



## **Agricultural Commission Staff Report**

Date: July 16, 2025

To: El Dorado County Agricultural Commission

From: Corrie Larsen; Assistant Agricultural Commissioner

Subject : **ADM25-0009 Wright Agricultural Setback Relief  
Administrative Relief from Agricultural Setback for Existing Single-Family  
Dwelling  
Assessor's Parcel Number: 104-110-008-000**

### **Planning Request and Project Description:**

The Applicant is requesting administrative relief from the required 200-foot agricultural setbacks for the above referenced project be reduced 70 feet to 130 feet from the southern adjacent parcel (APN 104-120-065-000) to permit the existing location of a single family dwelling. The single family residence in question was converted from a barn and is currently part of a Code Enforcement case as the necessary permits were not applied for when converted.

The Applicant's parcel, APN 104-110-008-000, is located on the south end of Graceland Place, approximately 0.6 miles southeast of the intersection with Rattlesnake Bar Road in the Pilot Hill area of El Dorado County, Supervisor District 4. The subject parcel is 10.05 acres and zoned Rural Lands – 10 Acres (RL-10) with a General Plan Land Use Designation of Rural Residential (RR). The subject parcel is not within an Agricultural District. Adjacent properties to the north, east and west are similarly zoned RL-10 and to the south zoned Agricultural Grazing – 40 acres (AG-40), none of which are located within an Agricultural District.

### **Parcel Description:**

- Parcel Number and Acreage: 104-110-008, 10.05 Acres
- Agricultural District: No
- Land Use Designation: Rural Residential (RR)
- Zoning: Rural Lands – 10 Acres (RL-10)
- Choice Soils: None

### **Discussion:**

A site visit was conducted on July 1, 2025 to assess the placement of the proposed dwelling.

### **Staff Findings:**

Staff recommends APPROVAL of the request for the existing single-family dwelling., no less than 130" from the property line with APN:104-120-065. 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 existing single-family dwelling was converted from a permitted two-story barn. The existing septic and well were also permitted at the time of the construction of the barn. The dwelling has been used as single-family home since the 1980s. Utilizing the existing site limits any future impacts to 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;*

**There are no choice soils on either the subject parcel or adjacent agriculturally zoned parcel. In addition, the use of an existing permitted structure limits impact to adjacent agricultural uses. The existing parcel is located down slope from the adjacent agricultural parcel with an existing retaining wall between the subject dwelling and adjacent parcel which creates a buffer.**

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;*

**The use of existing utilities and structures limit any impact on agriculture. In addition to the existing tree line, the adjacent agriculturally zoned land is located upslope from the existing dwelling which creates a buffer. There are no choice soils on either 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 **July 9, 2025**. 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 7/9/25 and will be posted with the Agenda on July 5, 2025.

#### **Planning Request and Project Description:**

**RE: ADM25-0009 Wright Agricultural Setback Relief  
Administrative Relief from Agricultural Setback for Existing Single  
Family Dwelling Assessor's Parcel Number: 104-110-008-000**

***The Applicant is requesting administrative relief from the required 200-foot agricultural setbacks for the above referenced project be reduced 70 feet to 130 feet from the southern adjacent parcel (APN 104-120-065-000) to permit the existing location of a single family dwelling. The single family residence in question was converted from a barn and is currently part of a Code Enforcement case as the necessary permits were not applied for when converted.***

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***Agricultural Grazing – 40 acres (AG-40), none of which are located within an Agricultural District.***

