

ZA 12-16-20
Item # 5.a.
8 pages



EL DORADO COUNTY PLANNING & BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-5355, Fax (530) 642-0508

Date: December 14, 2020
To: Zoning Administrator
From: Bianca Dinkler, Associate Planner
Subject: **Sunshine Ranch Parcel Map P20-0001 - Updated Information
Zoning Administrator Hearing on December 16, 2020 Item 5.a.
(Continuance from Zoning Administrator November 18, 2020);
and Recommendation of Approval by Agricultural Commission**

The Sunshine Ranch Parcel Map (P20-0001) project was initially considered at the Zoning Administrator hearing on 11/18/2020, item 5.a. with a continuance to 12/16/2020 requested by Planning Staff to address the following items:

- 1) The discretionary parcel map project requires review from the County Agricultural Commission in accordance with the requirements of General Plan Policy 8.1.3.5. (Agricultural Commission must consider and provide a recommendation regarding any potential to diminish the agricultural use prior to discretionary permit approval), and General Plan Policy 8.1.4.1. (Agricultural Commission shall review all discretionary permits when involving lands designated agriculture). Planning Services inadvertently overlooked sending the proposed project to the Agricultural Commission during the Initial Consultation period. Upon realizing the oversight, the Agricultural Commission was notified of the project on 11/18/2020. The Agricultural Commission considered the project at their meeting on 12/9/2020 and voted to recommend approval of the project. Their comments are included with this Memo (Attachment A). Please add the following General Plan Findings to the Staff Report:

2.18 The project is consistent with General Plan Policy 8.1.3.5.

Policy 8.1.3.5 requires that 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.

Rationale: The Agricultural Commission reviewed the project at their meeting on December 9, 2020 and recommended approval of the project. The project is consistent with this policy.

2.19 **The project is consistent with General Plan Policy 8.1.4.1.**

Policy 8.1.4.1 requires that 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.

Rationale: The Agricultural Commission reviewed the project at their meeting on December 9, 2020 and voted to recommend approval of the project. The project is consistent with this policy.

- 2) Planning staff requests to strike the word "future" from Condition of Approval # 6, the Pre-Construction Survey, Mitigation Measure, MM BIO-1. The introductory sentence should read: "*Planning Services shall verify this mitigation measure is implemented prior to issuance of any grading/building permits if construction is proposed on-site*". This change in wording is requested so that a Biologist is not required to go out every time the property owner does uses that are allowed by right on their property. It would only be required if new construction is proposed that requires a building permit;
- 3) Planning staff requests that Conditions of Approval #s 8-13 be deleted as these standard conditions were not required by the County Department of Transportation. Dave Spiegelberg with the Department of Transportation provided an email to staff confirming that the conditions were never required;
- 4) Planning staff requests to modify Condition of Approval # 26 to add a sentence: "Any future development shall comply with applicable requirements, current Fire Code, District Ordinances, and Standards of the Pioneer Fire Protection District. A letter shall be provided to Planning Services stating whether or not a Fire Safe Plan is required, prior to recordation of the Final Map." This modification is to clarify that if the Pioneer Fire Department does not require a Fire Safe Plan, then Planning Services would be ok with that. We need the final determination to come from the Fire Department;
- 5) Planning staff requests to exchange Exhibit H - Site Aerial Map with a more accurate Exhibit. The current exhibit shows unofficial markups. A clean Site Aerial Map is available and should be used for Exhibit H; and
- 6) Planning staff requests to add a new Exhibit, to be labeled Exhibit R - Road Network which was provided to staff today by the Department of Transportation in order to help clarify the road network in the area.

