



Agricultural Commission Staff Report

Date: December 18, 2020
To: El Dorado County Agricultural Commission
From: Charlene Carveth
Subject: **Steward Parcel Map (Project File No. P17-0008)**

Planning Request and Project Description:

Planning Services is processing the attached application for a Tentative Parcel Map and requests the project be placed on the soonest available Agricultural Commission Agenda for advisory review and comment.

The applicant is requesting the following:

Tentative Parcel Map P17-0008 Project Description: A request for Tentative Parcel Map to subdivide a 50 acre parcel into two parcels of 30.0 acres (Parcel A) and 20.0 acres (Parcel B). The project site is located on the west side of State Highway 193, approximately 0.4 miles north of the intersection with Black Oak Mine Road in the Garden Valley area.

General Plan Policy 8.1.3.5. and General Plan Policy 8.1.4.1. requires a recommendation from the Agricultural Commission.

Parcel Description:

- Parcel Number and Acreage: 060-430-075, 50 acres
- Agricultural District: Yes, Garden Valley Georgetown District
- Land Use Designation: Agricultural Lands, AL
- Zoning: RL-20 (Rural Lands, 20 Acres)
- Soil Type: Choice Soils
 - BpC: Boomer-Sites loam 9-15% Slopes
 - SkD: Sites loam 15-30% Slopes

Discussion:

A site visit was conducted on December 17, 2020 to review consistency with pertinent General Plan policies.

Policy 2.2.2.2.B. “The minimum residential parcel size for lands containing choice agricultural soils within an Agricultural (A) District shall be twenty (20) acres or the minimum lot size established by the underlying land use designation, whichever is greater.”

The parcel map creates two lots, one a 30 acre lot and one a 20 acre lot, meets Policy 2.2.2.2.B.

Policy 8.1.3.1. “Agriculturally zoned lands including Williamson Act properties shall be buffered from increases in density on adjacent lands by requiring a minimum of 10 acres for any parcel created adjacent to such lands. Parcels used to buffer agriculturally zoned lands should have a similar width to length ratio of other parcels when feasible.”

The two proposed parcels would be greater than 10 acres thereby buffering the Williamson Act property to the west of the proposed parcels.

Assessment of the proposed parcel map was conducted for consistency with General Plan policy 8.1.3.5 and policy 8.1.4.1.

Policy 8.1.3.5. “On any parcel 10 acres or larger identified as having an existing or potential agricultural use, the Agricultural Commission must consider and provide a recommendation on the agricultural use (except for parcels assigned urban or other non-agricultural uses by the land use map for the 1996 General Plan) or potential of that parcel and whether the request will diminish or impair the existing or potential use prior to any discretionary permit being approved.”

The proposed parcel split allows for choice soils on both parcels which will still support potential agricultural use.

Policy 8.1.4.1. “The County Agricultural Commission shall review all discretionary development applications and the location of proposed public facilities involving land zoned for or designated agriculture, or lands adjacent to such lands, and shall make

recommendations to the reviewing authority. Before granting approval, a determination shall be made by the approving authority that the proposed use:

- A. Will not intensify existing conflicts or add new conflicts between adjacent residential areas and agricultural activities; and
- B. Will not create an island effect wherein agricultural lands located between the project site and other non-agricultural lands will be negatively affected; and
- C. Will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to agricultural lands

The parcel has existing residential structures and no new structures are proposed. Existing utility easements continue to buffer the vineyard property to the west and no new conflicts would be created from the parcel split.

The site plan is consistent with General Plan Policies and all applicable zoning, so staff recommends support of the applicants parcel map.



AGRICULTURAL COMMISSION

311 Fair Lane
Placerville, CA 95667
(530) 621-5520
(530) 626-4756
eldcag@edcgov.us

Greg Boeger, Chair – Agricultural Processing Industry
Dave Bolster, Vice-chair – Fruit and Nut Farming Industry
Lloyd Walker- Other Agricultural Interest
Chuck Bacchi – Livestock Industry
Bill Draper – Forestry/Related Industries
Ron Mansfield – Fruit and Nut Farming Industry

MEETING NOTIFICATION

The El Dorado County Agricultural Commission has been requested to review a project application for a parcel that is located in the proximity of your property. It is the customary business practice for this Commission to notify all parcels located within 500 feet of the subject parcel's boundary lines. Please note that the requested project may or may not affect your property.

