ordinance where Smart Growth/SACOG “Blueprint principals could be applied;
- Suggestion for any additional topics that should be considered within the zoning ordinance to address issues/circumstances unique to El Dorado County;
- The inclusion of zoning interpretations within the new zoning ordinance.

To date, staff has received recommendations regarding the ordinance outline, style, and format principles. Staff is currently reviewing these recommendations and considering appropriate modifications to the current format of the 1999 draft zoning ordinance.

FOCUSED WORKSHOPS

The Department plans on providing focused attention to specific sections of the zoning code believed to be complex or controversial. Following are areas which staff proposes having a focused work session with the Commission. These are included on the list of proposed Commission meeting dates (Attachment C). It is anticipated that this list is to be modified as the Commission deems appropriate.

- Landscaping and Parking Requirements
- Outdoor Lighting
- Noise
- Signs
- Scenic Corridors
- Planned Developments/Mixed Use
- Affordable Housing
- Home Occupations
- Bed and Breakfast Inns
- Vacation Home Rentals
- Animal Keeping
- Ranch Marketing
- Public Facilities
- Mineral Resources

The Wineries Ordinance is proceeding and will likely be adopted prior to the adoption of the revised zoning code. This means that the Wineries Ordinance would need to be reformatted as necessary and incorporated into the draft zoning ordinance since it follows the formatting of the existing zoning code.

ZONING MAP UPDATE

Staff proposes a consistency review process involving four components.

1. Identification of General Plan Inconsistencies: Using GIS, staff will identify those parcels found inconsistent or incompatible with the General Plan land use designation. Staff will prepare a series of maps showing the location and distribution of these inconsistencies.

2. New Districts Mandated by the General Plan: General Plan policies have mandated the creation of new zone districts. Staff will be making future recommendations on the application of these new zone districts.
3. Other New Zone Districts: Besides those new zone districts mandated by the General Plan, staff is proposing other changes to existing zone districts and the creation of new zone districts to improve land use management and current land use trends.
4. Identification of Mapping Changes: After all parcels have been reviewed for consistency or other changes, staff will prepare GIS maps showing the changes to allow for review by the Commission and the public.

Staff had previously indicated to the Commission that it recommends only initiating down-zoning on parcels found inconsistent with the General Plan. This is primarily due to the level of CEQA analysis that would be required and the amount of speculation that would occur in anticipating what level of development may be desired by a particular landowner.

ATTACHMENTS

Attachment A: Zoning Ordinance Update History

Attachment B: Zoning Ordinance Update Mandates 2004 General Plan

Attachment C: Zoning Ordinance Planning Commission Workshop Schedule

ATTACHMENT A

ZONING ORDINANCE UPDATE HISTORY

Following the adoption of the General Plan by the Board of Supervisors on July 19, 1996, the Planning Department and the Planning Commission began a comprehensive update of Title 17 of the County Code known as the Zoning Ordinance.

Following is a summary of the public meetings held to date by the Commission in the update process up to the defining of the Project Description Draft Zoning Ordinance on January 28, 1999, and subsequent meetings held on various sections of the zoning ordinance.

February 13, 1997 - Zoning Ordinance Outline: The Commission reviewed the first draft of the zoning ordinance outline, the proposed organizational structure, and the first two chapters (purpose, intent, and administrative). Specifically, staff discussed the features of the code including proposed zone districts, permitted uses, and combining zone districts. The Commission discussed the zoning map consistency review and to what extent would the County pursue a change in zoning to bring the zoning map into consistency with the General Plan.

March 27, 1997 – Zoning Districts: The Commission reviewed proposed zone districts, including modifications and consolidations within the residential zone districts, agricultural districts, commercial districts, and expansion of the industrial zone district. Zone districts to be eliminated were examined, and existing and proposed combining zone districts were reviewed. The Commission was provided a list of existing zone districts and combining zone districts and a list and table showing proposed district modifications.

April 10, 1997 – Overlay Zone Districts: Existing combining zone districts, the proposed changes to them, and the proposed new combining districts that are mandated by the General Plan were examined. Included was a discussion of the Flood Hazard Protection Ordinance, Mineral Resource areas, Airport Safety Overlay Zones, Platted Lands Overlay Zone, Dam Inundation Overlay Zone, Design Review Overlay Zones, Scenic Corridor Overlay, and Ecological Preserve Overlay Zones.

April 24, 1997 – Planned Developments, Density Bonuses, Mixed Uses: The Commission considered procedural changes to processing planned developments, a new section addressing the density bonus provisions of the General Plan, and provisions to facilitate mixed use developments.

May 8, 1997 – Design Review, Site Plan Review, and Parking Standards: The Planned Development process, including the planned development base zone, time limits, and a preliminary review process was discussed. The Commission also discussed the density bonus provisions of the General Plan and how it would be included in the zoning ordinance.

May 22, 1997 – Landscaping, Fencing, and Outdoor Lighting: The Commission discussed landscaping and irrigation requirements and maintenance of the same. The Commission also discussed fencing requirements and outdoor lighting requirements.

June 12, 1997 – Bed and Breakfast Criteria: The Commission discussed operation criteria for bed and breakfast establishments and gave direction to staff on preparation of draft guidelines.

June 26, 1997 – Development Standards – Setbacks, Building Height, Lot Coverage: The Commission discussed the necessity of setbacks and the rationale for various differences in setback length. Also discussed were density and the maximum number of residential units on a single parcel (primary, secondary, hardship, and guest house).

June 24, 1997 – Bed and Breakfast Inn Interim Guidelines: Draft interim guidelines were considered by the Commission. These interim guidelines serve in the review of bed and breakfast special use permit applications until superseded by the new zoning ordinance.

August 14, 1997 – Progress Report: Staff provided a progress report on the update of the zoning ordinance. The Commission discussed the Ranch Marketing Ordinance and issues regarding traffic and circulation. The Commission also discussed enforcement issues.

September 25, 1997 – Progress Report: Staff provided a progress report on the update of the zoning ordinance and facilitated a discussion on scheduling special meetings. The Commission also discussed the County's GIS system and the preparation of maps which would show inconsistencies between the General Plan and current zoning.

October 9, 1997 – Surface Mining and Reclamation Ordinance: The Commission considered and approved the proposed Surface Mining and Reclamation Ordinance (County Code Section 8.36) prepared in accordance with the California Surface Mining and Reclamation Act.

October 16, 1997 – Workshop: Staff provided the Commission with an outline of the zoning ordinance and a compilation of all the General Plan policies that would apply to consideration and codification into the zoning ordinance. The Commission discussed the proposed Specific Use Regulations section, regulation of agricultural lands, timber and agricultural districts. Also discussed were zoning enforcement issues, the Platted Lands designation, affordable housing, Recreation and Open Space land use issues, civic uses, mixed use development, special use permit procedures and provisions, animal keeping, transient occupancy, home occupations, and Tahoe Basin/coverage regulation issues.

January 29, 1998 – Progress Report: Staff updated the Commission regarding the release of the draft zoning ordinance to the public and holding a special meeting with the Commission to define the project description for purposes of preparation of the environmental impact report.

February 26, 1998 – Progress Report: Staff provided copies of the working draft zoning ordinance to the Commission and discussed possible dates for a workshop to define the zoning ordinance project description for purposes of preparation of the environmental impact report.

May 28, 1998 – Progress Report: Staff discussed setting a special workshop date and providing the Commission with copies of the draft zoning ordinance and maps for adoption of the project description.

June 25, 1998 – Progress Report: Staff and the Commission discussed setting a special meeting to discuss the draft zoning ordinance.

July 9, 1998 – Progress Report: Staff provided the Commission with information regarding the upcoming meeting on the draft zoning ordinance.

July 16, 1998 – Workshop/Review of Draft Zoning Ordinance: Direction was requested by staff from the Commission regarding the zoning maps and General Plan/zoning inconsistency maps. The Commission discussed the down zoning of properties within Agricultural Districts and Natural Resource land use designation areas; agricultural setback issues; application of design review overlay; rural industrial zoning; flood hazard, dam failure, and avalanche zones; airport safety issues; home occupation uses; mineral resource zoning; rural lands zoning; grazing lands; cultural resource issues; public facilities; cemeteries; RV parks; second residential units; and zoning enforcement.

December 10, 1998 – Progress Report: Staff provided the Commission with an update on the zoning ordinance update including preparation of the zoning maps.

January 28, 1999 – Definition of the Project Description: Staff presented the draft Zoning Ordinance and maps for consideration and for preparation of the CEQA document. Staff indicated that the level of the CEQA document (EIR, Negative Declaration, or Categorical Exemption) had not yet been determined. Staff explained that the initial study is being prepared. The Commission also discussed the mapping effort. The Commission adopted the January 12, 1999 Draft Zoning Ordinance as the Project Description to be dated January 28, 1999. The document was made available to the public for review. The Commission was to hold public hearings following a two month review period.

February 25, 1999 – Progress Report: Staff reported to the Commission that the review of the Draft Zoning Ordinance for grammatical errors is almost complete. The Commission was also advised that, due to the General Plan lawsuit, the public review comment period had been extended indefinitely pending any further action by the Board of Supervisors.

August 22, 2000 – Vacation Home Rental Ordinance (Tahoe Basin): The Board of Supervisors approved a vacation home rental ordinance to regulate the use of residences as short term rental units in the Lake Tahoe Basin. (Note: This ordinance was not considered by the Planning Commission.)

September 14, 2000 – Outdoor Lighting Ordinance: The Planning Commission considered and recommended approval of the Outdoor Lighting Ordinance. The ordinance was approved by the Board of Supervisors on September 26, 2000.

November 30, 2000 – Ranch Marketing Ordinance (Z00-0002): The Commission considered and recommended approval of the revised Ranch Marketing Ordinance creating two separate ordinances, one regulating ranch marketing of food crops, the other regulating wineries. The Board of Supervisors approved the ordinances on January 23, 2001.

September 22, 2005 – Workshop - Home Occupations: At the request of the Planning Commission, staff conducted a workshop to discuss home occupation uses and issues related to the same. Staff proposed to come back to the Commission with a draft ordinance to be incorporated into the new zoning ordinance.

September 22, 2005 – Workshop - Wineries Ordinance: Staff conducted a workshop with the Planning Commission regarding the updating of the wineries ordinance. The Commission discussed the direct marketing components of wineries, including tasting rooms, promotional and special events, and the impacts of the same.

ATTACHMENT B

Zoning Update Mandates

2004 General Plan

May 10, 2006

LAND USE ELEMENT

OBJECTIVE 2.1.1: COMMUNITY REGIONS

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.

NO MEASURE

Policy 2.1.1.2

Establish Community Regions to define those areas appropriate for the highest intensity of self-sustaining compact urban-type development of suburban type development within the County based on the municipal spheres of influences, availability of infrastructure, public services, major transportation corridors and travel patterns, the location of major topographic patterns and features, and the ability to provide and maintain appropriate transitions at Community Region boundaries. These boundaries shall be shown on the General Plan land use map.

NO MEASURE

Policy 2.1.1.3

Mixed use developments which combine commercial, research and development, and residential uses on a single parcel are permissible and encouraged within Community Regions provided the commercial use is the primary and dominant use of the land. Within Community Regions, the mixed uses may occur vertically. In mixed use projects, the maximum residential density shall be 10 dwelling units per acre within Community Regions.

MEASURE LU-A

Review the Zoning Ordinance (Title 17 of the El Dorado County Code) to identify revisions that accomplish the following:

- Provide for mixed commercial and residential use [Policy 2.1.1.3]

Policy 2.1.1.4

Community Region boundaries shall generally be coterminous with the sphere of Influence boundaries of incorporated cities. Community Region boundaries may extend beyond a city's

sphere of influence to recognize existing and anticipated development patterns consistent with that of Community Regions. However, cities should be encouraged to expand their sphere of influence to be contiguous with Community Region boundaries.

NO MEASURE

Policy 2.1.1.5 intentionally *blank*

Policy 2.1.1.6

The Boundaries of existing Community Region may be modified through the General Plan amendment process.

NO MEASURE

Policy 2.1.1.7

Development within Community Regions, as which development elsewhere in the County, may proceed only in accordance with all applicable General Plan Policies, including those regarding infrastructure availability as set forth in the Transportation and Circulation and the Public Service and Utilities Elements. Accordingly, development in Community Regions and elsewhere will be limited in some cases until such time as adequate roadways, utilities, and other public service infrastructure become available and wildfire hazards are mitigated as required by an approved Fire Safe Plan.

NO MEASURE

OBJECTIVE 2.1.2: RURAL CENTER

Policy 2.1.2.1

The Rural Centers within the County are identified as: Coloma, 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, Quinette, Rescue, Somerset, Strawberry, and Chrome Ridge.

NO MEASURE

Policy 2.1.2.2

Rural Center boundaries establish areas of higher intensity development throughout the rural areas of the County based on the availability of infrastructure, public services, existing uses, parcelization, impact on natural resources, etc. These boundaries shall be shown on the General Plan land use map.

NO MEASURE

Policy 2.1.2.3

To meet the commercial and service needs of the resident of the Rural Centers and Rural Regions, the predominant land use type within Rural Centers which meets the criteria to conserve the unique historic character.

NO MEASURE

Policy 2.1.2.4

Rural Centers shall be evaluated for their status as historic districts. The Historic Design combining zoning district shall be applied to each Rural Center which meets the criteria to conserve the unique historic character.

NO MEASURE

Policy 2.1.2.5

Mixed use development which combine commercial and residential uses on a single parcel are permissible and encouraged within Rural Centers provided the commercial use is the primary and dominant use of the land. Within Rural Centers, the mixed uses may occur either vertically or horizontally. The maximum residential density shall be four dwelling units per acre in Rural Centers in mixed use areas.

NO MEASURE

Policy 2.1.2.6

The boundaries of existing Rural Centers may be modified through the General Plan amendment process.

NO MEASURE

OBJECTIVE 2.1.3 RURAL REGIONS

Policy 2.1.3.1

All lands not contained within the boundaries of a Community Region or a Rural Center are classified as Rural Regions.

NO MEASURE

OBJECTIVE 2.2.1: LAND USE DESIGNATIONS

Policy 2.2.1.1

The matrix contained in Table 2-1 provides for the relationship and consistency between the General Plan planning concept areas and the land use designations.) (See table 2-2 pg 14 in General Plan)

NO MEASURE

Policy 2.2.1.2

To provide for an appropriate range of land use types and densities within the county, the following General Plan land use designations are established and defined.

