



RESOLUTION NO. 264-2009

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 County of El Dorado 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. SHINGLE SPRINGS AREA – Commercial (C) to Medium Density Residential (MDR), consisting of 2 acres, identified by Assessor's Parcel Number 090-290-46 being described as Section 6, Township 9 North, Range 10 East, M.D.M., as shown in Exhibit A; and

*This amendment was considered on December 10, 2009, by the Board of Supervisors, and was conceptually approved by the following vote of said Board:*

AYES: Nutting, Santiago, Knight, Sweeney, Briggs  
NOES: none

2. POLICIES 2.1.1.3, 2.1.2.5, 2.2.1.2 AND TABLE 2-2 OF POLICY 2.2.1.3 AS FOLLOWS:

**Policy 2.1.1.3:**

Mixed-use developments, which combine commercial and residential uses on a single parcel in a single project are permissible and encouraged within Community Regions provided the commercial use is the primary and dominant use of the land. Within Community Regions, the mixed-uses may occur vertically and/or horizontally. In mixed-use projects, the maximum residential density shall be 10 ~~24~~ 16 dwelling units per acre within Community Regions. The residential component of a mixed-use project may include a full range of single and/or multi family design concepts.

**Policy 2.1.2.5:**

Mixed use developments which combine commercial and residential uses ~~on a single parcel in a single project~~ are permissible and encouraged within Rural Centers ~~provided the commercial use is the primary and dominant use of the land~~. Within Rural Centers, the mixed uses may occur either vertically and/or horizontally. The maximum residential density shall be four dwelling units per acre in Rural Centers in mixed use areas. The residential component of a mixed-use project may include a full range of single and/or multi family design concepts.

**Policy 2.2.1.2:**

Commercial (C): The purpose of this land use category is to provide a full range of commercial retail, office, and service uses to serve the residents, businesses, and visitors of El Dorado County. Mixed-use development of commercial lands within Community Regions and Rural Centers, which combine commercial and residential uses, shall be permitted ~~provided the commercial activity is the primary and dominant use of the parcel~~. The residential component of the project shall only be implemented following or concurrent with the commercial component. Commercially designated parcels shall not be developed with a residential use as the sole use of the parcel unless the residential use is either (1) a community care facility as described in goal HO-4 or (2) part of an approved mixed used development as allowed by Policy 2.1.1.3 and 2.1.2.5. ~~Except for Community Care Facilities described in Objective 4.1.2, developments in which residential usage is the sole or primary use shall be prohibited on commercially designated lands.~~ Numerous zone districts shall be utilized to direct specific categories of commercial uses to the appropriate areas of the County. Except as provided in Policy 2.2.2.3, this designation is considered appropriate only within Community Regions and Rural Centers.

**Policy 2.2.1.3:**

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 below.

<b>TABLE 2-2 LAND USE DENSITIES AND RESIDENTIAL POPULATION RANGES</b>			
<b>Land Use Designation</b>	<b>Units Per Acre</b>	<b>Persons Per Housing Unit</b>	<b>Persons Per Acre</b>
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	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	<del>10/4<sup>2</sup></del> <del>24/4<sup>2</sup></del> 16/4 <sup>2</sup>	2.3/2.8	<del>28-55.2</del> 36.8-44.8/9.2- 11.2
Research & Development	<del>10/4<sup>2</sup></del>	<del>2.8</del>	<del>28/11.2</del>

Industrial	-	-	-
Open Space	-	-	-
Public Facilities	-	-	-
Tourist Recreational	-	-	-
<b>Notes:</b>			
<sup>1</sup> 1990 U.S. Census			
<sup>2</sup> Maximum of <del>10</del> <u>16</u> units per acre in Community Regions; maximum of 4 units per acre in Rural Centers			

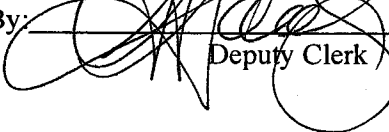
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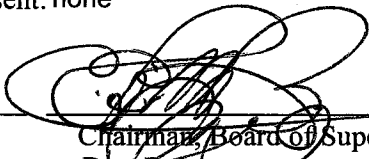
AYES: Sweeney, Knight, Nutting, Santiago  
 NOES: Briggs

**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 December, 2009, by the following vote of said Board:

Ayes: Sweeney, Knight, Nutting, Santiago  
 Noes: Briggs  
 Absent: none

Attest:  
 Suzanne Allen de Sanchez  
 Clerk of the Board of Supervisors

By:   
 Deputy Clerk

  
 Chairman, Board of Supervisors  
 Ron Briggs

I CERTIFY THAT:  
 THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE.

Attest: Suzanne Allen de Sanchez, Clerk of the Board of Supervisors of the County of El Dorado, State of California

By:   
 Deputy Clerk

Date: 1/5/10