



## RESOLUTION NO. 199-2018

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

**WHEREAS**, the Community Development Services, 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 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 General Plan; and

**WHEREAS**, the Board of Supervisors finds that the proposed amendments to 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. GREENWOOD AREA –High Density Residential (HDR) to Commercial (C), for a 0.11 acre portion of a 1.61 acre parcel, identified by Assessor's Parcel Number 074-173-01 being described as Section 12, Township 12 North, Range 9 East, M.D.M., as shown in Exhibit A; and

*This amendment (A16-0004) was considered on September 25, 2018 by the Board of Supervisors, and was conceptually approved by the following vote of said Board:*

*AYES:*

*NOES:*

2. Delete General Plan Policy 2.2.6.6:

Policy 2.2.6.6 ~~Within Village T as shown in the El Dorado Hills Specific Plan, the development and implementation of extensive commercial, residential and office development provides a unique opportunity to serve the needs of residential uses sited within a short enough distance to allow biking, walking and other alternative modes of transportation to avail themselves of goods and services. This Specific Policy designates the approximately ±4.565 acre site comprised of Parcels 1, 2 and 3 as shown on parcel map for Town Center East, Parcel 3.4 filed September 29, 2008 in Book 50 of Parcel Maps at page 44, Official Records of El Dorado County, California (APN Nos. 121 290 60, 61 and 62) as "Urban Infill Residential Area". This area, because of its proximity to extensive~~

~~commercial, retail, office and similar development in the balance of the El Dorado Hills Town Center, is deemed to be appropriate for dense infill development. The density of development allowed in this area may exceed the density of development set forth in other sections of this General Plan or zoning regulations up to a density of 55 units per acre upon the approval of a PD Development Plan approval and findings that the requested level of development is appropriate. Notwithstanding any other provisions of this General Plan or the El Dorado Hills Specific Plan or the zoning ordinance, the development restrictions and standards to apply in the Urban Infill Residential Area, including height limits, shall be those out in the approved PD Development Plan. intentionally blank~~

*This amendment (A14-0001) was considered on July 24, 2018 by the Board of Supervisors, and was conceptually approved (Resolution 161-2018) by the following vote of said Board:*  
AYES: Veerkamp, Frentzen, Ranalli, Novasel, and Hidahl  
NOES: None

3. Amend General Plan Policy 2.2.1.2, Multifamily Residential (MFR) General Plan land use designation:

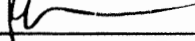
Multifamily Residential (MFR): This land use designation identifies those areas suitable for high-density, single family and multifamily design concepts such as apartments, single-family attached dwelling units (i.e., air-space condominiums, townhouses and multiplexes), and small-lot single-family detached 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.

*This amendment was considered on July 24, 2018 by the Board of Supervisors, and was conceptually approved (Resolution 162-2018) by the following vote of said Board:*  
AYES: Veerkamp, Frentzen, Ranalli, Novasel, and Hidahl  
NOES: None

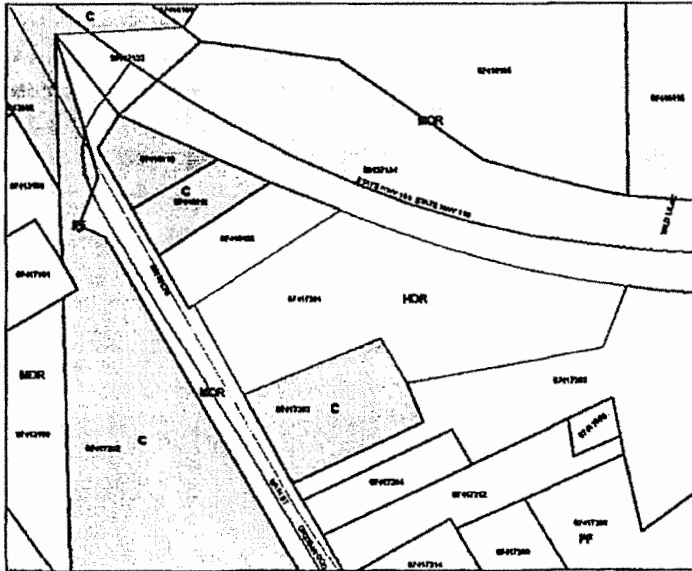
PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the 25th day of September, 2018, by the following vote of said Board:

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

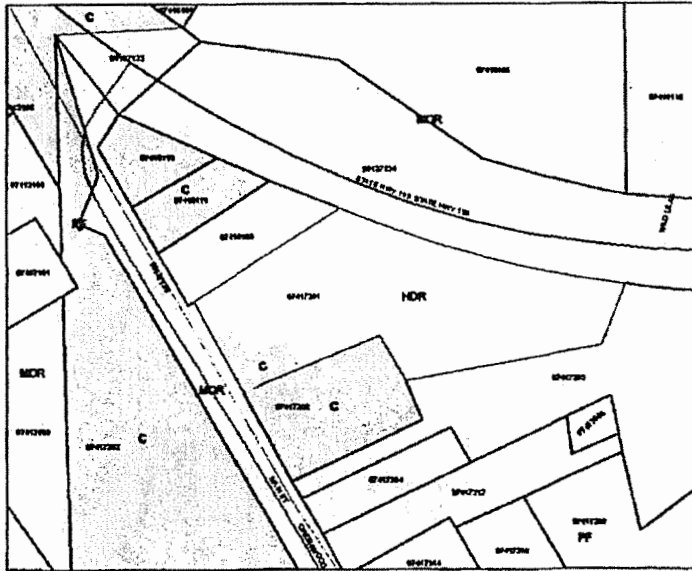
Attest:  
James S. Mitrising  
Clerk of the Board of Supervisors

By:   
Deputy Clerk

  
Chair, Board of Supervisors  
Michael Ranalli



Existing



Proposed

(A16-0004)  
**Exhibit A**