Multifamily Residential (MFR): This land use designation identifies those areas suitable for high-density, multifamily structures such as apartments, single-family attached dwelling units (i.e., air-space condominiums, townhouses) and multiplexes.

High-Density Residential (HDR): This land use designation identifies those areas suitable for intensive single-family residential development at densities from one to five dwelling units per acre.

Medium-Density Residential (MDR): This land use designation establishes areas suitable for detached single-family residences with larger lot sizes which will enable limited agricultural land management activities.

Low-Density Residential (LDR): This land use designation establishes areas for single-family residential development in a rural setting.

Rural Residential (RR): This land use designation establishes areas for residential and agricultural development.

Agricultural Lands (AL): This designation is applied to lands described in Policy 8.1.1.8. A maximum of two residential dwellings used to support the agricultural use are allowed. The AL designation may be applied in Rural Regions only.

Natural Resource (NR): The purpose of the Natural Resource (NR) designation is to identify areas that contain economically viable natural resources and to protect the economic viability of those resources and those engaged in harvesting/processing of those resources including water resources development from interests that are in opposition to the managed conservation and economic, beneficial use of those resources.

Commercial (C): The purpose of this land use category is to provide a full range of commercial retail, office, and service uses to serve the residents, businesses, and visitors of El Dorado County. (Mixed Use)

Research & Development (R&D): The purpose of this land use designation is to provide areas for the location of high technology, non-polluting manufacturing plants, research and development facilities, corporate/industrial offices, and support service facilities in a rural or campus-like setting which ensures a high quality, aesthetic environment.

Industrial (I): The purpose of this land use category is to provide for a full range of light and heavy industrial uses.

Open Space (OS): This land use category can be used to designate public lands under governmental title (County, State Parks, BLM, U.S. Bureau of Reclamation, U.S. Forest Service, etc.), where no development other than that specifically needed for government-related open space uses is desired.

Public Facilities (PF): This land use category includes only publicly-owned lands used for public facilities such as sanitary landfills, storage and maintenance yards, regional parks and recreation facilities, fire stations, schools, community parks and recreation facilities, libraries, administration and support buildings, hospitals (including non-profit), airports, transit facilities, water and sewer treatment facilities, etc.

Adopted Plan (AP): This land use category recognizes areas for which specific land use plans have been prepared and adopted.

Tourist Recreational (TR): This land use designation is to provide areas for tourist and resident serving recreational uses, transit and seasonal lodging facilities, and supporting commercial activities.

MEASURE LU-A

Review the Zoning Ordinances the Zoning Ordinances (Title 17 of the El Dorado County Code) to identify revisions that accomplish the following:

- Provide consistency between the General Plan land use designation and the Zoning Ordinance [Policy 2.2.1.2]

Policy 2.2.1.3

The General Plan shall provide for the following range of population densities in the respective land use designation based upon the permitted range of dwelling units per acre and number of persons per acre as shown in Table 2-2. (See table 2-2 pg. 19 in General Plan)

NO MEASURE

Policy 2.2.1.4

The population densities described in Policy 2.2.1.3 are representative of land use designations permitting residential use which are considered permanent population. These population densities are not construed to apply to recreational facilities, campgrounds, or other transitory population.

NO MEASURE

Policy 2.2.1.5

The General Plan shall provide for the following building intensities in each land use designation as shown in Table 2-3: (See table 2-3 pg 20 in General Plan)

NO MEASURE

OBJECTIVE 2.2.2: OVERLAY LAND USE DESIGNATIONS

Policy 2.2.2.1

The following General Plan overlay designations are included:

- A. Agricultural Districts,
- B. Plated Land,
- C. Ecological Preserve,
- D. Mineral Resource,
- E. Important Biological Corridor.

NO MEASURE

Policy 2.2.2.2

The purpose of the Agricultural District (-A) overlay designation is to identify the general areas which contain the majority of the County's federally designated prime, state designated unique or important, or County designated locally important soils (collectively referred to as "choice" agricultural soils) and which the Board of Supervisors has determined should be preserved primarily for agricultural uses.

NO MEASURE

Policy 2.2.2.3

The purpose of the Platted Lands (-PL) overlay designation is to identify isolated areas consisting of contiguous existing smaller parcels in the Rural Regions where the existing density level of the parcels would be an inappropriate land use designation for the area based on capability constraints and/or based on the existence of important natural resources.

NO MEASURE

Policy 2.2.2.4

The purpose of the Ecological Preserve (-EP) overlay designation is to identify those properties in public or private ownership which have potential to be established or have been established as habitat preserve areas for rare or endangered plant and animal species and/or critical wildlife habitat and/or natural communities of high quality or of Statewide importance and/or Stream Environment Zones (SEZ) as established in the Tahoe Basin.

NO MEASURE

Policy 2.2.2.5 *intentionally blank*

Policy 2.2.2.6 *intentionally blank*

Policy 2.2.2.7

The purpose of the Mineral Resource (-MR) overlay designation is to identify those areas that are designated as Mineral Resource Zone 2 (MRZ 2xx) on the State Classification Reports. The -MR overlay shall only be considered appropriate with the following base land use designations:

- Natural Resources (NR)
- Agricultural Land (AL)
- Open Space (OS)
- Industrial (I)
- Commercial (C)
- Public Facilities (PF)
- Rural Residential (RR)
- Low-Density Residential (LDR)

If appropriate, said properties shall also be similarly zoned with Mineral Resource (-MR) combining zone district in conformance with Policy 7.2.1.2.

NO MEASURE

Policy 2.2.2.8

The Important Biological Corridor (-IBC) overlay shall be as set forth in Policy 7.4.2.9. Where the -IBC Overlay is applied to lands that are also subject to the Agricultural District (-A) overlay or that are within the Agricultural Lands (AL) designation, the land use restrictions associated with the -IBC policies will not apply to the extent that the agricultural practices do not interfere with the purposes of the -IBC overlay.

NO MEASURE

OBJECTIVE 2.2.3: PLANNED DEVELOPMENTS

Policy 2.2.3.1

The Planned Development (-PD) Combining Zone District, to be implemented through the zoning ordinance, shall allow residential, commercial, and industrial land uses consistent with the density specified by the underlying district with which it is combined.

MEASURE LU-A

Review the Zoning Ordinance (Title 17 of El Dorado County Code) to identify revisions that accomplish the following:

- Identify needed revisions to and improved application of the Planned Development Zone district [Policies 2.2.3.1, 2.2.3.2, 2.2.3.3, 2.2.3.4, 2.2.5.4, and 8.1.5.1]

Policy 2.2.3.2

The calculation of development density for purposes of Planned Developments shall be based on the maximum density permitted by the underlying zone district(s). No density shall be attributed to bodies of water, such as lakes, rivers, and perennial streams, excluding wetlands.

MEASURE LU-A

Review the Zoning Ordinance (Title 17 of El Dorado County Code) to identify revisions that accomplish the following:

- Identify needed revisions to and improved application of the Planned Development Zone district [Policies 2.2.3.1, 2.2.3.2, 2.2.3.3, 2.2.3.4, 2.2.5.4, and 8.1.5.1]

Policy 2.2.3.3

Where an application to apply the -PD combining zone district also includes the request to rezone the base zone district(s), said rezone shall not occur where the land cannot support a higher density or intensity of land use due to infrastructure availability, physical and topographic constraints, or otherwise conform with Policy 2.2.5.3.

MEASURE LU-A

Review the Zoning Ordinance (Title 17 of El Dorado County Code) to identify revisions that accomplish the following:

- Identify needed revisions to and improved application of the Planned Development Zone district [Policies 2.2.3.1, 2.2.3.2, 2.2.3.3, 2.2.3.4, 2.2.5.4, and 8.1.5.1]

Policy 2.2.3.4

To further the Planned Development concept as presented in other General Plan policies and foster the use of the Transfer of Development Density concept, Planned Developments may be allowed on non-contiguous residents parcels provided that: (GP pg. 26)

MEASURE LU-A

Review the Zoning Ordinance (Title 17 of El Dorado County Code) to identify revisions that accomplish the following:

- Identify needed revisions to and improved application of the Planned Development Zone district [Policies 2.2.3.1, 2.2.3.2, 2.2.3.3, 2.2.3.4, 2.2.5.4, and 8.1.5.1]

OBJECTIVE 2.2.4: DENSITY BONUS

Policy 2.2.4.1

Planned Developments shall be provided additional residential units (density bonus), in accordance with A through C, for the provision of otherwise developable lands set aside for public benefit including open space, wildlife habitat areas, parks (parkland provided in excess of that required by the Quimby Act), ball fields, or other uses determined to provide a bona fide public benefit. (GP pg.27)

MEASURE LU-A

Review the Zoning Ordinance (Title 17 of El Dorado County Code) to identify revisions that accomplish the following:

- Develop a density bonus program [Policy 2.2.4.1]

OBJECTIVE 2.2.5 GENERAL POLICY SECTION

Policy 2.2.5.1

Existing legal lots of record with a lot size less than the minimum area indicated by the designation on the General Plan land use map shall be permitted to develop at a density of at least one dwelling unit per lot provided that minimum health and safety requirements are met.

NO MEASURE

Policy 2.2.5.2

All applications for discretionary projects or permits including, but not limited to, General Plan amendments, zoning boundary amendments, tentative maps for major and minor land divisions, and special use permits shall be reviewed to determine consistency with the policies of the General Plan. No approvals shall be granted unless a finding is made that the project or permit is consistent with the General Plan. In the case of General Plan amendments, such amendments can be rendered consistent with the General Plan by modifying or deleting the General Plan provisions, including both the land use map and any relevant textual policies, with which the proposed amendments would be inconsistent.

MEASURE LU-B

Incorporate General Plan consistency review for all development proposals and capital improvement projects. [Policies 2.2.5.2, 2.2.5.3, 2.2.5.5, 2.2.5.7, 2.2.5.16, and 2.2.5.19]

Policy 2.2.5.3

The County shall evaluate future rezoning: (1) To be based on the General Plan's general direction as to minimum parcel size or maximum allowable density; and (2) To assess whether changes in conditions that would support a higher density or intensity zoning district. The specific criteria to be considered include, but are not limited to, the following:

1. Availability of an adequate public water source or an approved Capital Improvement Project to increase service for existing land use demands;
2. Availability and capacity of public treated water system;
3. Availability and capacity of public waste water treatment system;
4. Distance to and capacity of the serving elementary and high school;
5. Response time from nearest fire station handling structure fires;
6. Distance to nearest Community Region or Rural Center;
7. Erosion hazard;
8. Septic and leach field capability;
9. Groundwater capability to support wells;
10. Critical flora and fauna habitat areas;
11. Important timber production areas;
12. Important agricultural areas;
13. Important mineral resource areas;

14. Capacity of the transportation system serving the area;
15. Existing land use pattern;
16. Proximity to perennial water course;
17. Important historical/archeological sites; and
18. Seismic hazards and present of active faults.
19. Consistency with existing Conditions, Covenants, and Restrictions.

MEASURE LU-B

Incorporate General Plan consistency review for all development proposals and capital improvement projects. [Policies 2.2.5.2, 2.2.5.3, 2.2.5.5, 2.2.5.7, 2.2.5.16, and 2.2.5.19]

Policy 2.2.5.4

All development applications which have the potential to create 50 parcels or more shall require the application of the Planned Development combining zone district. However, in no event shall a project require the application of the Planned Development combining zone district if all of the following are true: (1) the project does not require a General Plan amendment; (2) the project has an overall density of two units per acre or less; and (3) the project site is designated High-Density Residential.

MEASURE LU-A

Review the Zoning Ordinance (Title of the El Dorado County Code) to identify revisions that accomplish the following:

- Identify needed revisions to and improved application of the Planned Development combining zoned district [2.2.3.1, 2.2.3.2, 2.2.3.3, 2.2.5.4, and 81.1.5.1]

Policy 2.2.5.5

Minimum parcel size as shown on the General Plan land use map shall not apply to parcels occupied by governmental bodies or private or public utilities. When such agencies are acquiring land for their exclusive use, the remaining parcel from the donor property need not comply with the minimums set forth on the General Plan land use map, provided that the donor parcel shall retain sufficient lands so as to comply with the minimum lot size based on the type of water supply and sewage disposal. All other divisions of the remaining land must be in compliance with the density and lot standards established in the General Plan and Zoning Ordinance.

MEASURE LU-B

Incorporate General Plan consistency review for all development proposals and capital improvement projects. [Policies 2.2.5.2, 2.2.5.3, 2.2.5.5, 2.2.5.7, 2.2.5.16, and 2.2.5.19]

Policy 2.2.5.6

Where approval of this General Plan has created inconsistencies with existing zoning, lower intensity zoning, in accordance with Table 2-4, may remain in effect until such time as adequate infrastructure is available to accommodate a higher density/intensity land use.

NO MEASURE

Policy 2.2.5.7

Where a zoning district applied to given land is consistent with the General Plan land use designation, the County reserves the right to deny development plans providing for permitted uses where adequate findings for approval (including adequate public facilities and services) cannot be made.

MEASURE LU-B

Incorporate General Plan consistency review for all development proposals and capital improvement projects. [Policies 2.2.5.2, 2.2.5.3, 2.2.5.5, 2.2.5.7, 2.2.5.16, and 2.2.5.19]

Policy 2.2.5.8

The Neighborhood Service zoning district shall be permitted in all residential designations within Community Regions, Rural Centers, Medium-Density and High-Density Residential Platted Lands. Uses within the Neighborhood Service Zone District should provide a direct service to the family and/or community and may include educational facilities, day care services, and places of worship, lodges, community or group meeting centers, fire stations, libraries, other public facilities, recreational facilities, and commercial uses. Development proposals shall include applications for pre-designating and zoning lands Neighborhood Service Zone at a ratio of up to two acres per 40 units within a new residential subdivision.

MEASURE LU-A

Review the Zoning Ordinances (Title 17 of El Dorado County Code) to identify revisions that accomplish the following:

- Provide a Neighborhood Services zone district [Policy 2.2.5.8]

Policy 2.2.5.9

The County recognizes the need to allow for certain types of extended family support services and institutional uses in areas in which residential uses are allowed on the General Plan land use map. This policy recognizes the need to provide for support services to both the urban and rural residential areas throughout the County. While allowing for the establishment of such support services, this policy will protect the residential areas by only allowing the establishment of such support services with a special use permit. This will require a finding that the establishment of the uses will have no significant adverse effect on surrounding property or the permitted uses thereof.

