



EL DORADO COUNTY GENERAL PLAN LAND USE ELEMENT

PRINCIPLES

The General Plan establishes a land use development pattern that makes the most efficient and feasible use of existing infrastructure and public services.

The General Plan provides guidelines for new and existing development that promotes a sense of community.

The General Plan defines those characteristics which make the County "rural" and provides strategies for preserving these characteristics.

The General Plan provides opportunities for positive economic growth such as increased employment opportunities, greater capture of tourism, increased retail sales, and high technology industries.

The General Plan provides guidelines for new development that maintains or enhances the quality of the County.

INTRODUCTION

The Land Use Element sets forth specific goals, objectives, and policies to guide the intensity, location, and distribution of land uses. El Dorado County has experienced rapid population growth since the 1970s and is projected to grow by 30,000 households over next 20 years. This element and the General Plan as a whole determine how and to what degree this projected population growth can be accommodated while meeting other State and Federal mandates.

The General Plan land use diagram is also a part of this element. The General Plan land use diagram graphically represents the County's goals, objectives, and policies. All references in this General Plan to the land use map are references to the land use diagram.

The General Plan land use maps will delineate areas where future higher density growth and urban/suburban like activities are anticipated and/or will be directed. These areas may be reflected as the expansion of existing communities within Community Regions and Rural

Centers or the projected locations of New Communities within Community Regions or Rural Centers.

Historically, growth in El Dorado County resulted in compact development patterns. Communities such as Cool, Georgetown, Mt. Aukum, and Placerville were small, mixed-use communities where residents lived, worked, and shopped. Recently, although urban like development has continued in the foothills, large lot, low-density residential development has introduced a more rural lifestyle throughout the County and has slowly transformed rural areas into areas characterized with dispersed residential uses. During the General Plan public participation process, residents generally agreed that compatible infill development and clustered communities are mechanisms to reduce development pressures in rural areas, thus preserving the County's rural character and maintaining a sense of place within communities. It is also recognized that promoting business and industry and having well-balanced communities will afford residents the opportunity to work, shop, and recreate close to where they live and in some instances take advantage of non-automobile oriented transportation methods.

STATE AUTHORIZATION

The Land Use Element is mandated by State law. Specifically, California Government Code Section 65302(a) requires the preparation of:

“ . . . a land use element which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land.”

RELATIONSHIP TO OTHER ELEMENTS

The Land Use Element is directly related to all other elements contained within the General Plan and has been correlated with the Circulation Element as required by State law.

ORGANIZATION OF THE ELEMENT

This element sets forth planning strategies to produce a land development pattern that supports the principles specified at the beginning of this chapter. The following outline delineates the content of the policy section.

- Land Use
 - Community Regions
 - Rural Centers
 - Rural Regions
 - Planned Communities
- Definition/Description of Land Use Designations
 - Base Land Use Designations
 - Overlay Land Use Designations
- General Policies
- Site Specific Policies
- Visual Resources and Community Design
- General Plan Monitoring and Review

POLICY SECTION

LAND USE

GOAL 2.1: LAND USE

Protection and conservation of existing communities and rural centers; creation of new sustainable communities; curtailment of urban/suburban sprawl; location and intensity of future development consistent with the availability of adequate infrastructure; and mixed and balanced uses that promote use of alternate transportation systems.

OBJECTIVE 2.1.1: COMMUNITY REGIONS

Purpose: The urban limit line establishes a line on the General Plan land use maps demarcating where the urban and suburban land uses will be developed. The Community Region boundaries as depicted on the General Plan land use map shall be the established urban limit line.

Provide opportunities that allow for continued population growth and economic expansion while preserving the character and extent of existing rural centers and urban communities, emphasizing both the natural setting and built design elements which contribute to the quality of life and economic health of the County.

- Policy 2.1.1.1 The Communities within the County are identified as: Camino/Pollock Pines, El Dorado Hills, Cameron Park, El Dorado, Diamond Springs, Shingle Springs, and the City of Placerville and immediate surroundings.
- Policy 2.1.1.2 Establish Community Regions to define those areas which are appropriate for the highest intensity of self-sustaining compact urban-type development or suburban type development within the County based on the municipal spheres of influence, 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.
- 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.
- 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.
- Policy 2.1.1.5 *intentionally blank*
- Policy 2.1.1.6 The boundaries of existing Community Regions may be modified through the General Plan amendment process.
- Policy 2.1.1.7 Development within Community Regions, as with 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 Services 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.

OBJECTIVE 2.1.2: RURAL CENTERS

Purpose: The urban limit line establishes a line on the General Plan land use maps demarcating where the urban and semi-urban land uses will be developed. The Rural Center boundaries as depicted on the General Plan land use map shall be the established urban limit line.

Recognize existing defined places as centers within the Rural Regions which provide a focus of activity and provides goods and services to the surrounding areas.

- Policy 2.1.2.1 The Rural Centers within the County are identified as: Coloma, Cool, Fairplay, Garden Valley, Greenwood, Georgetown, Grey's Corner, Grizzly Flat, Kelsey, Kyburz, Latrobe, Little Norway, Lotus, Mosquito, Mount Ralston, Mt. Aukum, Nashville, Oak Hill, Phillips, Pilot Hill, Pleasant Valley, Quintette, Rescue, Somerset, Strawberry, and Chrome Ridge.
- 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.
- Policy 2.1.2.3 To meet the commercial and service needs of the residents of the Rural Centers and Rural Regions, the predominant land use type within Rural Centers shall be commercial and higher density residential development.
- 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.
- Policy 2.1.2.5 Mixed use developments 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.
- Policy 2.1.2.6 The boundaries of existing Rural Centers may be modified through the General Plan amendment process.

