



Agricultural Commission Staff Report

Date: August 7, 2024

To: El Dorado County Agricultural Commission

From: LeeAnne Mila; Agricultural Commissioner

Subject : **ADM24-0001 Fetzer Ag Setback Relief**

Administrative Relief from Agricultural Setback to allow the construction of a new Accessory Dwelling Unit, adjacent to an existing single family dwelling. Assessor's Parcel Number: 089-260-015

Planning Request and Project Description:

The applicant is requesting administrative relief from the required 200-foot agricultural setback for the above-referenced project. Applicant currently has a 1948 square foot Single Family Dwelling (SFD) on the parcel, and is applying to construct a new Accessory Dwelling unit.

The applicant's parcel, APN 089-260-015, is 4.99 acres, zoned Rural Lands 10 acre minimum (RL-10) and located South of Gold Hill Road approximately 1620 feet West of the intersection of Gold Hill Road and State Highway 49, in Agricultural District, supervisorial district 4. The parcel is located within a General Plan designated Rural residential.

The applicant's parcel is bordered by six parcels; of which one parcel contains agricultural zoning:

APN 089-020-020 borders the applicant's parcel on the East boundary and is approximately 110.24 acres, and zoned Planned Agriculture 20-Acres (PA-20). The parcel to the North is a transportation corridor (zoned TC), and all other adjacent parcels are zoned Rural Lands 10 (RL-10).

Applicant is requesting that the setbacks for the proposed ADU on this parcel be reduced to 100 feet from the East property line (100' reduction).

Parcel Description:

- Parcel Number and Acreage: 089-260-015, 4.99 Acres
- Agricultural District: Yes, Gold Hill

- Land Use Designation: RR, Rural Residential
- Zoning: Rural Lands 10 acres, RL-10
- Choice Soils: Auberry Coarse Sandy Loam, 5 to 9 percent slopes

Discussion:

A site visit was conducted on June 7, 2024 to assess the placement of the proposed dwellings.

Staff Findings:

Staff recommends APPROVAL of the request for construction of a accessory dwelling unit, no less than 100" from the property line with APN: 089-020-020. For this request staff believes that three of the four findings that the Agricultural Commission is required to make by Resolution No. 079-2007 and adopted by the Board of Supervisors on April 17, 2007, can be made:

1. *No suitable building site exists on the subject parcel except within the required setback due, but not limited to, compliance with other requirements of the General Plan or other County development regulations;*

The subjects parcel is constrained for building sites due to topography and other improvements on the parcel.

2. *The proposed non-compatible structure will be located on the property to reasonably minimize the potential negative impact on adjacent agriculturally zoned land;*

This proposed project is buffered by the approximately 25 foot road. The project is also buffered by the up sloping topography towards the agriculturally zoned parcel that includes an irrigation canal. The applicant's property has a vegetation buffer as does the agriculturally zoned parcel. For all these reasons, staff believes that this project is being placed to minimize the potential for negative impacts.

3. *Based on the site characteristics of the subject parcel and the adjacent agriculturally zoned land including, but not limited to, topography and location of agricultural improvements, etc., the Commission determines that the location of the proposed non-compatible structure would reasonably minimize potential negative impacts on agricultural or timber production use; and*

The adjacent agriculturally zoned land upslopes away from the applicants project site and has a substantial vegetative buffer on both parcels. The driveway on the applicants parcel is paved and is a permanent buffer between the dwelling and the agriculturally zoned parcel.

4. *There is currently no agricultural activity on the agriculturally zoned parcel adjacent to the subject parcel and the Commission determines that the conversion to a low or high intensive farming operation is not likely to take place due to the soil and/or topographic characteristics of the adjacent agriculturally zoned parcel or because the General Plan Land Use Designation of the surrounding or adjacent parcels is not agricultural (e.g. Light/Medium/High Density Residential).*

Staff also recommends that the applicant comply with Resolution No. 079-2007 Exhibit A of the Board of Supervisors pertaining to the adoption of the Criteria and Procedures for Administrative Relief from Agricultural Setbacks. Section B.5 requires the following action by the applicant: In all cases, if a reduction in the agricultural setback is granted for a non-compatible use/structure, prior to the issuance of a building permit, a Notice of Restriction must be recorded identifying that the non-compatible use/structure is constructed within an agricultural setback and that the owner of the parcel granted the reduction in the agricultural setback acknowledges and accepts responsibility for the risks associated with building a non-compatible use/structure within the setback.

