



Agricultural Commission Staff Report

Date: November 8, 2018
To: El Dorado County Agricultural Commission
From: LeeAnne Mila; Deputy Agricultural Commissioner
Subject: **Sweigart Zone Change and Tentative Parcel Map**
Project File: Z18-0009/P18-0011
Assessor's Parcel Number: 087-010-35

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:

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)

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 8.1.3.5 –On any parcel 10 acres or larger identified as having an existing or potential agricultural use, the Agricultural Commission must consider and provide a recommendation on the agricultural use (except for parcels assigned urban or other non-agricultural uses by the land use map for the 1996 General Plan) or potential of that parcel and whether the request will diminish or impair the existing or potential use prior to any discretionary permit being approved.

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.

General Plan 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 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 Commission shall solicit and consider input from the Agricultural Commission.

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: 087-010-35, 81.81 acres
- Agricultural District: No
- Land Use Designation: RR – Rural Residential
- Zoning: RL-40 – Rural Land 40 Acres
- Soil Type:
 - No choice soil

Discussion:

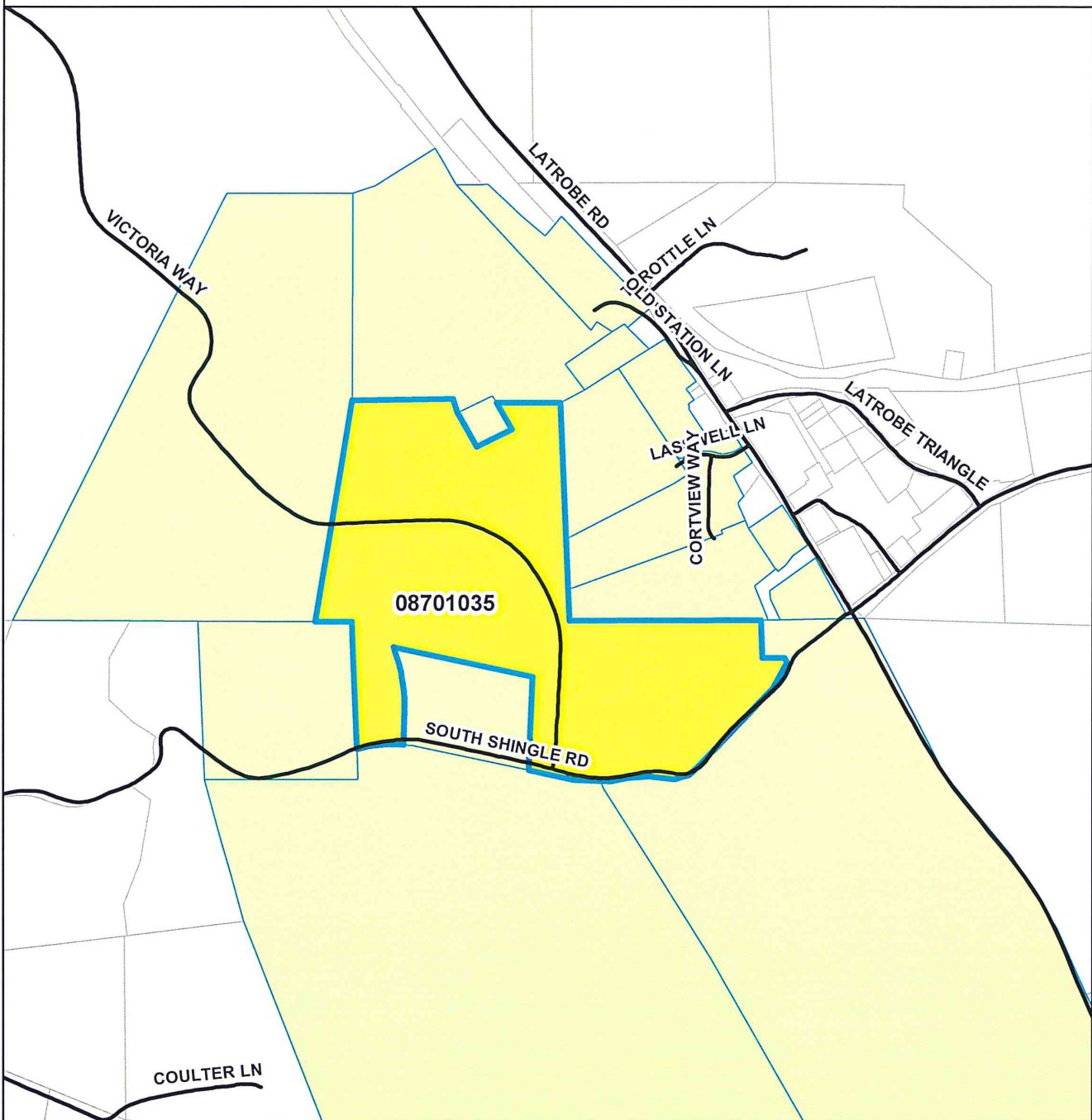
A site visit was conducted on October 30, 2018 to review consistency with pertinent General Plan policies.

