P24-0006 Collette Tentative Parcel Map

Assessor’s Parcel Number 069-130-010

Planning Request and Project Description:

Planning Division Staff (Staff) has initiated reviews for a project that will be decided upon in the future. Those receiving notice about this Agricultural Commission (AG) hearing will receive future notice for either a public hearing or notice of decision as the project moves forward in the review process. All recommendations by the AG will become an essential consideration for the final decision to approve, deny, and condition the proposed project.

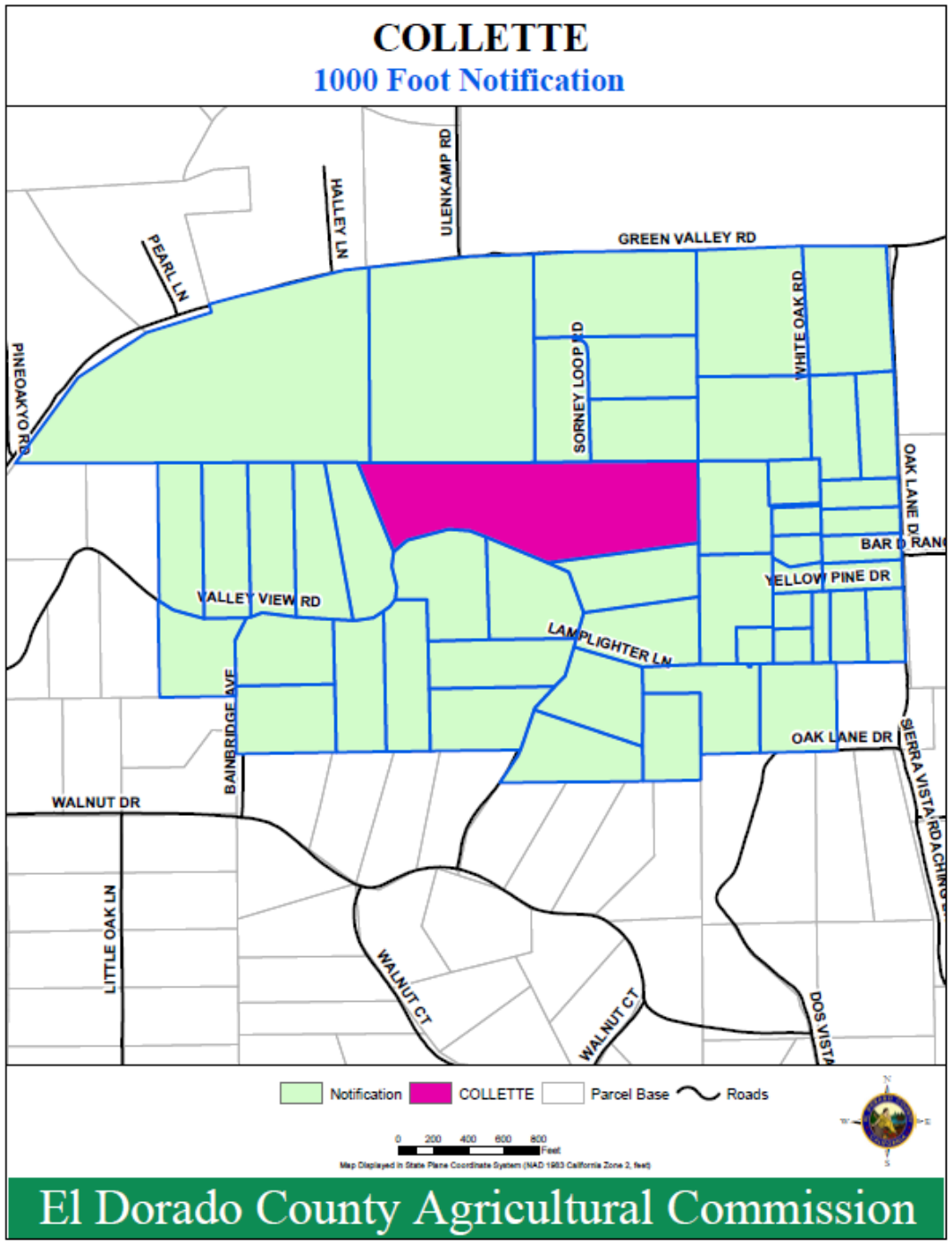
The proposed project is a Tentative Parcel Map (TPM) dividing an approximately 20.01-acre with one existing residential unit, into three (3) parcels of 10.0 (Parcel 1), 5.0 acres (Parcel 2), and 5.01 acres (Parcel 3) located on the north side of Valley View Road between Walnut Drive and Bainbridge Avenue, Supervisor District 4. The project site is zoned Residential Estate – 5 acres (RE-5), with a General Plan Land Use Designation of Low Density Residential (LDR). The project is adjacent to an agriculturally zoned parcel (PA-20), to the north, on the western half of the project parcel, which has a Williamson Act Contract (WAC), for the neighboring vineyard (Attachment A).