If the Agricultural Commission cannot make the required findings in Resolution No. 079-2007, an application may be made to the Board of Supervisors for administrative relief. Such relief may be granted by the Board of Supervisors upon a determination by the Board taking all relevant facts into consideration that the public interest is served by the granting of the relief. Such applications shall be made to the Development Services Department and a recommendation made to the Board of Supervisors.



The County of El Dorado

AGRICULTURAL COMMISSION

311 Fair Lane
Placerville, CA 95667-4197

Phone (530) 621-5520
Fax (530) 626-4756

Greg Boeger, Chair- Agricultural Processing Industry
David Bolster, Vice Chair - Fruit and Nut Farming Industries
Lloyd Walker - Other Agricultural Interest
Shamarie Tong- Livestock Industry
Bill Draper- Forestry Related Industries
Chuck Mansfield- Fruit and Nut Farming Industries
Tim Neilsen- Livestock 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 1,000 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 14, 2024**. This meeting is a public hearing that will begin at **4:00 pm in the Building A Board of Supervisors Hearing Room 330 Fair Lane, Placerville, California.** This will also be a Zoom meeting. The link information to join the zoom meeting will be available on the county Legistar calendar at this website: <https://eldorado.legistar.com/Calendar.aspx> under Ag Commission Meetings for 8/14/24 and will be posted with the Agenda on August 9, 2024.

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ADM24-0001 Fetzer Ag Setback Relief
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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) 621-6647. All questions relating to specific details of the project should be addressed to the Planner, Lela Shelley, Assistant Planner Planning Services, (530) 621-5355. This notice was sent to you on 8/1/2024.