Assessment of the proposed parcel map was conducted for consistency with General Plan policy 8.1.3.1, in regards to the AG-40 property to the south. All three proposed parcels have parcel sizes greater than 20 acres which is consistent with General Plan Policy 8.1.3.1.

Currently there is no grazing operation on the parcel. The last grazing operation, according to the applicant, was prior to 2004.

SWEIGERT

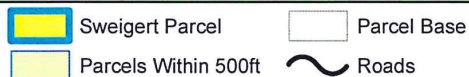
Notification



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MAP PREPARED BY: Frank Bruijn DATE: October 30, 2018
PROJECT ID: 007559/a
EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-4751



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 **November 14, 2018**. This meeting is a public hearing that will begin at **6:30 pm** in the **Building A Board of Supervisors Hearing Room** 330 Fair Lane, Placerville, California.

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

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:

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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.



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08709101
BOHATCH JOHN R TR
3736 SUDBURY RD
CAMERON PARK, CA 95682

08701036
BRYTE GARDENS ASSOCIATES LTD
401 WATT AVE
SACRAMENTO, CA 95864

08709105
COUNTY OF EL DORADO
330 FAIR LN
PLACERVILLE, CA 95667

08712108
HANRAHAN SUSAN
564 37TH ST
SACRAMENTO, CA 95816

08703008
IBARRA JOSE MANUEL
7980 S SHINGLE RD
SHINGLE SPRINGS, CA 95682

08712116
JACKSON RANCHERIA DEV CORP
P O BOX 1090
JACKSON, CA 95642

08712105
KAD ENTERPRISES WA LLC
PO BOX 3214
ARLINGTON, WA 98223

08712106
KAD ENTERPRISES WA LLC
PO BOX 3214
ARLINGTON, WA 98223

08712107
KAD ENTERPRISES WA LLC
PO BOX 3214
ARLINGTON, WA 98223

08703069
LATROBE A CA LLC
2667 OCEAN ST
CARLSBAD, CA 92008

08709104
MITCHELL BRADLEY W
P O BOX 1158
FOLSOM, CA 95763

08709103
SAC PLACERVILLE TRANS CORRIDOR
2811 O ST
SACRAMENTO, CA 95812

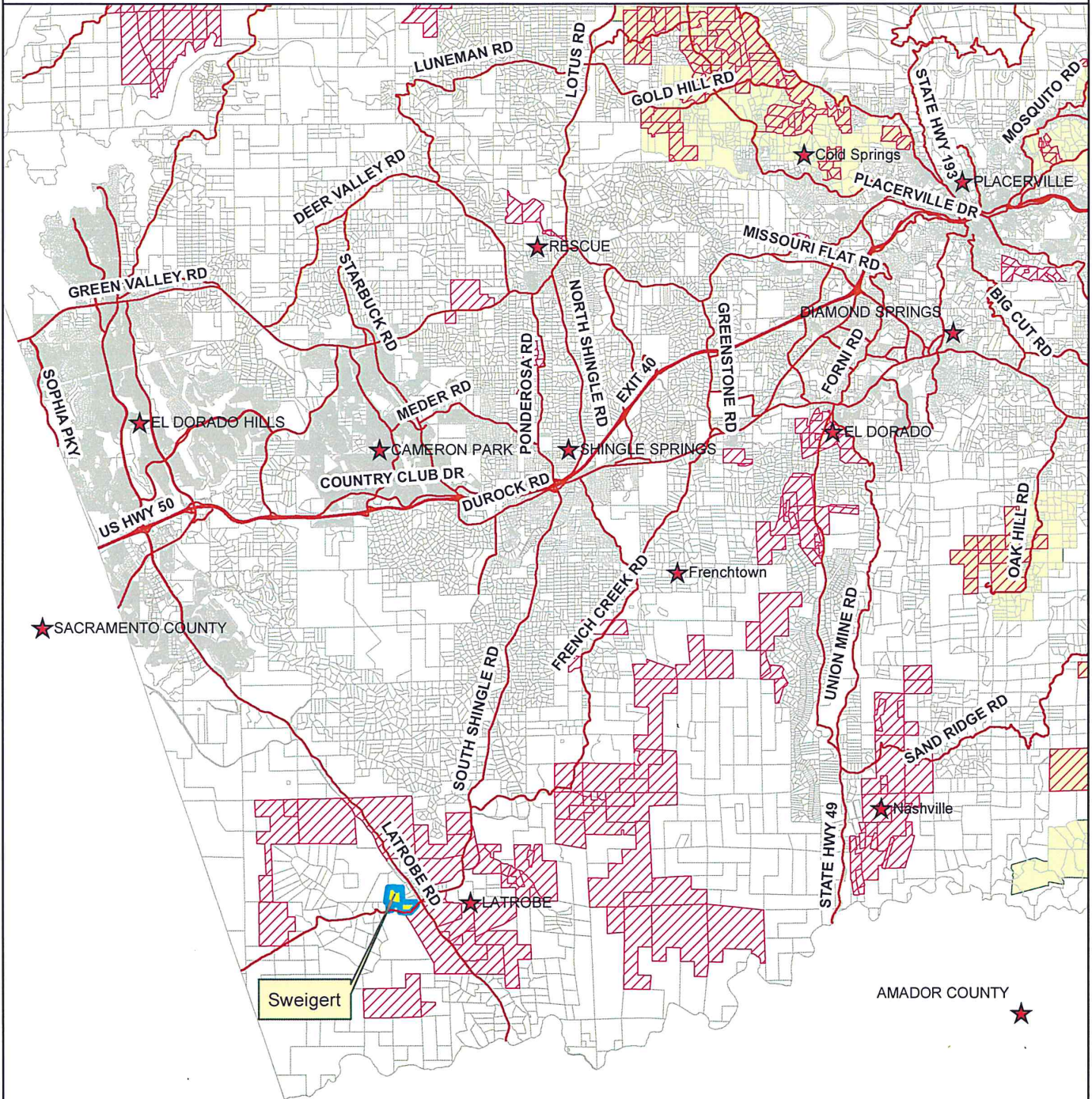
08704004
SIMAS JAMES E
7700 LATROBE RD
SHINGLE SPRINGS, CA 95682

08712201
SIMAS JAMES E
7700 LATROBE RD
SHINGLE SPRINGS, CA 95682

08701035
SWEIGART JEFF T
3073 LENNON DR
ROSEVILLE, CA 95661

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Proximity to Agricultural District



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MAP PREPARED BY: Frank Bruja DATE: October 30, 2018
PROJECT ID: 007593p