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.*

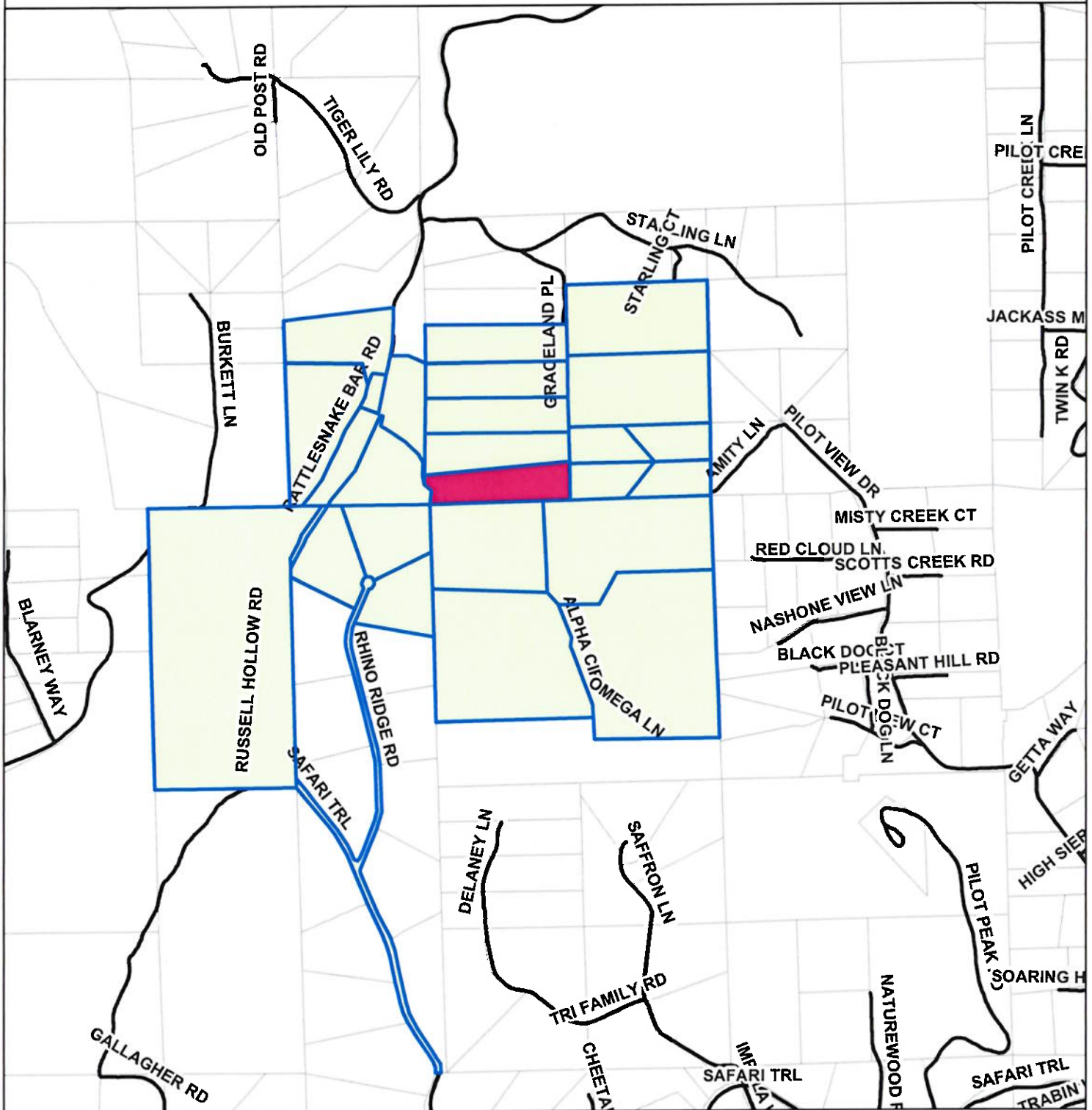
All interested parties for the above-mentioned project are encouraged to attend this meeting. Public testimony will be received on each agenda item as it is called. Individual comments are limited to 3 minutes; and individuals representing a group are allocated 5 minutes.

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, Eric Michaelson, Development Technician II with Planning Services, (530) 621-5355. This notice was sent to you on 6/26/2025.

# Wright

## 1000 Foot 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 IF USERS MAKE USE OF THIS DEPICTION AT THEIR OWN RISK.