OBJECTIVE 2.1.3: RURAL REGIONS

Provide a land use pattern that maintains the open character of the County, preserves its natural resources, recognizes the constraints of the land and the limited availability

of infrastructure and public services, and preserves the agricultural and forest/timber area to ensure its long-term viability for agriculture and timber operations.

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.

GOAL 2.2: LAND USE DESIGNATIONS

A set of land use designations which provide for the maintenance of the rural and open character of the County and maintenance of a high standard of environmental quality.

OBJECTIVE 2.2.1: LAND USE DESIGNATIONS

An appropriate range of land use designations that will distribute growth and development in a manner that maintains the rural character of the County, utilizes infrastructure in an efficient, cost-effective manner, and further the implementation of the Community Region, Rural Center, and Rural Region concept areas.

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.

TABLE 2-1 PLANNING CONCEPT AREAS AND LAND USE DESIGNATION CONSISTENCY MATRIX			
Land Use Designations	Concept Areas		
	Community Regions	Rural Centers	Rural Regions
Multifamily Residential*	●	●	
High-Density Residential*	●	●	
Medium-Density Residential*	●	●	
Low-Density Residential	●	●	●
Rural Residential			●
Agricultural Lands			●
Natural Resource			●
Commercial*	●	●	
Research & Development	●	●	
Industrial	●	●	●
Open Space	●	●	●
Public Facilities	●	●	●
Tourist Recreational	●	●	●
* May be applied in Rural Regions to reflect existing development when combined with the Platted Lands (-PL) overlay land use designation.			

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. Mobile home parks, as well as existing and proposed manufactured home parks, shall also be permitted under this designation. Lands identified as MFR shall be in locations with the highest degree of access to transportation facilities, shopping and services, employment, recreation, and other public facilities. The minimum allowable density is five dwelling units per acre, with a maximum density of 24 dwelling units per acre. The provision of single-family attached dwelling units in the MFR land use designation is subject to the use of planned development design concepts which may result in zipper-lot zero-lot line, cottage-type, or comparable developments. Except as provided in Policy 2.2.2.3, this designation is considered appropriate only within Community Regions and Rural Centers.

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. Allowable residential structure types include single-family attached (i.e., air-space condominiums, townhouses) and detached dwellings and manufactured homes. Except as provided in Policy 2.2.2.3, this designation is considered appropriate only within Community Regions and Rural Centers. Standard residential subdivisions shall maintain a density range from one to two dwelling units per acre. Residential subdivisions utilizing the planned development concept shall maintain a density range from one to five dwelling units per acre. Residential development of single-family attached dwelling units are to be designed to satisfy the upper range of the allowable density under this designation. Proponents of single-family detached or manufactured home projects consistent with the HDR designation shall not be subject to the Planned Development combining zone if their projects meet the criteria set forth in Policy 2.2.5.4. (Res. No. 298-98; 12/8/98)

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. This designation shall be applied where the character of an area is single-family residences; where the absence or reduced level of infrastructure including roads, water lines, and sewer lines does not justify higher densities; where the topography poses a constraint to higher densities; and as a transitional land use between the more highly developed and the more rural areas of the County. The maximum allowable density shall be one dwelling unit per 1.0 acre. Parcel sizes shall range from 1.00 to 5.00

acres. Except as provided in Policy 2.2.2.3, this designation is considered appropriate only within Community Regions and Rural Centers.

Low-Density Residential (LDR): This land use designation establishes areas for single-family residential development in a rural setting. In Rural Regions, this designation shall provide a transition from Community Regions and Rural Centers into the agricultural, timber, and more rural areas of the County and shall be applied to those areas where infrastructure such as arterial roadways, public water, and public sewer are generally not available. This land use designation is also appropriate within Community Regions and Rural Centers where higher density serving infrastructure is not yet available.

The maximum allowable density shall be one dwelling unit per 5.0 acres. Parcel size shall range from 5.0 to 10.0 acres. Within Community Regions and Rural Centers, the LDR designation shall remain in effect until a specific project is proposed that applies the appropriate level of analysis and planning and yields the necessary expansion of infrastructure.

Rural Residential (RR): This land use designation establishes areas for residential and agricultural development. These lands will typically have limited infrastructure and public services and will remain for the most part in their natural state. This category is appropriate for lands that are characterized by steeper topography, high fire hazards, and limited or substandard access as well as “choice” agricultural soils. The RR designation shall be used as a transition between LDR and the Natural Resource (NR) designation. Clustering of residential units under allowable densities is encouraged as a means of preserving large areas in their natural state or for agricultural production. Typical uses include single-family residences, agricultural support structures, a full range of agricultural production uses, recreation, and mineral development activities. The allowable density for this designation is one dwelling unit per 10 to 160 acres. This designation is considered appropriate only in the Rural Regions.

