



Agricultural Commission Staff Report

Date: March 3, 2022
To: El Dorado County Agricultural Commission
From: LeeAnne Mila; Deputy Agricultural Commissioner
Subject: **ADM22-0003 Overton Ag Setback Relief
Administrative Relief from Agricultural Setback to Construct an
addition to Single-Family Dwelling
Assessor's Parcel Number: 321-230-008**

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 1,946 square foot Single Family Dwelling (SFD) on the parcel, and is attempting to construct a Minor Residential Addition of approximately 1,134 square feet of residential living space including a garage and a porch.

The applicant's parcel, APN 321-230-008, is 10.52 acres, zoned Rural Land-10 acre (RL-10) and located east of Cold Springs Road approximately 175 feet east of the intersection with Fox Print Road in the Agricultural District, supervisorial district 4. The parcel is located within a General Plan designated Agricultural District.

APN 317-040-0026 borders the applicant's parcel on the northwestern boundary is approximately 10.00 acres, and zoned Limited Agriculture 20-Acres (LA-20). This parcel was rezoned in 2015 to LA from RL-10.

Applicant is requesting that the setbacks for this parcel be reduced to 145 feet (55' reduction) on the west, which allows room to build a single-family residential addition.

Parcel Description:

- Parcel Number and Acreage: 321-230-008, 10.52 Acres
- Agricultural District: Yes

- Land Use Designation: Rural Residential, RR
- Zoning: Rural Lands 10 Acres, RL-10.
- Choice Soils:
 - AsC: Auberry rocky sandy loam, 5 to 15 Percent

Discussion:

A site visit was conducted on January 19,2022 to assess the placement of the proposed pool.

Staff Findings:

Staff recommends APPROVAL of the request for addition to the current dwelling of approximately 1,134 square feet, no less than 145 ft. from the north western property line from APN: 317-040-0026, as 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 current house is 170 ft. from the agriculturally zoned parcel. This proposed development is for an addition to the current dwelling. The addition will be approximately 145 ft. from the agriculturally zoned 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;*

The proposed addition keeps the development in one place, minimzing any potential impact.

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 addition will expand the house towards cold springs rd., which is a buffer between the development and the agriculturally zoned parcel. Additionally, the agriculturally zoned parcel has a single family dwelling in the area across from the proposed new addition.

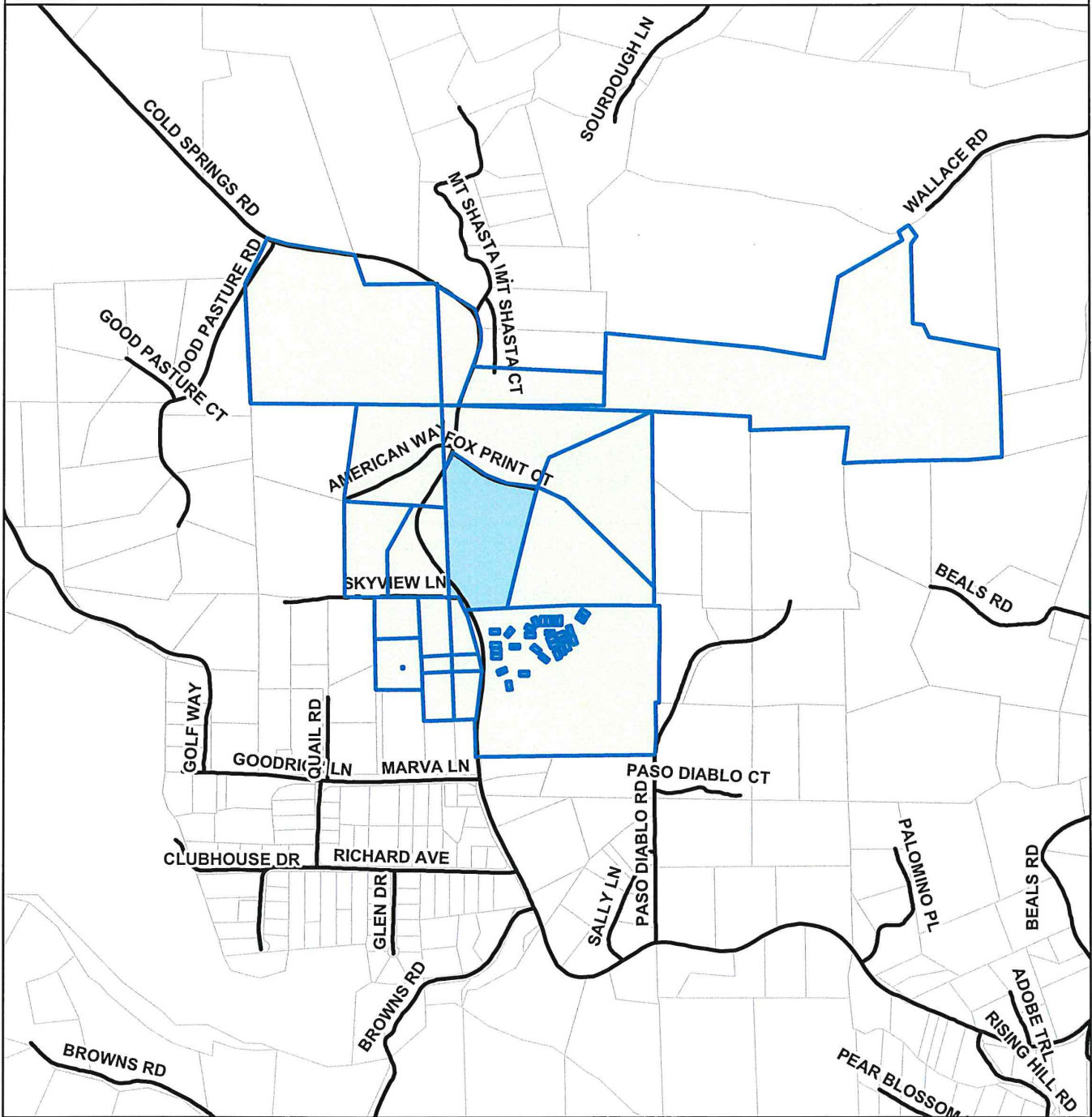
4. *There is currently no agricultural activity on the agriculturally zoned parcel*