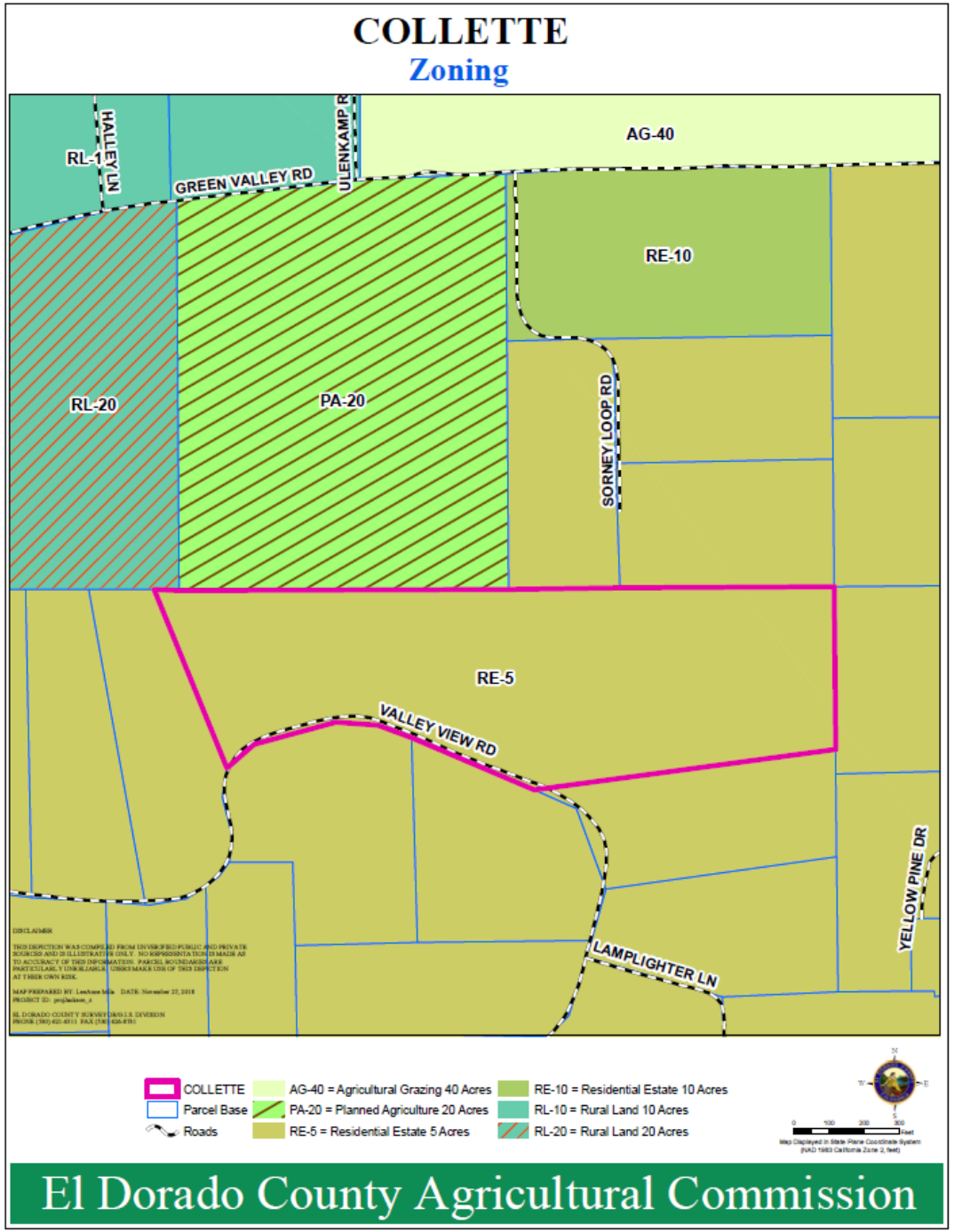
Staff requests that the application to subdivide for a Tentative Parcel Map P24-0006 Collette be placed on the AG's Agenda and for an AG Recommendation pursuant to General Plan Policy 8.1.4.1.