The project listed below will be heard by the El Dorado County Agricultural Commission on **January 13, 2021, 6:30 pm. You may join the waiting room anytime after 6:25pm If you have any questions about the meeting please call Myrna at the office at (530) 621-6647 before 12:00pm on 1/13/2021.**

Myrna Tow is inviting you to a scheduled Zoom meeting. Join Zoom Meeting
<https://zoom.us/j/98024121328?pwd=Y2k5cyt3OE5N1J1N2VIRTh1ZkpMdZ09> Meeting ID: 980 2412 1328 Passcode: 095516 One tap mobile +16699006833,,98024121328#,,,,*095516# US (San Jose) +12532158782,,98024121328#,,,,*095516# US (Tacoma) Dial by your location +1 669 900 6833 US (San Jose) +1 253 215 8782 US (Tacoma) +1 346 248 7799 US (Houston) +1 929 205 6099 US (New York) +1 301 715 8592 US (Washington D.C) +1 312 626 6799 US (Chicago) Meeting ID: 980 2412 1328 Passcode: 095516 Find your local number:
<https://zoom.us/j/98024121328?pwd=Y2k5cyt3OE5N1J1N2VIRTh1ZkpMdZ09>

Steward Parcel Map (Project No. P17-0008 for APN 060-430-075)

Planning Services, Gina Hamilton, Senior Planner is requesting a Tentative Parcel Map review at the next Agricultural Commission meeting. The applicant is requesting the following:

Tentative Parcel Map P17-0008 Project Description: A request for Tentative Parcel Map to subdivide a 50- acre parcel into two parcels of 30.0 acres (Parcel A) and 20.0 acres (Parcel B). The project site is located on the west side of State Highway 193, approximately 0.4 miles north of the intersection with Black Oak Mine Road in the Garden Valley area. Supervisor District IV.

The Agricultural Commission is an advisory body to and for the Board of Supervisors and Planning Commission on all matters pertaining to agriculture. The Agricultural Commission reviews and makes recommendations only on the agricultural element of the project. ****Please note that the exception to this is a "Request for Administrative Relief from an Agricultural Setback" which is processed solely through the El Dorado County Department of Agriculture with the Agricultural Commission's decision being able to be appealed to the El Dorado County Board of Supervisors.**

All interested parties for the above-mentioned project are encouraged to attend this meeting. Public testimony will be received on each agenda item as it is called. Individual comments are limited to 3 minutes; and individuals representing a group are allocated 5 minutes.

If you wish to view the meeting agenda in its entirety, please go to following website: <https://eldorado.legistar.com/Calendar.aspx> The agenda is also posted in the lobby of the Bethell-Delfino Agriculture Building located at 311 Fair Lane, Placerville, California. A copy of the project's submitted documents may also be reviewed at this location.

If you have any questions regarding this meeting, please contact the Clerk to the Agricultural Commission at (530) 621-5520. All questions relating to specific details of the project should be addressed to the Planner identified above at Planning Services, (530) 621-5355.

Nancy K. Beam Trust & Family
Revocable Living Trust
P.O. BOX 102
Georgetown, CA 95634

Irvine J. Bingham & Jean E. Trust
P.O. BOX 4030
Georgetown, CA 95634

David & Kathleen J. Otermat
6470 Forest View Drive
Georgetown, CA 95634-9672

Diane P. Ellis & BYPS KE Trust
27580 Mooncrest Drive
Carmel, CA 93923-8535

Derald Edwin and Judith Granberg Trust
7460 State Highway 193
Georgetown, CA 95634