MAP PREPARED BY LeeAnne Mabe DATE November 27, 2018  
PROJECT ID: proj12345678  
EL DORADO COUNTY SURVEYOR/GIS DIVISION  
PHONE (530) 622-6311 FAX (530) 626-8711

Notifications
  Wright
  Parcel Base
  Roads

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

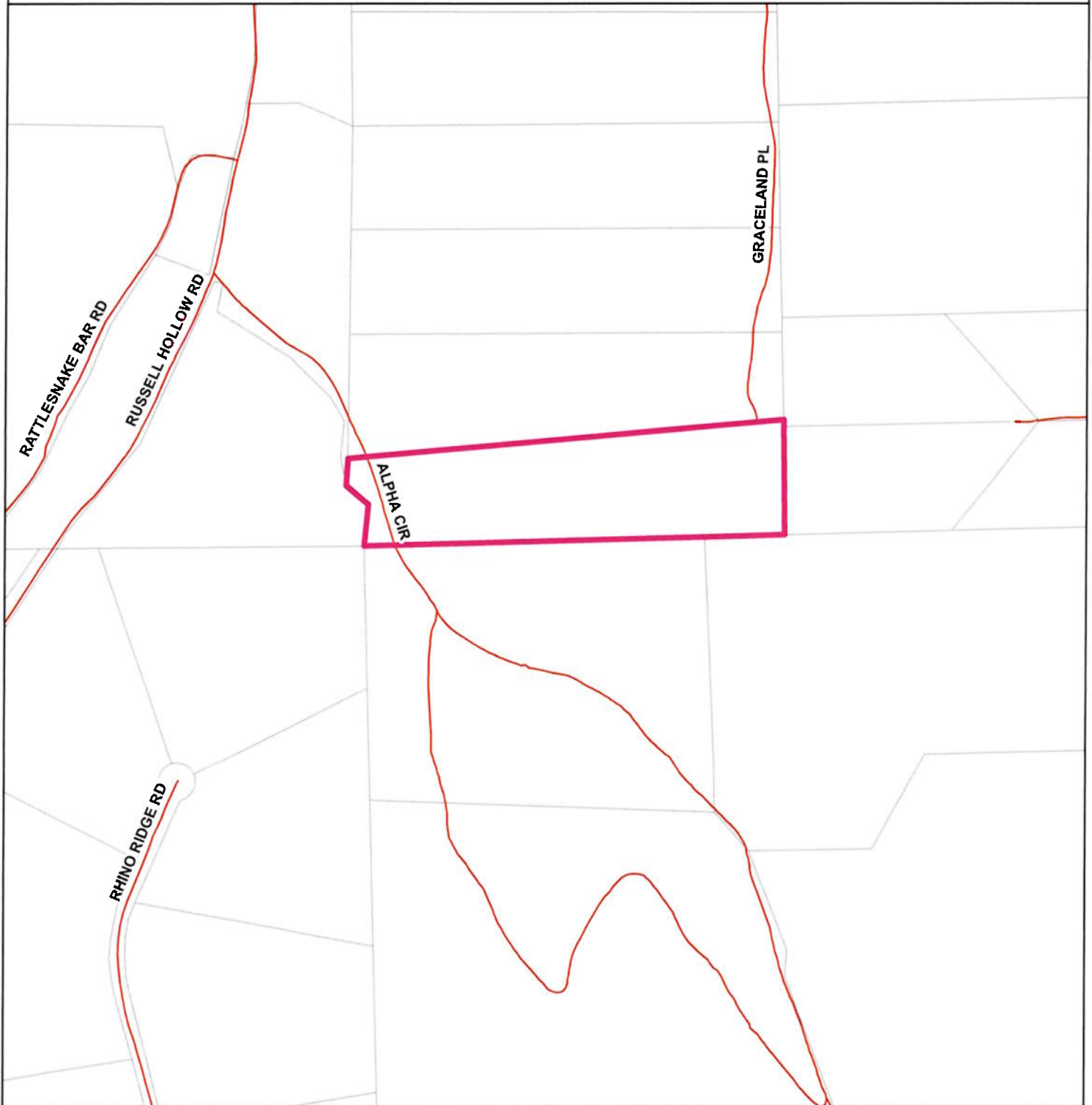
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)





# Wright

## Proximity to Agricultural District



DIST. MAFR

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MAP PREPARED BY: Lee Anne Mills DATE: November 27, 2018  
PROJECT ID: prprojackson.p