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

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

0 1 2 3 4 Miles

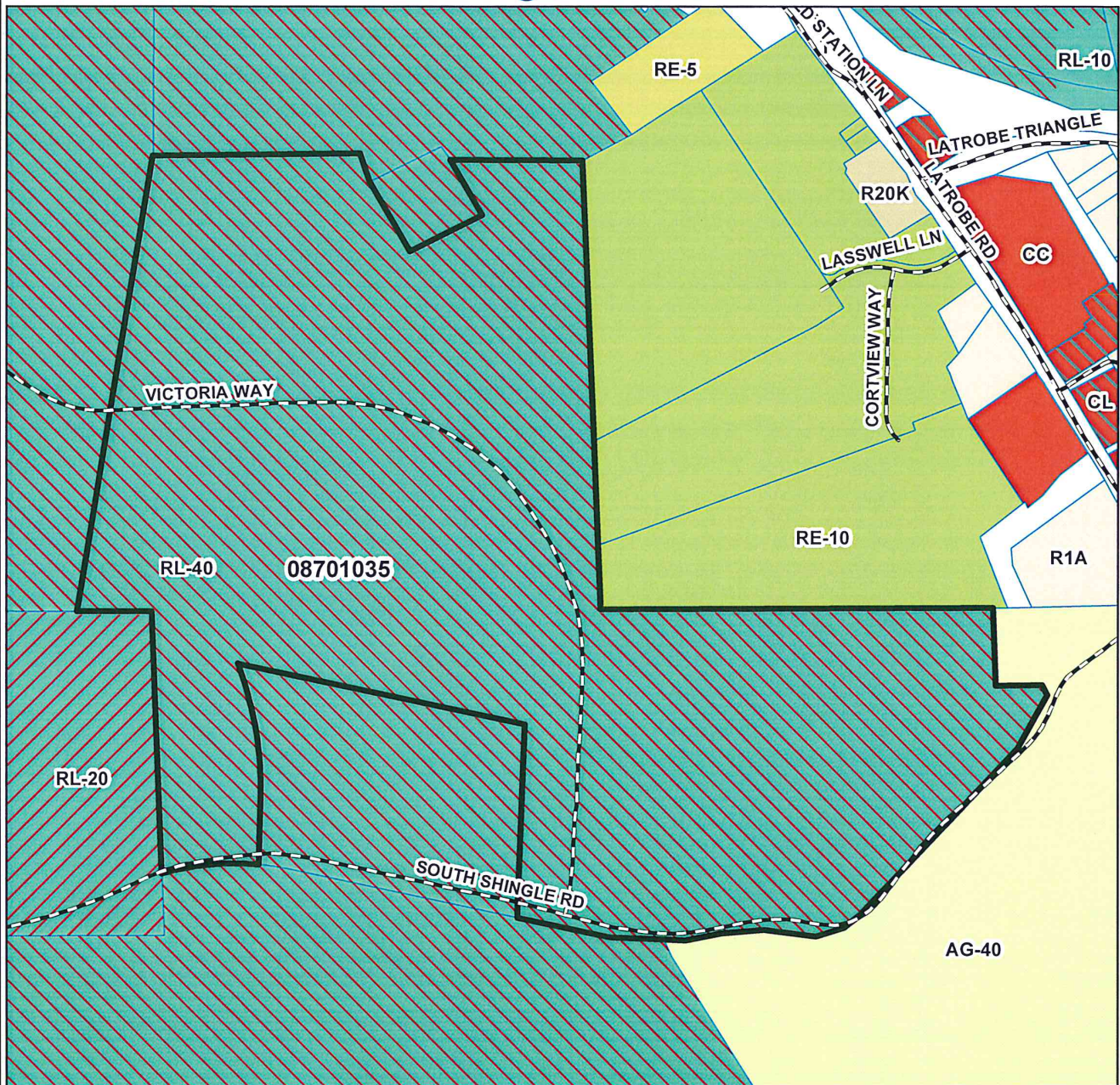
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El Dorado County Agricultural Commission

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Zoning 7-10-2017



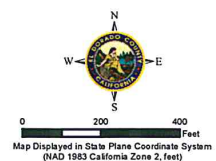
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MAP PREPARED BY: Frank Bruijs DATE: October 30, 2018
PROJECT ID: 0075595z

