



Agricultural Commission Staff Report

Date: September 06, 2024
To: El Dorado County Agricultural Commission
From: LeeAnne Mila; Agricultural Commissioner
Subject: **TM23-0005 Eide Subdivision Map**
Assessor's Parcel Number: 089-110-062-000

Planning Request and Project Description:

Planning Division is requesting comments and/or conditions from Agricultural Commission for the proposed tentative subdivision map, TM23-0005 (APN 089-110-062-000). The proposed tentative subdivision map would subdivide a 79.94-acre parcel into eleven (11) parcels. Three (3) of the proposed parcels would be approximately 10 acres, and eight (8) parcels would be between 5 acres to 6.8 acres.

The project site is located north of Gold Hill Road and Carlton Lane and west of Oro Loma Drive. The applicant's parcel, APN 089-110-062-000, is 79.94 acres. It has a General Plan land use designation of Low Density Residential (LDR) and is zoned Residential Estate - 10 Acres (RE-10) and Residential Estate – 5 Acres (RE-5).

The subject parcel and the adjacent parcels are in Supervisor District 4.

Parcel Description:

- Parcel Number and Acreage: 089-110-062, 79.94 Acres
- Agricultural District: Yes
- Land Use Designation: LDR (Low Density Residential)
- Zoning: RE-5, RE-10 (Residential Estate, 5 and 10 acres).

Relevant General Plan Policies:

Policy 8.1.4.1 The County Agricultural Commission shall review all discretionary development applications and the location of proposed public facilities involving land zoned for or designated agriculture, or lands adjacent to such lands, and shall make recommendations to the reviewing authority. Before granting approval, a determination shall be made by the approving authority that the proposed use:

- A. Will not intensify existing conflicts or add new conflicts between adjacent residential areas and agricultural activities; and
 - ***Though this development has the potential to create conflicts it is being created consistent with General Plan Policies in place to buffer agriculture***
- B. Will not create an island effect wherein agricultural lands located between the project site and other non-agricultural lands will be negatively affected; and
 - ***Though this has the potential to create an island effect on the LA-10 parcel to the south, it is being created consistent with General Plan Policies in place to buffer agriculture***
- C. Will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to agricultural lands
 - ***Though this project will reduce the buffering effect that the 79.94 acre parcel has for the agriculturally zoned parcels to the north and south, it is being created consistent with General Plan Policies in place to buffer agriculture***

Policy 8.2.2.5 New parcels adjacent to parcels zoned for agriculture shall not be created unless the size of the parcel is large enough to allow for an adequate setback from the surrounding agricultural parcels for any incompatible uses.

- ***The parcels created next to the agriculturally zoned parcels, will be able to sustain a 200 ft. setback***

Policy 8.2.2.6 Residential uses that are established adjoining grazing land shall have agricultural fencing per County Standards.

- ***Fencing should be constructed bordering the agricultural grazing properties to the north.***

Sec. 120.12.058. - Private easements; fences.

Any major land division into parcels of ten acres or less that borders on an agricultural preserve (Williamson Act property) that is used primarily for livestock purposes shall be required to construct and maintain a fence along the border on a ten foot easement adjacent to the preserve that allows adjacent

owners access for the sole purpose of maintaining the fence. The fence and easement shall be maintained for as long as the adjacent land is an agricultural preserve. The specifications for the fence shall be provided by resolution of the Board of Supervisors. The easement shall be totally on the land to be divided which shall be the servient tenement. The dominant tenement shall be the adjacent agricultural preserve land that benefits from the fence and easement through its control of dog and other pet access onto the agricultural preserve land. The easement shall be listed on all tentative and final maps.

B. The determination that agricultural preserve land is primarily used for livestock purposes shall be made by the agricultural commission.

C. A party that causes damage to the fence is responsible for its prompt repair.

Policy 8.1.3.1 Agriculturally zoned lands including Williamson Act Contract properties shall be buffered from increases in density on adjacent lands by requiring a minimum of 10 acres for any parcel created adjacent to such lands. Parcels used to buffer agriculturally zoned lands should have a similar width to length ratio of other parcels when feasible.

- ***The parcels that are being created next to the agriculturally zoned parcels are 10 acres in size.***

Low-Density Residential (LDR): This land use designation establishes areas for single-family residential development in a rural setting. In Rural Regions, this designation shall provide a transition from Community Regions and Rural Centers into the agricultural, timber, and more rural areas of the County and shall be applied to those areas where infrastructure such as arterial roadways, public water, and public sewer are generally not available. This land use designation is also appropriate within Community Regions and Rural Centers where higher density serving infrastructure is not yet available. The maximum allowable density shall be one dwelling unit per 5.0 acres. Parcel size shall range from 5.0 to 10.0 acres. Within Community Regions and Rural Centers, the LDR designation shall remain in effect until a specific project is proposed that applies the appropriate level of analysis and planning and yields the necessary expansion of infrastructure

