



AGRICULTURAL COMMISSION

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Greg Boeger, Chair – Agricultural Processing Industry
John Winner, Vice-chair – Forestry/Related Industries
Chuck Bacchi – Livestock Industry
Tom Heflin – Fruit and Nut Farming Industry
David Pratt – Fruit and Nut Farming Industry
Lloyd Walker – Other Agricultural Interests
Gary Ward – Livestock Industry

MEMORANDUM

DATE: October 19, 2007

TO: Patricia Kelly, Planner

FROM: Lloyd Walker, Chair Pro Tem

SUBJECT: **Z 07-0035/TM 07-1449 – CORDERO RANCH (DONALD GILMAN/KEN PURCELL REQUEST TO REZONE**

During the Agricultural Commission's regularly scheduled meeting held on October 10, 2007 the following discussion and motion occurred regarding Z 07-0035/TM & 07-1449 – Cordero Ranch (Donald Gilman/Ken Purcell) request to rezone a parcel from RA-20 (Residential Agricultural – Twenty Acre) to RE-10 (Estate Residential – Ten Acre) and a tentative map to create eight 10-acre parcels. The property, identified by Assessor's Parcel Numbers 087-190-19 and -22, consists of 40 acres, and is located on the north of South Shingle Road approximately 2.0 miles west of the intersection with Latrobe Road, in the Latrobe area. (District 2)

Mr. Ward stated that he would recuse himself and abstain from voting on this application.

Steve Burton gave details of the site visit to the property. The two 40-acre parcels are located between South Shingle Road and Settler's trail on historic grazing lands (these parcels were part of a historic sheep ranch). The applicants would like to split each 40 acre parcel into 4, ten acre parcels. By doing so, there would be an additional 6 parcels created in the area, with a possibility of 12 new residences (including granny flats). Over 70% of the surrounding parcels are 40 acres or larger and most are zoned RA-40 (Residential Agricultural – 40 Acre). The subject parcels are zoned RA-20 (Residential Agricultural – 20 Acre) with a RR (Rural Residential) Land Use Designation and are not in a Community Region or Rural Center. According to General Plan Policy 2.1.3.1, "All lands not contained within the boundaries of a Community Region or a Rural Center are classified as Rural Regions." According to the General Plan, the objective of Rural Regions is to, "Provide a land use pattern that maintains the open character of the County, preserves its natural resources, recognizes the constraints of the land and the limited availability of infrastructure and public services, and preserves the agricultural and forest/timber area to ensure its long-term viability for agriculture and timber operations." General Plan Policy 8.1.2.2 states that land suitable for grazing, that were not given an urban or nonagricultural Land Use Designation in the 1996 General Plan, shall be protected with a minimum of 40 acres.

Ken Purcell, Engineer for the project, spoke of road improvements that would be made, water capacity of wells on the property, septic system and percolation tests showing the systems meet the required standards. He also gave a brief explanation of the soils on the parcels (non-choice). There are no oaks on the property and Ag setbacks would not be an issue in order to construct the planned residences.

Don Gilman presented two comparison pictures of the Bass Lake area that showed the growth and development surrounding his current residential property which has given him the desire to develop these two parcels into eight parcels so he and his family can move away from the current development. He also gave a quick explanation of their proposed project.

Staff brought to the Ag Commission's attention that an email from another neighbor was recently received in opposition to the project.

Several neighbors in the Rainbow Meadows area offered their support of the project and stated the benefits it would bring to their community which included increased land values.

Robert Laurie, Land Use Council for the applicants on the next item (VIII.) for Chris Beauchamp, stated that he had a difference of opinion regarding staff's interpretation of General Plan Policy 8.1.2.2.

It was moved by Mr. Bacchi and seconded by Mr. Heflin, to recommend DENIAL of Z 07-0034/TM 07-1449 – Cordero Ranch (Donald Gilman/Ken Purcell) request to rezone a parcel from RA-20 (Residential Agricultural –Twenty Acre) to RE-10 (Estate Residential-Ten Acre) and a tentative map to create eight 10-acre parcels because: 1.) these parcels were historically used for grazing land; 2.) were not assigned urban or other non-agricultural uses in the Land Use Map for the 1996 General Plan; 3.) since the project is proposed to be located on historical grazing land, and as such, should be protected, as described in General Plan Policy 8.1.2.2, with a 40 acre minimum parcel size. Motion passed.

AYES: Heflin, Pratt, Bacchi, Walker
NOES: None
ABSTAIN: Ward
ABSENT: Boeger, Winner

If you have any questions regarding the Agricultural Commission's actions, please contact the Agriculture Department at (530) 621-5520.

LW:na

cc: Donald & Ruth Gilman
Ken Purcell