EL DORADO COUNTY SURVEYING & GIS DIVISION  
PHONE: (510) 621-6311 FAX: (510) 626-8771

Wright

Ag District

Ag Preserves

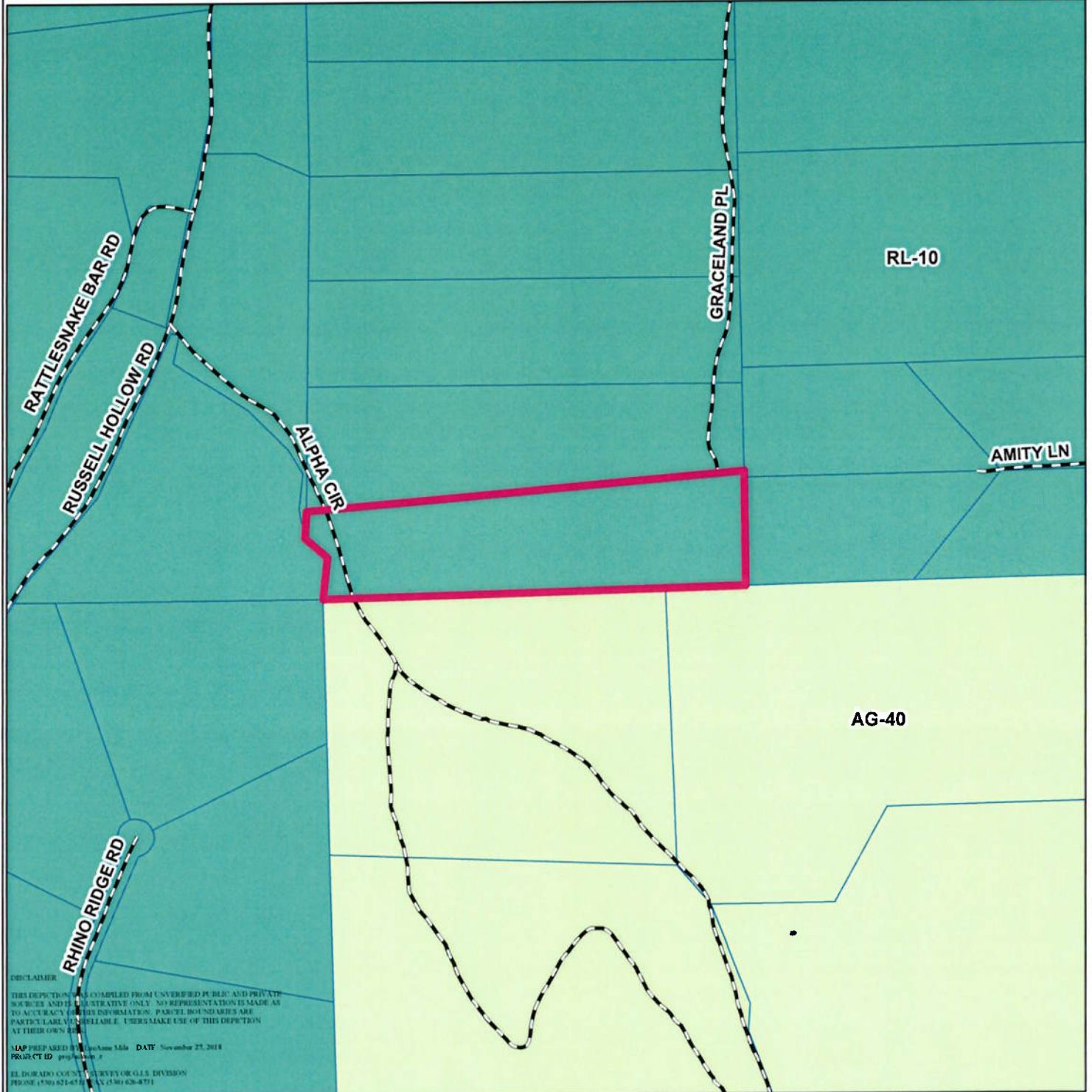
Parcel Base

~ Major Roads

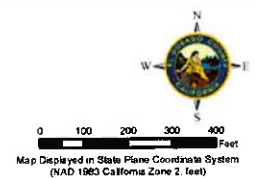


Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)