Attachment A: Memo from Agricultural Commission, Dated December 9, 2020 (3 pages)

Exhibit H: Site Aerial Map (1 page)

Exhibit R: Road Network (1 page)

COUNTY OF EL DORADO



AGRICULTURAL COMMISSION

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Greg Boeger, Chair – Agricultural Processing Industry
Dave Bolster, Vice-chair – Fruit and Nut Farming Industry
Chuck Bacchi – Livestock Industry
Bill Draper – Forestry/Related Industries
Ron Mansfield – Fruit and Nut Farming Industry
Tim Neilsen – Livestock Industry
Lloyd Walker – Other Agricultural Interests

MEMORANDUM

DATE: December 9, 2021
TO: Development Services/Planning
FROM: Greg Boeger, Chair
Subject: Sunshine Ranch Parcel Map (Project File No. P20-0001)

During the Agricultural Commission's regularly scheduled ZOOM meeting held on December 9, 2020, 6:30pm the Commission heard a request from the Planning Department for Sunshine Ranch Parcel Map.

Planning Request and Project Description:

Planning Services is processing the attached application for a Tentative Parcel Map and requests the project be placed on the soonest available Agricultural Commission Agenda for advisory review and comment.

The applicant is requesting the following:

Tentative Parcel Map P20-0001 Project description: A request for Tentative Parcel Map to subdivide a 166.83 acre parcel into two parcels of 59.90 acres (Parcel 1) and 106.93 acres (Parcel 2). The project site is located on north and the south side of Bailey Way, at the intersection with D'Agostini Drive, in the Mount Aukum area.

Staff requests additional comments on the following:

General Plan Policy 8.1.3.5. requires a recommendation from the Agricultural Commission as follows:

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 8.1.4.1. requires a recommendation from the Agricultural Commission as follows:

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: Sunshine Ranch Parcel Map/P20-0001 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

Parcel Description:

- Parcel Number and Acreage: 046-071-040, 166.83 acres
- Agricultural District: Part of the parcel
- Land Use Designation: AL – Agricultural Lands/NR – Natural Resources
- Zoning: PA-20/LA-40, Planned Agriculture – 20 acres/Limited Agriculture – 40 Acres
- Choice Soils:
 - SgC: Sierra Rocky Sandy Loam 5 To 15 % Slopes

Discussion:

A site visit was conducted on November 25, 2020 to review consistency with pertinent General Plan policies.

Assessment of the proposed parcel map was conducted for consistency with General Plan policy 8.1.3.5 and policy 8.1.4.1.

Dividing this parcel into these two parcels will still support the existing agriculture and potential future cultivation.

This will not:

- 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

The site plan is consistent with General Plan Policies and all applicable zoning, so staff recommends support of the applicants parcel map.

Chair Boeger brought the item back to the Commission for discussion. The applicant was available for questions and felt staff had covered all the details of the project.

It was moved by Commissioner Draper and seconded by Commissioner Mansfield to recommend APPROVAL of staff's recommendations to support the above Parcel Map project as it: 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 and is consistent with General Plan policy 8.1.3.5 and policy 8.1.4.1.***

Motion passed:

AYES: Walker, Boeger, Bolster, Draper, Mansfield, Bacchi

NOES: None

ABSENT: Neilsen

ABSTAIN: None

AERIAL OVERLAY SUNSHINE RANCH

COUNTY OF EL DORADO

OCTOBER, 2019

STATE OF CALIFORNIA

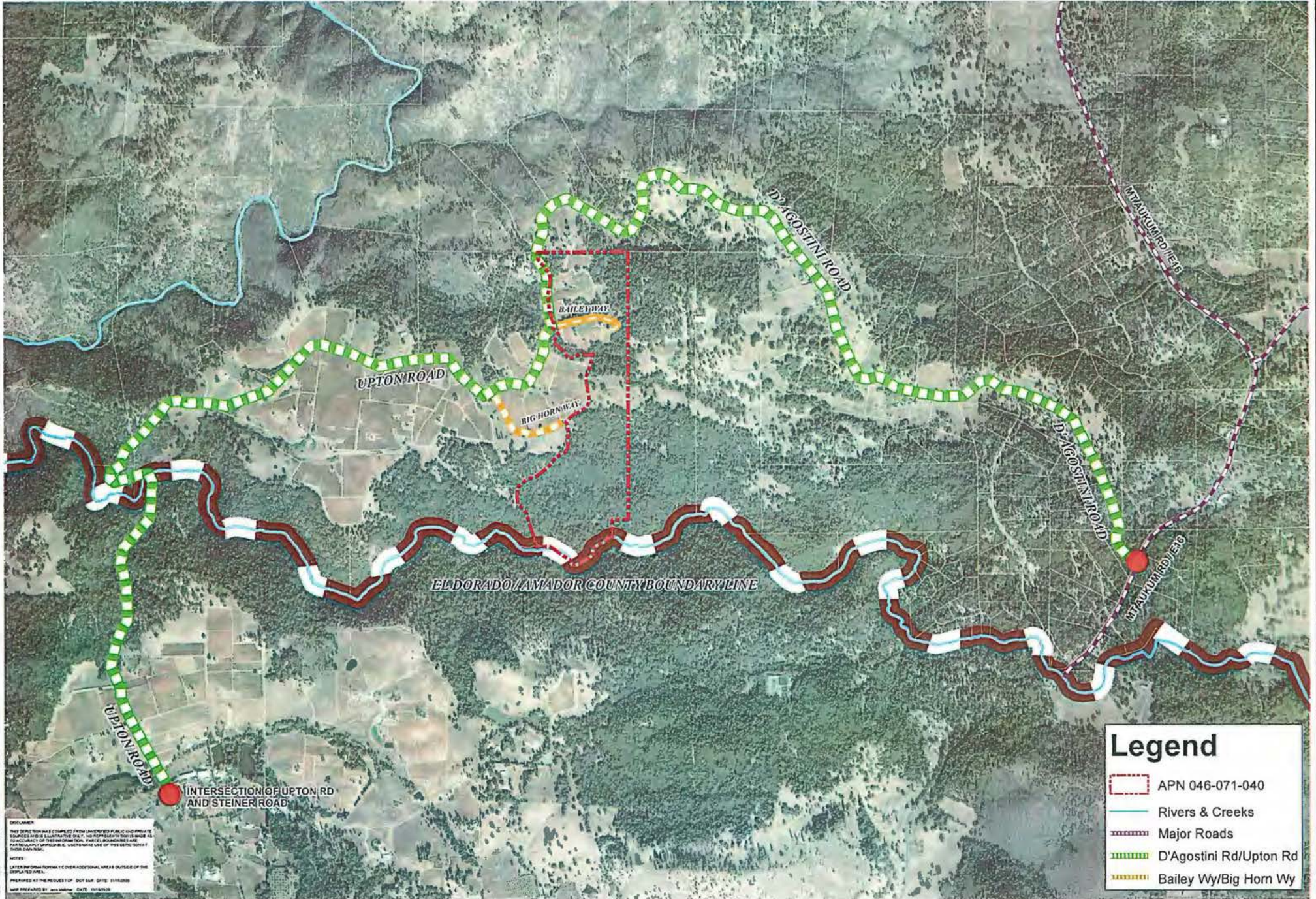


cta Engineering & Surveying
Civil Engineering Land Surveying Land Planning
2223 Sunset Drive, Torrance, California 90503
APPROPRIATE TECHNOLOGIES



D'Agostini Road Exhibit
APN 046-071-040

P20-0001 SUNSHINE RANCH PARCEL MAP
EXHIBIT R - ROAD NETWORK



Legend

-  APN 046-071-040
-  Rivers & Creeks
-  Major Roads
-  D'Agostini Rd/Upton Rd
-  Bailey Wy/Big Horn Wy

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NOTES:
LINES REPRESENT PROPERTY OR ADDITIONAL AREA OUTSIDE OF THE DISPLAYED LINES.
PREPARED AT THE REQUEST OF DATE: 04/11/2008
MAP PREPARED BY: JAMES L. SMITH DATE: 04/11/2008