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. The important natural resources of the County include forested areas, mineral resources, important watershed, lakes and ponds, river corridors, grazing lands, and areas where the encroachment of development would

compromise these natural resource values. Land under both public and private ownership that contain these resources, including wilderness areas and other lands managed for resource values and multiple use, are included in this category. This designation shall be applied to those lands which are 40 acres or larger in size and contain one or more important natural resource. Compatible uses on private land may include agriculture, rangeland, forestry, wildlife management, recreation, water resources development, and support single-family dwellings. The maximum allowable density for this designation is one dwelling unit per 160 acres or larger outside the National Forest Service lands and within “timber production” areas and one dwelling unit per 40 acres within river canyons outside of the “timber production” areas. This designation is considered appropriate only in the Rural Regions. Isolated parcels outside the National Forest Service lands and below 3,000 feet elevation may be exempt from the one dwelling unit per 160 acre parcel size. If it is determined that such lands are unsuitable for “timber production,” one dwelling unit per 40 acres maximum density can be considered. Any modifications of this land use designation shall require one of the following findings: (1) No important natural resource exists on the property; or (2) If a project is proposed, it will significantly enhance the long-term production and preservation of the on-site resources through the application of development strategies such as fuels management plans, timber management plans, self imposed setbacks buffers, and open space.

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 development of commercial lands within Community Regions and Rural Centers which combine commercial and residential uses shall be permitted provided the commercial activity is the primary and dominant use of the parcel. The residential component of the project shall only be implemented following or concurrent with the commercial component. Except for Community Care Facilities described in Objective 4.1.2, developments in which residential usage is the sole or primary use shall be prohibited on commercially designated lands. Numerous zone districts shall be utilized to direct specific categories of commercial uses to the appropriate areas of the County. Except as provided in Policy 2.2.2.3, this designation is considered appropriate only within Community Regions and Rural Centers.

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. This designation is highly appropriate for the business park/employment center concept. Lands designated as R&D can be located in Community Regions and in Rural Centers.

Industrial (I): The purpose of this land use category is to provide for a full range of light and heavy industrial uses. Types of uses that would be permitted include manufacturing, processing, distribution, and storage. Incompatible, non-industrial uses, excluding support services, shall be prohibited. Industrial uses shall be restricted to industrial lands within, or in close proximity to, Community Regions and Rural Centers. Industrial lands in Rural Regions shall be constrained to uses which support on-site agriculture, timber resource production, mineral extraction, or other resource utilization. In the Rural Regions, no additional land shall be designated for industrial uses. This designation is considered appropriate within Community Regions, Rural Centers and, subject to the limitation described above, Rural Regions.

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. This land use includes State parks, ecological preserves, and public lands acquired specifically for open space uses. It may also be used on private lands to maintain natural features within clustered development where a General Plan amendment is processed. This designation is considered appropriate within Community Regions, Rural Centers, and Rural Regions.

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. This designation is considered appropriate within Community Regions, Rural Centers, and Rural Regions.

Adopted Plan (AP): This land use category recognizes areas for which specific land use plans have been prepared and adopted. These plans (e.g., specific plan or community plan) are accepted and incorporated by this reference, and the respective land use map associated with each such plan is hereby adopted as the General Plan map for each such area. The plans recognized by the AP category do not include the now-superseded Area Plans that comprised the County's General Plan prior to the adoption of this General Plan. The adopted plan for the Tahoe Basin is the *Regional Plan for the Tahoe Basin* and the Plan Area Statements, both adopted by the Tahoe Regional Planning Agency (TRPA), and the Meyers Community Plan, adopted by El Dorado County and TRPA.

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. The land use category would have differing intensities of use based on the location. In

the Community Regions and Rural Centers where infrastructure exists or can be extended, the uses permitted would be more intense and commercial in nature. In the Rural Regions, uses will be encouraged and defined that are compatible with the rural residential nature of those regions. Types of uses would include campgrounds, golf courses, ski areas, snow parks, riding stables, trail heads, museums, and other similar recreational and sight seeing activities. Lodging uses would include RV parks and other appropriate transit lodging. Tourist recreational activities, facilities, and industries shall be allowed throughout the County; however, specific activities and facilities shall be identified through zoning and permitted by right or special use permit, as appropriate.

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.

TABLE 2-2 LAND USE DENSITIES AND RESIDENTIAL POPULATION RANGES			
Land Use Designation	Units Per Acre	Persons Per Housing Unit¹	Persons Per Acre
Multifamily Residential	5 – 24	2.3	11.5 - 55.2
High-Density Residential	1 – 5	2.8	2.8 - 19.6
Medium-Density Residential	1 – 0.2	2.8	2.8
Low-Density Residential	0.20 - 0.1 ³	2.8	0.56 - 0.28
Rural Residential	0.1 – 0.025	2.8	0.28 - 0.07
Agricultural Lands	0.05	2.8	0.14
Natural Resource	0.025 – 0.00625	2.8	0.07 - 0.0175
Commercial	10/4 ²	2.8	28/11.2
Research & Development	10/4 ²	2.8	28/11.2
Industrial	–	–	–
Open Space	–	–	–
Public Facilities	–	–	–
Tourist Recreational	–	–	–
Notes:			
¹ 1990 U.S. Census			
² Maximum of 10 units per acre in Community Regions; maximum of 4 units per acre in Rural Centers			
³ Policy 5.2.3.5 requires an average of 5-acre minimum parcels if ground water dependent. Parcel may be subdivided to create one new parcel not less than 4.5 acres in size under this policy as allowed by Title 16.44.120(L) and Implemented by Title 17.14.120.			

