



Agricultural Commission Staff Report

Date: December 04, 2024

To: El Dorado County Agricultural Commission

From: LeeAnne Mila; Agricultural Commissioner

Subject : **ADM24-0071 Pare Ag Setback Relief**

Administrative Relief from Agricultural Setback to allow the installation of a temporary hardship modular dwelling, adjacent to an existing single-family dwelling. Assessor's Parcel Number: 078-260-021

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 1900 square foot Single Family Dwelling (SFD) on the parcel and is applying to install a temporary hardship modular dwelling.

The applicant's parcel, APN 078-260-021, is 5.01 acres, zoned Residential Estate 5 acre minimum (RE-5) and located West of Wilson Loop approximately 165 feet North of the intersection of Wilson Loop and Sigwart Drive, adjacent to Agricultural District, supervisorial district 3. The parcel is located within a General Plan designated Low Density Residential.

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

APN 099-150-061 borders the applicant's parcel on the West boundary and is approximately 47.6 acres, and zoned Limited Agriculture 20-Acres (LA-20). The parcel to the South-West is zoned Residential Estate 10 acre minimum (RE-10), and all other adjacent parcels are zoned Residential Estate 5 (RE-5).

Applicant is requesting that the setbacks for the proposed temporary hardship modular dwelling on this parcel be reduced to 65 feet from the West property line (135' reduction).

Parcel Description:

- Parcel Number and Acreage: 078-260-021, 5.01 Acres
- Agricultural District: No
- Land Use Designation: LDR, Low Density Residential
- Zoning: Residential Estate 5 acres, RE-5
- Choice Soils: Diamond Springs Gravelly Sandy Loam, Grayish Subsoil Variant, 9 to 30 Percent Slopes

Discussion:

A site visit was conducted on December 02, 2024 to assess the placement of the proposed dwellings.

Staff Findings:

Staff recommends APPROVAL of the request for placement of a hardship modular home accessory dwelling unit, no less than 65" from the property line with APN:099-150-061. 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. The parcel is also limited in building sites due to water drainage. There are two seasonal creeks bisecting the property and a seasonally marshy area. These areas are not conducive for housing 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 applicant has placed the dwelling site in the same area as current dwellings on the agriculturally zoned parcel to the west. Congregating all development in one area will minimize the potential 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 existing dwelling is located in the same area as the proposed dwelling. This will limit any negative impacts to any agriculture uses on the adjacent 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 **December 11, 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 12/11/24 and will be posted with the Agenda on December 6, 2024.

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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.*