# Wright Zoning

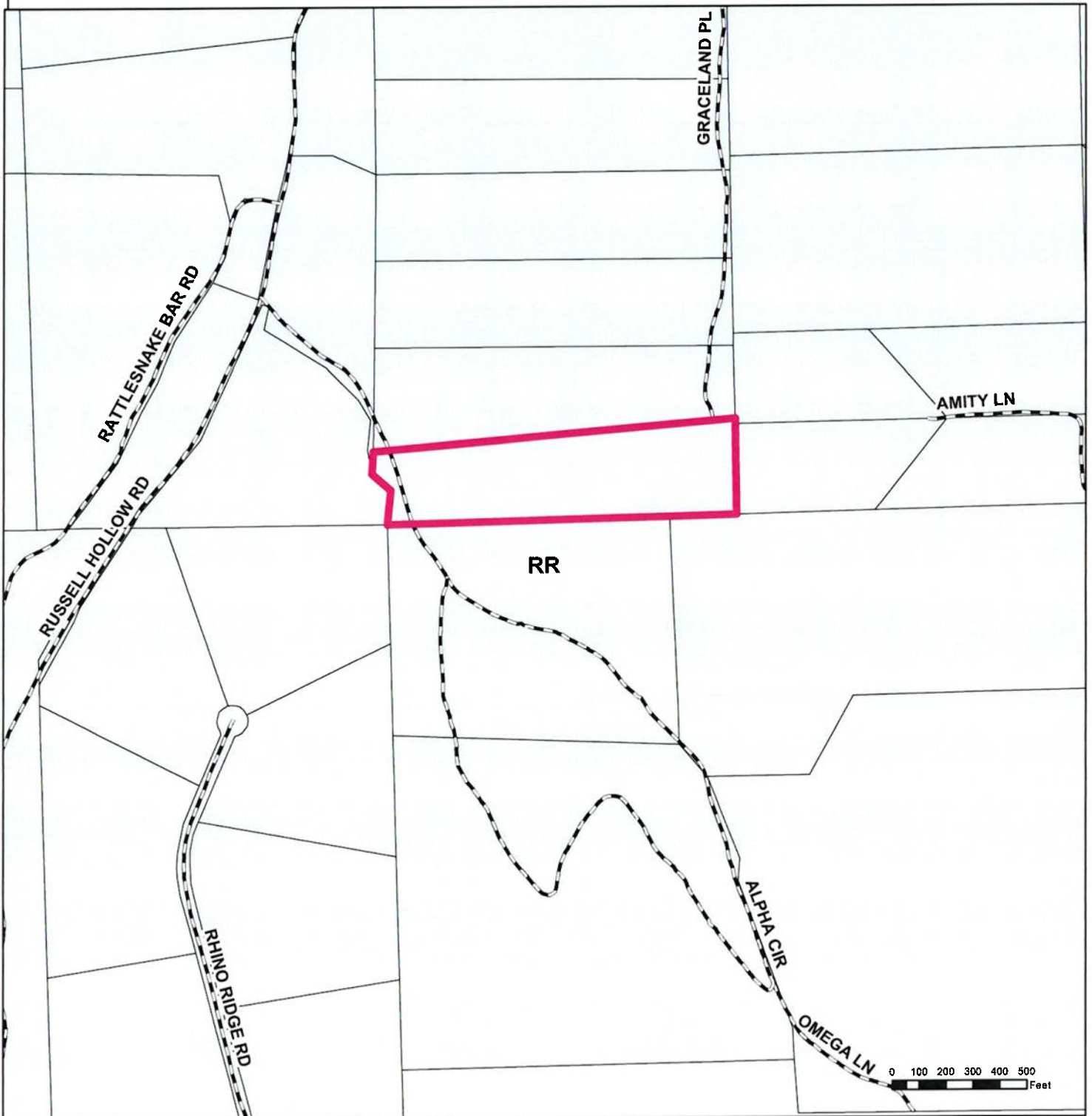


- Wright
- AG-40 = Agricultural Grazing 40 Acres
- RL-10 = Rural Land 10 Acres
- Parcel Base
- Roads





# Wright Land Use



DISCLAIMER  
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MAP PREPARED BY LeeAnne Mink DATE November 27, 2018

