

Reconsideration of the Lime Rock Valley Specific Plan and Applicable General Plan Policies

Lime Rock Valley Specific Plan

**Assessor's Parcel Numbers: 109-010-013, 109-010-014,
109-020-001, 109-020-004, 109-020-005, 109-020-006, 119-030-013**

Planning Request and Project Description:

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On August 14, 2024, the El Dorado County Agricultural Commission reviewed the Lime Rock Valley Specific Plan project in regards to the County's Grazing Lands General Plan Policy 8.1.2.2. The applicant has submitted new documentation titled, "**Lime Rock Specific Plan – General Plan Policy 8.1.2.2 Analysis in support of findings to subdivide FMMP Grazing Land.**" The Agricultural Commission is being asked to reassess the grazing capability of the parcels involved, considering the new documentation provided by the applicant.

The parcels are located approximately 2 miles due south of the U.S. Highway 50/Cameron Park Drive Interchange in the Shingle Springs area, Supervisorial District 2.

A) Lime Rock Valley Specific Plan proposal

The project description has not changed from the what was presented on August 14, 2024

A) Lime Rock Valley Specific Plan proposal

The proposed Specific Plan (SP12-0003) is to establish Lime Rock Valley Specific Plan (LRVSP), which proposes 800 residential units on 358 acres, an 8-acre village park, and 335 acres of open space.

-All project parcels (APN 109-010-013, 109-010-014, 109-020-001, 109-020-004, 109-020-005, 109-020-006, and 119-030-013) are zoned Rural Lands, Ten-acres (RL-10), Rural Lands, Twenty-acres (RL-20), Rural Lands, Forty acres (RL-40), or Open Space (OS) with a General Plan Land Use Designation of Rural Residential (RR) and Open Space (OS).

-The largest subject parcel, APN 109-020-001, measures approximately 391.47 acres and contains a Grazing Land farmland overlay of on roughly half the parcel on its eastern and northern portions. This parcel is surrounded by existing residential development to the north, east, and partially along the southern boundary of this parcel.

- Other subject parcels, including APN 109-020-005, 109-010-013, and 109-010-014, approximately or possibly less than 40 acres each, contain Grazing Land farmland overlay of less than 5 acres in size on the northeast or southwest corners of the parcels.

-The property is adjacent to Residential, Agricultural/Rural/Resource, and Special Purpose zoning: Residential Estates, Five-acres (RE-5) and Planned Agricultural, Ten-acres (PA-10) to the north (APNs 109-090-005, 06, 10, & 11 contain PA zoning); RE-5 to the east; RL-10 to the west (APNs 109-010-103 & 14); RE-5, RL-40, and OS to the south (APN 109-020-004 contains OS zoning, APN 109-020-005 contains RL-40 zoning). The adjacent parcels are designated as Grazing Land, Other Land, and Farmland of Local Importance.

Discussion:

1.)Grazing Policy

Policy 8.1.2.2 Some lands within Rural Regions have historically been used for commercial grazing of livestock and are currently capable of sustaining commercial grazing of livestock. If they can be demonstrated to be suitable land for grazing, and if they were not assigned urban or other nonagricultural uses in the Land Use Map for the 1996 General Plan, those lands shall be protected with a minimum of 40 acres unless such lands already have smaller parcels or the Board of Supervisors determines that economic, social, or other considerations justify the creation of smaller parcels for development or other nonagricultural uses. Where 40-acre minimum parcel sizes are maintained, planned developments may be considered which are consistent with the underlying land use designation. Before taking any actions to create parcels of less than 40 acres in areas subject to this policy, the Board of Supervisors and/or Planning El Dorado County General Plan Agriculture and Forestry Element July 2004 (Amended December 2015) Page 171 Commission shall solicit and consider input from the Agricultural Commission;

Staff Original Findings:

The land use designation for these parcels is RR-rural residential. At this designation the grazing policy would apply. APN 109-020-001 contains the majority of this historical grazing land and could potentially be capable of sustaining commercial grazing. The historical grazing covered on this parcel by the Land Use Map of 1996 is approximately 215 acres.

As such this parcel requires a recommendation from the Agricultural Commission before any parcels are created smaller than 40 acres.