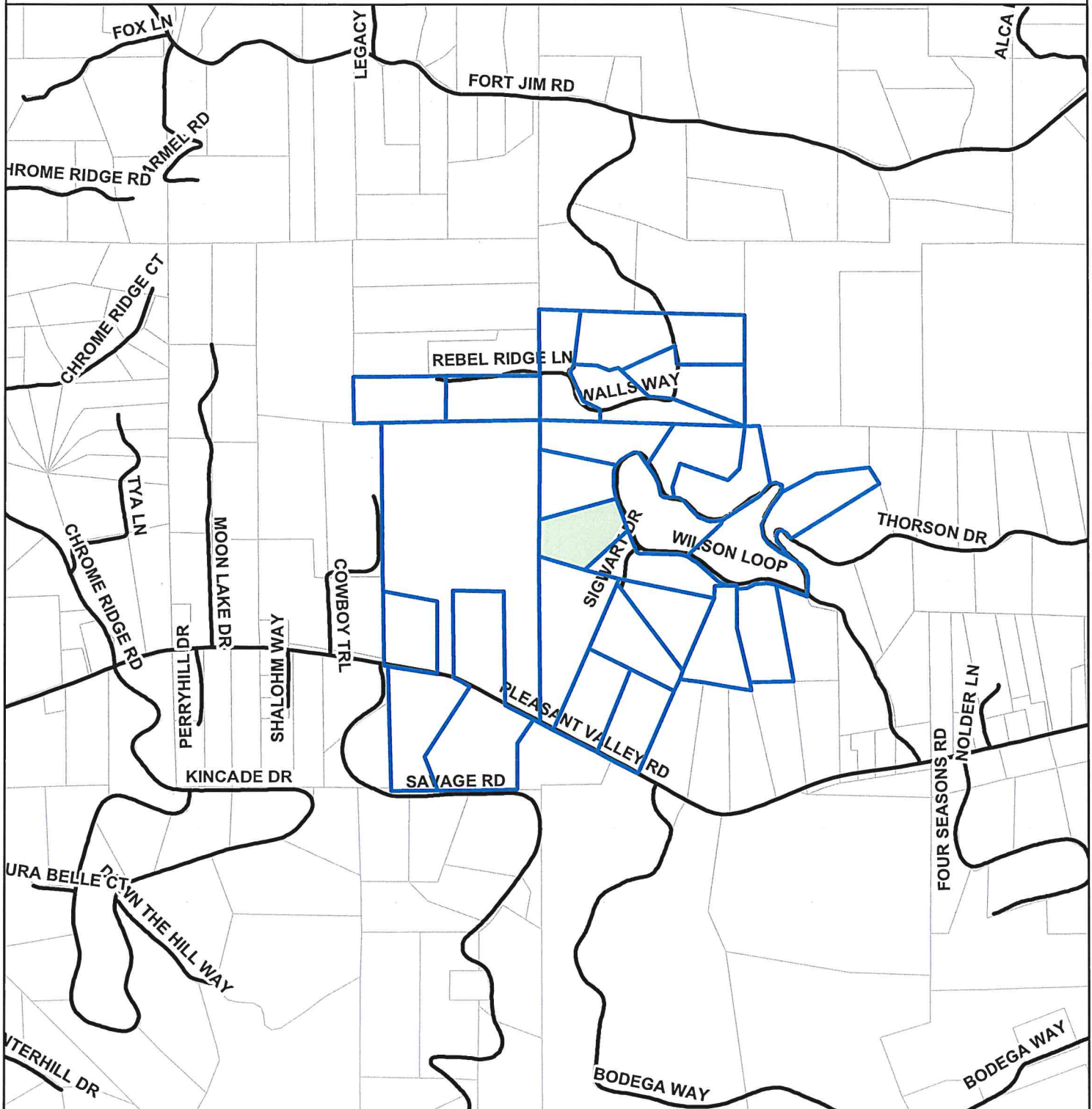
All interested parties for the above-mentioned project are encouraged to attend this meeting. Public testimony will be received on each agenda item as it is called. Individual comments are limited to 3 minutes; and individuals representing a group are allocated 5 minutes.

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, Jeanne Parker, Development Technician with Planning Services, (530) 621-5355. This notice was sent to you on 11/25/2024.

Pare

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: LeaAnne Miles DATE: November 27, 2018
PROJECT ID: projJackson_n
EL DORADO COUNTY SURVEYOR/G.L.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-8731

