



Current Group Assignment for Urban and Agricultural Lands

The following grouping of agricultural and urban land was based off the work completed by Zanjero for the 2018 West Slope General Plan Capacity Water Demand Forecast Tool.

Group Classification	Land Use Designation
Urban Land	<ul style="list-style-type: none"> • High-Density Residential (HDR) • Multifamily Residential (MFR) • Medium-Density Residential (MDR) • Low-Density Residential (LDR) • Rural Residential (RR) • Commercial (C) • Research & Development (R&D) • Industrial (I) • <i>Adopted Plan (AP)</i> • <i>Natural Resource (NR)</i> • <i>Open Space (OS)</i> • <i>Public Facilities (PF)</i> • <i>Tourist Recreational (TR)</i>
Agricultural Land	<ul style="list-style-type: none"> • Agricultural Lands (AL) • <i>Adopted Plan (AP)</i> • <i>Natural Resource (NR)</i>

Notes:

-Land use designations were classified into agriculture or urban based on the work completed by Zanjero.

-The italicized land use did not fit into Private Timber, Federally-Owned/Managed Land, or State-Owned/Managed Land and was therefore classified as either urban or agriculture based on the additional information provided for each parcel of data provided by the County.

El Dorado County General Plan Agricultural District, Overlay Land Use Designation

Overlay Land Use Designation: 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.

Overlay Land Use Designation	Definition ¹
Agricultural District	<p>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.</p> <ul style="list-style-type: none"> 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.

¹ El Dorado County General Plan

- Policy 5.2.1.3 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.
- Policy 5.2.1.4 Rezoning and subdivision approvals in Community Regions or other areas dependent on public water supply shall be subject to the availability of a permanent and reliable water supply.
- Policy 5.2.1.5 Approval of development projects requiring annexations to water districts in Rural Regions may only occur if groundwater sources are not available to serve, or are unable to continue serving, the development, or if existing infrastructure abuts the property and sufficient water is available to serve the annexed area.
- Policy 5.2.1.6 Priority shall be given to discretionary developments that are infill or where there is an efficient expansion of the water supply delivery system.
- Policy 5.2.1.7 In times of declared water shortages, the Board of Supervisors shall give priority within the affected water district to approving affordable housing and non-residential development projects.
- Policy 5.2.1.8 The preparation and approval of specific plans may occur without the availability of water guarantees. The timing for water guarantees shall be established within the policies of each specific plan consistent with Policy 5.2.1.4.
- Policy 5.2.1.9 In an area served by a public water purveyor or an approved private water system, the applicant for a tentative map or for a building permit on a parcel that has not previously complied with this requirement must provide a Water Supply Assessment that contains the information that would be required if a water supply assessment were prepared pursuant to Water Code section 10910. In order to approve the tentative map or building permit for which the assessment was prepared the County must (a) find that by the time the first grading or building permit is issued in connection with the approval, the water supply from existing water supply facilities will be adequate to meet the highest projected demand associated with the approval on the lands in question; and (b) require that before the first grading permit or building permit is issued in connection with the approval, the applicant will have received a sufficient water meters or a comparable supply guarantee to provide adequate water supply to meet the projected demand associated with the entire approval. A water supply is adequate if the total entitled water supplies available during normal, single, dry, and multiple dry years within a 20-year projection will meet

**TABLE 2-4
GENERAL PLAN LAND USE DESIGNATION AND ZONING DISTRICT CONSISTENCY MATRIX**

Zoning Districts ¹	Land Use Designations ¹											
	MFR	HDR	MDR	LDR	RR	AL	NR	C	R&D	I	OS	TR
RM	•							• ¹				
R1		•	Δ									
R20K		•										
R1A		•	•									
R2A			•									
R3A		Δ	•									
RE (-5-10)			• ²	•	• ²							
CPO								•				
CL								•				
CM								•				
CC								•				
CR								•				
CG								•				
R&D									•	•		
IL										•		
IH					•	•	•			•		
LA (10-160)				• ⁴	•	•	•				• ³	
PA				• ⁴	•	•	•				• ³	
RL (10-160)				• ⁴	•	•	•				• ³	
AG (40-160)				★	•	•	•				• ³	★
TPZ				•	•	•	•					
FR					•	•	•					
RFL	•	•	•	•	•		•				•	•
RFH	•	•						•			• ⁵	•
OS	•	•	•	•	•	•	•				•	•
TC	•	•	•	•	•	•	•	•	•	•	•	•

Notes:
 • – Consistent with General Plan Policy
 Δ – Consistent when combined with the Platted Lands (-PL) Overlay Only
 ★ – Consistent when in a Williamson Act Contract
¹ As part of a Mixed Use project
² MDR is for 5 acres only; RR is for RE-10 only
³ With a conservation easement
⁴ LA-10, PA-10 and RL-10 only
⁵ When inside a Community Region
 * See table below for land use designations and zoning districts

Official Zones.

1. Residential

- Residential, Multi-unit (RM)
- Residential, Single-unit (R)
- Residential, One-acre (R1A)
- Residential, Two-acre (R2A)
- Residential, Three-acre (R3A)
- Residential, Estate (RE)

2. Agricultural, Rural, and Resource

- Limited Agricultural (LA)
- Planned Agricultural (PA)
- Agricultural Grazing (AG)
- Timber Production (TPZ)
- Forest Resource (FR)
- Rural Lands (RL)

