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EL DORADO COUNTY  
5:21 pm, Apr 01, 2011

# 25



El Dorado County Farm Bureau  
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**LATE DISTRIBUTION**  
Date 5:21 pm, Apr 01, 2011

fax transmittal

<b>To:</b>	Clerk of the Board, El Dorado County	<b>Fax:</b>	530-622-3645
<b>From:</b>	Valerie Zentner, Executive Director	<b>Date:</b>	April 1, 2011
<b>Subject</b>	Sundance Subdivision comments	<b>Pages</b>	3 (with cover sheet)
<b>Cc:</b>			

Attached is the Farm Bureau comment letter on the proposed Sundance Subdivision. Please distribute to the board members.



**EL DORADO COUNTY  
FARM BUREAU**

2460 Headington Road  
Placerville, CA 95667-5216  
Phone: 530.622.7773  
Fax: 530.622.7839  
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March 31, 2011

Sent via email and fax: (530) 622-3645

El Dorado County Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667

Attention: Ray Nutting, Chairman

Reference: Comments on the Proposed Sundance Subdivision Project

Dear Supervisor Nutting,

We appreciate this opportunity to comment on the reference project. The El Dorado County Farm Bureau represents over 1300 member families, about 300 of which are actively engaged in farming, ranching, or logging operations.

The Farm Bureau board of directors reviewed the proposed project and discussed it at length. The proponent seeks to re-zone 298 acres from Exclusive Agriculture (AE) to Estate Residential 10-Acre (RE-10). We support the recommendations of the Agricultural Commission and are opposed to this subdivision for the following reasons:

**1. Farmland of Local Importance.** The Department of Conservation has mapped the soils and farmlands in El Dorado County. The lands being proposed for conversion to the subdivision include areas that are marked as Farmland of Local Importance. Furthermore, the project area includes important rangeland soils, designated as Range 1 and Range 2 in the soils analysis. These lands are well suited for and capable of sustaining livestock operations.

**2. Historic Grazing Land.** The topography and forage production in this area has supported rangeland historically. The Garland Ranch, which is to the north of the proposed project, is still actively engaged in commercial cattle grazing. Additionally, the proponent's land is capable of supporting grazing operations of large or small livestock. The land use for this area is not urban or other non-agricultural use, therefore policy 8.1.2.2 requires that these parcels be protected with a minimum 40 acre parcel size since they were used historically for grazing and carry a land use that allows agricultural enterprises.

EDCFB Comments on Sundance Subdivision

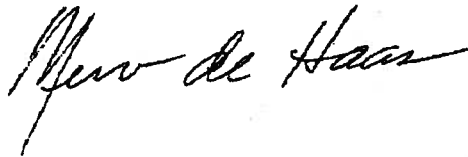
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March 31, 2011

**3. Leapfrog Development.** The proposed subdivision is adjacent to Exclusive Agricultural (AE) lands that are productive. Although the AE parcel is no longer in the Williamson Act, it is engaged in an agricultural operation and, therefore, is entitled to agricultural protections. Increasing residential densities will create opportunities for incompatibilities with existing agricultural operations and would constitute leapfrog development in this area.

We oppose this subdivision because it will neither protect nor promote agriculture in El Dorado County and could negatively impact the economic viability of El Dorado County's livestock grazing industry by encouraging higher residential densities in the Rural Regions.

Sincerely,

A handwritten signature in black ink, appearing to read "Merv de Haas". The signature is written in a cursive style with a long, sweeping underline.

Merv de Haas, President

cc: Juli Jensen, Agricultural Commissioner