

# Shimm Ranch

Request for Approval- El Dorado County Board of Supervisors,  
December 4, 2007

- General Plan Amendment A07-0007
- Rezone Z07-0016/Planned Development PD07-0012
- Vesting Tentative Tract Map TM07-1441 including design waivers
- Adopt mitigated Neg Dec and mitigation monitoring program

Submitted by Camille Courtney  
at Board Hearing of 12/4/07  
#21

# Issues to Discuss

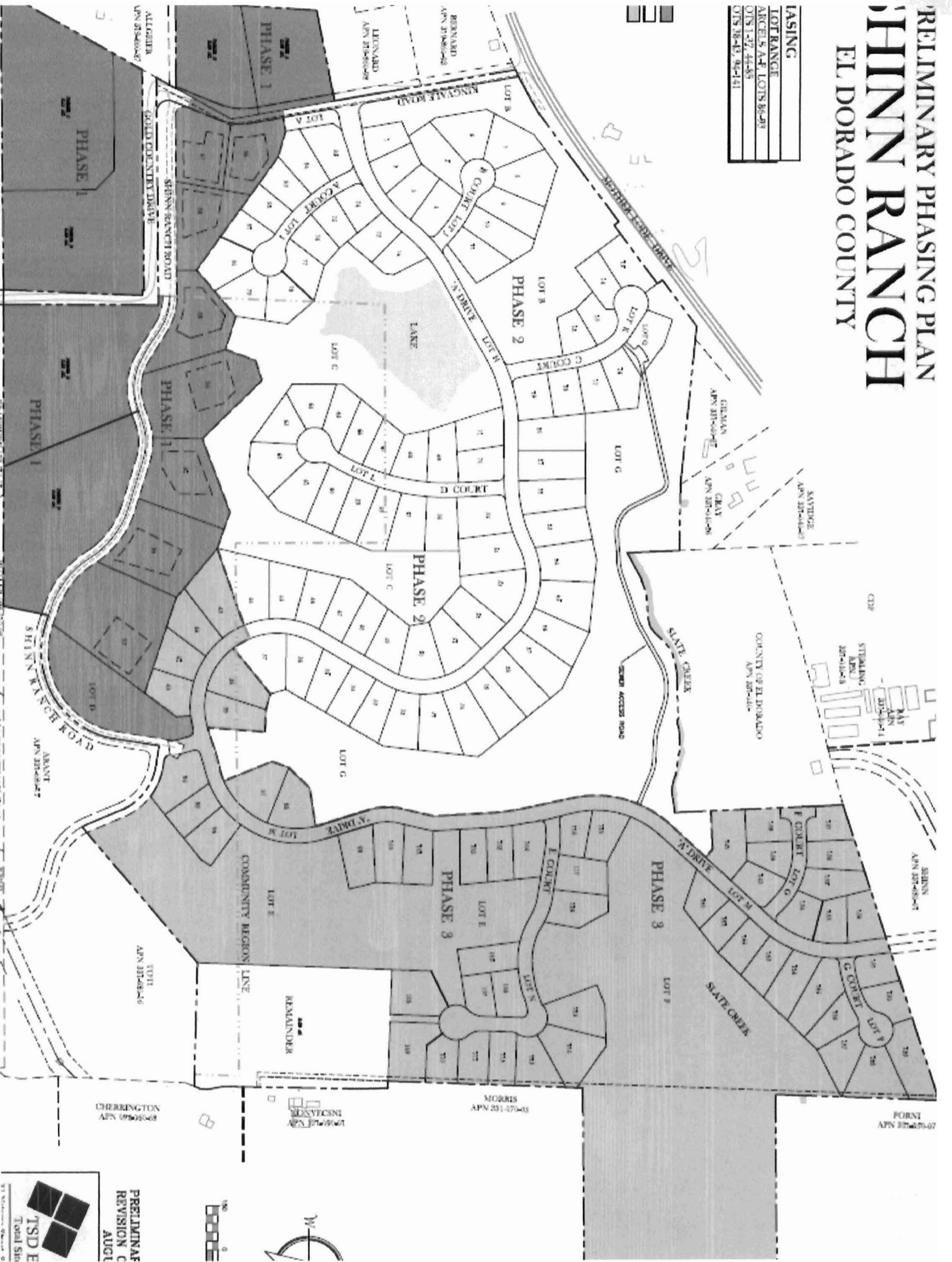
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- COA #19. Parkland Dedication fees, pursuant to EDC Parks & Rec Commission, project shall receive **50%** credit towards required Quimby fees due to provision of 70 acres of open space( 42%). Pursuant to EDC Parks & Rec Commission hearing 7/19/2007.
- COA #26- Delete last sentence, and replace with “Prior to or concurrent with recordation of final phase map all open space lots shall be dedicated to the HOA or similar entity.”
- COA #75 should be deleted.
- Splitting APN 331-620-10,