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-8771

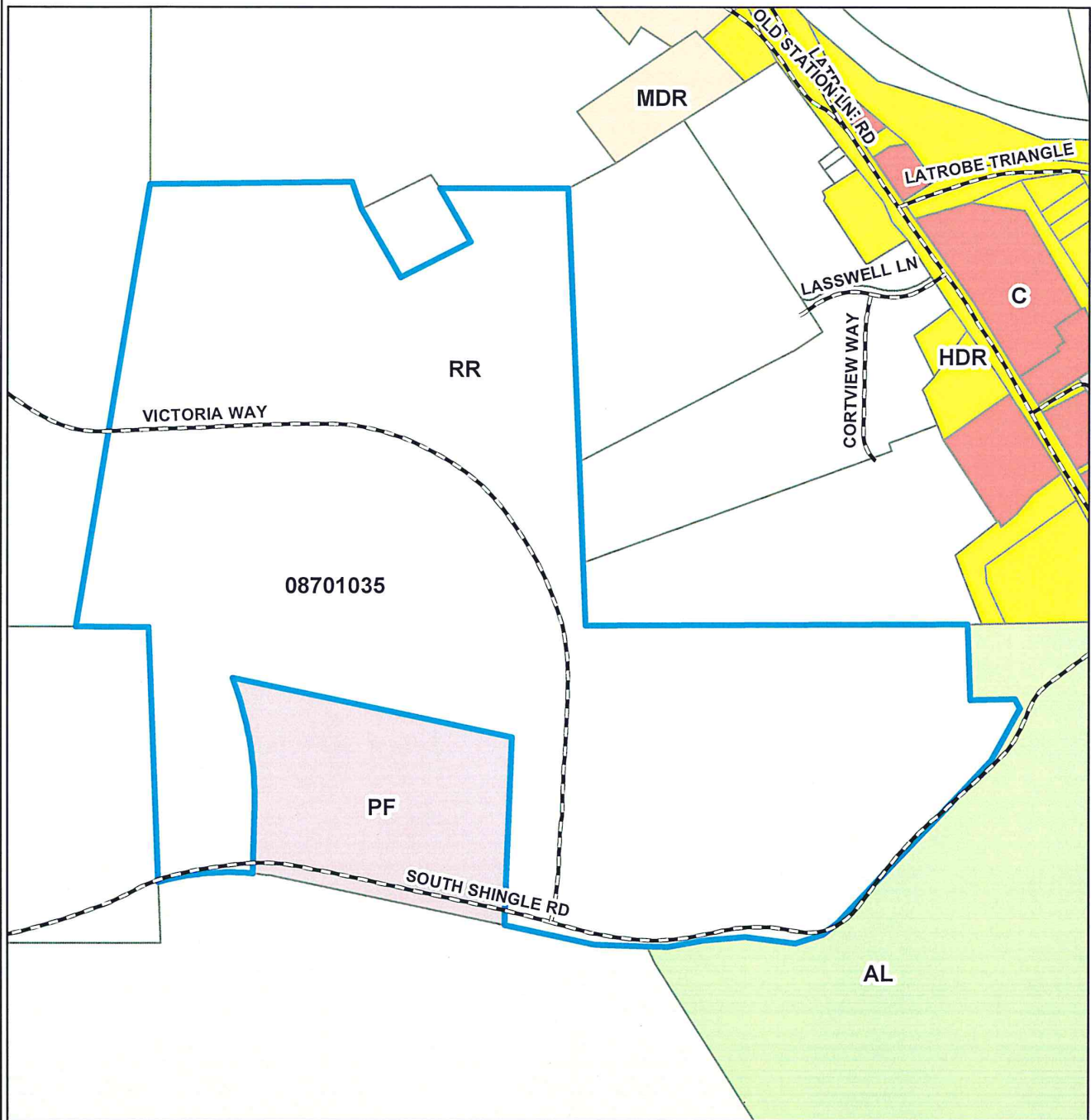
- | | |
|---------------------------------------|-------------------------------|
| Sweigert Parcel | RL-10 = Rural Land 10 Acres |
| AG-40 = Agricultural Grazing 40 Acres | RL-20 = Rural Land 20 Acres |
| CC = Commercial Community | RL-40 = Rural Land 40 Acres |
| CL = Commercial Limited | RL-160 = Rural Land 160 Acres |
| R20K = Residential 20,000 | TC = Transportation Corridor |
| R1A = Residential 1 Acre | Parcel Base |
| RE-5 = Residential Estate 5 Acres | Roads |
| RE-10 = Residential Estate 10 Acres | |



El Dorado County Agricultural Commission

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Land Use 7-10-2018



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MAP PREPARED BY: Frank Bregin DATE: October 30, 2018
PROJECT ID: 0075593L

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-8771

- Sweigert Parcel
- Agricultural Lands
- Commercial
- High Density Residential

- Low Density Residential
- Medium Density Residential
- Public Facilities
- Rural Residential

