



RESOLUTION NO. 063-2025

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

RESOLUTION APPROVING FINDINGS FOR ADOPTION OF REGULATIONS FOR LIMITED- DENSITY OWNER-BUILT RURAL DWELLINGS, DIRECTING THE FINDINGS AND REGULATIONS BE FILED WITH THE CALIFORNIA BUILDING STANDARDS COMMISSION AND THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT, DETERMINING THAT AMENDMENT OF REGULATIONS FOR LIMITED-DENSITY OWNER-BUILT RURAL DWELLINGS IS EXEMPT FROM FURTHER REVIEW UNDER CEQA, AND DIRECTING A NOTICE OF EXEMPTION TO BE FILED

WHEREAS, pursuant to Health and Safety Code Section 17958.2, the Board of Supervisors of the County of El Dorado finds that application of regulations of the Department of Housing and Community Development adopted for limited-density owner-built rural dwellings, codified in Article 8 (commencing with Section 74) of Subchapter 1 of Chapter 1 of Title 25 of the California Code of Regulations, within a portion of the County of El Dorado as a pilot program is reasonably necessary because of local conditions as detailed herein; and

WHEREAS, the Board of Supervisors of the County of El Dorado, in adopting regulations for limited-density owner-built rural dwellings, finds that changes and modifications in the requirements contained in Article 8 (commencing with Section 74) of Subchapter 1 of Chapter 1 of Title 25 of the California Code of Regulations are reasonably necessary because of local conditions as detailed herein; and

WHEREAS, The Caldor Fire started on August 14, 2021 and burned 221,775 acres/347 square miles, destroying more than 1,000 structures before being fully contained on October 24; and

WHEREAS, the Caldor Fire terribly impacted the unincorporated communities of Grizzly Flats and Phillips, resulting in destruction of approximately 500 structures, displacement of numerous County residents, and serious damage to community infrastructure; and

WHEREAS, many of the structures destroyed by the Caldor Fire were uninsured or underinsured; and

WHEREAS, The community of Phillips is rural, sparsely populated, and located in an isolated and remote area of El Dorado County; and

WHEREAS, The community of Phillips is located at approximately 6,800 feet of elevation and subject to extreme weather conditions which raise health and safety concerns for displaced residents, many of whom still use emergency or temporary lodgings due to the Caldor Fire; and

WHEREAS, While no building materials suppliers are located in or near the community of Phillips, there is an abundance of natural materials that could create assessable and affordable options for local construction not available under current building codes, especially locally milled lumber; and

WHEREAS, the Title 25 pilot program was adopted for the Grizzly Flats area by the Board of Supervisors on May 21, 2024 (Ordinance 5199 and Resolution 055-2024) and will be utilized by several Grizzly Flats residents; and

WHEREAS, it is reasonable to adopt regulations for limited-density owner-built rural dwellings as a pilot program applicable to the community of Phillips, which is located within the Caldor Fire burn area. The community of Phillips is remote and sustained the total loss of many homes that provided affordable shelter to the members of the community; and

WHEREAS, the community of Phillips has expressed a desire to legalize the construction of limited-density owner-built rural dwellings in compliance with regulations for limited-density owner-built rural dwellings, and have emphasized the values of affordability, sustainability, self-sufficiency, creativity and character of their rural community; and

WHEREAS, El Dorado County has an affordable housing shortage and these regulations would facilitate the availability of affordable, owner-built homes which are essential to the continued health and welfare of residents still displaced by the Caldor Fire; and

WHEREAS, local conditions, the rural and isolated location of Phillips, the difficulty of displaced residents in rebuilding and obtaining affordable building materials after the Caldor Fire exist to the extent it would exclude participation in the normal permit process and create an unreasonable burden to the property owner to comply with prescriptive building and development requirements, which are codified in the California Building Standards Code; and

WHEREAS, the Board of Supervisors finds that the proposed amendments to the El Dorado County Code are consistent with other provisions of the El Dorado County Code and with State law; and

WHEREAS, the project to adopt regulations for limited-density owner-built rural dwellings with local amendments is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility the enactment of the ordinance will have a significant effect on the environment, under Public resources Code Section 21080(b)(3) and CEQA Guidelines Section 15269(a) because the activity is a project to maintain, repair, restore, demolish, or replace property or facilities damaged or destroyed as a result of a disaster in a disaster stricken area in which a state of emergency has been proclaimed by the Governor pursuant to the California Emergency Services Act, commencing with Section 8550 of the Government Code, and under CEQA Guidelines Section 15303 as replacement or reconstruction of existing structures destroyed by the Caldor Fire;

NOW, THEREFORE, BE IT RESOLVED that the El Dorado County Board of Supervisors determines that adoption of regulations for limited-density owner-built rural dwellings and local amendments is exempt from further review under CEQA, and directs staff to file the Notice of Exemption, and be it further resolved and ordered that the Board of Supervisors hereby makes an express finding that adoption of regulations for limited-density owner-built rural dwellings, including changes and modifications in requirements contained in Article 8 (commencing with Section 74) of Subchapter 1 of Chapter 1 of Title 25 of the California Code of Regulations are reasonably necessary because of local conditions, and directs staff to file the local amendments to the State Housing Law and these associated findings with the California Building Standards Commission and the California Department of Housing and Community Development.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the 20th day of May 2025, by the following vote of said Board:

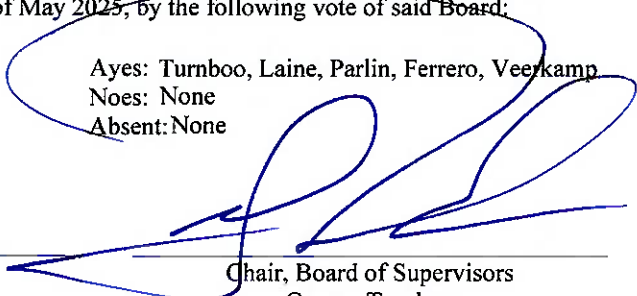
Attest:
Kim Dawson
Clerk of the Board of Supervisors

Ayes: Turnboo, Laine, Parlin, Ferrero, Veerkamp
Noes: None
Absent: None

By:

A blue ink signature, likely of the Deputy Clerk, written over a horizontal line.

Deputy Clerk

A large, stylized blue ink signature, likely of George Turnboo, written over a horizontal line.

Chair, Board of Supervisors
George Turnboo