



Agricultural Commission Staff Report

Date: May 31, 2022

To: El Dorado County Agricultural Commission

From: LeeAnne Mila; Deputy Agricultural Commissioner

Subject : ADM22-0018 Blue Ledge Agricultural Setback Relief

Administrative Relief from Agricultural Setback to Build an Accessory Dwelling Unit

Assessor's Parcel Number: 060-420-025-000

Planning Request and Project Description:

The applicant is requesting administrative relief from the required 200-foot agricultural setback, for the above-referenced project, be reduced by 93 feet to 107 feet from the west property line of parcel 060- 420-025-000 for an Accessory Dwelling Unit dwelling.

The applicant's parcel, APN 060-420-025-000, is 11.22 acres and zoned Rural Lands -10 acre (RL- 10). The parcel located to the north is 060-710-008-000 is zoned Limited Agriculture 10 acre (LA-10); the parcel to the west is 060-420-002-000 is zoned Limited Agriculture 10 acre (LA-10); the properties to the east and south are zoned Rural Lands -10 acre RL-10. The properties are in Supervisor District 4 and all parcels are located in an Agricultural District.

Please see attached application packet that includes site plans that illustrate this request.

Parcel Description:

- Parcel Number and Acreage: 060-420-025, 11.22 Acres
- Agricultural District: Yes
- Land Use Designation: Rural Residential, RR
- Zoning: Residential Rural Lands, 10 acre (RL-10)
- Choice Soils: Sites Loam, 15-30%

Discussion:

A site visit was conducted on May 13, 2022 to assess the placement of the proposed the single family dwelling

Staff Findings:

Staff recommends APPROVAL of the request for construction of a single family dwelling, no less than 107 ft. from the western property line from APN: 060-420-002, 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 topography of the parcel severely inhibits the available building sites. Access roads and a creek further limit the placement of building sites.

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 site for the single family dwelling utilizes the topography of the parcel and the surrounding parcels as a buffer. There is also a natural buffer of vegetation and trees on the applicants parcel.

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 applicants building site has been located on the parcel to match the area where development has occurred on the agriculturally zoned parcel to reasonably minimize potential impacts.

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.



AGRICULTURAL COMMISSION

311 Fair Lane
Placerville, CA 95667
(530) 621-5520
(530) 626-4756
eldcaq@edcgov.us

Greg Boeger, Chair – Agricultural Processing Industry
Dave Bolster, Vice-chair – Fruit and Nut Farming Industry
Lloyd Walker- Other Agricultura Interest
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 **June 8, 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 6/8/2022 and will be posted with the Agenda on June 3, 2022.

ADM22-0018 Blue Ledge Agricultural Setback Relief (Fox) Administrative Relief from Agricultural Setback to Build an Accessory Dwelling Unit Assessor's Parcel Number: 060-420-025-000