Policy 8.1.2.2 Some lands within Rural Regions have historically been used for commercial grazing of livestock and are currently capable of sustaining commercial grazing of livestock. If they can be demonstrated to be suitable land for grazing, and if they were not assigned urban or other nonagricultural uses in the Land Use Map for the 1996 General Plan, those lands shall be protected with a minimum of 40 acres unless such lands already have smaller parcels or the Board of Supervisors determines that economic, social, or other considerations justify the creation of smaller parcels for development or other nonagricultural uses. Where 40-acre minimum parcel sizes are maintained, planned developments may be considered which are consistent with the underlying land use designation. Before taking any actions to create parcels of less than 40 acres in areas subject to this policy, the Board of Supervisors and/or Planning El Dorado County General Plan Agriculture and Forestry Element July 2004 (Amended December 2015) Page 171 Commission shall solicit and consider input from the Agricultural Commission

- ***This parcel was designated LDR in the 1996 General Plan. Therefore this policy is not applicable.***

Staff Recommendations:

Although this is a loss of historical grazing land and has the potential to create effects for surrounding agriculture, staff finds that this proposed subdivision map is being created consistent with all applicable county policies and procedures.



The County of El Dorado

AGRICULTURAL COMMISSION

311 Fair Lane
Placerville, CA 95667-4197

Phone (530) 621-5520
Fax (530) 626-4756

Greg Boeger, Chair- Agricultural Processing Industry
David Bolster, Vice Chair - Fruit and Nut Farming Industries
Lloyd Walker - Other Agricultural Interest
Shamarie Tong- Livestock Industry
Bill Draper- Forestry Related Industries
Chuck Mansfield- Fruit and Nut Farming Industries
Tim Neilsen- Livestock Industry

MEETING NOTIFICATION

The El Dorado County Agricultural Commission has been requested to review a project application for a parcel that is located in the proximity of your property. It is the customary business practice for this Commission to notify all parcels located within 1,000 feet of the subject parcel's boundary lines. Please note that the requested project may or may not affect your property.

The project listed below will be heard by the El Dorado County Agricultural Commission on **September 11, 2024**. This meeting is a public hearing that will begin at **4:00 pm** in the **Building A Board of Supervisors Hearing Room 330 Fair Lane, Placerville, California**. This will also be a Zoom meeting. The link information to join the zoom meeting will be available on the county Legistar calendar at this website: <https://eldorado.legistar.com/Calendar.aspx> under Ag Commission Meetings for 9/11/24 and will be posted with the Agenda on September 6, 2024.

Planning Request and Project Description:

TM23-0005 Eide Subdivision Map Assessor's Parcel Number: 089-110-062-000

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The applicant's parcel, APN 089-110-062-000, is 79.94 acres. It has a General Plan land use designation of Low Density Residential (LDR) and is zoned Residential Estate - 10 Acres (RE-10) and Residential Estate – 5 Acres (RE-5).

The following table, which provides the APN, acreage, land use, and zoning designations for the neighboring parcels, shows that the two adjacent parcels to

the north are in an Agricultural District, have Agricultural Lands (AL) land use designation, and are zoned Agricultural Grazing – 40 Acres (AG-40). One parcel that is south of the subject parcel is zoned Limited Agriculture – 10 Acres (LA-10).

The subject parcel and the adjacent parcels are in Supervisor District 4.

The Agricultural Commission is an advisory body to and for the Board of Supervisors and Planning Commission on all matters pertaining to agriculture. The Agricultural Commission reviews and makes recommendations only on the agricultural element of the project. ***Please note that the exception to this is a "Request for Administrative Relief from an Agricultural Setback" which is processed solely through the El Dorado County Department of Agriculture with the Agricultural Commission's decision being able to be appealed to the El Dorado County Board of Supervisors.*