AKIN RICHARD E TR & R E 2005 REV
TRUST
6431 GOLD HILL RD
PLACERVILLE CA 95667-9430

AKIN ROBERT E & BARBARA M
6501 GOLD HILL RD
PLACERVILLE CA 95667-9311

AKIN ROBERT EDWARD SUCC TR
6501 GOLD HILL RD
PLACERVILLE CA 95667

ALEXANDER PHILLIP SIDNEY TR & NICKI
ANN TR
PO BOX 52
RESCUE CA 95672

BARNES MARK J TR & MICHELE J TR
6556 GOLD HILL RD
PLACERVILLE CA 95667-9311

BOIS JACK L & TAMERA EHNLE TR
1155 SOURDOUGH LN
PLACERVILLE CA 95667

DETWILER WINSTON D JR & RACHEL J TR
1135 WALLACE RD
PLACERVILLE CA 95667-9612

FETZER THOMAS A TR & REWICK
STEPHANY TR
1120 SULLIVAN LN
PLACERVILLE CA 95667-9417

HOPKINS LARRY E TR & BEATRICE H TR
6500 GOLD HILL RD
PLACERVILLE CA 95667

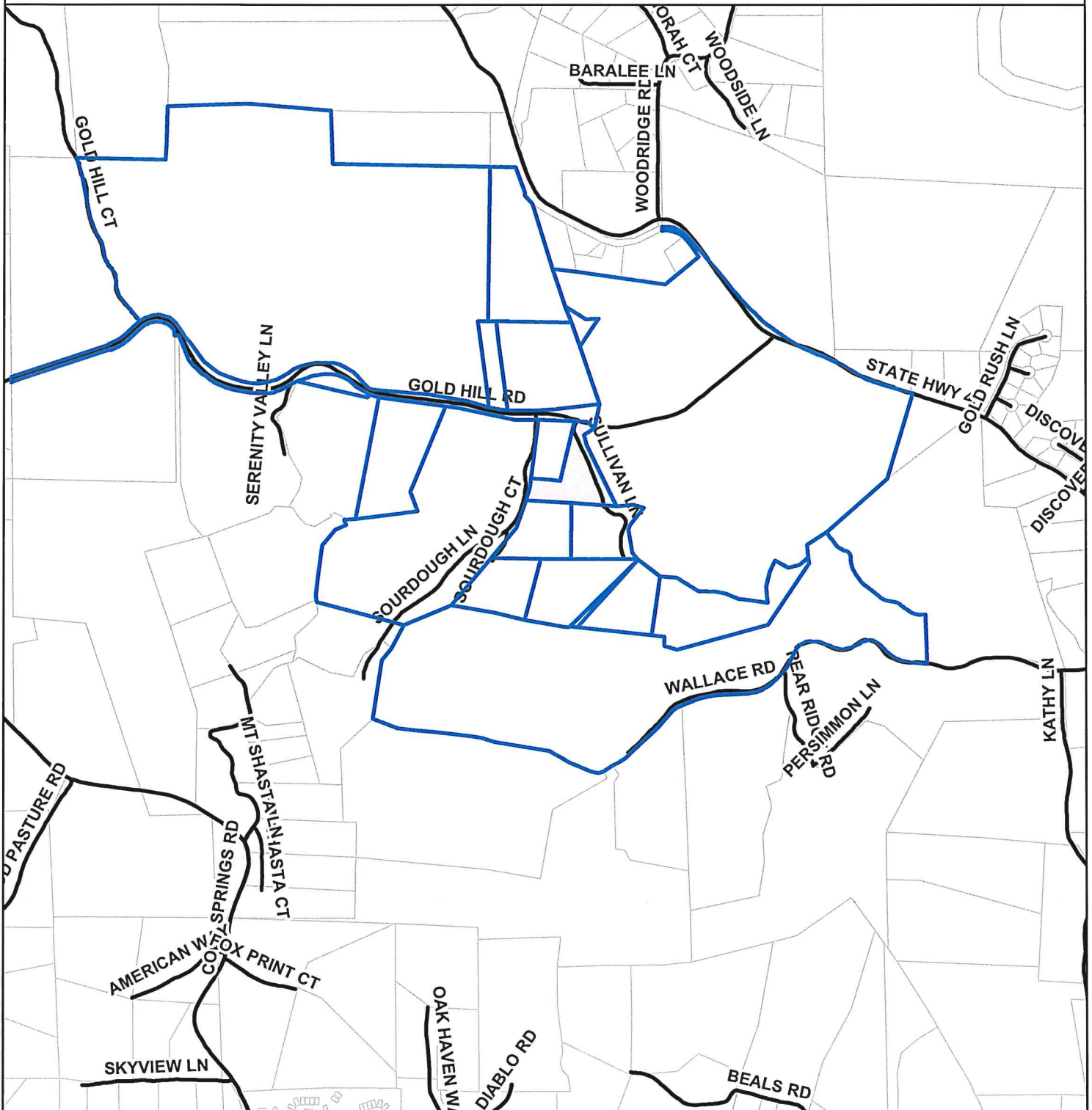
HUSTON MARGARET VOLZ TR & HUSTON
FAM LIV TR SHELTE
6600 GOLD HILL RD
PLACERVILLE CA 95667-9341

LENNEY MONICA S SURV TR & LENNEY D
G&M S REV TR 3/
1140 SULLIVAN LN
PLACERVILLE CA 95667-9417

SANBORN DAVID R
6541 GOLD HILL ROAD
PLACERVILLE CA 95667

Fetzer

1000 Ft. 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: LeeAnne Mills DATE: November 27, 2018
PROJECT ID: projJackson_n
EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-4511 FAX (530) 626-8731

