



RESOLUTION NO. 149-2023

RESOLUTION OF INTENTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO TO AMEND THE ZONING ORDINANCE (TITLE 130)

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

WHEREAS, the County of El Dorado adopted a General Plan in 2004; and

WHEREAS, General Plan Goal 2.3 (Natural Landscape Features) requires the County to “[m]aintain the characteristic natural landscape features unique to each area of the County”; and

WHEREAS, General Plan Objective 2.3.2 (Hillsides and Ridge Lines) supports Goal 2.3 by requiring the County to “[m]aintain the visual integrity of hillsides and ridge lines”; and

WHEREAS, General Plan Goal 2.6 (Corridor Viewsheds) requires “[p]rotection and improvement of scenic values along designated scenic road corridors”; and

WHEREAS, General Plan Objective 2.6.1 (Scenic Corridor Identification) fulfills Goal 2.6 by directing the County to identify scenic and historical roads and corridors; and

WHEREAS, General Plan Policy 2.6.1.1 implements Goal 2.6 and Objective 2.6.1 by requiring the County to prepare and adopt a Scenic Corridor Ordinance for the purpose of establishing standards for the protection of identified scenic local roads and state highways; and

WHEREAS, General Plan Policy 2.6.1.1 further directs the County to incorporate standards in the Scenic Corridor Ordinance that address the following: “A. Mapped inventory of sensitive views and viewsheds within the entire County; B. Criteria for designation of scenic corridors; C. State Scenic Highway criteria; D. Limitations on incompatible land uses; E. Design guidelines for project site review, with the exception of single family residential and agricultural uses; F. Identification of foreground and background; G. Long distance viewsheds within the built environment; H. Placement of public utility distribution and transmission facilities and wireless communication structures; I. A program for visual resource management for various landscape types, including guidelines for and restrictions on ridgeline development; J. Residential setbacks established at the 60 CNEL noise contour line along State highways, the local County scenic roads, and along the roads within the Gold Rush Parkway and Action Program; and K. Restrict sound walls within the foreground area of a scenic corridor; and L. Grading and earthmoving standards for the foreground area”; and

WHEREAS, General Plan Policy 2.6.1.8 also helps implement Objective 2.6.1 by requiring the County to consider portions of State Route 49 that are appropriate for State Scenic Highway designation by the California Department of Transportation (Caltrans) and pursue Caltrans nomination for designation of the identified road segments; and

WHEREAS, many policies, programs, and implementation measures are implemented through the Zoning Ordinance; and

WHEREAS, on December 15, 2015, the El Dorado County Board of Supervisors (Board) adopted Ordinance No. 5030, a comprehensive update to Title 130 (Zoning Ordinance), including the reserved Section 130.27.070 (Design Review – Scenic Corridor (-DS) Combining Zone) with the intention of incorporating a future Scenic Corridor Ordinance into this Section; and

WHEREAS, on August 16, 2016, the Board held a public workshop to provide direction to staff regarding development of a Scenic Corridor Ordinance (Legistar File No. 16-0670). At that workshop, the Board reviewed applicable General Plan guidance and staff work efforts completed to date and directed staff to prepare a Scenic Corridor Ordinance, including implementation standards and guidelines, using the previously circulated 2008 Public Review Draft Scenic Corridor Ordinance as the basis for a new Scenic Corridor Ordinance; and

WHEREAS, on June 28, 2022, the Board also directed Long Range Planning staff to initiate or continue work on a list of prioritized projects for Fiscal Year 2022/23 (Legistar File No. 22-1101), including development of a Scenic Corridor Ordinance; and

WHEREAS, Section 130.63.020 of the Zoning Ordinance requires Zoning Ordinance amendments to be initiated by a Resolution of Intention.

NOW, THEREFORE, BE IT RESOLVED, that the Board will set a public hearing to consider proposed amendments to the El Dorado County Zoning Code (Title 130) of the County Code of Ordinances to enact a Scenic Corridor Ordinance within the unincorporated area of the County;

BE IT FURTHER RESOLVED that the Board of Supervisors hereby authorizes the Planning and Building Department - Long Range Planning to proceed with the preparation of all necessary documentation and environmental review requirements pursuant to the California Environmental Quality Act; and


BE IT FURTHER RESOLVED that the Planning Commission and Board of Supervisors will hold public hearings to consider the proposed amendments; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors hereby authorizes the Planning and Building Department - Long Range Planning to proceed with the preparation of the above stated amendment to the Zoning Ordinance.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the 10th day of October, 2023, by the following vote of said Board:

Attest:
Kim Dawson
Clerk of the Board of Supervisors

Ayes: Thomas, Hidahl, Turnboo, Parlin, Laine
Noes: None
Absent: None

By: 
Deputy Clerk
Kyle Kuperus


Chair, Board of Supervisors
Wendy Thomas