Government code section 65565, a. (1) directs counties as follows:

(a) A city or county may develop an agricultural land component of the city or county's open-space element or a separate agricultural land element. If a city or county chooses to develop an agricultural land component of the open-space element or an agricultural land element, the agricultural land component of the open-space element or the agricultural land element shall do the following:

(1) Identify and map, utilizing the designations in the Farmland Monitoring and Mapping Program or soil surveys conducted by the United States Natural Resources Conservation Service where applicable, agricultural lands within the city's or county's jurisdiction.

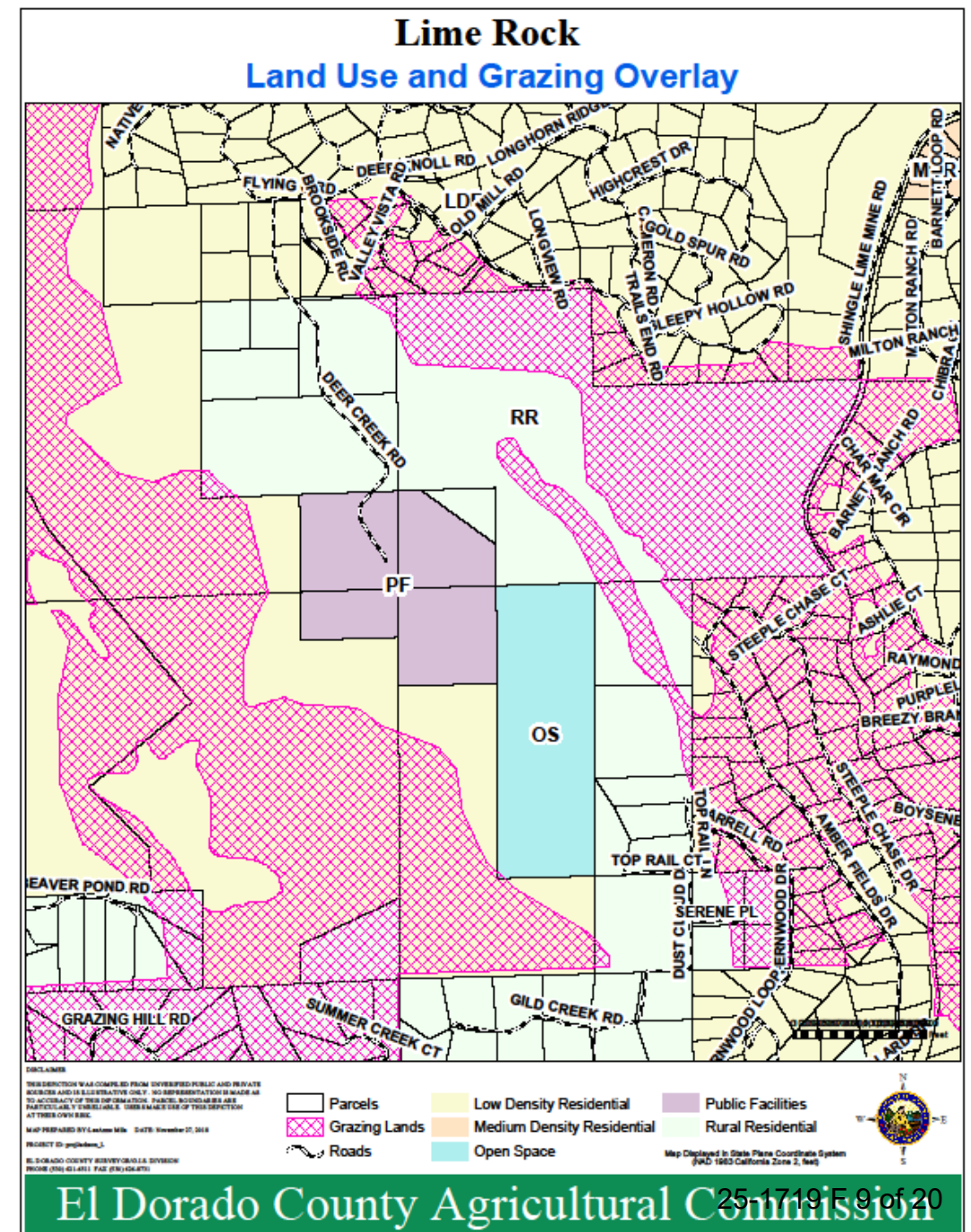
Consistently FMMP grazing land designations have used to identify lands that were historically used for grazing in regard to this policy.

