



## RESOLUTION NO. 126-2019

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

### ADOPTING GENERAL PLAN AMENDMENTS TO THE EL DORADO COUNTY GENERAL PLAN LAND USE ELEMENT

**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 periodically updated with current data, recommendations, and policies; and

**WHEREAS**, the Planning and Building Department and the Planning Commission, in accordance with Government Code Sections 65353 and 65345, have made recommendations to the Board of Supervisors regarding potential amendments to the Land Use Element of the General Plan; and

**WHEREAS**, pursuant to Government Code Section 65355, the Board of Supervisors has reviewed and held at least one public hearing on the recommended amendments to the Land Use Element of the General Plan; and

**WHEREAS**, the Board of Supervisors finds that the proposed amendments to the Land Use Element of the General Plan are consistent with those portions of the General Plan not otherwise amended.

**NOW, THEREFORE, BE IT RESOLVED** that the County of El Dorado Board of Supervisors hereby approves and accepts the environmental document(s) 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 other documents considered by the Board of Supervisors at the public hearing, except as may be noted therein:

1. GEORGETOWN AREA – Commercial (C) to Medium Density Residential (MDR), consisting of 1.41 acres, identified by Assessor's Parcel Number 061-200-006 being described as Section 11, Township 12 North, Range 10 East, M.D.M., as shown in Exhibit A; and

*This amendment (A18-0001) was considered on August 6, 2019 by the Board of Supervisors, and was conceptually approved by the following vote of said Board:*

*AYES: Hidahl, Frenzen, Parlin, Novasel*

*NOES: None*

*ABSENT: Veerkamp*

2. PILOT HILL AREA – Multifamily Residential (MFR) to Commercial (C), consisting of 0.77 acre, identified by Assessor's Parcel Number 104-250-010 being described as a portion of the North half of Section 6, Township 11 North, Range 9 East, M.D.M., as shown in Exhibit B.

*This amendment (GPA19-0001) was considered on August 6, 2019 by the Board of Supervisors, and was conceptually approved by the following vote of said Board:*

*AYES: Hidahl, Frenzen, Novasel*

*NOES: None*

*RECUSED: Parlin*

*ABSENT: Veerkamp*

3. SHINGLE SPRINGS AREA – Medium-Density Residential (MDR) to Commercial (C), consisting of 0.083 acre, identified by Assessor’s Parcel Number 070-250-070 being described as a portion of Section 1, Township 9 North, Range 9 East, M.D.M., as shown in Exhibit C.

*This amendment (GPA19-0001) was considered on August 6, 2019 by the Board of Supervisors, and was conceptually approved by the following vote of said Board:*

*AYES: Hidahl, Frentzen, Novasel*

*NOES: None*

*RECUSED: Parlin*

*ABSENT: Veerkamp*

4. Policies 2.1.1.1, 2.1.2.1, 2.2.5.11, 2.2.5.20, and Table 2-4 as follows:

**Policy 2.1.1.1:**

The Communities within the County are identified as: ~~Camino/Pollock Pines~~, El Dorado Hills, Cameron Park, El Dorado, Diamond Springs, Shingle Springs, and the City of Placerville and immediate surroundings.

**Policy 2.1.2.1:**

The Rural Centers within the County are identified as: Camino, Cedar Grove, Coloma, Cool, Fairplay, Garden Valley, Greenwood, Georgetown, Grey’s Corner, Grizzly Flat, Kelsey, Kyburz, Latrobe, Little Norway, Lotus, Mosquito, Mount Ralston, Mt. Aukum, Nashville, Oak Hill, Phillips, Pilot Hill, Pleasant Valley, Pollock Pines, Quintette, Rescue, Somerset, Strawberry, and Chrome Ridge.

**Policy 2.2.5.11:**

This policy recognizes the need and importance of managing forest products and natural resources. This policy further recognizes that it is important to provide for an efficient and cost effective means of harvesting and using forest lands. It is further recognized that the forested areas have a need for certain commercial support uses which should be allowed in a manner which is consistent with the forest use and outdoor recreation areas.

Uses which are consistent here may include the processing of forest products and natural resources, overnight individual and group outdoor accommodations, outdoor recreation ~~facilities~~ activities, including ski resorts, ~~hunting and fishing clubs~~, equestrian facilities, and interpretive centers and conference/convention centers. These special support uses shall only be allowed to be established with the approval of a ~~conditional~~ special use permit.

**Policy 2.2.5.20:**

~~All non-residential development, all subdivisions, residential development on existing legal lots involving any structure greater than 4,000 square feet of living area or requiring a grading permit for which land disturbance of an area of 20,000 square feet or more occurs, and all development located on lands identified as Important Biological Corridor (IBC) on the Land Use Diagram, Figure LU-1, shall be permitted only upon a finding that the development is consistent with this General Plan and the requirements of all applicable County ordinances, policies, and regulations. For projects that do not require approval of the Planning Commission or Board of Supervisors, this requirement shall be satisfied by information supplied by the applicant demonstrating compliance. All building permits shall be consistent with the land uses described in the land use designation established for the site, as provided in Policy 2.2.1.2 and set forth on Figure LU-1. intentionally blank~~