PROJECT ID projackson 1

EL DORADO COUNTY SURVEYOR GIS DIVISION  
PHONE: (530) 621-6511 FAX: (530) 626-8731

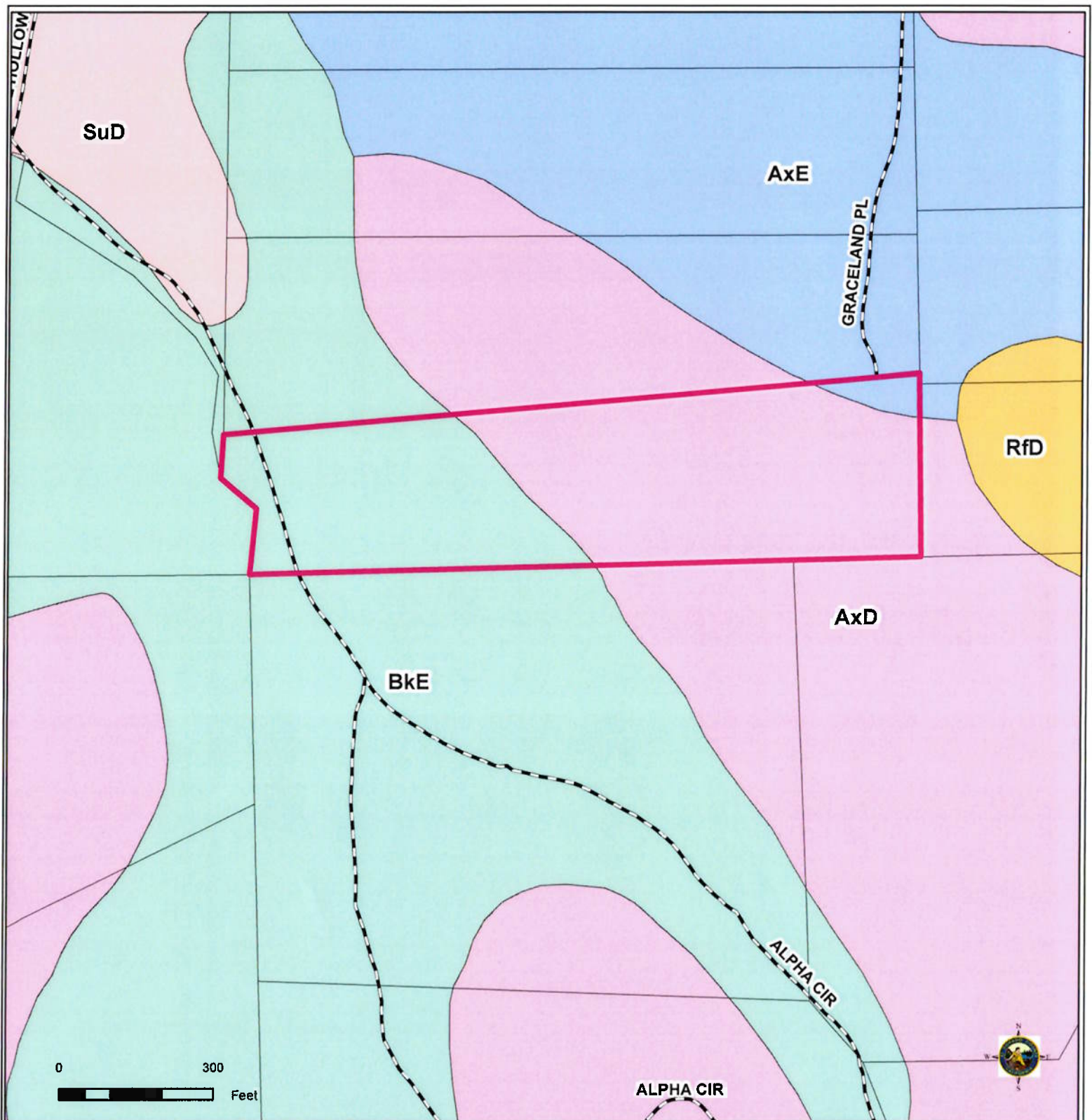


Rural Residential



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

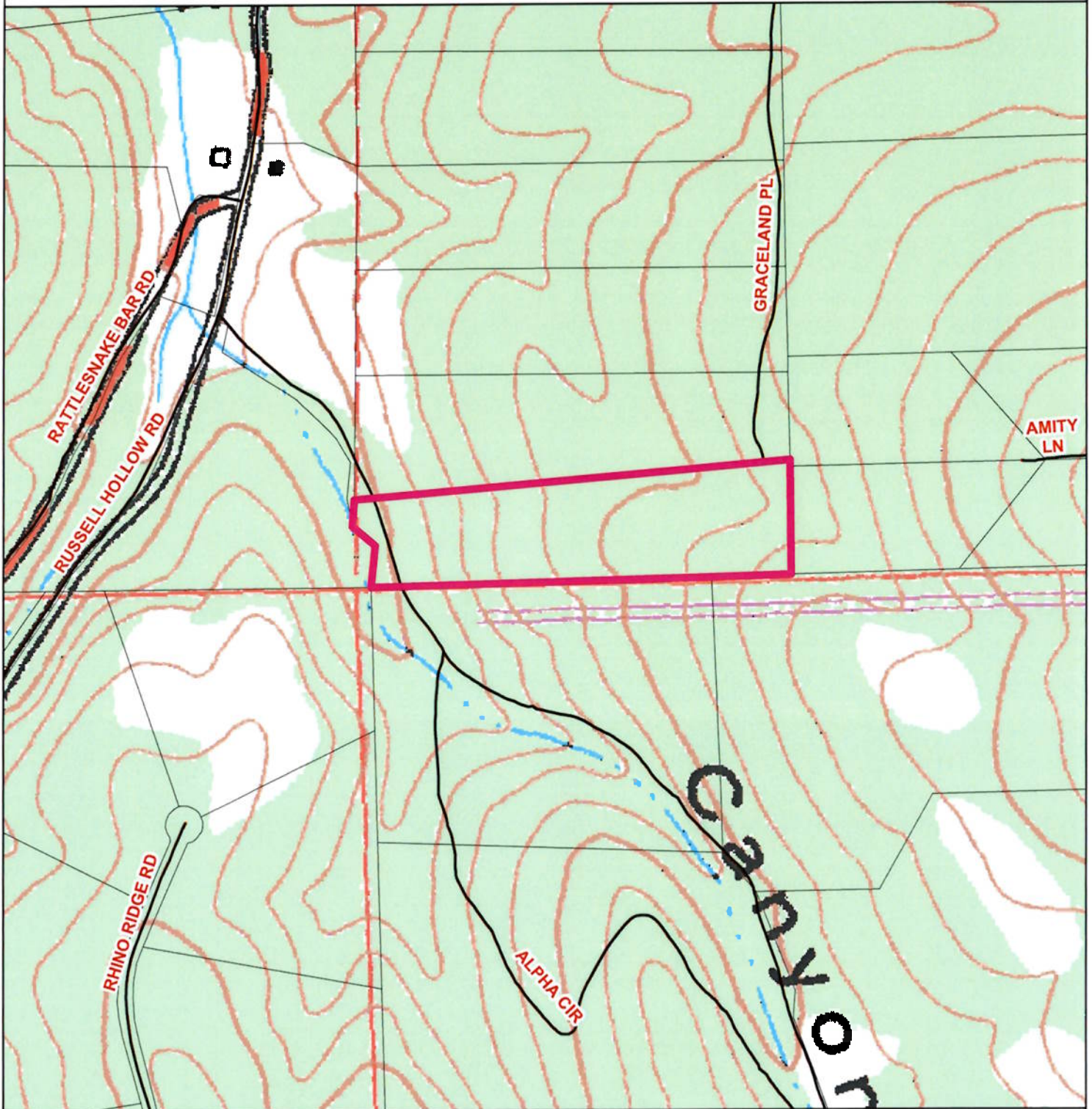
# Wright Soils



- |   |  |   |
|---|--|---|
| Wright  | Auburn very rocky silt loam, 30 to 50 percent slopes | Rescue very stony sandy loam, 15 to 30 percent slopes |
| Auburn very rocky silt loam, 2 to 30 percent slopes | Boomer very rocky loam, 30 to 50 percent slopes      | Sobrante silt loam, 15 to 30 percent slopes           |