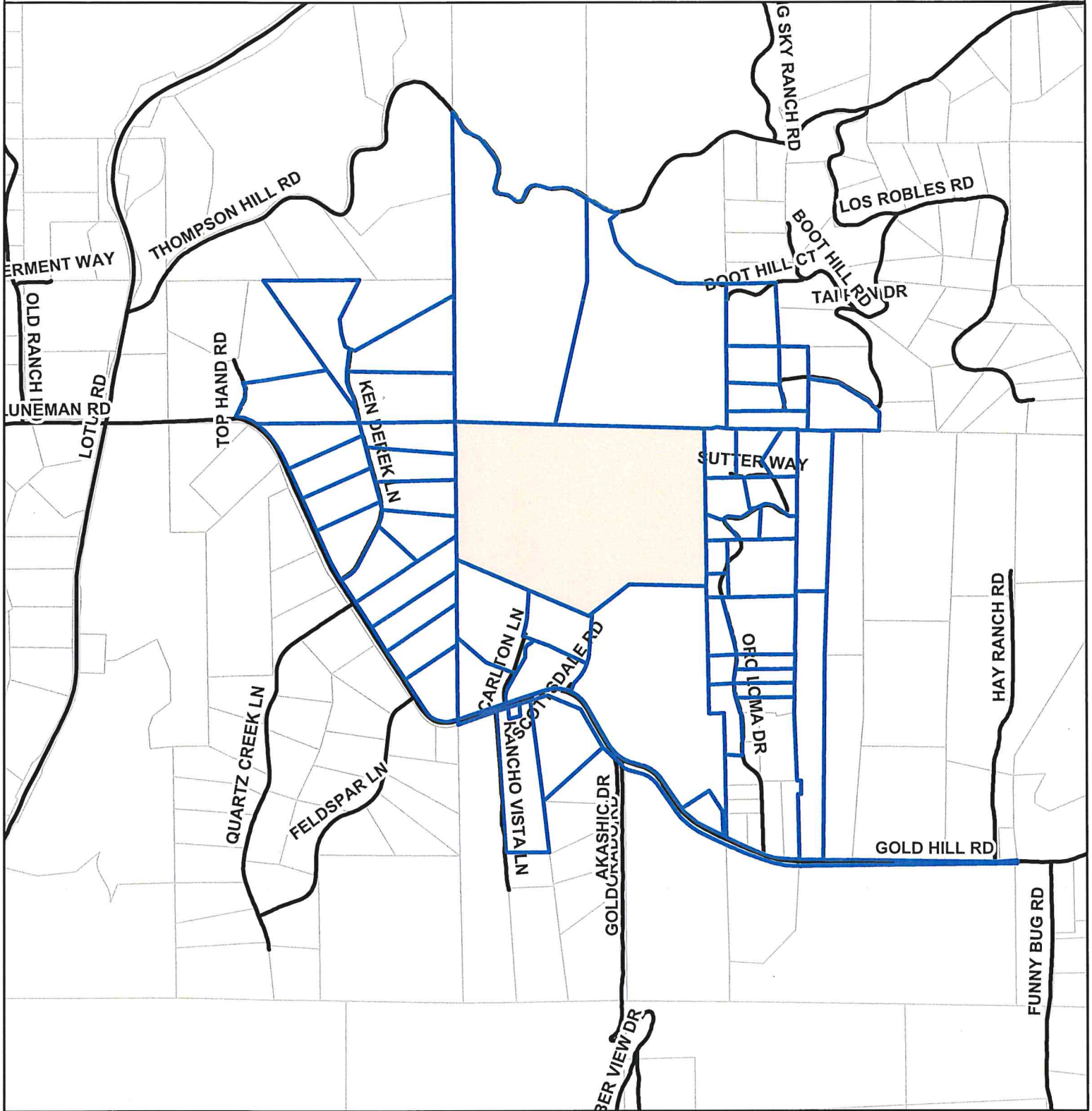
All interested parties for the above-mentioned project are encouraged to attend this meeting. Public testimony will be received on each agenda item as it is called. Individual comments are limited to 3 minutes; and individuals representing a group are allocated 5 minutes.

If you wish to view the meeting agenda in its entirety, please go to following website: <https://eldorado.legistar.com/Calendar.aspx>. The agenda is also posted in the lobby of the Bethell-Delfino Agriculture Building located at 311 Fair Lane, Placerville, California. A copy of the project's submitted documents may also be reviewed at this location.

If you have any questions regarding this meeting, please contact the Clerk to the Agricultural Commission at (530) 621-6647. All questions relating to specific details of the project should be addressed to the Planner, Anna Quan, Associate Planner with Planning Services, (530) 621-5355. This notice was sent to you on 8/29/2024.

Eide

1000 Ft. Notification

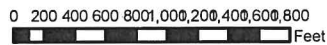


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MAP PREPARED BY: LeeAnne Mills DATE: November 27, 2018
 PROJECT ID: pej/jackson_n
 EL DORADO COUNTY SURVEYOR/G.L.S. DIVISION
 PHONE (530) 621-6511 FAX (530) 626-8731

