TO WHOM IT MAY CONCERN:

The following dates and resolution numbers reflect the time at which action was taken by the El Dorado County Board of Supervisors.

The official file containing all of the background information for the Plan formulation is on file with the El Dorado County Planning Department. The final Environmental Impact Report and associated notices and correspondence are also on file at the El Dorado County Planning Department.

DATE:

Area Plan Adopted: 3/9/76 (date) 66-76 (Resolution #)

Kenneth L. Milam
Planning Director

KLM:JR:kc
# TABLE OF CONTENTS

A. Historical Perspective ........ 1
B. Description of the Study Area ... 2
C. Purpose of the Plan ............ 2
D. Plan Assumptions ............... 4
E. Land Use Development Goals and Policies ........ 4
F. Existing and Proposed Land Use Status. ....... 8

Appendix A

Soils of the Greenwood Area ....... 9
GREENWOOD LAND USE PLAN

A. HISTORICAL PERSPECTIVE

In early October of 1844, three men squatted in the dust of the Humboldt Sink, scratched diagrams and crude maps in the dirt with sticks and profoundly influenced the history of the West. Elisha Stephens was the leader of an emigrant party of eleven wagons, Truckee was an elderly Indian and the third was an old Mountain Man originally from Kentucky, named Caleb Greenwood. After talking with the Indian, Stephens and Greenwood turned West, crossed 40 miles of desert, found the river described by Truckee and named it after him. They then followed it to a pass in the Sierra Nevadas. Five wagons made it over the summit and the California Trail was opened. Two years later this pass was to be named "Donner" after the tragic emigrant party who wintered there.¹

Five years later, in the summer of 1849, Caleb Greenwood and his large family settled in a mining camp in a small valley between the middle and south forks of the American River. His eldest son, John, established a trading post and livery stable. In 1850, the area was christened "Greenwood Valley", later shortened to "Greenwood". Caleb, John and the rest of the family left the area soon after and never returned, but the name remained.

The community thrived as a mining and trading center through 1858 when a disastrous fire razed the town. It was immediately rebuilt, but by 1870, was almost deserted. In the 1880's and 90's, prosperity came again to the area with corporate mining ventures for gold. By 1900, the various mining ventures had played out and the permanent population had stabilized at about two hundred persons. In 1920, only

¹ Gateways to California (1968 - P. G. & E. Editorial, D.J. Baxter)
three shops and a blacksmith remained in the townsite to serve area residents. Today, the existing townsite contains a few single family homes, a fire station, pottery shop, community hall, county public works equipment yard, and a combination service station, bar and store.

3. DESCRIPTION OF THE STUDY AREA

The project area comprises 13,023 acres centered generally on the historic community of Greenwood which lies at 1,615 feet, adjacent to State Highway 193 midway between the communities of Cool and Georgetown in the northwest section of El Dorado County. (Plate 1, see Vicinity Map)

The topography varies from approximately 2,400 feet at the intersection of Sliger Mine Road and Spanish Dry Diggins Road to approximately 300 feet at the lowest point in the canyon of the Middle Fork of the American River along the north boundary of the plan area. Additionally, this area has had its natural landscape much modified by mining and lumbering uses since 1848 and continuing to the present time. This area is representative, both physically and vegetatively, of the middle foothill zone of the Sierra Nevada Range with the vegetation ranging from oak and grassland into an oak-pine mix at the middle elevations and coniferous forest at the higher elevations. The ground surface and open areas are generally covered with manzanita and scotch broom with a few meadows. All the timber in the area represents at least second growth.

C. PURPOSE OF THE PLAN

The Greenwood Area Land Use Plan is a general statement of the

2. Greenwood, California - A Town That History Almost Forgot. (1973 - L. M. Davis)
interests of the local community and the El Dorado County Planning Commission relative to the need to provide for orderly development of the area. This Plan attempts to analyze the local situations and problems and should be considered a refinement and updating of the Land Use Element of the El Dorado County General Plan adopted in 1969. Several factors have contributed to the need for an Area Land Use Plan:

1. A rapid population growth in the County - 30% in last five years;

2. Great numbers of land divisions (parcel maps) in the general area over the last few years;

3. The establishment of a large single family residential subdivision to the west of the Greenwood Community;

4. Funding and start of construction on the Auburn Dam (Reservoir and Government takeline form the north and part of western boundary of the plan area);

5. The attempted establishment in the plan area of a large membership recreational vehicle campground complex.

The above factors were recognized by the area residents and their concerns over orderly and prudent development patterns for their area prompted a series of discussions with the Planning Staff and the generation of this Land Use Plan.

