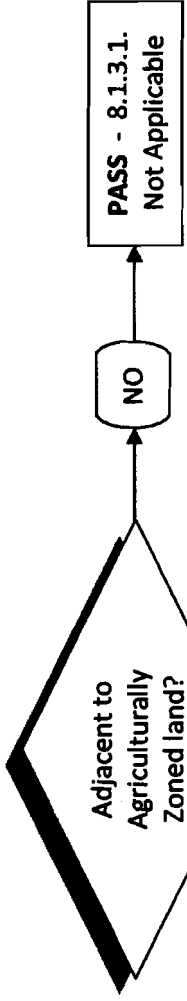


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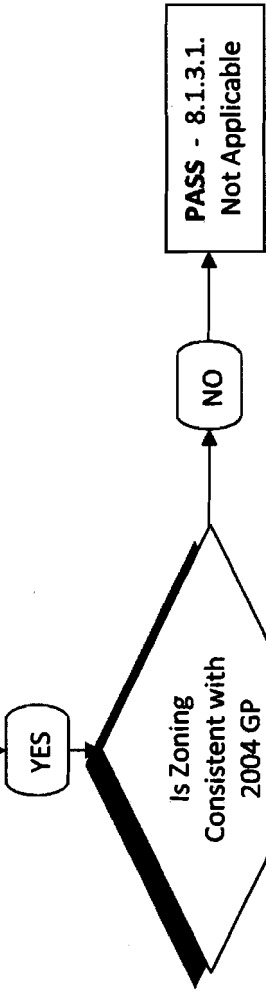
Streamlined Processing of 8.1.3.1 Polices

"Agriculturally zoned lands including Williamson Act Contract properties shall be buffered from increases in **density on adjacent lands** by requiring a minimum of 10 acres for **any parcel created adjacent** to such lands. ..."

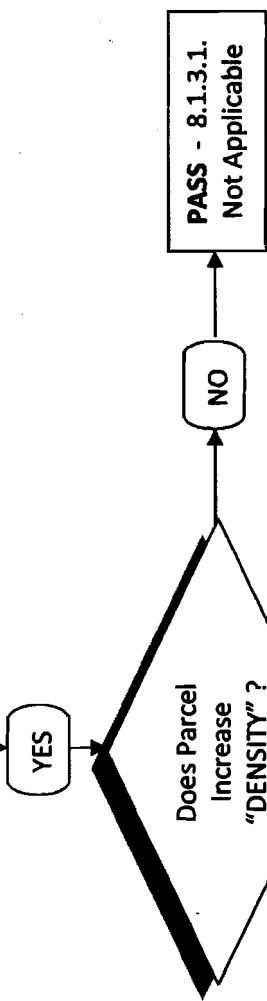
1) Is proposed New parcel Adjacent to Agriculturally Zoned land?



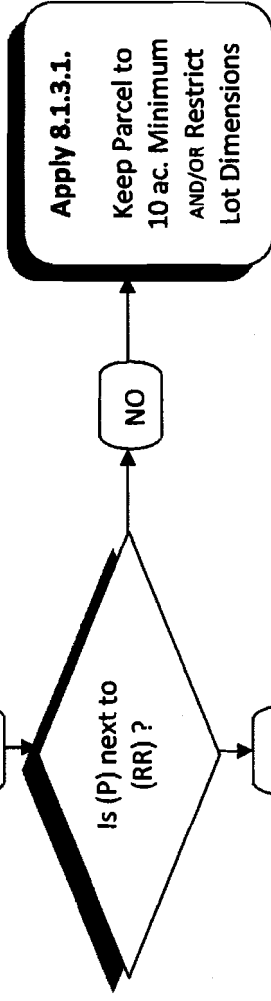
2) Is Ag Zoned Land Consistent with 2004 Gen. Plan Land Use designations?