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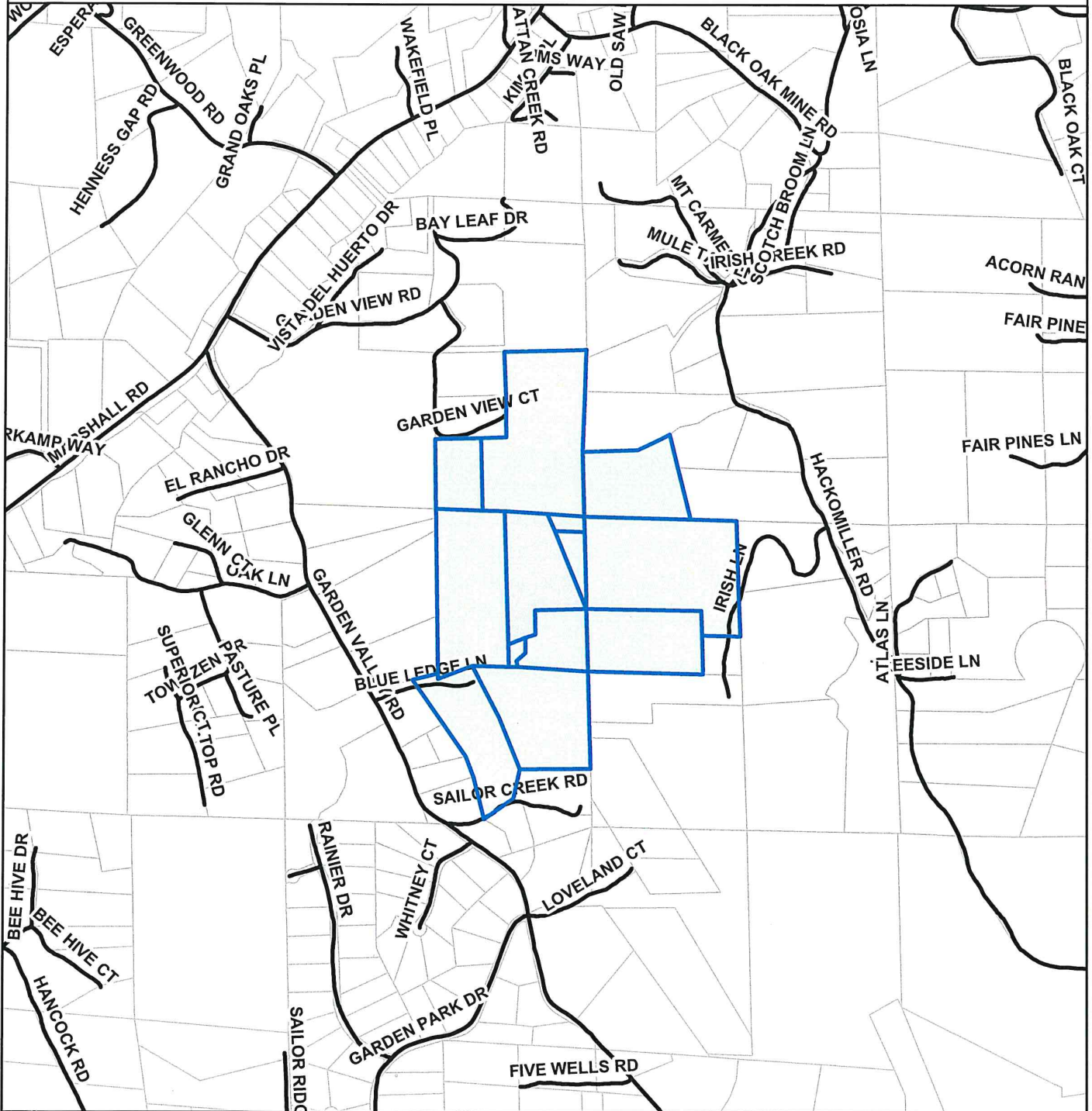
The Agricultural Commission is an advisory body to and for the Board of Supervisors and Planning Commission on all matters pertaining to agriculture. The Agricultural Commission reviews and makes recommendations only on the agricultural element of the project. ****Please note that the exception to this 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 Jon Philip Mijat, Assistant Planner at Planning Services, (530) 621-5355.

Fox - Blue Ledge Notification



DISCLAIMER

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MAP PREPARED BY: LeeAnne Mills DATE: November 27, 2018
 PROJECT ID: proj1ackson.a
 EL DORADO COUNTY SURVEYOR G.L.S. DIVISION
 PHONE: (530) 621-6511 FAX: (530) 626-8751