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.

Overton Notification

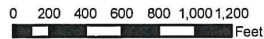


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MAP PREPARED BY: LeeAnn Mills DATE: November 27, 2018
 PROJECT ID: projjackson_n
 EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
 PHONE: (530) 621-6111 FAX: (530) 626-4711

Parcel Base
 500 Ft. Notification
 Overton
 Roads



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 Agricultura Interestl
Chuck Bacchi – Livestock Industry
Bill Draper – Forestry/Related Industries
Tim Neilsen – Livestock Industry
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 **March 9, 2022**. 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**. 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 3/9/2022 and will be posted with the Agenda on March 4, 2022.

ADM22-0003 Overton Ag Setback Relief Administrative Relief from Agricultural Setback to Construct an addition to Single-Family Dwelling
Assessor's Parcel Number: 321-230-008

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The applicant's parcel, APN 321-230-008, is 10.52 acres, zoned Rural Land-10 acre (RL-10) and located east of Cold Springs Road approximately 175 feet east of the intersection with Fox Print Road in the Agricultural District, supervisorial district 4. The parcel is located within a General Plan designated Agricultural District.

The applicant's parcel is bordered by five parcels; of which two parcels which contain agricultural zoning:

APN 317-040-0026 borders the applicant's parcel on the northwestern boundary is approximately 5.00 acres, and zoned Limited Agriculture 20-Acres (LA-20). This parcel was rezoned in 2015 to LA from RL-10. The applicant was unaware of the zone change at the time of building plan check. Planning staff has verified the zoning change, and had made the applicant aware.

Applicant is requesting that the setbacks for this parcel be reduced to 145 feet (55' reduction) on the west, which allows room to build a single-family residential addition.