Parcel Description:

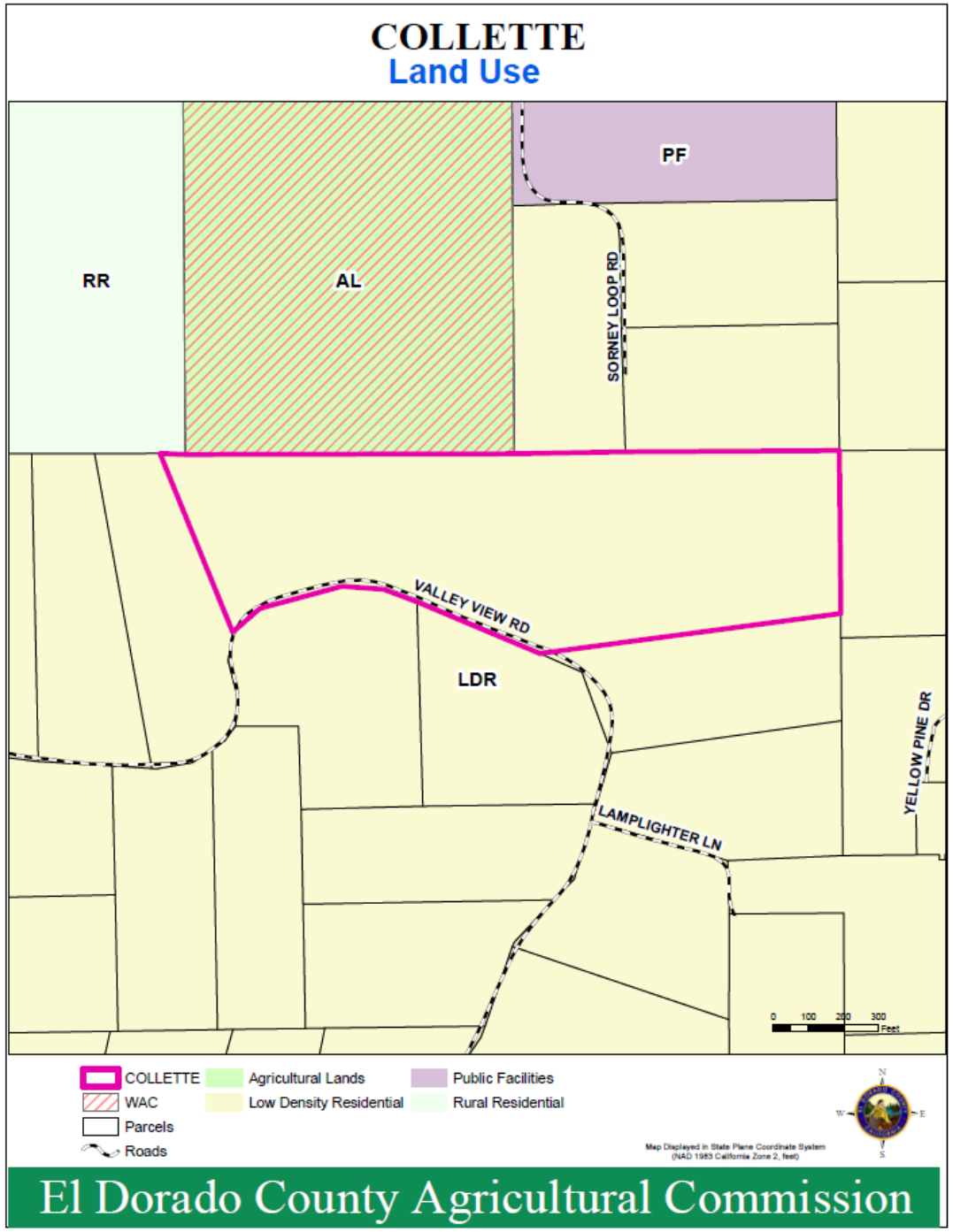
- Parcel Number and Acreage: 069-130-010, 20.01 acres
- Agricultural District: No
- Land-Use Designation: Low Density Residential (LDR)
- Zoning: Residential Estates 5 Acres (RE-5)
- Choice Soils:

  Rescue Sandy Loam, 2 to 9 percent slopes

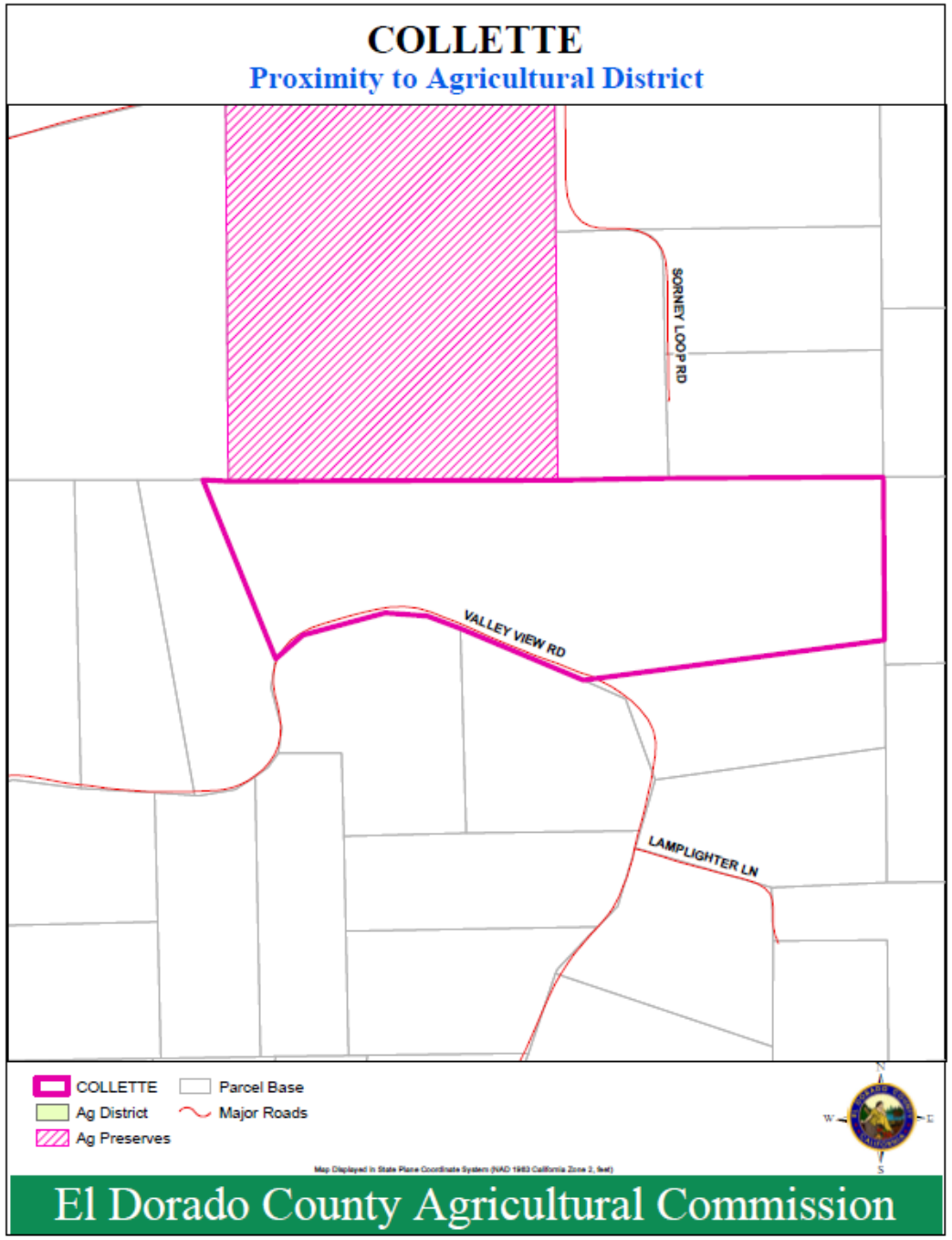

COLLETTE
1000 Foot Notification
GREEN VALLEY RD
ULENKAMP RD
HALLEY LN
PEARL LN
PINEOAKYO RD
SORNEY LOOP RD
WHITE OAK RD
OAK LANE DR
BAR D RANCH
YELLOW PINE DR
VALLEY VIEW RD
LAMPLIGHTER LN
BAINBRIDGE AVE
OAK LANE DR
SIERRA VISTA RD
WALNUT DR
LITTLE OAK LN
WALNUT CT
WALNUT CT
DOS VISTA
Notification
COLLETTE
Parcel Base
Roads
0 200 400 600 800
Feet
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)
El Dorado County Agricultural Commission



