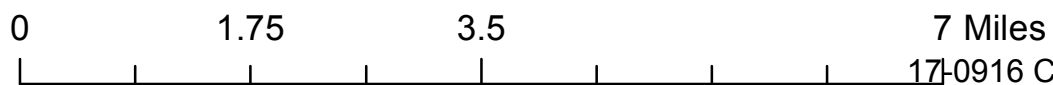
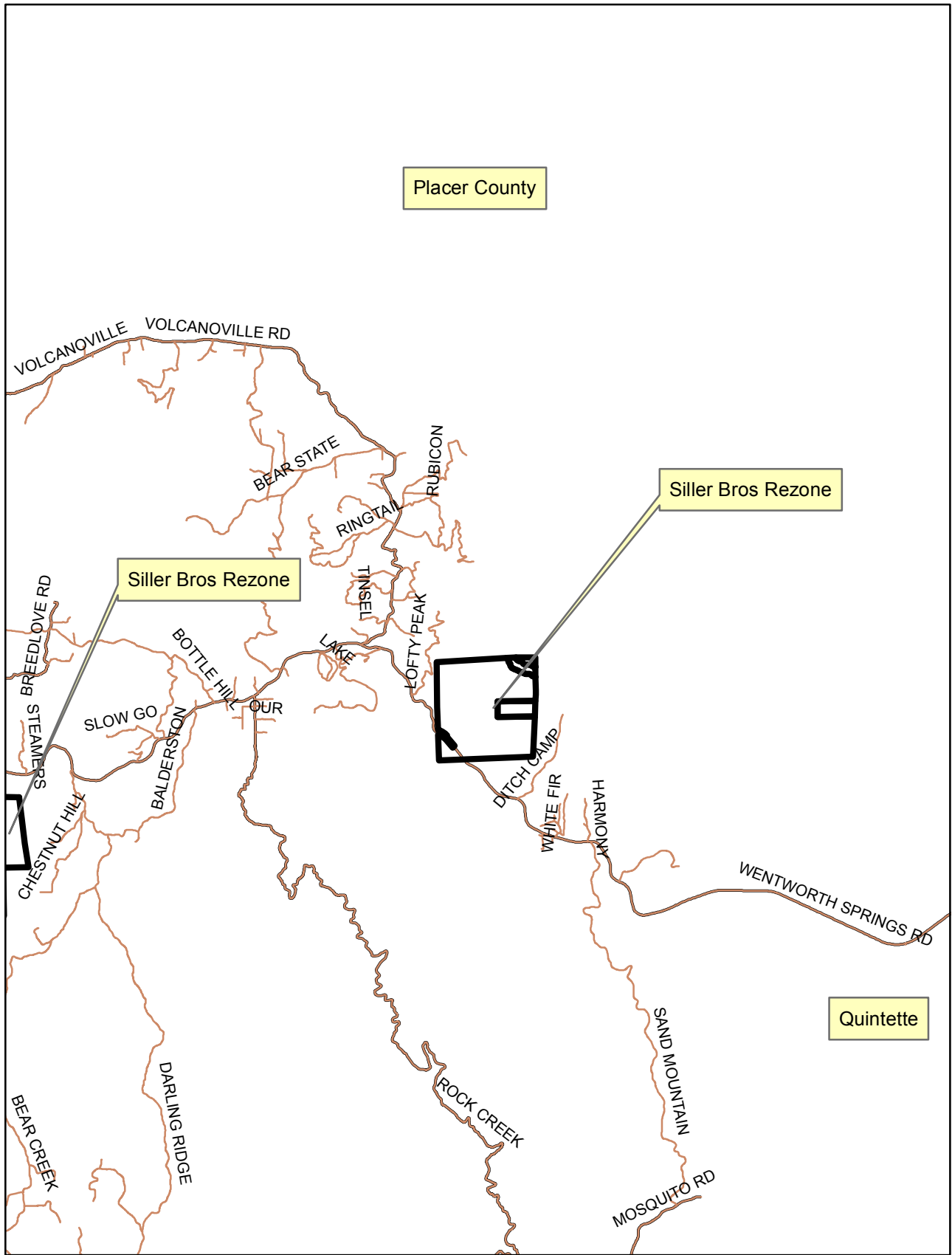


Z17-0002/Siller Bros Rezone  
Location Map  
Exhibit A





Z17-0002/Siller Bros Rezone  
 Location Map  
 Exhibit A



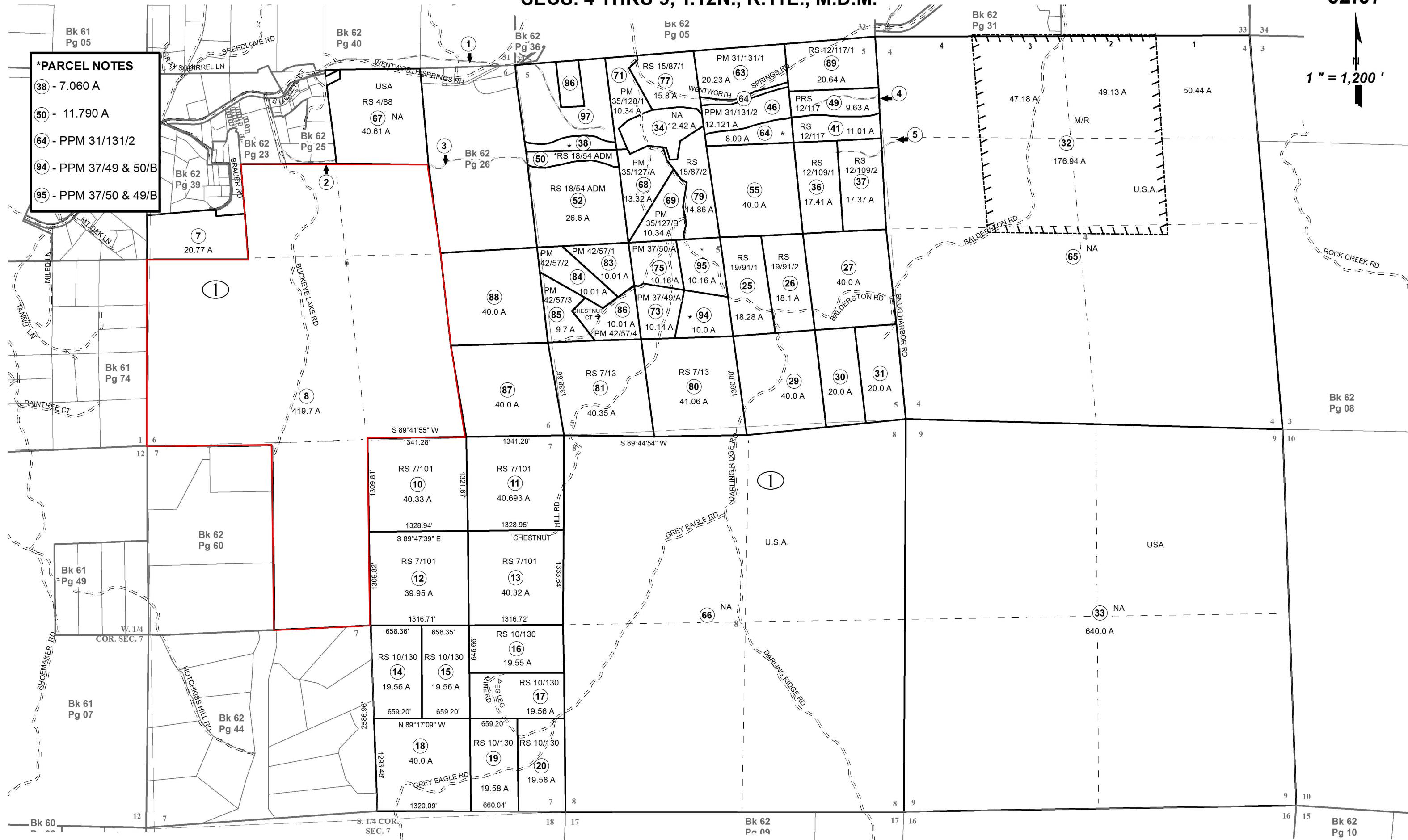
0 1.75 3.5 7 Miles

SECS. 4 THRU 9, T.12N., R.11E., M.D.M.