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.*

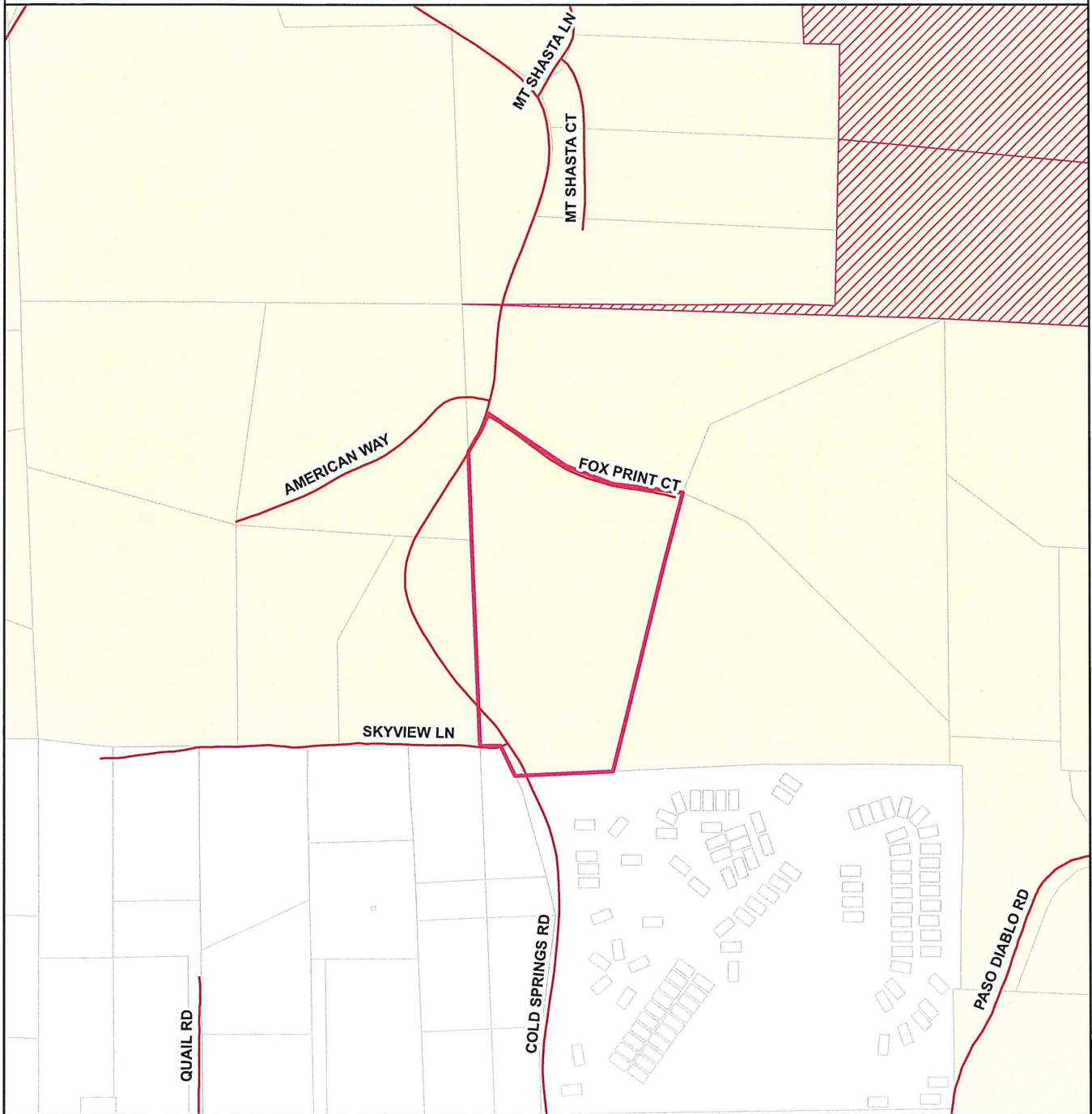
All interested parties for the above-mentioned project are encouraged to attend this meeting. Public testimony will be received on each agenda item as it is called. Individual comments are limited to 3 minutes; and individuals representing a group are allocated 5 minutes.

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 Vincent Ray, Assistant Planner at Planning Services, (530) 621-5355.

Overton

Proximity to Agricultural District



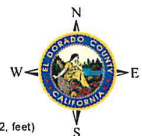
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MAP PREPARED BY: LeeAnne Mla DATE: November 27, 2018
PROJECT ID: p01jackson_p