Parcel Base
 Eide
 Roads

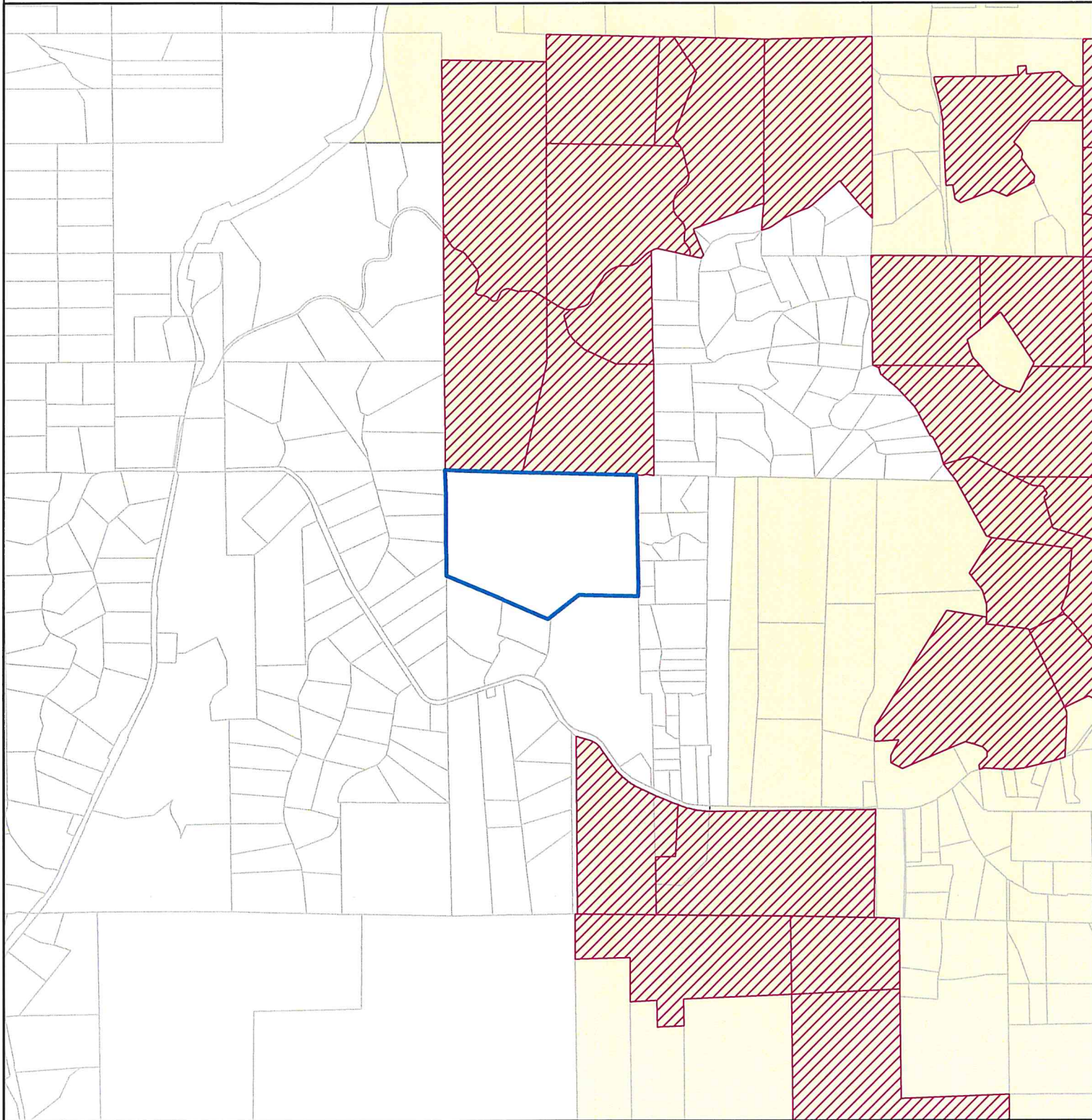


Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



Eide

Proximity to Agricultural District








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MAP PREPARED BY: LeeAnne Mita DATE: November 27, 2018
PROJECT ID: prejackson_p