62:07

1" = 1,200'

- \*PARCEL NOTES**
- 38 - 7.060 A
  - 50 - 11.790 A
  - 64 - PPM 31/131/2
  - 94 - PPM 37/49 & 50/B
  - 95 - PPM 37/50 & 49/B



THIS MAP IS NOT A SURVEY, it is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

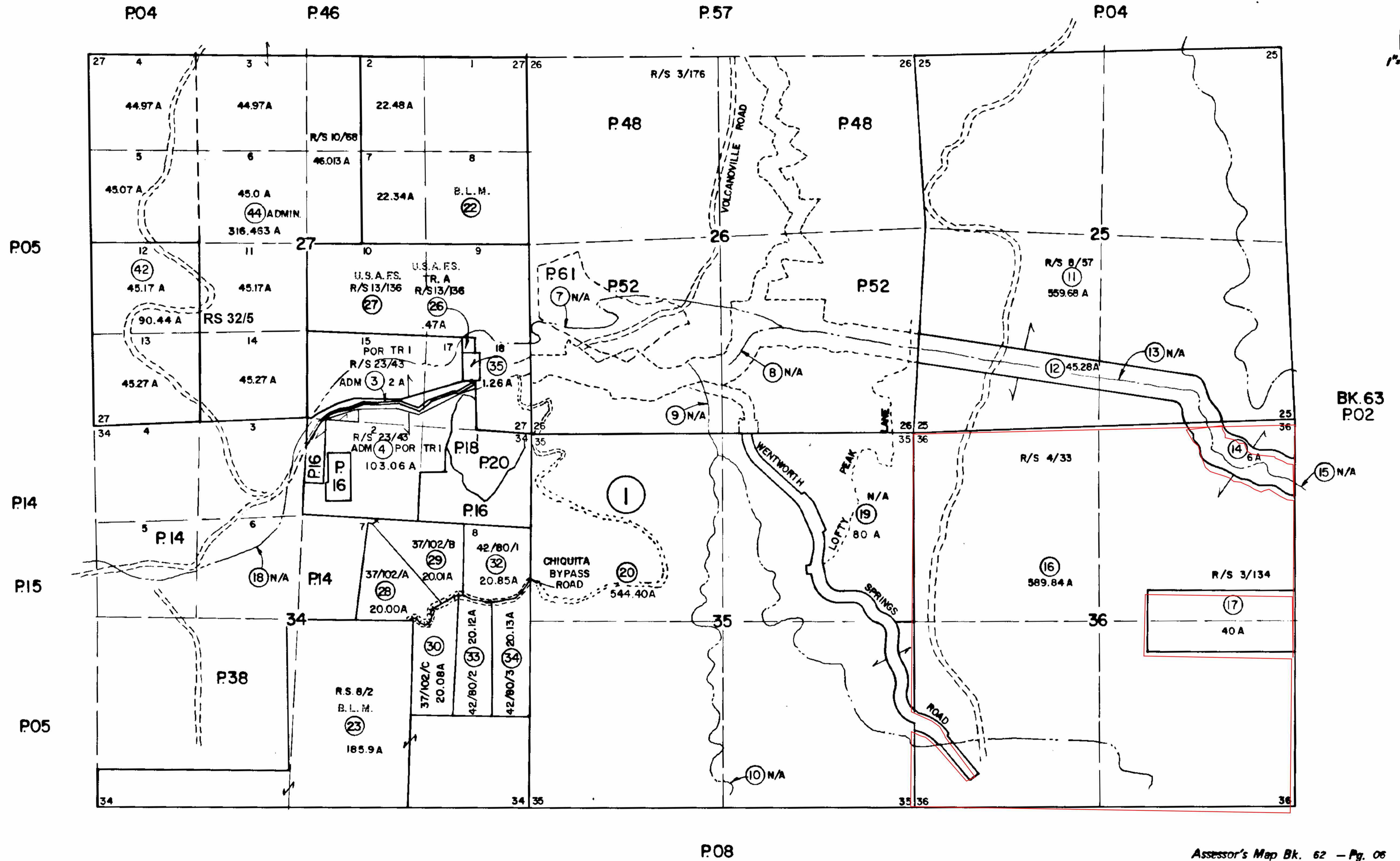
**Acreages Are Estimates**

Adjacent Map Pages Shown in Grey Text  
Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

