



RESOLUTION NO.

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

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

WHEREAS, because of that mandate El Dorado County's General Plan and the various elements thereof must be continually updated with current data, recommendations, and policies; and

WHEREAS, the Development Services/Planning Services Department and the Planning Commission have made recommendations to the Board of Supervisors regarding potential amendments of the Land Use Element of the General Plan; and

WHEREAS, the Board of Supervisors has reviewed and held public hearings on the recommended amendments to the land use element; and

WHEREAS, the Board of Supervisors finds that the proposed amendments to the General Plan are consistent with all elements of the General Plan not otherwise amended.

NOW, THEREFORE, BE IT RESOLVED that the El Dorado County Board of Supervisors hereby approves and accepts the environmental documents on the following amendments to the General Plan, and approves and adopts the following amendments to the General Plan based on the findings and reasons set forth in the staff reports and Planning Commission's actions, except as may be noted herein:

1. GARDEN VALLEY AREA - Rural Residential (RR) to Rural Residential-Agricultural Overlay (RR-A), consisting of 17.47 acres, identified by Assessor's Parcel Number 088-170-32 being described as Section 11, Township 11 North, Range 10 East, M.D.M., as shown in Exhibit A; and
2. Policy 2.2.1.3 as follows:

The General Plan shall provide for the following range of population densities in the respective land use designation based upon the permitted range of dwelling units per acre and number of persons per acre as shown in Table 2-2.

TABLE 2-2 LAND USE DENSITIES AND RESIDENTIAL POPULATION RANGES			
Land Use Designation	Units Per Acre	Persons Per¹ Housing Unit	Persons Per Acre
Multifamily Residential	5 - 24	2.3	11.5 - 55.2
High-Density Residential	1 - 5	2.8	2.8 - 19.6
Medium-Density Residential	1 - 0.2	2.8	2.8
Low-Density Residential	0.20 - 0.1 ³	2.8	0.56 - 0.28
Rural Residential	0.1 - 0.025	2.8	0.28 - 0.07
Agricultural Lands	0.05	2.8	0.14
Natural Resource	0.025 - 0.00625	2.8	0.07 - 0.0175
Commercial	10/4 ²	2.8	28/11.2
Research & Development	10/4 ²	2.8	28/11.2
Industrial	-	-	-
Open Space	-	-	-
Public Facilities	-	-	-
Tourist Recreational	-	-	-
Notes:			
¹ 1990 U.S. Census			
² Maximum of 10 units per acre in Community Regions; maximum of 4 units per			

acre in Rural Centers

³ Policy 5.2.3.5 requires an average of 5-acre minimum parcels if ground water dependent. Parcel may be subdivided to create one new parcel not less than 4.5 acres in size under this policy as allowed by Title 16.44.120(L) and Implemented by Title 17.14.120.

3. Policy 2.2.5.5 as follows:

~~Minimum parcel size as shown on the General Plan land use map shall not apply to parcels occupied by governmental bodies or private or public utilities. When such agencies are acquiring land for their exclusive use, the remaining parcel from the donor property need not comply with the minimums set forth on the General Plan land use map, provided that the donor parcel shall retain sufficient lands so as to comply with the minimum lot size based on the type of water supply and sewage disposal. All other divisions of the remaining land must be in compliance with the density and lot standards established in the General Plan and Zoning Ordinance.~~

Parcel Size Exception. All other divisions of the remaining land must be in compliance with the density and lot standards established in the General Plan and Zoning Ordinance except as follows:

A. One parcel may be subdivided to create one new parcel of lesser size than is required under policy 2.2.1.2 as implemented by the Zoning Ordinance.

B. Minimum parcel size as shown on the General Plan land use map shall not apply to parcels occupied by governmental bodies or private or public utilities. When such agencies are acquiring land for their exclusive use, the remaining parcel from the donor property need not comply with the minimums set forth on the General Plan land use map, provided that the donor parcel shall retain sufficient lands so as to comply with the minimum lot size based on the type of water supply and sewage disposal.

C. Notwithstanding the minimum parcel size requirements set out herein, lot line adjustments may be allowed for existing substandard size parcels. Lot line adjustments may also create a substandard size parcel when there is a need to better consolidate and manage lands with important resources (e.g., agriculture, timber, minerals, environmentally sensitive lands, etc.).

D. There shall be no parcel size exception granted where other policies herein require specific setbacks and buffers to adjoining parcels.

4. Delete Policy 2.2.5.12 as follows:

~~Notwithstanding the minimum parcel size requirements set out herein, lot line adjustments may be allowed for existing substandard size parcels. Lot line adjustments may also create a~~

~~substandard size parcel when there is a need to better consolidate and manage lands with important resources (e.g., agriculture, timber, minerals, environmentally sensitive lands, etc.).~~

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the _____ day of _____, 200__, by the following vote of said Board:

Attest:

Suzanne Allen de Sanchez
Clerk of the Board of Supervisors

Ayes:

Noes:

Absent:

By: _____
Deputy Clerk

Chairman, Board of Supervisors

I CERTIFY THAT:

THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE.

DATE: _____

Attest: SUZANNE ALLEN DE SANCHEZ, Clerk of the Board of Supervisors of the County of El Dorado, State of California.

By: _____