In cooperation with the Greenwood Civic Organization, the Planning Department Staff held a series of public meetings within the Plan area at which residents, property owners and interested citizens were encouraged to take an active part in generating development goals, policies, density and land use recommendations.

This citizen input combined with resource data, growth patterns,
existing land use patterns, environmental considerations and good planning practices, have provided the basis for this Community Land Use Plan. The Plan is designed and intended to reflect community developed guidelines only for the next five to ten year period and should be periodically reviewed for any needed revisions and updating.

D. PLAN ASSUMPTIONS

It is very difficult to predict with any assurance even five to ten years in the future; therefore, a few assumptions must be generally accepted as a basis for physical development guidelines:

1. The Greenwood area will continue to be an attractive rural residential/agriculturally oriented area;

2. There will be little need for major commercial/industrial expansion;

3. Individual septic tanks will continue to be the primary source of sewerage disposal in the plan area;

4. Population growth is expected to at least maintain and probably increase over the planning period;

5. The existing road system is adequate for the current population, buildout rates and projected short term increases, but any introduction of tourist traffic would require reconsideration of the above statement.

E. LAND USE DEVELOPMENT GOALS AND POLICIES

GOALS

The citizens of the Greenwood area participated in the "Georgetown Divide Community Study Questionnaire" which was begun in 1972 and completed in 1973. This study was undertaken to determine the
kind of development desired by the residents and landowners on the Georgetown Divide. The majority of the Plan Area residents and landowners continue to be in favor of:

1. Maintaining a rural atmosphere.
2. Maintaining strict controls on water pollution, nuisance-noise, and air pollution.
3. Low density residential development (5 to 10 acre residential parcels preferred).
4. Limiting and discouraging high density mobilehome developments as being essentially out of character with the existing and proposed rural development pattern.

It is the desire of Greenwood's inhabitants to encourage and develop these qualities through a logical and comprehensive set of planning policies and objectives. It is recommended that the County organize a Citizens' Planning Advisory Committee to advise the Planning Commission regarding development, planning, and zoning matters in this area. The General Plan, then, will be used to guide the growth of Greenwood and its surrounding area toward an orderly, attractive, and efficient balance of land uses, population densities, and traffic circulation.

POLICIES

1. A proposed reservoir is shown on the existing County General Plan of 1969, which would eliminate the community of Greenwood. This reservoir is no longer feasible or needed, and shall be deleted from the Greenwood Community Land Use Plan.
2. That portion of the proposed Gold Rush Parkway known as Sliger
Mine Road should be reserved for the use of the residents of the Community. The proposed Gold Rush Parkway route should be constructed westerly of Sliger Mine Road on Bureau of Reclamation lands overlooking the Lake to be created behind Auburn Dam.

3. Commercial and light industrial development will be encouraged in and adjacent to the present Community Center along State Highway 193 and Greenwood Road. All such developments should be suitably landscaped and screened with ample off-road parking for patrons.

4. Rural high density development will be generally limited to those areas adjacent to the present community center as shown on the Land Use Plan. (A one (1) acre minimum parcel size is considered Rural High Density for this area.)

5. Land presently or proposed to be in Government ownership and lands currently zoned unclassified should be classified as Agriculture or Estate Residential with 5 to 10 acre minimum lot sizes. The 5 to 10 acre minimum lot sizes are based on water being furnished from private wells and the utilization of septic tanks for individual sewerage disposal. Due to the terrain, economics, and rural character of the area, it is not practical or reasonable to allow development to take place which will later force the construction of public water and sewer systems.