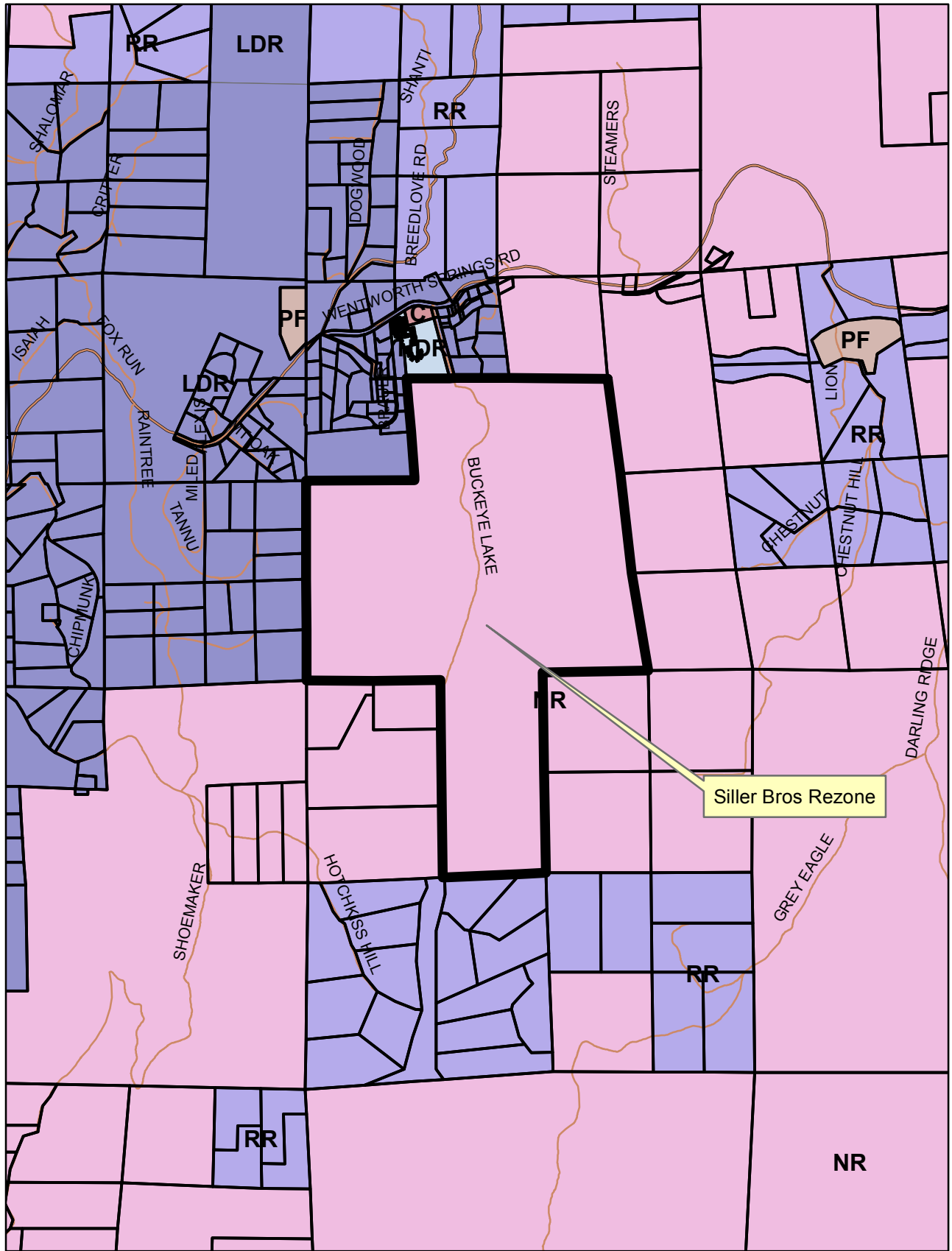
**Exhibit B**

Rev2. Jan. 2, 2008

Assessor's Map Bk. 062, Pg. 07  
County of El Dorado, CA  
17-0916 C 3 of 21

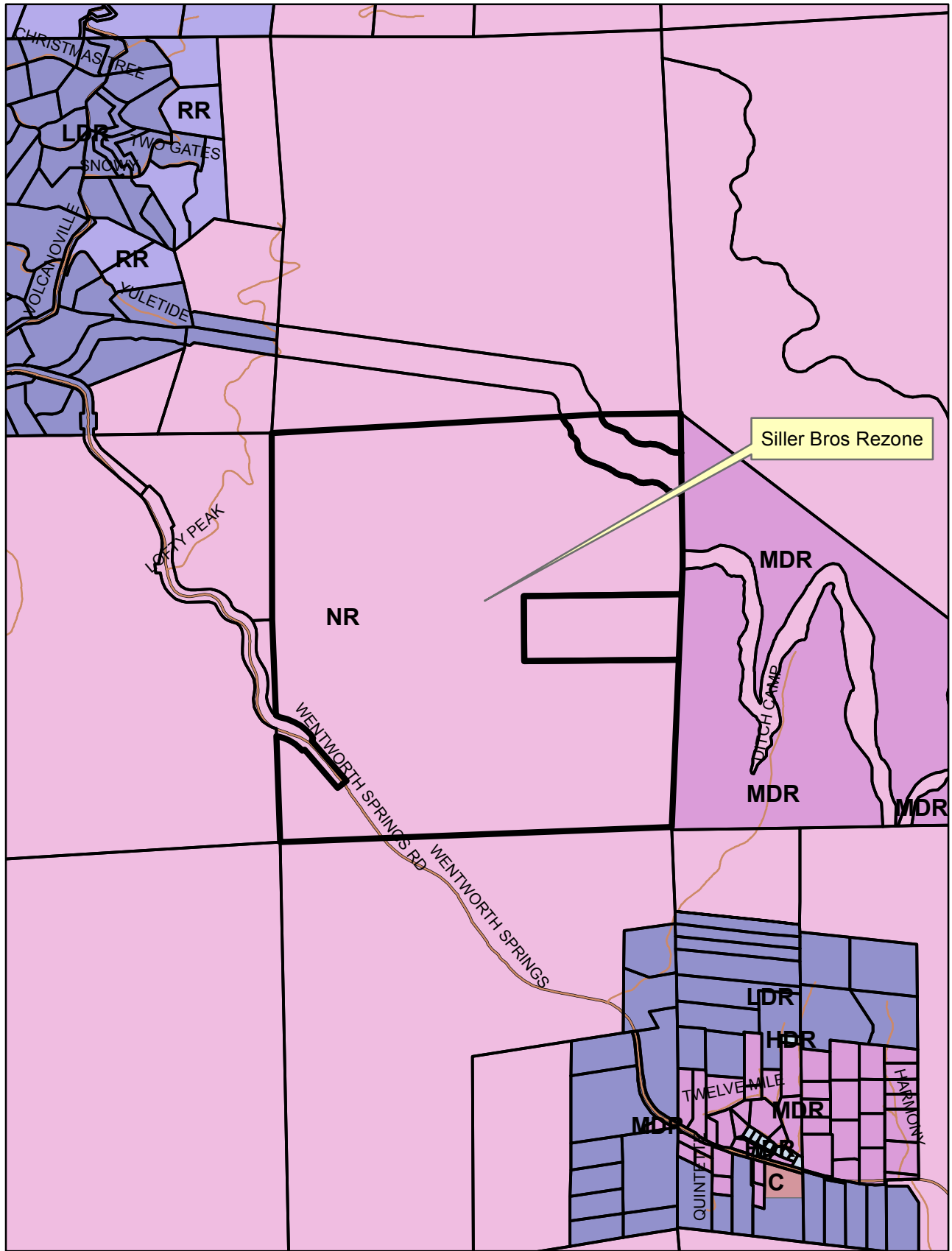


NOTE - Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

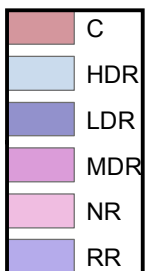


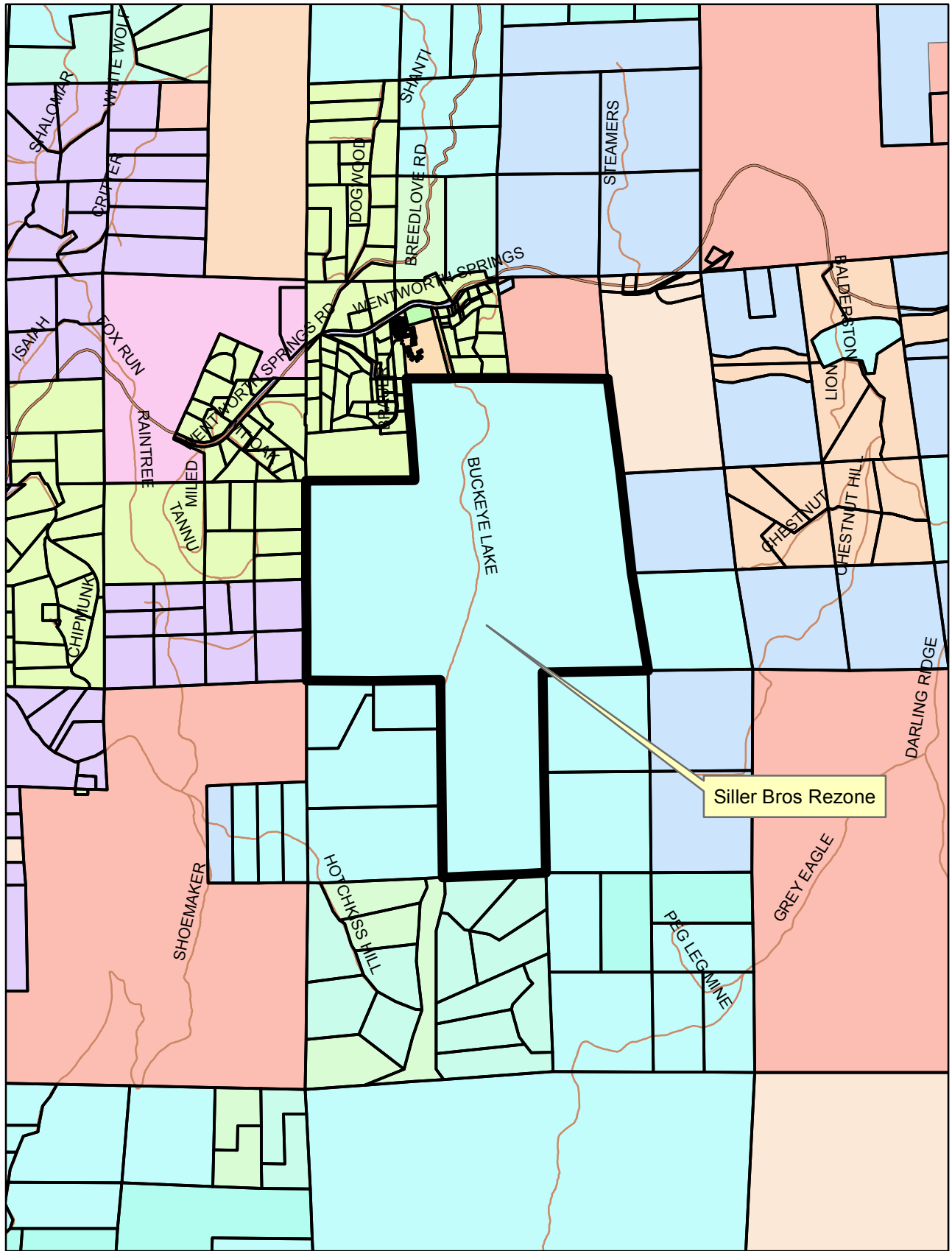
Z17-0002/Siller Bros Rezone  
 General Plan Land Use Map  
 Exhibit C





