

ZA 1-20-21  
Item # 4.a.  
4 pages



## EL DORADO COUNTY PLANNING & BUILDING DEPARTMENT

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Date: January 19, 2021  
To: Zoning Administrator  
From: Gina Hamilton, Senior Planner  
Subject: **Item 4a. Tentative Parcel Map P17-0008/Steward (APN 060-430-075)  
Zoning Administrator Hearing, January 20, 2021**

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As noted in the Staff Report for the above-referenced application, the proposed parcel map was reviewed by the Agricultural Commission on January 13, 2021 as required by General Plan Policy 8.1.3.5 and General Plan Policy 8.1.4.1. These policies and the related findings are discussed in the Staff Report under General Plan Policy Finding 2.3 and General Plan Policy Finding 2.4, and are presented below.

Attached to this Staff Memo is a memo from the Chair of the Agricultural Commission. Commissioner Boeger's memo summarizes information presented to the Commission by Agriculture Department staff and the Commission's recommendations.

Agricultural Commission staff determined that the proposed site plan is consistent with General Plan Policies and all applicable zoning, and recommended approval to the Commission.

It was moved by Commissioner Draper and seconded by Commissioner Walker to recommend approval of staff's recommendation.

The Commission found that the proposed parcel map

- 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 size adjacent to agricultural lands and is consistent with General Plan policies 8.1.3.5 and 8.1.4.1.

The motion to approve passed unanimously.



# 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:** January 13, 2021  
**TO:** Development Services/Planning  
**FROM:** Greg Boeger, Chair  
**Subject:** **Steward Parcel Map (Project File No. P17-0008)**

During the Agricultural Commission's regularly scheduled ZOOM meeting held on January 13, 2021, 6:30pm the Commission heard a request from the Planning Department for two parcels of 30.0 acres (Parcel A) and 20.0 acres (Parcel B). The project site is located on the west side of State Highway 193, approximately 0.4 miles north of the intersection with Black Oak Mine Road in the Garden Valley area. This property is within the Agricultural District and is in Supervisor Lori Parlin's District IV.

General Plan Policy 8.1.3.5. and General Plan Policy 8.1.4.1. requires a recommendation from the Agricultural Commission.

### Parcel Description:

- Parcel Number and Acreage: 060-430-075, 50 acres
- Agricultural District: Yes, Garden Valley Georgetown District
- Land Use Designation: Agricultural Lands, AL
- Zoning: RL-20 (Rural Lands, 20 Acres)
- Soil Type: Choice Soils
  - BpC: Boomer-Sites loam 9-15% Slopes
  - SkD: Sites loam 15-30% Slopes

### Discussion:

A site visit was conducted on December 17, 2020 to review consistency with pertinent General Plan policies.

**Policy 2.2.2.2.B.** “The minimum residential parcel size for lands containing choice agricultural soils within an Agricultural (A) District shall be twenty (20) acres or the minimum lot size established by the underlying land use designation, whichever is greater.”

**The parcel map creates two lots, one a 30 acre lot and one a 20 acre lot, meets Policy 2.2.2.2.B.**

**Policy 8.1.3.1.** “Agriculturally zoned lands including Williamson Act 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.”

**The two proposed parcels would be greater than 10 acres thereby buffering the Williamson Act property to the west of the proposed parcels.**

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

**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.”

**The proposed parcel split allows for choice soils on both parcels which will still support potential agricultural use.**

**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

The parcel has existing residential structures and no new structures are proposed. Existing utility easements continue to buffer the vineyard property to the west and no new conflicts would be created from the parcel split.

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 James Steward and his son were available for questions and felt staff had covered their entire request. Gina Hamilton, Senior Planner was present and mentioned the applicant would be returning to the Ag Commission to request agricultural setback relief for the existing structure within the 200-foot setbacks.***

***It was moved by Commissioner Draper and seconded by Commissioner Walker to recommend APPROVAL of staff's recommendations for the Tentative Parcel Map to subdivide a 50 acre parcel into two, one 30 acres and one 20 acres, as staff believes that 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 size adjacent to agricultural lands and is consistent with General Plan policies 8.1.3.5 and 8.1.4.1., can be made:***

***Motion passed:***

**AYES: Walker, Boeger, Bolster, Draper, Mansfield, Bacchi**  
**NOES: None**  
**ABSENT: Neilsen**  
**ABSTAIN: None**