Uses which are recognized to be consistent with this policy are those that provide a direct service to the family and/or community and include educational institutions, day care services, places of worship, cemeteries, community and group meeting centers, fire stations, libraries, public utility facilities, other public facilities, and recreational facilities. These uses would be consistent in the Multifamily Residential, High-Density Residential, Medium-Density Residential, Low-Density Residential, and Rural Residential land use designations.

MEASURE LU-A

Review the Zoning Ordinance (Title 17 of the El Dorado County Code) to identify revisions that accomplish the following:

- Establish provisions for extended family support services and institutional uses in residential areas [Policy 2.2.5.9]

Policy 2.2.5.10

It is recognized that there are large Rural Regions within the County wherein agriculture is pursued, and these areas need certain support uses that are unique to agriculture and its related

uses. While allowing for the establishment of such agricultural support services, this policy will protect the permitted uses of such agricultural areas by only allowing the establishment of such support services with a special use permit which will require a finding that the establishment of the use will have no significant adverse effect on surrounding property or the permitted uses thereof. (GP pg. 32)

MEASURE LU-A

Review the Zoning Ordinance (Title 17 of the El Dorado County Code) to identify revisions that accomplish the following:

- Allow support services for agricultural and timber production in Rural Regions, including agricultural employee housing, feed and supply stores, veterinary services, agricultural and timber processing, and sales of agricultural and timber [policies 2.2.5.10 and 2.2.5.11]

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.

MEASURE LU-A

Review the Zoning Ordinance (Title 17 of the El Dorado County Code) to identify revisions that accomplish the following:

- Allow support services for agricultural and timber production in Rural Regions, including agricultural employee housing, feed and supply stores, veterinary services, agricultural and timber processing, and sales of agricultural and timber [policies 2.2.5.10 and 2.2.5.11]

Policy 2.2.5.12

Notwithstanding the minimum parcel size requirements set out herein, lot line adjustments may be allowed for existing substandard size parcels. Lot line adjustments may also create a substandard size parcel when there is a need to better consolidate and manage lands with important resources (e.g., agriculture, timber, minerals, environmentally sensitive lands, etc.).

MEASURE LU-A

Review the Zoning Ordinance (Title 17 of the El Dorado County Code) to identify revisions that accomplish the following:

- Provide flexibility for minimum parcel size with boundary line adjustment [policy 2.2.5.12]

Policy 2.2.5.13

Land uses adjacent to or surrounding airport facilities shall be subject to location, use, and height restrictions consistent with the Comprehensive Airport Land Use Plan. Within Safety Zone 3, the maximum permitted density for residential development shall not exceed one dwelling unit per five acres without the application of the Planned Development Combining Zone District.

NO MEASURE

Policy 2.2.5.14

Buffers shall be established around future water supplies and other public facilities to protect them from incompatible land uses. Such buffer lands should be contained on-site where possible.

MEASURE LU-A

Review the Zoning Ordinance (Title 17 of the El Dorado County Code) to identify revisions that accomplish the following:

Identify and separate incompatible uses (including public facilities) by setback and buffering [Policy 2.2.5.14 and 2.2.5.18]

Policy 2.2.5.15

Any imposition of National Recreational Area or Wild and Scenic River designations on lands within El Dorado County shall be deemed inconsistent with this General Plan.

NO MEASURE

Policy 2.2.5.16

The appropriate level of planning for land divisions shall be based on the current land use designation that applies to the project area. The level of planning will at a minimum demonstrate that the project will not preclude the ultimate potential density. Level of planning may be reduced by an accompanying request for General Plan Amendment to reduce the density. An ultimate road circulation plan shall be included that accommodates the maximum density and provides secondary access. (Res. No. 159-98; 6/16/98)

MEASURE LU-B

Incorporate General Plan consistency review for all development proposals and capital improvement projects. [Policies 2.2.5.2, 2.2.5.3, 2.2.5.5, 2.2.5.7, 2.2.5.16, and 2.2.5.19]

Policy 2.2.5.17

Criteria for locating churches and private schools in residential zones shall be established in the Zoning Ordinance. Minimum site development standards shall also be established.

NO MEASURE

Policy 2.2.5.18

Standards in the form of setbacks and other requirements shall be added to the Zoning Ordinance to buffer incompatible uses (e.g., commercial adjacent to residential).

MEASURE LU-A

Review the Zoning Ordinance (Title 17 of the El Dorado County Code) to identify revisions that accomplish the following:

- Identify and separate incompatible uses (including public facilities) by setback and buffering [Policy 2.2.5.14 and 2.2.5.18]

Policy 2.2.5.19

If an applicant desires to obtain approvals for a zoning designation that is compatible with the General Plan but would provide development below the densities contemplated by the General Plan, the County may, but need not, grant such approvals as being consistent with the General

Plan. Where property bears a General Plan designation intended to satisfy the County’s obligation to provide land sufficient to meet its fair share of affordable housing, the County shall not grant development approvals that would undermine the County’s ability to fulfill that obligation. In assessing whatever such approvals would undermine the obligation, the County shall determine whether, after granting the approvals, the County’s inventory of land developable for affordable housing satisfies the County’s obligation under State law.

MEASURE LU-B

Incorporate General Plan consistency review for all development proposals and capital improvement projects. [Policies 2.2.5.2, 2.2.5.3, 2.2.5.5, 2.2.5.7, 2.2.5.16, and 2.2.5.19]

Policy 2.2.5.20

Development involving any structure greater than 120 square feet in size or requiring a grading permit 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.

MEASURE LU-C

Establish performance standards to be included in the Zoning Ordinance to allow applicants for ministerial projects to demonstrate compliance with General Plan policies and with other applicable County ordinances, policies, and regulations. Until such time as these standards are developed, the Planning Director shall review information submitted by the applicant to ascertain compliance. The review shall include, but not be limited to: (1) the effects of the proposed project on biological resources, cultural resources, geology and soils, agriculture, visual, noise, and air quality; (2) the project’s compliance with the concurrency requirements of the General Plan pertaining to traffic infrastructure and the availability of water and other services; (3) risks of exposure to hazardous materials and conditions as a result of site development; and (4) a determination as to whether the project is exempt from review under the California Environmental Quality Act. In lieu of requiring detailed resource assessments as part of initial applications, the Planning Director may establish a program for preliminary site inspections by qualified professionals employed or retained by the County to determine the need (if any) for specific resource evaluations required to complete this review. [Policy 2.2.5.20]

Responsibility:	Planning Department
Time Frame:	Revise Zoning Ordinance within one year of General Plan adoption.

Policy 2.2.5.21

Development projects shall be located and designed in a manner that avoids incompatibility with adjoining land uses that are permitted by the policies in effect at the time the development project is proposed. Development projects that are potentially incompatible with existing adjoining uses shall be designed in a manner that avoids any incompatibility or shall be located on a different site.

MEASURE LU-D

Revise the Zoning Ordinance to ensure that all uses permitted by right in any zoning district are compatible. Allow potentially incompatible uses subject to a discretionary review process with performance standards designed to ensure appropriate separation of incompatible uses. Include in the Zoning Ordinance a requirement that any project located adjacent to an existing sensitive land use shall be required to avoid impacts on the existing use. [Policy 2.2.5.21]

Responsibility:	Planning Department
Time Frame:	Revise Zoning Ordinance within one year of General Plan adoption.

Policy 2.2.5.22

Schools and other public buildings and facilities shall be directed to Community Regions and Rural Centers where feasible and shall be considered compatible outside of Community Regions and Rural Centers when facilities will be located and designed in a manner that avoids any substantial incompatibility with land uses permitted on adjoining lands.

NO MEASURE

OBJECTIVE 2.2.6: SITE SPECIFIC POLICY SECTION

Policy 2.2.6.1

Those lands within the El Dorado Hills Specific Plan known as Villages P, Q, and V shall be rezoned to include the Planned Development Overlay (-PD) as part of any development application.

NO MEASURE

Policy 2.2.6.2

Those lands within the El Dorado Hills Specific Plan known as Villages P, Q, and V shall be subject to the applicable provisions of the El Dorado Hills Specific Plan Design Criteria, the draft (most recent version) Village P Design Guidelines, and the draft (most recent version) Scenic Highway Corridor Ordinance as part of any discretionary design review.

NO MEASURE

Policy 2.2.6.3

Any rezone of the property identified as Assessor’s Parcel No. 112-100-44 (number valid as of September 1997) shall include the Planned Development (-PD) Combining Zone District.

NO MEASURE

Policy 2.2.6.4

Future subdivision in the area around Fallen Leaf Lake shall be precluded (Policy 6.3.2.2).

NO MEASURE

Policy 2.2.6.5

The creation of new parcels adjacent to the Texas Hill Reservoir Take Line as shown on the General Plan land use map shall maintain a minimum size of ten (10) acres. Lands designated

Low-Density Residential and Rural Residential adjacent to the Texas Hill Reservoir Take Line shall provide a minimum setback of 200 feet from the boundary of the Take Line.

NO MEASURE

OBJECTIVE 2.2.7: COORDINATION WITH INCORPORATED CITIES

Policy 2.2.7.1

The county shall coordinate with the incorporated cities in land use planning and development to:

- A. Provide compatibility and coordination of land use designation;
- B. Provide compatibility and coordination of design and development standards and funding programs;
- C. Provide for a comprehensive and equitable distribution of revenues for all annexation; and
- D. Provide cooperation with the cities regarding shared responsibilities for improved infrastructure.

NO MEASURE

Policy 2.2.7.2

The County will actively participate and coordinate with the appropriate Federal and State agencies in land use planning that affects the County's customs, culture, fire safety, or economic stability. The County shall be represented on joint power authority Boards by elected representatives or their appointees.

NO MEASURE

Policy 2.2.7.3

Establish a joint County/City task force to develop complementary land use designations, zoning, transportation, and funding plans to protect existing and to encourage new commercial, industrial, and research and development projects in the Missouri Flat-Placerville Drive areas.

NO MEASURE

Policy 2.2.7.4

The County shall coordinate with the incorporated cities to ensure that compatible development occurs within each city's sphere of influence and/or the Community Region adjacent to each city, which is consistent with the County's and each city's respective General Plans, that development which is incompatible with the city's General Plan and within any city's sphere of influence and/or the Community Region adjacent to each city shall not be permitted by the County, and that urban development shall be discouraged until annexation to the city occurs.

NO MEASURE

OBJECTIVE 2.3.1: TOPOGRAPHY AND NATIVE VEGETATION

Policy 2.3.1.1

The County shall continue to enforce the tree protection provisions in the Grading Erosion and Sediment Control Ordinance and utilize the hillside road Standards.

NO MEASURE

Policy 2.3.1.2

The Zoning Ordinance shall include consideration of a standard for parking lot shading and provision of street trees in all new development projects.

MEASURE LU-A

Review the Zoning Ordinance (Title 17 of the El Dorado County Code) to identify revisions that accomplish the following:

- Establish standards for parking lot shading and street trees in all new development projects [Policy 2.3.1.2]

OBJECTIVE 2.3.2: HILLSIDE AND RIDGE LINES

Policy 2.3.2.1

Disturbance of slopes thirty (30) percent or greater shall be discouraged to minimize the visual impacts of grading and vegetation removal.

MEASURE LU-E

Review and identify needed revisions to the County of El Dorado Design and *Improvements Standards Manual*. [Policy 2.3.2.1]

Responsibility:	Department of Transportation and Planning Department
Time Frame:	Revise manual within two years of General Plan adoption.

GOAL 2.4: EXISTING COMMUNITY IDENTITY

Policy 2.4.1.1

Design control combining zone districts shall be expanded for commercial and multiple family zoning districts to include identified Communities, Rural Centers, historic districts, and scenic corridor.

MEASURE LU-F

Create and adopt Community Design Review standards and guidelines and identify new Community Design Review Districts. This would include working with community groups to develop standards. [Policies 2.4.1.1, 2.4.1.2, and 2.4.1.4]

Responsibility:	Planning Department and Board of Supervisors
Time Frame:	Identify and seat community advisory members within two years of General Plan adoption. Identify community boundaries and create and adopt standards and guidelines within five years of General Plan adoption.

Policy 2.4.1.2

The County shall develop community design guidelines in concert with members of each community which will detail specific qualities and features unique to the community as Planning staff and funds are available. Each plan shall contain design guidelines to be used in project site review of all discretionary project permits. Such plans may be developed for Rural Centers to the extent possible. The guidelines shall include, but not be limited to, the following criteria:

- A. Historic preservation
- B. Streetscape elements and improvements
- C. Signage
- D. Maintenance of existing scenic road and riparian corridor
- E. Compatible architectural design
- F. Designs for Landmark land uses
- G. Outdoor art

MEASURE LU-F

Create and adopt Community Design Review standards and guidelines and identify new Community Design Review Districts. This would include working with community groups to develop standards. [Policies 2.4.1.1, 2.4.1.2, and 2.4.1.4]

Responsibility:	Planning Department and Board of Supervisors
Time Frame:	Identify and seat community advisory members within two years of General Plan adoption. Identify community boundaries and create and adopt standards and guidelines within five years of General Plan adoption.

Policy 2.4.1.3

All properties located within the historic townsite known as Clarksville shall be designate on the zoning maps as Design Historic (-DH) combining zone districts.

MEASURE LU-G

Amend the County Code to establish a Historic Design Review Combining Zone District. Identify suitable areas for application of the district and develop design standards or guidelines for such districts. [Policies 2.4.1.3 and 7.5.2.1 through 7.5.2.4]

Also refer to Measure CO-A in the Conservation and Open Space Element.

Responsibility:	Planning Department
Time Frame:	Begin identification of potential historic districts immediately upon General Plan adoption. Draft ordinance and standards prepared within two to three years. Adoption of district boundaries, ordinance, and guidelines within three years.

Policy 2.4.1.4

Strip commercial development shall be precluded in favor of clustered contiguous facilities. Existing strip commercial areas shall be developed with common and continuous landscaping along the street frontage, shall utilize common driveways, and accommodate parcel-to-parcel internal automobile and non-automobile circulation where possible.

MEASURE LU-F

Create and adopt Community Design Review standards and guidelines and identify new Community Design Review Districts. This would include working with community groups to develop standards. [Policies 2.4.1.1, 2.4.1.2, and 2.4.1.4]

Responsibility:	Planning Department and Board of Supervisors
Time Frame:	Identify and seat community advisory members within two years of General Plan adoption. Identify community boundaries and create and adopt standards and guidelines within five years of General Plan adoption.