3) Does Parcel Increase "DENSITY"? (Only LDR, MDR & HDR parcel size changes effect density)



4) Is Parcel (P) adjacent to Ag. Zoned land (AZ) that is currently zoned Rural Residential (RR)? (Many RR parcels are archaically zoned and are not appropriate for ag use)



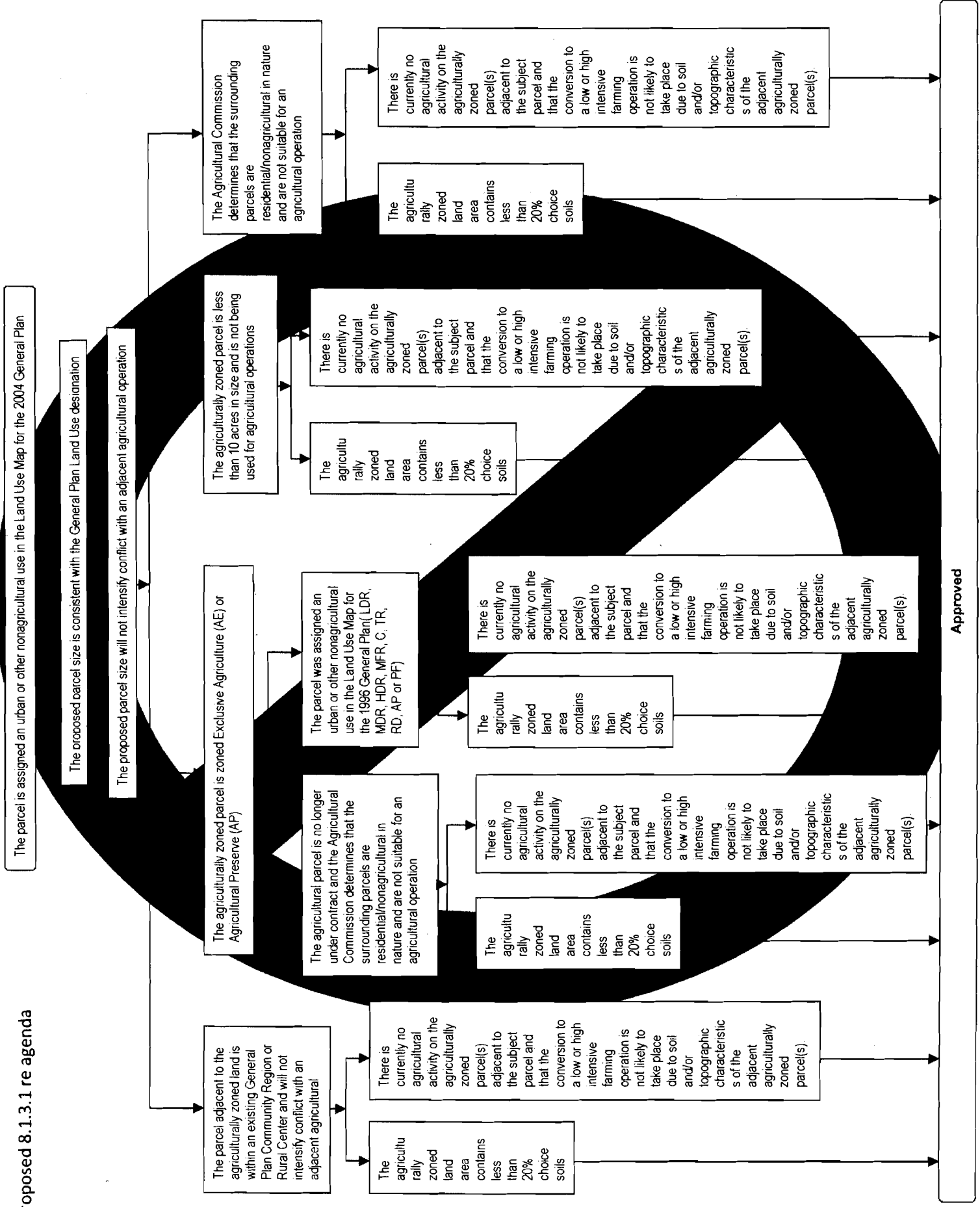
Parcel:	Adjacent Parcel: (Zoned prior to 2004 GP)
LDR	AL
MDR	RR
HDR	

Requires Case-by-Case Review

- Ag Commission Review
- Planning Commission Review
- BOS Determination

Community Coalition
 Exhibit B
 (10-09-08-2 Alarcon)

Proposed 8.1.3.1 re agenda



Approved

8.1.3.1 does not apply

Union Mine School. Union Mine High School is AZ (since early 60's when landowner sold to school district) and GP HDR or Public Facility (PF). Commission decides until the AZ is rezoned to conform to GP that Policy 8.1.3.1 applies. In other words, we must reach an illogical conclusion by rezoning the school to conform to land use. **INTERIM - COMMISSION WOULD NOT REVIEW for 8.1.3.1 SINCE AZ IS NOT GP AL,RR,NR. GP nonagricultural land use trumps archaic ag zoning.**

