

EL DORADO COUNTY BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL
Meeting of March 7, 2006

AGENDA TITLE: A06-0001, Amendment to Policy 2.2.1.5/Table 2-3 Floor Area Ratio/Impervious Surface	(Countywide)
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DEPARTMENT: Development Services	DEPT SIGNOFF:	<u>CAO USE ONLY:</u>
CONTACT: Gregory L. Fuz/Peter N. Maurer		
DATE: 2/17/2006 PHONE: 5445/5331		

DEPARTMENT SUMMARY AND REQUESTED BOARD ACTION: Hearing to consider a General Plan Amendment initiated by the EL DORADO COUNTY BOARD OF SUPERVISORS to amend Policy 2.2.1.5 to include a footnote to Table 2-3, Building Intensities, to allow Floor Area Ratios (FAR) standards to be exceeded on a project-by-project basis if the project proposal 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 Environmental Impact Report, or are found not to be substantially more severe than the impacts analyzed in the 2004 General Plan EIR. Further, the Board will consider an amendment to Policy 2.2.1.5, Table 2-3, Building Intensities, modifying and/or deleting the Maximum Impervious Surface percentage standards.

RECOMMENDATION: The Planning Commission recommends the Board take the following action (continued to Page 2):

CAO RECOMMENDATIONS:

Financial impact? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Funding Source: <input type="checkbox"/> Gen Fund <input type="checkbox"/> Other
BUDGET SUMMARY:	Other:
Total Est. Cost _____	<u>CAO Office Use Only:</u>
Funding	4/5's Vote Required <input type="checkbox"/> Yes <input type="checkbox"/> No
Budgeted _____	Change in Policy <input type="checkbox"/> Yes <input type="checkbox"/> No
New Funding _____	New Personnel <input type="checkbox"/> Yes <input type="checkbox"/> No
Savings _____	CONCURRENCES:
Other _____	Risk Management _____
Total Funding _____	County Counsel _____
Change in Net County Cost	Other _____

***Explain**

BOARD ACTIONS:

Vote: Unanimous _____ Or _____ Ayes: _____ Noes: _____ Abstentions: _____ Absent: _____ <small>Rev. 04/05</small>	I hereby certify that this is a true and correct copy of an action taken and entered into the minutes of the Board of Supervisors Date: _____ Attest: Cindy Keck, Board of Supervisors Clerk By: _____
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Memo to Board of Supervisors
February 17, 2006**

RECOMMENDATION (continued): Deletion of “Agricultural Lands” from the Floor Area Ratio column of Table 2-3, Building Intensities, and modification the “Maximum Impervious Surface in %” column to 85 percent (see Attachment 1).

Subsequent to the Planning Commission hearing, staff noticed that there may be confusion between the footnotes on the table. It is not the intent to limit the El Dorado Hills Business Park to a maximum of 0.30 FAR. Instead, an increase to 0.30 could be approved at staff level if employee limitation criteria are met. Any increase above 0.30 could be considered through the discretionary review process provided by this amendment. **Staff recommends** that the clarifying language also be added as shown on Attachment 1.

DISCUSSION

This amendment was considered by the Planning Commission on January 26, 2006, and the Commission unanimously recommended adoption of an 85 percent maximum impervious surface. Commissioner Tolhurst voiced concern about completely eliminating the impervious surface requirement as he did not want to see everything paved from one end to the other. See attached minutes for input from the public.

GLF:JCB:jcb

ATTACHMENTS

Resolution adopting General Plan Amendment

Attachment 1 – Recommended changes to Table 2-3, Building Intensities

Attachment 2 – Findings for approval

Attachment 3 – Minutes from Planning Commission hearing on January 26, 2006

Staff Report