Parcel Base Fetzer Roads

0 200 400 600 800 1,000 1,200 1,400 1,600 Feet

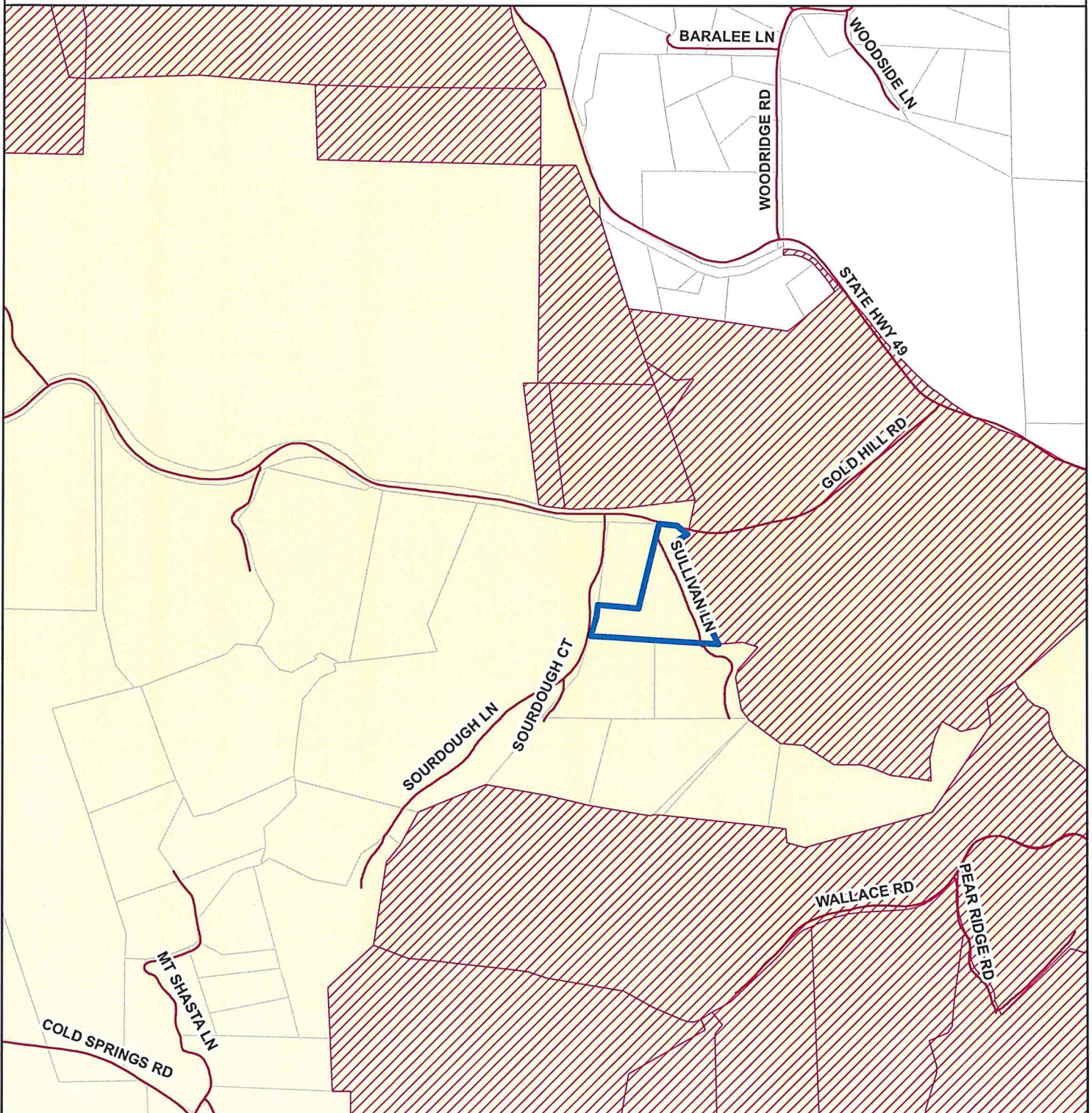
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

Fetzer

Proximity to Agricultural District



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MAP PREPARED BY: LeeAnne Mils DATE: November 27, 2018
PROJECT ID: projjackson_p