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

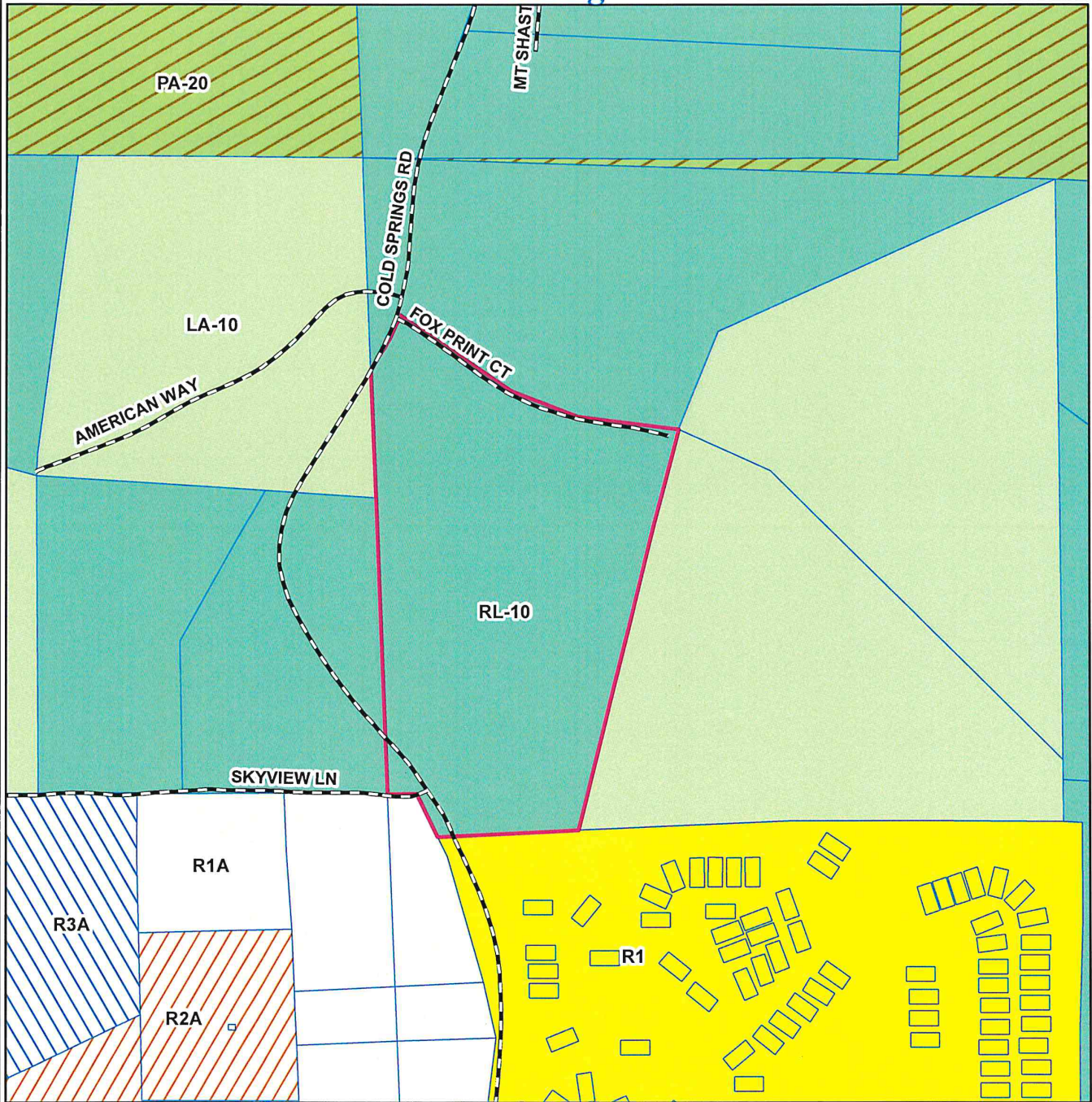
- Ag District
- Overton
- Ag Preserves
- Parcel Base
- Major Roads



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

El Dorado County Agricultural Commission

Overton Zoning



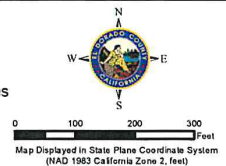
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MAP PREPARED BY: LeeAnne Mills DATE: November 27, 2018
PROJECT ID: proj1action_7