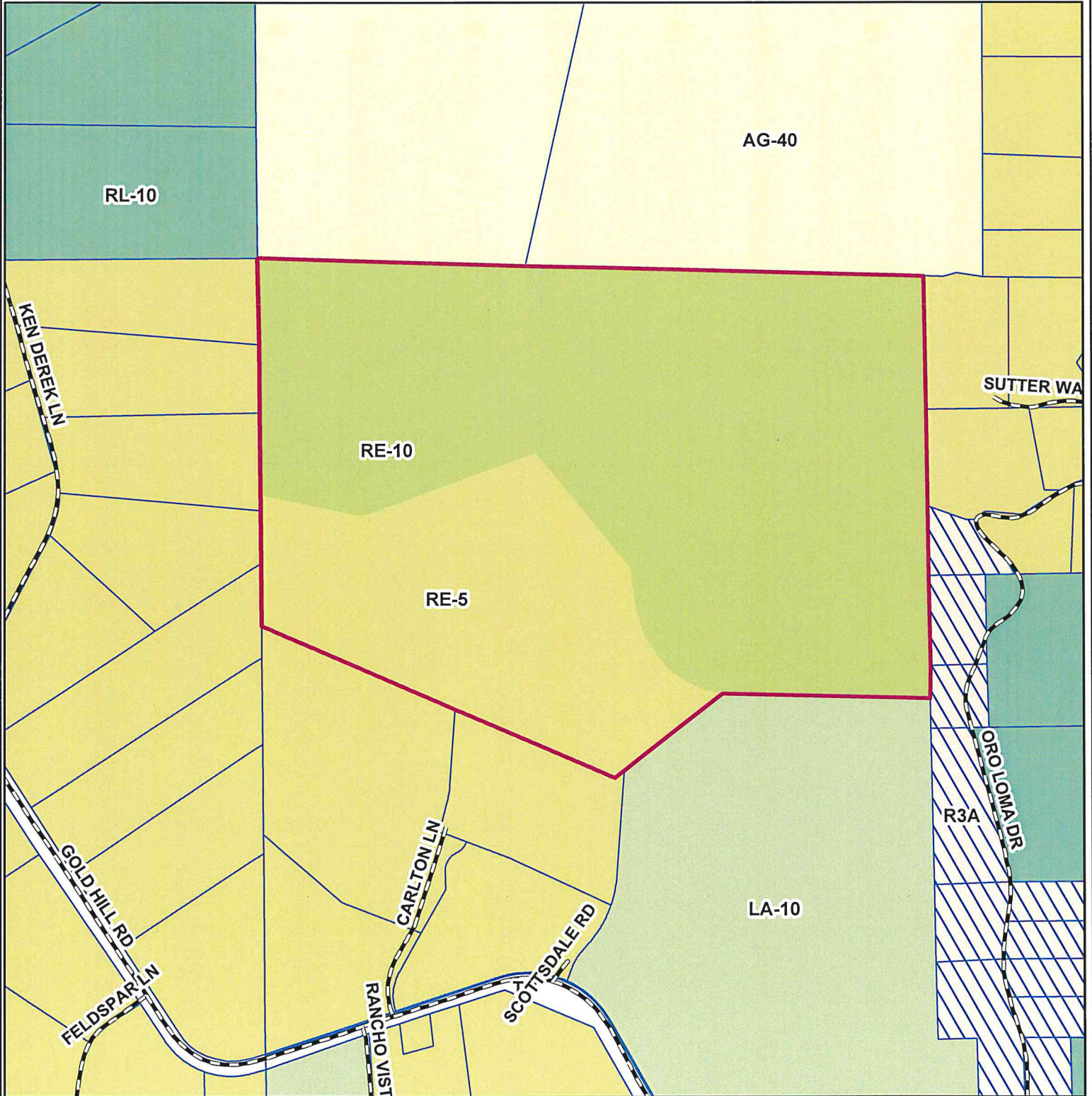
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PHONE (530) 621-6511 FAX (530) 626-8731

-  Eide
-  Ag District
-  Ag Preserves
-  Parcel Base
-  Major Roads



Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)

Eide Zoning



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MAP PREPARED BY: LeeAnne Mills DATE: November 27, 2018
PROJECT ID: projjackson_z

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (330) 621-6511 FAX (330) 626-8731

Parcel Base
Eide
Roads

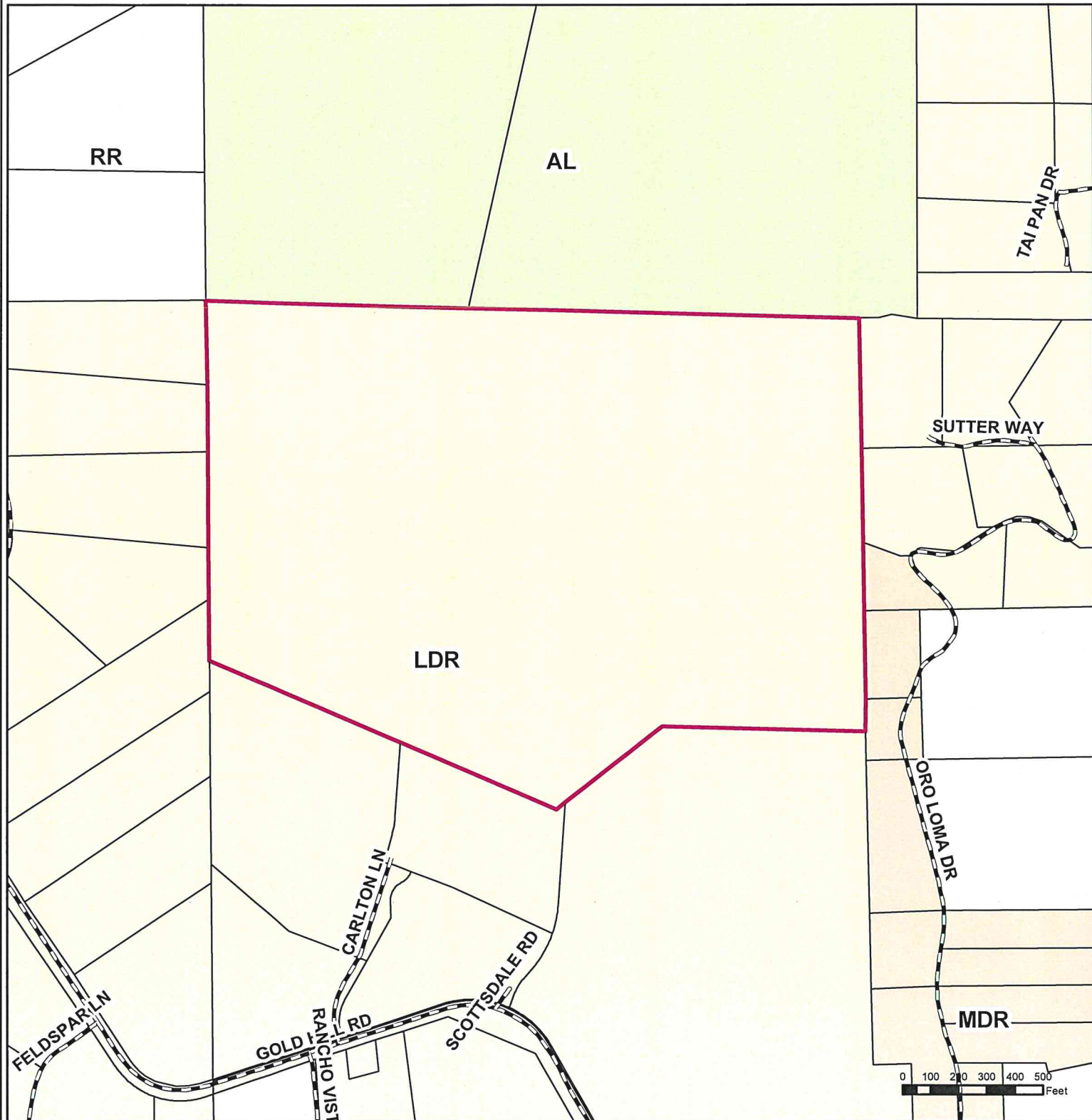
AG-40 = Agricultural Grazing 40 Acres
LA-10 = Limited Agriculture 10 Acres
R3A = Residential 3 Acres
RE-5 = Residential Estate 5 Acres

