

**COUNTY OF EL DORADO PLANNING AND BUILDING  
DEPARTMENT  
PLANNING COMMISSION  
STAFF REPORT**



**Agenda of:** September 14, 2017  
**Staff:** Evan Mattes

**REZONE**

**FILE NUMBER:** Z17-0002/Siller Brothers

**APPLICANT/AGENT:** Richard Frey

**OWNER:** Siller Brothers Inc.

**REQUEST:** Rezone three properties (Assessor's Parcel Numbers 062-061-14, 062-061-16, and 062-061-17) from Forest Resource 160-Acre (FR-160) to Timber Production Zone (TPZ); and  
  
Rezone one property (Assessor's Parcel Number 062-071-08) from Rural Lands 40-Acre (RL-40) to Timber Production Zone (TPZ).

**LOCATION:** Assessor's Parcel Numbers 062-061-14, 062-061-16, and 062-061-17: North and south sides of Wentworth Springs Road, approximately ten miles east of the intersection with Highway 193, in the Quintette area, Supervisorial District 4 (Exhibit A).  
  
Assessor's Parcel Number 062-071-08: South side of Wentworth Springs Road, approximately three miles east of the intersection with Highway 193, in the Buckeye area, Supervisorial District 4 (Exhibit A).

**APNS:** 062-071-08, 062-061-14, 062-061-16 and 062-061-17 (Exhibit B)

**ACREAGE:** 1,056 acres total

**GENERAL PLAN:** Natural Resource (NR) (Exhibit C)

**ZONING:** 062-061-14, 062-061-16 and 062-061-17: Forest Resource 160-Acre (FR-160) and 062-071-08: Rural Lands 40-Acre (RL-40) (Exhibit D)

**ENVIRONMENTAL DOCUMENT:** Exempt pursuant to Section 15264 of the California Environmental Quality Act (CEQA) Guidelines (Timberland Preserves)

**RECOMMENDATION:** Staff recommends the Planning Commission recommend the Board of Supervisors take the following actions:

1. Find that the project is Exempt pursuant to California Environmental Quality Act Guidelines Section 15264; and
2. Approve Z17-0002 rezoning Assessor's Parcel Numbers 062-061-14, 062-061-16, and 062-061-17 from Forest Resource 160 Acres to Timber Production Zone and rezoning Assessor's Parcel Number 062-071-08 from Rural Lands 40 Acres to Timber Production Zone based on the Findings presented.

**EXECUTIVE SUMMARY:**

Approval of this rezone would change the zoning of three parcels from Forest Resource 160-Acres and one parcel from Rural Lands 40-Acres to Timber Production Zone (TPZ) (Exhibit E). 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. The project applicant is requesting this rezone so as to preserve the long term commercial timber management of the subject parcels. 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, as discussed in the Findings.

**BACKGROUND:**

The Forest Taxation Reform Act of 1976 was established to provide property owners an incentive to grow and maintain naturally occurring and/or cultivated timber products on their property. The incentive is similar to that provided under the Williamson Act Contract, where the property owner receives a beneficial property assessment for a long-term commitment to agricultural uses. Under a TPZ rezone, the applicant will receive a reduced property tax assessment by maintaining State-mandated timber stocking standards on the property.

**SITE DESCRIPTION:**

Three of the parcel sites are located within the vicinity of the Quintette Rural Center, with one parcel, APN 062-071-08, being located within the Georgetown Rural Center (Exhibit A). All sites are undeveloped, with an overstory of pine and cedar trees (Exhibit G). The parcel identified as APN 062-061-16 (Site 1) contains 590 acres, is traversed by Wentworth Springs Road and contains several intermittent and perennial streams. The parcel identified by APN 062-

061-14 (Site 2) is six acres in size and is located within the northeastern portion of APN 062-061-16 (Site 3). The northern and southerly boundaries of this parcel approximate the location of a Georgetown Divide Public Utilities District (GPUD) ditch line. APN 062-061-14 is included in the deed description of APN 062-061-16. The parcel identified as APN 062-061-17 consists of 40 acres and is located within the eastern section of APN 062-061-16, which is accessed through a private road located within the parcel. These three parcels are grouped together, located approximately 3,800 feet above sea level and surrounded on all sides by similar large parcels. The parcel identified as APN 062-071-08 contains 420 acres and is bordered to the north and west by smaller Residential Estate Five-Acre (RE-5) parcels and one Single-Unit Residential (R1) parcel, and to the south, south west, and east by larger Forest Resource 160-Acre (FR-160) and Rural Land 40-Acre (RL-40) zoned parcels (Exhibit D). This parcel is located approximately 3,000 feet above sea level.

**PROJECT DESCRIPTION/CONSISTENCY:**

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, as the project sites are undeveloped and are used currently for commercial timber harvesting.. 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, as discussed in the Findings.

**ENVIRONMENTAL REVIEW:**

Staff has determined that the proposed project would not have a significant effect on the environment and the project is Exempt pursuant to CEQA Guidelines Section 15264, local adoption of timberland preserve zones.

**SUPPORT INFORMATION**

**Attachments to Staff Report**

Findings

- Exhibit A.....Location Map
- Exhibit B.....Assessor’s Parcel Map
- Exhibit C.....General Plan Land Use Map
- Exhibit D.....Current Zoning Map
- Exhibit E.....Proposed Zoning Map
- Exhibit F.....Aerial Map
- Exhibit G.....Forest Management Plan
- Exhibit H.....Agricultural Commission Memorandum; July 12, 2017