

FROM THE MINUTES OF MAY 10, 2007

12. GENERAL PLAN UPDATE

a. **A06-0002** initiated by the EL DORADO COUNTY BOARD OF SUPERVISORS to consider amending the Floor Area Ratio to 0.85 for commercial and industrial projects, and 0.50 for Research and Development projects. The Floor Area Ratio regulates the amount of square feet of development allowed within the County. (Environmental Impact Report prepared – SCH#2001082030)

Staff: Shawna Purvines recommend approval.

Art Marinaccio, Cemo Commercial and member of the Taxpayers Association, said the analysis stated there would be no additional impact. He is very disappointed with this item. The first mitigation measure is appropriate. The balance of the measures are not justified. Where did 5.3-1 come from? Why is 5.7-1 included? The same with 5.7-3. What does that have to do with larger buildings? What the Commission has to implement is what the Board has decided. The County does not need to come up with more for staff to do when it cannot do the current implementation measures. If the EIR is adopted, it becomes part of our adopted General Plan. This should be sent back to staff. This EIR should not be approved as a supplemental EIR. It should be adopted as a stand-alone document. The Business Park would be happy with 0.4. 0.6 would be more than adequate for most proposals. This is completely incompatible with the Economic Element. The Taxpayers Association is going to vehemently object to this consultant do any further work with the County.

Commissioner Mac Cready asked why make El Dorado County so it is in line with Folsom and Roseville. Why not make the change in the areas along Highway 50 and basically the Community Regions. That would be more appropriate than what is suggested.

Commissioner Machado asked if the Mixed Use Development (MUD) sites have been mapped yet. Mrs. Purvines said they have not been mapped. Commissioner Machado said these numbers are for commercial, industrial, and Research and Development. He hopes that the MUD helps towards affordable housing. When it comes to the numbers he is for increasing them.

Steven Hust explained why the build-out numbers are included in the Supplemental EIR. He explained the reasons for the mitigation measures. Commissioner Machado asked if a mitigation measure could be deleted. Mr. Hust stated the Commission would have to explain the reasons for deleting a mitigation measure and include that in the motion. Paula Frantz, County Counsel, said there needs to be evidence in the record as to why the mitigation measure is infeasible.

Commissioner Machado, referring to Mitigation Measure 5.7-1, asked if this is how things are being operated today. Do businesses have to retrofit all their equipment? Mrs. Purvines spoke about the County adopting the various ordinances reflected in the mitigation measures.

Chair Knight was expecting something very simple. Most of the equipment would be on-site regardless of whether it is 0.2 or 0.20.

Mr. Hust said all these mitigation measures do is assure this information is included in the Zoning Ordinance update. Commissioner Mac Cready commented he did not know noise was a problem.

Patrick Angel, consultant, said going to a higher number included very different types of buildings. He explained what must be considered in an EIR.

Chair Knight asked for Ms. Frantz's comments on the General Plan EIR and this document. Ms. Frantz said in 1996 when the General Plan was adopted Judge Bond said the County did not fully analyze build-out.

Commissioner Machado does not want to put another layer of fees and regulations on building in this County.

Commissioner Mac Cready feels it is appropriate to make these changes for Community Regions and leave Rural Centers and Regions as they currently exist.

There was no further input.

MOTION: COMMISSIONER MACHADO, SECONDED BY COMMISSIONER MAC CREADY AND UNANIMOUSLY CARRIED, IT WAS MOVED TO FORWARD A RECOMMENDATION THAT THE BOARD OF SUPERVISORS ADOPT THE RESOLUTION CERTIFYING THE SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT INCLUDING A STATEMENT OF OVERRIDING CONSIDERATION AND THE FINDINGS OF FACT, AND ADOPT THE RESOLUTION AMENDING THE EL DORADO COUNTY GENERAL PLAN LAND USE ELEMENT (A06-0002), POLICY 2.2.1.5, TABLE 2-3 BUILDING INTENSITIES, AND TO INCLUDE AN AMENDMENT TO THE GENERAL PLAN MITIGATION MONITORING PROGRAM, CHANGING THE FLOOR AREA RATIOS SHOWN IN AMENDED TABLE 2-3; FURTHER, THESE CHANGES SHOULD BE MADE IN THE COMMUNITY REGIONS, LEAVING THE RURAL CENTERS AND RURAL REGIONS AT THE CURRENT RATIOS.