Z17-0002/Siller Bros Rezone  
 General Plan Land Use Map  
 Exhibit c

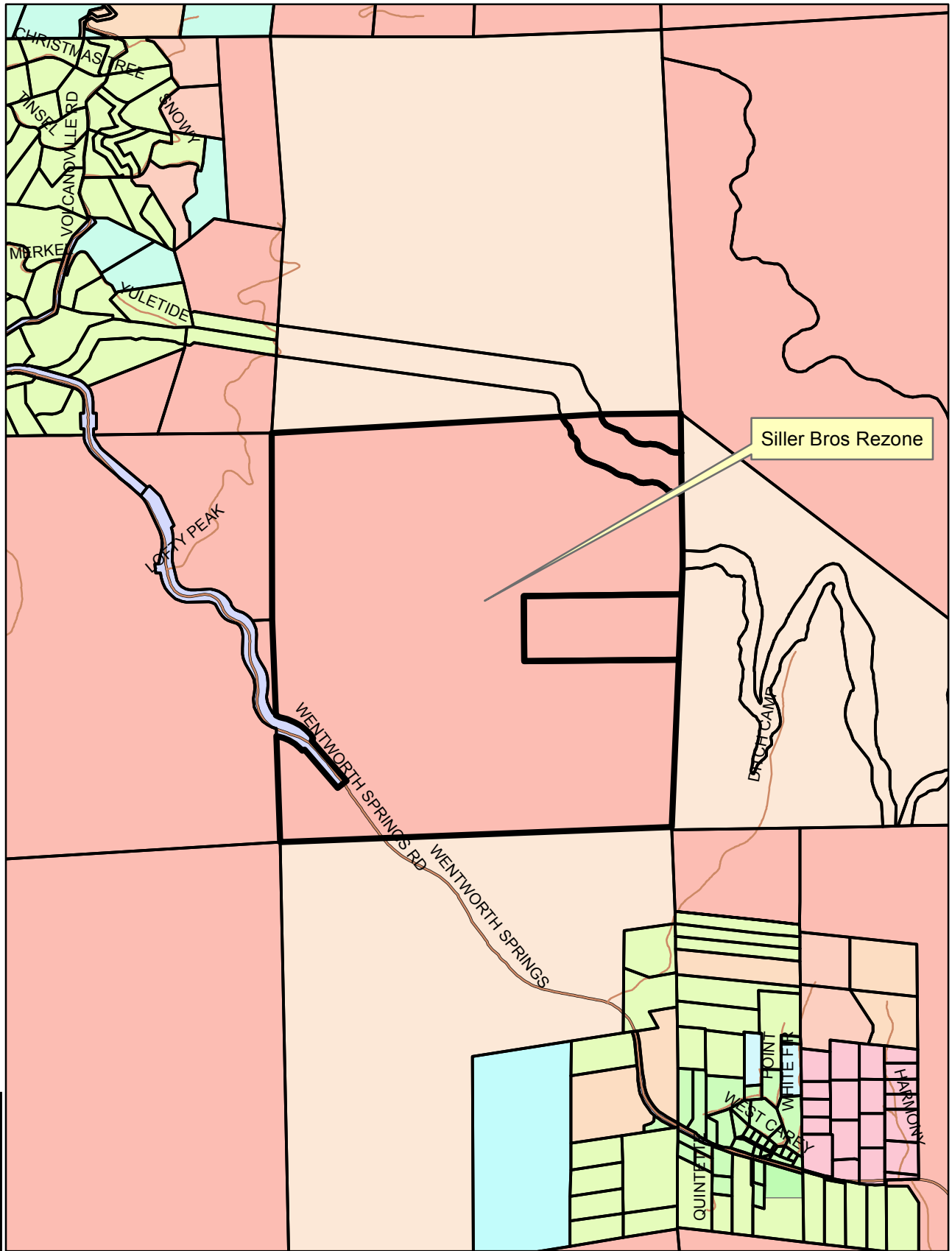




Siller Bros Rezone

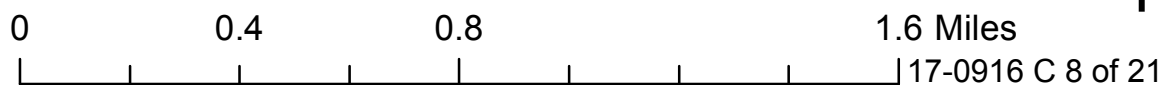
# Z17-0002/Siller Bros Rezone Current Zoning Map Exhibit D