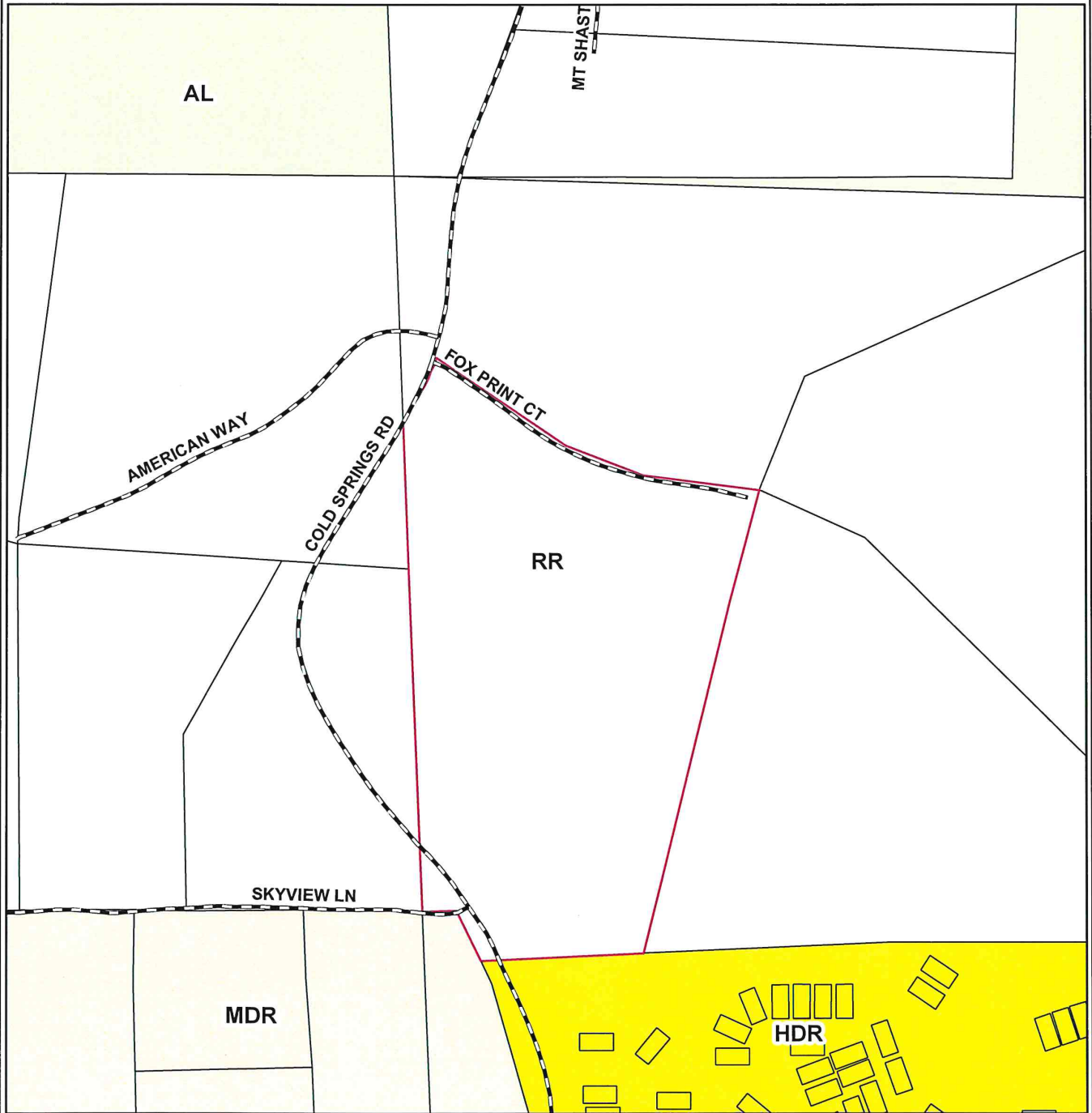
EL DORADO COUNTY SURVEYOR & G.I.S. DIVISION
PHONE (951) 621-6111 FAX (951) 626-4731

- Parcel Base
- Overton
- Roads
- LA-10 = Limited Agriculture 10 Acres
- PA-20 = Planned Agriculture 20 Acres
- R1 = Residential Single Unit
- R1A = Residential 1 Acre
- R2A = Residential 2 Acres
- R3A = Residential 3 Acres
- RL-10 = Rural Land 10 Acres



El Dorado County Agricultural Commission

Overton Land Use










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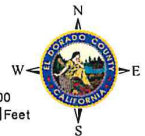
MAP PREPARED BY: LeeAnne Mills DATE: November 27, 2018