Amanda Douglas Torres
4981 Twin Pines Loop
Georgetown, CA 95634-9619

Mark Steven Scott & Mary Geddes
Trust
P.O. BOX 28
Garden Valley, CA 95633

Dale E. & Catherine M. Schumacher
5061 Twin Pines Loop
Georgetown, CA 95634-9618

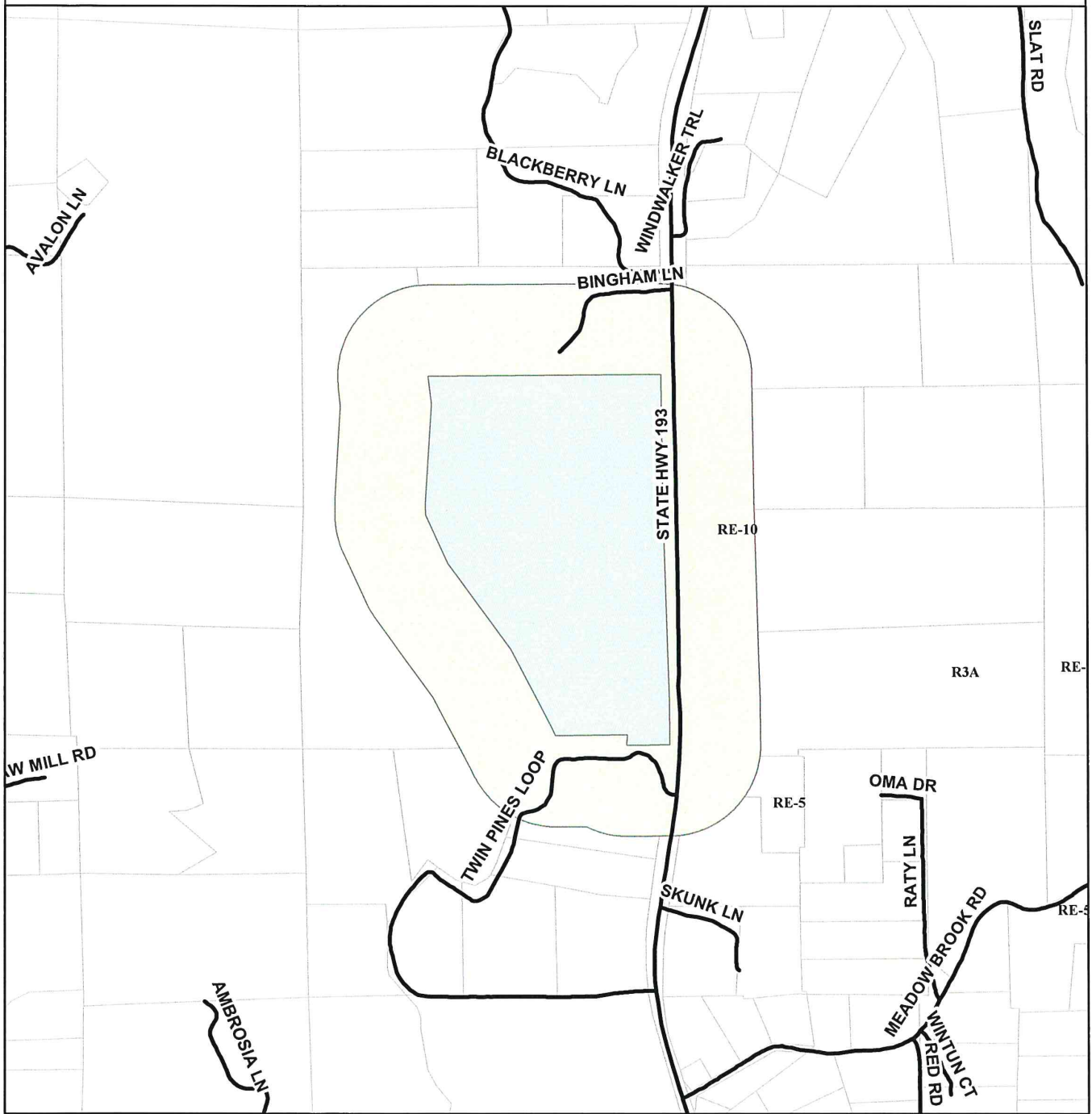
James L Steward Jr. & Jennifer J.
Steward
P.O. BOX 164
Garden Valley, CA 95633