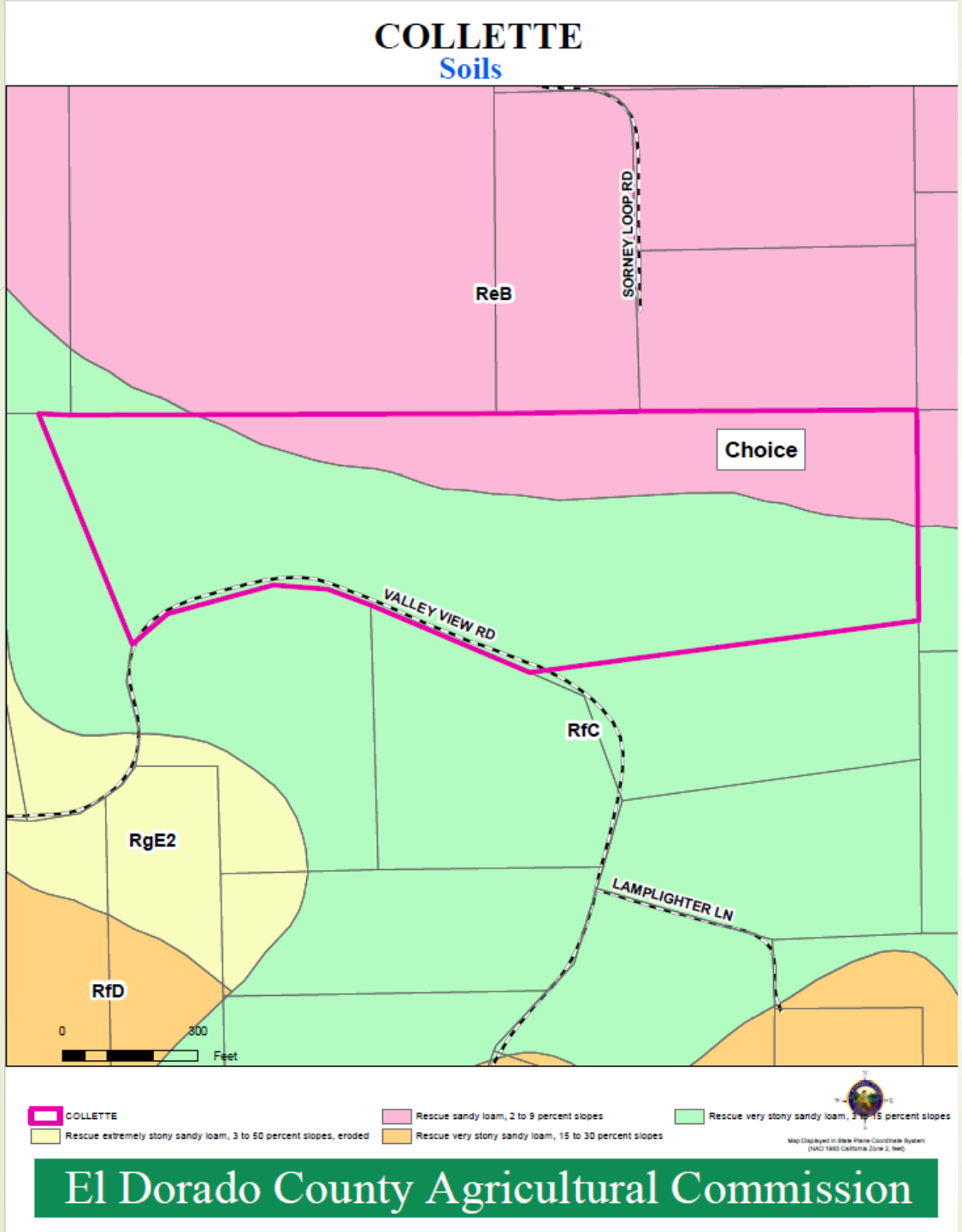
Zoning:
Residential Estate 5 Acres
RE-5



Land Use Designation:
Low Density Residential (LDR)



