



Agricultural Commission

Staff Report

Date: May 13, 2026
To: El Dorado County Agricultural Commission
From: Corrie Larsen, Assistant Agricultural Commissioner
Subject: **P24-0006 Collette Tentative Parcel Map**
Assessor's Parcel Number: 069-130-010

Planning Request and Project Description:

Planning Division Staff (Staff) has initiated reviews for a project that will be decided upon in the future. Those receiving notice about this Agricultural Commission (AG) hearing will receive future notice for either a public hearing or notice of decision as the project moves forward in the review process. All recommendations by the AG will become an essential consideration for the final decision to approve, deny, and condition the proposed project.

The proposed project is a Tentative Parcel Map (TPM) dividing an approximately 20.01-acre with one existing residential unit, into three (3) parcels of 10.0 (Parcel 1), 5.0 acres (Parcel 2), and 5.01 acres (Parcel 3) located on the north side of Valley View Road between Walnut Drive and Bainbridge Avenue, Supervisor District 4. The project site is zoned Residential Estate – 5 acres (RE-5), with a General Plan Land Use Designation of Low Density Residential (LDR). The project is adjacent to an agriculturally zoned parcel (PA-20), to the north, on the western half of the project parcel, which has a Williamson Act Contract (WAC), for the neighboring vineyard (Attachment A).

Staff requests that the application to subdivide for a Tentative Parcel Map P24-0006 Collette be placed on the AG's Agenda and for an AG Recommendation pursuant to General Plan Policy 8.1.4.1.

Parcel Description:

- Parcel Number and Acreage: 069-130-010, 20.01 acres
- Agricultural District: No

- Land Use Designation: Low Density Residential (LDR)
- Zoning: Residential Estates 5 acres (RE-5)
- Choice Soils:
 - Rescue Sandy Loam 2-9% slopes

Discussion:

A site visit was conducted on April 21, 2026, to assess the existing conditions regarding the proposed Tentative Parcel Map.

Relevant General Plan Policies & Staff Findings:

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

The proposed parcel is adjacent to a parcel that is zoned Planned Agriculture 20 Acres (PA-20). The proposed parcel map would not intensify existing conflicts or add new conflicts with agricultural activities. No parcel line adjustments will be made directly adjacent to the agriculturally zoned parcel.

- 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

This tentative parcel map will not create an island effect for the adjacent parcels. No zoning changes are being made.

- C. Will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to agricultural lands.

The minimum acreage of parcels created adjacent to agricultural lands is 10 acres for the purpose of buffering per General Plan Policy 8.1.3.1. The proposed parcel map will not reduce buffering effects of existing large parcels adjacent to agricultural lands because the parcel created adjacent to the agricultural lands will be 10 acres thereby meeting the minimum required acreage.

Staff Recommendations:

Staff recommends approval of P24-0006 Collette Tentative Parcel Map pursuant to General Plan Policy 8.1.4.1.



The County of El Dorado

AGRICULTURAL COMMISSION

311 Fair Lane
Placerville, CA 95667-4197

Phone (530) 621-5520
Fax (530) 626-4756
eldcag@edcgov.us

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 For Agricultural Commission Meeting on May 13, 2026

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 **May 13, 2026**. 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 5/13/2026 and will be posted with the Agenda on May 8, 2026. We welcome written public comments and encourage submission by 4:00 pm on the Tuesday prior to the meeting. This allows the Commission sufficient time for review. All comments received will be forwarded to the Commission and included in the public record.

Planning Request and Project Description:

A P24-0006 Collette Tentative Parcel Map Assessor's Parcel Number): 069-130-010

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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.*