Christopher G. & Melissa Alexander
7560 State Highway 193
Georgetown, CA 95634

Patrick J. & Cheryal R. Meyer
340 Juniper Drive
Auburn, CA 95602-9557

Dennis & Elizabeth Keene Trust
5020 Twin Pines Loop
Georgetown, CA 95634-9618

Steward Notification



DISCLAIMER

THIS DEPICTION WAS COMPILED FROM UNVERIFIED PUBLIC AND PRIVATE SOURCES AND IS ILLUSTRATIVE ONLY. NO REPRESENTATION IS MADE AS TO ACCURACY OF THIS INFORMATION. PARCEL BOUNDARIES ARE PARTICULARLY UNRELIABLE. USERS MAKE USE OF THIS DEPICTION AT THEIR OWN RISK.

MAP PREPARED BY: LeeAnne Mills DATE: December 21, 2020
PROJECT ID: rec0074300 Steward_n
EL DORADO COUNTY SURVEYOR/GIS DIVISION
PHONE: (530) 621-6311 FAX: (530) 626-4731

Legend

Parcel Base Steward - 500 ft Buffer Steward Roads

0 200 400 600 800 1,000
Feet

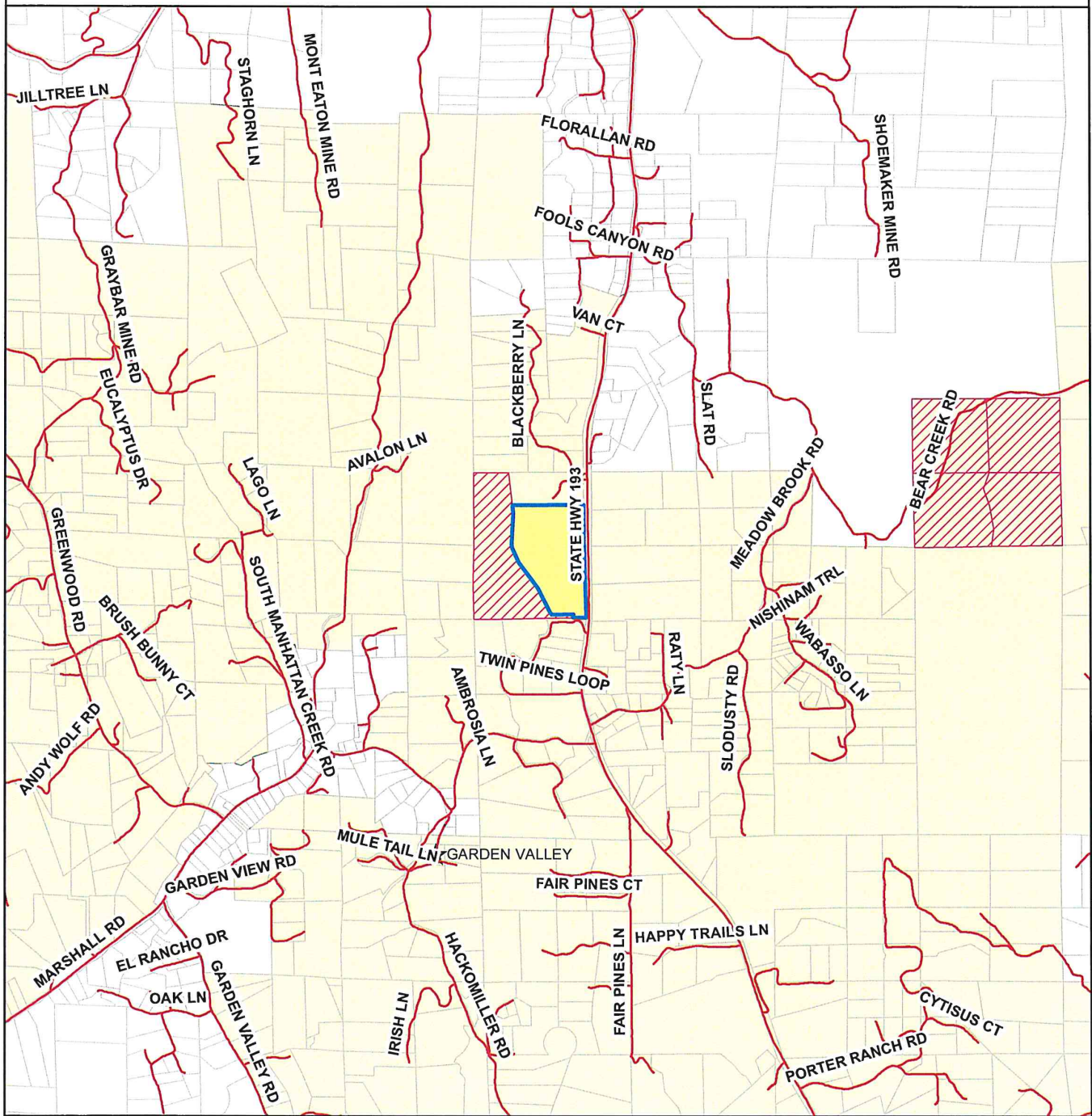
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