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

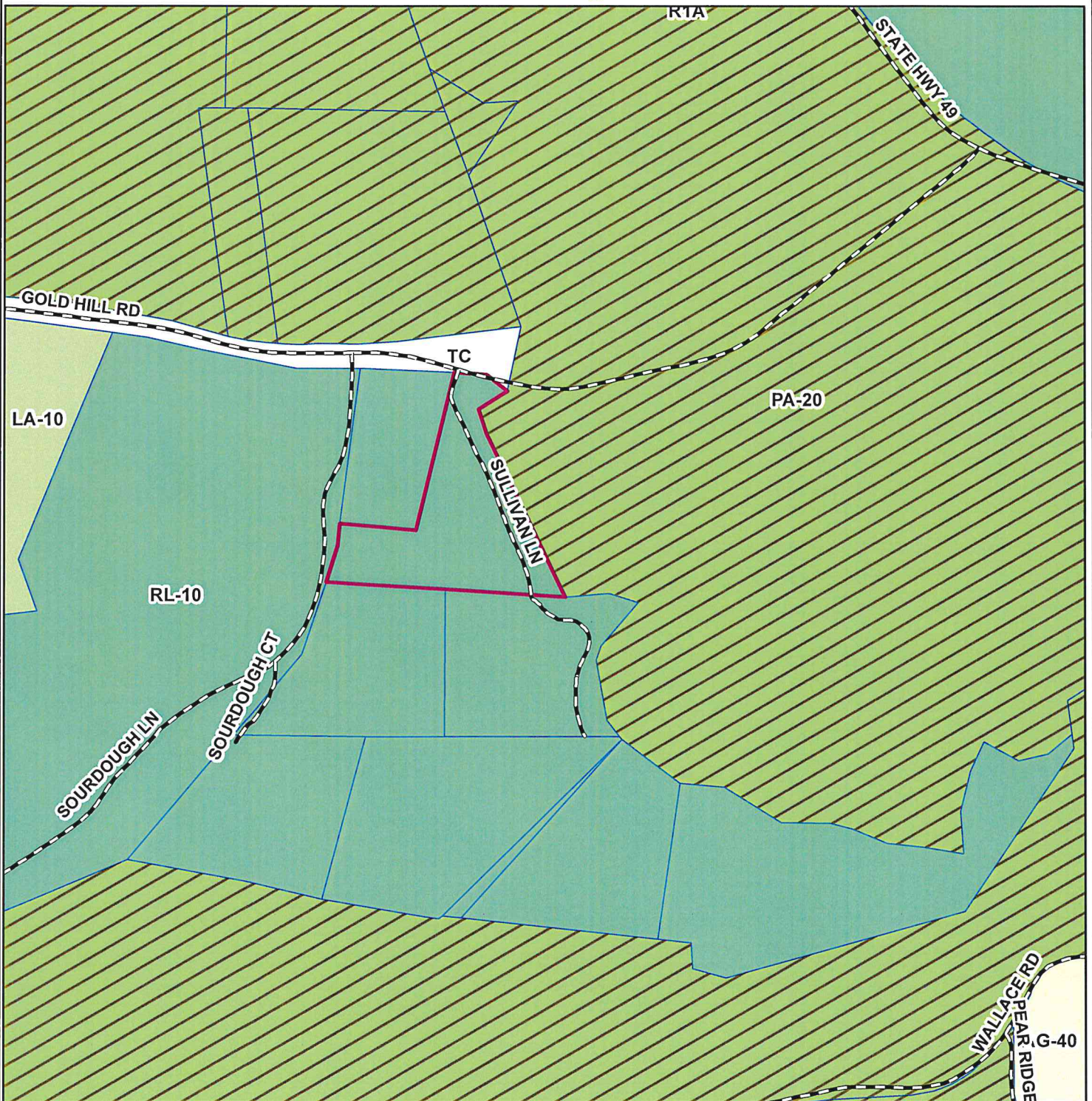
- Ag District
- Parcel Base
- Fetzer1
- Ag Preserves
- Major Roads



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

El Dorado County Agricultural Commission

Fetzer Zoning



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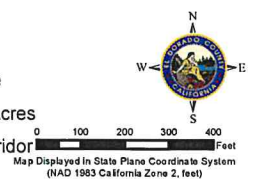
MAP PREPARED BY: LeeAnne Milla DATE: November 27, 2018
PROJECT ID: projjackson_2