PROJECT ID: projJackson_1

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-4721

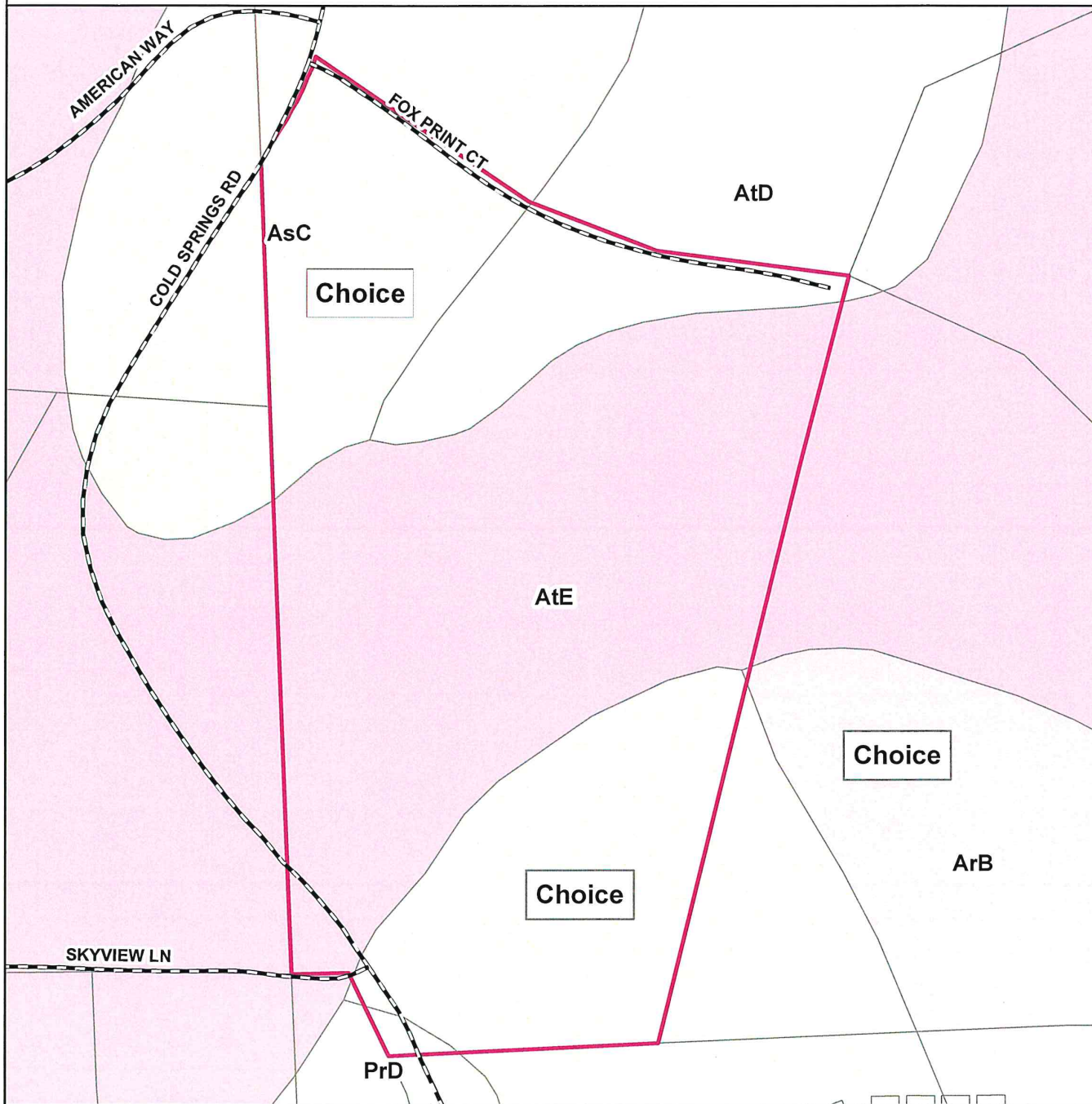
-  Parcels
-  Overton
-  Roads
-  Agricultural Lands
-  High Density Residential
-  Medium Density Residential
-  Rural Residential

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



El Dorado County Agricultural Commission

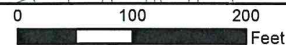
Overton Soils



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 MAP PREPARED BY: LeeAnne Mills DATE: November 27, 2018
 PROJECT ID: proj1ackson_s
 EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
 PHONE (951) 621-6511 FAX (951) 626-8731

- Soils**
- Overton
 - Auberry coarse sandy loam, 5 to 9 percent slopes
 - Auberry rocky coarse sandy loam, 5 to 15 percent slopes