GOAL 2.5 COMMUNITY IDENTIY

OBJECTIVE 2.5.1: PHYSICAL AND VISUAL SEPARATION

Policy 2.5.1.1

Low intensity land uses shall be incorporated into new development projects to provide for the physical and visual separation of communities. Low intensity land uses may include any one or a combination of the following: parks and natural open space areas, special setbacks, parkways, landscaped roadway buffers, natural landscape features, and transitional development densities.

MEASURE LU-A

Review the Zoning Ordinance (Title 17 of the El Dorado County Code) to identify revisions that accomplish the following;

- Establish standards and incentive for commercial development [Policy 2.5.1.1 and 2.5.1.2]

Policy 2.5.1.2

Greenbelts or other means of community separation shall be included within a specific plan and may include any of the following: preserved open space, parks, agricultural districts, wildlife habitat, rare plant preserves, riparian corridors, and designated Natural Resource areas.

MEASURE LU-A

Review the Zoning Ordinance (Title 17 of the El Dorado County Code) to identify revisions that accomplish the following;

- Establish standards and incentive for commercial development [Policy 2.5.1.1 and 2.5.1.2]

Policy 2.5.1.3

The County shall develop a program that allows the maintenance of distinct separators between developed areas (Community Regions and Rural Centers). This program shall include the following elements:

Parcel Analysis: Areas between developed areas (Community Regions and Rural Centers) shall be analyzed to determine if they create inefficiencies for ongoing rural land uses. For instance,

parcels that may be too small to support long-term agricultural production shall be identified for potential consolidation. Areas within Community Regions and Rural Centers shall also be analyzed to identify opportunity sites where clustering of development may be appropriate, including increases in the allowable floor-to-area building ratio (FAR) in Community Regions.

Parcel Consolidation/Transfer of Development Rights (TDR): A program to allow consolidation of parcels where appropriate shall be established. This shall include a TDR program that encourages transfer of development rights from the parcels to be consolidated to opportunity sites in Community Regions and Rural Centers. The TDR program shall also allow for consideration of increasing the FARs at specific sites in Community Regions, as deemed appropriate

MEASURE LU-H

Develop and implement a program that addresses preservation of community separations, as outlined in Policy 2.5.1.3. The program shall address provisions for a parcel analysis and parcel consolidation/transfer of development rights.

OBJECTIVE 2.5.2: COMMERCIAL FACILITIES

Policy 2.5.2.1

Neighborhood commercial centers shall be oriented to serve the needs of the surrounding area, grouped as a clustered, contiguous center where possible, and should incorporate but not be limited to the following design concepts as further defined in the Zoning Ordinance:

- A. Maximum first building size should be sized to be suitable for the site;
- B. Residential use on second story;
- C. No outdoor sales or automotive repair facilities;
- D. Reduced setback with landscaping and walkways;
- E. Interior parking, or the use of parking structures;
- F. Bicycle access with safe and convenient bicycle storage area;
- G. On-street parking to reduce the amount of on-site parking;
- H. Community bulletin boards/computer kiosks;
- I. Outdoor artwork, statues, etc., in prominent places; and
- J. Pedestrian circulation to adjacent commercial centers.

MEASURE LU-A

Review the Zoning Ordinance (Title 17 of the El Dorado County Code) to identify revisions that accomplish the following;

- Provide standards and incentives for commercial development [Policy 2.5.2.1, 2.5.2.2, and 2.5.2.3]

Policy 2.5.2.2

New commercial development should be located near by existing commercial facilities to strengthen existing shopping locations and avoid strip commercial.

MEASURE LU-A

Review the Zoning Ordinance (Title 17 of the El Dorado County Code) to identify revisions that accomplish the following;

- Provide standards and incentives for commercial development [Policy 2.5.2.1, 2.5.2.2, and 2.5.2.3]

Policy 2.5.2.3

New community shopping centers should also contain the applicable design features of Policy 2.5.2.1.

MEASURE LU-A

Review the Zoning Ordinance (Title 17 of the El Dorado County Code) to identify revisions that accomplish the following;

- Provide standards and incentives for commercial development [Policy 2.5.2.1, 2.5.2.2, and 2.5.2.3]

Goal 2.6: CORRIDOR VIEWSHEDS

OBJECTIVE 2.6.1: SCENIC CORRIDOR IDENTIFICATION

Policy 2.6.1.1

A Scenic Corridor Ordinance shall be prepared and adopted for the purpose of establishing standards for the protection of identified scenic local roads and State highways. The ordinance shall incorporate standards that address at a minimum the following:

- A. Mapped inventory of sensitive views and viewsheds within the entire County;
- B. Criteria for designation of scenic corridors;
- C. State Scenic Highway criteria;
- D. Limitations on incompatible land uses;
- E. Design guidelines for project site review, with the exception of single family residential and agricultural uses;
- F. Identification of foreground and background;
- G. Long distance viewsheds within the built environment;
- H. Placement of public utility distribution and transmission facilities and wireless communication structures;
- I. A program for visual resource management for various landscape types, including guidelines for and restrictions on ridgeline development;
- J. Residential setbacks established at the 60 CNEL noise contour line along State highways, the local County scenic roads, and along the roads within the Gold Rush Parkway and Action Program;
- K. Restrict sound walls within the foreground area of a scenic corridor; and
- L. Grading and earthmoving standards for the foreground area.

MEASURE LU-I

Inventory potential scenic corridors and prepare a Scenic Corridor Ordinance, which should include development standards, provisions for avoidance of ridgeline development, and off-premise sign amortization. [Policies 2.6.1.1 through 2.6.1.7]

Responsibility:	Planning Department and Department of Transportation,
Time Frame:	Begin inventory immediately following General Plan adoption. Adopt ordinance within 18 months.

Policy 2.6.1.2

Until such time as the Scenic Corridor Ordinance is adopted, the County shall review all projects within designated State Scenic Highway corridors for compliance with State criteria.

MEASURE LU-I

Inventory potential scenic corridors and prepare a Scenic Corridor Ordinance, which should include development standards, provisions for avoidance of ridgeline development, and off-premise sign amortization. [Policies 2.6.1.1 through 2.6.1.7]

Responsibility:	Planning Department and Department of Transportation,
Time Frame:	Begin inventory immediately following General Plan adoption. Adopt ordinance within 18 months.

Policy 2.6.1.3

Discretionary projects reviewed prior to the adoption of the Scenic Corridor Ordinance, that would be visible from any of the important public scenic viewpoints identified in Table 5.3-1 and Exhibit 5.3-1 of the El Dorado County General Plan Draft Environmental Impact Report, shall be subject to design review, and Policies 2.6.1.4, 2.6.1.5, and 2.6.1.6 shall be applicable to such projects until scenic corridors have been established.

MEASURE LU-I

Inventory potential scenic corridors and prepare a Scenic Corridor Ordinance, which should include development standards, provisions for avoidance of ridgeline development, and off-premise sign amortization. [Policies 2.6.1.1 through 2.6.1.7]

Responsibility:	Planning Department and Department of Transportation,
Time Frame:	Begin inventory immediately following General Plan adoption. Adopt ordinance within 18 months.

Policy 2.6.1.4

Commercial designations on U.S. Highway 50 interchanges will be considered for commercial development as part of the General Plan review pursuant to Policy 2.9.1.2.

MEASURE LU-I

Inventory potential scenic corridors and prepare a Scenic Corridor Ordinance, which should include development standards, provisions for avoidance of ridgeline development, and off-premise sign amortization. [Policies 2.6.1.1 through 2.6.1.7]

Responsibility:	Planning Department and Department of Transportation,
Time Frame:	Begin inventory immediately following General Plan adoption. Adopt ordinance within 18 months.

Policy 2.6.1.5

All development on ridgelines shall be reviewed by the County for potential impacts on visual resources. Visual impacts will be assessed and may require methods such as setbacks, screening, low-glare or directed lighting, automatic light shutoffs, and external color schemes that blend with the surroundings in order to avoid visual breaks to the skyline.

MEASURE LU-I

Inventory potential scenic corridors and prepare a Scenic Corridor Ordinance, which should include development standards, provisions for avoidance of ridgeline development, and off-premise sign amortization. [Policies 2.6.1.1 through 2.6.1.7]

Responsibility:	Planning Department and Department of Transportation,
Time Frame:	Begin inventory immediately following General Plan adoption. Adopt ordinance within 18 months.

Policy 2.6.1.6

A Scenic Corridor (-SC) Combining Zone District shall be applied to all lands within an identified scenic corridor. Community participation shall be encouraged in identifying those corridors and developing the regulations.

MEASURE LU-A

Review the Zoning Ordinance (Title 17 of the El Dorado County Code) to identify revisions that accomplish the following:

- Establish a Scenic Corridor (-SC) Combining Zone District [Policy 2.6.1.6]

MEASURE LU-I

Inventory potential scenic corridors and prepare a Scenic Corridor Ordinance, which should include development standards, provisions for avoidance of ridgeline development, and off-premise sign amortization. [Policies 2.6.1.1 through 2.6.1.7]

Responsibility:	Planning Department and Department of Transportation,
Time Frame:	Begin inventory immediately following General Plan adoption. Adopt ordinance within 18 months.

Policy 2.6.1.7 *intentionally blank*

Policy 2.6.1.8

In addition to the items referenced in Policy 2.6.1.1, the Scenic Corridor Ordinance shall consider those portions of Highway 49 through El Dorado County that are appropriate for scenic highway designation and pursue nomination for designation as such by Caltrans.

MEASURE LU-J

If segments of State Route 49 are identified as appropriate for State Scenic Highway status during preparation of the Scenic Corridor Ordinance (see Measure LU-I), prepare documentation in support of having those segments of State Route 49 identified as a State Scenic Highway [Policy 2.6.1.8]

OBJECTIVE 2.7.1: SIGN REGULATIONS

Policy 2.7.1.1

The Sign Ordinance shall include design review for signs within the foreground and background of the designated scenic corridors commensurate with the goal of scenic corridor viewshed protection.

MEASURE LU-A

Review the Zoning Ordinance (Title 17 of the El Dorado County Code) to identify revisions that accomplish the following:

- Modify Sign Ordinance standards for scenic corridors [Policies 2.7.1.1 and 2.7.1.2]

Policy 2.7.1.2

Existing billboards within scenic corridors shall be removed or relocated out of the corridor allowing an adequate time period for billboard owners to amortize the value of their signs pursuant to an amortization schedule to be included in the Sign Ordinance.

MEASURE LU-A

Review the Zoning Ordinance (Title 17 of the El Dorado County Code) to identify revisions that accomplish the following:

- Modify Sign Ordinance standards for scenic corridors [Policies 2.7.1.1 and 2.7.1.2]

OBJECTIVE 2.8.1: LIGHTING STANDARDS

Policy 2.8.1.1

Development shall limit excess nighttime light and glare from parking area lighting, signage, and buildings. Consideration will be given to design features, namely directional shielding for street lighting, parking lot lighting, sport field lighting, and other significant light sources, that could reduce effects from nighttime lighting. In addition, consideration will be given to the use of automatic shutoffs or motion sensors for lighting features in rural areas to further reduce excess nighttime light.

MEASURE LU-A

Review the Zoning Ordinance (Title 17 of the El Dorado County Code) to identify revisions that accomplish the following:

Modify Sign Ordinance standards for scenic corridors [2.8.1.1]

OBJECTIVE 2.9.1: GENERAL PLAN MONITORING AND REVIEW

Policy 2.9.1.1

The County shall monitor, on an annual basis, the rate at which the land inventory is developed, the population and employment growth of the County, and other useful indicators of the County's growth.

MEASURE LU-K

If segments of State Route 49 are identified as appropriate for State Scenic Highway status during preparation of the Scenic Corridor Ordinance (see Measure LU-I above), prepare documentation in support of having those segments of State Route 49 identified as a State Scenic Highway [Policy 2.6.1.8]

Responsibility:	Department of Transportation and Planning Department
Time Frame:	Prepare supporting information within three years of General Plan adoption in coordination with Implementation Measure LU-I.

MEASURE LU-L

Develop and maintain an inventory of vacant lands within each Community Region and Rural Center. Work with community groups to identify appropriate uses for such parcels, including residential development and establishment of community amenities. [Policy 2.9.1.1]

Responsibility:	Planning Department
Time Frame:	Ongoing

Policy 2.9.1.2

Two years following the adoption of the General Plan and thereafter every five years, the County shall examine the results of the monitoring process for the previous period. If the results of this monitoring process indicate that the distribution of growth varies significantly from the major assumptions of this Plan, the County shall make appropriate adjustments to the Plan’s development potential by General Plan amendment. Five year adjustments in the development potential may include either additions to or subtractions from this land supply and may result in policy changes.

MEASURE LU-M

Develop a program to monitor the policies and programs of the General Plan and General Plan Environmental Impact Report and provide periodic updates to the Board of Supervisors and Planning Commission. [Policies 2.9.1.2 through 2.9.1.5]

Responsibility:	Planning Department
Time Frame:	Ongoing; reporting to Planning Commission and Board of Supervisors should occur within the first five years after adoption and be repeated every two to five years thereafter.

Policy 2.9.1.3

The normal procedure for increasing or decreasing development potential may be by amendment of the Plan at five year intervals as specified in Policy 2.9.1.2. This measure shall not preclude any property owner in El Dorado County from requesting a General Plan amendment upon submission of the required application.

MEASURE LU-M

Develop a program to monitor the policies and programs of the General Plan and General Plan Environmental Impact Report and provide periodic updates to the Board of Supervisors and Planning Commission. [Policies 2.9.1.2 through 2.9.1.5]

Responsibility:	Planning Department
Time Frame:	Ongoing; reporting to Planning Commission and Board of Supervisors should occur within the first five years after adoption and be repeated every two to five years thereafter.

Policy 2.9.1.4

The boundaries of Community Regions and Rural Centers may be changed and/or expanded every five years through the General Plan review process as specified in Policy 2.9.1.2.

MEASURE LU-M

Develop a program to monitor the policies and programs of the General Plan and General Plan Environmental Impact Report and provide periodic updates to the Board of Supervisors and Planning Commission. [Policies 2.9.1.2 through 2.9.1.5]

Responsibility:	Planning Department
Time Frame:	Ongoing; reporting to Planning Commission and Board of Supervisors should occur within the first five years after adoption and be repeated every two to five years thereafter.

Policy 2.9.1.5

In order to comply with subdivision (a) of Public Resources Code Section 21081.6, the County shall monitor, pursuant to the periodic review under Policy 2.9.1.2, the implementation and application of General Plan policies that have the practical effect of mitigating the significant environmental effects of development and other activities authorized by the General Plan. Such periodic review shall assess the effectiveness of such policies in reducing environmental damage and may include recommendations for strengthening any policies found to be less effective than anticipated.