# Wright Topography



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

PROJECT ID: projJackson\_1

EL DORADO COUNTY SURVEYOR GIS DIVISION  
PHONE (530) 521-6511 FAX (530) 626-8731

## Legend

Wright ~ curroads ~ Roads  Parcels

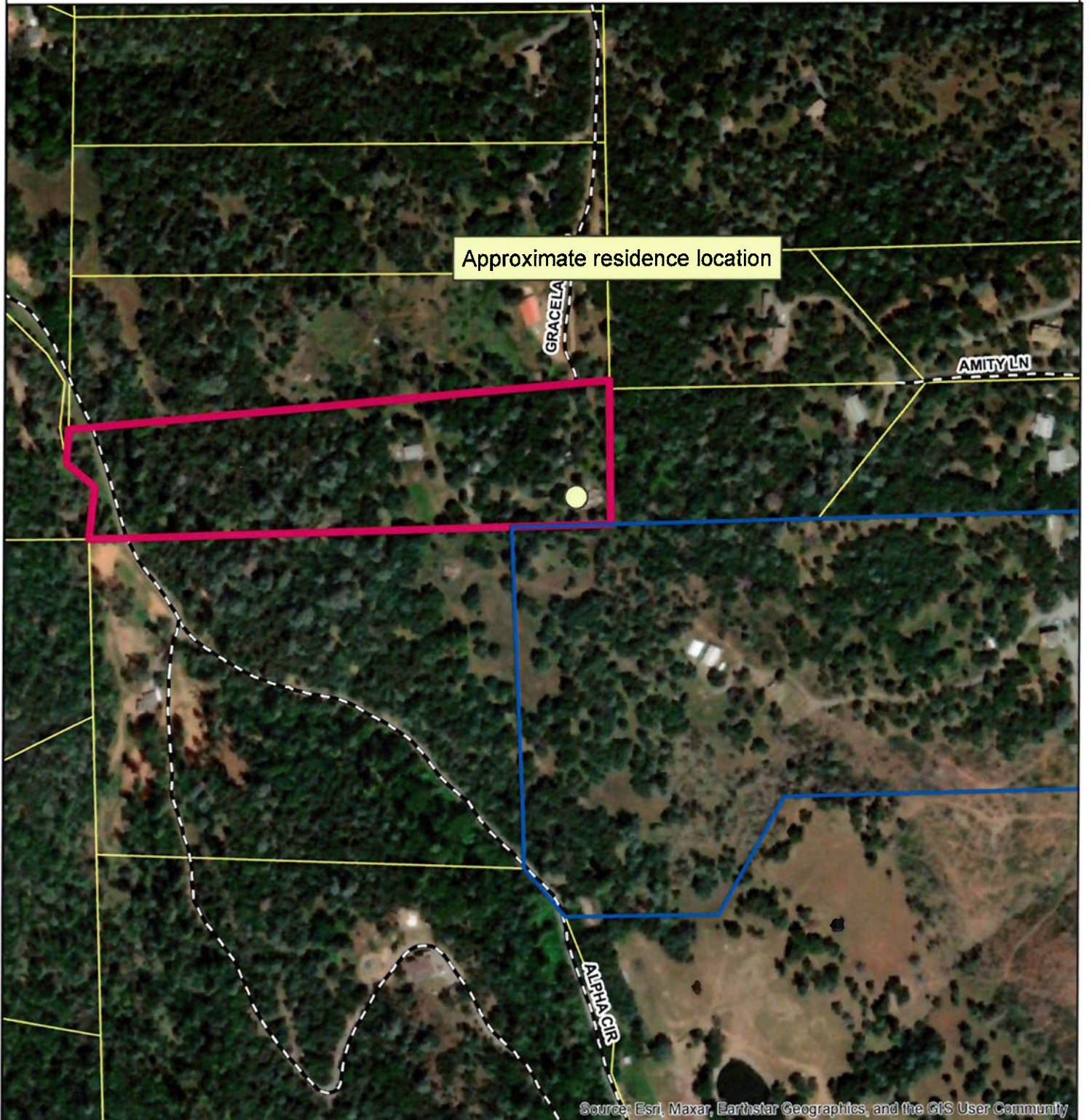
0 100 200 300 400 500 600  
Feet

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





# Wright



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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MAP PREPARED BY: LeeAnne M4a DATE: November 27, 2018

PROJECT ID: Jackson\_a

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

#### Legend

 Wright  Parcel Base  Roads

0 100 200 300  
Feet

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



# El Dorado County Agriculture

25-1223 A 12 of 12