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 to be construed to apply to recreational facilities, campgrounds, or other transitory populations.

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:

TABLE 2-3 BUILDING INTENSITIES	
Land Use Designation	Floor Area Ratio*
Multifamily Residential	
High-Density Residential	
Medium-Density Residential	
Low-Density Residential	
Rural Residential	
Natural Resource	
Commercial	.85
Research & Development	.50
Industrial	.85
Open Space	
Public Facilities	
Tourist Recreational	
<p>* Ratio of allowable floor area (square footage) to site area (square footage). The FAR can be calculated over an entire integrated development rather than on a project-by-project basis under the following circumstances: 1) the aggregate average FAR within applicable land use designations does not exceed the General Plan maximum; or 2) satisfactory evidence is provided that demonstrates on a site-specific basis that measures will be imposed to keep traffic at levels associated with the applicable FAR threshold.</p>	

LAND USE DESIGNATIONS AND ZONING DISTRICTS			
Land Use Designations		Zone Districts, Continued	
MFR	Multifamily Residential	RA-20	Residential Agricultural Twenty-acre
HDR	High-Density Residential	RA-40	Residential Agricultural Forty-acre
MDR	Medium-Density Residential	NS	Neighborhood Commercial
LDR	Low-Density Residential	CH	Highway Commercial
RR	Rural Residential	C	Commercial
AL	Agricultural Lands	CPO	Professional Office Commercial
NR	Natural Resource	CP	Planned Commercial
C	Commercial	CG	General Commercial
R&D	Research & Development	R&D	Research and Development
I	Industrial	I	Industrial
OS	Open Space	IR	Resource Industrial
TR	Tourist Recreational	A	Agricultural
Zone Districts		SA-10	Select Agricultural
RM	Multifamily Residential	PA	Planned Agricultural
R2	Limited Multifamily Residential	AE	Exclusive Agricultural
MP	Mobile Home Park	TPZ	Timberland Preserve Zone
R1	One-family Residential	MR	Mineral Resources
R20,000	One-half Acre Residential	RF	Recreational Facilities
R1A	One-acre Residential	RT	Tourist Residential
R2A	Single-family Two-acre Residential	CN	Conservation
R3A	Single-family Three-acre Residential	OS	Open Space
RE-5	Estate Residential Five-acre	TC	Transportation Corridor
RE-10	Estate Residential Ten-acre		
(Zone Districts continued in next column)			

OBJECTIVE 2.2.2: OVERLAY LAND USE DESIGNATIONS

Establishment of overlay designations to provide additional direction for the development of land where circumstances apply generally to the lands regardless of the underlying land use designations.

Policy 2.2.2.1 The following General Plan overlay designations are included:

- A. Agricultural Districts
- B. Platted Lands
- C. Ecological Preserve

D. Mineral Resource

E. Important Biological Corridor

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. This designation does not imply any restrictions on agricultural uses in areas not designated specifically as an Agricultural District but only serves to identify agriculture as the principal activity and to discourage incompatible uses such as higher density residential use.

A. Agricultural Districts shall be used to conserve and protect important agricultural crop lands and associated activities, maintain viable agricultural-based communities, and encourage the expansion of agricultural activities and production.

B. The minimum residential parcel size for lands containing choice agricultural soils within an Agricultural (-A) District shall be twenty (20) acres or the minimum lot size established by the underlying land use designation, whichever is greater.

Residential parcels within Agricultural Districts where 70 percent or more of the parcel area is identified by the Agricultural Commission as land unsuitable for agriculture, as defined in “The Procedure for Evaluating the Suitability of Land for Agriculture,” may be considered for a minimum parcel size of ten (10) acres. Clustering of planned residential developments on “non-choice” agricultural soils within Agricultural Districts, that have been identified by the Agricultural Commission as land unsuitable for agriculture, may be allowed but in no case smaller than five (5) acres.

C. Ranch marketing is encouraged on lands engaged in agricultural production.

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. The -PL designation shall be combined with a land use designation which is indicative of the typical parcel size located within the Platted Lands boundaries. The existence of the -PL overlay cannot be used as a criteria or precedent to expand or establish new incompatible land uses.

The -PL overlay designation may also be applied to lands historically zoned with a commercial zone district combined with the Commercial (C) land use designation.

- A. Parcels within the -PL overlay designation shall not be permitted to subdivide to a size smaller than the minimum parcel size allowed by the base land use designation.
- B. -PL district boundaries shall not be modified to include additional parcels for the purpose of allowing subdivision of those additional parcels.

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. Ecological preserves may be established by private contract and/or memoranda of understanding affecting interested public agencies.

- A. The Ecological Preserve overlay designation shall be combined with a basic land use designation that is appropriate for the area. The overlay will enable the land use densities or building intensities for a discretionary project to be transferred to other lands, clustered, or otherwise mitigated to maintain the Preserve.
- B. The implementation strategies for the designated Ecological Preserve overlay lands shall be developed and approved by the Board of Supervisors prior to the designation taking effect. Implementation strategies shall not change the base land use designation.
- C. Within the Tahoe Basin, the Ecological Preserve overlay shall apply to SEZ as established by Section 37.3 of the Tahoe Regional Planning Agency Code of Ordinances.