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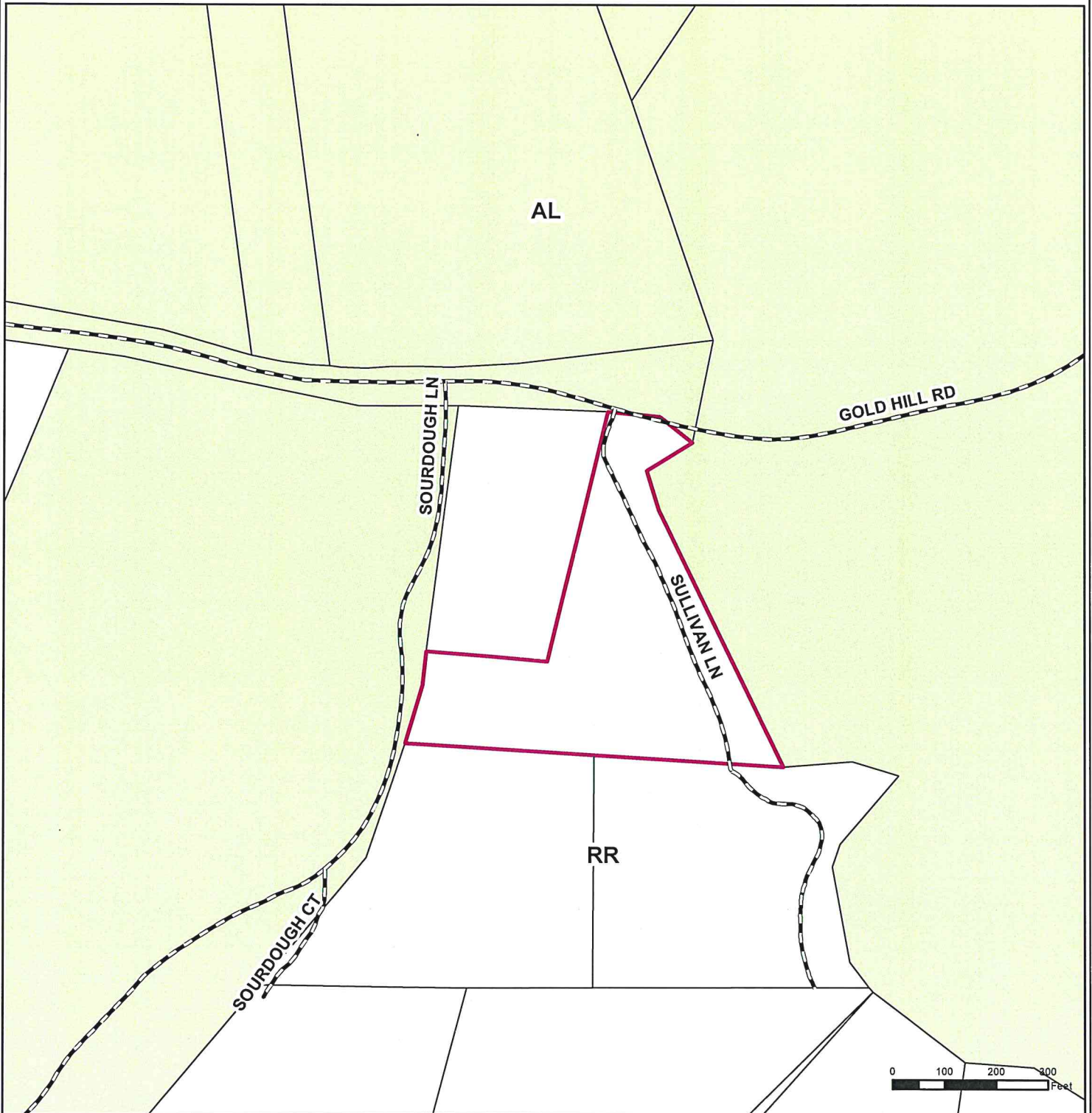
AG-40 = Agricultural Grazing 40 Acres
LA-10 = Limited Agriculture 10 Acres
PA-20 = Planned Agriculture 20 Acres

R1A = Residential 1 Acre
RL-10 = Rural Land 10 Acres
TC = Transportation Corridor



El Dorado County Agricultural Commission

Fetzer Land Use



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MAP PREPARED BY: LeeAnne Mita DATE: November 27, 2018

