



RESOLUTION NO. 061-2006
OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

RESOLUTION AMENDING THE GENERAL PLAN

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 Department/Planning Services 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 amendment to the Lane Use Element; and

WHEREAS, the Board of Supervisors finds that the proposed amendment to the General Plan is consistent with all elements of the General Plan not otherwise amended.

NOW, THEREFORE, BE IT RESOLVED that the El Dorado County Board of Supervisors hereby approves and accepts the environmental documents filed on the following amendment to the General Plan and approves and adopts the following amendment to the General Plan based on the findings and reasons set forth in the staff report and Planning Commission's action:

1. Amendment to Policy 2.2.1.5 to include a footnote to Table 2-3 (see Exhibit A), Building Intensities, to allow Floor Area Ratio (FAR) standards to be exceeded on a project-by-project basis if the project is fully analyzed in a discretionary planned development review process and the project impacts are avoided, mitigated to the same, or to a greater, extent than is analyzed in the 2004 General Plan EIR, or are found not to be substantially more severe than the impacts analyzed in the 2004 General Plan EIR;
2. Amendment to Policy 2.2.1.5, Table 2-3 (see Exhibit A) Building Intensities, deleting the Maximum Impervious Surface (MIS) percentage standards; and
3. Amend Policy 2.2.1.5, Table 2-3 (see Exhibit A), Building Intensities, to delete the 0.10 Floor Area Ratio for Agricultural Lands.

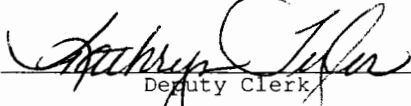
BE IT FURTHER RESOLVED that the Board of Supervisors hereby adopts the findings made at such time as this Board stated their intention to make the above listed amendment to the General Plan and incorporates said findings herein by reference.

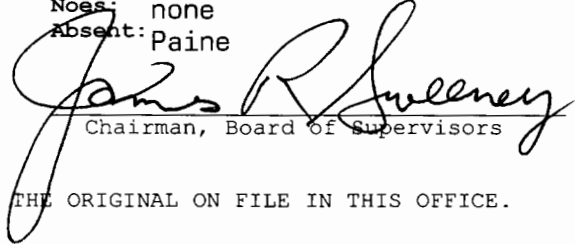
PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the 7 day of March, 2006, by the following vote of said Board:

Ayes: Baumann, Dupray, Sweeney, Santiago

Attest:
Cindy Keck
Clerk of the Board of Supervisors

Noes: none
Absent: Paine

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: _____

EXHIBIT A

**TABLE 2-3
BUILDING INTENSITIES**

Land Use Designation	Floor Area Ratio*
Multifamily Residential	
High-Density Residential	
Medium-Density Residential	
Low-Density Residential	
Rural Residential	
Natural Resource	
Commercial	.25
Research & Development	.25**
Industrial	.25
Open Space	
Public Facilities	
Tourist Recreational	
<p>* Ratio of allowable floor area (square footage) to site area (square footage). The FAR can be calculated over an entire integrated development rather than on a project-by-project basis under the following circumstances: 1) the aggregate average FAR within applicable land use designations does not exceed the General Plan maximum; or 2) satisfactory evidence is provided that demonstrates on a site-specific basis that measures will be imposed to keep traffic at levels associated with the applicable FAR threshold.</p> <p>Floor Area Ratio standards may be exceeded on a project-by-project basis if the project is fully analyzed in a discretionary planned development review process and the project impacts are avoided, mitigated to the same, or to a greater, extent than is analyzed in the 2004 General Plan EIR, or are found not to be substantially more severe than the impacts analyzed in the 2004 General Plan EIR.</p> <p>** Shall not exceed 0.30 for the El Dorado Hills Business Park based on limitations established on employees in Policy TC-1y, except as provided above. In order to document overall compliance with the purposes of both the FAR limitation herein and the employee cap in Policy TC-1y, all projects within the El Dorado Hills Business Park that would individually exceed 0.25 FAR must undergo review and approval by the County.</p>	