# PRELIMINARY PHASING PLAN SHINN RANCH EL DORADO COUNTY

|                        |
|------------------------|
| <b>LASING</b>          |
| <b>LOT RANGE</b>       |
| ARCIS, A-F, LOTS 86-91 |
| OTS 1-27, 44-45        |
| OTS 78-85, 94-95       |



CHERRINGTON  
APN 099050468

MOSEVCSNI  
APN 07140047

MORRIS  
APN 051-070-03

FORNI  
APN 07-070-07



PRELIMINARY  
REVISION C  
AUG1





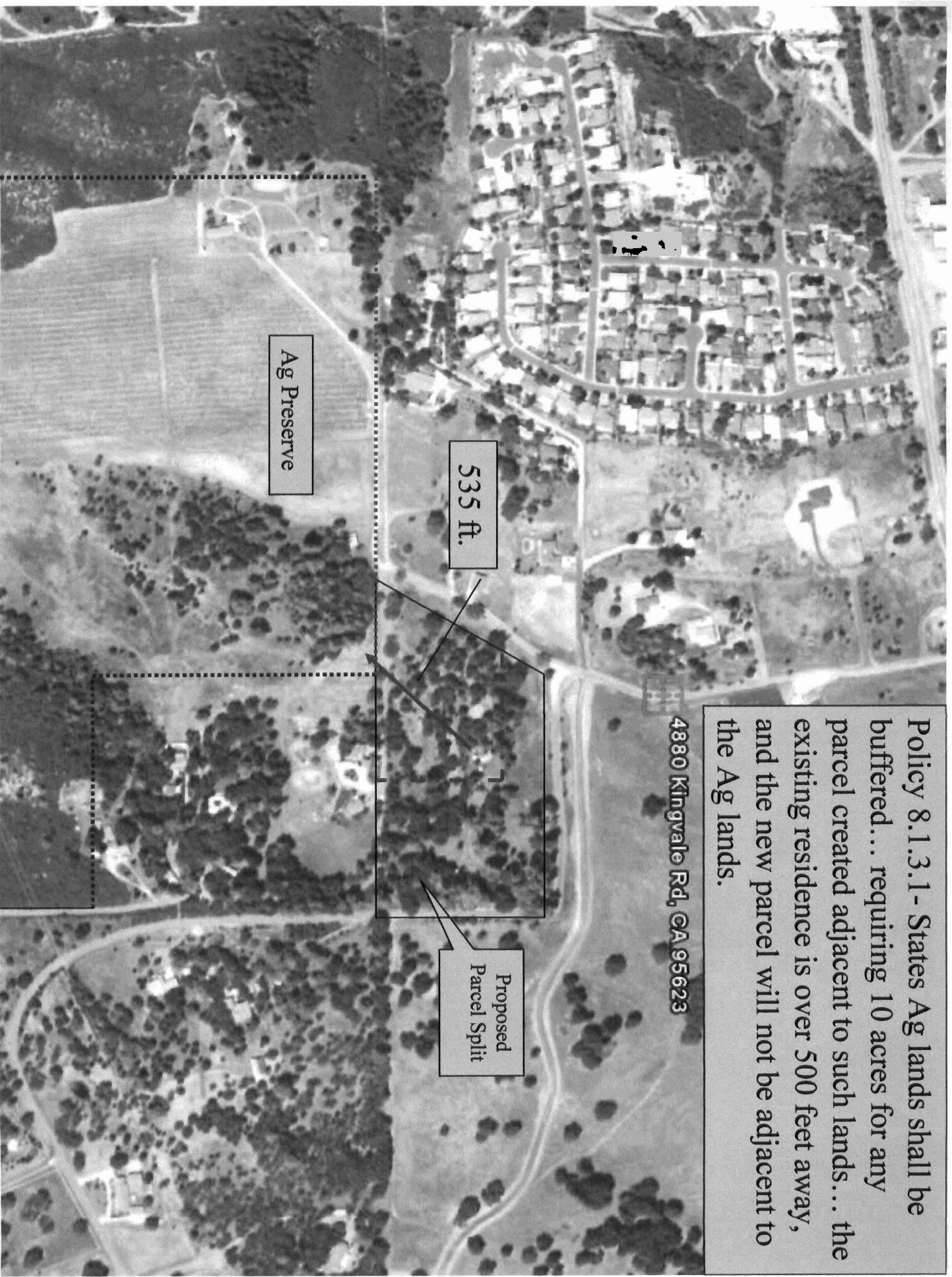
Policy 8.1.3.1 - States Ag lands shall be buffered... requiring 10 acres for any parcel created adjacent to such lands... the existing residence is over 500 feet away, and the new parcel will not be adjacent to the Ag lands.

