

Land Use Meeting Notes

Questions regarding the categorization of urban and agricultural land uses for demand development purposes came up independently in the recent Water Resources Development and Management Plan (WRDMP) Plan Advisory Group meeting and the Agricultural Advisory Group meeting on February 20, 2019. As the purpose of the WRDMP is to support the vision outlined in the General Plan, a meeting was held on March 12, 2019 to have a common definition regarding how the detailed land use categories used in the General Plan be mapped into the urban (or Municipal and Industrial [M&I]) demand development, rural/agricultural demand development, and agriculture demand development.

Notes: The following captures the discussion held by the meeting participants.

- Policy 5.2.1.3 from the General Plan was reviewed which states that *“All medium-density residential, high-density residential, multifamily residential, commercial, industrial and research and development projects may be required to connect to public water systems if reasonably available when located within Community Regions and to either a public water system or to an approved private water systems in Rural Centers.”* This creates the basis for a land use-based M&I demand calculation. This may be a potential area of interest for the M&I demand team.
- Official zoning ordinances should be used to identify agricultural land within the land use designations described in the General Plan. Zones to consider in some land use designations include Limited Agricultural (LA), Planned Agricultural (PA), Agricultural Grazing (AG), Timber Production (TPZ) that is greater than 10 acres, Rural Lands (RL), and Residential Estate (RE). It was further discussed that for reasonableness and practical purposes, RE zoning should be limited to those parcels greater than 10 acres.
- Lands in El Dorado County that have M&I or agricultural water demands will be divided into 1 of 3 categories: Urban (contains only M&I water demands), Rural/Agricultural (contains mixture of M&I and agricultural water demands), or Agricultural (contains only agricultural water demands). This classification of water demands will be displayed in the land use figure displayed in the 2019 WRDMP.
- The table below contains the different land use designations, the General Plan definition for each land use designation, the criteria used to identify agricultural land within a land use designation if it exists, and the category used to describe the water demands within the land used designation.
- The county has established the agricultural districts in its General Plan with preferences in agricultural use development.

Land Use Designation	Definition ¹	Criteria for Determining Agricultural Use within Land Use Designation	Applicable Water Demands
Multifamily Residential (MFR)	This land use designation identifies those areas suitable for high-density, single family and multifamily design concepts such as apartments, single-family attached dwelling units (i.e., air-space condominiums, townhouses and multiplexes), and small-lot single-family detached dwellings subject to the standards set for in the Zoning Ordinance and which meet the minimum allowable density. 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. Mixed use development within Community Regions and Rural Centers which combine commercial and residential uses shall be permitted. Except as provided in Objective 2.2.6 (Site Specific Policy), the minimum allowable density is five dwelling units per acre, with a maximum density of 24 dwelling units per acre. Except as provided in Policy 2.2.2.3, this designation is considered appropriate only within Community Regions and Rural Centers. (Resolution 199-2018, September 25, 2018)	No agricultural use within specified land use designation.	M&I demand
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.	No agricultural use within specified land use designation.	M&I demand
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.	Mix of residential and agricultural uses. Agricultural use is identified with the following criteria: <ul style="list-style-type: none"> • Zones AG, PA, RL, LA and RE greater than 10 acres 	M&I demand for all; Agricultural demand for those parcels with potential agriculture use
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 yield the necessary expansion of infrastructure.	Mix of residential and agricultural land. Agricultural land is identified with the following criteria: <ul style="list-style-type: none"> • Zones AG, PA, RL, LA and RE greater than 10 acres 	M&I demand for all; Agriculture demand for those parcels with potential agriculture use
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,	Mix of residential and agricultural land. Agricultural land is identified with the following criteria: <ul style="list-style-type: none"> • Zones AG, PA, RL, LA, TPZ greater than 10 acres, and RE greater than 10 acres 	M&I demand for all; Agricultural demand for those parcels with potential agriculture use

¹ El Dorado County General Plan
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	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)	<p>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.</p> <p>Policy 8.1.1.8 Lands assigned the Agricultural Land (AL) designation shall be of sufficient size to sustain agricultural use and should possess one or more of the following characteristics:</p> <ul style="list-style-type: none"> A. Are currently under a Williamson Act or Farmland Security Zone Contract; B. Contain the characteristics of choice agricultural land (i.e., contain choice agricultural soils and/or contain Prime Farmland, Farmland of Statewide Importance, Unique Farmland, or Locally Important Farmland); or C. Are under cultivation for commercial crop production or are identified as grazing land; <p>And one of the following:</p> <ul style="list-style-type: none"> 1. Are located in the county's Rural Region; or 2. The County Department of Agriculture has determined that the land is well suited for agricultural production. 	All agricultural use	Agricultural demand
Natural Resource (NR)	<p>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.</p>	No agricultural use; the location may be high in elevation	Not Applicable-to be classified as Private Timber, Federally-Owned/Managed Land, State-Owned/Managed Land
Commercial (C)	<p>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. Commercially designated parcels shall not be developed with a residential use as the sole use of the parcel unless the residential use is either (1) a community care facility as described in goal HO-4 or (2) part of an approved mixed-use development as allowed by Policy 2.1.1.3 and 2.1.2.5, within an area zoned to allow for a mix of uses. Numerous zone districts shall be utilized to direct specific categories of commercial uses to the appropriate areas of the County. This designation is considered appropriate within Community Regions, Rural Centers and Rural Regions.</p>	No agricultural use	M&I demands
Research & Development (R&D)	<p>The purpose of this land use designation is to provide areas for the location of high technology, nonpolluting 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.</p>	No agricultural use	M&I demands
Industrial (I)	<p>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 discouraged. Industrial lands in Rural Regions may have uses which support agriculture, timber resource production, mineral extraction, or other resource utilization. This designation is considered appropriate within Community Regions, Rural Centers and Rural Regions.</p>	No agricultural use	M&I demands
Open Space (OS)	<p>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.</p>	No agricultural use	Not Applicable-to be classified as Private Timber, Federally-Owned/Managed Land, State-Owned/Managed Land

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.	No agricultural use	M&I demands
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 Area (Community) Plan, adopted by El Dorado County and TRPA.	No agricultural use	M&I demands
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 sightseeing 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.	No agricultural use	M&I demands