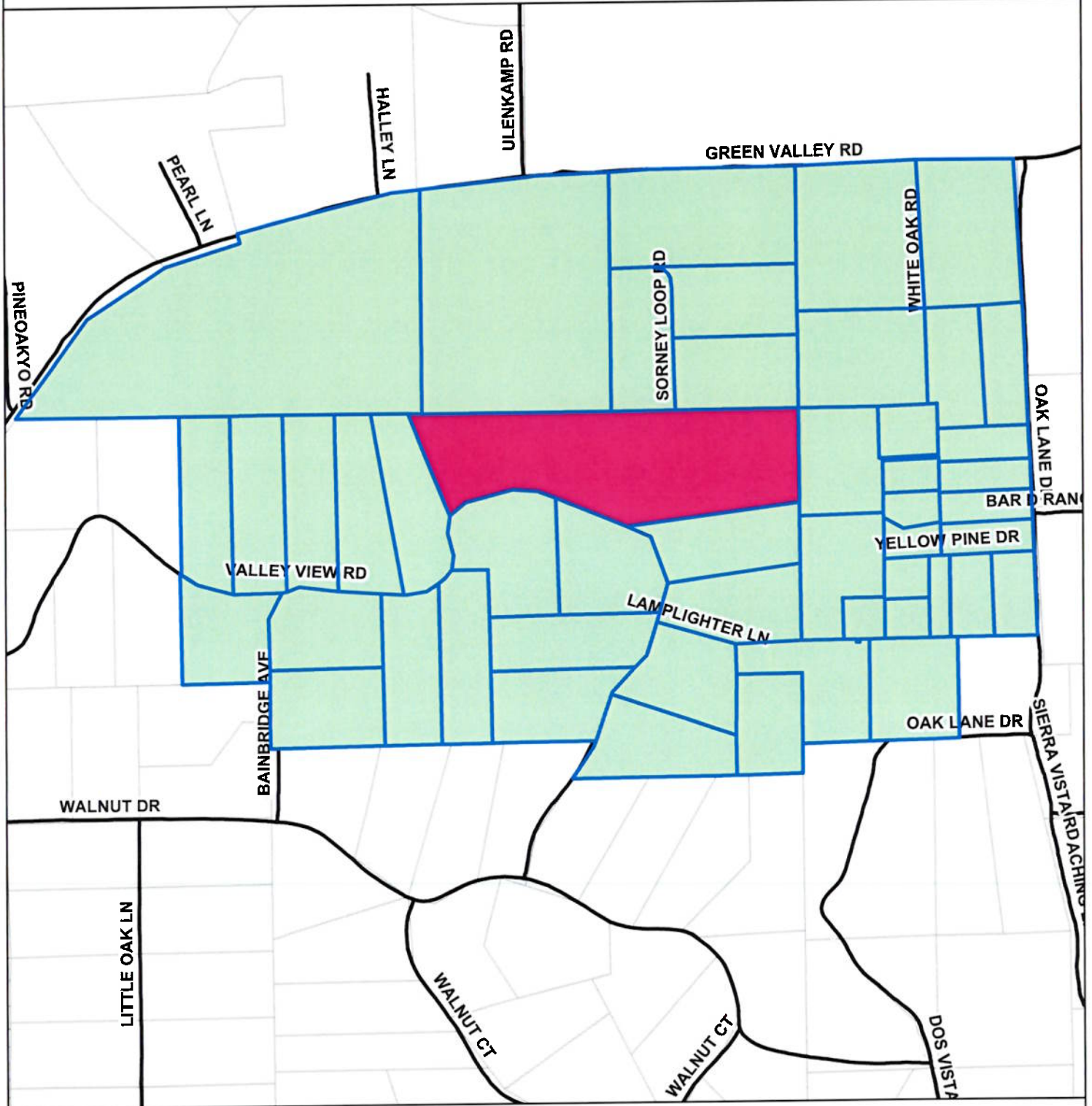
All interested parties for the above-mentioned project are encouraged to attend this meeting. Public testimony will be received on each agenda item as it is called. Individual comments are limited to 3 minutes; and individuals representing a group are allocated 5 minutes.

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, Craig Osborne, Associate Planner with Planning Services, (530) 621-5355. This notice was sent to you on 4/28/26.

