



**RESOLUTION NO.**  
**OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO**  
**ADOPTING THE EL DORADO COUNTY GENERAL PLAN**

**WHEREAS**, the El Dorado County Board of Supervisors initiated a comprehensive General Plan review process in August, 2001 to evaluate alternative General Plans and satisfy the requirements of a writ of mandate issued by the Sacramento County Superior Court limiting the County's ability to approve new residential subdivisions and some commercial and industrial development; and

**WHEREAS**, the General Plan review process built on the public review process for the 1996 General Plan and the community based public review process that created the County's Area Plans between 1975 and 1985 and included a noticed hearing on the CEQA Notice of Preparation; 12 public workshops on General Plan policies; three noticed hearings on the Draft General Plan and Draft EIR; the preparation of detailed responses to 308 written comments received during the 98-day comment period on the Draft General Plan and 76-day comment period on the Draft EIR; and 12 noticed hearings before the Planning Commission and Board of Supervisors on the General Plan and EIR; and

**WHEREAS**, to ensure consideration of all available options the County prepared four detailed General Plan alternatives and evaluated each of those alternatives at high level of detail in the EIR; and

**WHEREAS**, as a result of the public review process the Board of Supervisors has developed an El Dorado County General Plan that supports robust economic development in the County by designating sufficient land for job-producing and revenue-producing residential, commercial, industrial, and research and development land uses while protecting the County's recreational, tourist, and resource development economy by limiting those intensive uses to no more than 12 percent of County's total land area. All remaining lands are designated for rural residential and resource-related uses including outdoor recreation, agriculture, and timber operations; and

**WHEREAS**, the El Dorado County General Plan provides a vision for balanced growth guided by reasonable policies that:

- Protect the County's environment by including 68 of the 71 mitigation measures proposed in the EIR with 47 adopted just as proposed and 21 adopted with some modification. These measures build on all the mitigation measures adopted as part of the 1996 General Plan and included in that initial alternative in the EIR;
- Best supports the local economy by designating the greatest amount of land for development, and responds best to the needs of small landowners, business owners, and agriculturalists by recognizing their

reliance on prior policies and planning efforts in making decisions regarding their use and acquisition of property in the County

- Best protects economic viability of agricultural land uses.
- Designates the most land for job- and revenue-producing commercial, industrial, and research and development land uses (about 6,700 acres), allowing for the most efficient, market-based allocation of commercial and industrial growth as population increases in the County.
- Provides an oversupply of land use designations to provide landowner and project proponent flexibility.
- Plans for growth in a way designed to provide more housing and employment options for the County's new and existing residents.
- Maintains continuity of economic development policies to provide stability and certainty to the El Dorado County business community, residents, and investors in El Dorado County businesses. The economic development policies of the adopted plan are the most comprehensive among the alternatives.
- Balances the protection of property rights and the need for economic development with strong commitments to environmental protection.
- Does not interfere with or rely on relinquishment of vested property rights obtained through development agreements or other mechanisms.
- Acknowledges landowner expectations arising from historic County land use planning.
- Allows for final certification of the Housing Element by the State, and the ability of the County to compete for up to \$4.7 million in affordable housing funds and grants (such as CDBG).
- Satisfies the Writ of Mandate, allowing the County to recapture local land use authority from the Sacramento Superior Court.
- Allows water purveyors to proceed with water supply planning to perfect new water rights.
- Best reflects the community's expressions of quality of life and community values and guides the County's growth through 2025 in a manner consistent with the community's vision.
- Building on work that began with development of the Area Plans in 1975, best reflects community consensus as a result of an extensive public planning process.
- Resolves lengthy negotiations and deliberations by the Board, the Planning Commission, and the community of legitimate and inherent conflicts over social equity, environmental protection, infrastructure availability, and fiscal responsibility.