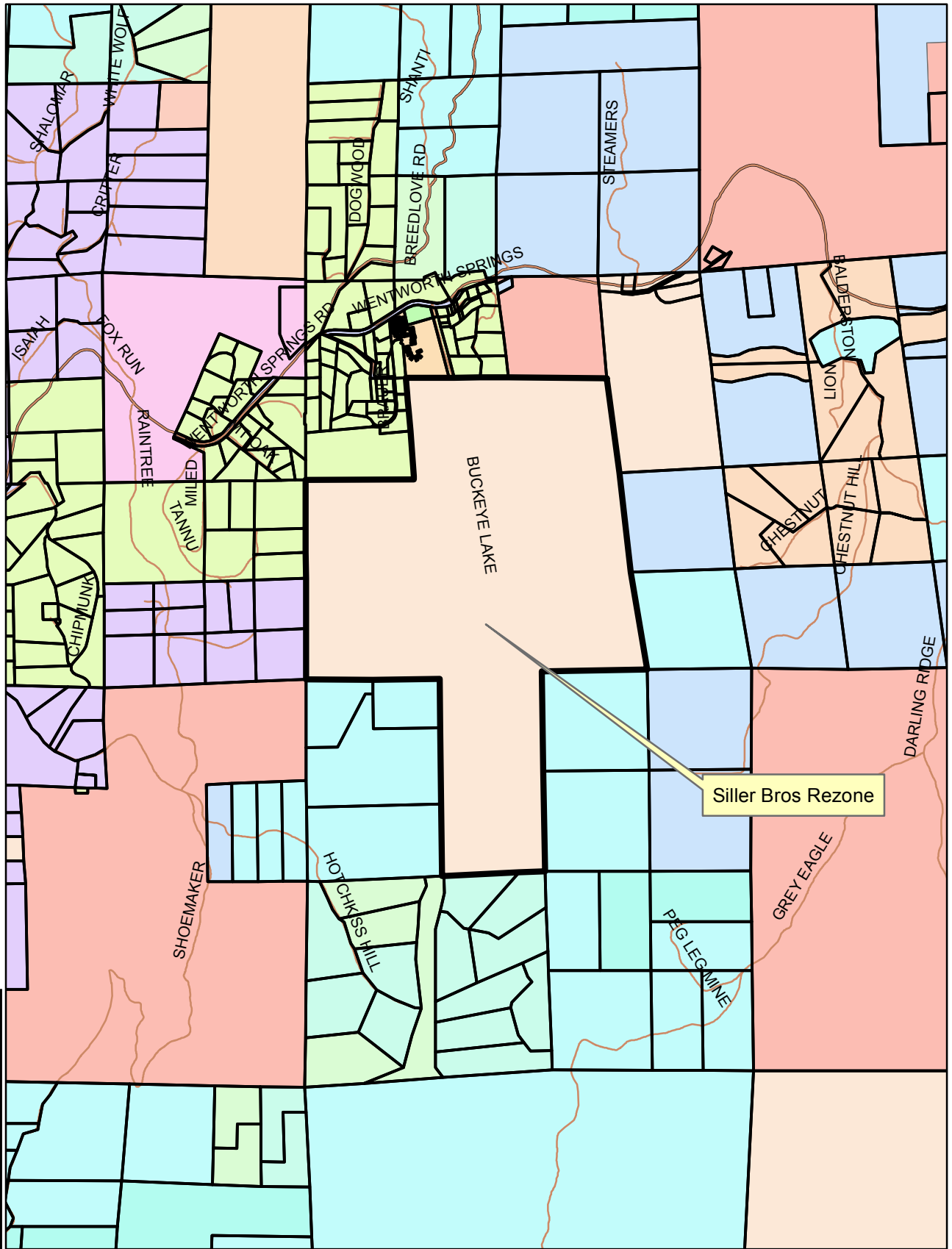


Siller Bros Rezone

Z17-0002/Siller Bros Rezone  
 Current Zoning Map  
 Exhibit D





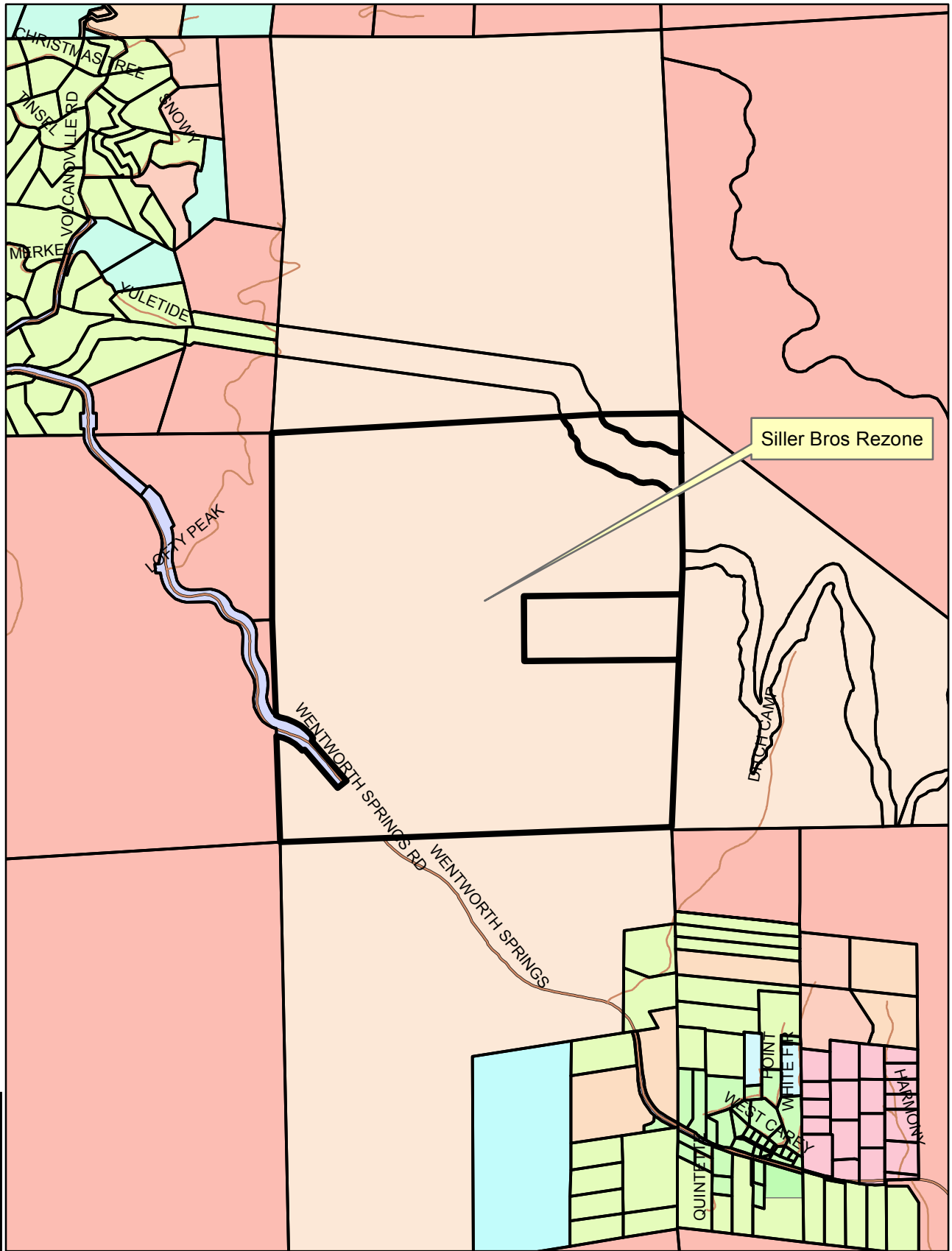


Siller Bros Rezone

- CC
- FR-160
- LA-10
- LA-20
- LA-40
- OS
- R1
- RE-10
- RE-5
- RL-10
- RL-160
- RL-20
- RL-40
- TC
- TPZ

Z17-0002/Siller Bros Rezone  
 Proposed Zoning Map  
 Exhibit E



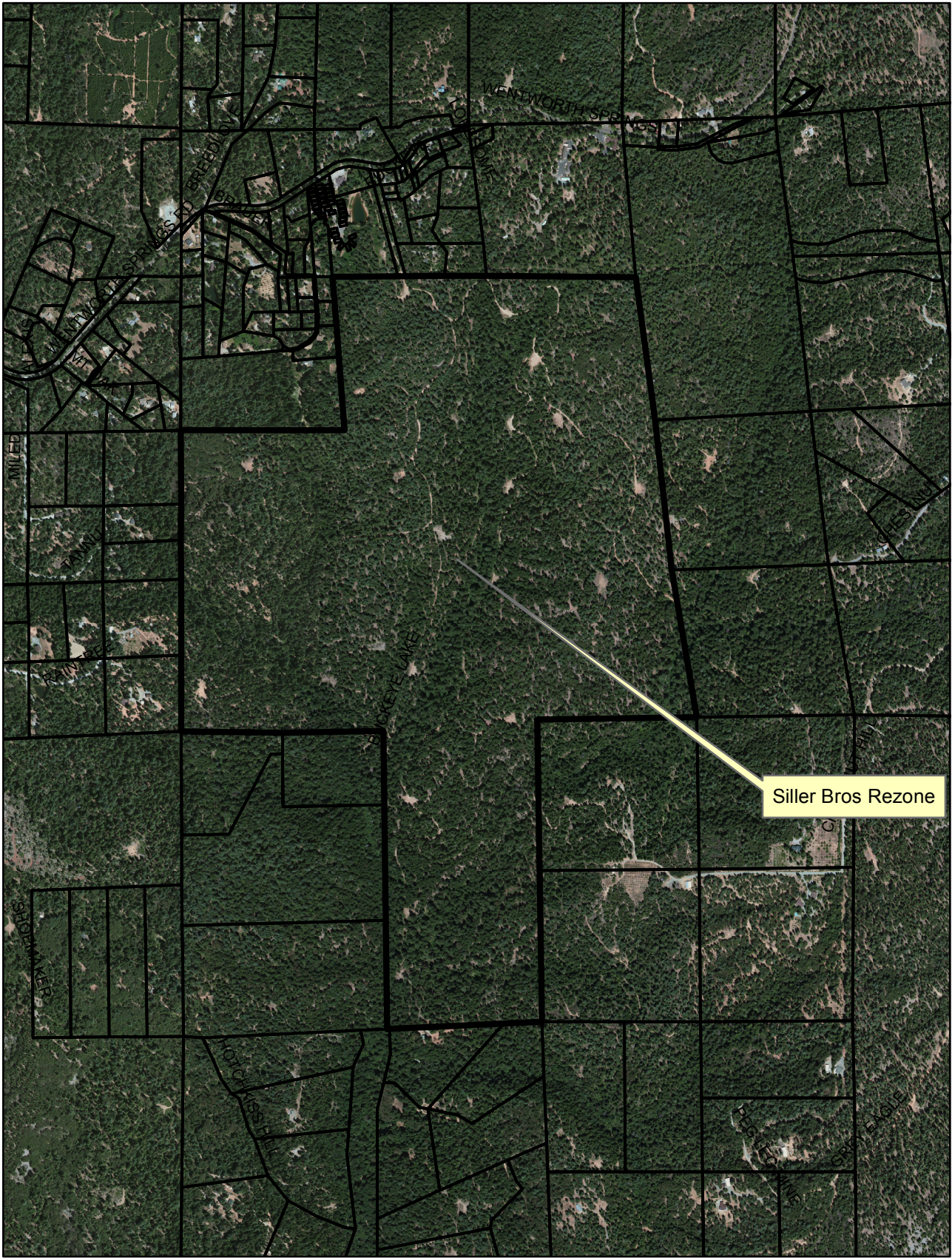


Siller Bros Rezone

# Z17-0002/Siller Bros Rezone Proposed Zoning Map Exhibit E

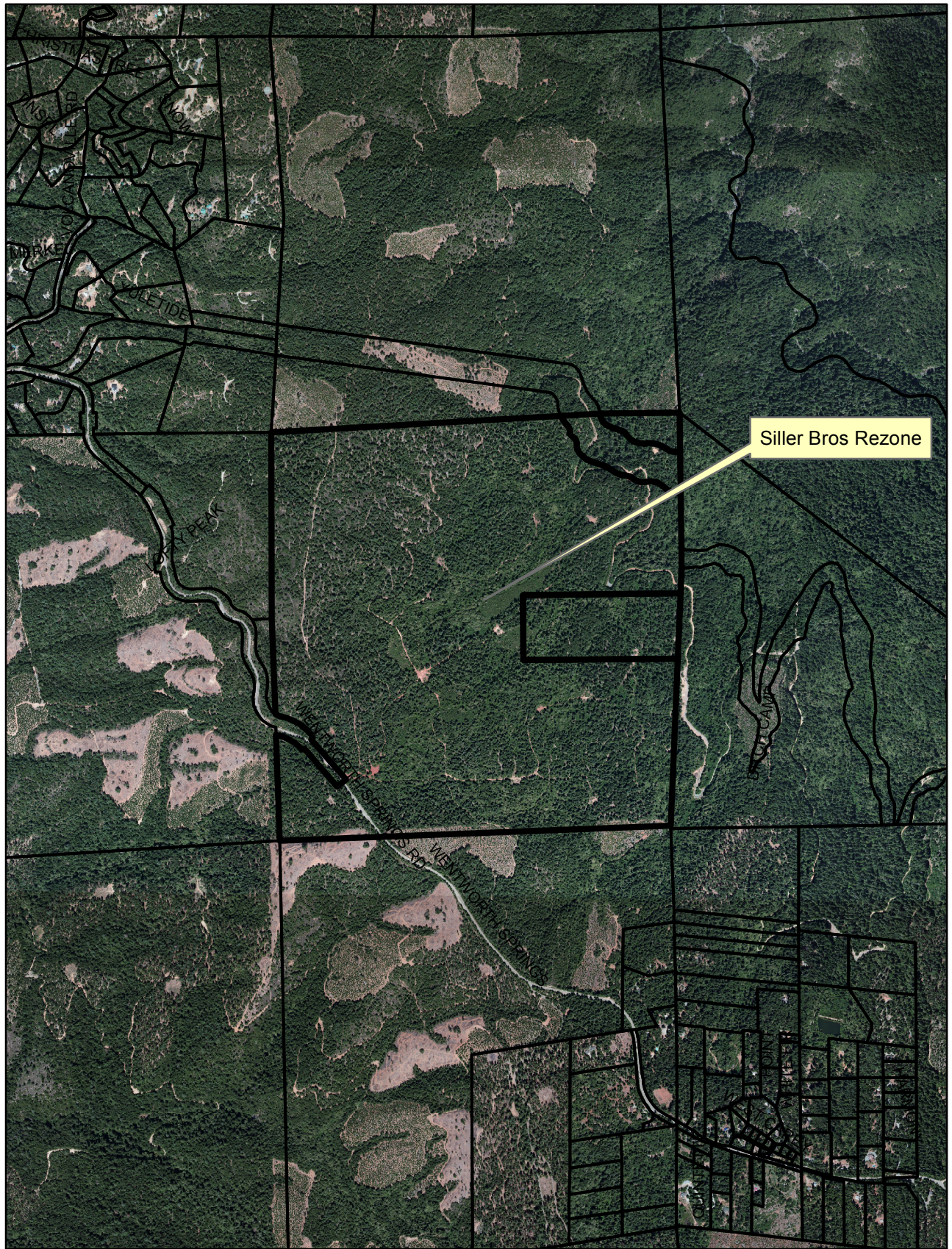


- CC
- FR-160
- LA-10
- R1A
- R2A
- R3A
- RE-5
- RL-10
- RL-20
- RL-40
- TC
- TPZ



Z17-0002/Siller Bros Rezone  
Aerial Map  
Exhibit F





Z17-0002/Siller Bros Rezone  
Aerial Map  
Exhibit F



# Exhibit G

## **SILLER REZONE TO TIMBER PRODUCTION ZONE - Zone Change Requirements**

Portion Sections 6, 7, T12N, R11E, MDB & M near Buckeye, CA

Section 36, T13N, R11E, MDB & M near Quintette, CA

This following information is provided as a part of the "Siller Rezone to Timber Production Zone" Application and for the purpose of meeting the requirements of El Dorado County Code Title 130.40.350(D).

### **Item D1 – Timber Production Assessment**

Item D1a. The timberlands included in the Rezone Application have been identified as Timber Site Class I in previous timber harvest plans. The properties are "capable of growing an average annual volume of wood fiber of at least 15 cubic feet per acre" as defined in California Government Code 51104(f).

Item D1b. The included timberlands are currently being managed by a team of Registered Professional Foresters (RPF's) which are employed directly by the owner. The past and current management objective is the sustained yield of commercial forest products.

Item D1c. The topography, soil composition, and climate associated with these timberlands makes them well suited for commercial forest management.

Item D1d. No known compatible use conflicts currently exist. This is a rural forested area east Georgetown. The land use designation for this area in the General Plan is Natural Resources (NR).