COLLETTE

1000 Foot Notification



Notification COLLETTE Parcel Base Roads

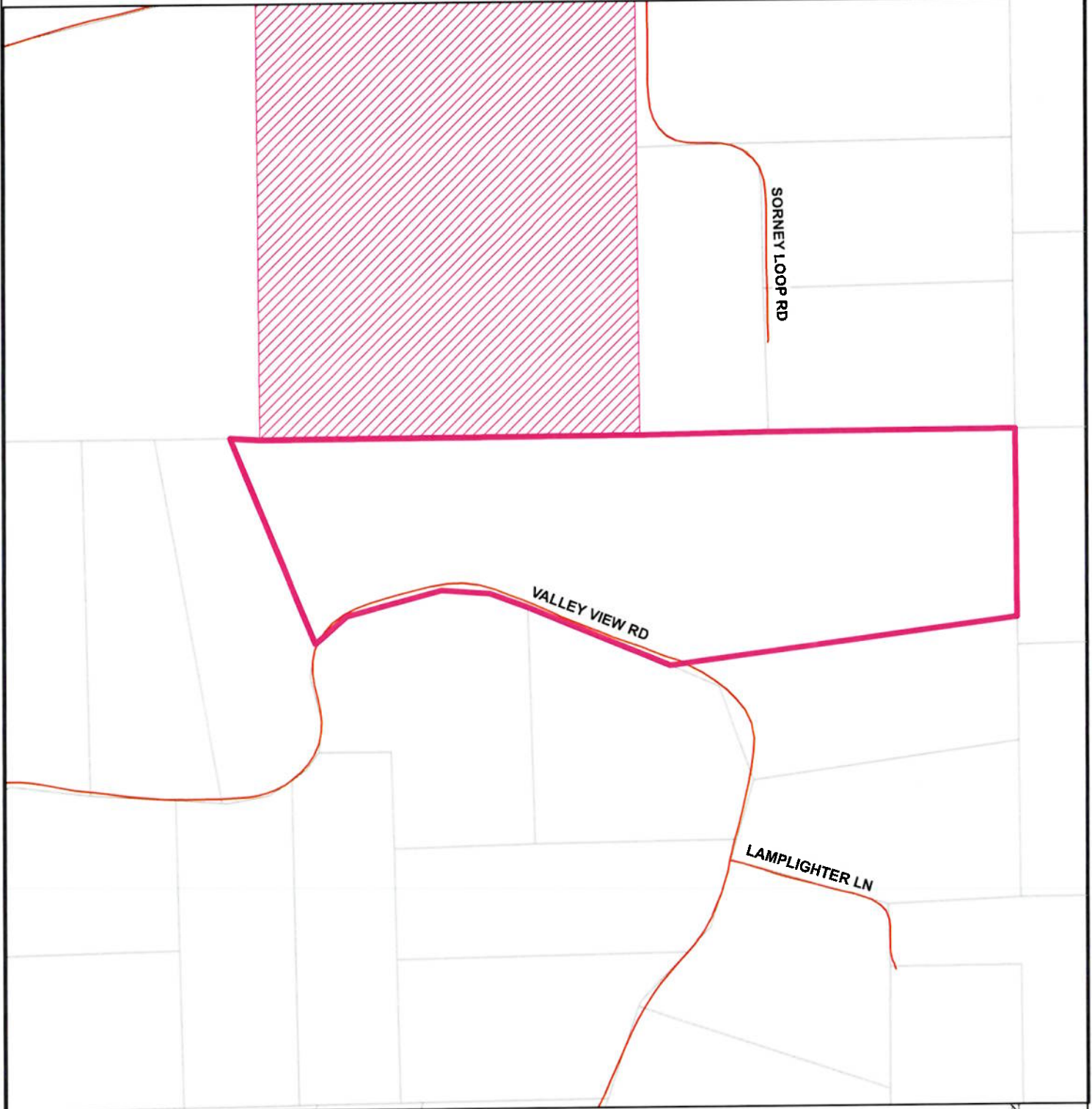
0 200 400 600 800 Feet

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

