



**RESOLUTION NO. 166-2025**

**OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO**

**RESOLUTION OF INTENTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF  
EL DORADO TO AMEND VARIOUS SECTIONS OF CHAPTER 130 OF THE ZONING  
ORDINANCE AND THE GENERAL PLAN LAND USE ELEMENT TO CODIFY 2021-2029  
HOUSING ELEMENT IMPLEMENTATION MEASURES**

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

**WHEREAS**, a General Plan must contain certain elements, including a Housing Element which sets forth goals, policies and programs to address current and future housing needs for all income groups and persons with special needs; and

**WHEREAS**, on August 31, 2021, through Resolution No. 107-2021, the El Dorado County Board of Supervisors (Board) adopted the 2021-2029 Housing Element of the General Plan which identified forty (40) Implementation Measures as a part of the Implementation Program; and

**WHEREAS**, the completion of outstanding Implementation Measures will assist with compliance and progress in meeting housing goals. These outstanding Measures have a direct correlation to policies codified in Title 130 of the Zoning Code and the General Plan Land Use Element; and

**WHEREAS**, the El Dorado County Zoning Ordinance was enacted to implement the El Dorado County General Plan by classifying and regulating the uses of land and structures within the unincorporated County and was adopted to promote the public health, safety, and general welfare of the County; and

**WHEREAS**, the General Plan offers policy guidance on a comprehensive scale, the Zoning Ordinance must be consistent with the General Plan to effectively implement those policies; and

**WHEREAS**, certain sections of Title 130 are inconsistent with the General Plan and State laws that have been enacted since the adoption of the 2021-2029 Housing Element; and

**WHEREAS**, pursuant to Section 130.63.020 of the Zoning Ordinance, a County initiated Zoning Ordinance amendment (either text change or a zone change) must be initiated by a Resolution of Intent.; and

**NOW, THEREFORE, BE IT RESOLVED**, that to proceed with amendments to Chapter 130 of the Code of Ordinances and to the General Plan Land Use Element, and in accordance with state law, the Board will schedule public hearings to consider said amendments as generally described below:

- A. Housing Element Implementation Measure HO-8 (State Density Bonus Law): Amend the Zoning Ordinance to comply with state density bonus law.
- B. Housing Element Implementation Measure HO-24 (Reasonable Accommodation): Review and revise the Zoning Ordinance, existing policies, permitting practices, and building codes to identify provisions that could pose constraints to the development of housing as well as addressing non-governmental constraints.
- C. Housing Element Implementation Measure HO-27 (Supportive/Transitional Housing): Amend the Zoning Ordinance to ensure compliance with state law and encourage emergency shelter, supportive housing, transitional housing, and related services for persons experiencing homelessness.
- D. Housing Element Implementation Measure HO-29 (Employee/Farm Worker Housing): Review and amend the Zoning Ordinance to comply with the State Employee Housing Act in relation to employee/farm worker housing.
- E. Housing Element Implementation Measure HO-30 (Single Room Occupancy Units): Amend the Zoning Ordinance to define "Single Room Occupancy" units and permit them consistent with one room rentals.
- F. Housing Element Implementation Measure HO-40 (Multi-Family Density): Amend the Zoning Ordinance to increase multifamily density from 24 dwelling units per acre to 30 dwelling units per acre to comply with California Government Code 65583.2(c)(iv) and (e).
- G. 130.40.300 Accessory Dwelling Units: Amend the Zoning Ordinance to comply with state ADU law, California Government Code 66310-66342.

**BE IT FURTHER RESOLVED** that the Board hereby authorizes the Department to proceed with the preparation of all necessary documentation for the proposed Zoning Ordinance amendments and General Plan amendment, and grants the Department the discretion to amend other Chapters of the Zoning Ordinance determined to be relevant and necessary to fully implement the amendments to Chapter 130 and the General Plan Land Use Element; and

**BE IT FURTHER RESOLVED** that the Planning Commission and Board will hold public hearings to consider the proposed amendments to the Zoning Ordinance and the General Plan Land Use Element.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the 4th day of November, 2025, by the following vote of said Board:

Attest:  
Kim Dawson  
Clerk of the Board of Supervisors

Ayes: Turnboo, Laine, Parlin, Ferrero, Veerkamp

Noes: None  
Absent: None

By: Kimberly Schaeffer  
Deputy Clerk

Chair, Board of Supervisors  
George Turnboo