

DEVELOPMENT SERVICES DEPARTMENT

COUNTY OF EL DORADO

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MEMORANDUM

DATE: December 1, 2008

TO: Planning Commission

FROM: Monique Wilber, Sr. Planner

SUBJECT: Policy 8.1.3.1 General Plan Amendment (A08-0002) and Criteria Resolution

As directed by the Planning Commission on October 9, 2008, Agricultural Department staff returned to the Agricultural Commission for input to determine if the decision-making process for developable land adjacent to agricultural land could be streamlined. Development Services Department is bringing the Agricultural Commission's recommendations back to the Planning Commission for review and direction.

Recommended Action:

1. Forward a recommendation to the Board of Supervisors to adopt the proposed amendment to General Plan Policy 8.1.3.1 and attached revised Criteria Resolution (Attachments 1 and 2) as recommended by the Agricultural Commission.

Background:

The Agricultural Commission, at their November 5, 2008 meeting, moved to again forward to the Planning Commission, the recommended General Plan amendment for General Plan Policy 8.1.3.1, as previously submitted, and Exhibit A, the criteria for consideration for reduction, which shall include additional language to address parcel requests in General Plan Land Use Designations of AP (Adopted Plans) as an exception listed in the criteria not required to be heard by the Agricultural Commission. Also, the supporting data analyses of the number of parcels potentially affected by Policy 8.1.3.1 in Community Regions and Rural Centers should be included as part of the documentation forwarded to the Planning Commission (see Attachments 3, 6-13).

The Agricultural Commission, at their November 12, 2008 meeting, moved to recommend to the Planning Commission the adoption of the proposed criteria (refer to Attachment 2) to allow the analysis of the creation of less than 10 acre buffer parcels adjacent to agriculturally zoned lands pursuant to General Plan Policy 8.1.3.1 (see Attachment 4).

Also, for your consideration, Supervisor Sweeney has initiated a Board agenda item (file number 08-1696) requesting Board review for clarification and implementation of General Plan Policies 8.1.3.1 and 8.1.3.2 to be heard at the Board meeting of December 9, 2008 (see Attachment 14).

Written public comments, provided by the “Community Coalition,” are attached as Attachment 15.

Discussion:

After the continuance by the Planning Commission, the Agricultural Department staff took this item back to the Agricultural Commission. Their presentation included a detailed analysis of parcels in Community Regions which illustrated that out of a total of 42,563 parcels there are a total of 96 parcels that could be affected by General Plan Policy 8.1.3.1 based on Land Use Designation, zoning, and parcel size. This equates to approximately .23% of all the parcels in Community Regions. There are 5,751 parcels in Rural Centers and approximately 62 may be affected by Policy 8.1.3.1, which is about 1.1% of the parcel total within Rural Centers.

The criteria put forward by staff and recommended by the Ag Commission will allow staff and the Ag Commission to analyze specific requests for the creation of a smaller parcel and to make informed recommendations as to whether a smaller parcel size is appropriate. This type of review and analysis appears to be the purpose of General Plan 8.1.4.1. Unless amendments are made to General Plan Policy 8.1.4.1, projects still must be heard by the Ag Commission if the project is adjacent to Ag land. The proposed criteria are a solution to unique situations where the 10 acre buffer does not seem to apply with no remedy for relief. The proposed criteria have been amended to allow a streamlined process in which the Development Services Director, subject to the concurrence of the Agricultural Commissioner, may approve the creation of a parcel no less than 5 acres with an Approved Plan (AP) Land Use designation or is created as open space to buffer ag-zoned lands.

Ag Commission members concurred that the proposed criteria be adopted because the current language in the policy is very specific in that it does not allow the creation of any parcel less than 10 acres adjacent to Ag zoned lands. The recommended General Plan Amendment gives the Ag Commission the flexibility to recommend smaller parcels when appropriate. The “one size fits all” approach of the Community Coalition’s alternate proposal will not protect Ag currently operating within the Rural Regions of the county and adjacent to Community Regions.

- Attachments: Attachment 1 – Staff/Agricultural Commission Recommended Policy 8.1.3.1
General Plan Amendment
Attachment 2 – Criteria Resolution
Attachment 3 – Ag Commission November 5, 2008 Meeting Minutes
Attachment 4 – Ag Commission November 12, 2008 Motion
Attachment 5 – El Dorado County Community Regions/Policy 8.1.3.1 Statistics
Attachment 6 – El Dorado County Rural Centers/Policy 8.1.3.1 Statistics
Attachment 7 – Cameron Park CR/8.1.3.1 Map
Attachment 8 – Camino-Pollock Pines CR/8.1.3.1 Map
Attachment 9 – El Dorado Hills CR/8.1.3.1 Map
Attachment 10 – El Dorado-Diamond Springs CR/8.1.3.1 Map
Attachment 11 – Placerville CR/8.1.3.1 Map
Attachment 12 – Shingle Springs CR/8.1.3.1 Map
Attachment 13 – GPA A 08-0002 (Policy 8.1.3.1) Planning Examples
Attachment 14 – Supervisor Sweeney BOS Agenda Item December 9, 2008
Attachment 15 – Community Coalition Written Comments/Alternate Proposal
presented at October 9, 2008 Planning Commission Meeting