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 Resource (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.

Before authorizing any land uses within the -MR overlay zone that will threaten the potential to extract minerals in the affected area, the County shall prepare a statement specifying its reasons for considering approval of the proposed land use and shall provide for public and agency notice of such a statement consistent with the requirements of Public Resources Code section 2762. Furthermore, before finally approving any such proposed land use, the County shall balance the mineral values of the threatened mineral resource area against the economic, social, or other values associated with the proposed alternative land uses. Where the affected minerals are of regional significance, the County shall consider the importance of these minerals to their market region as a whole and not just their importance to the County. Where the affected minerals are of Statewide significance, the County shall consider the importance of these minerals to the State and Nation as a whole. The County may approve the alternative land use if it determines that the benefits of such uses outweigh the potential or certain loss of the affected mineral resources in the affected regional, Statewide, or national market.

- 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.

OBJECTIVE 2.2.3: PLANNED DEVELOPMENTS

Provide for innovative planning and development techniques and further fulfill the Plan Strategy by encouraging balanced growth to better reflect the character and scale of the community in which it occurs while minimizing impacts on the surrounding areas, to provide more efficient utilization of land, and to allow for flexibility of development while providing for general public benefits.

- 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 zoning district with which it is combined. Primary emphasis shall be placed on furthering uses and/or design that provide a public or common benefit, both on- and off-site, by clustering intensive land uses to minimize impact on various natural resources, avoid cultural resources where feasible, minimize public health concerns, minimize aesthetic concerns, and promote the public health, safety, and welfare. A goal statement shall accompany each application specifically stating how the proposed project meets these criteria.

- A. The major components of a Planned Development in residential projects shall include the following:
 - 1. Commonly owned or publicly dedicated open space lands of at least 30 percent of the total site. Within a community area, the commonly owned open space can be developed for recreational purposes such as parks, ball fields, or picnic areas. Commonly owned open space does not include space occupied by infrastructure (e.g., roads, sewer, and water treatment plants).
 - 2. Clustered housing units or lots designed to conform to the natural topography.
- B. Non-residential planned developments shall be accomplished through the Zoning Ordinance.

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.

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.

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 residential parcels provided that:

- A. The combined allowed density of the General Plan is not exceeded for the non-contiguous planned development; and
- B. The parcels are located within the same general area and the same special district and/or service area and receive access through the same arterial, collector street, or road.

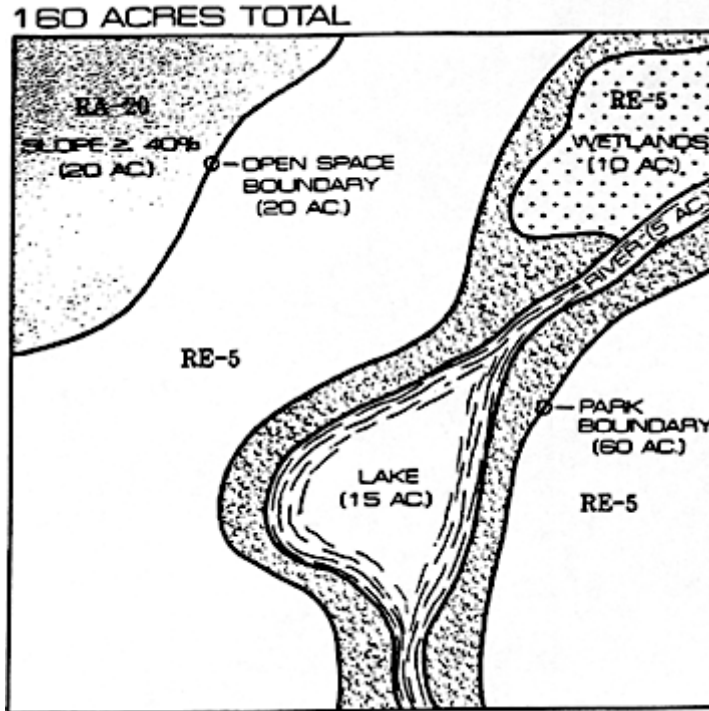
OBJECTIVE 2.2.4: DENSITY BONUS

Provide for incentives which encourage the utilization of the Planned Development concept and further the provision of public benefits as a component of development.

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. (See example below.)

- A. Maximum Density: The maximum density created utilizing the density bonus provisions shall not exceed the maximum density permitted by the General Plan land use designation as calculated for the entire project area except as provided for by Section B.
- B. In addition to the number of base units, one and one half (1.5) dwelling units may be provided for Planned Developments within a planning concept area for each unit of developable land dedicated to public benefit. In calculating the maximum density permitted by the General Plan land use designation, the County shall include acreage of undevelopable land, except as excluded in Policy 2.2.3.2.
- C. Public Benefit: Lands set aside for public benefit, as used herein, shall be those lands made available to the general public including but not limited to open space areas, parks, and wildlife habitat areas.