4880 Kingvale Rd, CA 95623

535 ft.

Proposed Parcel Split

Ag Preserve



## Revisions to Staff Report

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1. Revise recommended action to read 331-620-18 from RR to **LDR**. (says MDR), 331-620-13 from RR to MDR **and HDR**
2. Exhibit D shows MDR for 331-070-01, should be **HDR**,
3. Delete condition #75.

## Georgiades Parcel (APN 331-620-10)

- 10 acre parcel, zoned RE-5 is proposed to be split into (2) 5-acre parcels. Approx **300'** of this parcel borders the Ag Preserve.
- Existing residence is approx 535' away and heavily buffered with natural features from Williamson Act/Ag use. (Ritchie parcel APN 090-260-011.)
- New parcel will be located to **east** of existing parcel.
- Therefore, there is more than the required 200-ft buffer. Split complies with GP Policy 8.1.3.1 and 8.1.3.2.
- Split will not intensify conflict nor destroy existing buffer.










# EDC General Plan Land Uses



Williamson Act Property is adjacent to 2-5 ac parcels (HDR and LDR since 1996) . Note- there is no Ag Overlay shown on General Plan. All parcels in Yellow are HDR and within Community Region.

APN 331-620-10 Georgiades Parcel ( 10 acs)

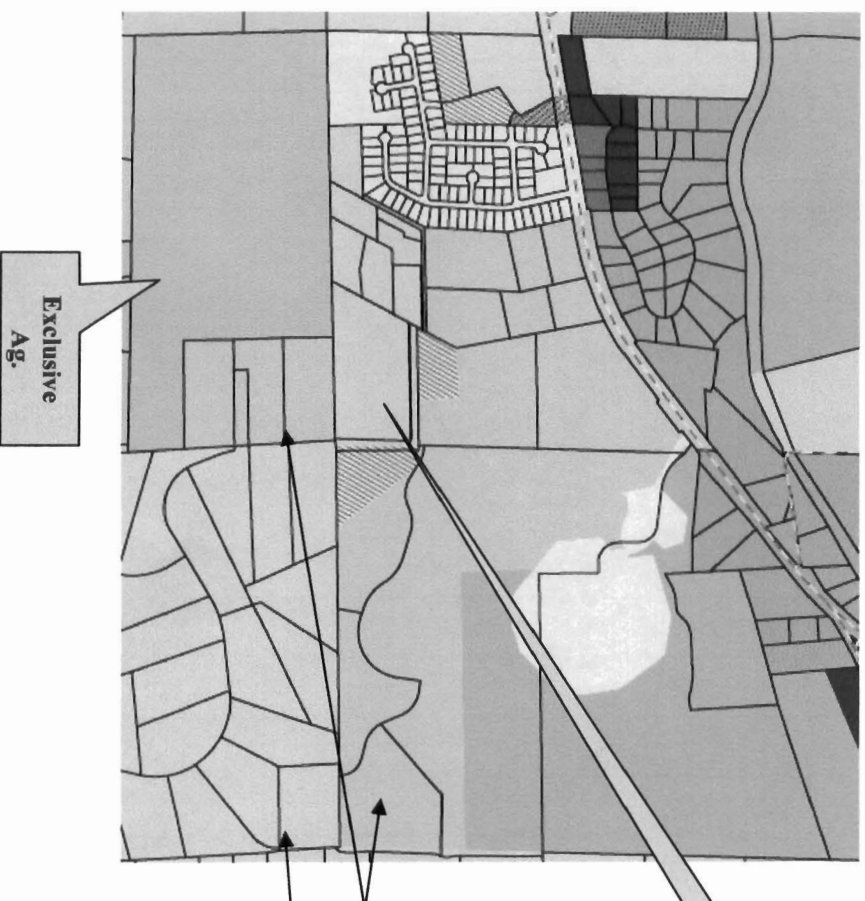
## LEGEND

-  Adopted Plan
-  Agricultural Lands 1 DU/20 ac.
-  Commercial
-  High Density Residential 1 - 5 DU/ac.
-  Industrial
-  Low Density Residential 1 DU/5 ac.
-  Medium Density Residential 1 DU/ac.





# EDC Zoning Map



331-  
620-10

| LEGEND |                                |  |                                 |  |                                  |
|--------|--------------------------------|--|---------------------------------|--|----------------------------------|
|        | Agricultural                   |  | Planned Commercial              |  | Residential                      |
|        | Select Agricultural            |  | Commercial                      |  | One-Half Acre Residential        |
|        | Planned Agricultural           |  | General Commercial              |  | One-Acre Residential             |
|        | Planned Agricultural - 20 ac.  |  | Research & Development          |  | Single-Family Two-Acre           |
|        | Planned Agricultural - 30 ac.  |  | Industrial                      |  | Single-Family Three-Acre         |
|        | Planned Agricultural - 40 ac.  |  | Tourist/Residence               |  | Estate Residential Five-Acre     |
|        | Exclusive Agricultural         |  | Limited Multifamily Residential |  | Estate Residential Ten-Acre      |
|        | Agricultural Preserve          |  | Multifamily Residential         |  | Residential Agricultural 20-acre |
|        | Timberland Preserve Zone       |  | Mobilehome Park                 |  | Residential Agricultural 40-acre |
|        | Professional Office Commercial |  | One-Family Residential          |  |                                  |

## General Plan Policy 8.1.4.1 Findings

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- A. *Will not intensify existing conflicts or add new conflicts between adjacent residential areas and agricultural activities. Existing residential land uses have co-existed for over 30 years.*
- B. *Will not create an island effect. The Ag Parcel is already an island.*
- C. *Will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to the agricultural lands. Parcels around the ag parcel are already smaller than the proposed split will create.*

## Issue #2

### Moving the Community Boundary Line

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- In 1998 EDC Board of Supervisors approved a General Plan Amendment and related zone change to include all property on the Shinn Ranch (both above and below the community region line). MDR designation was located outside the existing community region line. The line as drawn is in error.
- The request to move the community region line is to correct an error.

