



## **RESOLUTION NO.**

**OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO**

**Adopting an Amendment to the El Dorado County General Plan  
Land Use Element, Policy 2.2.1.5,  
Table 2-3, Building Intensities**

**WHEREAS**, the Board of Supervisors adopted the General Plan on July 19, 2004, which identifies planned land uses and infrastructure for physical development in the unincorporated areas of the County of El Dorado; and

**WHEREAS**, the El Dorado County Board of Supervisors, upon further review of the impacts and limitations of General Plan Policy 2.2.1.5 on non-residential development, initiated an amendment to the General Plan on April 18, 2006, with the approval of a Resolution of Intention to amend General Plan Policy 2.2.1.5 and directed the preparation of a supplemental environmental review of the potential impacts of the proposed change to the policy ("the Project"); and

**WHEREAS**, the General Plan amendment review process was built on the public review process and included a noticed hearing on the CEQA Notice of Preparation (NOP), a noticed hearings on the draft Supplement Environmental Impact Report (SEIR), and the preparation of responses to the SEIR; and

**WHEREAS**, the Board of Supervisors independently reviewed the SEIR, related staff reports, the record of the Planning Commission, and all evidence including testimony and correspondence received at the Planning Commission hearings on the recommended amendment to the Land Use Element; and

**WHEREAS**, to ensure consideration of all available options the County reviewed three alternatives and evaluated each of those alternatives in the SEIR; and

**WHEREAS**, substantial evidence in the record demonstrates various benefits for which the County will derive from the implementation of the General Plan FAR Amendment, including:

1. Provide the highest designation for job and revenue producing commercial, industrial, and research and development land uses. This capacity will allow for the most efficient, market-based

allocation of commercial, industrial, and research and development growth as population increases in the County.

2. Plan for growth in a way designed to provide more employment options for the County's new and existing residents. The General Plan FAR Amendment will increase the amount of square footage that can be developed on commercial, industrial, and research and development parcels, complementing and advancing the County's efforts toward attracting new businesses, which can supply employment opportunities for County residents.
3. Maintain 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 General Plan FAR Amendment is consistent with the intent of adopted policies directed toward increasing employment opportunities and providing the planning framework appropriate to develop regional employment and retail centers.
4. Establish Floor Area Ratios that are competitive with communities in the region, including the City of Folsom, Placer County, the City of Roseville, Sacramento County, and Tuloumne County. The increase in FAR would give the County an opportunity to complete for the development of regional employment centers.
5. Increase in opportunity for employment choices for the County's citizens while not increasing the acreage of lands designated for development. The General Plan FAR Amendment will provide for a wide range of retail services and business development.
6. 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. The General Plan FAR Amendment encourages a balance between population growth, economic development, and the need to protect the environment.
7. Best maintains the County's rural character and provides opportunities for residents desiring a rural lifestyle by not designating additional lands for employment-generating uses, but rather increasing the development potential of lands already designated for commercial, industrial, and research and development uses.

**WHEREAS,** that the El Dorado County Board of Supervisors, by Resolution No. \_\_\_\_\_ has certified the SEIR on the General Plan amendment (SCH #2001082030) pursuant to the California Environmental Quality Act, evaluated various mitigation measures and alternatives to the amendment and made findings concerning the feasibility of

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those measures and the overriding considerations supporting adoption of the Project; and

**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 hearings.

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

1. The Board of Supervisors 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:

**Policy 2.2.1.5**

*The General Plan shall provide for the following building intensities in each land use designation as shown in Table 2-3.*

<b>Land Use Designation</b>	<b>Floor Area Ratio*</b>
Multifamily Residential	
High-Density Residential	
Medium-Density Residential	
Low-Density Residential	
Rural Residential	
Natural Resource	
Commercial	<del>.25</del> - <u>0.85</u>
Research & Development	<del>.25</del> - <u>0.50</u> ** (delete **)
Industrial	<del>.25</del> - <u>0.85</u>
Open Space	
Public Facilities	
Tourist Recreational	
<i>*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.</i>	

Land Use Designation	Floor Area Ratio*
<del>**Shall not exceed 0.30 for the El Dorado Hills Business Park based on limitations established on employees in Policy TC 1y. 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 Business Park that would individually exceed 0.25 FAR must undergo review and approval by the County.</del>	

2. The Board of Supervisors finds that adoption of the amendment to the General Plan is in the public interest.
  
3. The Board of Supervisors hereby adopts the amendment to the General Plan Mitigation Monitoring Plan attached hereto as Exhibit 1 (Mitigation Monitoring Plan) to ensure implementation of feasible mitigation measures identified in the SEIR. The Board of Supervisors finds that these mitigation measures are fully enforceable as implementation measures of the General Plan, 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 SEIR as a public record and provide a copy to each responsible agency identified in the SEIR

**BE IT FURTHER RESOLVED**, the Board of 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 incorporate 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 \_\_\_\_\_ 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: \_\_\_\_\_