Parcel Base Pare Altmeyer Roads

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

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

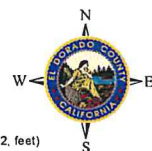
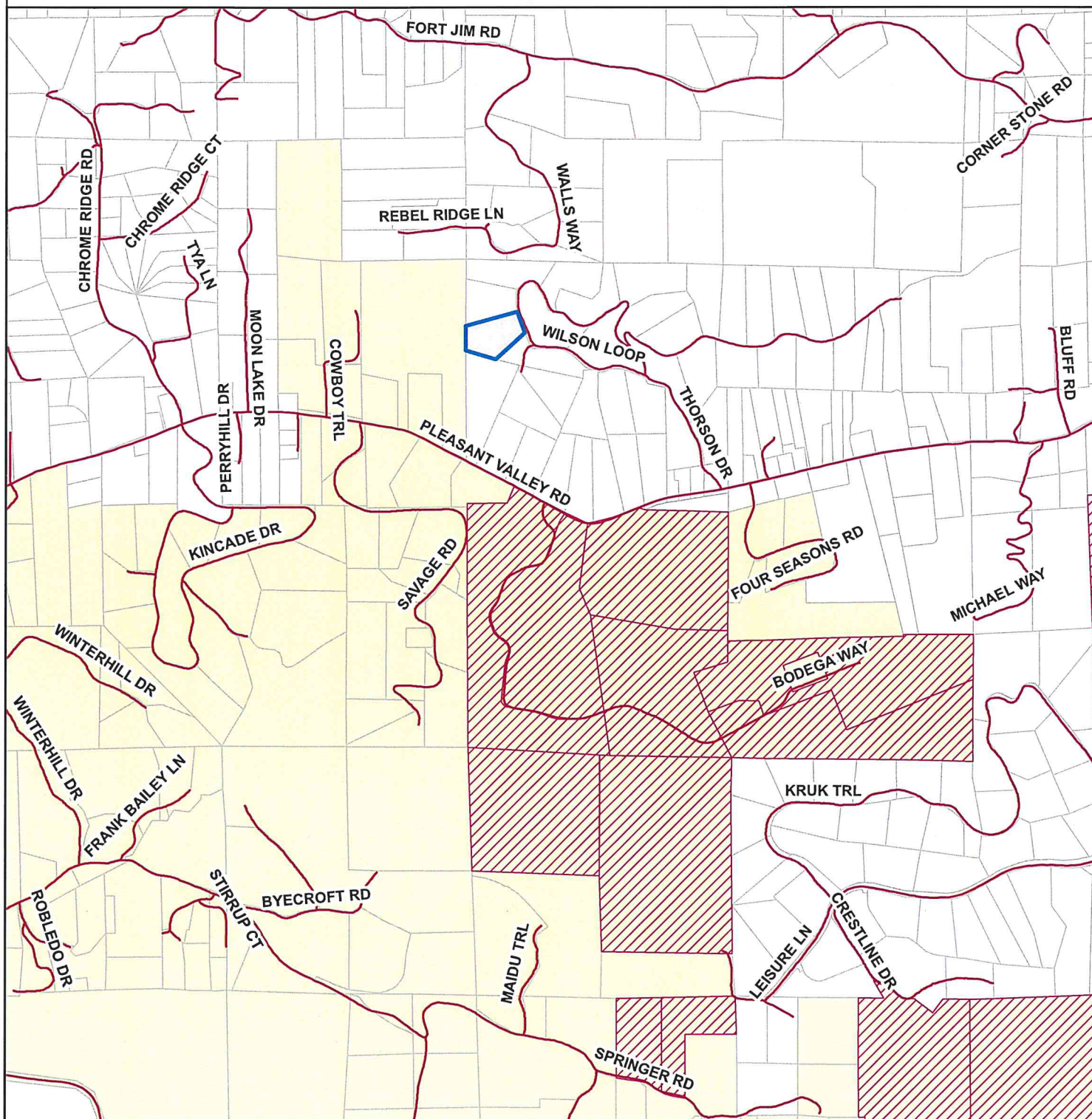