Parcel Base
 Fox_500_ft
 Fox
 Roads

0 200 400 600 800 1,000 2,000 4,000 6,000
 Feet

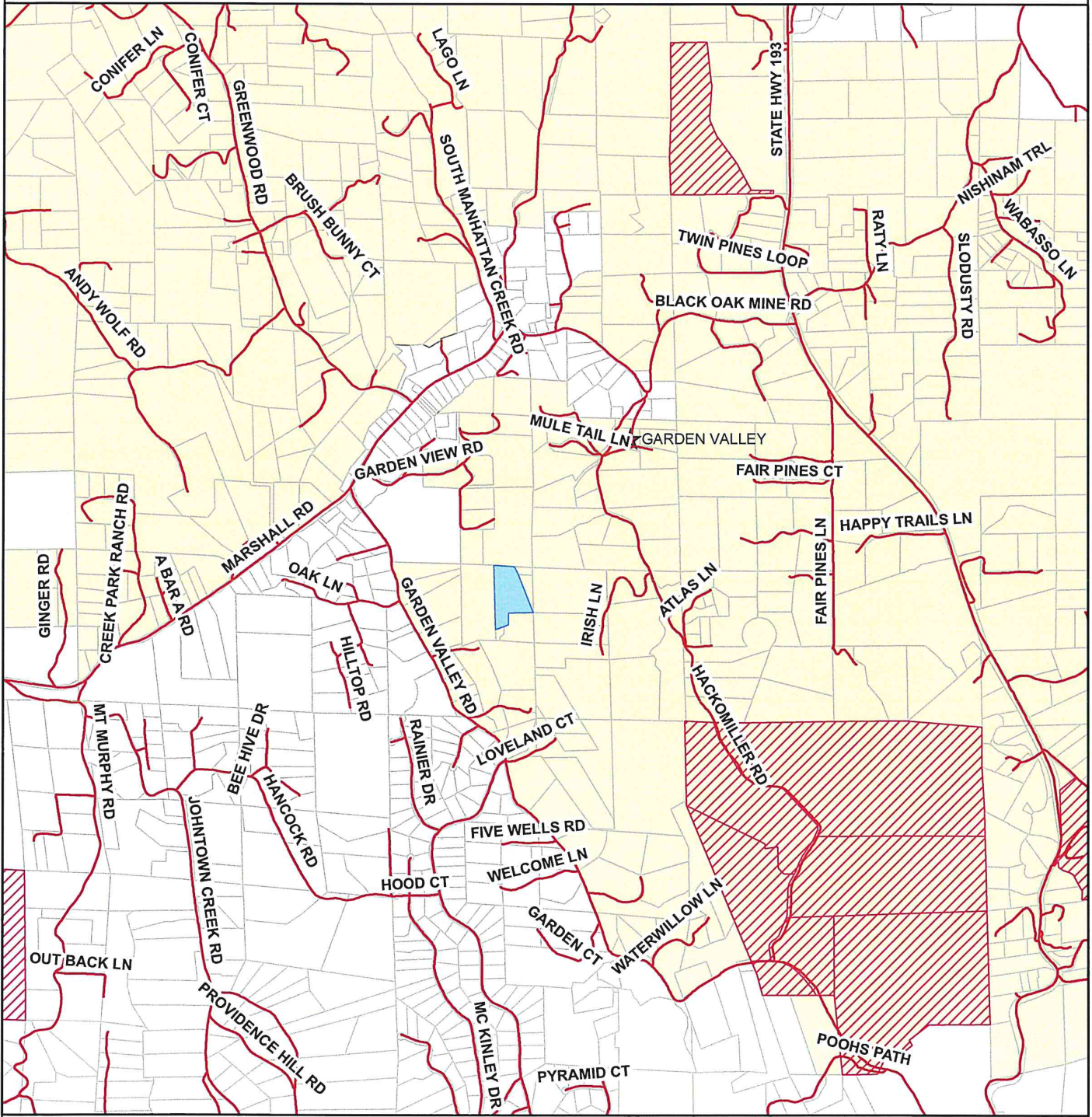
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

Fox

Proximity to Agricultural District



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MAP PREPARED BY: LucAnne Mills DATE: November 27, 2018
PROJECT ID: projJackson_p

