



RESOLUTION NO. 183-2011

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

***RESOLUTION OF INTENTION TO UNDERTAKE A COMPREHENSIVE UPDATE
OF THE ZONING ORDINANCE***

WHEREAS, the County of El Dorado is mandated by the State of California to maintain an adequate and proper General Plan; and

WHEREAS, the County of El Dorado adopted a General Plan in 2004; and

WHEREAS, many Policies, programs, and implementation measures are implemented through the Zoning Ordinance; and

WHEREAS, the Zoning Ordinance has not been comprehensively updated for over 30 years, yet has been amended an average of twice a year, resulting in a Zoning Ordinance that is a patchwork of provisions and dated regulations; and

WHEREAS, many State and federal regulations that affect the Zoning Ordinance are not accurately reflected in the Ordinance; and

WHEREAS, the Board of Supervisors adopted Resolution of Intention No. 44-2008, and

WHEREAS, the Board of Supervisors is considering amendments to the General Plan to address job creation, construction of housing for moderate-income families, the retention of sales taxes, and support of the agriculture and resource industries of the County that would be implemented by the Zoning Ordinance, and

WHEREAS, according to Section 17.10.010 the Zoning Ordinance amendment must be initiated by Board of Supervisors Resolution;

NOW, THEREFORE, BE IT RESOLVED that the County of El Dorado Board of Supervisors hereby authorizes the Development Services Department to proceed with the preparation of a Comprehensive Update of the Zoning Ordinance, addressing the following issues:

1. Conform the zoning map to the General Plan land use designations;
2. Eliminate conflicting provisions of the existing ordinance;
3. Include provisions in the ordinance to implement General Plan Implementation Measures LU-A, HO-6, HO-16, HS-K, CO-A, AF-A, ED-N, ED-P, ED-II, ED-JJ, ED-KK, and ED-QQ
4. Ensure that the ordinance is consistent with applicable state and federal laws;

5. Reorganize the ordinance for ease of use by the public, staff, and decision makers, including the use of tables to identify permitted uses and development standards, establishing specific use regulations for administrative review of specified uses, and providing rules of interpretation and a comprehensive glossary;
6. Create new zones to reflect current zoning needs and implement the General Plan, including the following zones: Rural Lands, Forest Resources, Agricultural Grazing, Neighborhood Service, and Limited Agriculture;
7. Delete obsolete zones, including Unclassified, Agriculture, Residential-Agricultural, and Planned Commercial;
8. Create overlay zones to more effectively implement General Plan policies;
9. Expand potential uses in the agricultural and rural lands zones to provide for opportunities for agricultural support, recreation, and rural commerce, including allowing ranch marketing on grazing land;
10. Provide a range of intensities for home occupations, based on size and zoning of parcels, addressing the use of accessory structures, customers, and employees.
11. Modify zoning for Williamson Act contracted and rolled out land to reflect the underlying General Plan land use designation;
12. Revise the zoning map to conform to standardized rule sets for zoning modifications based on the General Plan land use designations; and
13. Provide a range of commercial zones to specify and direct the type, design, and location of commercial uses.

BE IT FURTHER RESOLVED that the Board intends to have analyzed in the Environmental Impact Report for Comprehensive Zoning Ordinance Update the following options which may be included in the ordinance:

1. Create a Rural Commercial Zone that would be permitted within the Rural Regions planning concept area;
2. Increase potential uses to provide additional agricultural support, recreation, home occupation, and other rural residential, tourist serving, and commercial uses in zones in the Rural Region;
3. Create standards (master plans) for mixed use and Traditional Neighborhood Design development to provide for a streamlined approval process and to protect the commercial viability of the site;
4. Include single family detached development standards in the Multi-Family zone. Allow up to 15% of the project area, for commercial uses as part of a mixed use development in multifamily zones.
5. Provide multiple industrial zones to specify and direct the type, design, and location of industrial uses;
6. Provide alternative means to any open space requirement as part of a planned development to provide more flexibility and incentives for infill development and focus on recreation in Community Regions and Rural Centers;

7. Amend Zoning map to include historical overlay on El Dorado and Diamond Springs in relationship to historical townsites but consistent with adopted General Plan and Zoning Ordinance policies; and
8. Codify standards for wetland and riparian setbacks.

BE IT FURTHER RESOLVED that Resolution of Intention No. 44-2008 is hereby incorporated into and superseded by this resolution.


BE IT FURTHER RESOLVED that the Planning Commission and Board of Supervisors will return in a public hearing to consider the proposed amendments.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the 14 day of November, 2011, by the following vote of said Board:

Attest:
Suzanne Allen de Sanchez
Clerk of the Board of Supervisors

Ayes: Sweeney, Briggs, Knight, Nutting, Santiago
Noes: none
Absent: none

By: 
Deputy Clerk


First Vice Chair, Board of Supervisors
John R. Knight