PROJECT ID: projJackson_L

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Agricultural Lands

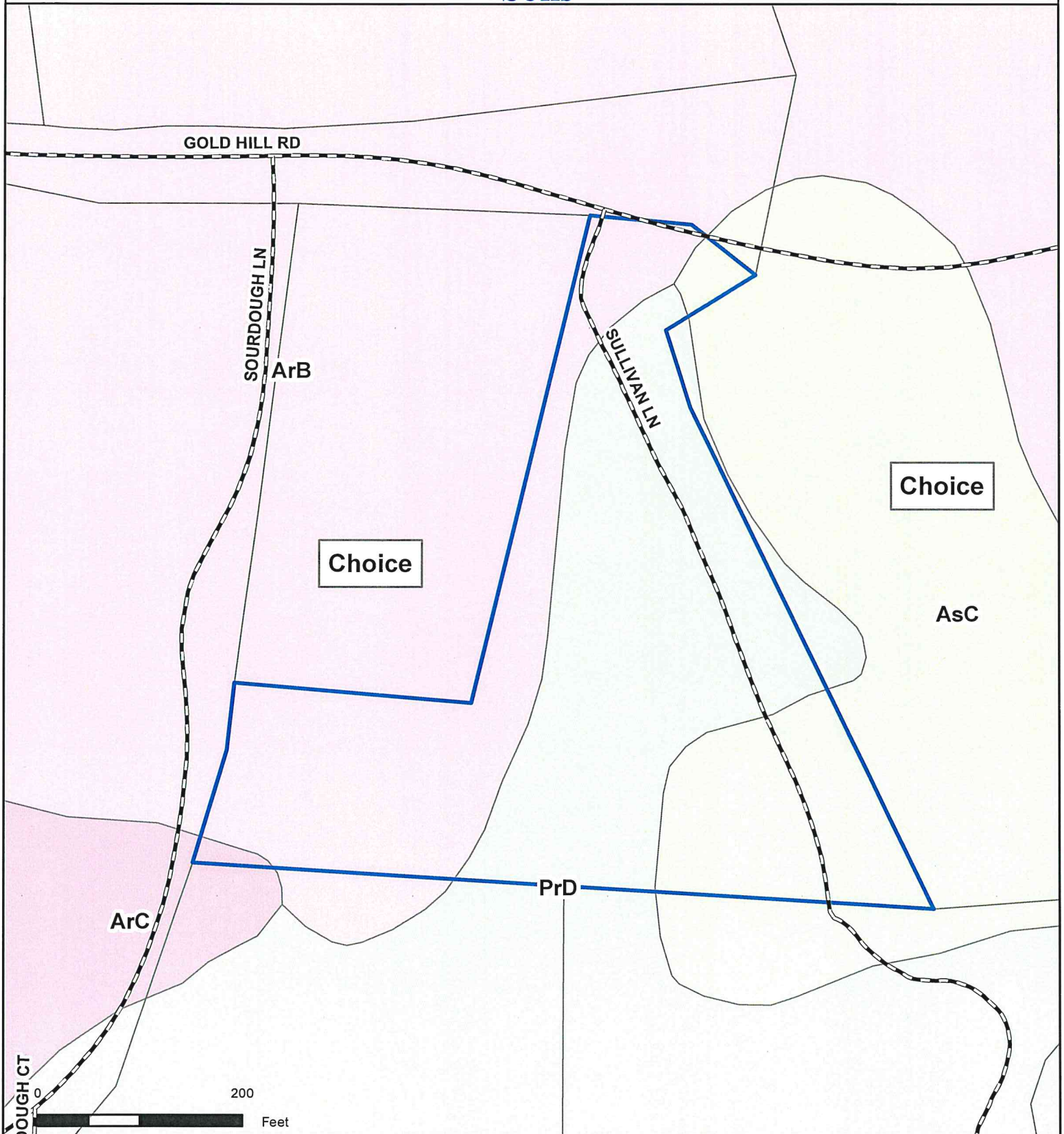
Rural Residential

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



El Dorado County Agricultural Commission

Fetzer Soils

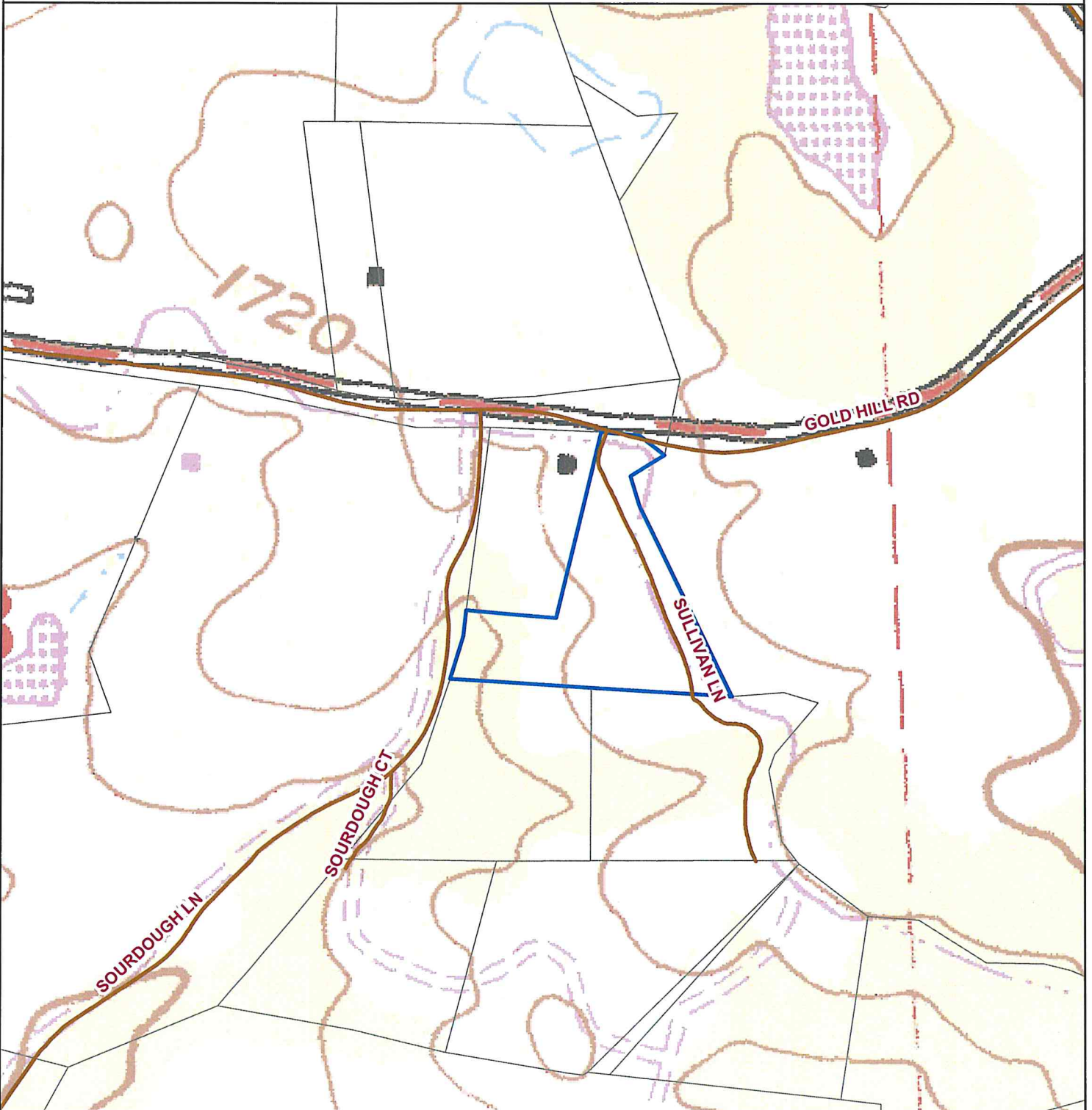


- | | |
|---|---|
| Fetzer1 | Auberry rocky coarse sandy loam, 5 to 15 percent slopes |
| Auberry coarse sandy loam, 5 to 9 percent slopes | Placer diggings |
| Auberry coarse sandy loam, 9 to 15 percent slopes | |

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

El Dorado County Agricultural Commission

Fetzer Topography



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MAP PREPARED BY: LeeAnne Mills DATE: November 27, 2018

PROJECT ID: projJackson_1

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-8751

Legend

curroads Roads Fetzer1 Parcels

0 100 200 300 400 500 Feet

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



El Dorado County Agricultural Commission

Fetzer



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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MAP PREPARED BY: LeeAnne Mils DATE: November 27, 2018

PROJECT ID: Jackson_a

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-8751

Legend

Parcel Base

200 Ft Fetzer1

Roads

0 100
Feet

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



El Dorado County Agriculture