### **Item D2 – Forest Management Plan**

Item D2a. These timberlands have been under the ownership of the Siller family for more than 40 years. The Siller family and Siller Brothers Inc. have been involved in the California timber industry since the 1940's. The current owners and managers are second and third generation family members. The forest management of these timberlands is intertwined with the overall management of their entire timberland ownership which is approximately 20,000 acres. Most of the Company's timberlands are located in Butte, Yuba, and Plumas Counties.

Commercial harvesting of the Buckeye and Quintette properties occurred when they were first acquired in the 1960's and 1970's. Another commercial harvest occurred on the Quintette property in the late 1990's. The timberlands near Buckeye were last harvested in the early 2000's. Thus, these timberlands have a historic cutting cycle of about 20 to 25 years. This pattern should continue into the foreseeable future in order to secure adequate regeneration, prevent over stocking and encourage vigorous growth rates.

Item D2b. There are no legal or physical access issues associated with these properties. They are accessed via private roads owned by Siller Brothers Inc. Wentworth Springs Road, an El Dorado County Road transects the southwest portion of the Quintette property.

**RECEIVED**

MAR 15 2017

EL DORADO COUNTY  
DEVELOPMENT SERVICES DEPT

17-0916 C 13 of 21

Item D2c. The property lines have been identified in the past, at the time of prior timber harvests. The owner's Forestry Staff reviews the property lines periodically in an attempt to discover and prevent trespass.

Item D2d. The owner's Forestry Staff periodically performs a reconnaissance of the properties in order to detect potential insect and/or disease problems. If significant problems are detected, then a salvage harvesting operation and/or other silvicultural treatment is implemented as necessary. Most insect and/or disease problems can be prevented by conducting periodic harvests which provide stocking control and improve overall forest health.