Steward

Proximity to Agricultural District



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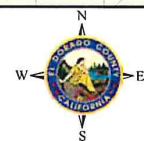
MAP PREPARED BY: Lee Anne Mills DATE: December 21, 2020
PROJECT ID: scd074300_Steward.p

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-8751

Legend

- Ag District
- Ag Preserves
- Parcel Base
- Steward
- Major Roads

0 0.25 0.5 1 Miles

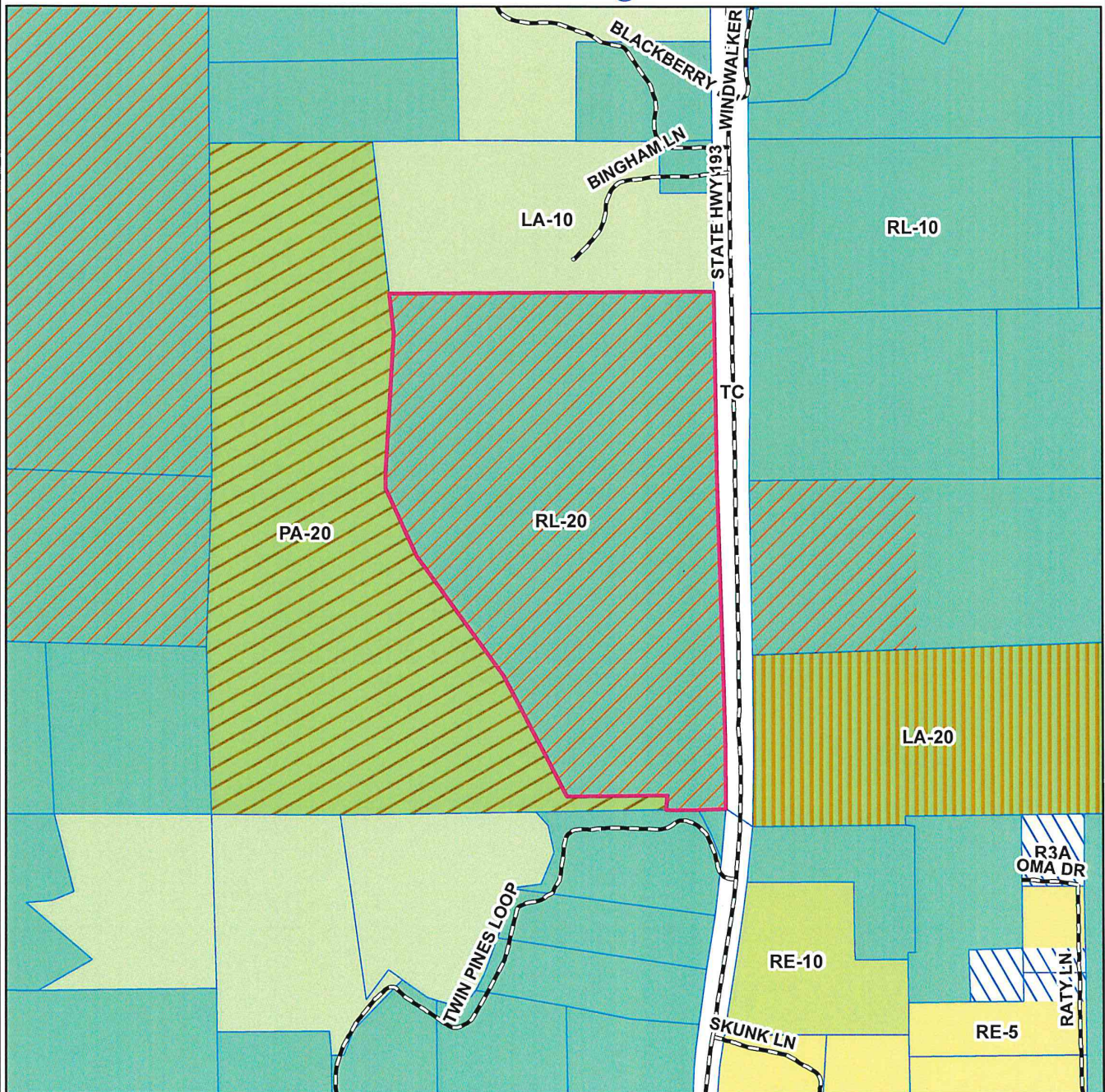


Map Displayed in State Plane Coordinate System
(NAD 1983 California Zone 2, feet)

El Dorado County Agricultural Commission

STEWARD

Zoning



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MAP PREPARED BY: LeeAnne Mils DATE: December 21, 2020
PROJECT ID: rec0074300_Steward_Z

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-8731



- LA-10 = Limited Agriculture 10 Acres
- LA-20 = Limited Agriculture 20 Acres
- PA-20 = Planned Agriculture 20 Acres
- R3A = Residential 3 Acres
- RE-5 = Residential Estate 5 Acres
- RE-10 = Residential Estate 10 Acres
- RL-10 = Rural Land 10 Acres
- RL-20 = Rural Land 20 Acres
- TC = Transportation Corridor

0 200 400 600 800 Feet



Map Displayed in State Plane Coordinate System
(NAD 1983 California Zone 2, feet)

El Dorado County Agricultural Commission

STEWARD Land Use



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MAP PREPARED BY: Lee Anne Mula DATE: December 21, 2020

PROJECT ID: eec0074300_Steward_L

EL DORADO COUNTY SURVEYOR/CLERK'S DIVISION
PHONE (530) 621-6511 FAX (530) 626-4731

Legend

- Steward
- Agricultural Lands
- Parcel Base
- Natural Resources
- Roads
- Rural Residential