El Dorado County Agricultural Commission

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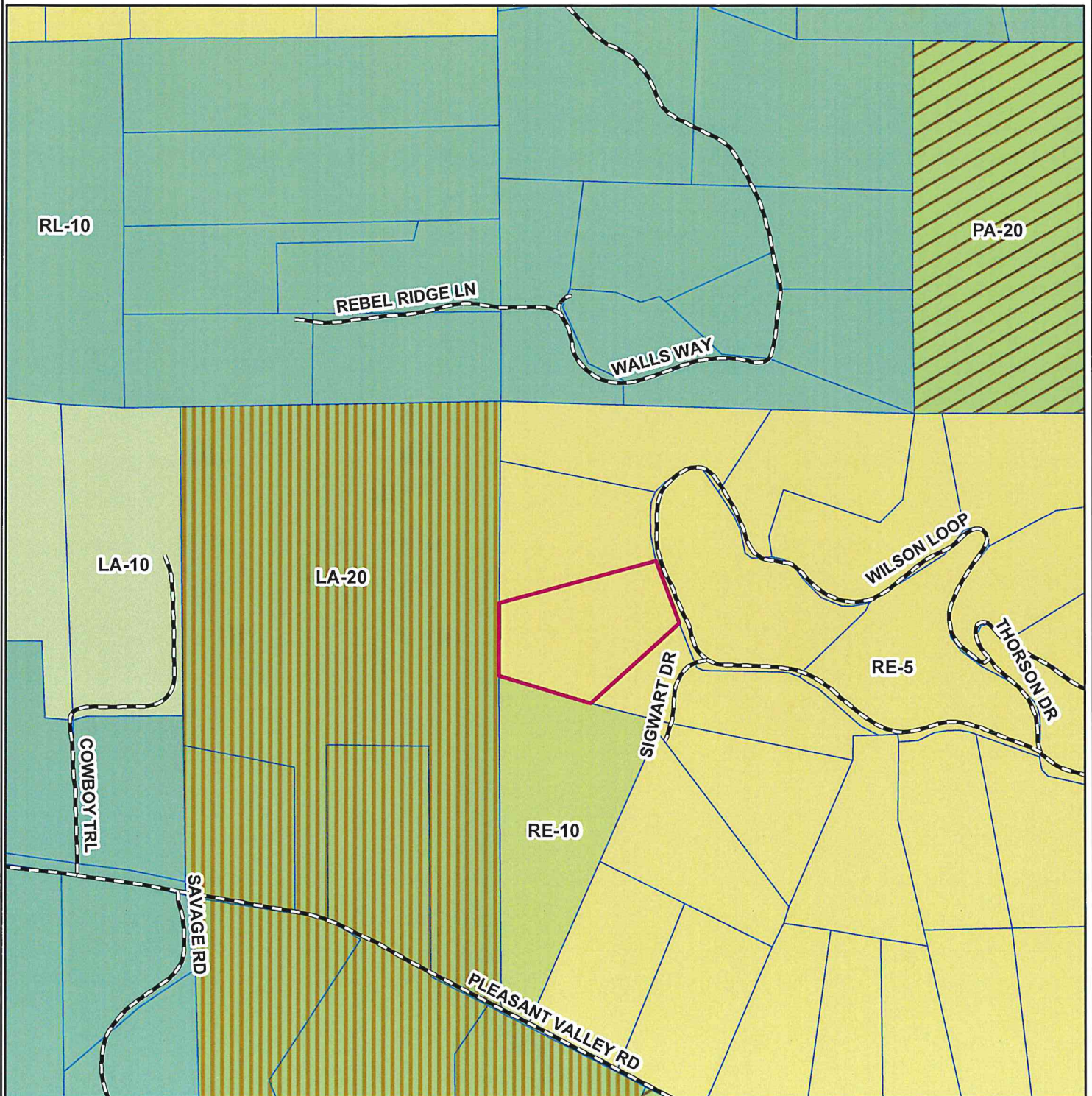
Pare

Proximity to Agricultural District



El Dorado County Agricultural Commission

Pare Zoning



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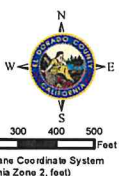
MAP PREPARED BY: LeeAnne Mils DATE: November 27, 2018
PROJECT ID: proj1ackson_e