- Parcel Base
- Roads
- 0 100 200 300 Feet

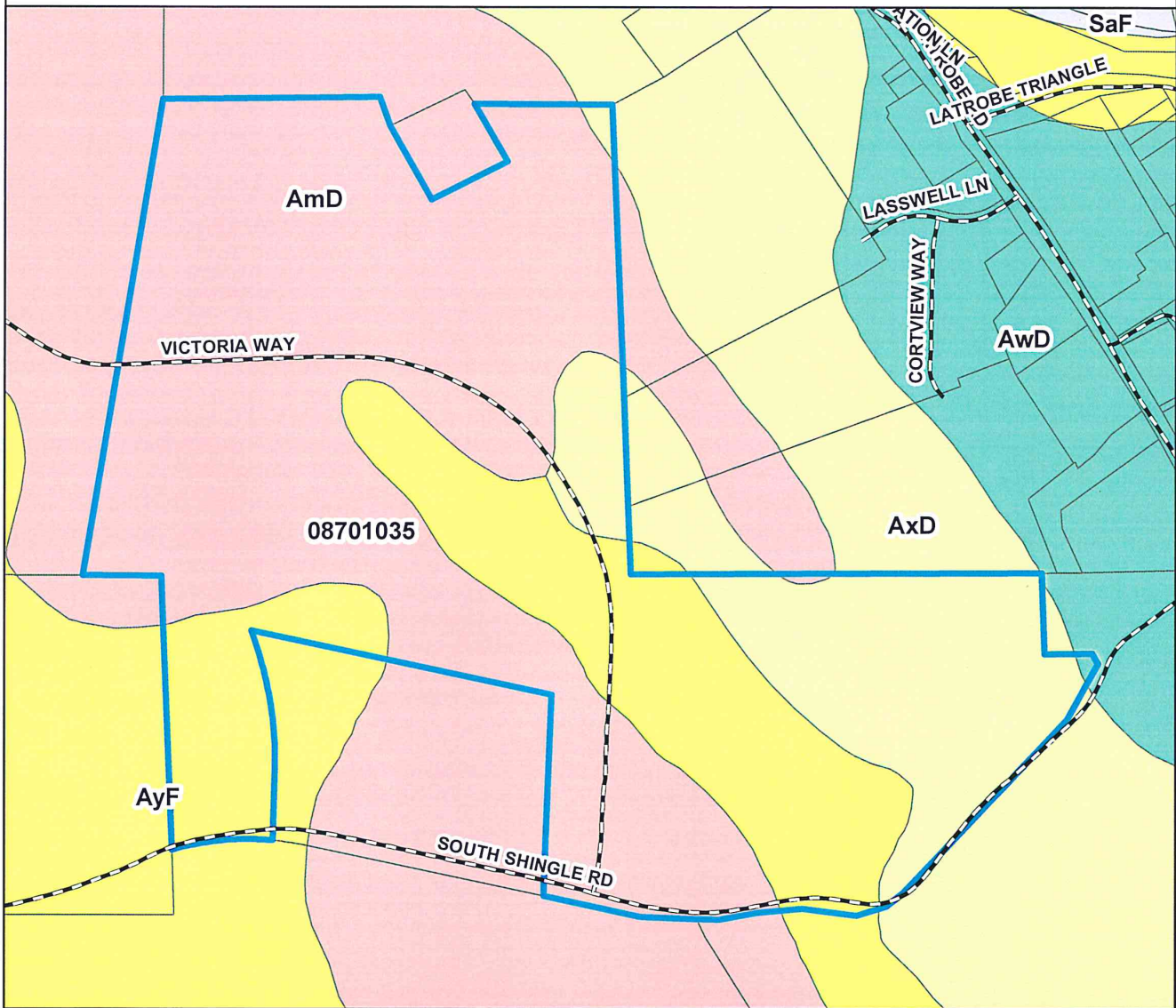
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(NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

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Soils



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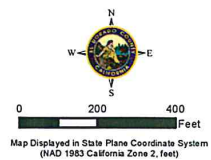
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MAP PREPARED BY: Frank Bruijn DATE: October 30, 2018