EL DORADO COUNTY SURVEYOR & L.S. DIVISION
PHONE: (916) 621-6511 FAX: (916) 626-8731

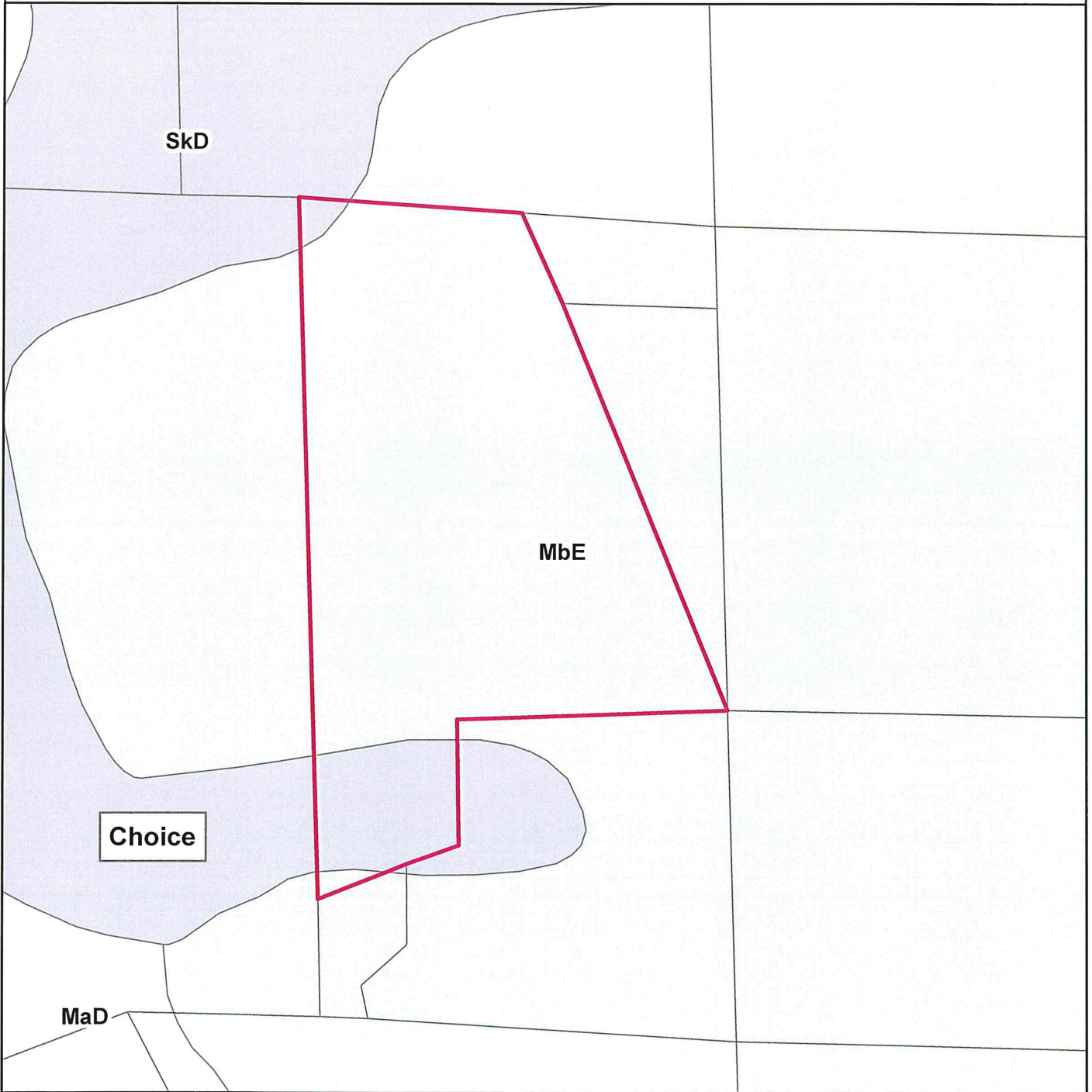
- Ag District
- Fox
- Ag Preserves
- Parcel Base
- Major Roads



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

El Dorado County Agricultural Commission

Fox Soils



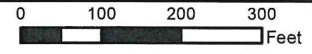
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MAP PREPARED BY: LeeAnne Mills DATE: November 27, 2018
 PROJECT ID: projJackson_3
 EL DORADO COUNTY SURVEYOR/G.L.S. DIVISION
 PHONE (530) 621-6511 FAX (530) 626-8731