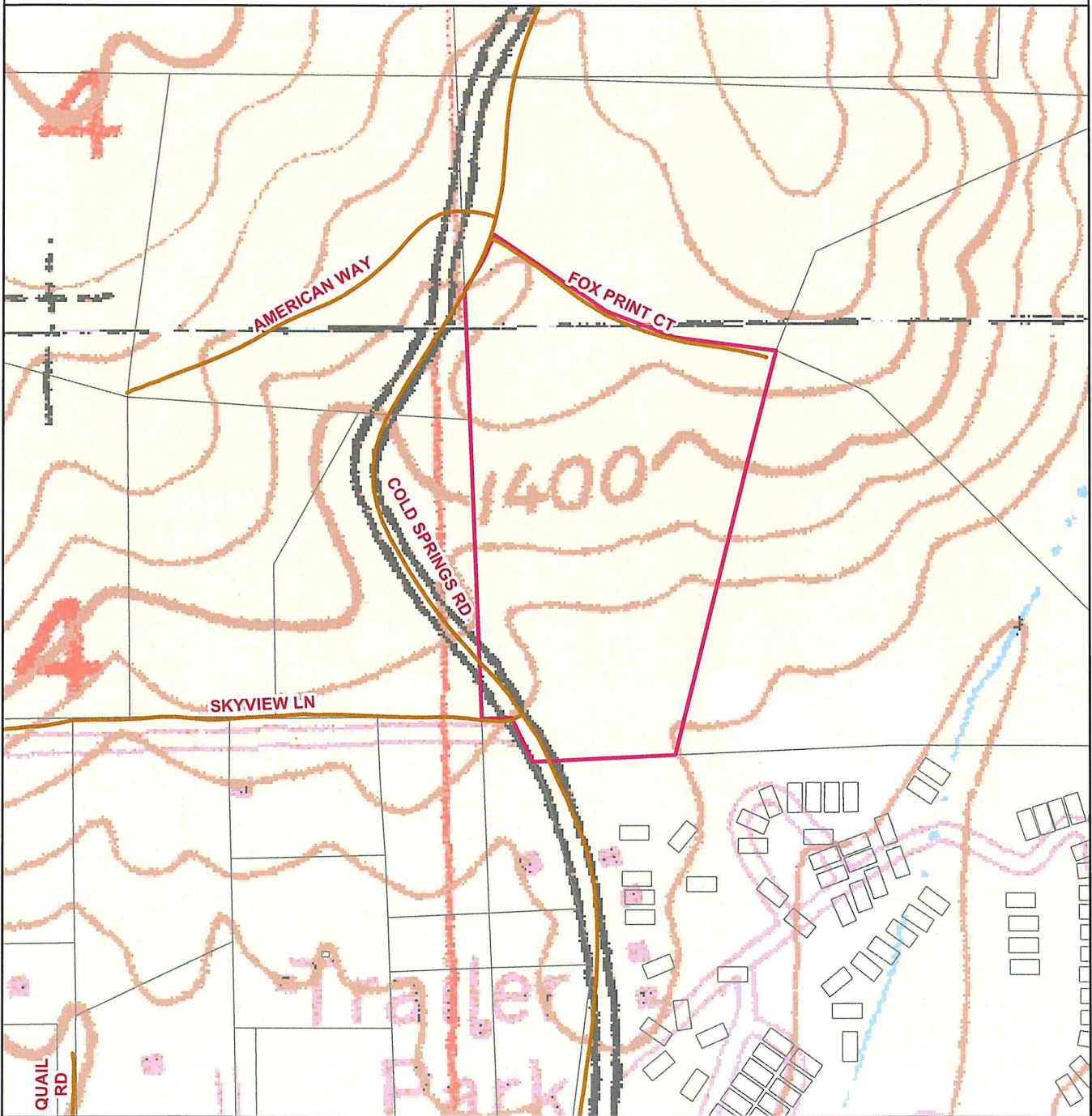
- Auberry very rocky coarse sandy loam, 15 to 30 percent slopes
- Auberry very rocky coarse sandy loam, 30 to 50 percent slopes
- Placer diggings



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

El Dorado County Agricultural Commission

Overton Topography



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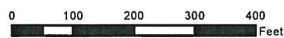
MAP PREPARED BY: LeeAnne Mita DATE: November 27, 2018

PROJECT ID: projJackson.t

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

Legend

- curroads
- Parcels
- Overton
- Roads



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



Overton



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 Mills DATE: November 27, 2018
 PROJECT ID: Jackson_a
 EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
 PHONE (951) 621-4511 FAX (951) 626-4721

Legend

- Parcel Base
- Overton
- Roads

0 100 200
Feet

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



El Dorado County Agricultural Commission