

## **FROM THE PLANNING COMMISSION MINUTES OF DECEMBER 11, 2008**

### **14. GENERAL PLAN UPDATE**

**A08-0002** initiated by EL DORADO COUNTY to consider amending Policy 8.1.3.1 of the 2004 General Plan, which is one of several policies designed to protect agricultural uses by preventing incompatible development from being established adjacent to agriculturally zoned property. Policy 8.1.3.1 establishes a 10-acre minimum parcel size for residential lots being created adjacent to agricultural land. The proposed general plan amendment would provide flexibility for the decision makers on a subdivision to determine if buffers limiting the parcel size to something larger than otherwise permitted by the land use designation are warranted. (Negative Declaration prepared)\* *[continued from September 25, 2008, and October 9, 2008, hearings]*

Peter Maurer presented this item with a recommendation of approval to the Board of Supervisors. Mr. Maurer stated that this amendment was initiated by the Commission to amend policy to provide some flexibility. He requested that the Commission use staff's memo dated December 1, 2008 for the recommended action.

A copy of the Agricultural Commission's minutes from their Special Meeting on November 5, 2008, was distributed to the Commission.

In response to an inquiry by the Commission as to why this was a policy amendment, staff stated that a policy amendment is "cleaner" than providing interpretative guidelines.

Bill Stephans, Agricultural Commissioner, stated that the Agricultural Commission felt they have a task to perform and that it is appropriate to review each project. With the proposed criteria, there would be two (2) exceptions to this; projects zoned Agricultural Preserve (AP) or Open Space (OS). These types could be approved by the Development Services Director with concurrence of the Agricultural Commissioner. If there is no concurrence, then it would be forwarded to the Agricultural Commission for review.

There was discussion between Mr. Stephans, staff, and the Commission on Community Regions and Open Space and at what level they would be handled.

No further discussion was presented.

**MOTION: COMMISSIONER MACCREADY MOVED, SECONDED BY COMMISSIONER KNIGHT, AND UNANIMOUSLY CARRIED (4-0), TO RECOMMEND THE BOARD OF SUPERVISORS ADOPT THE PROPOSED AMENDMENT TO GENERAL PLAN POLICY 8.1.3.1 AND THE REVISED CRITERIA RESOLUTION (ATTACHMENTS 1 AND 2) AS RECOMMENDED BY THE AGRICULTURAL COMMISSION.**