



RESOLUTION NO.

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

WHEREAS, the 2004 General Plan establishes as Goal 8.1 the long-term conservation of existing and potential agricultural land and limiting the intrusion of incompatible uses, and

WHEREAS, the 2004 General Plan establishes as Objective 8.1.3 the protection of agricultural land from adjacent incompatible land uses, and

WHEREAS, Policy 8.1.3.1 has been amended to provide the tools to analyze requests for smaller parcels adjacent to agriculturally zoned lands to allow greater flexibility on the part of the approving authority, when appropriate to find that some agriculturally-zoned lands do not have the potential for agricultural use or are assigned a non-agricultural land use in the 2004 General Plan, and

WHEREAS, some lands exist within Community Regions and Rural Centers that are planned for more intensive land use but are presently zoned for agricultural uses or are adjacent to agriculturally zoned parcels , and

WHEREAS, the amendment to Policy 8.1.3.1 provides for criteria to be established by which the Agricultural Commission and the approving authority for development projects may determine that a proposed development project will not impact existing or potential agricultural land,

NOW THEREFORE, BE IT RESOLVED that the El Dorado County Board of Supervisors adopts Criteria for the Consideration of a Reduction of Minimum Parcel Size Agricultural Buffer Requirement of Policy 8.1.3.1 as further identified on Exhibit A.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the _____ day of _____, 200__, by the following vote of said Board:

Attest:
Suzanne Allen de Sanchez
Clerk of the Board of Supervisors

Ayes:
Noes:
Absent:

By: _____
Deputy Clerk

Chairman, Board of Supervisors

I CERTIFY THAT:
THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE.

DATE: _____

Attest: SUZANNE ALLEN DE SANCHEZ, Clerk of the Board of Supervisors of the County of El Dorado, State of California.

By: _____

Exhibit A
Criteria for the Consideration of a Reduction of Minimum Parcel Size Agricultural Buffer Requirement of Policy 8.1.3.1

- A. Pursuant to the 2004 General Plan Policy 8.1.3.1, the Development Services Director may approve the creation of a parcel(s) no less than 5 acres, subject to the concurrence of the Agricultural Commissioner, if the proposed parcel:
1. Has an Approved Plan (AP) Land Use designation, provided that the proposed parcel building envelop is situated in a manner that would reasonably minimize the potential negative impact(s) on the adjacent agricultural land, or
 2. Is created as open space to buffer agriculturally-zoned lands. Open space parcels created for this purpose are not required to maintain the samelength to width ratio of other (developable) parcels, but shall be a minimum width of 200 feet adjacent to the agriculturally zoned land.

If the Development Services Director, with the concurrence of the Agricultural Commissioner, cannot approve the creation of a parcel no less than 5 acres under A.1 or A.2 above, the County Agricultural Commission may consider recommending to the approving authority the creation of a parcel(s) less than 10 acres adjacent to agriculturally zoned lands when the Commission finds that either criteria B or C of the following exists:

- B. The project meets 1, 2 and (either a or b of) 3 of the following criteria:
1. The parcel is assigned an urban or other nonagricultural use in the Land Use Map for the 2004 General Plan; and
 2. The proposed parcel size is consistent with the General Plan Land Use designation; and
 3. The proposed parcel size will not intensify conflict with an adjacent agricultural operation; plus one of the following criteria:
 - a. The agriculturally zoned land contains less than 20% choice soils; or
 - b. There is currently no agricultural activity on the agriculturally zoned parcel(s) adjacent to the subject parcel and that the conversion to a low or high intensive farming operation is not likely to take place due to soil and/or topographic characteristics of the adjacent agriculturally zoned parcel(s).
- C. The project meets at least one of the following criteria:
1. The parcel adjacent to the agriculturally zoned land is within an existing General Plan Community Region or Rural Center and will not intensify conflict with an adjacent agricultural operation; or
 2. The agriculturally zoned parcel is zoned Exclusive Agriculture (AE) or Agricultural Preserve (AP); and
 - a. The agricultural parcel is no longer under contract and the Agricultural Commission determines that the surrounding parcels are residential/nonagricultural in nature and are not suitable for an agricultural operation; or
 - b. The parcel was assigned an urban or other nonagricultural use in the Land Use Map for the 1996 General Plan(LDR, MDR, HDR, MFR, C, TR, RD, I, AP or PF); or

3. The agriculturally zoned parcel is less than 10 acres in size and is not being used for agricultural operations; or
4. The Agricultural Commission determines that the surrounding parcels are residential/nonagricultural in nature and are not suitable for an agricultural operation.
5. The 10 acre agricultural buffer on the subject parcel results from the approval of a new Williamson Act or Farmland Security Zone contract when the parcel or parcels included in the contract application are rezoned from residential to agricultural zoning.