



RESOLUTION NO. 184-2007

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 a public hearing on the recommended amendment to the land 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 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. Policy 2.2.1.5, Table 2-3 Building Intensities, of the Land Use Element as follows:

**General Plan 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	0.85
Research & Development	0.50
Industrial	0.85
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>	

See Resolution No. 174-2007 certifying the Environmental Impact Report, adopting the Statement of Overriding Considerations, and Findings of Fact; and Resolution No. 175-2007 adopting said amendment to Policy 2.2.1.5;

2. Amendment of the land use designations for various parcels throughout El Dorado County as shown on Exhibit A, attached;

3. Amendment to Policy 2.2.5.13 of the Land Use Element to read as follows: Land uses adjacent to or surrounding airport facilities shall be subject to location, use, and height restrictions consistent with the Comprehensive Airport Land Use Plan.
4. CAMERON PARK AREA - Multi-Family Residential (MFR) to Commercial (C), consisting of 0.22 acre, identified by a portion of Assessor's Parcel Number 102-110-11; and Commercial (C) to Multi-Family Residential, consisting of 0.22 acre, identified by a portion of Assessor's Parcel Number 102-110-13, being described as Sections 21 and 28, Township 10 North, Range 9 East, M.D.M.; and
5. PLEASANT VALLEY AREA - Medium Density Residential (MDR) to Commercial (C), consisting of 8.8 acres, identified by Assessor's Parcel Number 078-050-46, being described as Section 29, Township 10, Range 12 East, M.D.M.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the 17th day of July, 2007, by the following vote of said Board:

Attest:
Cindy Keck
Clerk of the Board of Supervisors

Ayes: James R. Sweeney, Ron Briggs,
Rusty Dupray, Norma Santiago
Noes: none
Absent: Helen K. Baumann

By: _____
Deputy Clerk

Vice 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	

* 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.

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.

** 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.