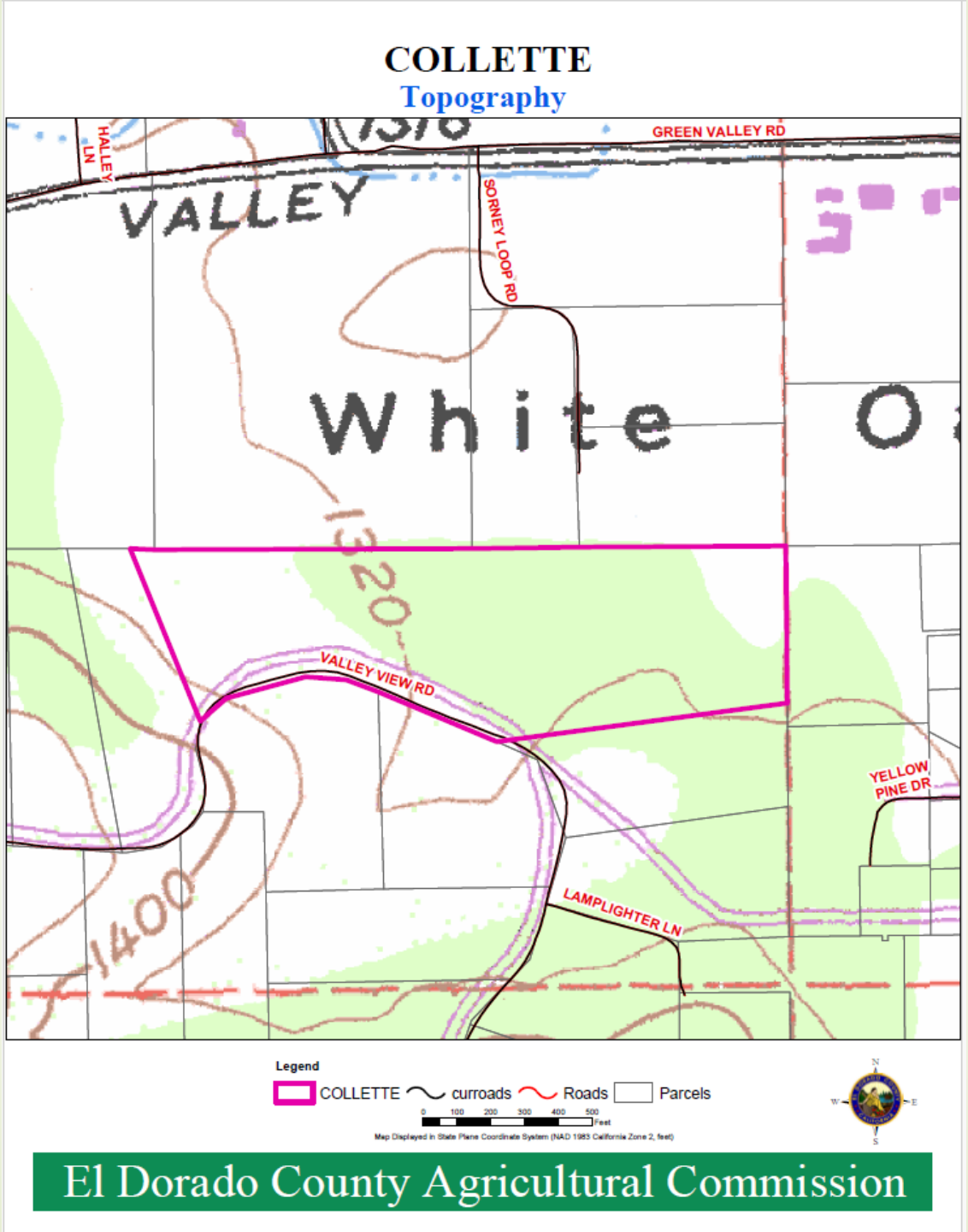
Agricultural District - No



Choice Soils:

Rescue sandy loam 2-9% slopes

Topography


COLLETTE
Topography
GREEN VALLEY RD
VALLEY
SORNEY LOOP RD
White
1320
VALLEY VIEW RD
YELLOW PINE DR
1400
LAMPLIGHTER LN
Legend
COLLETTE
curroads
Roads
Parcels
0 100 200 300 400 500
Feet
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)
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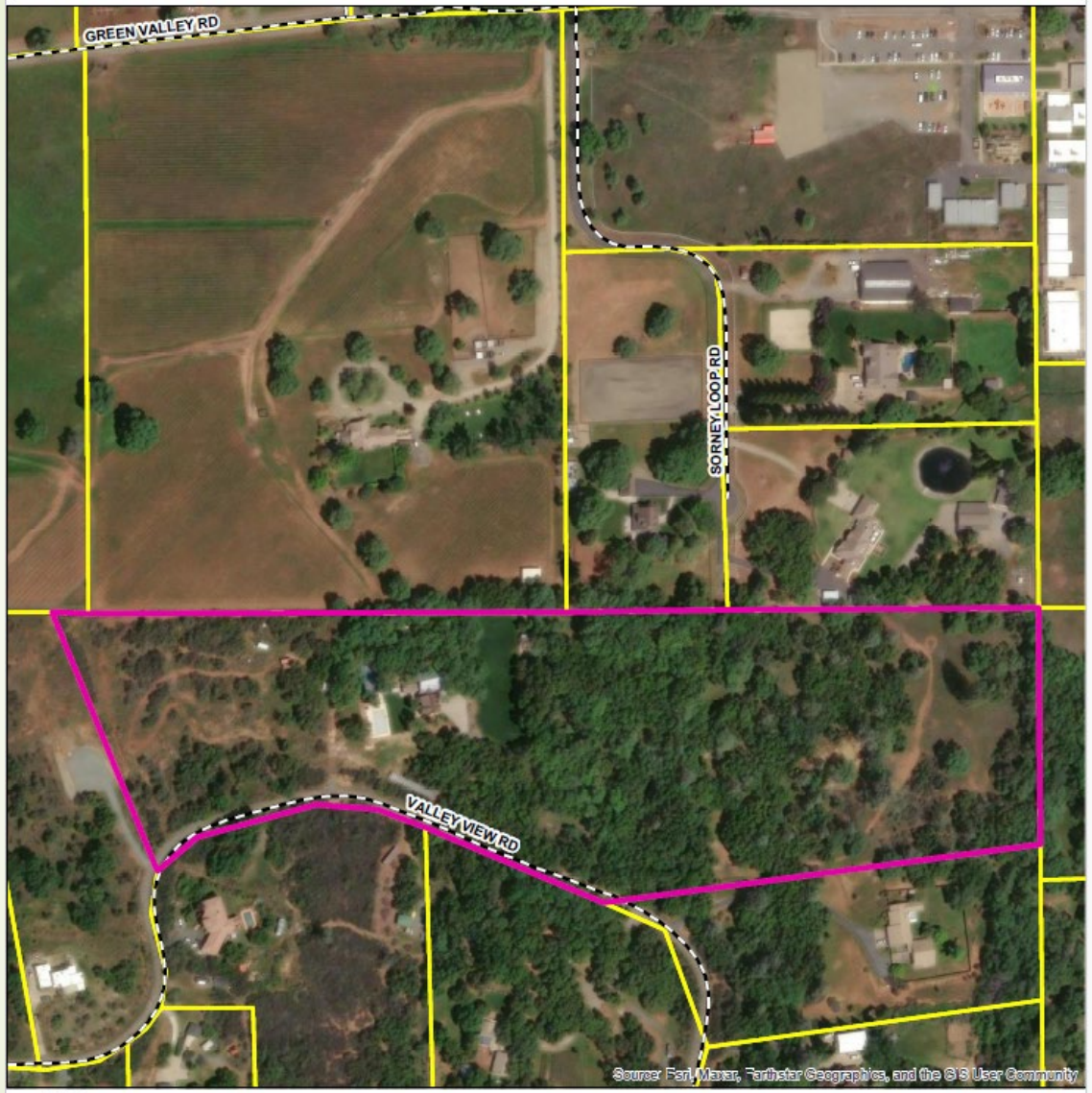
El Dorado County Agricultural Commission

COLLETTE



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MAP PREPARED BY: LeeAnne Mila DATE: November 27, 2018

