

DEVELOPMENT SERVICES DEPARTMENT

COUNTY OF EL DORADO

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TO: Planning Staff

FROM: Peter N. Maurer, Principal Planner

DATE: February 25, 2009

RE: Agricultural Buffers – Board Interpretation of Policies 8.1.3.1 and 8.1.3.2

On February 2, 2009 the Board of Supervisors adopted an interpretation of Policies 8.1.3.1 and 8.1.3.2 that provides much greater flexibility on the part of the decision makers with regard to imposing agricultural buffers, and limits project review by the Agriculture Commission. The basic tenants of the interpretation are as follows:

1. General Plan Policies 8.1.3.1 and 8.1.3.2 do not apply where the adjacent agriculturally zoned parcel was assigned an urban or other non-agricultural land use on the Land Use Map for the 2004 General Plan (MFR,HDR,MDR,LDR,C,R&D,I,TR,AP or PF);
2. Projects located adjacent to agriculturally zoned parcels meeting the above criteria will not be subject to review by the Agricultural Commission unless the proposed project is within or adjacent to an Agricultural District, adjacent to an existing commercial agricultural operation or adjacent to land currently under a Williamson Act Contract.
3. Open space parcels meeting the setback provisions of Policy 8.1.3.2 may be created to buffer agriculturally zoned lands. Open space parcels created for this purpose are not required to maintain the same length to width ratios of other (developable) parcels;
4. This interpretation shall remain in effect until July 1, 2010 at which time the County shall have completed the comprehensive update of the Zoning Ordinance, including revisions to the Zoning Maps or when Policy 8.1.3.1 is otherwise amended.

The Board of Supervisors further directed staff to return to the Board on February 24, 2009 (later continued to March 24, 2009) with the Agricultural Commission's criteria including modifications to apply that criteria to be utilized for RR, NR, OS & AL Land Use Designations.