MEASURE LU-M

Develop a program to monitor the policies and programs of the General Plan and General Plan Environmental Impact Report and provide periodic updates to the Board of Supervisors and Planning Commission. [Policies 2.9.1.2 through 2.9.1.5]

Responsibility:	Planning Department
Time Frame:	Ongoing; reporting to Planning Commission and Board of Supervisors should occur within the first five years after adoption and be repeated every two to five years thereafter.

Policy 2.9.1.6

The policies and implementation measures of this plan shall be implemented in a manner that does not take private property for public use without just compensation as required by applicable law.

MEASURE LU-N

Develop procedures to be used by applicants to substantiate requests pursuant to Policy 2.9.1.6.

Responsibility:	County Counsel and Planning Department
Time Frame:	Within one year of General Plan adoption.

LAKE TAHOE BASIN

All projects within the Tahoe Basin must be consistent with the Regional Plan-which includes TRPA’S Code of Compliance, Plan Area Statements, and other TRPA regulations-as well as with the County’s General Plan and County Code. One of the goals of this General Plan is to integrate the County’s General Plan and County Code. One of the goals of this General Plan is to integrate the County’s regulations within the Tahoe Basin with those of TRPA. This would eliminate inconsistencies with the Regional Plan (recognizing that the TRPA regulations may change over time), and simplify the regulatory environment in the Tahoe Basin.

GOAL 2.10: LAKE TAHOE BASIN

To coordinate the County’s land use planning efforts in the Tahoe Basin with those of the Tahoe Regional Planning Agency.

Policy 2.10.1.1

The County shall apply the standards of the Regional Plan for the Tahoe Basin and the Code of Ordinances and other land use regulations adopted by Tahoe Regional Planning Agency in acting on application for proposed land uses in Tahoe Basin

MEASURE LU-O

Coordinate the following actions with the Tahoe Regional Planning Agency (TRPA) and other agencies having land use jurisdiction in the Tahoe Basin to create a comprehensive approach to land use regulations I the Tahoe Basin:

- Preparation and adoption of a Community Plan fro the Tahoma/Meek Bay area;
- Identification of additional affordable housing opportunities;
- Modification of the County’s Zoning Ordinance to be consistent with, or adopt as County Code, the TRPA Code of Ordinances and Plan Area; and
- Implementation of actions recommended in TRPA’s periodic threshold evaluation reports

Policy 2.10.1.5

The County may impose more stringent regulations where TRPA does not limit the County’s authority to do so.

MEASURE LU-O

Coordinate the following actions with the Tahoe Regional Planning Agency (TRPA) and other agencies having land use jurisdiction in the Tahoe Basin to create a comprehensive approach to land use regulations I the Tahoe Basin:

- Preparation and adoption of a Community Plan for the Tahoma/Meek Bay area;
- Identification of additional affordable housing opportunities;
- Modification of the County's Zoning Ordinance to be consistent with, or adopt as County Code, the TRPA Code of Ordinances and Plan Area; and
- Implementation of actions recommended in TRPA's periodic threshold evaluation reports

HOUSING ELEMENT

SECTION 6: Housing Goals, Policies, and Implementation Program

GENERAL HOUSING POLICIES

Policy HO-1c

In the establishment of development standards, regulations and procedures, the County shall consider the cost of housing in relation to public health and safety constraints community facilities and adequate public services.

MEASURE HO-G

Amend the Zoning Ordinance and *Design and Improvements Standards Manual* to provide more flexibility in development standards as incentives for affordable housing developments. Any amendments to development standards should consider site characteristics. The Specific standards that may be evaluate, but are not limited to, the following;

- Reduction in minimum lot size to accommodate small units;
- Reduction in setbacks;
- Reduction in the area of paved surfaces through the use of angled parking and one-way circulation;
- Reduction in street widths;

- Reduction in turning radius on cul-de-sacs;
- Reduction in pavement thickness when it can be demonstrated that soils and geotechnical conditions can permit a lesser thickness;
- Increase in the allowable lot coverage for affordable development; and
- Consideration of cluster development particular where either more open space is achieved or existing requirements increases costs or reduces density.

[Policy HO-1c]

Responsibility:	Planning Department.
Time Frame:	Within one year of General Plan adoption.
Funding:	General Fund
Expected Outcome:	Zoning Ordinance amendment(s).

Policy HO-1e

The County shall direct higher density residential development to Community Regions and Rural Centers.

MEASURE HO-O

Adopt an infill incentives ordinance to assist developers in addressing barriers to infill development. Incentives could include, but not limited to, modifications of development standards, such as reduced parking and setback requirements, to accommodate smaller or odd-shaped parcels, and waivers or deferrals of certain development fees, helping to decrease or defer the costs of development. (Policy HO-1e)

Responsibilities:	Planning Department.
Time Frame:	Within two year of General Plan adoption.
Funding:	General Fund.
Expected Outcome:	150 Units.

Policy HO-1r

The County shall develop incentive programs and partnerships to encourage private development of affordable housing.

MEASURE HO-T

Amend the Planned Development combining zone district to provide adequate developer incentive to encourage inclusion of a variety of housing types for all income levels. (Policy HO-1r)

Responsibilities:	Planning Department.
Time Frame:	Within one year of General Plan Adoption as part of revision to the Zoning Ordinance.
Funding:	General Fund.
Expected Outcome:	Revised Planned Development combining zone district.

Policy HO-4b

County policies, programs, and ordinances shall provide opportunities for disabled persons to reside in all neighborhoods.

MEASURE HO-MM

Adopt an ordinance to establish a process for making requests for reasonable accommodations to land use and zoning decisions and to procedures regulations the siting, funding, development, and use of housing for people with disabilities. (Policy HO-4b)

Responsibilities:	Planning Department.
Time Frame:	Within one year of General Plan Adoption
Funding:	General Fund.
Expected Outcome:	Reasonable Accommodations Ordinance

Policy HO-4d

The County shall work with emergency shelter programs that provide services in centralized locations that are accessible to the majority of homeless persons and other persons in need of shelter in the county.

MEASURE HO-GG

As part of the Zoning ordinance update, clearly define temporary shelters, transitional housing, and permanent supportive housing and identify zone districts within which temporary shelters or transitional housing may be established by right or by Special Use Permit. Once that exercise is complete, identify suitable sites for establishment of emergency shelters and transitional and permanent supportive housing, with Characteristic appropriate for such use, including but not limited to proximity to public services and facilities and accessibility to and from areas where homeless persons congregate. [Policy HO-4d]

Responsibility:	Planning Department and Department of Human Services
Time Frame:	Ongoing
Funding:	General Fund and other.
Expected Outcome:	Identification of suitable sites for emergency shelters and transitional

NO POLICY

MEASURE HO-NN

As part of the Zoning Ordinance update, ensure that the permit processing for agricultural employee housing do not conflict with Health and Safety Code Section 17021.6 which states that “no conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serve 12 or fewer employees and is not required of any other agricultural employees.

Responsibility:	Planning Department and Department of Human Services.
Time Frame:	Zoning Ordinance to be update within one year of General Plan Adoption
Funding:	General Fund and other.
Expected Outcome:	Compliance with Health and Safety Code Section 17021.6 and

Outcome:	procedures that encourage and facilities the development of agricultural employee housing
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PUBLIC SERVICES AND UTILITIES ELEMENT

GOAL 5.2.1 WATER SUPPLY

Policy 5.2.1.3

All medium-density residential, high-density residential, multifamily residential, commercial, industrial and research and development projects shall be required to connect to public water systems when located within Community Regions and to either a public water system or to an approved private water systems in Rural Centers.

MEASURE PS-B

Review the County Code to identify revisions that could accomplish the following:

- A. Require and specify the nature of findings to be made by the approving body that a proposed project is consistent with the long range and capital improvement plans of County and other service providers or, if not consistent, the conditions under which the project can be approved [Policy 5.1.1.2]; and
- B. Require and specify the nature of findings to be made by the approving body that a proposed project meets minimum standards for the provision of emergency services, including emergency water supply and conveyance and emergency access, and emergency service facilities. [Policy 5.1.2.1]

Responsibility:	Planning Department
Time Frame:	Revise County Code within five years of General Plan adoption.

MEASURE PS-F

Work with the Water Agency and water service providers to establish a process to review ministerial and discretionary project applications reliant upon surface or groundwater for the ability to be adequately served by the proposed water system. Process to include:

- A. Water demand standards based on types and sizes of uses to serve as a basis for determining the adequacy of a proposed water supply for new development [Policies 5.2.1.2, 5.2.1.3, 5.2.1.4, 5.2.1.6, 5.2.1.8, 5.2.1.9, and 5.2.3.4]; and

Responsibility:	Environmental Management and Planning Department
Time Frame:	Establish process and procedure within three years of General Plan adoption.

Policy 5.2.1.4

Rezoning and subdivision approval in Community Regions or other areas depends on public water supply shall be subject to the availability of a permanent and reliable water supply.

MEASURE PS-F

Work with the Water Agency and water service providers to establish a process to review ministerial and discretionary project applications reliant upon surface or groundwater for the ability to be adequately served by the proposed water system. Process to include:

- B. Water demand standards based on types and sizes of uses to serve as a basis for determining the adequacy of a proposed water supply for new development [Policies 5.2.1.2, 5.2.1.3, 5.2.1.4, 5.2.1.6, 5.2.1.8, 5.2.1.9, and 5.2.3.4]; and

Responsibility:	Environmental Management and Planning Department
Time Frame:	Establish process and procedure within three years of General Plan adoption.

OBJECTIVE 5.5.2 RECYCLING, TRNSFORMATION, AND DISPOSAL FACILITIES

Policy 5.5.2.2

Facility sites shall be protected from the encroachment of sensitive and/or incompatible land uses.

NO MEASURE

OBJECTIVE 5.6.1: PROVIDE UTILITY SERVICES

Policy 5.6.1.4

Special use permits shall be required for the installation of community telecommunication facilities (e.g., microwave towers) in residential areas to ensure that siting, aesthetics, environmental issues, surrounding land uses, and health and safety are considered.

NO MEASURE

OBJECTIVE 5.8.1 SCHOOL CAPACITY

5.8.1.6

The County will coordinate with the school districts as to the development of additional land use and zoning to address the provision of educational services.

MEASURE PS-Q

Establish a procedure for and the conditions under which coordination of the planning efforts of the County and the school districts will take place. [Policies 5.8.1.2, 5.8.1.3, 5.8.1.6, 5.8.2.2, and 5.8.2.5]

Responsibility:	Planning Department
Time Frame:	Establish agreement within five years of General Plan adoption.

OBJECTIVE 5.8.3 CHILD AND OTHER CARE AND DAY CARE PROGRAMS

Policy 5.8.3.1

Child day care facilities shall be allowed by right in commercial/office projects, in multiple family housing developments, in mixed use developments in specific plans, in employment centers, and near transit facilities.

NO MEASURE

OBJECTIVE 5.9.1: LIBRARY FACILITIES

Policy 5.9.1.1

Allow flexibility in the placement of libraries.

NO MEASURE

Policy 5.9.1.2

New libraries shall be funded through Community Services Districts, assessment districts, zones of benefits, or other sources.

NO MEASURE

PUBLIC HEALTH, SAFETY AND NOISE ELEMENT

Goal 6.1.4.4 FLOOD HAZARD

OBJECTIVE 6.4: DEVELOPMENT REGULATIONS

Policy 6.4.1.1

The County shall continue participation in the National Flood Insurance Program and application of flood plain zoning regulations.

MEASURE HS-H

Continue to participate in the Federal Flood Insurance Program, maintain flood hazard maps and other relevant floodplain data made available by other sources, and revise or update this information as new information becomes available. In its review of applications for building permits, discretionary project applications, and capital improvement proposals, the County shall determine whether the proposed project is within the 100-year floodplain based on these data. [Policies 6.4.1.1, 6.4.1.2, and 6.4.1.3]

Responsibility:	Planning Department, Building Department, Department of Transportation, and General Services Department
Time Frame:	Ongoing

OBJECTIVE 6.4.2: DAM FAILURE INUNDATION

Policy 6.4.2.1

Apply a zoning overlay for areas located within dam failure inundation zones as identified by the State Department of Water Resources Division of Safety of Dams.

NO MEASURE

NOISE

OBJECTIVE 6.5.1: PROTECTION OF NOISE-SENSITIVE DEVELOPMENT

Policy 6.5.1.5

Setbacks shall be the preferred method of noise abatement for residential projects located along U.S Highway 50. Noise walls shall be discouraged within the foreground viewshed of U.S Highway 50 and shall be discouraged in favor of less intrusive noise mitigation (e.g., landscaped berms, setback) along other high volume roadways.

NO MEASURE

Policy 6.5.1.10

To provide a comprehensive approach to noise control, the County shall:

- A. Development and employ procedures to ensure that noise mitigation measures required pursuant to an acoustical analysis are implemented in the project review process and, as may be determined necessary, through the building permit process.
- B. Develop and employ procedures to monitor compliance with the standards of the Noise Element after completion of projects where noise mitigation measures were required.
- C. The zoning ordinance shall be amended to provide that noise standards will be applied to ministerial projects with the exception of single-family residential building permits if not in areas governed by the Airport Comprehensive Land Use Plans. (See Objectives 6.5.2.)

MEASURE HS-I

To provide a comprehensive approach to noise control, adopt a Noise Ordinance that includes, but is not limited to, the following:

- A. Procedures to ensure that noise mitigation measures, as determined through an acoustical analysis, are implemented in the project review process and, if determined necessary, through the building permit process;
- B. Procedures to monitor compliance with the standards of the Noise Ordinance after completion of projects where noise mitigation measures were required; and
- C. Application of the noise standards to ministerial projects, with the exception of single-family residential building permits, if not in areas governed by the Airport Comprehensive Land Use Plans.

[Policies 6.5.1.10, 6.5.1.13, and 6.5.1.14]

Responsibility:	Planning Department and Department of Transportation
Time Frame:	Develop ordinance within five years of General Plan adoption.

OBJECTIVE 6.5.2: AIRPORT NOISE GUIDELINES

Policy 6.5.2.1

All projects, including single-family residential, within the 55 dB/CNEL contour of a County airport shall be evaluated against the noise guidelines and policies in the applicable CLUP.