Item D2e. The owner's Forestry Staff evaluates the properties for various silvicultural treatments during periodic field reconnaissance trips. If thinning, pruning or other treatments are needed, then a recommendation is developed and made to the owner. These recommendations typically shorten or lengthen the time between periodic commercial harvests and/or stand treatments. Slash treatments are normally evaluated and prescribed in conjunction with the preparation of timber harvest plans.

Item D2f. No formal fire protection plan has been developed for these properties or is known to be required by the California Forest Practice Rules or other governmental regulations. The access to these properties is via private gated roads. This greatly reduces the level of risk normally associated with human caused wild land fires. The owner does not authorize non-employee camping, firewood cutting, or any kind of off highway vehicle riding on these timberlands.

The need for forest fuels treatment is normally evaluated and prescribed in conjunction with the preparation of timber harvest plans. Past fuels treatments have been in compliance with State regulations. Company employees and contractors participating in timber harvesting or other forest management activities are required to comply with all governmental regulations related to fire prevention.

There is a volunteer fire department and a U.S. Forest Service Fire Station within ½ mile of the timberlands located near Buckeye. There is another U.S. Forest Service Fire Station located at Quintette, approximately 2 miles from the Section 36 timberlands. All of the timberlands are located within Cal Fire's State Responsibility Area.

Item D2g. Erosion control on skid trails and logging roads is accomplished at the time of harvesting and is in compliance with standards established by the California Forest Practice Rules. The maintenance of the private gated main access roads is performed as necessary. These roads receive relatively little vehicle traffic.

Item D2h. These timberlands currently meet the stocking standards established by the California Forest Practice Rules and California Public Resources Code 4561.

This document has been prepared by: Richard Frey  
Company Forester  
RPF #2243

Date: 3-7-17



# AGRICULTURAL COMMISSION

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Placerville, CA 95667  
(530) 621-5520  
(530) 626-4756 FAX  
[eldcag@edcgov.us](mailto:eldcag@edcgov.us)

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

## MEMORANDUM

**DATE:** July 12, 2017  
**TO:** Development Services/Planning  
**FROM:** Greg Boeger Chair  
**Subject:** Siller Brothers Rezone Project File No. Z17-0002

During the Agricultural Commission’s regularly scheduled meeting held on July 12, 2017 a request to review a new Rezone for four parcels ranging in size from 590 acres to six acres, APNs 062-071-08, 062-061-14, 062-061-16 and 062-061-17.

The applicants are requesting the following:

**Z17-0002 is based on the following project description:** Rezone for four parcels ranging in size from 590 acres to six acres, APNs 062-071-08, 062-061-14, 062-061-16 and 062-061-17. The parcels have a zoning designation of Forest Resource 160-Acres (FR-160) and Rural Lands 40-Acres (RL-40) and a General Plan Designation of Natural Resource (NR). The proposed rezone would change the zoning designation of all parcels to Timber Production Zone (TPZ). The parcels are located in the Georgetown area. District IV Michael Ranalli

### Parcel Description:

- Parcel Number and Acreage: 062-071-08, 062-061-14, 062-061-016, 062-061-17
- Agricultural District: No
- Land Use Designation: NR – Natural Resources
- Zoning: 062-071-08 – RL -40, Rural Land 40 Acres
- Zoning: 062-061-14, 062-061-16, 062-061-17 – FR-160, Forest Resource 160 Acre

### Discussion:

A site visit was conducted on June 30, 2017, to assess compliance with all relevant policies in regard to the proposed zoning change. Findings are below.

### Relevant Policies:

#### **General Plan Policies:**

**General Plan Policy 2.2.1.2** – This project is consistent with this General Plan Policy regarding land use designations. Rezoning of these parcels to Timber Production Zone is consistent with the land use designation of Natural Resources.

**Natural Resource (NR):** The purpose of the Natural Resource (NR) designation is to identify areas that contain economically viable natural resources and to protect the

economic viability of those resources and those engaged in harvesting/processing of those resources including water resources development from interests that are in opposition to the managed conservation and economic, beneficial use of those resources. The important natural resources of the County include forested areas, mineral resources, important watershed, lakes and ponds, river corridors, grazing lands, and areas where the encroachment of development would compromise these natural resource values. Land under both public and private ownership that contain these resources, including wilderness areas and other lands managed for resource values and multiple use, are included in this category. This designation shall be applied to those lands which are 40 acres or larger in size and contain one or more important natural resource. Compatible uses on private land may include agriculture, rangeland, forestry, wildlife management, recreation, water resources development, and support single-family dwellings. The maximum allowable density for this designation is one dwelling unit per 160 acres or larger outside the National Forest Service lands and within "timber production" areas and one dwelling unit per 40 acres within river canyons outside of the "timber production" areas. This designation is considered appropriate only in the Rural Regions. Isolated parcels outside the National Forest Service lands and below 3,000 feet elevation may be exempt from the one dwelling unit per 160 acre parcel size. If it is determined that such lands are unsuitable for "timber production," one dwelling unit per 40 acres maximum density can be considered. Any modifications of this land use designation shall require one of the following findings: (1) No important natural resource exists on the property; or (2) If a project is proposed, it will significantly enhance the long-term production and preservation of the on-site resources through the application of development strategies such as fuels management plans, timber management plans, self imposed setbacks buffers, and open space. *Land Use Element El Dorado County General Plan Page 18 (Amended December 2015) July 2004*

**General Plan Policy 8.3.1.3** – This project is consistent with this General Plan Policy. The County Agricultural Commission shall assess lands to determine their suitability for timber production. Lands considered suitable for timber production shall be based on the following criteria:

A. Lands designated Natural Resource (NR) on the General Plan land use map or lands zoned Timber Production Zone (TPZ);

**These parcels are designated Natural Resource (NR) on the General Plan land use map**

B. Soils identified as El Dorado County "choice" timber production soils which shall consist of soils found on Timber Site Classifications I, II, or III as defined in the California Forest Handbook and the Soil Survey of El Dorado Area issued April 1974 by the USDA Soil Conservation Service and the U.S. Forest Service;

**These lands have been designate as Class I timber lands**



C. Lands used for commercial forestry/timber production;

**These lands are being used for commercial timber production**

D. Lands that possess topographical and other features that make them suitable for timber production;

**The lands possess topographical and other features well suited for timber production. The project applicant acquired and began to commercially harvest these properties during the 1960's and 1970's. The project sites have a historic cutting cycle of about 20 to 25 years, with the last harvest occurring in the early 2000's on the parcel identified by Assessor Parcel Number (APN) 062-071-08 in the Georgetown area. This cycle of cutting is anticipated to continue into the foreseeable future so as to secure adequate regeneration, prevent over stocking and encourage growth rates.**

E. Low development densities in vicinity.

**The parcels identified as Assessor Parcel Numbers, 062-061-16, 062-061-14 and 062-061-17 are surrounded on all sides by similarly sized parcels zoned TPZ and FR-160. The parcel identified as APN 062-071-08 is surrounded by smaller large lot parcels, zoned FR-160, TPC, RL-160, RL-40 and RL-20 to the east and south. To the west are smaller parcels zoned Residential Estate 10-Acres (RE-10) and RE-5. TO the north there continues to be smaller RE-5 parcels and one Single-Unite Residential Parcel (R1), which consists of a mobile home park, located approximately 230 feet from the subject property line. The rezone to TPZ would create an applicable setback of 50 feet on parcels within the Georgetown Rural Center. As the project proposes no change in the current land uses of the parcels the project would be consistent with the heavily forested rural nature of the parcels within the project vicinity.**

#### **Zoning Policies:**

**130.21** – This project is consistent with this chapter of the zoning ordinance.

**The subject parcels are currently zoned Forest Resource 160-Acres (FR-160) and Rural Lands 40-Acres (RL-40) and would be rezoned to Timber Production Zone (TPZ) with approval of the project. The project has been analyzed in accordance with Zoning Ordinance Section 130.21.030 (Development Standards) for minimum lot size, widths and building setbacks.**

**Properties zoned TPZ have a minimum lot size of 160 acres, with a minimum lot frontage of 200 feet. The project sites range in size from six to 590 acres. The six acre parcel and 40 acre parcel are**

**currently zoned FR-160 and are located within the 590 acre sized parcel. As such these parcels are being analyzed cumulatively. The project would conform with the development standards of the TPZ zoning designation.**

**Timber Production (TPZ).** The TPZ, Timber Production Zone, is applied to identify and regulate lands subject to the Forest Taxation Reform Act of 1976 (California Government Code Section 51110, et seq.). Criteria for establishing a TPZ is located in Section **130.40.350** (Timber Production Zone: Criteria, Regulations, and Zone Change Requirements).