6. Notwithstanding any of the foregoing statements of desirable development patterns, individual minimum parcel sizes should be based on compliance with the Porter-Cologne Water Quality
Control Act and other County requirements regarding parcel sizes and building sites.

7. The existing and future commercial and residential developments in the Community Center area should be strongly encouraged to retain and reflect a Gold Rush/Victorian architectural style in keeping with the historical character of the community. Additionally, the existing sign ordinances in the County should be revised to more closely control and guide on-site and off-site advertisements so as to retain the rural and open-character of the Greenwood Community area and the County generally.

8. Future developments and land divisions should be encouraged to include public easements and rights-of-way to preclude future access and development problems. This recommendation should be implemented through the medium of a comprehensive county-wide master plan of highways and secondary roads adopted by the Plan Area Citizens at a series of Public Meetings ending in March of 1975.

9. The General Plan designation of open space as applied to private lands within the Greenwood planning area shall not be construed to be incompatible with any use allowed by right or Special Use Permit in the OS, CON, RA-60, RA-40, RA-20, AE, PA, A, or RE10 zone districts as defined by the El Dorado County zoning ordinances.
F. Existing and Proposed Land Use Status

The existing zoning within the Plan area would allow a total saturation development a theoretical population of 24,542 persons as shown on the following zoning analysis chart:

<table>
<thead>
<tr>
<th>GREENWOOD PLAN AREA:</th>
<th>CURRENT ZONING</th>
</tr>
</thead>
<tbody>
<tr>
<td>Designation</td>
<td>Total Acreage</td>
</tr>
<tr>
<td>Commercial</td>
<td>6.39</td>
</tr>
<tr>
<td>2 Acre Residential</td>
<td>291.79</td>
</tr>
<tr>
<td>5 Acre Estate</td>
<td>56.72</td>
</tr>
<tr>
<td>Residential</td>
<td>734.31</td>
</tr>
<tr>
<td>Agriculture</td>
<td>2,655.41</td>
</tr>
<tr>
<td>Exclusive</td>
<td>9,041.96</td>
</tr>
<tr>
<td>Unclassified</td>
<td>236.85</td>
</tr>
<tr>
<td>TOTAL</td>
<td>13,023.93</td>
</tr>
</tbody>
</table>

* Dwelling Unit

The Plan as proposed would modify the theoretical total population allowable under it drastically downward, mainly through the elimination of the Unclassified zoning category which currently allows a one (1) acre minimum parcel size, and the designation of those lands within the proposed Auburn Dam project Bureau of Reclamation take line as open space.

The following analysis chart shows a new theoretical maximum saturation population of only 3,288 persons which represents an 87% reduction.

<table>
<thead>
<tr>
<th>GREENWOOD AREA LAND USE PLAN</th>
</tr>
</thead>
<tbody>
<tr>
<td>Designation</td>
</tr>
<tr>
<td>Commercial/CP</td>
</tr>
<tr>
<td>Industrial</td>
</tr>
<tr>
<td>Public Facilities</td>
</tr>
<tr>
<td>Parks</td>
</tr>
<tr>
<td>2 Acre Residential</td>
</tr>
<tr>
<td>5 Acre Resid.</td>
</tr>
<tr>
<td>Agriculture</td>
</tr>
<tr>
<td>Excl. Agricult.</td>
</tr>
<tr>
<td>Open Space</td>
</tr>
<tr>
<td>B.L.M.</td>
</tr>
<tr>
<td>TOTAL</td>
</tr>
</tbody>
</table>

This reduction in allowable minimum parcel size and corresponding theoretical population decrease is directly in keeping with the Citizens' Adopted Goals and Policies stated in this text.
APPENDIX A

SOILS OF THE GREENWOOD AREA

The soils of the Greenwood General Plan area consist predominantly of two associations, the Boomer-Auburn Association and the Mariposa-Josephine-Sites Association. In conjunction with these are some small localized areas of serpentine rock land - Delpiedra Association.

