



Agricultural Commission Staff Report

Date: August 3, 2017
To: El Dorado County Agricultural Commission
From: LeeAnne Mila; Deputy Agricultural Commissioner
Subject: **Grenade Tentative Subdivision Map and Rezone
Project File No. TM15-1527 and Z15-0003**

Planning Request and Project Description:

Planning Services is processing the attached application for a new tentative subdivision map and rezone and requests the project be placed on the Agricultural Commission's Agenda. The applicants are requesting the following:

TM15-1527/Z15-0003 is based on the following project description: A rezone and tentative map application for a 9-lot rural tentative subdivision map in the Latrobe area. The subdivision would include a change in zoning from Rural Lands Twenty-Acre (RL-20) to Estate Residential 10-Acre (RE-10) for seven of the proposed lots. The three lots fronting Brandon Road would remain RL-20. Both zoning designations are consistent with the Rural Residential (RR) General Plan Land Use Designation. The proposed project includes the installation of wells and septic systems. Lots range in size from 10.02 to 25.17 acres. The property, identified by Assessor's Parcel Number 087-310-64, consists of 134.05 acres, and is located on the east side of South Shingle Road at 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: 087-310-64, 134.05 acres
- Agricultural District: No
- Land Use Designation: RR – Rural Residential
- Zoning: RL-20 – Rural Land 20 Acres
- Soil Type:
 - No choice soil

Discussion:

A site visit was conducted to review the tentative subdivision map in relation to the LA-20 (Limited Agriculture – 20 Acre) zoned land to the south.

Buffering the LA-20 zoned land to the south is Brandon Rd. The applicant has also increased the proposed size of the parcels boarding Brandon Rd. to a minimum of 20 acres. 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

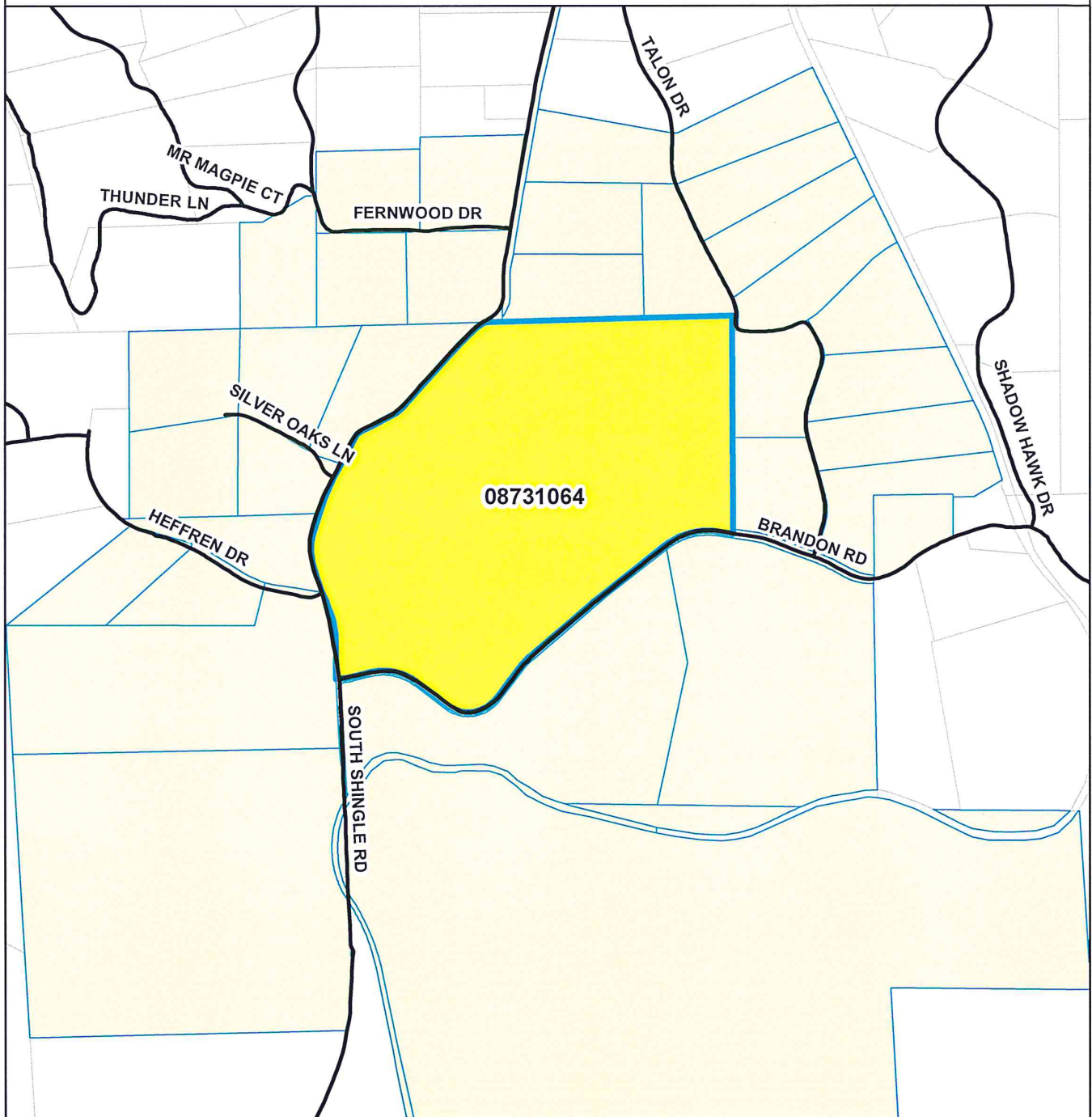
requested parcel size of approximately 10 acres is consistent with General Plan Policy 8.1.3.1.



Brandon Road

GRANADE

Notification







DISCLAIMER

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: Frank Bruijn DATE: July 24, 2017

PROJECT ID: 0073076a
EL DORADO COUNTY SURVEYOR G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-4751

 Granade Parcel
 Parcels Within 1,000ft
 Parcel Base
 Roads

0 400 800 1,200
Feet

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



El Dorado County Agricultural Commission



AGRICULTURAL COMMISSION

311 Fair Lane
Placerville, CA 95667
(530) 621-5520
(530) 626-4756
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 **August 9, 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.

Subject: Granade Subdivision TM15-1527/Z15-0003 APN: 087-310-64

Planning Request and Project Description:

The applicants are requesting the following:

TM15-1527/Z15-0003 is based on the following project description: A rezone and tentative map application for a 10-lot rural tentative subdivision map in the Latrobe area. The subdivision would include a change in zoning from Rural Lands Twenty-Acre (RL-20) to Estate Residential 10-Acre (RE-10) for seven of the proposed lots. The three lots fronting Brandon Road would remain RL-20. Both zoning designations are consistent with the Rural Residential (RR) General Plan Land Use Designation. The proposed project includes the installation of wells and septic systems. Lots range in size from 10.02 to 25.17 acres. The property, identified by Assessor's Parcel Number 087-310-64, consists of 134.05 acres, and is located on the east side of South Shingle Road at the intersection with Brandon Road, in the Shingle Springs area. District 2

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.



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7281 BRANDON RD
SHINGLE SPRINGS, CA 95682

08735008
CARTER JOHN G
2260 TALON DR
SHINGLE SPRINGS, CA 95682

08735014
DEATHERAGE RICHARD M
2325 TALON DR
LATROBE, CA 95682

08735005
GREEN ELIZABETH L
2174 TALON DR
SHINGLE SPRINGS, CA 95682

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

08735006
LAWRENCE JEFFERY W TR
6403 S SHINGLE RD
SHINGLE SPRINGS, CA 95682

08731011
MARTIN CAROLE D
7741 SILVER OAKS LN
SHINGLE SPRINGS, CA 95682

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

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

08702110
BRANDON RANCH LLC
690 CORONDO BLVD
SACRAMENTO, CA 95864

08735016
COOPER CHARLES D
2241 TALON DR
SHINGLE SPRINGS, CA 95682

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

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

08735013
IANDER JOHN B TR
2347 TALON DR
LATROBE, CA 95682

08735009
LISTON WARREN K JR
2370 TALON DR
SHINGLE SPRINGS, CA 95682

08735018
MASSEY LAWRENCE A
2173 TALON DR
LATROBE, CA 95682

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

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

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

08735024
COUNTY OF EL DORADO
330 FAIR LANE
PLACERVILLE, CA 95667

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

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

08730081
HARIS GREG
6341 FERNWOOD DR
SHINGLE SPRINGS, CA 95682

08702166
KELLER CINDY A
1437 SHADOW HAWK DR
LATROBE, CA 95682

08730033
MANES ROY
6400 FERNWOOD DR
SHINGLE SPRINGS, CA 95682

08735017
MIGLORE ALLEN D TR
2195 TALON DR
LATROBE, CA 95682

08735015
PEROUTKA JAMES J JR
2301 TALON DR
LATROBE, CA 95682

08735028
SCHULTZ THOMAS R
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08730073
STOREY ALAN L
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08730034
WALSH BONNIE LEE
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SHINGLE SPRINGS, CA 95682

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08735012
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2391 TALON DR
SHINGLE SPRINGS, CA 95682

08735027
WYNNE MARK A
2390 TALON DR
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COUNTY OF EL DORADO
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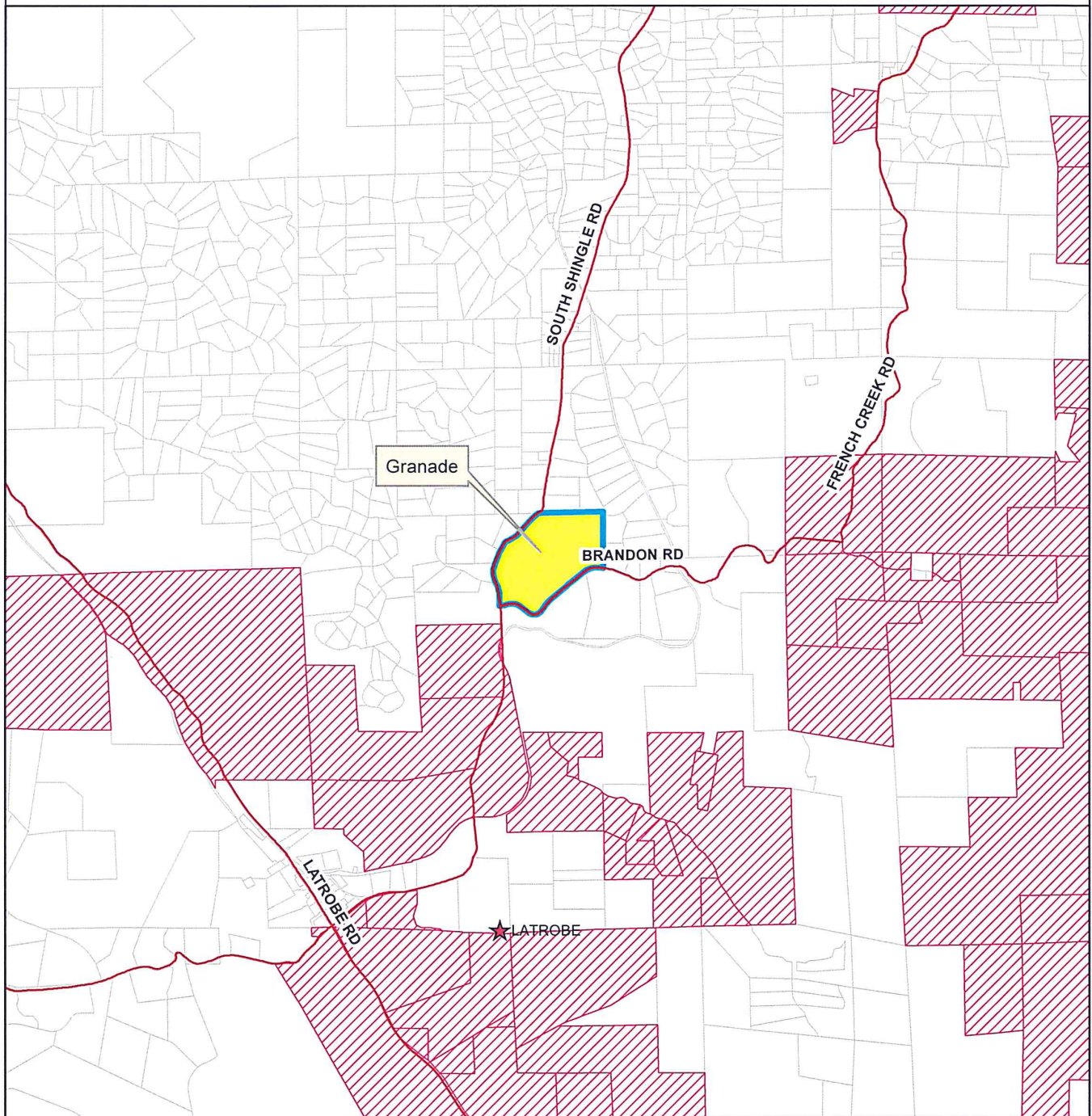
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Proximity to Agricultural District



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MAP PREPARED BY: Frank Bruijn DATE: July 24, 2017

PROJECT ID: 0073076p

EL DORADO COUNTY SURVEYOR G.L.S. DIVISION

PHONE (530) 621-6311 FAX (530) 626-8731



0 0.5 1 1.5 Miles

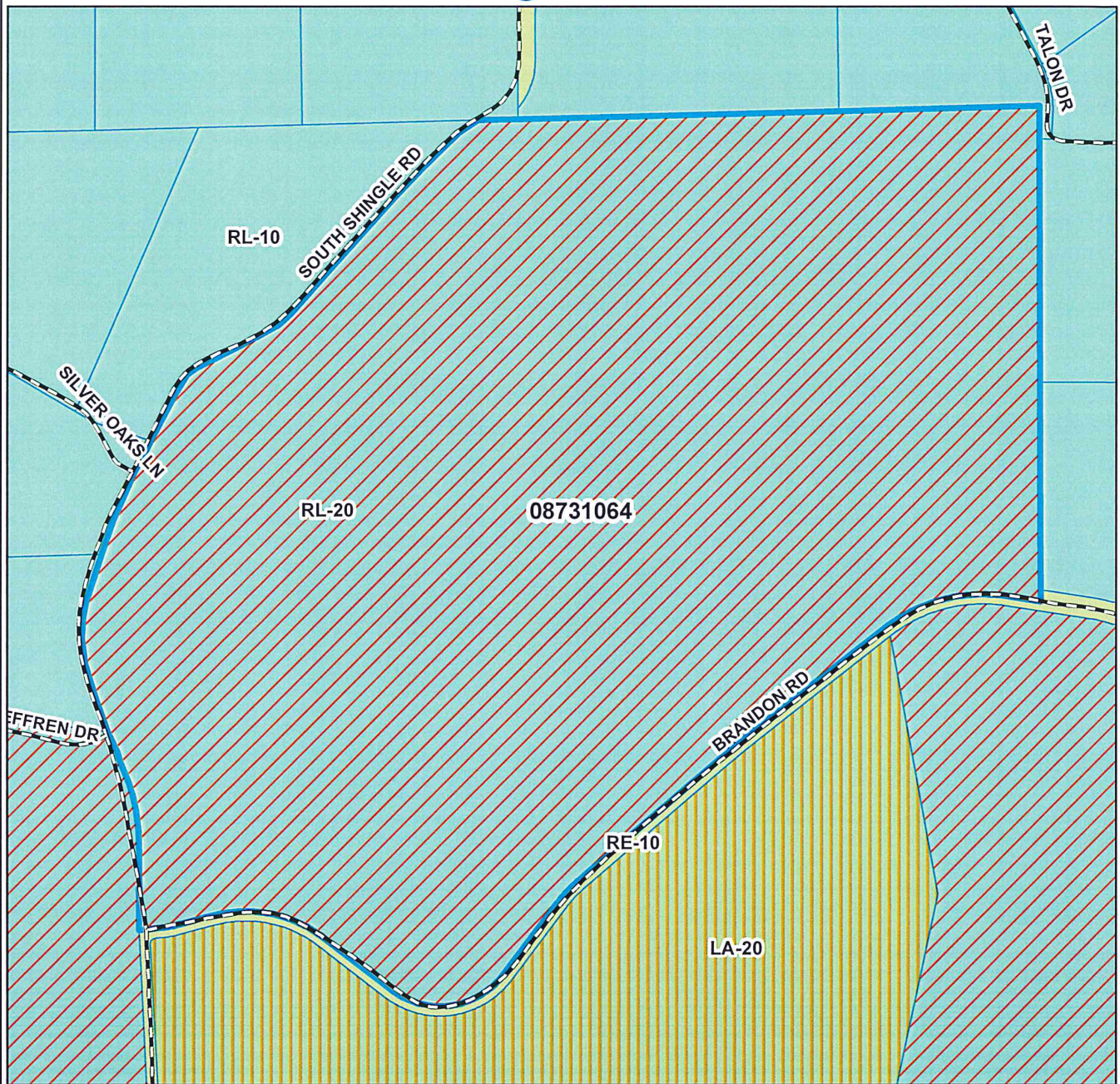
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El Dorado County Agricultural Commission

GRANADE

Zoning 6-28-2017



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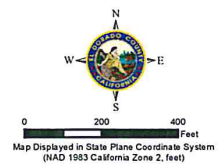
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MAP PREPARED BY: Frank Bruijs DATE: July 24, 2017

PROJECT ID: 00730762

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

- Granade Parcel
- LA-20 = Limited 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

GRANADE

Land Use 6-28-2017



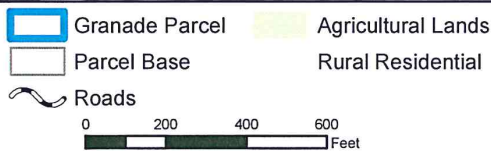
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PROJECT ID: 0073076L

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El Dorado County Agricultural Commission

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Soils









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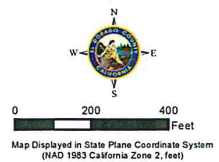
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MAP PREPARED BY: Frank Bruijn DATE: July 24, 2017

PROJECT ID: 007076a

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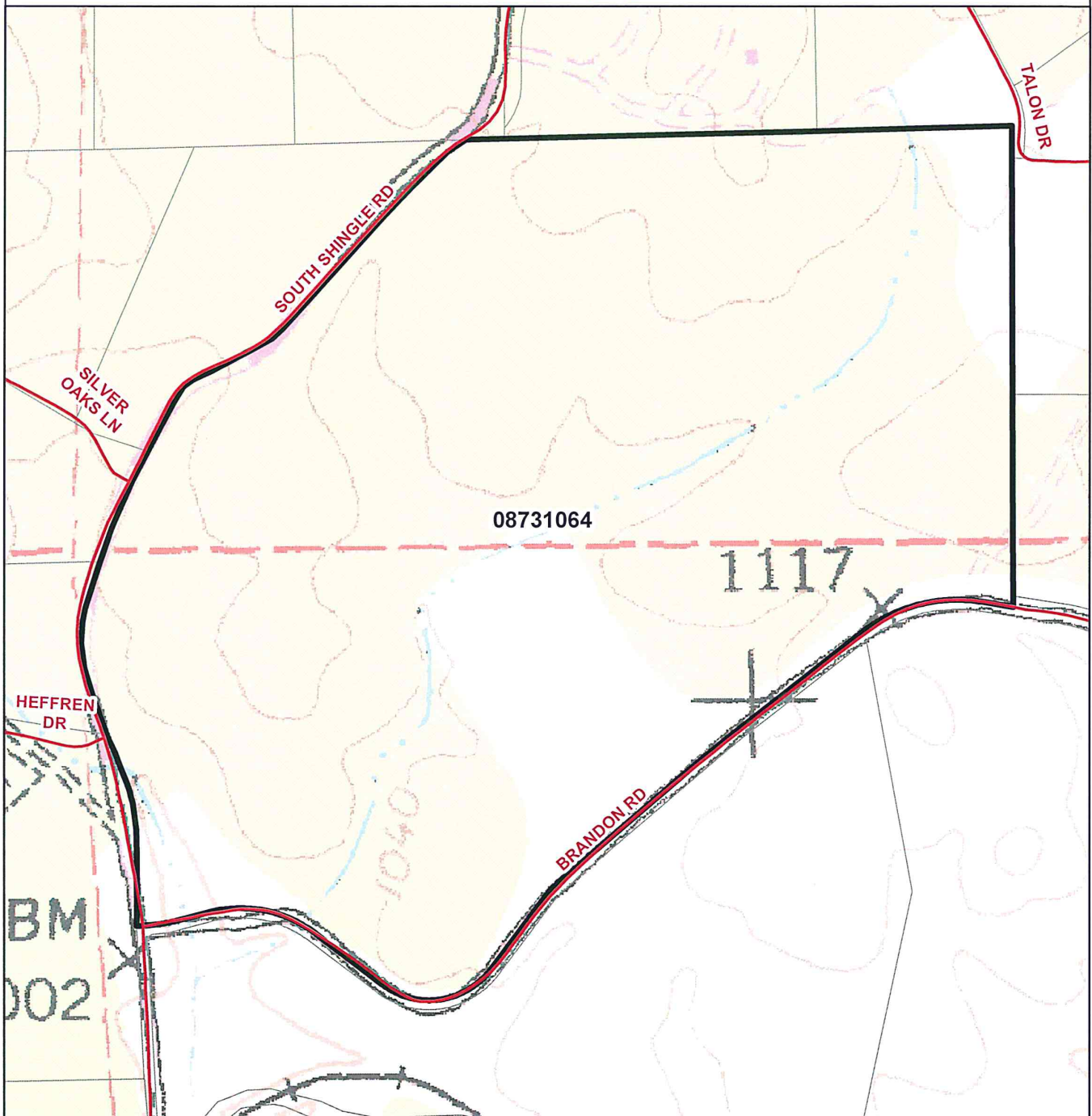
-  Granade Parcel
-  AwD - AUBURN SILT LOAM, 2 TO 30 PERCENT SLOPES
-  AxD - AUBURN VERY ROCKY SILT LOAM, 2 TO 30 PERCENT SLOPES
-  SuC - SOBRANTE SILT LOAM, 3 TO 15 PERCENT SLOPES
-  Parcel Base
-  Roads



El Dorado County Agricultural Commission

GRANADE

Topography



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MAP PREPARED BY: Frank Bruijn DATE: July 24, 2017

PROJECT ID: 00730761

EL DORADO COUNTY SURVEYOR G.I.S. DIVISION
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Legend

Granade Parcel Parcels Roads

0 200 400 600 800 Feet

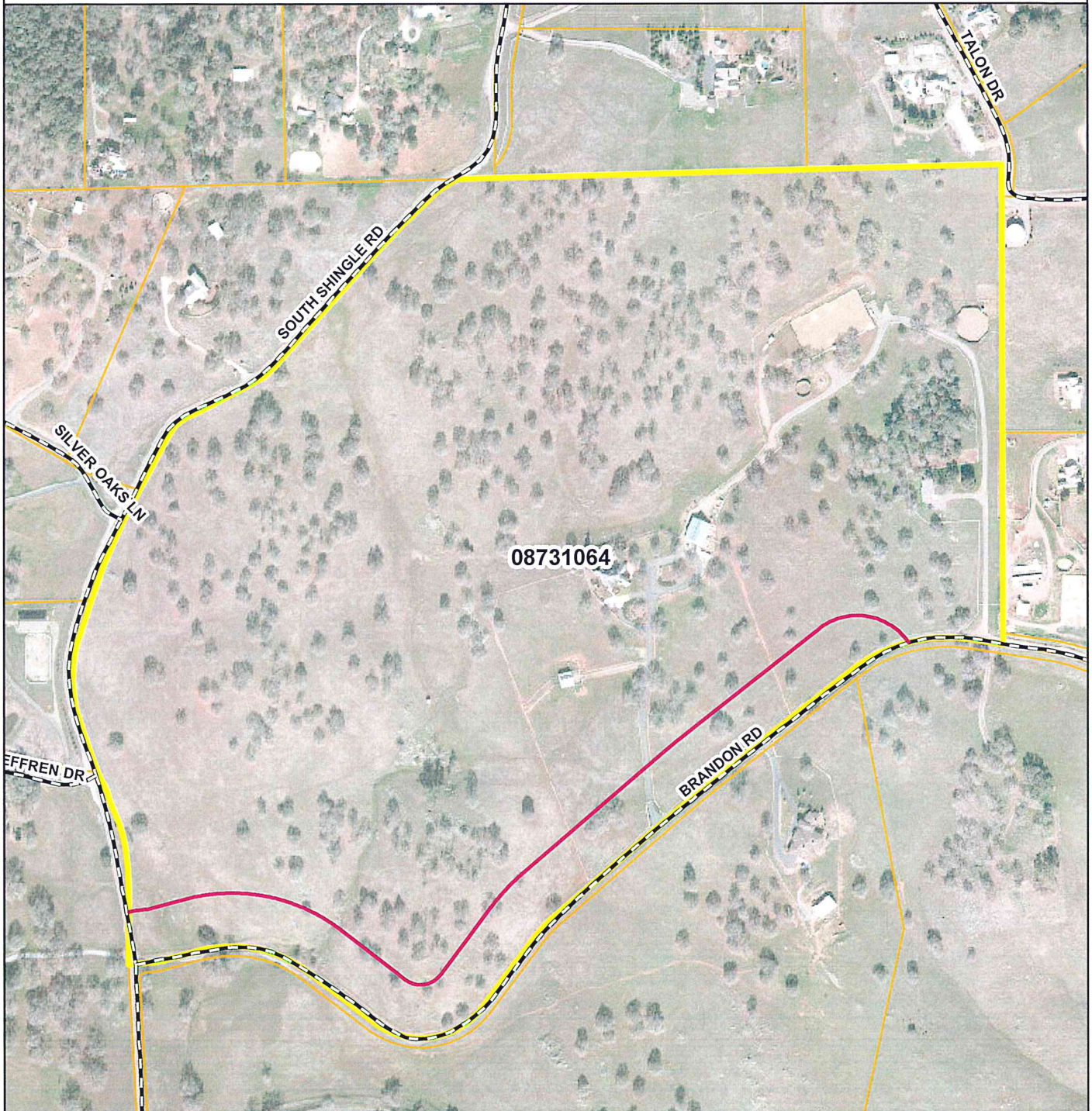
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El Dorado County Agricultural Commission

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Aerials: 2011



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PROJECT ID: 0073076a

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

Legend

- Granade 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