NO MEASURE

Policy 6.5.2.2

The County shall develop and apply a combining zone district for areas located within the 55dB/CNEL contour of airports. MEASURE HS-K

MEASURE HS-K

Review the Zoning Ordinance and identify changes that would accomplish the following:

- A. Include an airport combining zone district for each of the Safety Zones as defined in the comprehensive land use plans for each of the County’s public airports. The ordinance shall specify maximum density and minimum parcel size; and
- B. Develop and apply a combining zone district for areas within the 55 dB CNEL of public airports to discourage the placement of incompatible uses within the contour. [Policies 6.5.2.2 and 6.8.1.2]

Responsibility:	Planning Department
Time Frame:	Update Zoning Ordinance within one year of General Plan adoption.

OBJECTIVE 6.8.1: SAFETY HAZARDS EXPOSURE

Policy 6.8.1.2

The County shall develop an airport combining zone district within the El Dorado County Zoning Ordinance, for each of the Safety Zone 1,2, and 3 as defined by the comprehensive land use plans for each of the County’s public airport. Said Ordinance shall specify maximum density and minimum parcel size.

MEASURE HS-K

Review the Zoning Ordinance and identify changes that would accomplish the following:

- C. Include an airport combining zone district for each of the Safety Zones as defined in the comprehensive land use plans for each of the County’s public airports. The ordinance shall specify maximum density and minimum parcel size; and
- D. Develop and apply a combining zone district for areas within the 55 dB CNEL of public airports to discourage the placement of incompatible uses within the contour. [Policies 6.5.2.2 and 6.8.1.2]

Responsibility:	Planning Department
Time Frame:	Update Zoning Ordinance within one year of General Plan adoption.

CONSERVATION AND OPEN SPACE ELEMENT

OBJECTIVE 7.1.2: EROSION/SEDIMENTATION

Policy 7.1.2.2

Discretionary and ministerial projects that require earthwork and grading, including cut and fill for roads, shall be required to minimize erosion and sedimentation, conform to natural contours, maintain natural drainage patterns, minimize impervious surfaces, and maximize the retention of natural vegetation. Specific standards for minimizing erosion and sedimentation shall be incorporated into the Zoning Ordinances.

MEASURE CO-A

Review the Zoning Ordinance (Title 17 of the El Dorado County Code) to identify revisions that accomplish the following:

- A. Incorporate tree canopy coverage standards outlined in Policy 7.4.4.4;
- B. Develop standards for use of native plants in landscaping [Policy 7.4.5.2];
- C. Establish Historic Design Control Combining Zone District and design guidelines for reconstruction and construction of new buildings and the demolition of existing buildings in such districts. Adopt an ordinance amendment implementing historic design review requirements and recordation procedures. [Policies 7.5.2.1, 7.5.2.2, and 7.5.2.4];
- D. Develop buffer standards for new nonmining land uses next to existing mining operations [Policy 7.2.2.3];
- E. Develop standards for minimizing erosion and sedimentation associated with earthwork and grading [Policy 7.1.2.2].

Responsibility:	Planning Department
Time Frame:	Update Zoning Ordinance within one year of General Plan adoption.

OBJECTIVE 7.2.2: PROTECTION FROM DEVELOPMENT

Policy 7.2.2.3

The County shall require that new nonmining land uses adjacent to existing mining operations be designed to provide a buffer sufficient to protect the mining operation between the new development and the mining operation(s).

MEASURE CO-A

Review the Zoning Ordinance (Title 17 of the El Dorado County Code) to identify revisions that accomplish the following:

- F. Incorporate tree canopy coverage standards outlined in Policy 7.4.4.4;
- G. Develop standards for use of native plants in landscaping [Policy 7.4.5.2];
- H. Establish Historic Design Control Combining Zone District and design guidelines for reconstruction and construction of new buildings and the demolition of existing buildings in such districts. Adopt an ordinance amendment implementing historic design review requirements and recordation procedures. [Policies 7.5.2.1, 7.5.2.2, and 7.5.2.4];
- I. Develop buffer standards for new nonmining land uses next to existing mining operations [Policy 7.2.2.3];
- J. Develop standards for minimizing erosion and sedimentation associated with earthwork and grading [Policy 7.1.2.2].

Responsibility:	Planning Department
Time Frame:	Update Zoning Ordinance within one year of General Plan adoption.

OBJECTIVE 7.2.3: ENVIRONMENTAL/LAND USE COMPATIBILITY

Policy 7.2.3.12

Except as provided for in Policy 2.2.2.7, zone changes removing the –MR Combining Zone District from the base zone district shall be considered by the County only when specific studies similar in nature to State Classification Reports prove that a significant mineral deposit no longer exists.

NO MEASURE

OBJECTIVE 7.3.3: WETLANDS

Policy 7.3.3.4

The Zoning Ordinance shall be amended to provide buffers and special setbacks for the protection of riparian areas and wetlands. The County shall encourage the incorporation of protected areas into conservation easements or natural resource protection areas.

Exceptions to riparian and wetland buffer and setback requirements shall be provided to permit necessary road and bridge repair and construction, trail construction, and other recreational access structures such as docks and piers, or where such buffers deny reasonable use of the property, but only when appropriate mitigation measures and Best Management Practices are incorporated into the project. Exceptions shall also be provided for horticultural and grazing activities on agriculturally zoned lands that utilize “best management practices (BMPs)” as recommended by the County Agricultural Commission and adopted by the Board of Supervisors.

Until standards for buffers and special setbacks are established in the Zoning Ordinance, the County shall apply a minimum setback of 100 feet from all perennial streams, rivers, lakes, and 50 feet from intermittent streams and wetlands. These interim standards may be modified in a

particular instance if more detailed information relating to slope, soil stability, vegetation, habitat, or other site- or project-specific conditions supplied as part of the review for a specific project demonstrates that a different setback is necessary or would be sufficient to protect the particular riparian area at issue.

For projects where the County allows an exception to wetland and riparian buffers, development in or immediately adjacent to such features shall be planned so that impacts on the resources are minimized. If avoidance and minimization are not feasible, the County shall make findings, based on documentation provided by the project proponent, that avoidance and minimization are infeasible.

NO MEASURE

OBJECTIVE 7.4.1: IDENTIFY AND PROTECT RESOURCES

Policy 7.4.2.5

Setbacks from all rivers, streams, and lakes shall be included in the Zoning Ordinance for all ministerial and discretionary development projects.

MEASURE CO-O

Prepare and adopt a riparian setback ordinance. The ordinance, which shall be incorporated into the Zoning Code, should address mitigation standard, including permanent protection mechanisms for protected areas, and exceptions to the setback requirements. The ordinance shall be applied to riparian areas associated with any water feature (i.e, rivers, streams, lakes, ponds, and wetlands) and should be prepared in coordination with Measure CO-B. [Policy 7.4.2.5]

Policy 7.4.2.9

The Important Biological Corridor (-IBC) overlay shall apply to lands identified as having high wildlife habitat values because of extent, habitat function, connectivity, and other factors. Lands located within the overlay district shall be subject to the following provisions except that where the overlay is applied to lands that are also subject to the Agricultural District (-A) overlay or that are within the Agricultural Lands (AL) designation, the land use restrictions associated with the -IBC policies will not apply to the extent that the agricultural practices do not interfere with the purposes of the -IBC overlay.

- Increased minimum parcel size;
- Higher canopy-retention standards and/or different mitigation standards/thresholds for oak woodlands;
- Lower thresholds for grading permits;
- Higher wetlands/riparian retention standards and/or more stringent mitigation requirements for wetland/riparian habitat loss;
- Increased riparian corridor and wetland setbacks;
- Greater protection for rare plants (e.g., no disturbance at all or disturbance only as recommended by U.S. Fish and Wildlife Service/California Department of Fish and Game);
- Standards for retention of contiguous areas/large expanses of other (non-oak or non-sensitive) plant communities;

- Building permits discretionary or some other type of “site review” to ensure that canopy is retained;
- More stringent standards for lot coverage, floor area ratio (FAR), and building height; and
- No hindrances to wildlife movement (e.g., no fences that would restrict wildlife movement).

The standards listed above shall be included in the Zoning Ordinance.

Wildland Fire Safe measures are exempt from this policy, except that Fire Safe measures will be designed insofar as possible to be consistent with the objectives of the Important Biological Corridor

NO MEASURE

OBJECTIVE 7.4.4:

Policy 7.4.4.4

For all new development projects (not including agricultural cultivation and actions pursuant to an approved Fire Safe Plan necessary to protect existing structures, both of which are exempt from this policy) that would result in soil disturbance on parcels that (1) are over an acre and have at least 1 percent total canopy cover or (2) are less than an acre and have at least 10 percent total canopy cover by woodlands habitats as defined in this General Plan and determined from base line aerial photography or by site survey performed by a qualified biologist or licensed arborist, the County shall require one of two mitigation options: (1) the project applicant shall adhere to the tree canopy retention and replacement standards described below; or (2) the project applicant shall contribute to the County’s Integrated Natural Resources Management Plan (INRMP) conservation fund described in Policy 7.4.2.8.

Option A

The County shall apply the following tree canopy retention standards:

Percent Existing Canopy Cover	Canopy Cover to be Retained
80–100	60% of existing canopy
60–79	70% of existing canopy
40–59	80% of existing canopy
20–39	85% of existing canopy
10-19	90% of existing canopy
1-9 for parcels > 1 acre	90% of existing canopy

Under Option A, the project applicant shall also replace woodland habitat removed at 1:1 ratio. Impacts on woodland habitat and mitigation requirements shall be addressed in a Biological Resources Study and Important Habitat Mitigation Plan as described in Policy 7.4.2.8. Woodland replacement shall be based on a formula, developed by the County, that accounts for the number of trees and acreage affected.

Option B

The project applicant shall provide sufficient funding to the County's INRMP conservation fund, described in Policy 7.4.2.8, to fully compensate for the impact to oak woodland habitat. To compensate for fragmentation as well as habitat loss, the preservation mitigation ratio shall be 2:1 and based on the total woodland acreage onsite directly impacted by habitat loss and indirectly impacted by habitat fragmentation. The costs associated with acquisition, restoration, and management of the habitat protected shall be included in the mitigation fee. Impacts on woodland habitat and mitigation requirements shall be addressed in a Biological Resources Study and Important Habitat Mitigation Plan as described in Policy 7.4.2.8.

MEASURE CO-A

Review the Zoning Ordinance (Title 17 of the El Dorado County Code) to identify revisions that accomplish the following:

- A. Incorporate tree canopy coverage standards outlined in Policy 7.4.4.4;
- B. Develop standards for use of native plants in landscaping [Policy 7.4.5.2];
- C. Establish Historic Design Control Combining Zone District and design guidelines for reconstruction and construction of new buildings and the demolition of existing buildings in such districts. Adopt an ordinance amendment implementing historic design review requirements and recordation procedures. [Policies 7.5.2.1, 7.5.2.2, and 7.5.2.4];
- D. Develop buffer standards for new nonmining land uses next to existing mining operations [Policy 7.2.2.3];
- E. Develop standards for minimizing erosion and sedimentation associated with earthwork and grading [Policy 7.1.2.2].

Responsibility:	Planning Department
Time Frame:	Update Zoning Ordinance within one year of General Plan adoption.

OBJECTIVE 7.4.5: NATIVE VEGETATION AND LANDMARK TREES

Policy 7.4.5.2

It shall be the policy of the County to preserve native oaks wherever feasible, through the review of all proposed development activities where such trees are present on either public or private property, while at the same time recognizing individual rights to develop private property in a reasonable manner. To ensure that oak tree loss is reduced to reasonable acceptable levels, the County shall develop and implement an Oak Tree Preservation Ordinance that includes the following components:

- A. Oak Tree Removal Permit Process. Except under special exemptions, a tree removal permit shall be required by the County for removal of any native oak tree with a single main trunk of at least 6 inches diameter at breast height (dbh), or a multiple trunk with an aggregate of at least 10 inches dbh. Special exemptions when a tree removal permit is

not needed shall include removal of trees less than 36 inches dbh on 1) lands in Williamson Act Contracts, Farmland Security Zone Programs, Timber Production Zones, Agricultural Districts, designated Agricultural Land (AL), and actions pursuant to a Fire Safe plan; 2) all single family residential lots of one acre or less that cannot be further subdivided; 3) when a native oak tree is cut down on the owner's property for the owner's personal use; and 4) when written approval has been received from the County Planning Department. In passing judgment upon tree removal permit applications, the County may impose such reasonable conditions of approval as are necessary to protect the health of existing oak trees, the public and the surrounding property, or sensitive habitats. The County Planning Department may condition any removal of native oaks upon the replacement of trees in kind. The replacement requirement shall be calculated based upon an inch for inch replacement of removed oaks. The total of replacement trees shall have a combined diameter of the tree(s) removed. Replacement trees may be planted onsite or in other areas to the satisfaction of the County Planning Department. The County may also condition any tree removal permit that would affect sensitive habitat (e.g., valley oak woodland), on preparation of a Biological Resources Study and an Important Habitat Mitigation Program as described in Policy 7.4.1.6. If an application is denied, the County shall provide written notification, including the reasons for denial, to the applicant.

- B. Tree Removal Associated with Discretionary Project. Any person desiring to remove a native oak shall provide the County with the following as part of the project application:
- A written statement by the applicant or an arborist stating the justification for the development activity, identifying how trees in the vicinity of the project or construction site will be protected and stating that all construction activity will follow approved preservation methods;
 - A site map plan that identifies all native oaks on the project site; and
 - A report by a certified arborist that provides specific information for all native oak trees on the project site.
- C. Commercial Firewood Cutting. Fuel wood production is considered commercial when a party cuts firewood for sale or profit. An oak tree removal permit shall be required for commercial firewood cutting of any native oak tree. In reviewing a permit application, the Planning Department shall consider the following:
- Whether the trees to be removed would have a significant negative environmental impact;
 - Whether the proposed removal would not result in clear-cutting, but will result in thinning or stand improvement;
 - Whether replanting would be necessary to ensure adequate regeneration;
 - Whether the removal would create the potential for soil erosion;
 - Whether any other limitations or conditions should be imposed in accordance with sound tree management practices; and
 - What the extent of the resulting canopy cover would be.
- D. Penalties. Fines will be issued to any person, firm, or corporation that is not exempt from the ordinance who damages or destroys an oak tree without first obtaining an oak tree removal permit. Fines may be as high as three times the current market value of replacement trees as well as the cost of replacement, and/or replacement of up to three times the number of trees required by the ordinance. If oak trees are removed without a

tree removal permit, the County Planning Department may choose to deny or defer approval of any application for development of that property for a period of up to 5 years. All monies received for replacement of illegally removed or damaged trees shall be deposited in the County’s Integrated Natural Resources Management Plan (INRMP) conservation fund.

