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TO: County of El Dorado Agricultural Commissioner/Commission

FROM: Cameron Welch, Senior Planner

DATE: August 2, 2024

RE: **MEMO to Review Grazing Lands General Plan Policy for the Following Project Proposals:**

**A) Lime Rock Valley Specific Plan - Agricultural Review Request
Assessor's Parcel Numbers: 109-020-001 and 109-020-005**

**B) Marble Valley Specific Plan - Agricultural Review Request
Assessor's Parcel Numbers: 087-200-74; 119-020-56 and -57; 119-030-13 through -19; and 119-330-01**

Planning Request and Project Descriptions:

Two Specific Plan proposals (A) and (B) are planned for Board of Supervisor decision, following Planning Commission recommendation. Specific Plan requests necessarily include a General Plan Amendment and Rezone requests. Both of the following projects also have Development Agreement requests for the County to negotiate desired terms outside of regulatory requirements and Planned Development overlay requests to enable site development flexibility. 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

Planning staff requests Agricultural Commission review for the proposed Specific Plan (SP12-0003) 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.

General Plan Policy 8.1.2.2 (Grazing Lands) within the Agricultural and Forestry Element regulates the creation of lots under 40 acres for properties with historical grazing. Portions of the site have been historically used for grazing. Planning staff requests discussion and recommendation regarding whether these proposed Specific Plan parcels would continue to be considered suitable and practical for grazing.

-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.

B) Village of Marble Valley Specific Plan proposal

Planning staff requests Agricultural Commission review for the proposed Specific Plan (SP12-0003) to establish the Village of Marble Valley Specific Plan (VMVSP), which proposes 3,236 residential units, 475,000 square feet of commercial use, 55 acres of agricultural use, 1,284 acres of open space (including 466 acres of open space for a passive, day-use park or private open space), and 87 acres of public facilities/ recreational use (including 47 acres of public parkland) on 2,341 acres.

General Plan Policy 8.1.3.2 (Protection of Agricultural Lands) regulates setbacks from agricultural zoned lands. Planning staff requests discussion and recommendation regarding adjacency to surrounding agricultural zoned lands.

-The Land Use Map for the 1996 General Plan shows sites included with this proposal designated Low-Density Residential (LDR), which is considered a designation for non-agricultural uses.

Please note: for information regarding this project please visit this website:

**Village of Marble Valley Specific Plan | Engage El Dorado
(engagementhq.com)**