

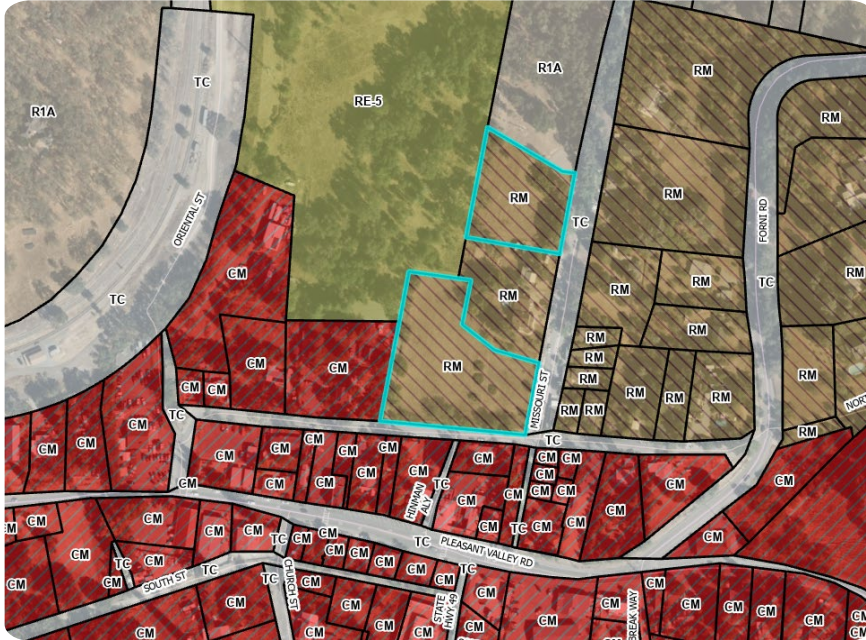


Dickson Rezone and General Plan Amendment – Resolution of Intention

Board of Supervisors

January 6, 2026

Parcel Information

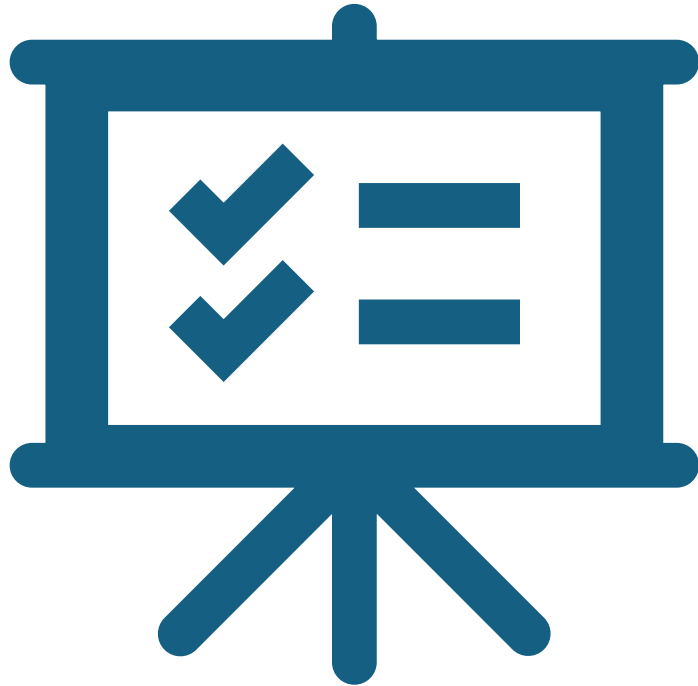


- APNs: 329-221-032 (1.2 acres) & 329-221-034 (2.2 acres)
- Location: El Dorado community
- Current Land Use: Multifamily Residential (MFR)
- Current Zoning: Multi-unit Residential (RM)
- Vacant Lands Inventory: very low and low-income housing



Issues with Request

- Not a map error or inconsistency
- Downzoning parcels from RM to allow single-family development likely conflicts with State law and the County's General Plan and Zoning Ordinance
- Risk of California Housing and Community Development inquiry into the County Housing Element



Recommendation

Board to review options offered and provide direction to staff on the Resolution of Intention xxx-2026 to initiate the process to propose amendments to the County's Zoning Ordinance and General Plan to rezone two parcels owned by Mr. Kurt Dickson