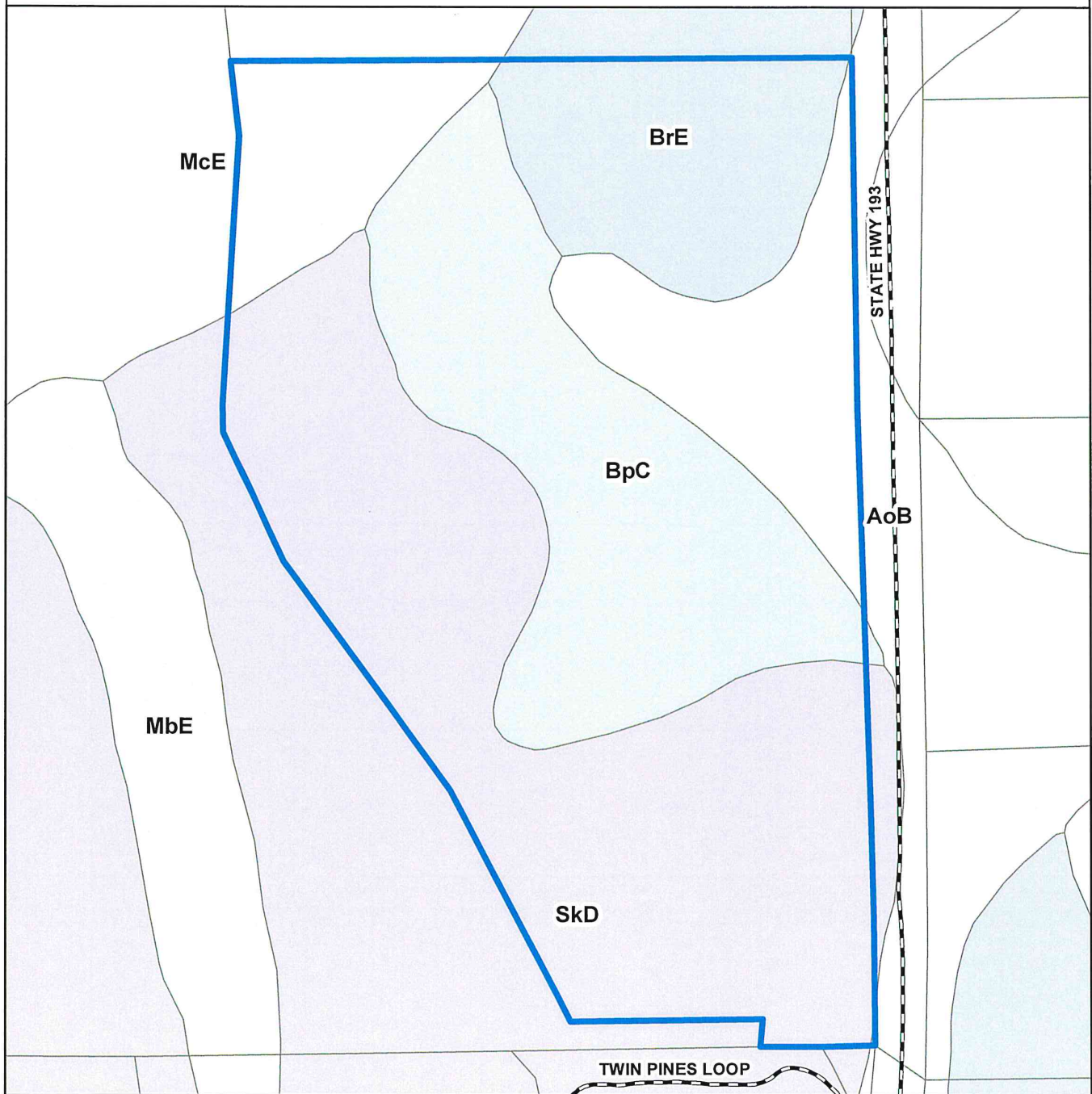
0 100 200 300 400 Feet

Map Displayed in State Plane Coordinate System
(NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

Steward Soils



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MAP PREPARED BY: LeeAnne Mida DATE: December 21, 2020

PROJECT ID: scc0074300_Steward_s

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-6311 FAX (530) 626-8731



Steward

Soils



Argonaut loam, seeped variant



Boomer-Sites loams, 9 to 15 percent slopes



Boomer-Sites very rocky loams, 9 to 50 percent slopes



Mariposa very rocky silt loam, 3 to 50 percent slopes



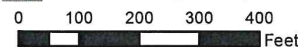
Mariposa-Josephine very rocky loams, 15 to 50 percent slopes