**130.40.350 – D.1, D.2, D.3 and E.** This project is consistent with this chapter of the zoning ordinance

### **Timber Production Zone: Criteria, Regulations, and Zone Change Requirements**

**D. TPZ Rezone Application Requirements.** In addition to the requirements set forth in Chapter 130.63 (Amendments and Zone Changes), the following is required as part of any zone change to TPZ:

**1. Timber Production Assessment.** Based on General Plan Policy 8.3.1.3, the **Ag Commission** shall assess property to determine its suitability for timber production. Their decision as to suitability shall be based, in part, on the following findings:

**a.** Property is identified as meeting Timber Site Classifications I, II, or III, as defined in the *California Forest Handbook* and the *Soil Survey of El Dorado Area* issued April 1974 by the USDA Soil Conservation Service and the U.S. Forest Service;

**The timberlands included in the rezone application have been identified as timber site Class 1 in previous timber harvest plans. The properties are capable of growing an volume of wood fiber of at least 15 cubic feet per acre” as defined in California Government Code 51104(f)**

**b.** Property is being used for commercial forestry/timber production;

**The included timberlands are currently being managed by a team of Registered Professional Foresters which are employed directly by the owner. The past and current management objective is the sustained yield of commercial forest products.**

**c.** Property possesses topographical and other features that makes it suitable for timber production;

**The topography, soil composition, and climate associated with these timberlands makes them well suited for commercial forest management.**

d. No conflict exists with adjacent high density development.

**No known compatible use conflicts currently exist. This is a rural forested area east of Georgetown. The land use designation for this area in the General Plan is Natural Resources (NR).**

**2. Forest Management Plan.** A forest management plan for the property shall be submitted that has been prepared or approved by a Registered Professional Forester, as defined in Article 8 (Glossary: See "Qualified Professional: Registered Professional Forester"). Prior to approval of the zone change application, the forest management plan shall be reviewed and approved by the Ag Commission. The forest management plan shall include, at a minimum, a discussion and recommendation on each of the following:

a. Commercial harvesting, a history of past operations, and recommendations for the future;

**The subject parcels have been under the ownership of the Siller family for more than 40 years. The Siller family and Siller Brothers Inc. have been involved in the California timber industry since the 1940's. The current owners and managers are second and third generation family members. The forest management of these timberlands is intertwined with the overall management of their entire timberlands ownership which is approximately 20,000 acres. Most of the Company's timberlands are located in Butte, Yuba, and Plumas Counties.**

**Commercial harvesting of the Buckeye and Quintette properties occurred when they were first acquired in the 1960's and 1970's. A commercial harvest last occurred on the Quintette property in the late 1990's. The timberlands near Buckeye were last harvested in the early 2000's. Thus, these timberlands have a historic cutting cycle of about 20 to 25 years. This pattern should continue into the foreseeable future in order to secure adequate regeneration, prevent over stocking and encourage growth rates.**

b. Provisions for legal and physical access to the property so commercial operations can be carried out;

**There are no identified legal or physical access issues associated with the subject properties. All properties are accessed via private roads owned by Siller Brothers Inc. Wentworth Springs Road, an El Dorado County maintained road traversed the southwest portion of the 590 acre Quintette parcel.**

c. A reasonable attempt to locate the boundaries of the property and attempts to protect the property against trespass;

**The property lines have been identified in the past, at the time of**

**prior timber harvests. The owner's Forestry Staff reviews the property lines periodically in attempt to discover and prevent trespass.**

d. Disease or insect control work;

**The owner's Forestry Staff periodically performs a reconnaissance survey of the properties in order to detect potential insect and/or disease problems. If significant problems are detected, then a salvage harvesting operation and/or other silviculture treatment is implemented as necessary. Most insect and/or disease problems can be prevented by conducting periodic harvests which provide stocking control and improve overall forest health.**

e. Thinning slash disposal, pruning, and other appropriate silvicultural work;

**The owner's Forestry Staff evaluates the properties for various silvicultural treatments during periodic field reconnaissance tips. If thinning, pruning or other treatments are needed, then a recommendation is developed and made to the owner. These recommendations typically shorten or lengthen the time between periodic commercial harvests and/or stand treatments. Slash treatments are normally evaluated and prescribed in conjunction with the preparation of timber harvest plans.**

f. A fire protection plan including a fuels management program;

**No formal fire protection plan has been developed for these properties. The need for forest fuels treatment is normally evaluated and prescribed in conjunction with preparation of timber harvest plans. Past fuels treatments have been in compliance with State regulations. Company employees and contractors participating in timber harvesting or other forest management activities are required to comply with all governmental regulations related to fire prevention.**

g. Erosion control on existing roads and skid trails along with maintenance of existing roads

**Erosion control on skid trails and logging roads is accomplished at the time of harvesting and is in compliance with standards established by the California Forest Practice Rules. The maintenance of the private gated main access roads is performed as necessary. These roads receive minimal vehicle traffic.**

h. Planting of a significant portion of the understocked areas of the land.

**These timberlands currently meet the stocking standards established by**

**the California Forest Practice Rules and California Public Resources Code 4561.**

3. The property shall currently meet the timber stocking standards as set forth in the California Public Resources Code Section 4561 and the forest practice rules adopted by the State Board of Forestry for the district in which the property is located. As an alternative, the owner shall sign an agreement with the Board to meet the timber stocking standards and forest practice rules by the fifth anniversary of the signing of said agreement. After the zone change to TPZ is approved, failure to meet the state's timber stocking standards and forest practice rules within the five year time period will provide the Board grounds for rescinding the zone change of the property.

**These timberlands currently meet the stocking standards established by the California Forest Practice Rules and California Public Resources Code 4561.**

**E. Continued Eligibility.** The property owner shall continuously comply with at least six of the criteria in the forest management plan required under Subsection D.2 (Forest Management Plan) above, in order to continue to be eligible for the TPZ classification.

***Specific Use Regulations Title 130 - Article 4 El Dorado County Zoning Ordinance (Adopted 12/15/2015) Page 239***

Staff Recommendation:

The proposed rezone would change current zoning of the properties from Forest Resource 160-Acres (FR-160) and Rural Lands 40-Acres to Timber Production Zone (TPZ), which is consistent with the Natural Resource General Plan Land Use Designation. No physical change or impacts would be associated with the rezone. Staff has determined that the proposed project is consistent with the TPZ zone, as well as other applicable El Dorado County Zoning Ordinance requirements and General Plan policies and recommends support of the rezone.

Chair Boeger addressed the public for comment; Applicant's representative Richard Frye was available for questions.

***It was moved by Mr. Bacchi and seconded by Mr. Bolster to recommend APPROVAL of Staff's recommendation of applicants request for rezoning four parcels ranging in size from 590 acres to six acres to Timber Production Zone (TPZ), APNs 062-071-08, 062-061-14, 062-061-16 and 062-061-17. The parcels have a zoning designation of Forest Resource 160-Acres (FR-160) and Rural Lands 40-Acres (RL-40) and a General Plan Designation of Natural Resource (NR), which is consistent with the Natural Resource General Plan Land Use Designation.***

***Motion passed***

**AYES: Neilsen, Draper, Walker, Bacchi, Bolster, Boeger**

**NOES: None**

**ABSENT: Mansfield**