Density Bonus Calculation Example



Land Characteristic Summary	
	110 acres: Developable land, zoned Estate Residential Five-acre (RE-5)
	20 acres: Slope \geq 40 percent, zoned Residential Agricultural Twenty-acre (RA-20)
	15 acres: Lake
	5 acres: River
	10 acres: Wetland, zoned Estate Residential Five-acre (RE-5)
TOTAL:	160 acres

Standard Rural Subdivision

A standard subdivision may subdivide the hypothetical example consistent with zoning. The 20 acre portion comprising slope \geq 40 percent will yield one 20-acre parcel. The 110 acre portion considered developable will yield 22 5-acre parcels. The 15 acre lake and 5 acre river areas yield no developable parcels since these are bodies of water. It is assumed that the remaining 10 acre wetland area is set aside as impact mitigation yielding no developable parcels. Thus, subdivision of the property may yield a maximum of 23 developable parcels (6.95 ac/du average).

Planned Development Subdivision Utilizing Density Bonus Provisions

A planned development proposing to set aside the 20 acre portion comprising slope \geq 40 percent as open space and a set aside of 60 acres including the lake, river, wetlands, and 30

acres of developable land will yield a total of 38 2-acre developable parcels clustered on the remaining 80 acres (4.21 ac/du). Calculation of the yield is summarized as follows:

1. 20 acres open space density bonus yield = 20 acres at 1 dwelling unit/20 acres zoning = 1 dwelling unit x 2.5 density bonus = 2.5 dwelling units.
2. 60 acres park density bonus yield = 60 acres minus 15 acre lake minus 5 acre river = 40 acres at 1 dwelling unit/5 acre zoning = 8 dwelling units x 2.5 density = 20 dwelling units.
3. 80 acres developable area remaining = 80 acres at 1 dwelling unit/5 acre zoning = 16 dwelling units.
4. Total yield = 2.5 dwelling units + 20 dwelling units + 16 dwelling units = 38.5 dwelling units or 39 dwelling units.

Note: To achieve the maximum parcel creation, minimum development standards and public services must be met commensurate with the lot sizes and density proposed.

Policy 2.2.4.2 The density bonus limits described herein are exclusive of the density bonuses contained in the Housing Element.

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.

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.

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.

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.

Policy 2.2.5.5 Parcel Size Exception. All divisions of land must be in compliance with the density and lot standards established in the General Plan and Zoning Ordinance except as follows:

- A. One parcel may be subdivided to create one new parcel of lesser size than is required under policy 2.2.1.2 as implemented by the Zoning Ordinance.
- B. 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.

- C. 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.).
- D. There shall be no parcel size exception granted where other policies herein require specific setbacks and buffers to adjoining parcels.

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.

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.

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, 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.

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.

- 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.

Uses which may be considered to be consistent with this policy are those which include but are not limited to feed stores, agriculture supplies and sales, veterinarian services, animal boarding, processing and/or sale of agriculture products, and the sale of firewood not produced or grown on the site. In addition to agriculture, the rural areas may allow other consistent uses in the form of but not limited to outdoor recreation and campgrounds and organized camps, retreats, fishing and hunting clubs, mineral extractions, and cemeteries. The following uses are allowed by right and do not require a special use permit: processing and/or sale of agricultural products, the sale of handicrafts or goods, picnic areas, and any other use allowed by right as specified in the Zoning Ordinance (“Ranch Marketing Ordinance”) provided that these activities are conducted on a site with a bona fide agricultural operation.

- Policy 2.2.5.11 This policy recognizes the need and importance of managing forest products and natural resources. This policy further recognizes that it is important to provide for an efficient and cost effective means of harvesting and using forest lands. It is further recognized that the forested areas have a need for certain commercial support uses which should be allowed in a manner which is consistent with the forest use and outdoor recreation areas.

Uses which are consistent here may include the processing of forest products and natural resources, overnight individual and group outdoor accommodations, outdoor recreation activities, including ski resorts, hunting and fishing clubs, equestrian facilities, and interpretive centers

and conference/convention centers. These special support uses shall only be allowed to be established with the approval of a special use permit.

- 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.).
- 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.
- 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.
- 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.
- 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)
- 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.
- 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).
- 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.

- Policy 2.2.5.20 All non-residential development, all subdivisions, residential development on existing legal lots involving any structure greater than 4,000 square feet of living area or requiring a grading permit for which land disturbance of an area of 20,000 square feet or more occurs, and all development located on lands identified as Important Biological Corridor (-IBC) on the Land Use Diagram, Figure LU-1, shall be permitted only upon a finding that the development is consistent with this General Plan and the requirements of all applicable County ordinances, policies, and regulations. For projects that do not require approval of the Planning Commission or Board of Supervisors, this requirement shall be satisfied by information supplied by the applicant demonstrating compliance. All building permits shall be consistent with the land uses described in the land use designation established for the site, as provided in Policy 2.2.1.2 and set forth on Figure LU-1.
- 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.
- 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.

OBJECTIVE 2.2.6: SITE SPECIFIC POLICY SECTION

Establishment of site specific policies are given to provide additional, specific direction for the development of land where circumstances apply to areas of special interest.

- 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.
- 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.

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.

Policy 2.2.6.4 Future subdivision in the area around Fallen Leaf Lake shall be precluded (Policy 6.3.2.2).

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.

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 designations;
- 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 annexations; and
- D. Provide cooperation with the cities regarding shared responsibilities for improved infrastructure.

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.

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.

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.

- A. Except in those instances where residential parcels have already been subdivided into less than five-acre parcels, the County shall zone all lands not developed within a city's sphere of influence and/or the Community Region adjacent to each city so as to permit a density not to exceed one dwelling unit per five acres for these residential parcels.