RE-10 = Residential Estate 10 Acres
RL-10 = Rural Land 10 Acres
TC = Transportation Corridor



Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)

Eide Land Use



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MAP PREPARED BY: LeeAnne Mills DATE: November 27, 2018

PROJECT ID: projJackson_L

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-4731

-  Parcels
-  Eide
-  Roads

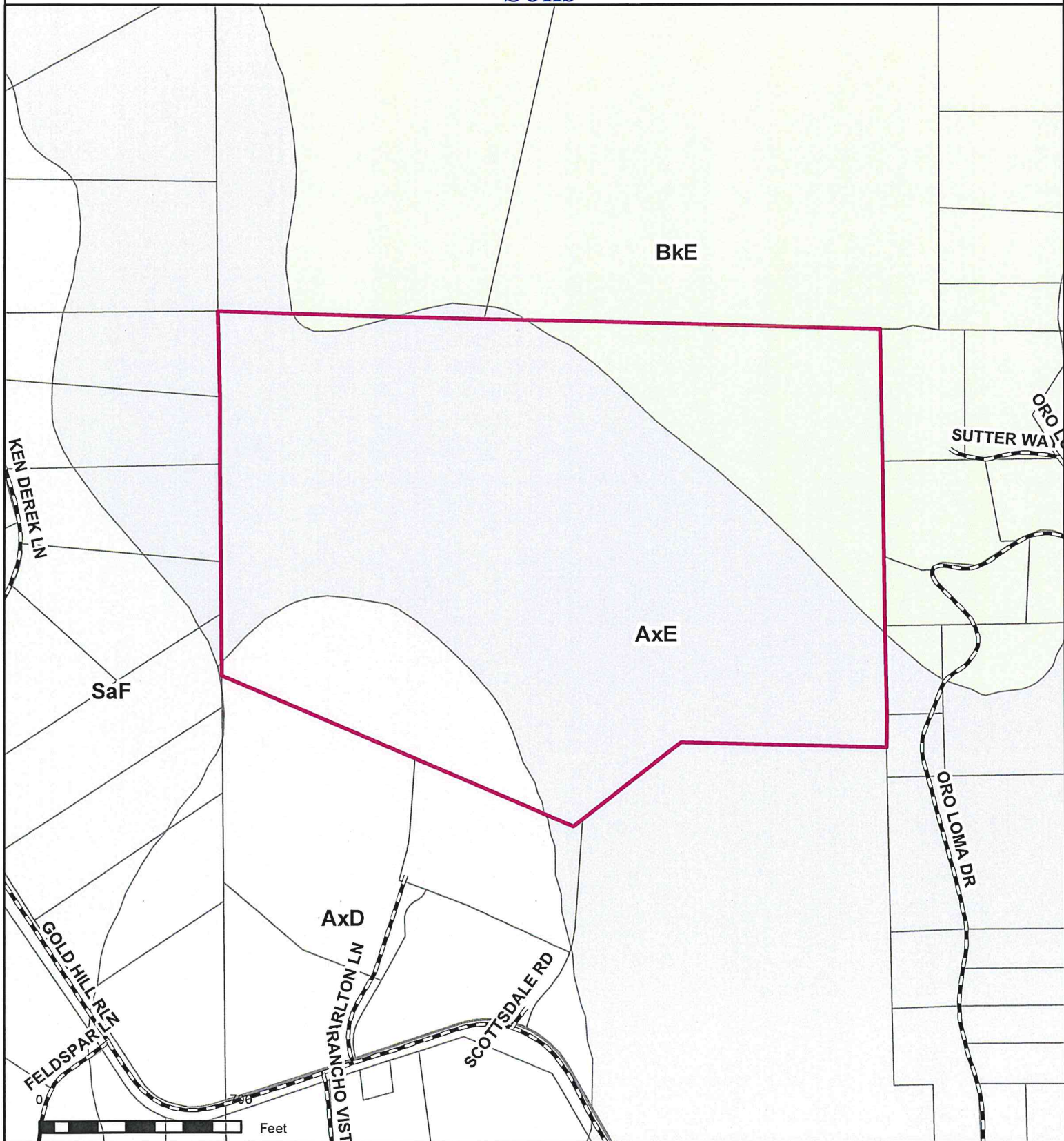
-  Agricultural Lands
-  Low Density Residential