PROJECT ID: 0075934

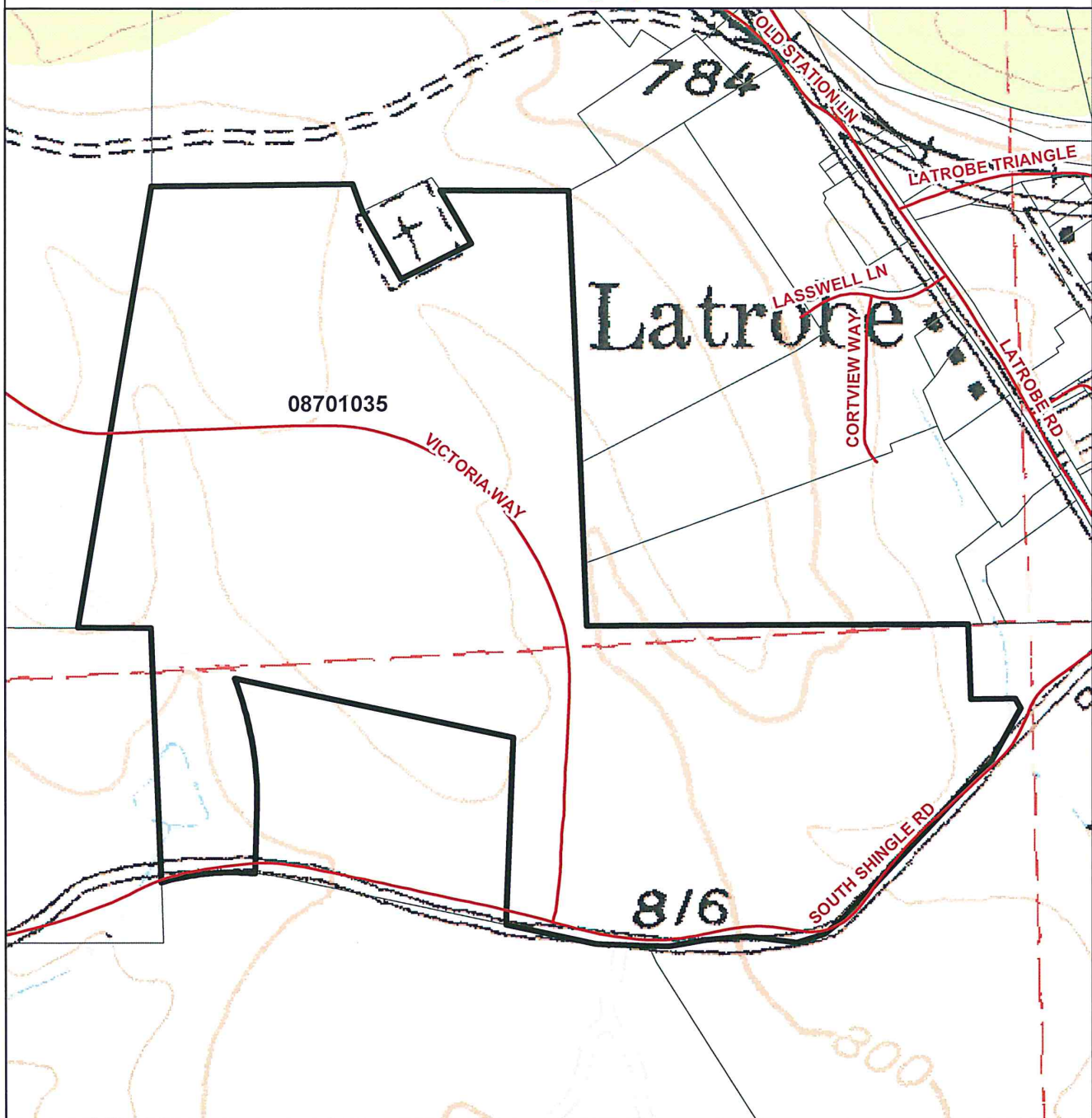
EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-8731

- Sweigert Parcel
- AmD - ARGONAUT VERY ROCKY LOAM, 3 TO 30 PERCENT SLOPES
- AwD - AUBURN SILT LOAM, 2 TO 30 PERCENT SLOPES
- AxD - AUBURN VERY ROCKY SILT LOAM, 2 TO 30 PERCENT SLOPES
- AyF - AUBURN EXTREMELY ROCKY SILT LOAM, 3 TO 70 PERCENT SLOPES
- SaF - SERPENTINE ROCK LAND
- Parcel Base
- Roads



El Dorado County Agricultural Commission

SWEIGERT Topography



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MAP PREPARED BY: Frank Bruijn DATE: October 30, 2018

