



The BOSONE/PV/EDC
Sent by: Loretta M
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09/23/2008 08:02 AM

To Cindy L Keck/PV/EDC@TCP, Cynthia C
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cc

bcc

Subject Fw: Farren Project TM07-1447 BOS Meeting on 9-23-08

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09/22/2008 09:20 PM

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cc

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2008 SEP 23 AM 8:40

BOARD OF SUPERVISORS
EL DORADO COUNTY

Supervisors please note that General Plan Policy 2.2.4 utilizes the terms "developable lands" throughout the document as it relates to density bonus. In essence, you can't dump junk land off to the public to get a density bonus. The topography of this project is very steep in many areas and the County has a new policy of 30% maximum for development. The density bonus does not take this into account and should be corrected prior to approval.

Policy 2.2.4.1(B) discusses the bonus and the last sentence states " In calculating the maximum density permitted by the General Plan land use designation, the County shall include acreage of undevelopable land except as excluded in Policy 2.2.3.2 (lakes and streams) This statement is used for figuring MAXIMUM DENSITY only and should not be confused with allowing undevelopable land as part of the actual density bonus calculation.

Thanks

Paul Sayegh