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-8791



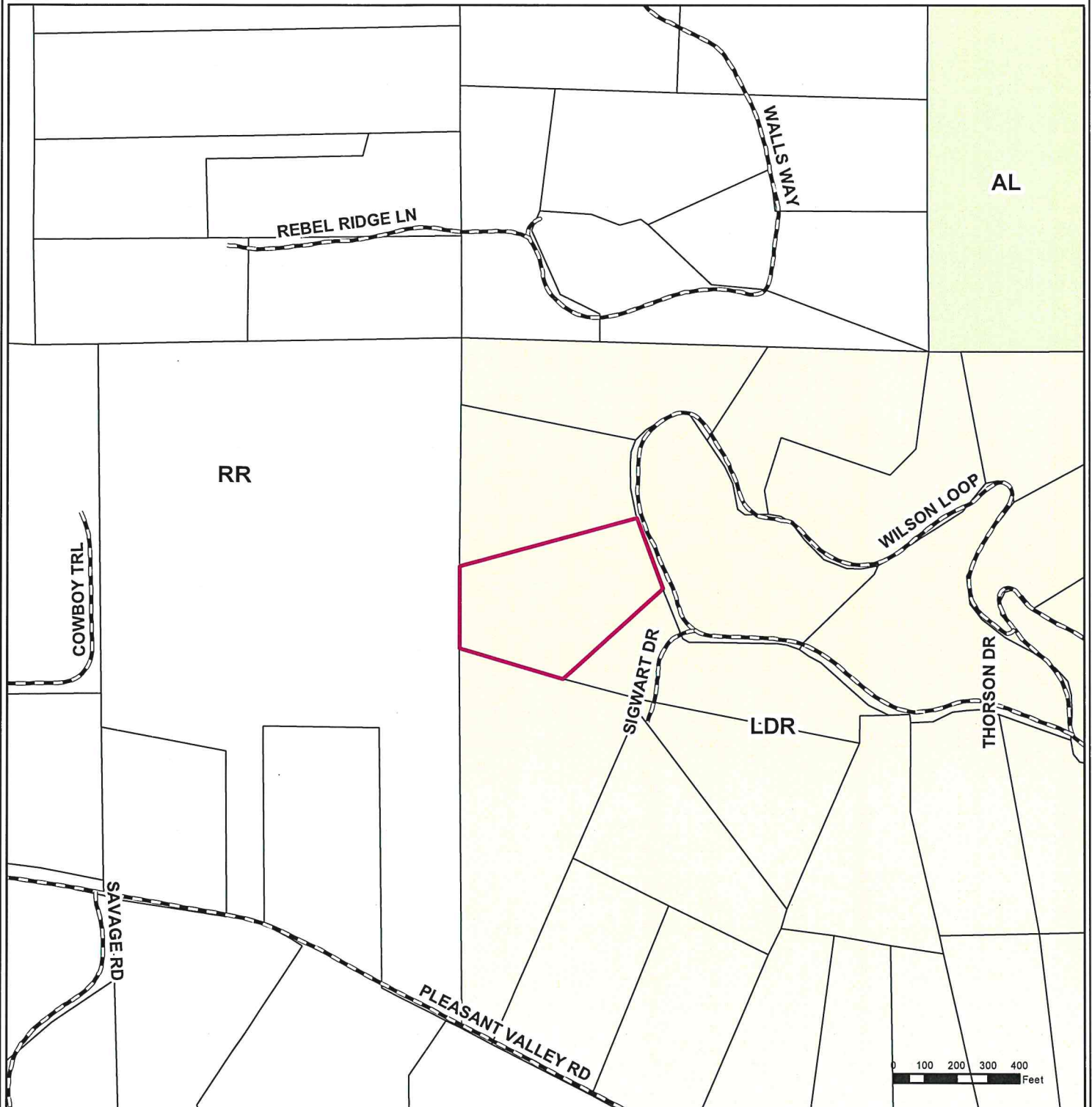
LA-10 = Limited Agriculture 10 Acres
LA-20 = Limited Agriculture 20 Acres
PA-20 = Planned Agriculture 20 Acres

RE-5 = Residential Estate 5 Acres
RE-10 = Residential Estate 10 Acres
RL-10 = Rural Land 10 Acres