The Department of Conservation developed this category in cooperation with the California Cattlemen's Association, University of California Cooperative Extension, and other groups interested in the extent of grazing activities. This is land on which the existing vegetation is suited to the grazing of livestock.

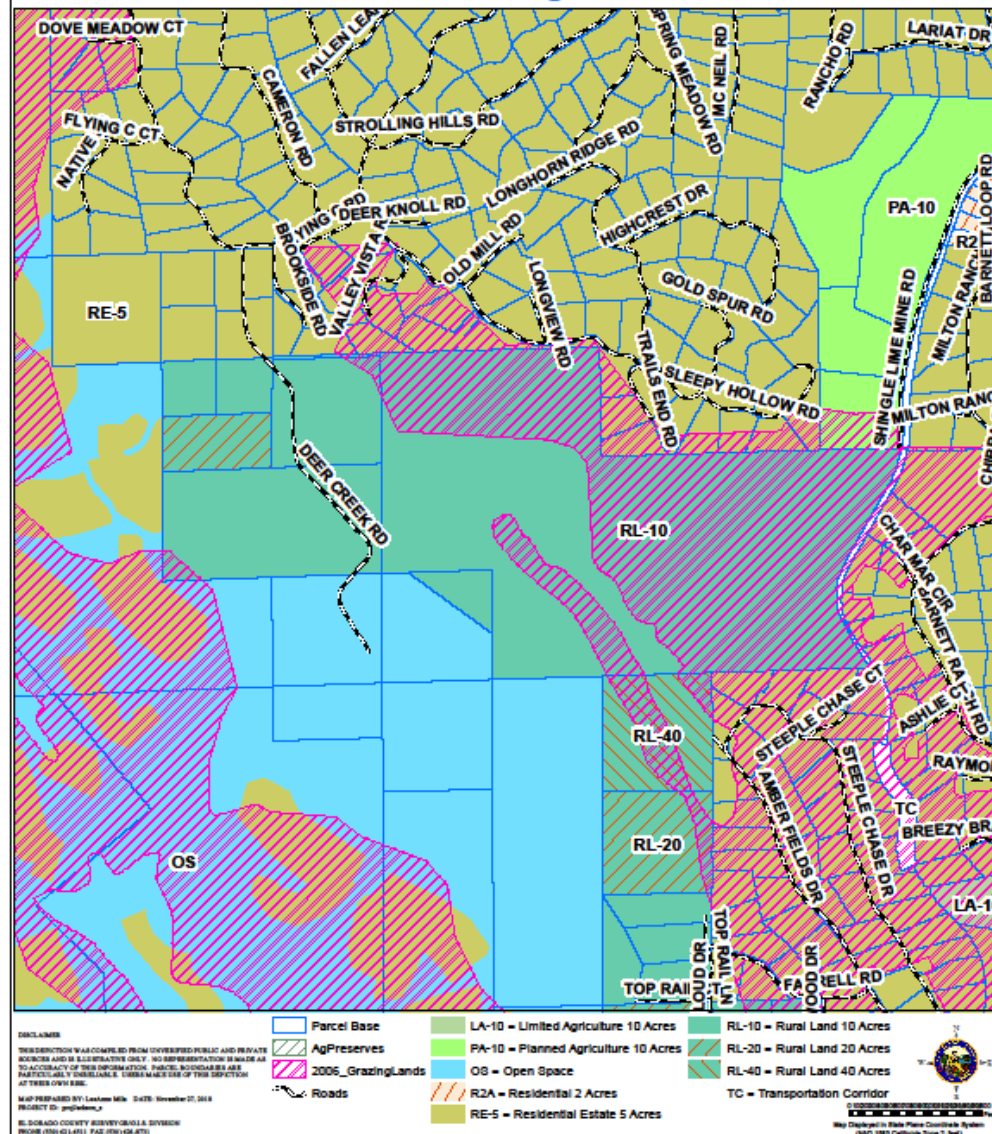
Commissioner Nielsen stated at the August 14, 2024 meeting that he believed that it had the vegetation and capacity to carry 40 pairs of cattle. This land also has the capacity to carry larger amounts of smaller livestock.

Current Findings:

Staff has reviewed the applicants new memorandum and continues to believe the findings made at the August 14, 2024 Agricultural Commission meeting are still applicable.



Lime Rock Zoning



El Dorado County Agricultural Commission



















