

## **FROM THE MINUTES OF OCTOBER 9, 2008**

### **9. GENERAL PLAN AMENDMENTS**

b. **A07-0010/OR08-0002/Parcel Size Exception** initiated by EL DORADO COUNTY. The purpose of the Parcel Size Exception amendment to the General Plan and Zoning Ordinance would allow this ordinance to be implemented in limited cases where the strict application of residential densities to an individual property zoned in an otherwise compatible district would preclude. Staff is recommending the amendment of four General Plan policies and additional language to Zoning Ordinance, section 17.14.120. Policy 2.2.5.5; Parcel Size Exception, would be modified to include language found in General Plan Policy 2.2.5.12 (this policy would be eliminated), clarifies the correlation with the Zoning Ordinance and eliminates the potential of creating lots smaller than allowed by other policies requiring specific setbacks and buffers to adjoining parcels. Policy 2.2.1.2 would be updated to include a description of allowable density, found in policy 8.1.1.8, for parcels designated Agricultural Lands and Table 2-2 of Policy 2.2.1.3 would be updated to include a footnote clarifying the relationship of policy 5.2.3.5 to the proposed amendments. Zoning Ordinance section 17.14.120 would be updated to include limitation on parcels created of less than 4.5 acres when ground water dependent and eliminates the potential of creating parcels inadequate to meet specific setbacks and buffers, bringing 17.14.120 into conformity with General Plan policies. (General Plan EIR/SCH No. 2001082030)

Shawna Purvines presented this item to the Commission with a recommendation to the Board of Supervisors for approval.

The Commission expressed some concern over the proposed language for Policy 2.2.1.2 in regards to “allowable density shall be two residential dwelling units”. Ms. Purvines explained that it was “clean-up” language to make it consistent with other policies. However, staff recommended that this policy be removed from the proposed amendments to allow time to reconsider the language for that policy. The Commission agreed with the suggestion.

Valerie Zentner, El Dorado County Farm Bureau, supports the proposed amendments, particularly the addition of Policy 2.2.5.5(D) and 14.14.120(C)(3).

There was no further input.

MOTION: COMMISSIONER MACHADO, SECONDED BY COMMISSIONER TOLHURST, AND UNANIMOUSLY CARRIED (4-0), IT WAS MOVED TO: 1. FIND THAT THE PROPOSED POLICY AMENDMENT DOES NOT CREATE ANY NEW OR CHANGED IMPACT FROM THAT ANALYZED IN 2004 GENERAL PLAN EIR; 2 .RECOMMEND THE BOARD OF SUPERVISORS APPROVE GENERAL PLAN AMENDMENT A07-0010, AMENDING POLICIES 2.2.1.3, TABLE 2-2; AND 2.2.5.5; AND DELETING POLICY 2.2.5.12, AS SHOWN IN ATTACHMENT 2, BASED ON THE FINDINGS CONTAINED IN ATTACHMENT 1; and 3. RECOMMEND THE BOARD OF SUPERVISORS APPROVE ZONING ORDINANCE AMENDMENT OR08-0002 TO 17.14.120, AS SHOWN IN ATTACHMENT 2, BASED ON THE FINDINGS CONTAINED IN ATTACHMENT 1.

## **Findings**

### **1.0 CEQA Findings**

- 1.1. The proposed General Plan policy amendment will not create any new or changed environmental impacts from those identified in the 2004 General Plan Environmental Impact Report.
- 1.2. No subsequent EIR is required for the General Plan policy amendment pursuant to §15162 of the State CEQA Guidelines because the proposed amendment is not a substantial change that would cause new significant effects or increase the severity of previously identified effects; substantial changes in the circumstances under which the plan was adopted have not occurred; and there is no new information regarding potential impacts that were not identified during the preparation of the previous EIR.

### **2.0 General Plan Finding**

- 2.1. The proposed policy amendment is consistent with the General Plan Land Use Element goals and objectives in that it will provide for the maintenance of the rural and open character of the County and will distribute growth and development in a manner that maintains the rural character of the County utilizing infrastructure in an efficient, cost-effective manner,.