-  Medium Density Residential
-  Rural Residential



Map Displayed in State Plane Coordinate System
(NAD 1983 California Zone 2, feet)

Eide Soils

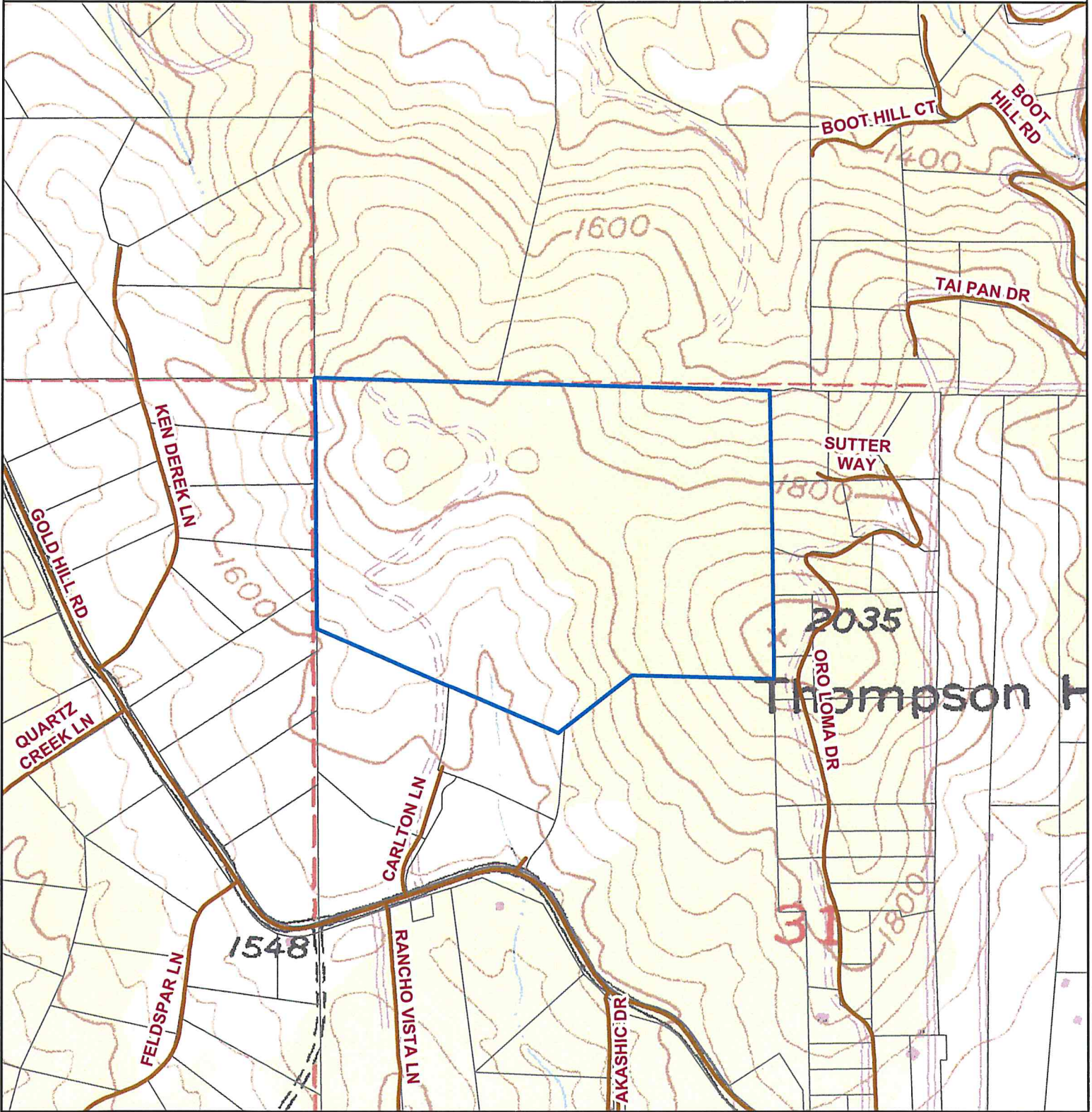


- | | |
|--|---|
|  Eide |  Boomer very rocky loam, 3 to 30 percent slopes |
|  Auburn very rocky silt loam, 2 to 30 percent slopes |  Boomer very rocky loam, 30 to 50 percent slopes |
|  Auburn very rocky silt loam, 30 to 50 percent slopes |  Serpentine rock land |