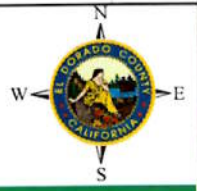


COLLETTE

Proximity to Agricultural District

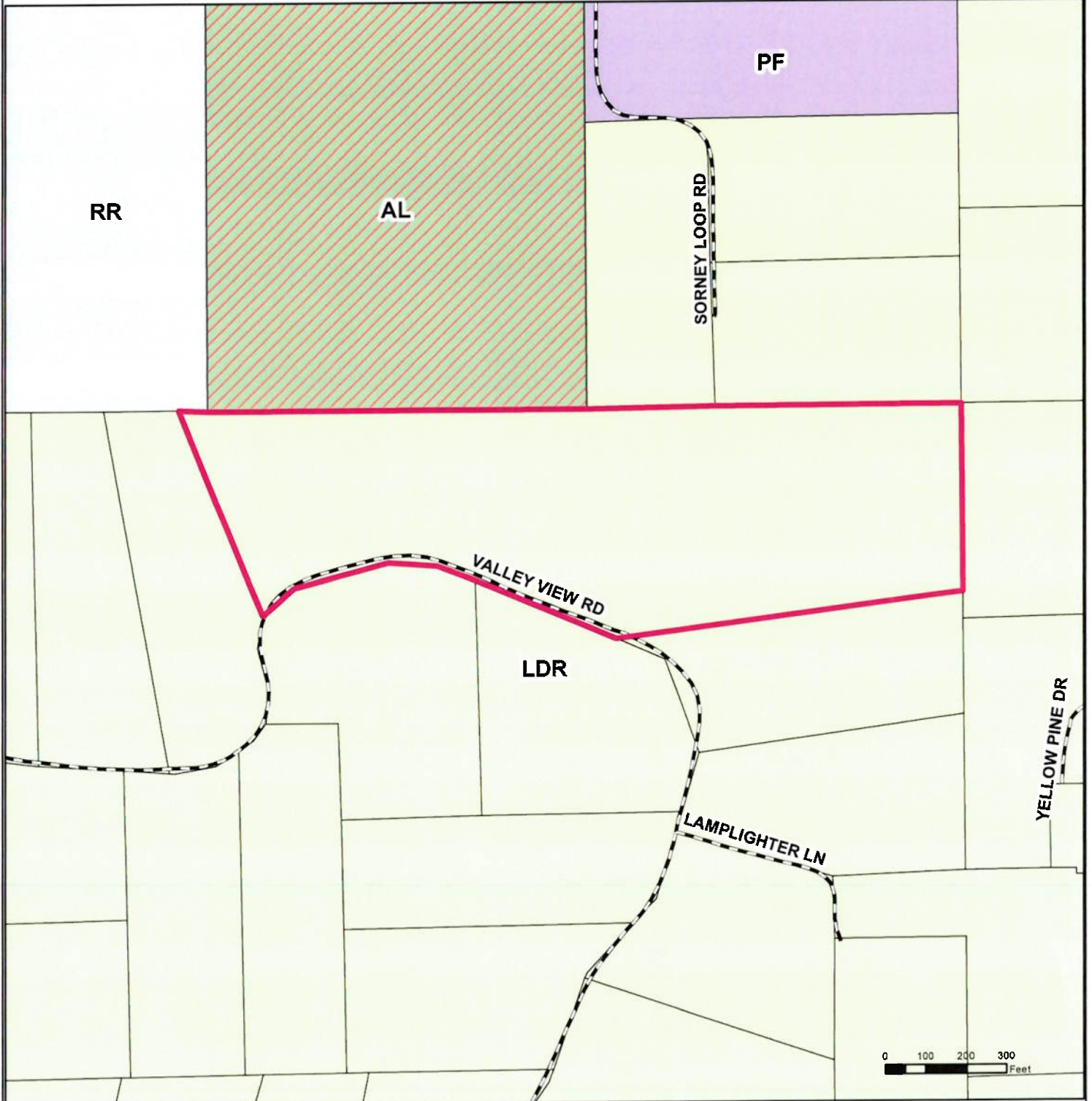


- COLLETTE
- Ag District
- Ag Preserves
- Parcel Base
- Major Roads



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