PROJECT ID: 0075593

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-6111 FAX (530) 626-4791

Legend

Sweigert Parcel Parcels Roads

0 200 400 600 800 Feet

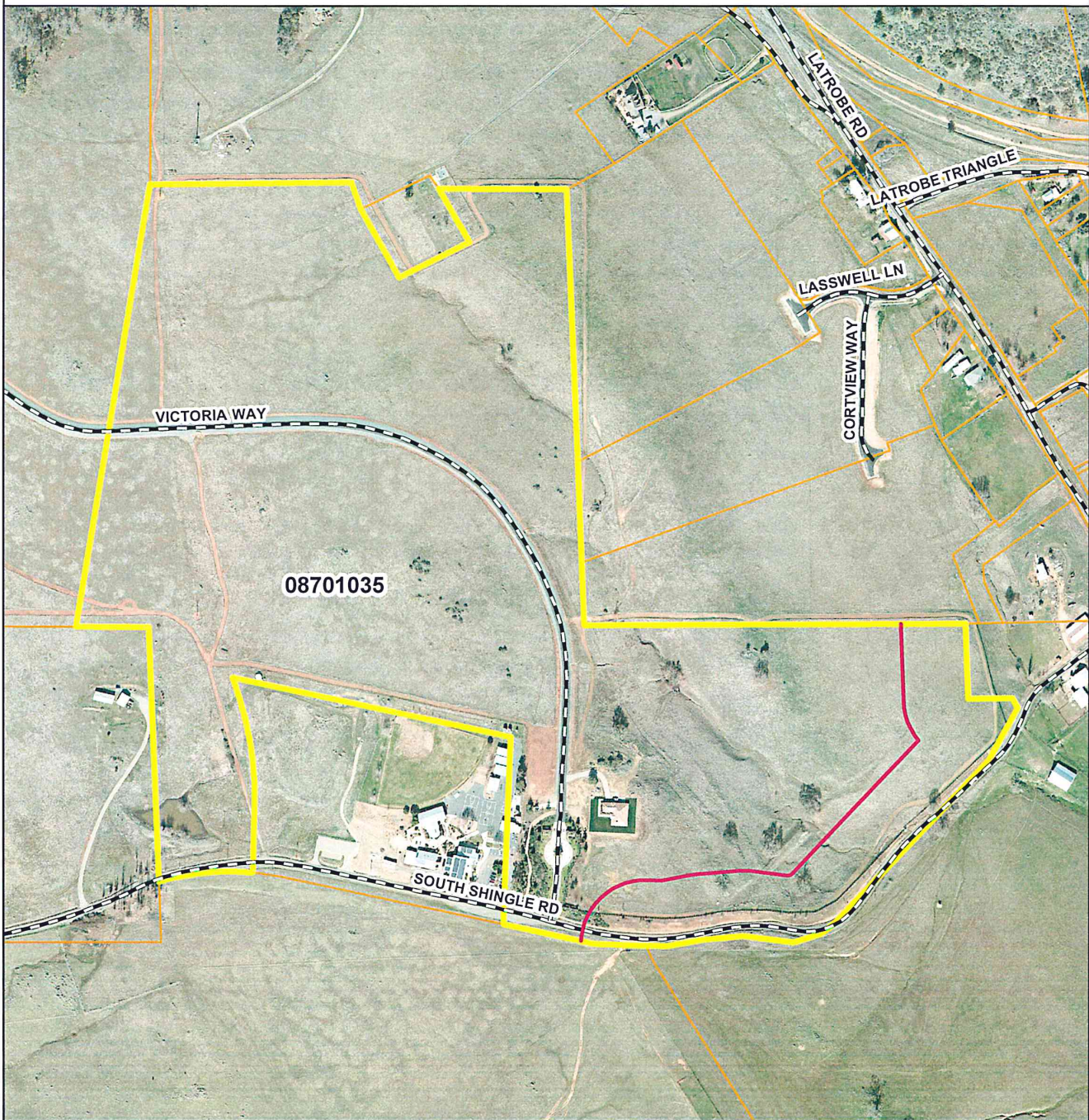
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El Dorado County Agricultural Commission

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Aerials: 2011



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MAP PREPARED BY: Frank Brugin DATE: October 30, 2018

PROJECT ID: 0075593a

EL DORADO COUNTY SURVEYOR G.I.S. DIVISION
PHONE (530) 621-4511 FAX (530) 626-4771

Legend

- Sweigert Parcel
- Parcel Base
- 200ft Setback
- Roads

0 200 400 Feet

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



El Dorado County Agricultural Commission