Property within the city's spheres of influence which cannot be annexed to the city, because of the lack of contiguity, shall not be developed unless the development meets all of the following criteria:

- 1. The development provides for the necessary on-site infrastructure;
- 2. The development assists in providing solutions to significant infrastructure problems in the surrounding area;
- 3. The development is consistent with the city and County General Plans and existing neighborhoods; and
- 4. The property is subject to a recorded condition precluding opposition to annexation by the city.

- B. The County shall zone all undeveloped lands within a city's sphere of influence and/or the Community Region adjacent to each city so as to not permit the creation of nonresidential lots smaller than one acre in area for these parcels.

Property within the Placerville Community Region which cannot be annexed to the City, because of the lack of contiguity, shall not be developed unless the development meets all of the following criteria:

- 1. The development provides for the necessary infrastructure;
- 2. The development assists in providing solutions to significant infrastructure problems in surrounding area;
- 3. The development is consistent with the City and County General Plans; and
- 4. The property is subject to a recorded condition precluding opposition to annexation by the City.

VISUAL RESOURCES AND COMMUNITY DESIGN

GOAL 2.3: NATURAL LANDSCAPE FEATURES

Maintain the characteristic natural landscape features unique to each area of the County.

OBJECTIVE 2.3.1: TOPOGRAPHY AND NATIVE VEGETATION

Provide for the retention of distinct topographical features and conservation of the native vegetation of the County.

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.

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.

OBJECTIVE 2.3.2: HILLSIDES AND RIDGE LINES

Maintain the visual integrity of hillsides 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.

GOAL 2.4: EXISTING COMMUNITY IDENTITY

Maintain and enhance the character of existing rural and urban communities, emphasizing both the natural setting and built design elements which contribute to the quality of life, economic health, and community pride of County residents.

OBJECTIVE 2.4.1: COMMUNITY IDENTITY

Identification, maintenance, and enhancement of the unique identity of each existing community.

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 corridors.

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 corridors
- E. Compatible architectural design
- F. Designs for landmark land uses
- G. Outdoor art

Policy 2.4.1.3 All properties located within the historic townsite known as Clarksville shall be designated on the zoning maps as Design Historic (-DH) combining zone district.

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.

GOAL 2.5: COMMUNITY IDENTITY

Carefully planned communities incorporating visual elements which enhance and maintain the rural character and promote a sense of community.

OBJECTIVE 2.5.1: PHYSICAL AND VISUAL SEPARATION

Provision for the visual and physical separation of communities from new development.

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.

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.

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.

OBJECTIVE 2.5.2: COMMERCIAL FACILITIES

Designate lands to provide greater opportunities for El Dorado County residents to shop within the County.

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 floor 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 structure;
- 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.

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.

Policy 2.5.2.3 New community shopping centers should also contain the applicable design features of Policy 2.5.2.1.

GOAL 2.6: CORRIDOR VIEWSHEDS

Protection and improvement of scenic values along designated scenic road corridors.

OBJECTIVE 2.6.1: SCENIC CORRIDOR IDENTIFICATION

Identification of scenic and historical roads and corridors.

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.

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.

- 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.
- 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.
- 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.
- 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.
- 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.

GOAL 2.7: SIGNS

Regulation of the size, quantity, and location of signs to maintain and enhance the visual appearance of the County.

OBJECTIVE 2.7.1: SIGNS REGULATION

Regulation of the location, number and size of highway signs and elimination of billboards along identified scenic and historic routes.

- 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.
- 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.

GOAL 2.8: LIGHTING

Elimination of high intensity lighting and glare consistent with prudent safety practices.

OBJECTIVE 2.8.1: LIGHTING STANDARDS

Provide standards, consistent with prudent safety practices, for the elimination of high intensity lighting and glare.

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.

GENERAL PLAN MONITORING AND REVIEW

GOAL 2.9: GENERAL PLAN MONITORING AND REVIEW AND REVIEW

Monitoring and review of the General Plan on a regular basis to ensure the document addresses and meets the needs of El Dorado County.

OBJECTIVE 2.9.1: GENERAL PLAN MONITORING AND REVIEW

Procedure for ongoing monitoring of the General Plan and periodic review and update if necessary.

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.

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.

- 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.
- 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.
- 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.
- 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.

LAKE TAHOE BASIN

A portion of El Dorado County lies within the Lake Tahoe Basin (Tahoe Basin). The County shares responsibility for land use regulation with the Tahoe Regional Planning Agency (TRPA).

In the decade of the 1960s, widespread public concern arose over the loss of clarity of the lake, parts of which lie in five counties in California and Nevada. Congress enacted Public Law 91-148 (91st Congress 1969) establishing a compact between the two states, finding "... there was a need to maintain an equilibrium between the region's natural endowment and its manmade environment, and to preserve the scenic beauty and recreational opportunities of the region." After several years of uncoordinated regional planning, Congress and the states of California and Nevada adopted an amended compact in 1980 and established TRPA. This compact required the adoption of Environmental Threshold Carrying Capacities, and implementation of a regional plan to meet those thresholds (Public Law 96-1551, 94 Statute 3233 1980). The *Tahoe Regional Plan* (1984, as amended) (Regional Plan) is intended to provide for the orderly growth and development within the Tahoe Basin consistent with the environmental carrying capacity of the area.

