



## RESOLUTION NO. 162-2018

### OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

**WHEREAS**, the County of El Dorado approved General Plan Amendment A14-0001, Rezone Z14-0001, El Dorado Hills Specific Plan Amendment SP86-0002-R, and Revision to Town Center East Development Plan PD94-0004R-2 (“2014 Entitlements”) for the 250-unit El Dorado Hills Apartments projects on December 2, 2014 under Resolution No. 208-2014 and certified a Subsequent Mitigated Negative Declaration (State Clearinghouse No. 201405281) for the 2014 project; and

**WHEREAS**, a lawsuit was filed against the adoption of the Subsequent Mitigated Negative Declaration and the 2014 Entitlements by the Citizens for Sensible Development in El Dorado Hills (“CSDEDH”) under Case No. PC2015001, and the decision of the superior court is now on appeal in Case No. C081472; and

**WHEREAS**, the County of El Dorado approved General Plan Amendment A16-0001, Rezone Z16-0004, El Dorado Hills Specific Plan Amendment SP86-0002-R-3, and Revision to Town Center East Development Plan PD94-0004R-3 (“2018 Entitlements”) for the 214-unit El Dorado Hills Apartments projects on February 13, 2018 under Resolution No. 017-2018 and certified an Environmental Impact Report (State Clearinghouse No. 201704217) for the 2018 project; and

**WHEREAS**, a lawsuit was filed against the certification of the Environmental Impact Report and the 2018 Entitlements by CSDEDH under Case No. PC2018017 on March 12, 2018; and

**WHEREAS**, a Settlement Agreement of the challenges to the 2014 and 2018 projects (Case Nos. PC2015001, PC20180127, and C081472) was reached between the involved parties on May 21, 2018; and

**WHEREAS**, in the Settlement Agreement, the County agreed to initiate a minor, technical General Plan Amendment to Land Use Element Policy 2.2.1.2 to clarify that Objective 2.2.6 provides an exception to the maximum density allowed by General Plan Policy 2.2.1.2.

**NOW, THEREFORE, BE IT RESOLVED** that:

1. The County of El Dorado Board of Supervisors hereby approve and adopt the following amendment to the General Plan based on the documents considered by the Board of Supervisors at the public hearing, except as may be noted therein:

Amend General Plan Policy 2.2.1.2 to read as follows (new language underlined; deleted language stricken):

Policy 2.2.1.2: To provide for an appropriate range of land use types and densities within the County, the following General Plan land use designations are established and defined.


Multifamily Residential (MFR): This land use designation identifies those areas suitable for high-density, single family and multifamily design concepts such as apartments, single-family attached dwelling units (i.e., air-space condominiums, townhouses and multiplexes), and small-lot single-family detached dwellings subject to the standards set for in the Zoning Ordinance and which meet the minimum allowable density. Mobile home parks, as well as existing and proposed manufactured home parks, shall

also be permitted under this designation. Lands identified as MFR shall be in locations with the highest degree of access to transportation facilities, shopping and services, employment, recreation, and other public facilities. Mixed use development within Community Regions and Rural Centers which combine commercial and residential uses shall be permitted. Except as provided in Objective 2.2.6 (Site Specific Policy), the minimum allowable density is five dwelling units per acre, with a maximum density of 24 dwelling units per acre. Except as provided in Policy 2.2.2.3, this designation is considered appropriate only within Community Regions and Rural Centers.

2. Amendments provided for herein are continued for final action with the County's next "bundling" of amendments to the General Plan, consistent with Government Code section 65358, and the Planning and Building Department is directed to include these amendments in the next "bundling" of amendments to the General Plan.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the 24th day of July, 2018, by the following vote of said Board:

Attest:  
James S. Mitrising  
Clerk of the Board of Supervisors

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

Ayes: Frentzen, Hidahl, Novasel, Ranalli, Veerkamp  
Noes: None  
Absent: None

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Chair, Board of Supervisors  
Michael Ranalli