Clarksville 10 acre office project. P is GP C with AZ GP RD on one side and Clarksville Cemetery on the other has AZ zoning. 8.1.3.1 was not applied since 100,000 square feet of office use interpreted as not adverse to adjacent AZ even though no limitation in Policy 8.1.3.1 and 100,000 square feet should result in 1000 people per day with resultant traffic trips. **COMMISSION WOULD NOT REVIEW for 8.1.3.1 SINCE AZ IS NOT GP AL, RR, NR. GP nonagricultural land use trumps archaic ag zoning. No need for "interpretation" that 8.1.3.1 does not apply to adjacent commercial parcels.**

Clarksville Church AZ is GP RD with church project GP C dividing approx. 14 acres into 4 parcels. Policy 8.1.3.1 not applied. Planning notes as oversight. **COMMISSION WOULD NOT REVIEW for 8.1.3.1 SINCE AZ IS NOT GP AL, RR, NR again non-agricultural land use trumps archaic zoning.**

Zweck AZ in Community Region general planned LDR but zoned AE so 8.1.3.1 applied. 10 acre parcels required to buffer AZ AE in CR. Grazing is the agricultural activity. **COMMISSION WOULD NOT REVIEW for 8.1.3.1 SINCE AZ IS NOT WITHIN A NON-AGRICULTURAL LAND USE.**

40 acres near Dixon Ranch. Appears P is GP LDR and AZ is GP LDR with AE archaic zoning. Commission enforces Policy although all agree not agricultural. **COMMISSION WOULD NOT HAVE REVIEWED FOR 8.1.3.1 Since AZ is in LDR, a non-agricultural land use.**

Jeff Ramona 2006 action - AZ zoned AE and GP LDR. P is GP MDR. Commission does not apply Policy 8.1.3.1 with land in CR. **Commission decided on 8.1.4.1 and did not make 8.1.3.1. findings.1 COMMISSION WOULD NOT HAVE REVIEWED FOR 8.1.3.1 since AZ IS GP non-agricultural LDR.**