- Best maintains the County's rural character and provides opportunities for residents desiring a rural lifestyle by allocating the considerably more land to residential land use designations with a minimum parcel size of one acre or more than any other alternative.
- Best reflects the expectations of individuals and families throughout the County who have purchased land in the County with the intention of eventually subdividing to create new parcels for family members or as a form of savings to finance retirement, education, or other expenses.
- Protects expectations based on longstanding zoning designations by adopting land use designations that, during the zoning ordinance update following plan adoption, will require the least amount of "downzoning", among the various alternatives considered.
- Best recognizes the historic communities of the County.
- Provides the most equitable dispersal of growth.
- Limits traffic congestion by applying all the policies of "Measure Y" adopted by the voters in 1998.
- Extends the life of the Measure Y policies by including similar policies that will remain in effect even if Measure Y is not renewed by the voters in 2008.
- Applies new, more restrictive standards to limit traffic congestion and ensure that new roads are developed concurrently with new development and paid for by that development and not taxpayer funds.
- Sets a cap on growth in the El Dorado Hills Business Park to address traffic impacts on White Rock Road, Latrobe Road, and Highway 50.
- Includes planning for a new arterial roadway connection from the Business Park to Highway 50.
- Builds on the policies of the 1996 General Plan to provide important new resource protection policies and implementation tools, including:
  - o Improved transportation and circulation policies clarifying and making permanent the protections of Measure Y;
  - o A new land use designation for Agricultural Lands;
  - o An Important Biological Corridor (-IBC) Overlay to protect important habitat;
  - o A cap on growth in the El Dorado Hills Business Park to address traffic impacts on White Rock Road, Latrobe Road, and Highway 50;
  - o A review process to ensure that all development projects conform to General Plan policies;
  - o A requirement that water supply needs of new development projects be taken into account before approval of tentative subdivision maps;

- o Protections for scenic corridors and ridgelines;
  - o 1:1 mitigation required for loss of agricultural land;
  - o A monitoring program for septic systems throughout the County;
  - o Strengthened protections against exposure to naturally occurring asbestos;
  - o Policies requiring Fire Safe measures for protection against wildfire;
  - o Policies protecting the economic viability of agricultural land uses together with sensitive environmental resources by requiring development of new agricultural Best Management Practices to ensure environmentally sound agricultural operations;
  - o Standards for wood-burning fireplaces and stoves to promote improved air quality;
  - o Standards for development and implementation of countywide Integrated Natural Resources Management Plan;
  - o Minimum mitigation ratios for loss of important biological habitat;
  - o Minimum woodland habitat and tree preservation standards; and
  - o Standards for development of a Cultural Resources Ordinance.
- Provides numerous incentives for development of affordable housing including priority permit processing, encouraging manufactured homes, and establishing a fee-waiver ordinance.
  - Provides the greatest flexibility for meeting State mandated housing requirements.

**WHEREAS**, the Board of Supervisors, by Resolution No. \_\_\_\_\_ has certified the Environmental Impact Report on the El Dorado County General Plan (SCH #2001082030) pursuant to the California Environmental Quality Act (CEQA, Public Resources Code, Section 21000 et seq.), evaluated various mitigation measures and alternatives to the General Plan and made findings concerning the feasibility of those measures and the overriding considerations supporting adoption of the El Dorado County General Plan;

**WHEREAS**, the Board of Supervisors independently reviewed the EIR, related staff reports, the record of the Planning Commission, and all evidence including testimony and correspondence received at the Planning Commission and Board hearings.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Supervisors of the County of El Dorado as follows:

1. The Board of Supervisors finds that adoption of the El Dorado County General Plan is in the public interest and is necessary for the public health, safety, and welfare of El Dorado County;

2. The Board of Supervisors hereby adopts the El Dorado County General Plan consisting of the documents attached hereto and incorporated herein as Exhibits A and B.
3. The Board of Supervisors hereby adopts the Mitigation Monitoring Plan attached hereto as Exhibit C (Mitigation Monitoring Plan) to ensure implementation of feasible mitigation measures identified in the EIR. The Board of Supervisors finds that these mitigation measures are fully enforceable as policies and/or implementation measures of the Project, and shall be binding upon the County and affected parties.
4. The Board of Supervisors hereby directs staff to immediately commence to:  
a) file of a Notice of Determination documenting these decisions; b) retain a copy of the certified final EIR as a public record and provide a copy to each responsible agency identified in the EIR and to the counties of Placer, Sacramento, Amador, and Alpine and all cities in those counties; c) prepare any filings required by the Superior Court seeking to have the Writ of Mandate removed; d) coordinate with the State Department of Housing and Community Development to obtain final certification of the Housing Element as soon as possible; e) implement the General Plan pursuant to the identified implementation measures and timeframes for action.

**PASSED AND ADOPTED** by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_, by the following vote of said Board:

**Attest:**

Cindy Keck  
Clerk of the Board of Supervisors

**Ayes:**

**Noes:**

**Absent:**

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

\_\_\_\_\_  
Chairman, Board of Supervisors

**I CERTIFY THAT:**

THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE.

**DATE:** \_\_\_\_\_

**Attest:** CINDY KECK, Clerk of the Board of Supervisors of the County of El Dorado, State of California.

By: \_\_\_\_\_