COLLETTE Land Use

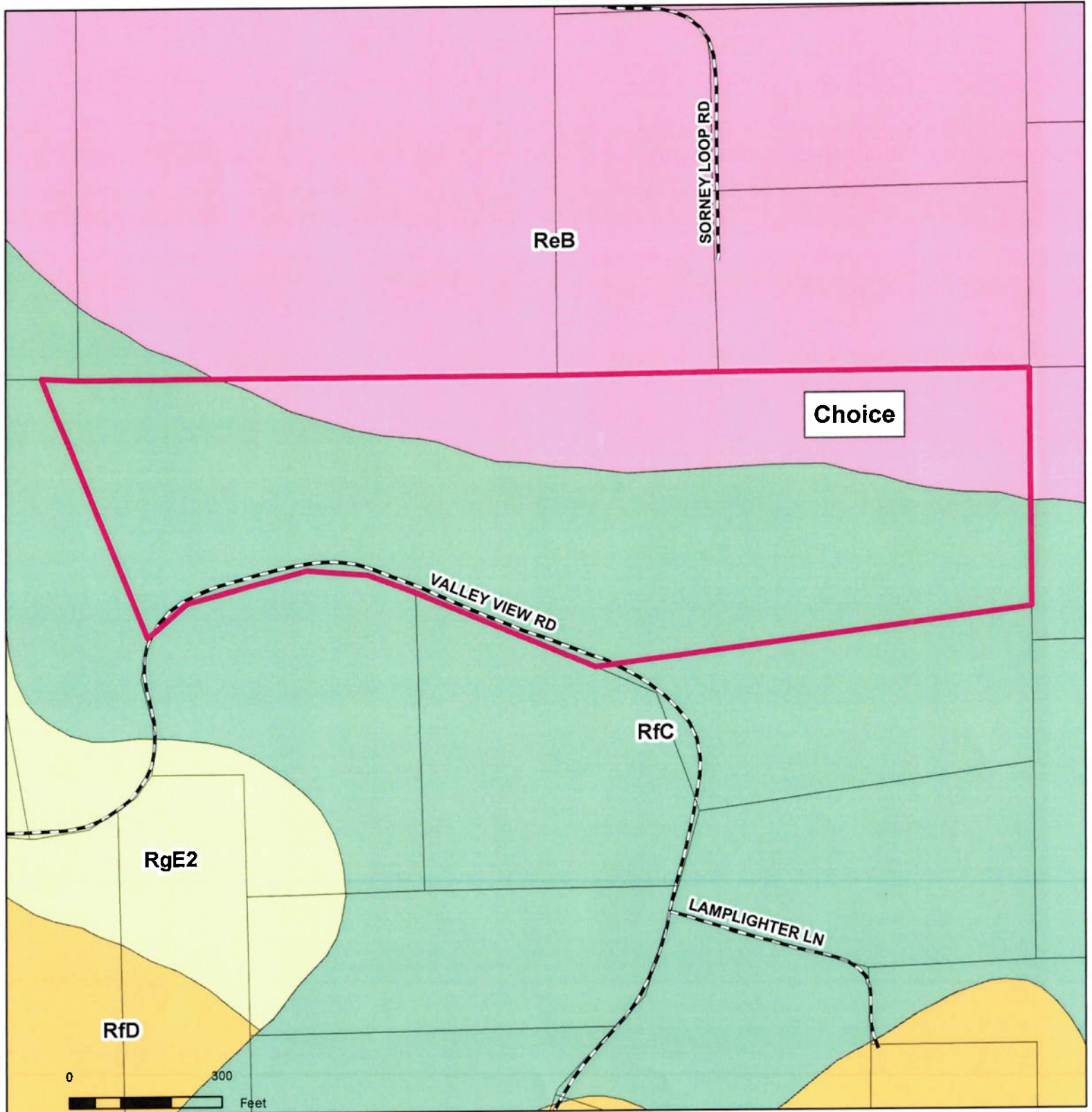


- COLLETTE
- WAC
- Parcels
- Roads
- Agricultural Lands
- Low Density Residential
- Public Facilities
- Rural Residential



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

COLLETTE Soils



COLLETTE

Rescue extremely stony sandy loam, 3 to 50 percent slopes, eroded

Rescue sandy loam, 2 to 9 percent slopes

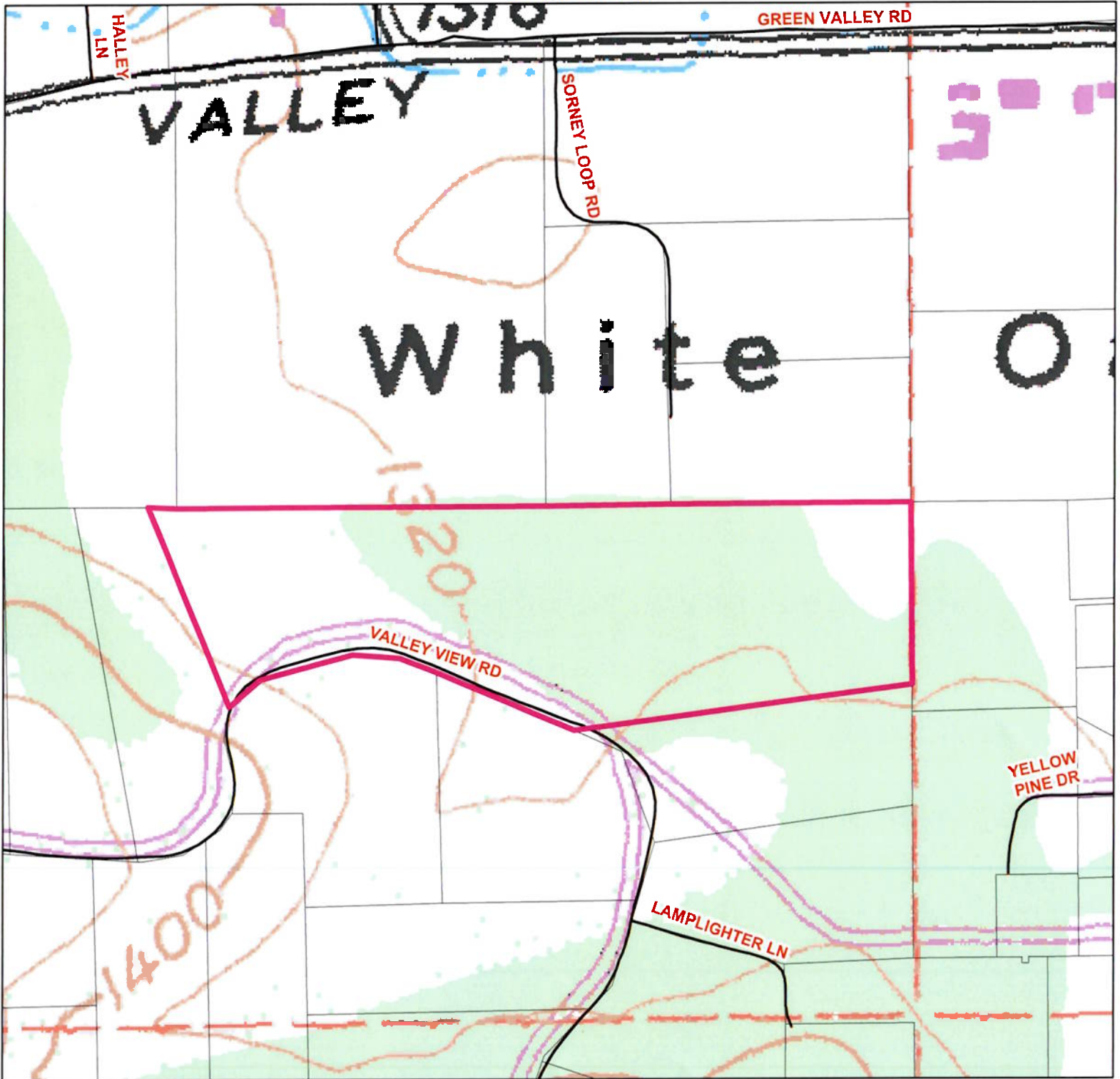
Rescue very stony sandy loam, 15 to 30 percent slopes

Rescue very stony sandy loam, 3 to 15 percent slopes

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

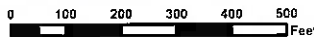
COLLETTE

Topography



Legend

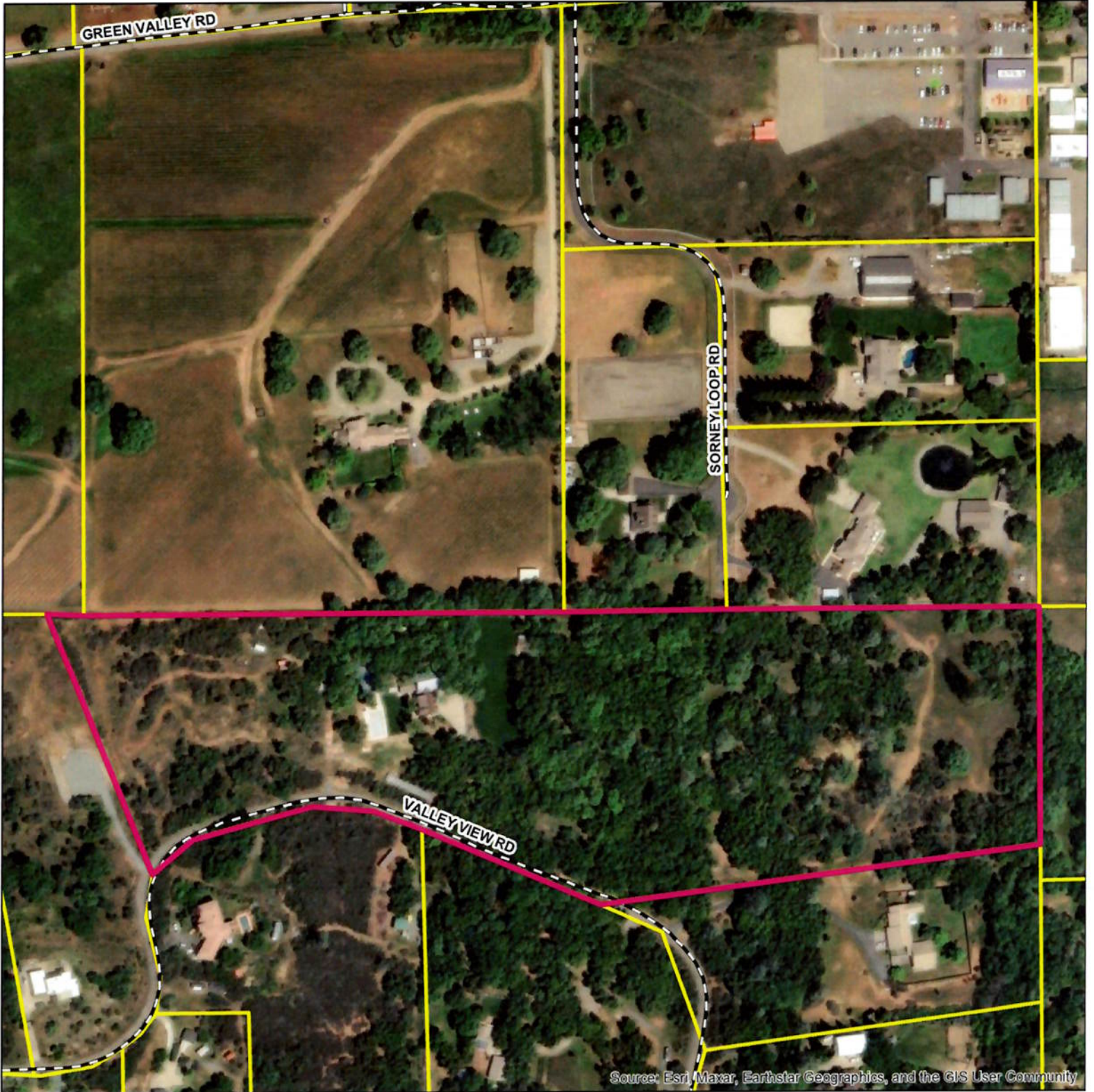
-  COLLETTE
-  curroads
-  Roads
-  Parcels



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



COLLETTE



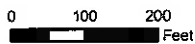
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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 THIS DEPICTION WAS COMPILED FROM UNVERIFIED PUBLIC AND PRIVATE SOURCES AND IS ILLUSTRATIVE ONLY. NO REPRESENTATION IS MADE AS TO ACCURACY OF THIS INFORMATION. PARCEL BOUNDARIES ARE PARTICULARLY UNRELIABLE. USERS MAKE USE OF THIS DEPICTION AT THEIR OWN RISK.

MAP PREPARED BY: LeeAnne MHA DATE: November 27, 2018
 PROJECT ID: Jackson 2
 EL DORADO COUNTY SURVEYOR GIS DIVISION
 PHONE (530) 621-6311 FAX (530) 626-8721

Legend

- COLLETTE
- Parcel Base
- Roads



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