MEASURE CO-A

Review the Zoning Ordinance (Title 17 of the El Dorado County Code) to identify revisions that accomplish the following:

- A. Incorporate tree canopy coverage standards outlined in Policy 7.4.4.4;
- B. Develop standards for use of native plants in landscaping [Policy 7.4.5.2];
- C. Establish Historic Design Control Combining Zone District and design guidelines for reconstruction and construction of new buildings and the demolition of existing buildings in such districts. Adopt an ordinance amendment implementing historic design review requirements and recordation procedures. [Policies 7.5.2.1, 7.5.2.2, and 7.5.2.4];
- D. Develop buffer standards for new nonmining land uses next to existing mining operations [Policy 7.2.2.3];
- E. Develop standards for minimizing erosion and sedimentation associated with earthwork and grading [Policy 7.1.2.2].

Responsibility:	Planning Department
Time Frame:	Update Zoning Ordinance within one year of General Plan adoption.

OBJECTIVE: VISUAL INTEGRITY (HISTORIC RESOURCES)

Policy 7.5.2.1

Create Historic Design Control Districts for areas, places, sites, structures, or uses which have special historic significance.

MEASURE CO-A

Review the Zoning Ordinance (Title 17 of the El Dorado County Code) to identify revisions that accomplish the following:

- A. Incorporate tree canopy coverage standards outlined in Policy 7.4.4.4;
- B. Develop standards for use of native plants in landscaping [Policy 7.4.5.2];
- C. Establish Historic Design Control Combining Zone District and design guidelines for reconstruction and construction of new buildings and the demolition of existing buildings in such districts. Adopt an ordinance amendment implementing historic design review requirements and recordation procedures. [Policies 7.5.2.1, 7.5.2.2, and 7.5.2.4];

- D. Develop buffer standards for new nonmining land uses next to existing mining operations [Policy 7.2.2.3];
- E. Develop standards for minimizing erosion and sedimentation associated with earthwork and grading [Policy 7.1.2.2].

Responsibility:	Planning Department
Time Frame:	Update Zoning Ordinance within one year of General Plan adoption.

Policy 7.5.2.2

The County shall define Historic Design Control Districts (HDCD’s). HDCD inclusions and boundaries shall be determined in a manner consistent with National Historic Preservation Act (NHPA) Historic District standards.

The County shall develop design guidelines for each HCD. These guidelines shall be compatible with NHPA standards.

- A. New building and structures and reconstruction/restoration of historic (historic as per National Register of Historic Places [CRHR] criteria) buildings and structures shall generally conform to styles of architecture prevalent during the latter half of the 19th century into the first decade of the 20th century
- B. Any historic building or structure located within a designated HCD or any building or structure located elsewhere in the county that is listed in the NRHP or CRHR, is designate a California State Historic Landmark, or is designated as significant as per NRHP/CRHR criteria, shall not be destroyed, significantly altered, removed, or otherwise changed in destroyed, significantly altered, removed, or otherwise changed in exterior appearances without a design review.
- C. Any historic building or structure located within a designated HDCD, or any building or structure located elsewhere in the county that is listed the NRHP or CRHR, is designated a California Building of Historic Interest, or a California State Historic Landmark, or is designated as significant as per NRHP/CRHR criteria, shall not be destroyed, significantly altered, removed, or otherwise changed in exterior appearance without a design review.
- D. In cases where the County permits the significant alteration of a historic building or structure exterior, such alteration shall be required to maintain the historic integrity and appearance of the building or structure and shall be subject to a design review.
- E. In case where new building construction is placed next to a historic building or structure in a designated HDCD or listed on the CRHR/NRHP, the architectural design of he new construction shall generally conform to the historic period of significance of the HDCD or listed property
- F. In cases where the County permits the destruction of a historic building or tearing down a structure, the building or structure shall first be recorded in a manner consistent with the standard of the NHPA Historic American Building Survey (HABS) by a qualified professional architectural historian.

- G. The County shall mandate building and structure design control within the viewshed of the Marshall Gold Discovery State Historic park. These design controls shall be consistent with those mandated for designated Historic Design Control Districts.

MEASURE CO-A

Review the Zoning Ordinance (Title 17 of the El Dorado County Code) to identify revisions that accomplish the following:

- A. Incorporate tree canopy coverage standards outlined in Policy 7.4.4.4;
- B. Develop standards for use of native plants in landscaping [Policy 7.4.5.2];
- C. Establish Historic Design Control Combining Zone District and design guidelines for reconstruction and construction of new buildings and the demolition of existing buildings in such districts. Adopt an ordinance amendment implementing historic design review requirements and recordation procedures. [Policies 7.5.2.1, 7.5.2.2, and 7.5.2.4];
- D. Develop buffer standards for new nonmining land uses next to existing mining operations [Policy 7.2.2.3];
- E. Develop standards for minimizing erosion and sedimentation associated with earthwork and grading [Policy 7.1.2.2].

Responsibility:	Planning Department
Time Frame:	Update Zoning Ordinance within one year of General Plan adoption.

Policy 7.5.2.4

The County shall prohibit the modification of all National Register of Historic Places (NRHP) listed properties that would alter their integrity, historic setting, and appearances to a degree that would preclude their continued listing on these registers. If avoidance of such modifications or privately owned listed properties is deemed infeasible, mitigation measures commensurate with NRHP/CRHR standards shall be formulated in cooperation with the property owner.

MEASURE CO-A

Review the Zoning Ordinance (Title 17 of the El Dorado County Code) to identify revisions that accomplish the following:

- A. Incorporate tree canopy coverage standards outlined in Policy 7.4.4.4;
- B. Develop standards for use of native plants in landscaping [Policy 7.4.5.2];
- C. Establish Historic Design Control Combining Zone District and design guidelines for reconstruction and construction of new buildings and the demolition of existing buildings in such districts. Adopt an ordinance amendment implementing historic design review requirements and recordation procedures. [Policies 7.5.2.1, 7.5.2.2, and 7.5.2.4];
- D. Develop buffer standards for new nonmining land uses next to existing mining operations [Policy 7.2.2.3];
- E. Develop standards for minimizing erosion and sedimentation associated with earthwork and grading [Policy 7.1.2.2].

Responsibility:	Planning Department
Time Frame:	Update Zoning Ordinance within one year of General Plan adoption.

OBJECTIVE 7.6.1: IMPORTANCE OF OPEN SPACE

Policy 7.6.1.1

The General Plan land use map shall include an Open Space land use designation. The purpose of this designation is to implement the goals and objectives of the Land Use and the Conservation and Open Space Elements by serving one or more of the purposes stated below. In addition, the designations on the land use map for Rural Residential and Natural Resource areas are also intended to implement said goals and objectives. Primary purposes of open space include:

- A. Conserving natural resource areas required for the conservation of plant and animal life including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, banks of rivers and streams and watershed lands;
- B. Conserving natural resource lands for the managed production of resources including forest products, rangeland, agricultural lands important to the production of food and fiber; and areas containing important mineral deposits;
- C. Maintaining areas of importance for outdoor recreation including areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes including those providing access to lake shores, beaches and rivers and streams; and areas which serve as links between major recreation and open space reservations including utility easements, banks of rivers and streams, trails and scenic highway corridors;
- D. Delineating open space for public health and safety including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs, and areas required for the protection and enhancement of air quality;
- E. Providing for open spaces to create buffers which may be landscaped to minimize the adverse impact of one land use on another.
- F. Zoning regulations shall provide for Mineral Resources Combining Zone Districts and/or other appropriate mineral zoning categories which shall be applied to lands to contain important mineral deposits if development of the resource can occur in compliance with all other policies of the General Plan. Those regulations shall maintain Purpose A, B, C, D, and E of Policy 7.6.1.1.

NO MEASURE

Policy 7.6.1.3

The County shall implement Policy 7.6.1.1 through zoning regulations and the admission thereof. It is intended that certain districts and certain requirements in zoning regulations carry out the purpose set forth in Policy 7.6.1.1 as follow:

- A. The Open Space (OS) Zoning District is consistent with and shall implement the Open Space designation of the General Plan land use map and all other land use designations.
- B. The Agricultural (A), Exclusive Agricultural (AE), Planned Agricultural (PA), Select Agricultural (SA-10), and Timberland Production Zone (TPZ) zoning districts are consistent with Policy 7.6.1.1 and serve one or more of the purposes set forth therein.
- C. Zoning regulations shall provide for setbacks from all flood plains, streams, lakes, rivers and canals to maintain Purposes A, B, C, and D set forth in Policy 7.6.1.1.
- D. Zoning regulations shall provide for maintenance of permanent open space in residential, commercial, industrial, agricultural, and residential agricultural zone districts based on standards established in those provisions of the County Code. The regulations shall minimize impacts on wetlands, flood plains, streams, lakes, rivers, canals, and slopes in excess of 30 percent and shall maintain Purposes A, B, C, and D in Policy 7.6.1.1.
- E. Landscaping requirements in zoning regulations shall provide for vegetative buffers between incompatible land uses in order to maintain Purpose E in Policy 7.6.1.1.
- F. Zoning regulations shall provide for Mineral Resource Combining Zone Districts and/or other appropriate mineral zoning categories which shall be applied to lands found to contain important mineral deposits if development of the resource can occur in compliance with all other policies of the General Plan. Those regulations shall maintain Purposes A, B, C, D, and E of Policy 7.6.1.1.

NO MEASURE

AGRICULTURAL AND FORESTRY ELEMENT

OBJECTIVE 8.1.1: IDENTIFICATION OF AGRICULTURAL LANDS

Policy 8.1.1.5

Except for parcels assignment urban or other nonagricultural uses by the Land Use Map for the 1996 General Plan, parcels 20 acres or larger containing “choice” agricultural use except where the Board of Supervisors determines that economic, social or other reasons justify allowing nonagricultural development or uses to occur on the affected properties. Where such parcels are zoned for agricultural use, they shall be protected from incompatible land uses by the Right to Farm Ordinance and agricultural buffering. Before rezoning parcels that are 20 acres or larger and contain choice agricultural soils to a zoning category that will permit nonagricultural uses, the Board of Supervisors and/or Planning Commission shall solicit and consider input from the Agricultural Commission.

MEASURE AF-A

Review the Zoning Ordinance (Title 17 of the El Dorado County Code) to identify revisions that accomplish the following:

- A. Provisions that establish minimum densities of and setbacks on lands adjacent to agricultural-zoned lands and timberland to protect current and future agricultural and timber production on those lands as set forth below:

- 200 foot setback adjacent to agriculturally zoned lands [Policy 8.1.1.5 and 8.1.3.2]
- B. Updated and revise the Right to Farm Ordinance to include a requirement for a mandatory local option real estate transfer disclosure statement on all new parcels created adjacent to agricultural lands requiring the new owner to sign a statement acknowledging that his/her parcel is adjacent to a parcel engaging in agricultural activities and to protect forest management activities [Policies 8.1.1.5, 8.1.3., and 8.2.2.4];

OBJECTIVE 8.1.3: PROTECTION OF AGRICULTURAL LANDS

Policy 8.1.3.1

Agriculturally zoned lands including Williamson Act Contract properties shall be buffered from increases in density on adjacent lands by requiring a minimum of 10 acres for any parcel created adjacent to such lands. Those parcels used to buffer agriculturally zoned lands shall have the same width to length ratio of other parcels.

MEASURE AF-A

Review the Zoning Ordinance (Title 17 of the El Dorado County Code) to identify revisions that accomplish following:

- A. Provisions that establish minimum densities of and setbacks on lands adjacent to agricultural-zoned lands and timberland to protect current and future agricultural and timber production on those lands as set forth below:
- 10-acre minimum parcel sizes adjacent to agriculturally-zoned lands [8.1.3.1]

Policy 8.1.3.2

Agriculturally incompatible uses adjacent to agricultural zoned lands shall provide a minimum setback of 200 feet from the boundary of the agriculturally zoned lands.

Agriculturally incompatible uses adjacent to agriculturally zoned land outside of designated Agricultural Districts shall provide a minimum setback of 200 feet on parcels 10 acres or larger.

The implementing ordinance shall contain provisions for Administrative relief to these setbacks, where appropriate, and may impose larger setbacks where needed to protect agricultural resources.

MEASURE AF-A

Review the Zoning Ordinance (Title 17 of the El Dorado County Code) to identify revisions that accomplish following:

- A. Provisions that establish minimum densities of and setbacks on lands adjacent to agriculturally-zoned lands and timberlands to protect current and future agricultural and timber production on those lands as set forth below:
- 10-acre minimum parcel sizes adjacent to agriculturally-zoned lands [Policy 8.1.3.1]

Policy 8.1.3.3

The County shall revise the Right to Farm Ordinance to include a provision for a mandatory local option real estate transfer disclosure statement on all new parcels created adjacent to

Agricultural Districts or agriculturally designated lands requiring the new owner to sign a statement acknowledging that his or her parcel is adjacent to a parcel engaging in agricultural activities.

MEASURE AF-A

Review the Zoning Ordinance (Title 17 of the El Dorado County Code) to identify revisions that accomplish following:

- B. Update and revise the Right to Farm Ordinance to include a requirement for a mandatory local option real estate transfer disclosure statement to all new parcels created adjacent to agricultural lands requiring the new owner to sign a statement acknowledging that his/her parcel is adjacent to a parcel engaging in agricultural activities and to protect forest management activities [Policies 8.1.1.5, 8.1.3.3 and 8.2.2.4]

OBJECTIVE 8.1.5: CLUSTER DEVELOPMENT

Policy 8.1.5.1

Buildings resulting from clustered development through the Planned Development (-PD) process shall be placed to minimize the loss of choice agricultural lands.

MEASURE AF-A

Review the Zoning Ordinance (Title 17 of the El Dorado County Code) to identify revisions that accomplish following:

- E. Provisions to encourage clustering of permitted residential development to minimize loss of choice agricultural soils [Policy 8.1.5.1]

OBJECTIVE 8.2.2: AGRICULTURAL OPERATIONS

Policy 8.2.2.1

Agricultural operations allowed by right on agricultural lands shall include, but not be limited to:

- A. Cultivation and tillage of the soil, grazing, dairying, irrigation, frost protection, cultivation, growing, harvesting, sound devices, use of approved fertilizers, pesticides, and crop protection;
- B. Processing of any agricultural commodity, including timber, Christmas trees, shrubs, flowers, herbs, and other plants;
- C. Raising of livestock, fur-bearing animals, and all animal husbandry;
- D. Culture or breeding of poultry and aquatic species;
- E. Commercial practices (ranch marketing) performed incidental to or in conjunction with such agricultural operations including the packaging, processing, and on-site sale of agricultural products produced in the County; and
- F. Agricultural resource management including wildlife management, recreation, tours, riding and hiking access, fishing, and picnicking.