# General Policy 8.1.2.2 Does Not Apply

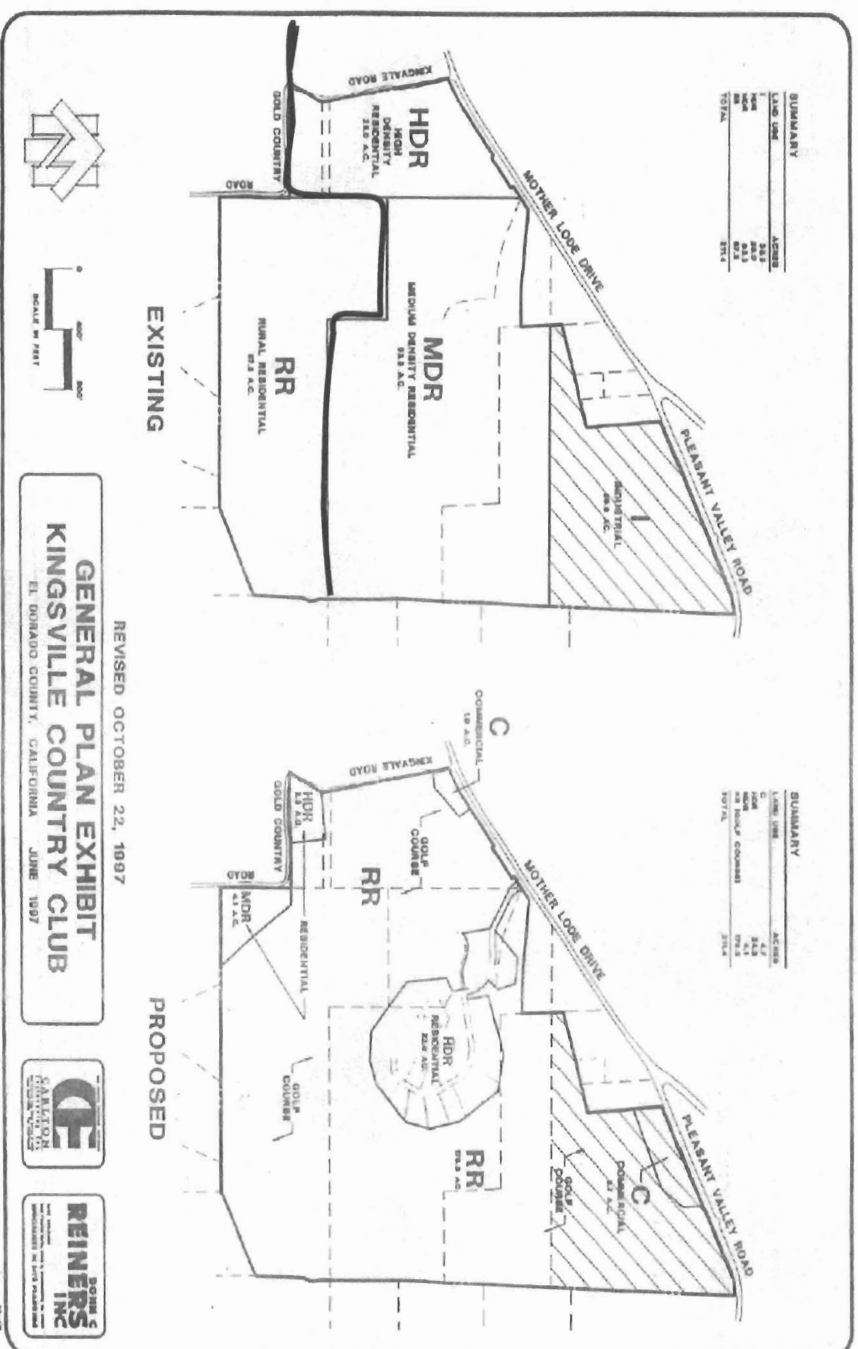
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- The community region line is shown in red. Note, the area in yellow is the Georgiades parcel which is within the community region, and has been assigned urban non agricultural uses (HDR/RE-5) on the 1996 Land Use Map, therefore Policy 8.1.2.2 does not apply.



