

STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES

March 21

19 83

The Board convened in a continued meeting, from March 15, 1983, with the following members present: Supervisors Robert E. Dorr, Patricia R. Lowe, W. P. "Dub" Walker, Joseph V. Flynn, and Thomas L. Stewart. Also present: Dixie L. Foote, Assistant Board of Supervisors Clerk.

Hearing was held as duly advertised to consider deletion of the Planned Development Zone Overlay requirement from the Georgetown Area Zoning Maps, and establishment of the Community Design Zone Overlay on same.

Mr. Ken Milam, Planning Director, explained that the Planned Development Overlay requirement was not applied to the Georgetown Area Plan Map, therefore no amendment to the Plan is required so this did not have to be considered during hearings on amendments to the County General Plan. In two other areas, Lotus/Coloma and El Dorado/Diamond Springs, the Planned Development Overlay requirement was applied to the Area Plan maps, therefore amendments to the County General Plan were required to delete the requirement from the Plans for said areas before the Zoning Maps could be amended. In the case of the Georgetown area, only the Zoning Map is presented for amendment.

There were no written or verbal protests, and the hearing was closed.

On motion of Supervisor Flynn, seconded by Supervisor Lowe, and carried by the following vote: Ayes: Supervisors Dorr, Lowe, Flynn, and Stewart; Abstain: Supervisor Walker (abstention due to his exit from the meeting room while the hearing was in progress), the Board approved the Negative Declaration as filed, and approved the amendment of the Georgetown Area Plan Zoning Maps to delete the PD, Planned Development, Zone Overlay requirement from same and establish the DC, Community Design, Zone Overlay on same, by adoption of ORDINANCE NO. 3347, based on the following findings:

1. The existing process and mandatory requirements create delays to the private sector in processing developments;
2. Inclusion of the Planned Development Overlay to large areas resulted in applying the Planned Development requirements on commercially zoned lots of $\frac{1}{4}$ acre or less;
3. The Design Review Overlay will provide an opportunity for County staff to review on-site traffic and circulation proposals.

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Hearing was held as duly advertised to consider Draft Agricultural Policies and Definitions submitted by the Agricultural Buffer Committee, which was appointed to make recommendations on the protection of agricultural lands through planning and zoning.

Mr. Ken Milam, Planning Director, was present and explained that the Committee's recommendations are in two parts: (1) Addition of Policies 8 through 12 to the Long Rang Land Use Plan; and (2) Adoption of an Ordinance amending the County Zoning Code dealing with setbacks and definitions.

Committee members Don Andrews and Bert Harris were present and spoke to the recommendations.

Mr. Vern Sayles, representing the El Dorado County Board of Realtors, spoke to his letter of February 11, 1983, wherein he outlined said Board's four concerns with the recommendations of the Committee. Mr. Sayles advised that the Board of Realtors concurs fully with the protection of prime agricultural land and viable operations; however, it does not believe that adjoining landowners should bear the brunt of buffering marginal operations where the highest and best use is obviously not for agricultural purposes.

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Mr. Ed Murray, President of the Bellwood Drive Homeowners Association, was present and spoke on behalf of same. Mr. Murray advised that their subdivision is bordered on three sides by agricultural lands, and the entire subdivision is within the buffer zone. Therefore, it appears that existing residents could not add on to their residential structures, install swimming pools, or construct outbuildings if the proposed Ordinance is adopted.

Mr. Murray questioned whether this is really the Board's intent. It was determined through discussion that the proposed text of the Ordinance amending the Zoning Code will exempt parcels such as those Mr. Murray spoke of; and it was also agreed that the text, as written, is not clear.

Mr. Gene Thorne, land surveyor, was present and spoke to the recommendations. Mr. Thorne agreed with those who spoke before him, that the size of the agricultural buffer should be consistent throughout the County, notwithstanding other policies applied in individual areas. It does not seem reasonable that Cool/Pilot Hill agricultural lands are buffered by 10-acre zoning, while Latrobe agricultural lands are buffered by 40-acre zoning. It was agreed by all, including Board members, that agricultural lands throughout the County should be buffered by 10-acre zoning, other policies notwithstanding; with the exception of timberland which is to be buffered by adjacent lands within a range of 20 to 160 acre minimum.

Mrs. Ruth Loeffelbein, representing the Environmental Planning and Information Council (E.P.I.C.), was present and spoke on behalf of same.

The Planning Director was advised, via Board consensus, that the proposed Zoning Code Section 17.06.150 "Special Setbacks for Agricultural Protection" needs to be rewritten for clarification, and when doing so, staff should delete the reference to "fencing".

On motion of Supervisor Lowe, seconded by Supervisor Dorr, and unanimously carried, the Draft Agricultural Policies and Definitions were referred to the Planning Department to rewrite, incorporating changes to which the Board agreed this date, and bring same back to the Board for approval on March 29, 1983.

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There being no further business, the Board adjourned to Tuesday, March 22, 1983, at 10:00 a.m.

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APPROVED:


THOMAS L. STEWART, Chairman

ATTEST:
DOLORES BREDESON, County Clerk
and ex officio Clerk of the Board

By 
Deputy Clerk