

# DEVELOPMENT SERVICES DEPARTMENT

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TO: Planning Commission Agenda of: March 24, 2011

FROM: Peter N. Maurer, Principal Planner Item No.: 9

DATE: March 2, 2011

RE: Zoning Ordinance Update – Zoning Maps

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## **Background:**

This memo focuses on the zoning map revisions and General Plan amendment that will be necessary to bring the zoning into conformance with the General Plan land use designations. It will review the process staff undertook to identify zoning that is inconsistent with the land use designations, basic rule-sets used to modify the zoning for consistency, how we tried to minimize changes, and a discussion of how we dealt with unique circumstances and clear errors that were identified.

## **General Plan Table 2-4 – Zoning and Land Use Consistency**

Zoning consistency with the General Plan is based on Policy 2.2.1.2 and Table 2-4 (Attachment 1). The table lists the zones and identifies which are consistent with the various land use designations. The first test for consistency is if any parcels have a zone that is identified as being incompatible with the land use designation. However, because of the proposed new zones, this table will need to be amended. At the same time, staff is proposing additional modifications to make the table more useable, and to fix identified problems. The proposed revision to Table 2-4 is shown in Attachment 2. In addition to the new and deleted zones, changes are proposed to more accurately reflect the purposes of the zones and land use designations, and to better differentiate between compatible “holding” zones and the zones that would be consistent for development as intended by the plan.

## **GIS Map Comparison by Land Use Type**

Once the compatible and consistent zones were established, the next step was to run a series of comparisons of the existing zoning and the land use designations. A list of each land use designation and the zones that were identified as incompatible was then given to GIS staff. Each parcel found to be inconsistent was then flagged. It was the intent of Development Services Department (DSD) through the development of the draft zoning maps to minimize zone changes to just those that were necessary for consistency. DSD took the following steps to draft the maps:

1. Identified inconsistencies through GIS
2. Prepared a set of general rules to apply where inconsistencies exist (Attachment 3)
3. Re-zoned parcels based on those rule-sets

Existing zoning was maintained where possible, and the zoning applied was that closest to the existing zone that is consistent with the land use designation. For example, an RE-5 zoned lot located in the Rural Residential designation would be changed to RE-10 because of the ten acre minimum parcel size requirement of the RR designation.

### **Rules for Changes to Zoning Maps**

Most of the changes were a result of the zones that are proposed to be eliminated, although in some areas, particularly the Rural Regions, straight forward down zoning was necessary to conform to the General Plan. As an example of the rules, for the U, Unclassified zone, if the land use designation was Natural Resources, the zoning would be changed to FR (Forest Resources), RL-40, or RL-160 (Rural Lands-40 or -160), depending on the elevation of the parcel. If designated Rural Residential, then the new zoning would be FR or RL-160 if above 3000', or RE-10 if below. For the Low Density Residential designation the zoning would be RE-5, and for Medium Density Residential the new zoning would be R1A, R2A, R3A, or RE-5, depending on the predominant parcel size. Please see Attachment 3 for the rules for the remaining zones.

### **Other Zoning and Land Use Map Changes**

Through the zoning map review exercise that staff undertook, some clear errors in zoning were identified. Also through this exercise a list of land use map corrections was developed. Many of these are minor changes to correspond to lot line adjustments, others are clear errors in the mapping done in the mid-1990s that were never picked up. An example of these is where an existing commercial use was identified on the land use map, but the parcel adjacent to the actual use is the lot designated commercial. Another change is a consistent approach to applying land use designations and zoning to road rights-of-way.

### **Summary**

The zoning map changes have been limited to those necessary to conform the zoning to the land use designations, to replace eliminated zones with appropriate new zones consistent with the General Plan, and to correct obvious errors. Minor amendments to the Land Use Element (Table 2-4) and the Land Use Map to fix errors will be a necessary first step to adopt the new zoning. It is not a substantive change to the overall direction provided by the General Plan, but instead is to maintain internal consistency. Adjustments to the draft maps will likely occur as the public hearing process commences. Adoption of the ordinance and environmental review through the CEQA process will include the text changes previously discussed, the minor amendment to the General Plan, and the update to the zoning map.