Source: EDC 2004 General Plan

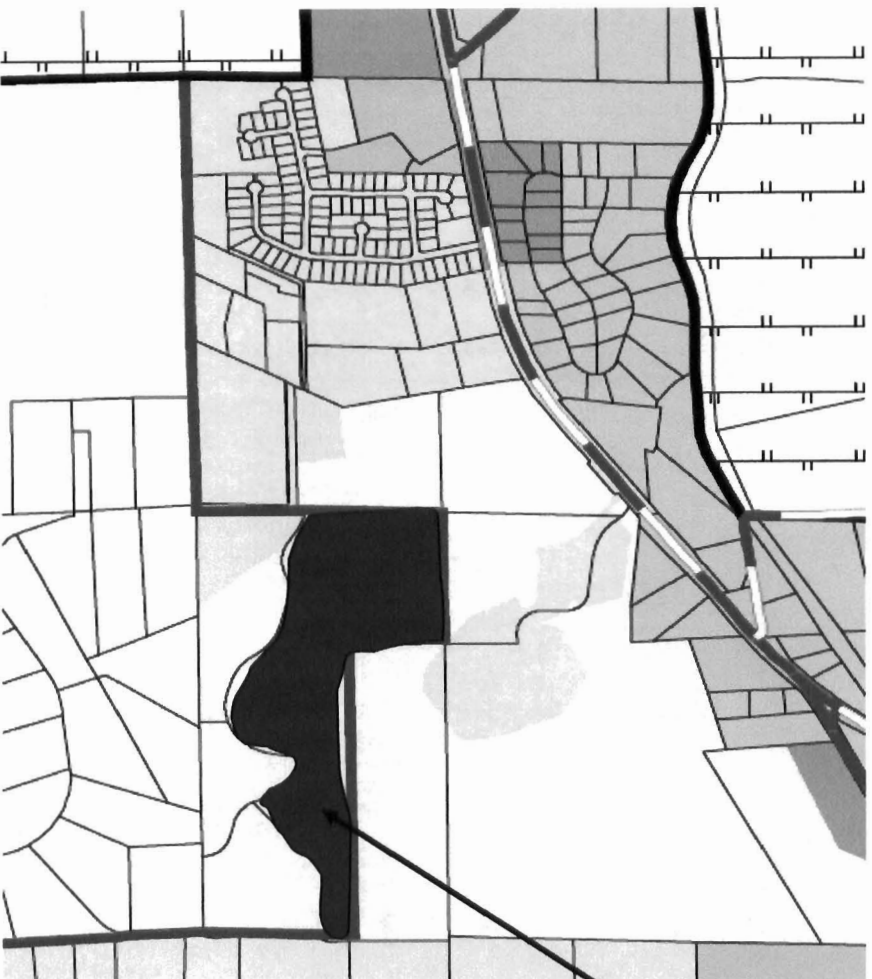
# BOS Approved 1998 General Plan





## Issue #2

# Moving Community Region Boundary Line



- There are 32 acres contained outside the Comm. Boundary Line, which would not make a viable grazing area, but in fact would create an “island”; and inconsistent with policy “B” of 8.1.4.1
- All of Shinn Ranch was designated urban uses under 1996 Gen Plan, HDR, MDR, RR and Commercial.
- No inventory of lands under policy 8.1.2.1 has occurred, Measure AE-F has yet to be implemented.

### LEGEND

- Adopted Plan
- Agricultural Lands 1 DU/20 ac.
- Commercial
- High Density Residential 1 - 5 DU/ac.
- Industrial
- Low Density Residential 1 DU/5 ac.
- Medium Density Residential 1 DU/ac.
- Multi-Family Residential 5 - 24 DU/ac.
- Natural Resources At or below 3,000' - 1 DU/40 ac.  
Above 3,000' - 1 DU/160 ac.
- Open Space
- Public Facilities
- Research & Development
- Rural Residential 1 DU/10 - 160 ac.

**Thaleia Georgiades**

**From:** jason.hade@co.el-dorado.ca.us  
**Sent:** Friday, November 30, 2007 1:29 PM  
**To:** ccourtney@ranchocortinaproperties.com  
**Cc:** Thaleia Georgiades; privas@co.el-dorado.ca.us; jmitrisin@co.el-dorado.ca.us  
**Subject:** Re: Shinin Ranch BOS Staff Report  
**Importance:** High  
**Attachments:** 12-4-07 BOS.ppt

Camille,

I reviewed the changes you've noted and concur with your findings. Pierre Rivas will be making the staff presentation for Planning Services so I'm forwarding him this email to alert him of these changes.

I'm also forwarding this to Jim Mitrison of the CAO's Office to assist you in coordinating your power point presentation for next Tuesday's BOS meeting.