MEASURE AF-A

Review the Zoning Ordinance (Title 17 of the El Dorado County Code) to identify revisions that accomplish following:

- E. Provisions setting forth appropriate by right, and conditional use permit development to support the agricultural soils [Policies 8.2.2.1, 8.2.4.2, and 8.2.4.3]

Policy 8.2.2.4

Agricultural activities shall be protected from the encroachment of incompatible land use by the Right to Farm Ordinance, which recognizes that nuisances such as noise, odors, dust, fumes, smoke, and chemical usage are a part of recognized acceptable agricultural practices and production.

MEASURE AF-A

Review the Zoning Ordinance (Title 17 of the El Dorado County Code) to identify revisions that accomplish following:

- B. Update and revise the Right to Farm Ordinance to include a requirement for a mandatory local option real estate transfer disclosure statement to all new parcels created adjacent to agricultural lands requiring the new owner to sign a statement acknowledging that his/her parcel is adjacent to a parcel engaging in agricultural activities and to protect forest management activities [Policies 8.1.1.5, 8.1.3.3 and 8.2.2.4]

Policy 8.2.2.6

Residential uses that are established adjoining grazing land shall have agricultural fencing per County Standards.

MEASURE AF-A

Review the Zoning Ordinance (Title 17 of the El Dorado County Code) to identify revisions that accomplish following:

- F. Standards for the construction of agricultural fencing on residential parcels adjacent to grazing lands [Policy 8.2.2.6]

Policy 8.2.3.1

A special use permit shall be required for additional dwellings over and above those allowed by right for permanent and seasonal agricultural employees. The Agricultural Commission shall review the application and make recommendation on the necessity and compatibility of the additional dwelling units with the agricultural activities both on- and off-site. The special use permit shall be subject to the following provisions:

- A. The housing is clearly needed for and incidental to agricultural production and related uses on the site; and
- B. The housing is constructed and maintained to conform to the minimum standards contained in the Uniform Building Code or as otherwise regulated by the State Department of Housing and Community Development for migrant farm labor housing.

MEASURE AF-A

Review the Zoning Ordinance (Title 17 of the El Dorado County Code) to identify revisions that accomplish following:

- C. Provisions requiring alternative and/or supplemental findings for approval for special use permits to establish additional dwelling for permanent and seasonal agricultural employees [Policy 8.2.3.1]

OBJECTIVE 8.2.4: AGRICULTURAL PRODUCTION PROGRAM

Policy 8.2.4.2

A special use permit shall be required for visitor serving uses and facilities providing they are compatible with agricultural production of the land, are supportive to the agricultural industry, and are in full compliance with the provisions of the El Dorado County Code and compatibility requirements for contracted lands under the Williamson Act.

MEASURE AF-A

- E. Provisions setting forth appropriate by right, and conditional use permit development to support the agricultural soils [Policies 8.2.2.1, 8.2.4.2, and 8.2.4.3]

Policy 8.2.4.3

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

MEASURE AF-A

Review the Zoning Ordinance (Title 17 of the El Dorado County Code) to identify revisions that accomplish following:

- F. Provisions setting forth appropriate by right, and conditional use permit development to support the agricultural soils [Policies 8.2.2.1, 8.2.4.2, and 8.2.4.3]

OBJECTIVE 8.3.2: CONSERVATION OF FOREST LANDS

Policy 8.3.2.1

Lands zoned Timber Production Zone (TPZ) shall not be subdivided into parcels containing less than 160 acres.

MEASURE AF-A

Review the Zoning Ordinance (Title 17 of the El Dorado County Code) to identify revisions that accomplish following:

- A. Provisions that minimum densities of and setbacks on lands adjacent to agriculturally-zoned lands and timberlands to protect current and future agricultural and timber production on those lands as set forth below:
 - 160-acre minimum parcel size for TPZ-zoned lands [Policy 8.3.2.1]

Policy 8.3.2.2

Timber production lands within areas designated Natural Resource and generally above 3,000 feet elevation shall maintain a 160-acre minimum parcel size or larger, except where smaller parcels already exist, in order to ensure the viability of long-term operations and to maximize economic feasibility for timber production or otherwise meet the parcel size requirements of the Natural Resource designation.

MEASURE AF-A

Review the Zoning Ordinance (Title 17 of the El Dorado County Code) to identify revisions that accomplish following:

- A. Provisions that minimum densities of and setbacks on lands adjacent to agriculturally-zoned lands and timberlands to protect current and future agricultural and timber production on those lands as set forth below:
 - 160-acre minimum parcel size for Natural Resource-designated lands above 3000-foot elevation [Policy 8.3.2.2]

Policy 8.3.2.3

Lands designated Natural Resource, excluding those zoned TPZ, generally located below 3,000 feet elevation that have been found to be suitable for producing commercial timber by the Board of Supervisors, after reviewing advice of the Agricultural Commission, shall have a 40-acre minimum parcel size unless such lands already have smaller parcels.

MEASURE AF-A

Review the Zoning Ordinance (Title 17 of the El Dorado County Code) to identify revisions that accomplish following:

- A. Provisions that minimum densities of and setbacks on lands adjacent to agriculturally-zoned lands and timberlands to protect current and future agricultural and timber production on those lands as set forth below:
 - 40-acre minimum parcel size for Natural Resources-designated lands below 3000-foot elevation [Policy 8.3.2.3]

OBJECTIVE: 8.4.1. FOREST LAND BUFFERS

Policy 8.4.1.1

The subdivision of lands located adjacent to Natural Resources (NR) designation boundaries and lands zoned Timberland Production Zone (TPZ) shall not result in the creation of new parcels containing less than 40 acres. The subdivision of lands adjacent to NR designation and lands zoned TPZ containing 40 acres or less located generally below 3,000 feet in elevation may be considered for the creation of new parcels containing not less than 10 acres, as appropriate. Projects within Rural Centers and Community Region planning concept areas within Rural Center and Community Regions planning concept areas are exempt from this minimum parcel size to encourage the concentration of such uses.

MEASURE AF-A

Review the Zoning Ordinance (Title 17 of the El Dorado County Code) to identify revisions that accomplish following:

- A. Provisions that minimum densities of and setbacks on lands adjacent to agriculturally-zoned lands and timberlands to protect current and future agricultural and timber production on those lands as set forth below:
 - 40-acre minimum parcel size on lands adjacent to timberland [Policy 8.4.1.1]

Policy 8.4.1.2

A permanent setback of at least 200 feet shall be provided on parcels located adjacent to lands identified as timber production lands designated Natural Resources and/or lands zoned Timberland Production Zones (TPZ). These setback areas shall be included in the zoning ordinance and shall be delineated on newly recorded parcel or subdivision maps. The Agricultural Commission may recommend a lesser setback to a minimum of 100 feet.

Projects located within a Community Region or Rural Center planning concept area shall maintain a minimum setback of 50 feet. The 90-foot setback shall only apply to incompatible uses including residential structures.

All setbacks are measured from the property line.

MEASURE AF-A

Review the Zoning Ordinance (Title 17 of the El Dorado County Code) to identify revisions that accomplish following:

- A. Provisions that minimum densities of and setbacks on lands adjacent to agriculturally-zoned lands and timberlands to protect current and future agricultural and timber production on those lands as set forth below:
- 200-foot setback adjacent to timberland [Policy 8.4.1.2].

PARKS AND RECREATION ELEMENT

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.

NO MEASURE

ECONOMIC DEVELOPMENT ELEMENT

OBJECTIVE 10.1.2: IMPROVED REGULATORY PROCESS

Policy 10.1.2.2

Improve, streamline, and monitor permit processing procedures.

Program 10.1.2.2.6:

The Zoning Ordinance shall expand the classes of permitted uses for commercial, industrial and research and development uses on lands so designated on the General Plan land use maps, and/or that have been pre-planned through planned developments, specific plans, and other master planned lands.

MEASURE ED-K

Asses the impact on large and small businesses of regulatory issues and recommend cost saving changes to permit processing procedures. [Policy 10.1.2.2]

Responsibilities:	Office of Economic Development, Planning Department, Environmental, Department of Transportation, and Building Department.
Time Frame :	Complete initial review within two years of General Plan adoption. Present review of potential changes annually thereafter.

MEASURE ED-L

Provide the Economic Development Providers Network with an opportunity to review, on a periodic basis, County government structure for consistency with efficient and cost effective regulations of business. [Policy 10.1.2.2]

Responsibilities:	Office of Economic Development.
Time Frame :	Facilitate a review every three years.

MEASURE ED-M

Expedite permitting services as an incentive to encourage upgrading of unoccupied developed and underutilized commercial and industrial sites and/or structures. The County should encourage the use of unoccupied developed and/or underutilized County owned sites and/or structures for commercial and industrial use when a public use is not needed. [Policy 10.1.2.2]

Responsibilities:	Office of Economic Development, Planning Department, Environmental Management, Department of Transportation, and Building Department
Time Frame :	Develop process for expedited permitting within two years of General Plan adoption, should be concurrent with Implementation Measure ED-K.

MEASURE ED-N

Review existing County regulations and procedures to eliminate unneeded, inconsistent, and redundant legal requirements. [Policy 10.1.2.2]

Responsibilities:	County Counsel, Office of Economic Development, Planning Department, Environmental Management, Department of Transportation, and Building Department
Time Frame :	Complete initial review within one year of General Plan adoption and complete additional reviews every three years. Revisions to County regulations will be ongoing.

MEASURE ED-O

Use the final Environmental Impact Report (EIR) for the General Plan as a first tier EIR Future environmental documents for site specific projects, development code regulations, and specific zoning may rely upon and tier off of this EIR. [Policy10.1.2.2]

Responsibilities:	Planning Department
Time Frame :	Ongoing

MEASURE ED-P

Revise the Zoning Ordinance so that classes of permitted uses for commercial, industrial, and research and development uses on lands so designated on the General Plan Land Use Maps, and/or that have been pre-planned through planned developments, specific plans, and other master planned lands, are expanded. [Policy 10.1.2.2]

Responsibilities:	Planning Department
Time Frame :	Ongoing

Policy 10.1.5.4

Recognize and promote agricultural based industries in El Dorado County and provide for the expansion of value added industries in an economically viable manner consistent with available resources.

Program 10.1.5.4.1:

The Zoning Ordinance shall provide for agricultural dependent commercial and industrial uses on lands within Rural Regions.

Program 10.1.5.4.2:

The Zoning Ordinance shall allow the sales and marketing of products grown in El Dorado County and crafts made in El Dorado County in areas designated for agricultural use.

MEASURE ED-II

The Zoning Ordinance shall provide for agriculture dependent commercial and industrial uses on land within Rural Regions. [Policy 10.1.5.4]

Responsibilities:	Planning Department
Time Frame :	As part of Zoning Ordinance update, within one year of General Plan adoption.

MEASURE ED-JJ

The Zoning Ordinance shall allow the sales and marketing of products grown in El Dorado County and crafts made in El Dorado County in areas designated for agricultural use. [Policy 10.1.5.4]

Also refer to Policy 8.2.4.4 of the Agricultural and Forestry Element.

Responsibilities:	Planning Department
Time Frame :	As part of Zoning Ordinance update, within one year of General Plan adoption.

Policy 10.7.3

Encourage employers; including public agencies, to offer work place alternatives such as telecommuting and promote formation of neighborhood based telecommuting centers in which multiple businesses use joint services.

Program 10.1.7.3.1:

Establish land use regulations that permit by right satellite work centers, home work place alternative, and home occupations as a means of reducing commutes on U.S. Highway 50.

MEASURE ED-PP

Provide information on small business assistance programs, the agencies regulating small businesses, and distribute small business resources directories. [Policy 10.1.7.3]

Responsibilities:	Planning Department
Time Frame :	As part of Zoning Ordinance update, within one year of General Plan adoption.

Policy 10.1.7.4

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

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.

Program 10.1.7.4.2:

Land use regulations shall disallow Conditions, Covenants, and Restrictions that preclude home occupation or work -at-home activities.

MEASURE ED-QQ

Establish standards in the Zoning Ordinance that provide compatible home business that complements residential uses in the Community Regions, Rural Center and Rural Regions. [Policy 10.1.7.4]

Responsibilities:	Planning Department
Time Frame :	As part of Zoning Ordinance update, within one year of General Plan adoption.

MEASURE ED-RR

Work with developers of Conditions, Covenants, and Restriction (CC&Rs) to prevent the creation of CC&Rs that preclude home occupations or work-at-home activities. [Policy 10.1.7.4]

Responsibilities:	Planning Department
Time Frame :	Ongoing

Policy 10.1.9.1

The County shall use appropriate land use, zoning, and permit streamlining strategies, and other financial incentives to provide for and encourage a broad mix housing types that are compatible with wage structures associated with existing and forecasted employment.

NO MEASURE

ATTACHMENT C

ZONING ORDINANCE WORKSHOP SCHEDULE

ZONING ORDINANCE DISCUSSION AREAS	PLANNING COMMISSION HEARING DATE	ACTUAL HEARING DATES/NOTES
Introduction/Update Procedure/Schedule	June 8, 2006	
Zoning Ordinance Structure	June 22, 2006	
Zoning Districts	July 27, 2006	
Combining Zone Districts	July 27, 2006	
Design Review/Site Plan Review/Director Review	August 10, 2006	
Development Standards – Lot Coverage, Setbacks, Building Height	August 24, 2006	
Landscaping & Parking Standards	September 14, 2006	
Outdoor Lighting	September 14, 2006	
Noise	September 28, 2006	
Signs	September 28, 2006	
Scenic Corridors	September 28, 2006	
Planned Developments/Mixed Use	October 12, 2006	
Affordable Housing	October 12, 2006	
Home Occupations	October 26, 2006	
Bed & Breakfast Inns	October 26, 2006	
Vacation Home Rentals	October 26, 2006	
Animal Keeping	December 28, 2006	
Ranch Marketing	January 11, 2007	
Public Facilities	January 25, 2007	
Mineral Resources/Zoning	January 25, 2007	
Zoning Consistency Maps	February 8, 2007	
Definition of Project Description	April 12, 2007	
Environmental Review (CEQA) discussion	April 26, 2007	
Public Hearing on CEQA Document and Draft Zoning Ordinance	Undetermined	

(May 25, 2006 Draft)