**Table 2-4:**

TABLE 2-4 GENERAL PLAN LAND USE DESIGNATION AND ZONING DISTRICT CONSISTENCY MATRIX													
Zoning Districts <sup>1</sup>	Land Use Designations <sup>1</sup>												
	MFR	HDR	MDR	LDR	RR	AL	NR	C	R&D	I	OS	PF	TR
RM	•							• <sup>1</sup>				•	
R1		•	Δ									•	
R20K		•										•	
R1A		•	•									•	
R2A			•									•	
R3A		◊	•									•	
RE (-5-10)			• <sup>2</sup>	•	• <sup>2</sup>							•	
CPO								•				•	
CL								•				•	
CM								•				•	
CC								•				•	
CR								•				•	
CRU												•	
CG								•				•	
R&D									•	•		•	
IL										•		•	
IH					•	•	•			•			
LA (10-160)				• <sup>4</sup>	•	•	•				• <sup>3</sup>	•	
PA				• <sup>4</sup> ★	•	•	•				• <sup>3</sup>	•	
RL (10-160)				• <sup>4</sup>	•	•	•				• <sup>3</sup>	•	
AG (40-160)				★	•	•	•				• <sup>3</sup>	•	★
TPZ				•	•	•	•						
FR					•	•	•					•	
RFL	•	•	•	•	•		•				•	•	•
RFH	•	•						•			• <sup>5</sup>	•	•
OS	•	•	•	•	•	•	•				•		•
TC	•	•	•	•	•	•	•	•	•	•	•	•	•

**Notes:**

- – Consistent with General Plan Policy
- Δ - Consistent when combined with the Platted Lands (-PL) Overlay Only
- ★ - Consistent when in a Williamson Act Contract
- <sup>1</sup> As part of a Mixed Use project
- <sup>2</sup> MDR is for 5 acres only; RR is for RE-10 only
- <sup>3</sup> With a conservation easement
- <sup>4</sup> LA-10, PA-10 and RL-10 only
- <sup>5</sup> When inside a Community Region
- \* See table below on next page for land use designations and zoning districts

<b>LAND USE DESIGNATIONS AND ZONING DISTRICTS</b>			
<b>Land Use Designations</b>		<b>Zone Districts, Continued</b>	
MFR	Multifamily Residential	CPO	Professional Office Commercial
HDR	High-Density Residential	CL	Limited Commercial
MDR	Medium-Density Residential	CM	Mainstreet Commercial
LDR	Low-Density Residential	CC	Community Commercial
RR	Rural Residential	CR	Regional Commercial
		<u>CRU</u>	<u>Rural Commercial</u>
AL	Agricultural Lands	CG	General Commercial
NR	Natural Resource	R&D	Research and Development
C	Commercial	IH	Industrial High
R&D	Research & Development	IL	Industrial Low
I	Industrial	LA	Limited Agricultural
OS	Open Space	PA	Planned Agricultural
<u>PF</u>	<u>Public Facilities</u>	RL (10-160)	Rural Lands
TR	Tourist Recreational		
<b>Zone Districts</b>		AG (40-160)	Agricultural
RM	Multifamily Residential	TPZ	Timberland Preserve Zone
R1	One-family Residential	FR	
R20,000	One-half Acre Residential	RFL	Recreational Facilities Low
R1A	One-acre Residential	RFH	Recreational Facilities High
R2A	Single-family Two-acre Residential	OS	Open Space
R3A	Single-family Three-acre Residential	TC	Transportation Corridor
RE-5	Estate Residential Five-acre		
RE-10	Estate Residential Ten-acre		
(Zone Districts continued in next column)			

*This amendment (GPA19-0002) was considered on August 6, 2019 by the Board of Supervisors, and was conceptually approved by the following vote of said Board:*

*AYES:*

*NOES:*

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the 6<sup>th</sup> day of August, 2019, by the following vote of said Board:

The Board approves and accepts the environmental document(s) 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 other documents considered by the Board of Supervisors at the public hearing, except as may be noted therein:

- 1) GEORGETOWN AREA - Commercial (C) to Medium Density Residential (MDR), consisting of 1.41 acres, identified by Assessor's Parcel Number 061-200-006 being described as Section 11 , Township 12 North, Range 10 East, M.D.M., as shown in Exhibit A; and
- 4) Policies 2.1.1.1, 2.1.2.1, 2.2.5.11, 2.2.5 .20, and Table 2-4.


Ayes:Hidahl,Frentzen,Parlin, Novasel

Noes:None

Absent:Veerkamp

Attest:

Clerk of the Board of Supervisors

By:  \_\_\_\_\_  
Deputy Clerk

 \_\_\_\_\_  
Second Vice Chair, Board of Supervisors  
John Hidahl

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There was a clerical correction to item 3 of Resolution 126-2019. Multifamily Residential (MFR) was corrected to Medium-Density Residential (MDR).

Ayes:Hidahl,Frentzen,Novasel


Noes:None

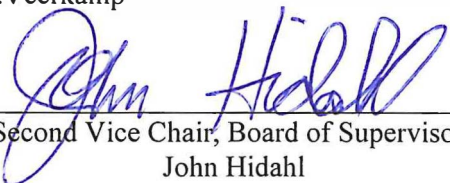
Recused : Parlin

Absent:Veerkamp

Attest:

Clerk of the Board of Supervisors

By:  \_\_\_\_\_  
Deputy Clerk

 \_\_\_\_\_  
Second Vice Chair, Board of Supervisors  
John Hidahl