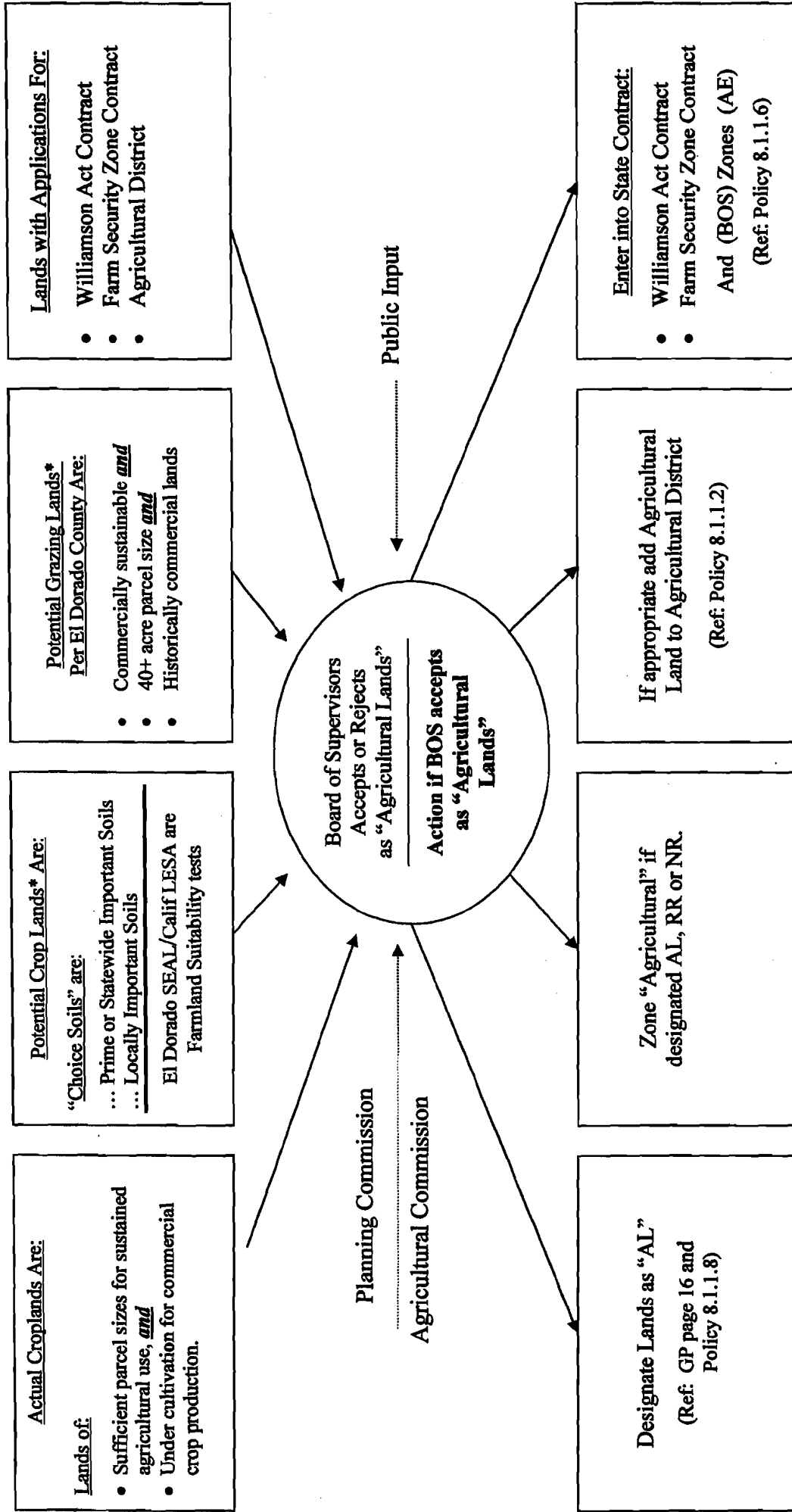
8.1.3.1 may apply

Living Care. AZ is 20 acre RA-20 in Ag District and no current ag activity. P is MDR in CR. 24 acre parcel between AZ and P disregarded "since it is owned in fee title by the County for a roadway easement." Policy 8.1.3.1 applied. Applicant argued GP must be read comprehensively to reconcile intent of high density for CR and buffers for AZ. Staff cited Cinnebar case by arguing 8.1.3.1 proscription is "fundamental, mandatory and specific that protects AZ from density increase and as such any project next to AZ must comply with Policy 8.1.3.1" **POLICY 8.1.3.1 MAY APPLY IF AZ IN RR MEETS THE GP CRITERIA FOR agricultural lands..**

Micah near Crystal Blvd. P is 20 acre RR parcel seeking GP amendment to LDR and 4 parcel map. The AZ parcels are less than 20 acre residential parcels zoned RA-20 in non-choice soils residential area with steep lots. Not sure, but assume, AZ is RR. RA-20 was used when wanted to limit to 20 acre minimums. Denial of project due to Policy 8.1.3.1 because Ag Commission has no discretion in applying Policy 8.1.3.1. There has been continuing dispute as to whether RA-20 is agricultural since designed to limit parcel sizes on constrained lands. **POLICY 8.1.3.1 MAY APPLY IF AZ IN RR MEETS THE GP CRITERIA FOR agricultural lands.**

EXHIBIT H

IDENTIFICATION of AGRICULTURAL LANDS and APPROPRIATE LAND USE ACTION 1



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* Not assigned urban or other non-agricultural uses in the land use map for the 1996 General Plan.
1 Agricultural lands as defined per General Plan page 16, policy 8.1.1.5, policy 8.1.1.8, policy 8.1.2.2 and glossary page 378.

