



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

PHONE: (209) 223-6380

FAX: (209) 257-5002

WEBSITE: www.amadorgov.org

EMAIL: planning@amadorgov.org

COUNTY ADMINISTRATION CENTER • 810 COURT STREET • JACKSON, CA 95642-2132

TO: Board of Supervisors

FROM: Chuck Beatty, Planning Director

DATE: December 14, 2020

RE: Compatibility of the "X," Special Use District in the Edwin Lands, LLC, Zone Change request
(Item 6e of the December 15, 2020 Board agenda)

There are several comments in the record regarding the above item which suggest that the X, Special Use district is not compatible with the General Plan land use designation for the subject property. The General Plan is silent regarding the combination of districts, and the authority for their use is governed by County Code Chapter 19.16. When used as a combining district under Chapter 19.16, the X district does not expand the allowable uses of the property. To the contrary, the use of the property is regulated "*as if the districts were not combined.*" This phrase in Chapter 19.16.010(B) underscores the intent that combined districts do not allow the uses of both districts being applied, but serves to make the permitted, by-right uses of the combined district (the M district) subject to a discretionary use permit. Compatibility with the General Plan land use designations is determined only by reference to the primary district.

The use of the X district for this purpose is consistent with the County's long-standing practice. In contrast, as a primary or stand-alone district, the X district is compatible with only two General Plan land use designations (Special Planning Areas and Mineral Resource Zones), as shown on Table LU-3 of the General Plan (at page LU-14).