



## **Agricultural Commission Staff Report**

Date: January 19, 2017  
To: El Dorado County Agricultural Commission  
From: LeeAnne Mila; Deputy Agricultural Commissioner  
Subject: Hansen Tentative Parcel Map  
Project File No. P16-0001/Z16-0001

### **Planning Request and Project Description:**

Planning Services is processing the attached application for a new Tentative Parcel Map and Zone Change and requests the project be placed on the Agricultural Commission's Agenda. The applicants are requesting the following:

P16-0001/Z16-0001 is based on the following project description: Tentative Parcel Map and Zone Change for a 45.69 acre parcel, APN 087-021-05. The zone change request would change the parcel's zoning designation from Rural Lands 20-Acres (RL-20) to Rural Lands 10-Acres (RL-10). The tentative parcel map proposes that the property be split into four parcels of 13.5 acres, 10.27 acres, 10.04 acres and 10.04 acres. The project site is located on the west side of South Shingle Springs Road west of the intersection with Brandon Road in the Shingle Springs Area. (District 2)

### **Relevant Policies:**

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

**General Plan 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.

**Rural Residential (RR):** This land use designation establishes areas for residential and agricultural development. These lands will typically have limited infrastructure and public services and will remain for the most part in their natural state. This category is appropriate for lands that are characterized by steeper topography, high fire hazards, and limited or substandard access as well as “choice” agricultural soils. The RR designation shall be used as a transition between LDR and the Natural Resource (NR) designation. Clustering of residential units under allowable densities is encouraged as a means of preserving large areas in their natural state or for agricultural production. Typical uses include single family residences, agricultural support structures, a full range of agricultural production uses, recreation, and mineral development activities. The allowable density for this designation is one dwelling unit per 10 to 160 acres. This designation is considered appropriate only in the Rural Regions.

**Parcel Description:**

- Parcel Number and Acreage: 087-021-05, 45.69 acres
- Agricultural District: No
- Land Use Designation: RR – Rural Residential
- Zoning: RL-20 – Rural Land 20 Acres
- Soil Type:
  - No Choice Soils

**Discussion:**

A site visit was conducted on January 18, 2017 to review the tentative subdivision map in relation to the AG-40 (Agricultural Grazing – 40 Acre) zoned land to the south and LA-20 (Limited Agriculture – 20 Acres) zoned land to the east. The AG-40 zoned parcel to the south has a General Plan Land Use Designation of AL (Agricultural Lands).

Parcels to the north of the subject parcel already are consistent in size and zoning with the applicants requested subdivision map and rezone. The minimum requested parcel size of approximately 10 acres is consistent with General Plan Policy 8.1.3.1.

Staff Recommendation:

Staff recommends that the Agricultural Commission find that the request for a rezone and tentative map application for an 4-lot rural tentative subdivision map in the Latrobe area, on the parcel identified by Assessor's Parcel Number 087-021-05 does not conflict with General Plan Policy 8.1.4.1 and General Plan 8.1.3.1.





## AGRICULTURAL COMMISSION

311 Fair Lane  
Placerville, CA 95667  
(530) 621-5520  
(530) 626-4756  
[eldcag@edcgov.us](mailto:eldcag@edcgov.us)

Greg Boeger, Chair – Agricultural Processing Industry  
Dave Bolster, Vice-chair – Fruit and Nut Farming Industry  
Lloyd Walker- Other Agricultural Interest  
Chuck Bacchi – Livestock Industry  
Bill Draper – Forestry/Related Industries  
Ron Mansfield – Fruit and Nut Farming 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 500 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 **February 8, 2017**. This meeting is a public hearing that will begin at **6:30 pm** in the **Building C Hearing Room** located at 2850 Fair Lane Court, Placerville, California.

RE: **Hansen Tentative Parcel Map**  
**Project File No. P16-0001/Z16-0001**

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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) 621-5520. All questions relating to specific details of the project should be addressed to the Planner identified above at Planning Services, (530) 621-5355.

08734001  
ACKERMAN CAMILLE JAMES  
5425 DODSON CT  
SHINGLE SPRINGS, CA 95682

08702157  
BROOKS MARK  
7050 S SHINGLE RD  
SHINGLE SPRINGS, CA 95682

08702104  
DEVILLE ANTHONY  
P O BOX 42  
RESCUE, CA 95672

08702105  
HANSEN ALLEN J TR  
P O BOX 2163  
SHINGLE SPRINGS, CA 95682

08734011  
MARTIN DANIEL A TR  
5080 SWIFT RD  
SHINGLE SPRINGS, CA 95682

08702165  
NELSON WILLIS E TR  
P O BOX 323  
SHINGLE SPRINGS, CA 95682

08734024  
RUHNAU STEVEN R  
5463 DODSON CT  
SHINGLE SPRINGS, CA 95682

08702102  
SMELTZER DAVID S  
6600 HEFFREN DR  
SHINGLE SPRINGS, CA 95682

08733001  
BARAD STEVEN J TR  
6581 MITCHELL RD  
SHINGLE SPRINGS, CA 95682

08702167  
COUNTY OF EL DORADO  
330 FAIR LANE  
PLACERVILLE, CA 95667

08702101  
FERMER FRANK V  
6621 HEFFREN DR  
SHINGLE SPRINGS, CA 95682

08731063  
HUPKA JOHN TR  
7777 SILVER OAKS LN  
SHINGLE SPRINGS, CA 95682

08734012  
MARTIN DANIEL A TR  
5080 SWIFT RD  
SHINGLE SPRINGS, CA 95682

08731016  
ODONNELL THOMAS P  
7740 SILVER OAKS LN  
SHINGLE SPRINGS, CA 95682

08702150  
SAC PLACERVILLE TRANS CORRIDOR  
2811 O ST  
SACRAMENTO, CA 95812

08731021  
SMITH PATRICK A  
6500 S SHINGLE RD  
SHINGLE SPRINGS, CA 95682

08702110  
BRANDON RANCH LLC  
690 CORONDO BLVD  
SACRAMENTO, CA 95864

08702103  
DASHNAW MICHAEL C  
6620 HEFFREN DR  
SHINGLE SPRINGS, CA 95682

08731064  
GRANADE DOUGLAS G TR  
7501 BRANDON RD  
SHINGLE SPRINGS, CA 95682

08733039  
LATROBE FIRE PROTECTION DIST  
7660 SO SHINGLE RD  
SHINGLE SPRINGS, CA 95682

08734004  
MURRAY MARC H  
5466 DODSON CT  
SHINGLE SPRINGS, CA 95682

08734002  
PALOMBI DONALD C TR  
5615 BRYANT RD  
SHINGLE SPRINGS, CA 95682

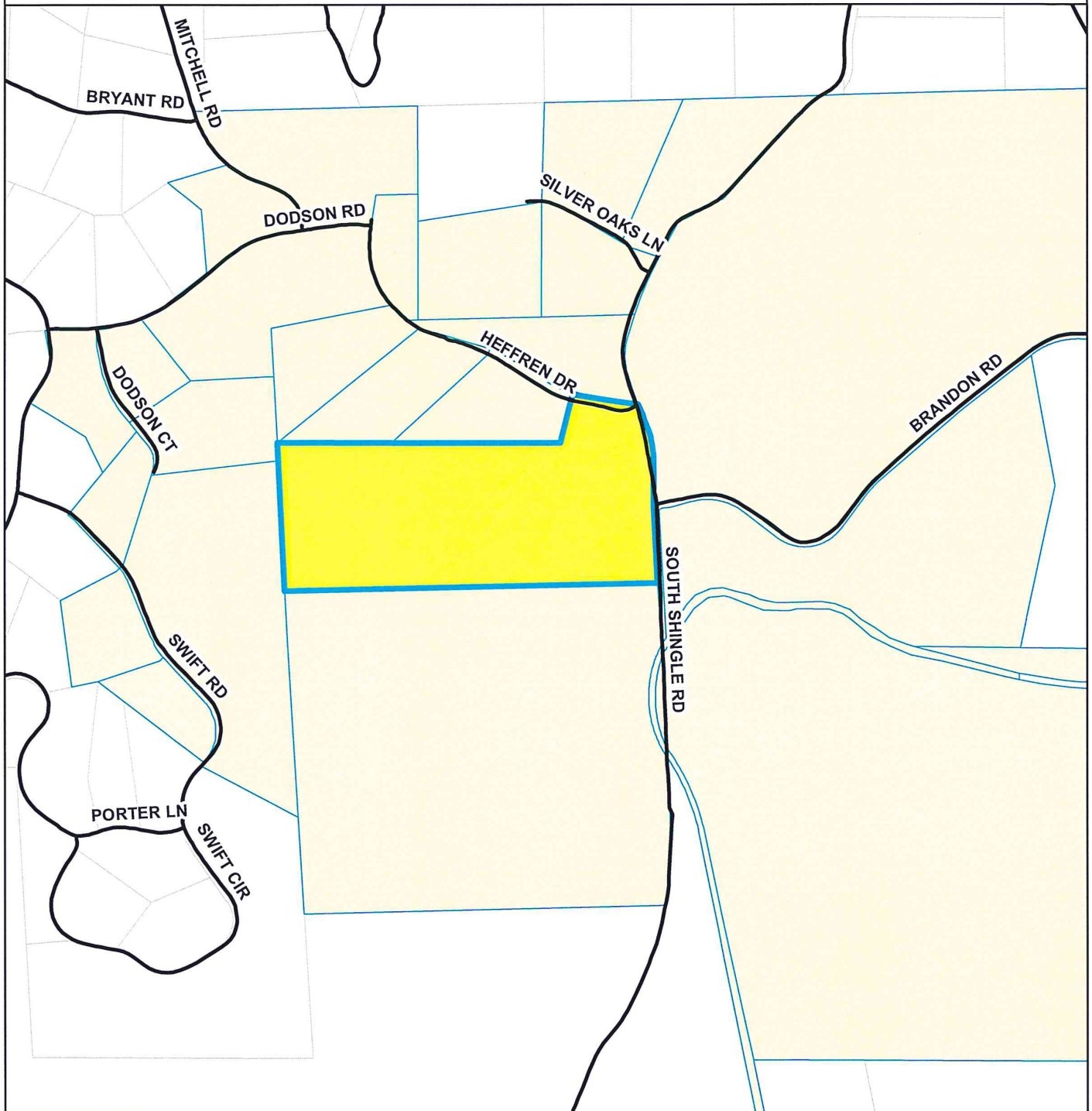
08731062  
SCHEBLEIN ROBERT  
7750 SILVER OAKS LN  
SHINGLE SPRINGS, CA 95682

08734023  
SMITHER NEAL A TR  
5081 SWIFT RD  
SHINGLE SPRINGS, CA 95682



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## Notification



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MAP PREPARED BY: Frank Bruijn DATE: Dec 30, 2016

PROJECT ID: 00727776  
EL DORADO COUNTY SURVEYOR-G.I.S. DIVISION  
PHONE (530) 621-6111 FAX (530) 626-4731



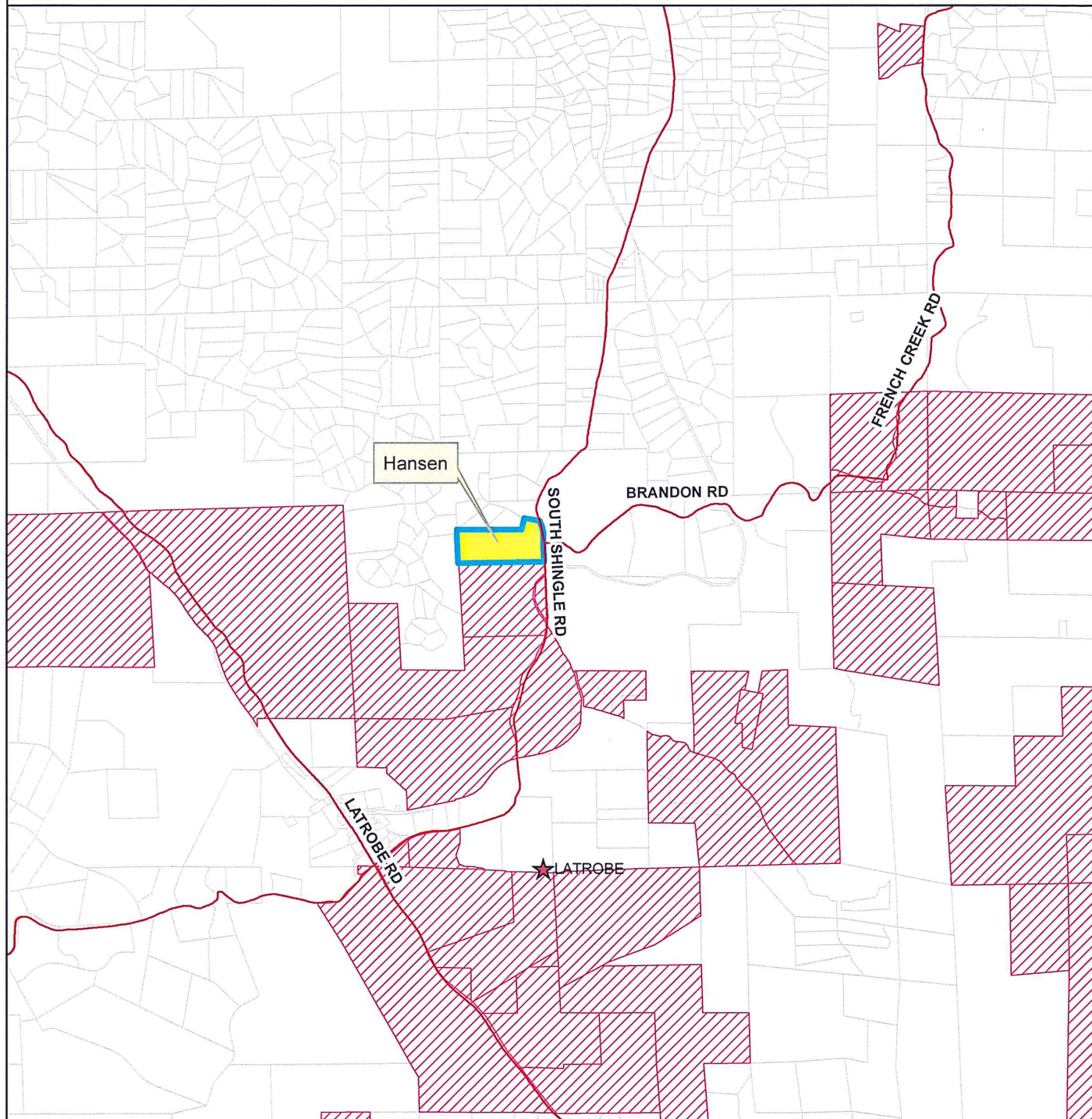
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



# El Dorado County Agricultural Commission

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## Proximity to Agricultural District



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MAP PREPARED BY: Frank Bruijn DATE: Dec 30, 2016

PROJECT ID: 0072777p

EL DORADO COUNTY SURVEYOR/G.L.S. DIVISION  
PHONE (530) 621-6511 FAX (530) 626-8731

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

0 0.5 1 1.5 Miles

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

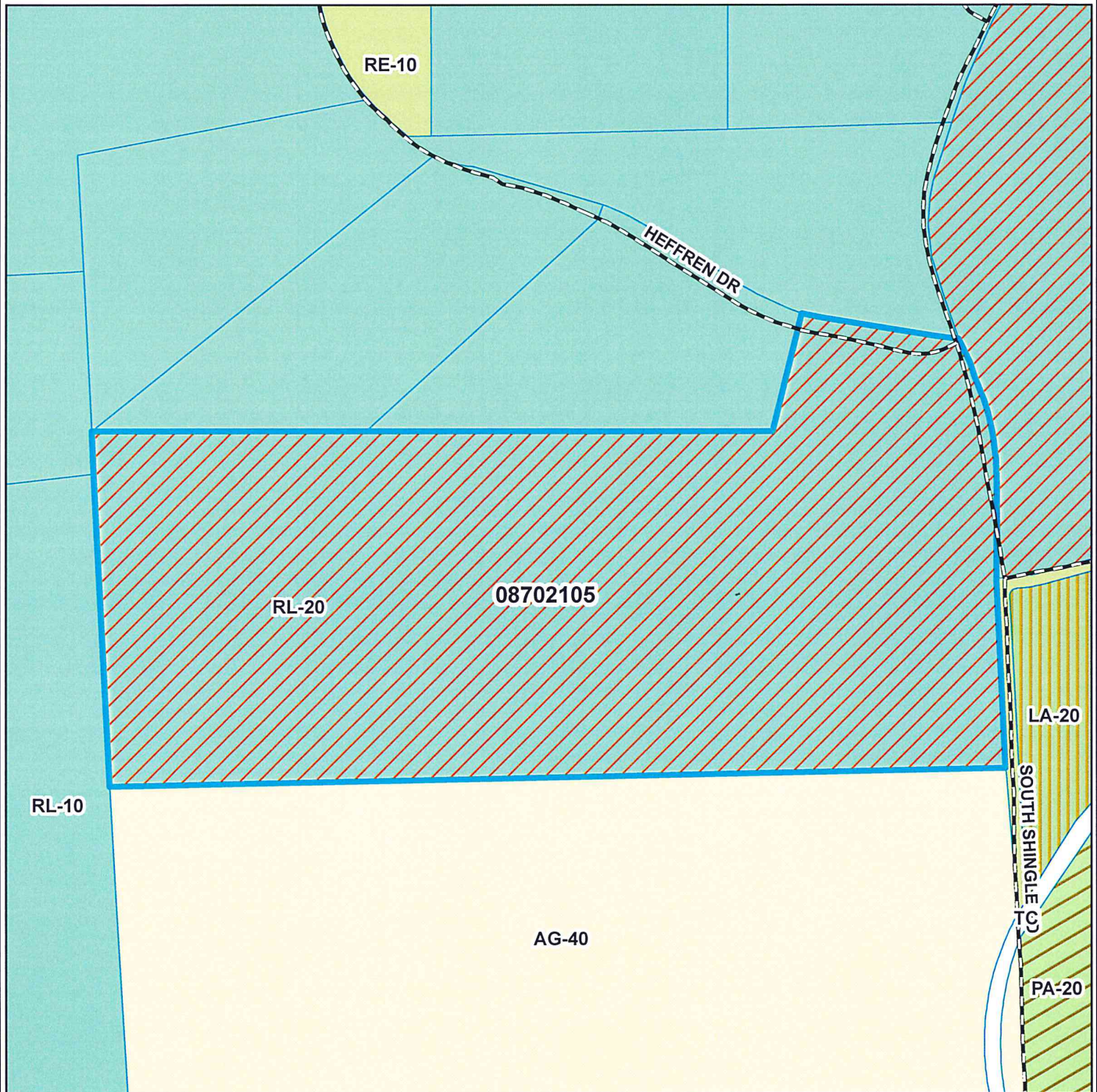


# El Dorado County Agricultural Commission



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## Zoning 9-14-2016



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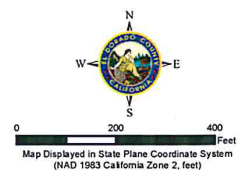
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MAP PREPARED BY: Frank Bruijn DATE: Dec 30, 2016

PROJECT ID: 0072777z

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION  
PHONE (951) 621-6511 FAX (951) 626-8731

- Hansen Parcel
- AG-40 = Agricultural Grazing 40 Acres
- LA-20 = Limited Agriculture 20 Acres
- PA-20 = Planned Agriculture 20 Acres
- RE-10 = Residential Estate 10 Acres
- RL-10 = Rural Land 10 Acres
- RL-20 = Rural Land 20 Acres
- Parcel Base
- Roads

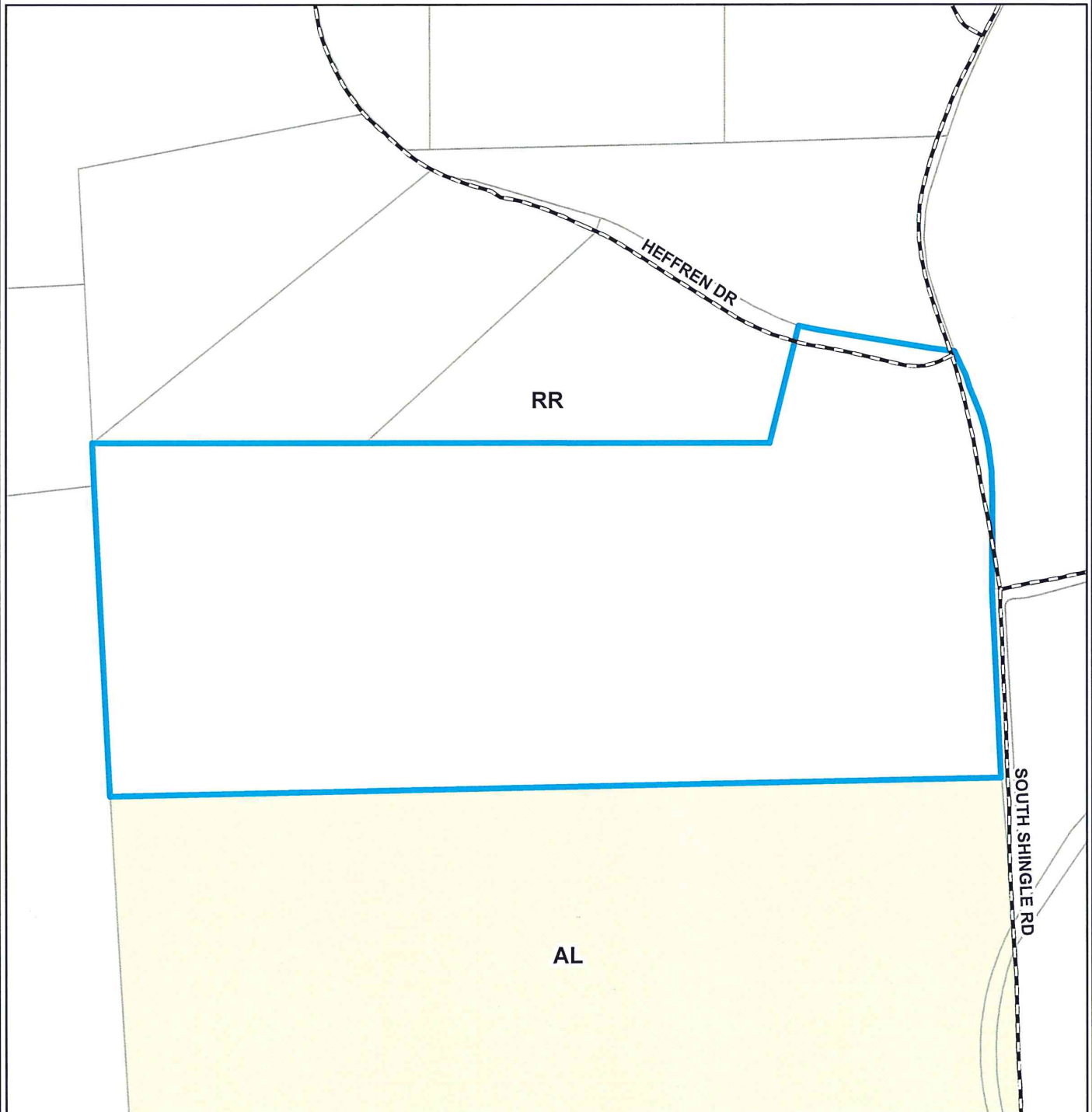


# El Dorado County Agricultural Commission



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## Land Use 9-14-2016



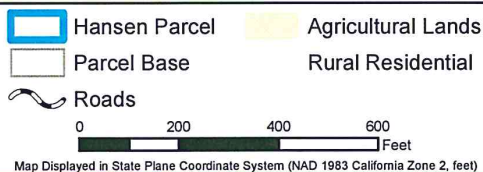
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MAP PREPARED BY: Frank Bruijs DATE: Dec 30, 2016

PROJECT ID: 0072777L

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



# El Dorado County Agricultural Commission

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## Soils








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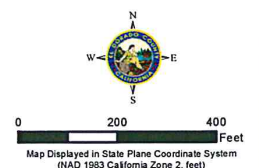
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MAP PREPARED BY: Frank Bruijn DATE: Dec 30, 2016

PROJECT ID: 0072777

EL DORADO COUNTY SURVEYOR, G.I.S. DIVISION  
PHONE (530) 621-6311 FAX (530) 626-4731

-  Hansen Parcel
-  AwD - AUBURN SILT LOAM, 2 TO 30 PERCENT SLOPES
-  AxD - AUBURN VERY ROCKY SILT LOAM, 2 TO 30 PERCENT SLOPES
-  Parcel Base
-  Roads

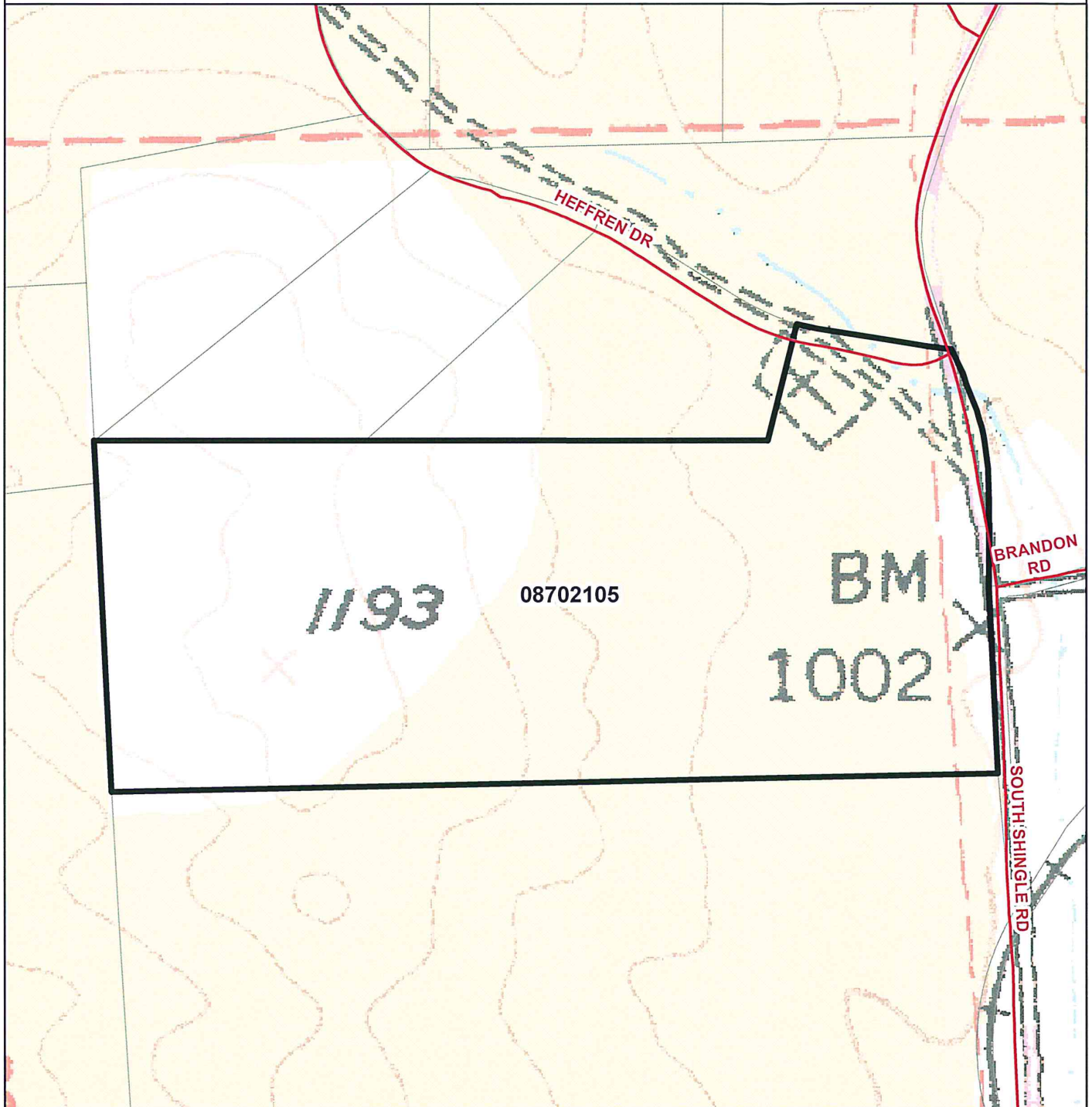


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## Topography



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MAP PREPARED BY: Frank Brujin DATE: Dec 30, 2016

PROJECT ID: 00727771

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

### Legend



Hansen Parcel



Parcels



Roads

0 200 400 600 800 Feet

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

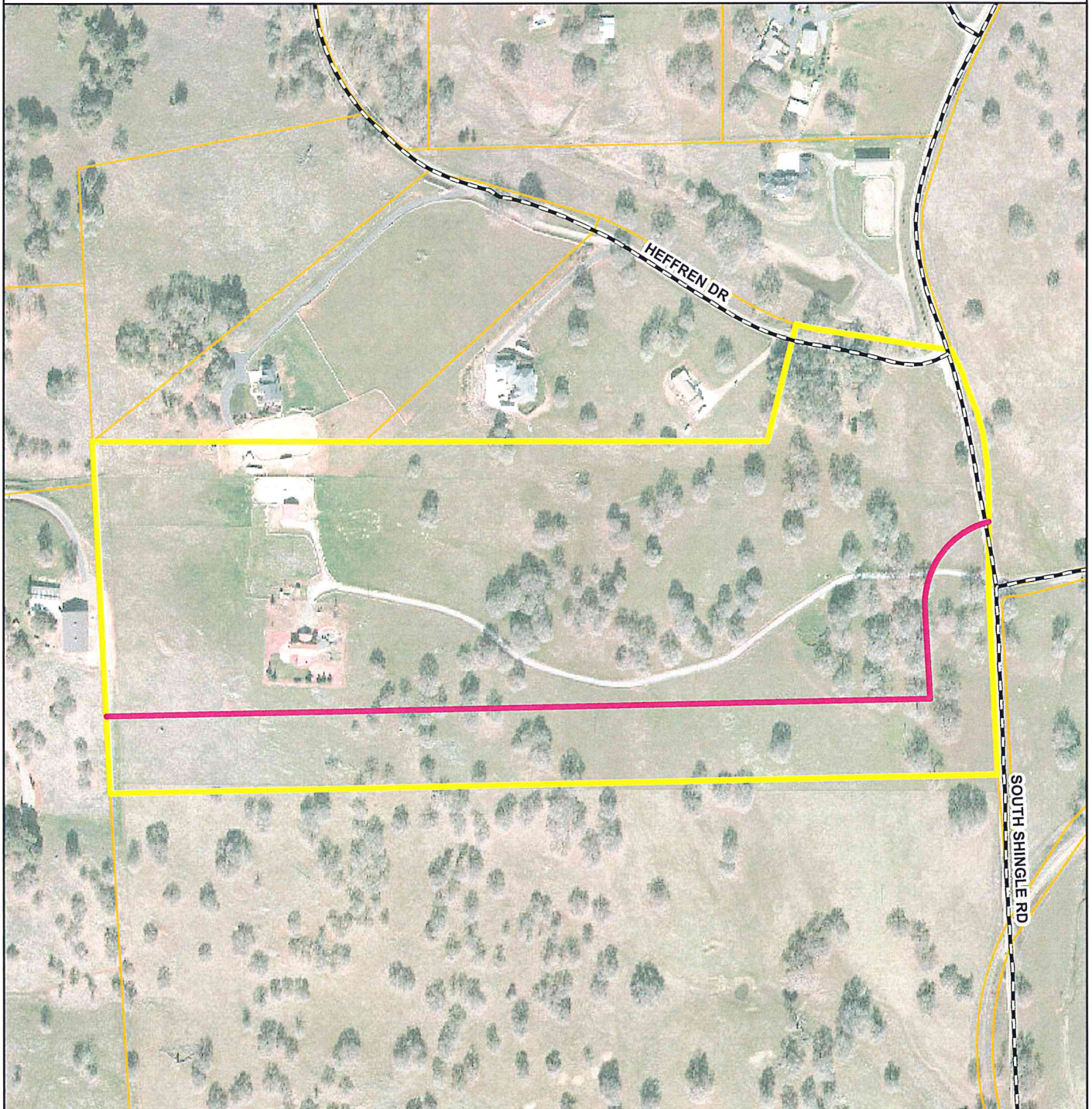


# El Dorado County Agricultural Commission



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## Aerials: 2011



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MAP PREPARED BY: Frank Bruijn DATE: Dec. 30, 2016

PROJECT ID: 00727774

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION  
PHONE (530) 621-6511 FAX (530) 626-8731

### Legend

- Hansen Parcel
- Parcel Base
- 200ft Setback
- Roads

0 200 400 600 Feet

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



# El Dorado County Agricultural Commission