Fox
 Soils

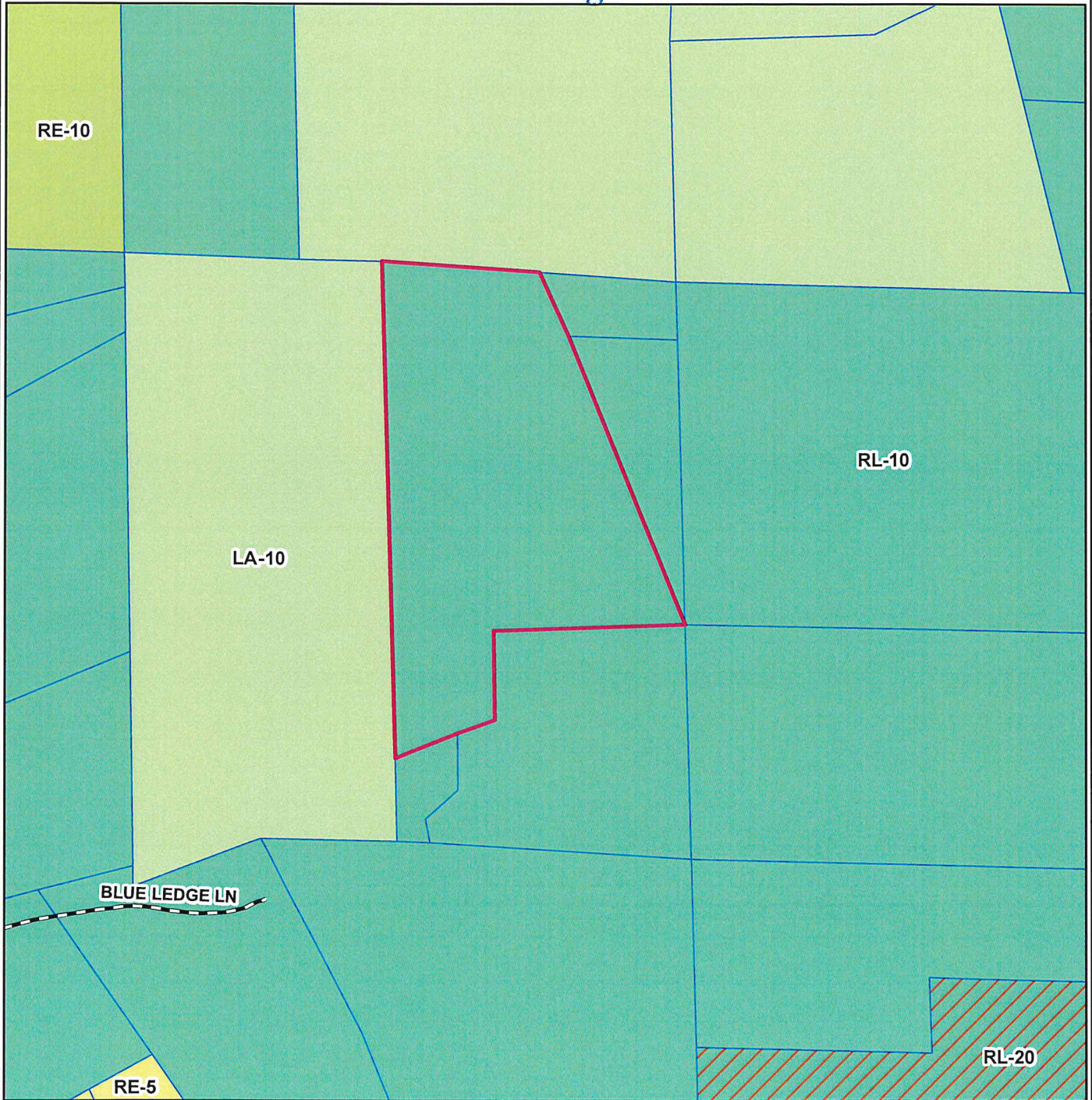
Mariposa very rocky silt loam, 3 to 50 percent slopes
 Sites loam, 15 to 30 percent slopes

Mariposa gravelly silt loam, 3 to 30 percent slopes



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

Fox Zoning



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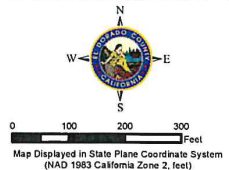
MAP PREPARED BY: LeeAnne Mills DATE: November 27, 2018
PROJECT ID: projJackson_z