EL DORADO COUNTY

REVISED 8.1.3.1 INTERIM GUIDELINES

Legend

STREET CLASSIFICATION

- HWY
- MAJOR

EXISTING AG ZONING

- A
- AE
- RA-160
- RA-20
- RA-40
- RA-80

COMMUNITY REGIONS

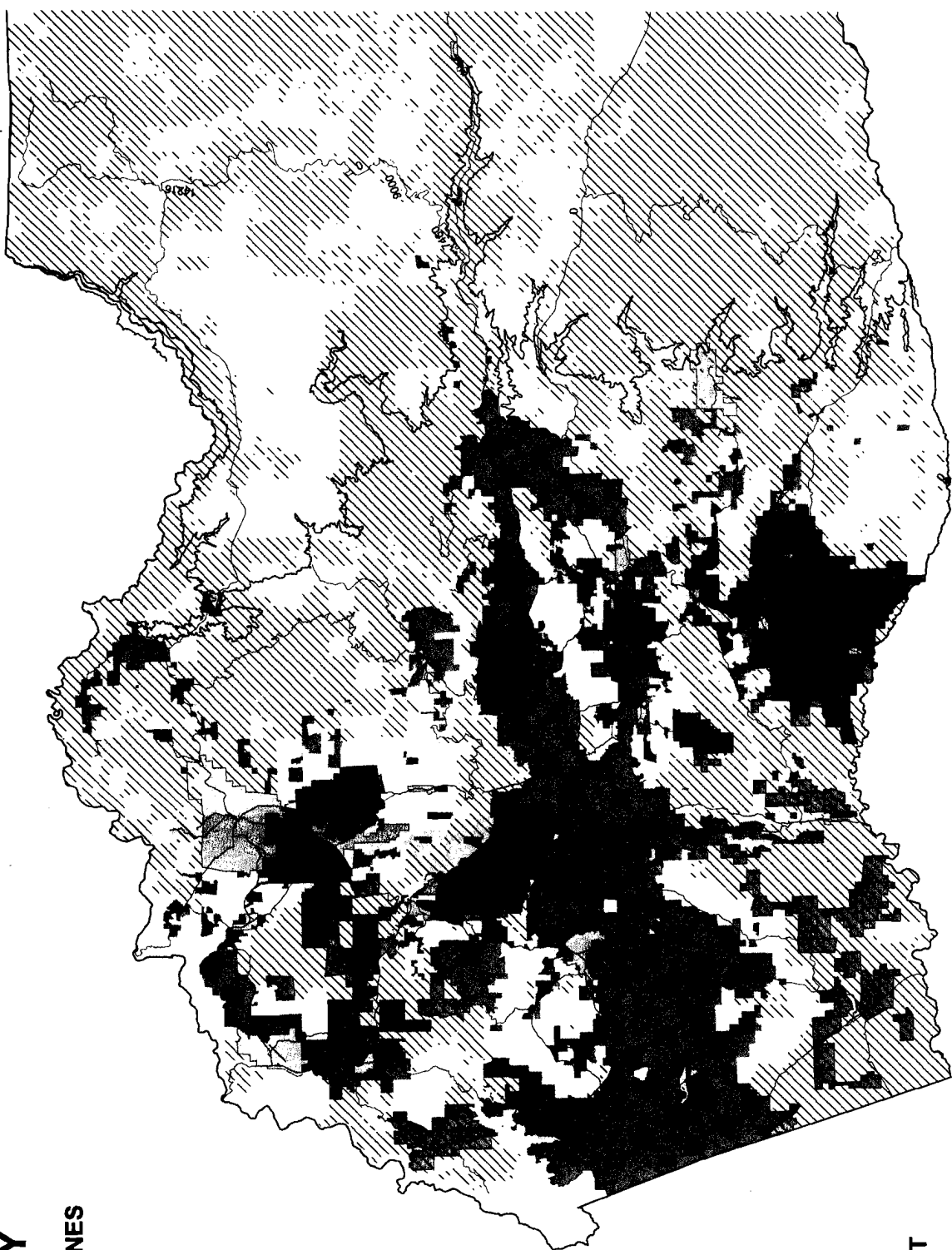
- RURAL CENTERS
- PLATTED LANDS

LAND USE DESIGNATION

- LDR
- MDR

AGRICULTURAL DISTRICTS

- WILLIAMSON ACT CONTRACT



INFORMATION SHOWN ON THIS MAP HAS BEEN COMPILED FROM UNVERIFIED PUBLIC AND PRIVATE SOURCES AND IS ILLUSTRATIVE ONLY. NO REPRESENTATION IS MADE AS TO THE ACCURACY OF THIS INFORMATION.

MAP PREPARED BY
GENE E. THORNE & Associates, Inc.
 CONSULTING ENGINEERS - PLANNERS - SURVEYORS

Public Hearing
 PC 10/9/68