BOOMER-AUBURN ASSOCIATION

Well-drained silt loams and gravelly loams formed in material weathered from basic igneous rocks or metasedimentary rocks. The soils generally are undulating to hilly, but they are steep to very steep in areas adjacent to major streams and rivers. Slopes are 2 to 70 percent. Rock outcrops are common. The vegetation typically consists of grass and oak trees and commercial stands of coniferous trees. The association occupies about 10 percent of the survey area.

Boomer soils make up about 50 percent of the association, and Auburn soils, about 40 percent. The remaining 10 percent consists of Argonaut and Sobrante soils and scattered areas of Metamorphic rock land.

The Boomer soils have a surface layer of yellowish-red gravelly loam and a subsoil of red gravelly clay loam, gravelly sandy clay loam, and very gravelly sandy clay loam. The depth to bedrock ranges from 24 to 52 inches. These soils formed in material weathered from diabase, slates, and schists.

The Auburn soils have a surface layer of brown silt loam and a subsoil of reddish-yellow silt loam. The depth to bedrock ranges from 12 to 26 inches. These soils formed in material weathered from diabase, slates, and schists.
The soils of this association are used mainly for range, water supply, wildlife habitat, and some commercial timber production. A few areas are used for pasture, hay, grain, or orchards.

**MARIPOSA-JOSEPHINE SITES ASSOCIATION**

Well-drained gravelly silt loams, silt loams, and loams formed in material weathered from metasedimentary rocks. The soils are rolling to steep on uplands that have sharp ridges. There are a few, wide, rolling valleys. The streams have entrenched in a herringbone pattern. Soils adjacent to the major rivers and streams commonly are rocky and very steep. The vegetation consists of conifers, hardwoods, and brush. The shallower soils tend to be brushy.

The soils in this association formed in vertically tilted slates and schists, and some metamorphosed basic rocks. Because of the early vertical uplifting of the parent rock and its mixed mineralogy and varying degree of metamorphism, these soils are quite variable within short horizontal distances. This association occupies about 30 percent of the survey area.

Mariposa soils make up about 50 percent of the association; Josephine soils, about 30 percent; and Sites soils, about 10 percent. The remaining 10 percent consists of Boomer, Diamond Springs, and Maymen soils and Metamorphic rock land.

The Mariposa soils have a surface layer of pink gravelly silt loam and a subsoil of reddish-yellow gravelly silt loam. The depth to bedrock ranges from 15 to 30 inches. These soils occupy narrow ridge crests and are very steep on side slopes. Rock outcrops and slate fragments are common.
The Josephine soils have a surface layer of yellowish-brown and reddish-yellow silt loam and a subsoil of reddish-yellow silty clay loam and yellow very gravelly silt loam. The depth to bedrock ranges from 40 to 60 inches. These soils are moderately sloping to very steep throughout the association. Rock outcrops and slate fragments are common.

The Sites soils have a surface layer of brown and reddish-brown loam and a subsoil of yellowish-red and red clay loam and clay. The depth to bedrock ranges from 40 inches to more than 50 inches. Rock outcrops and slate fragments are common.

The soils in this association are used mainly for timber, water supply, and wildlife habitat. Some areas have been cleared and planted to deciduous orchards.

**SERPENTINE ROCK LAND-DELPIEDRA ASSOCIATION**

Excessively drained to somewhat excessively drained rock land and loams formed in material weathered from ultra-basic rocks.

This association is undulating to very steep. The vegetation consists of chamise, grasses, and scattered Digger pines. This association occupies about 5 percent of the survey area.

Serpentine rock land makes up about 85 percent of the association, and Delpiedra soils, about 10 percent. The remaining 5 percent consists of Auburn soils.

Serpentine rock land is in areas of highly resistant serpentine and other ultrabasic rock formations. Rock outcrops and stones occupy 50 to 90 percent of the surface area, and there is a thin mantle of soil material in crevices.
The Delpiedra soils have a surface layer of reddish-brown loam and a subsoil of reddish-brown and yellowish-red clay loam. The depth ranges from 10 to 24 inches. These soils formed in material weathered from serpentine. Rock outcrops are common.

The soils of this association are used mainly for watershed, for wildlife habitat, and as a source of rock for roads. Delpiedra soils are grazed.  

---