Please let me know if you have any questions.

Thanks.

Jason R. Hade, AICP  
 Senior Planner  
 Planning Services  
 El Dorado County Development Services Department  
 2850 Fairlane Court  
 Placerville, CA 95667

530.621.5355 (phone)  
 530.642.0508 (fax)  
 jason.hade@co.el-dorado.ca.us

"Camille H. Courtney"  
 <ccourtney@ranchocortinaproperties.com>

To "Jason hade" <jason.hade@co.el-dorado.ca.us>  
 CC "Thaleia Georgiades" <thaleia@directcon.net>  
 Subject Shinin Ranch BOS Staff Report

11/29/2007 12:00 PM

|  |
|--|
| Please respond to<br><ccourtney@ranchocortinaproperties.com> |
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I carefully reviewed the staff report and noted a couple of what I think are errors in the recommended action portion which describes all the APN's and the changes from what land uses... check to see if you concur

1. **Revise recommended action to read 331-620-18 from RR to LDR. ( says MDR),**

12/3/2007

2. 331-620-13 from RR to MDR and HDR
3. Exhibit D shows MDR for 331-070-01, it could be left MDR as far as I'm concerned, however, tR1-PD isn't consistent with MDR, and the staff report says it is R1-PD and HDR, so we should make this correction.

**We can simply read these into the record... for the official minutes.**

**Also attached is a powerpoint presentation that we'd like to have available... we may not use it all, but several graphics are useful. Would you organize this? Thanks.**

Camille H. Courtney  
President  
Rancho Cortina Properties

phone: 530-887-8877  
fax: 530-888-8721

12/3/2007