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

- Parcel Base
- Fox
- Roads

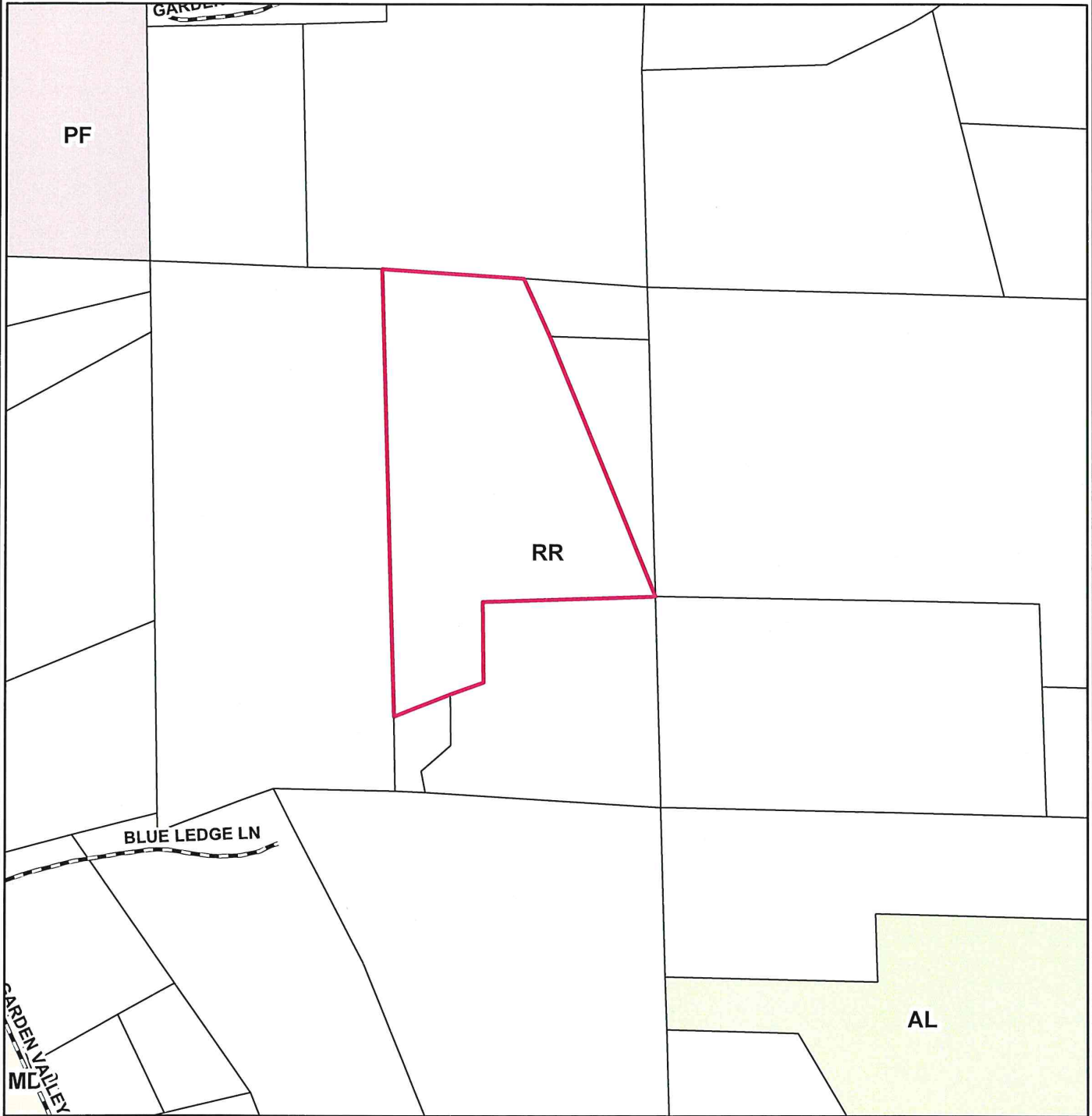
- LA-10 = Limited Agriculture 10 Acres
- RE-5 = Residential Estate 5 Acres
- RE-10 = Residential Estate 10 Acres

- RL-10 = Rural Land 10 Acres
- RL-20 = Rural Land 20 Acres



El Dorado County Agricultural Commission

Fox Land Use



DISCLAIMER

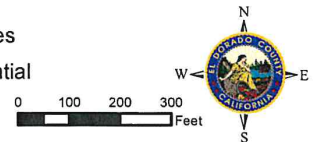
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MAP PREPARED BY: LeeAnne Mills DATE: November 27, 2018

PROJECT ID: projJackson_L

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (951) 621-6311 FAX (951) 626-8771