PROJECT ID: Jenkins_a

EL DORADO COUNTY SURVEYOR/GIS DIVISION
PHONE (530) 621-4511 FAX (530) 626-9781

Legend

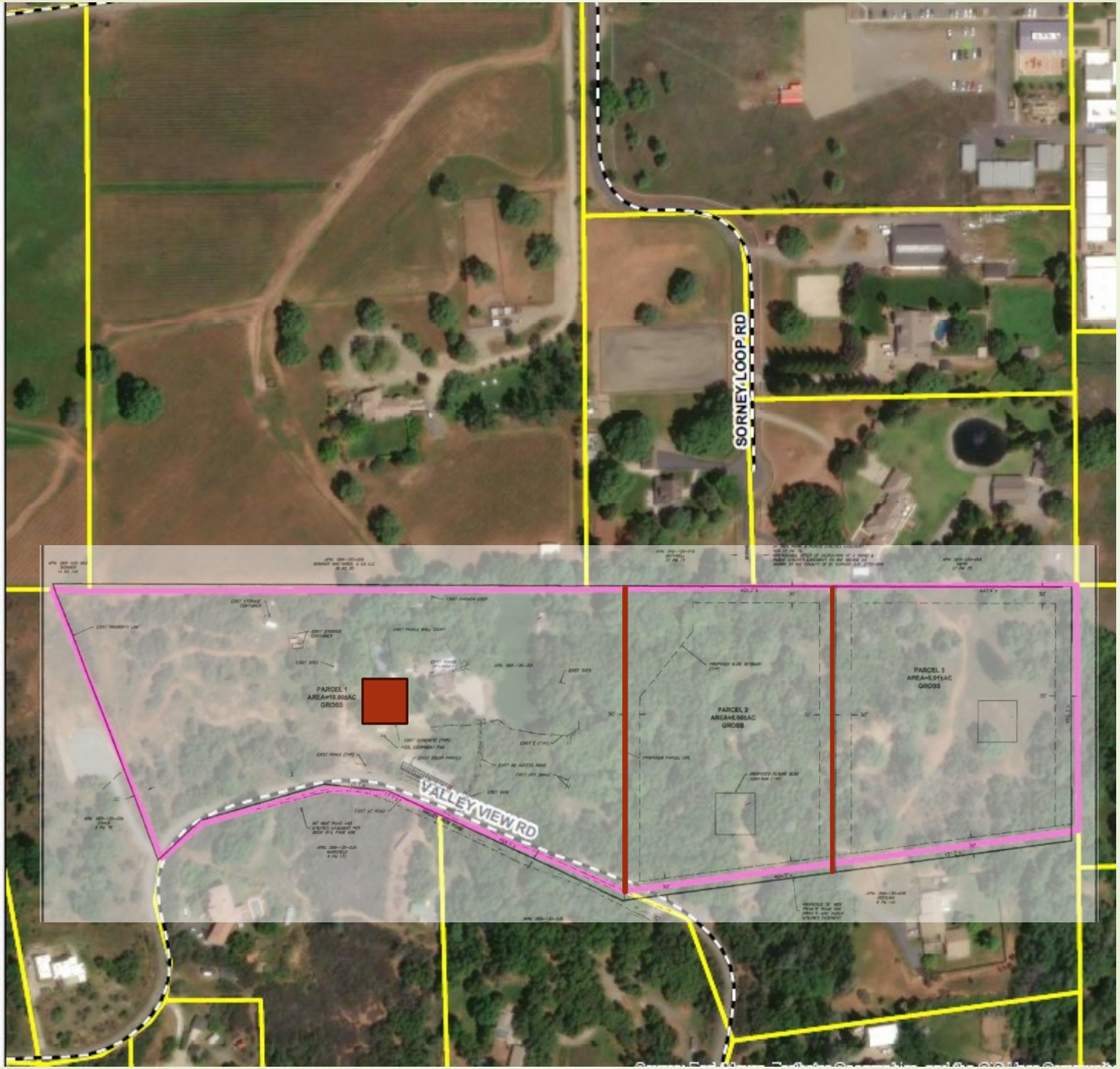
COLLETTE Parcel Base Roads

0 100 200 Feet

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

N W E S

El Dorado County Agriculture


SORNEY LOOP RD
VALLEY VIEW RD
PARCEL 1
AREA=10.00±AC
GROSS
PARCEL 2
AREA=5.00±AC
GROSS
PARCEL 3
AREA=5.01±AC
GROSS

Discussion:
A site visit was conducted on April 21, 2026 to review consistency with pertinent General Plan policies.

Relevant General Plan Policies & Staff Findings:

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

The proposed parcel is adjacent to a parcel that is zoned Planned Agriculture 20 Acres (PA-20). The proposed parcel map would not intensify existing conflicts or add new conflicts with agricultural activities. No parcel line adjustments will be made directly adjacent to the agriculturally zoned parcel.

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

This tentative parcel map will not create an island effect for the adjacent parcels. No zoning changes are being made.

C. Will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to agricultural lands.

The minimum acreage of parcels created adjacent to agricultural lands is 10 acres for the purpose of buffering per General Plan Policy 8.1.3.1. The proposed parcel map will not reduce buffering effects of existing large parcels adjacent to agricultural lands because the parcel created adjacent to the agricultural lands will be 10 acres thereby meeting the minimum required acreage.

Staff Recommendations:

Staff recommends approval of P24-0006 Collette Tentative Parcel Map pursuant to General Plan Policy 8.1.4.1.