Map Displayed in State Plane Coordinate System
(NAD 1983 California Zone 2, feet)

Eide Topography



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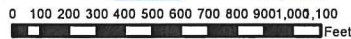
MAP PREPARED BY: LeeAnne Mita DATE: November 27, 2018

PROJECT ID: projJackson_t

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-6311 FAX (530) 626-8731

Legend

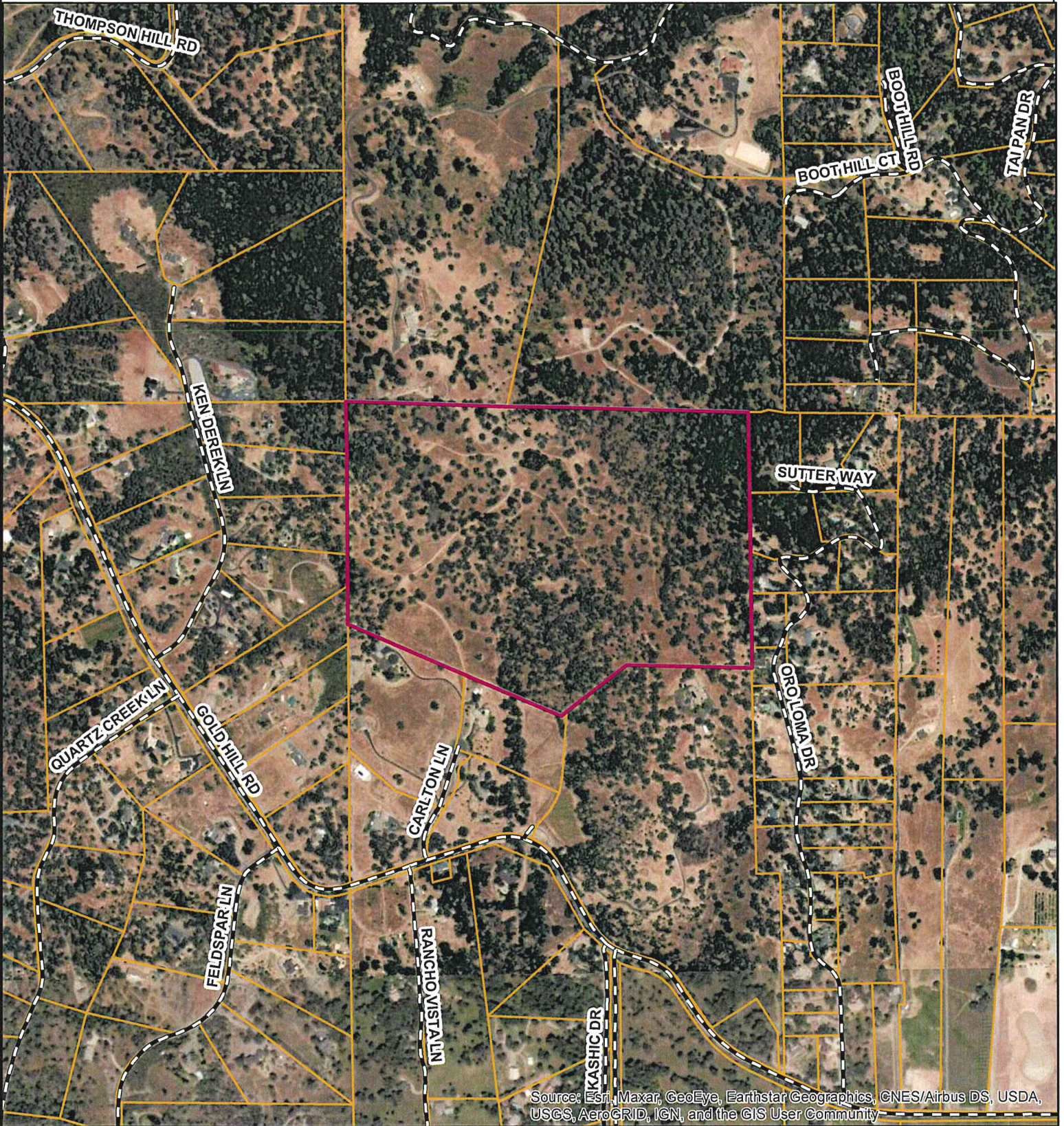
- curroads
- Roads
- Eide
- Parcels



Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



Eide



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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MAP PREPARED BY: LeeAnne Mita DATE: November 27, 2018

PROJECT ID: Jackson_a

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PHONE (530) 621-6511 FAX (530) 626-8731

Legend

- Parcel Base
- Eide
- Roads

0 100200300400500600700800

Feet

Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)