All projects within the Tahoe Basin must be consistent with the Regional Plan—which includes TRPA's Code of Ordinances, 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 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.

One of the strategies of the Regional Plan is to direct development to specified communities and transfer development rights from more sensitive lands to those identified in the Regional Plan as more suitable for development. To date, one Community Plan has been adopted within the County's jurisdiction: the Meyers Community Plan (Tahoe Regional Planning Agency and El Dorado County 1993). The Meeks Bay/Tahoma area is also suitable for development of a Community Plan.

The following policies are intended to integrate the County's land use regulations with those of TRPA to coordinate the two jurisdictions' efforts to protect the unique environment of 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 applications for proposed land uses in the Tahoe Basin.
- Policy 2.10.1.2 The County shall work with the Tahoe Regional Planning Agency (TRPA) and other appropriate state and federal agencies to identify lands capable of supporting affordable housing development without jeopardizing attainment of the Environmental Thresholds identified by TRPA.
- Policy 2.10.1.3 The County shall work with the Tahoe Regional Planning Agency to identify and prioritize the completion of additional Community Plans within the County's jurisdictional area of the Tahoe Basin.
- Policy 2.10.1.4 The County shall cooperate with TRPA in the 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.

IMPLEMENTATION PROGRAM

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 uses [Policy 2.1.1.3];
- Provide consistency between the General Plan land use designations and the Zoning Ordinance [Policy 2.2.1.2];
- Identify needed revisions to and improved application of the Planned Development combining 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];
- Develop a density bonus program [Policy 2.2.4.1];
- Provide a Neighborhood Services zone district [Policy 2.2.5.8]
- Establish provisions for extended family support services and institutional uses in residential areas [Policy 2.2.5.9];
- 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 products [Policies 2.2.5.10 and 2.2.5.11];
- Provide flexibility for minimum parcel size with boundary line adjustments [Policy 2.2.5.12];
- Identify and separate incompatible uses (including public facilities) by setbacks and buffering [Policies 2.2.5.14 and 2.2.5.18];
- Establish standards for parking lot shading and street trees in all new development projects [Policy 2.3.1.2];
- Establish standards for providing visual separation between Community Regions where existing land use patterns do not facilitate physical separation [Policies 2.5.1.1 and 2.5.1.2];
- Provide standards and incentives for commercial development [Policies 2.5.2.1, 2.5.2.2, and 2.5.2.3];
- Establish criteria for schools and places of worship in residential zone districts [Policy 2.5.5.17];
- Establish a Scenic Corridor (-SC) Combining Zone District [Policy 2.6.1.6];
- Modify Sign Ordinance standards for scenic corridors [Policies 2.7.1.1 and 2.7.1.2];
- Strengthen limitations on light and glare [Policy 2.8.1.1];
- Establish buffers around solid waste handling and disposal sites [Policy 5.5.2.2];
- Provide incentives for indoor and outdoor art [Policy 5.9.2.2];
- Establish siting criteria for placement of new structures for fire hazard protection [Policy 6.2.1.1];
- Create an avalanche overlay zone [Policy 6.3.2.3];
- Create a dam failure inundation overlay zone [Policies 6.4.2.1 and 6.4.2.2];
- Establish open space protection measures [Policies 7.6.1.1 and 7.6.1.3]; and
- Promote tourist lodging facilities. [Policy 9.3.9.1]

Responsibility:	Planning Department and Department of Transportation
Time Frame:	Begin Zoning Ordinance rewrite immediately upon adoption of General Plan. By tiering off the General Plan EIR and relying on previous work completed for 1996 General Plan, adoption should occur within one year of General Plan adoption.

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]

Responsibility:	Planning Department, Department of Transportation, Environmental Management, and General Services Department
Time Frame:	Beginning immediately upon General Plan adoption and ongoing thereafter, staff from all County departments review General Plan policies for conformance on all development proposals and capital improvement projects. Thereafter, the approving authority will be required to make findings that the proposed project is consistent with the General Plan.

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.

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.

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.

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.

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.

MEASURE LU-H

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

Responsibility:	Planning Department
Time Frame:	Develop program within three years of General Plan adoption. Complete parcel analysis and make recommendation(s) to the Board of Supervisors within five years of General Plan adoption.

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.

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 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-K

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

MEASURE LU-L

Develop a program to monitor development, population, and employment trends and to provide periodic updates to the Board of Supervisors. [Policy 2.9.1.1]

Also refer to Implementation Measures in the Economic Development Element.

Responsibility:	Planning Department and Office of Economic Development
Time Frame:	Develop program within three years of General Plan adoption. Give first report to the Board of Supervisors within five years of General Plan adoption. Additional reports will be presented every five years thereafter.

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.

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.

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 regulation in the Tahoe Basin:

- Preparation and adoption of a Community Plan for the Tahoma/Meeks 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 Statements; and
- Implementation of actions recommended in TRPA’s periodic threshold evaluation reports.

[Goal 2.10]

Responsibility:	Planning Department
Time Frame:	Begin working with TRPA immediately upon adoption of the General Plan. Identification of additional affordable housing opportunities will be ongoing. Adoption of Community Plan within five years of General Plan adoption. Modification of the County Zoning Code within one year of General Plan adoption.