Sites clay loam, 15 to 30 percent slopes



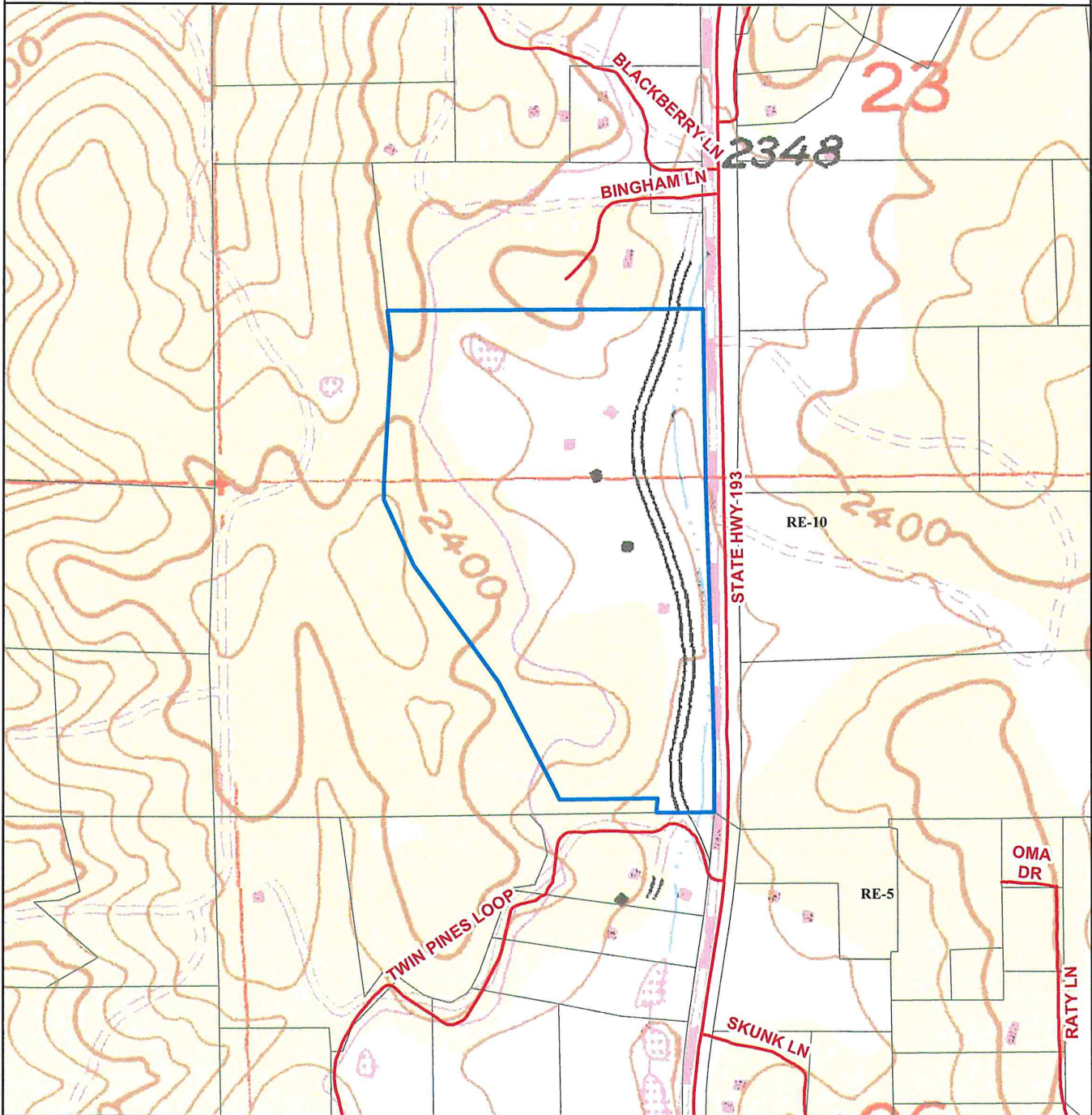
Sites loam, 15 to 30 percent slopes



Map Displayed in State Plane Coordinate System
(NAD 1983 California Zone 2, feet)

El Dorado County Agricultural Commission

STEWARD Topography



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MAP PREPARED BY: LeeAnne Mbls DATE: December 21, 2020

PROJECT ID: sec0074300 Steward 1

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (510) 621-6511 FAX (510) 626-8731

Legend

Parcels Steward Roads

0 200 400 600 800 1,000 Feet

Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

STEWARD



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MAP PREPARED BY: LeeAnne Mita DATE: December 21, 2020

PROJECT ID: sec0074300_Stew and_a

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-4731

Legend

- Parcel Base
- 200 Ft. Setback
- Steward
- Roads

0 100 200 300 400 Feet

Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission