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TO: County of El Dorado Agricultural Commissioner/Commission

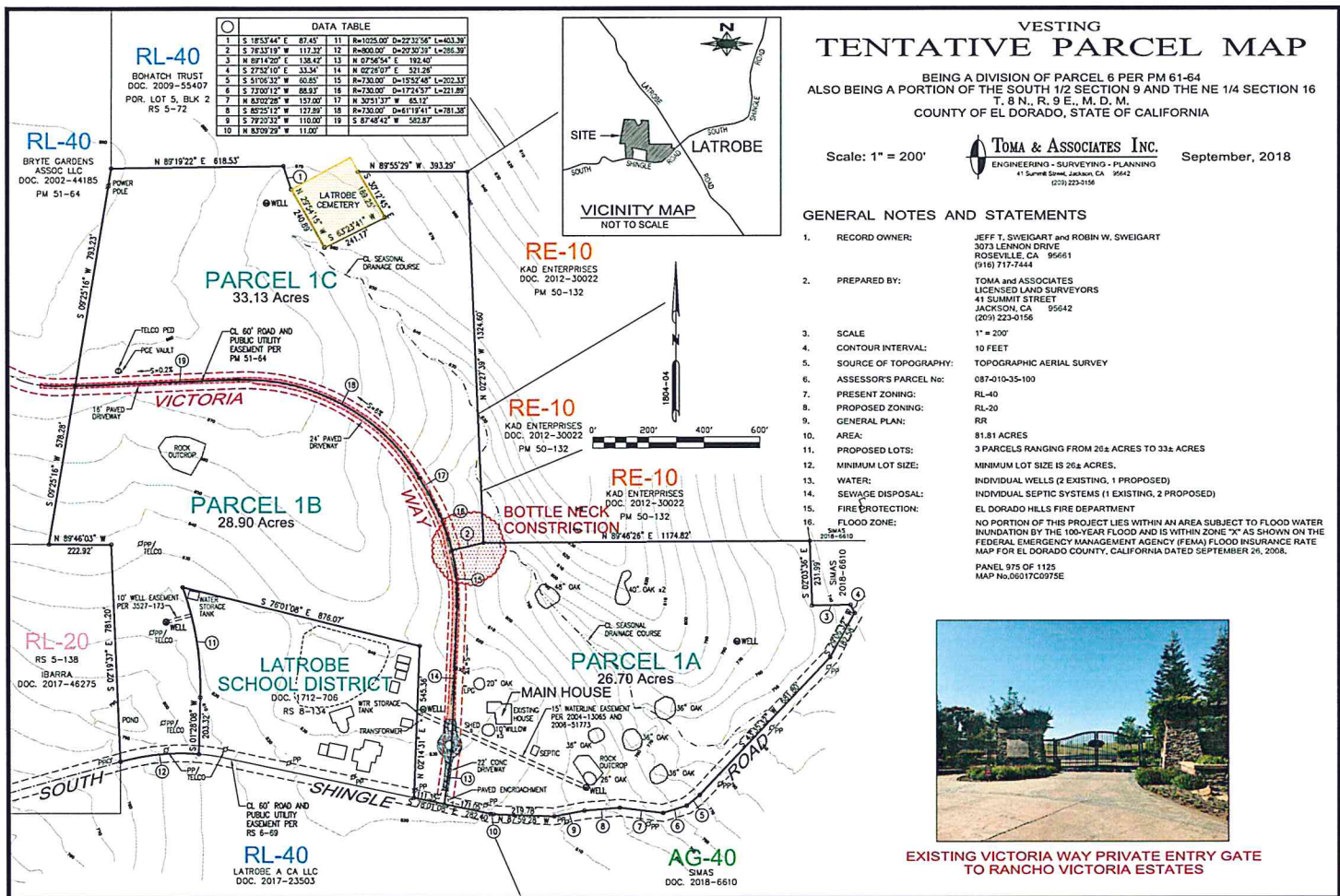
FROM: Alex Guilbert, Associate Planner alex.guilbert@edcgov.us

DATE: October 24, 2018

RE: Sweigart Zone Change and Tentative Parcel Map
Project File: Z18-0009/P18-0011
Assessor's Parcel Number: 087-010-35

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:

Z18-0009/P18-0011 is based on the following project description: Zone Change and Tentative Parcel Map for a 81.81± acre parcel, APN 087-010-35. The zone change request would change the parcel's zoning designation from Rural Lands 40-Acres (RL-40) to Rural Lands 20-Acres (RL-20). The tentative parcel map proposes that the property be split into three parcels of 26.70 acres, 28.90 acres, and 33.13 acres. The project site is located on the north side of South Shingle Road west of the intersection with Latrobe Road in the Latrobe Area. The property is adjacent to Millers Hill School. (Board of Supervisor Shiva Frentzen District 2)



10-22-18

Mr. Alex Guilbert
Assistant Planner
County of El Dorado
Community Development Agency / Planning
2850 Fairlane Court
Placerville, CA 95667

RE: APN #087-010-35 / Rancho Victoria Estates Tentative Map Application:

Dear Mr. Guilbert;

The following is an outline of Rancho Victoria Estates.

I. Property Location / Description;

The 81.81 +/- acre property known as Rancho Victoria Estates is located in El Dorado County, approximately ¼ mile south of the intersection of Latrobe Rd. and South Shingle Road. The access to the property is through a private gated entrance off of Victoria Way and S. Shingle (refer to photo).

The current zoning (RL-40) would allow 2 parcels. The proposal is to create 1 additional parcel by rezoning the property to RL-20. The parcel sizes, as proposed, are 26.70 ac., 28.90 ac. and 33.13 acres respectively. The parcel has 10 and 20-acre parcels on two sides (refer to map) and has two significant land constraints – Victoria Way (a 24' wide paved road) and a "bottle neck constriction" (refer to map). Three parcels fit more naturally given the land constraints and neighboring properties.

The project currently contains an existing main house (1,200 sq. ft.) with a separate access driveway off of Victoria Way. The remainder of the site is mostly undeveloped and characterized by rolling hills with native annual grassland and scattered small oaks and other trees. The elevation ranges from 740 to 890 feet with steep slopes. Historically the parcels have been used as grazing lands for cattle. The new General Plan re-designated the land from RR (pre-1996 General Plan Update) to RL. The project site is surrounded by a mix of 10, 20, & 40-acre parcels, the Latrobe School District, Miller School, and one 40 acre Agricultural Preserve parcel to the south (separated by South Shingle Road).

II. Proposal:

The project proposes creating three 20+ acre parcels on the 81.81 +/- acres (refer to attached map). Please note the following:

1. Assessor's Parcel No. 087-010-35-100;
2. Present Zoning – RL 40;
3. Proposed Zoning – RL 20;
4. General Plan – RR;
5. Parcel Sizes –
 - A. Parcel 1A – 26.70 +/- acres – characteristics & borders:
 1. South & East - S. Shingle Road;

2. North - 1 – 10 acres parcel - KAD Enterprises;
 3. West - Parcel 1B separated by Victoria Way - entry road to the adjoining properties;
 4. Existing 1,200 sq. ft. home with garage;
 5. Provides well water to Miller Elementary School);
- B. Parcel 1B – 28.90 +/- acres – characteristics & borders:
1. South - Latrobe School District – Miller Elementary School
 2. North – Parcel 1C separated by Victoria Way - entry road to the adjoining properties;
 6. East – Parcels 1A & 1C separated by Victoria Way – entry road to the adjoining properties;
 7. West Bryte Gardens 40-acre parcel / Ibarra 40 acre parcel.
- C. Parcel 1C – 33.13 +/- acres – characteristics & borders:
1. South – Parcel 1B separated by Victoria Way – entry road to the adjoining properties;
 2. North – Latrobe Cemetery;
 3. East - 3 – 10-acre parcel - KAD Enterprises;
 4. West – Bryte Gardens 40-acre parcel.

III. Consistency:

The project land constraints (Victoria Way, land bottle neck, and complementary neighboring properties) support the 3 - 20+ acre parcel configuration. The proposed parcels exceed the minimum lot size required under the RL-20 zoning. The proposed parcels provide sufficient grading and building area so as to avoid any potential sensitive areas. Similar to the existing main house, each building site would have its own access road off of Victoria Way. The land constraints significantly restrict the area from continuing its historical use of commercial cattle grazing. Furthermore, the 20+ acre parcel sizes conform with similarly sized bordering parcels and provide for an adequate buffer to the one Agricultural zoned property to the south.

Please feel free to contact me at (916) 717-7444 or my representative, Kevin Walker, at (916) 919-5460.

Kindest Regards,

Jeff Sweigart