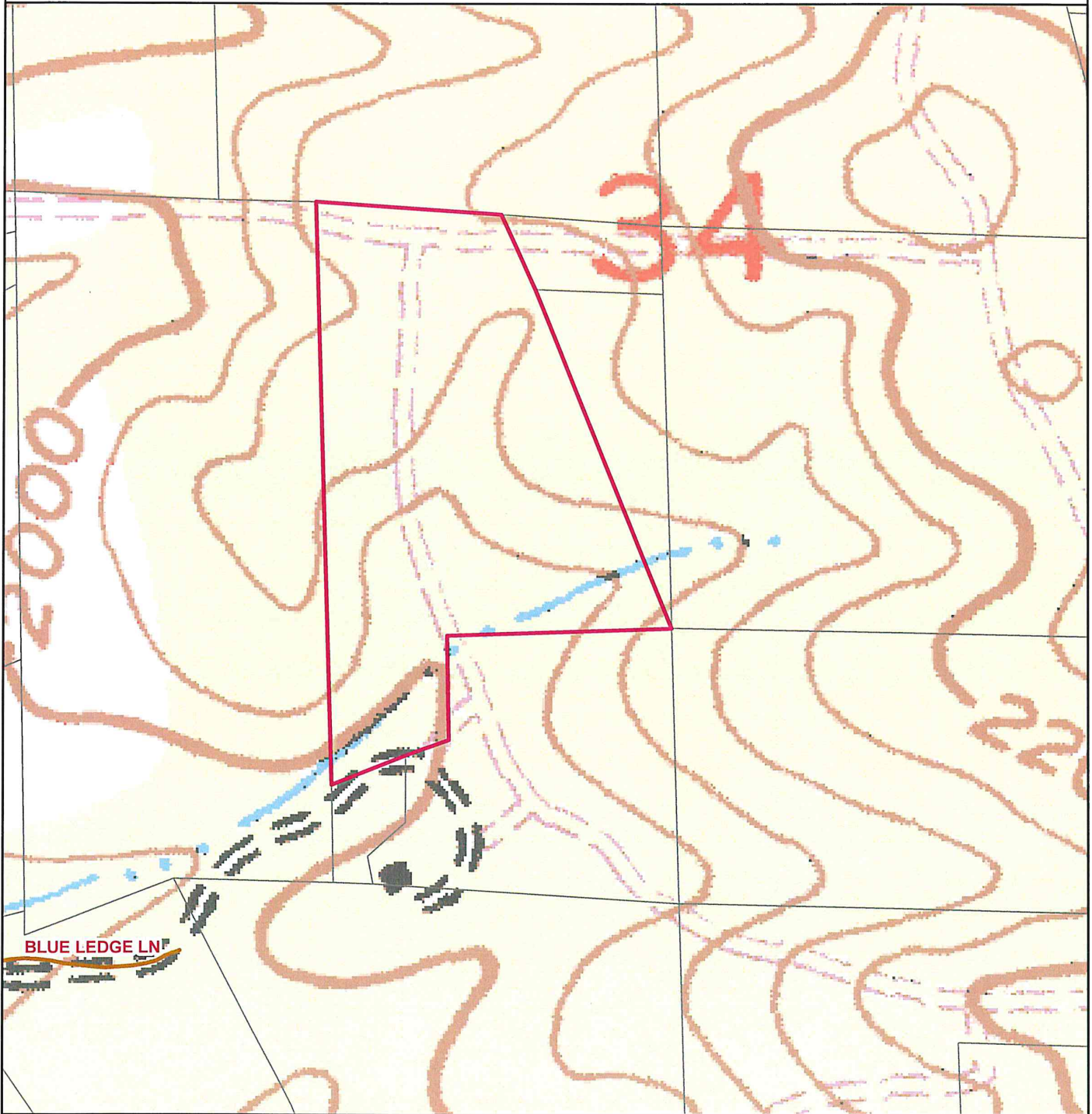
- Parcels
- Fox
- Roads
- Agricultural Lands
- Medium Density Residential
- Public Facilities
- Rural Residential



El Dorado County Agricultural Commission

Fox

Topography



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

PROJECT ID: projJackson_1

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PHONE (530) 621-6511 FAX (530) 626-8731

Legend

- curroads
- Parcels
- Fox
- Roads



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



Fox



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

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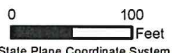
MAP PREPARED BY: LeeAnne Mile DATE: November 27, 2018

PROJECT ID: Jackson_a

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (570) 621-6511 FAX (530) 626-4771

Legend

- Parcel Base
- Fox
- Roads



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



El Dorado County Agricultural Commission