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Pare Land Use



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

PROJECT ID: projJackson_L

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



Agricultural Lands
Low Density Residential

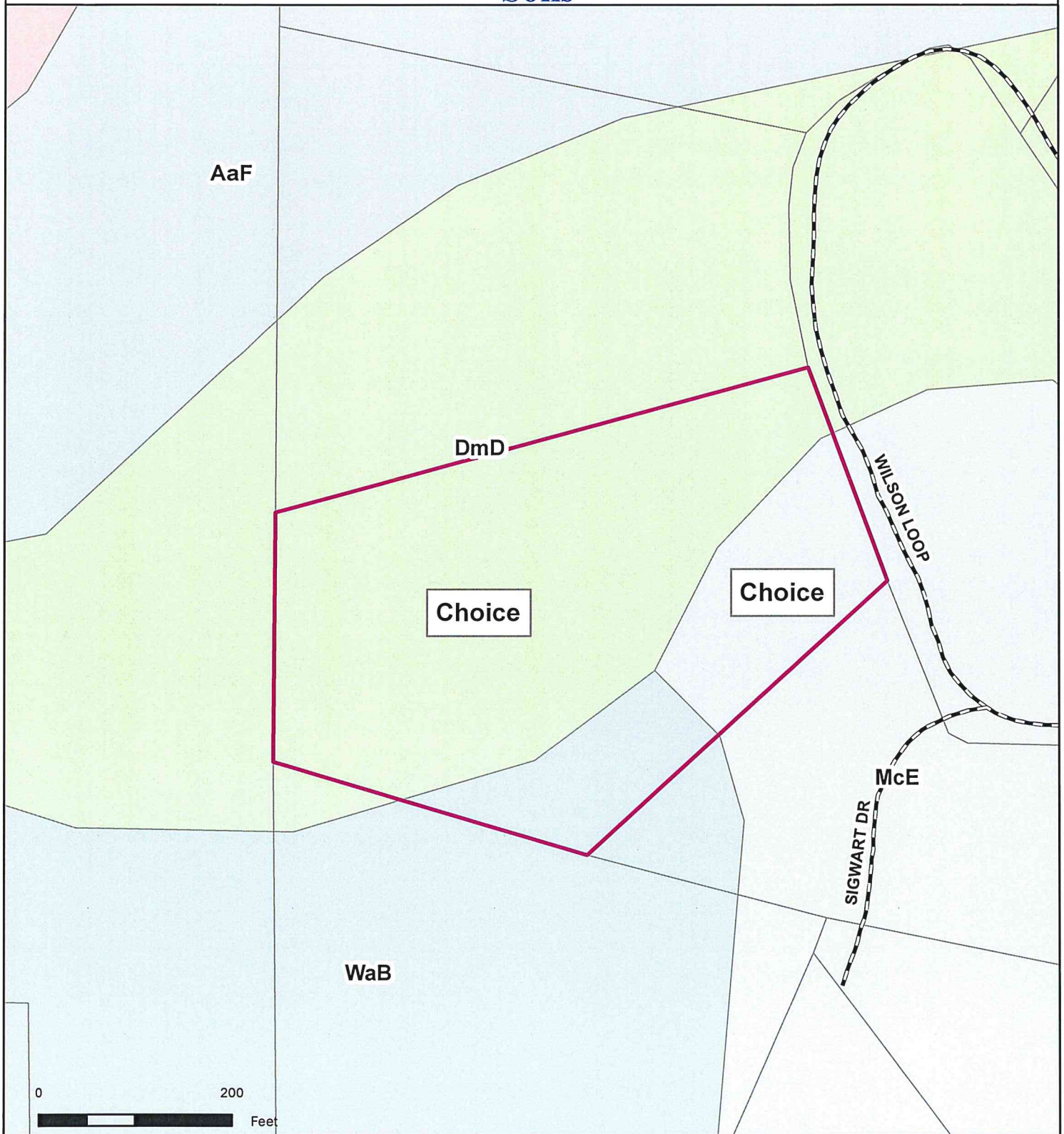
Rural Residential

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



El Dorado County Agricultural Commission

Pare Soils



Pare

Acidic rock land

Cohasset cobbly loam, 3 to 15 percent slopes

Diamond Springs gravelly sandy loam, grayish subsoil variant, 9 to 30 percent slopes

Mariposa-Josephine very rocky loams, 15 to 50 percent slopes

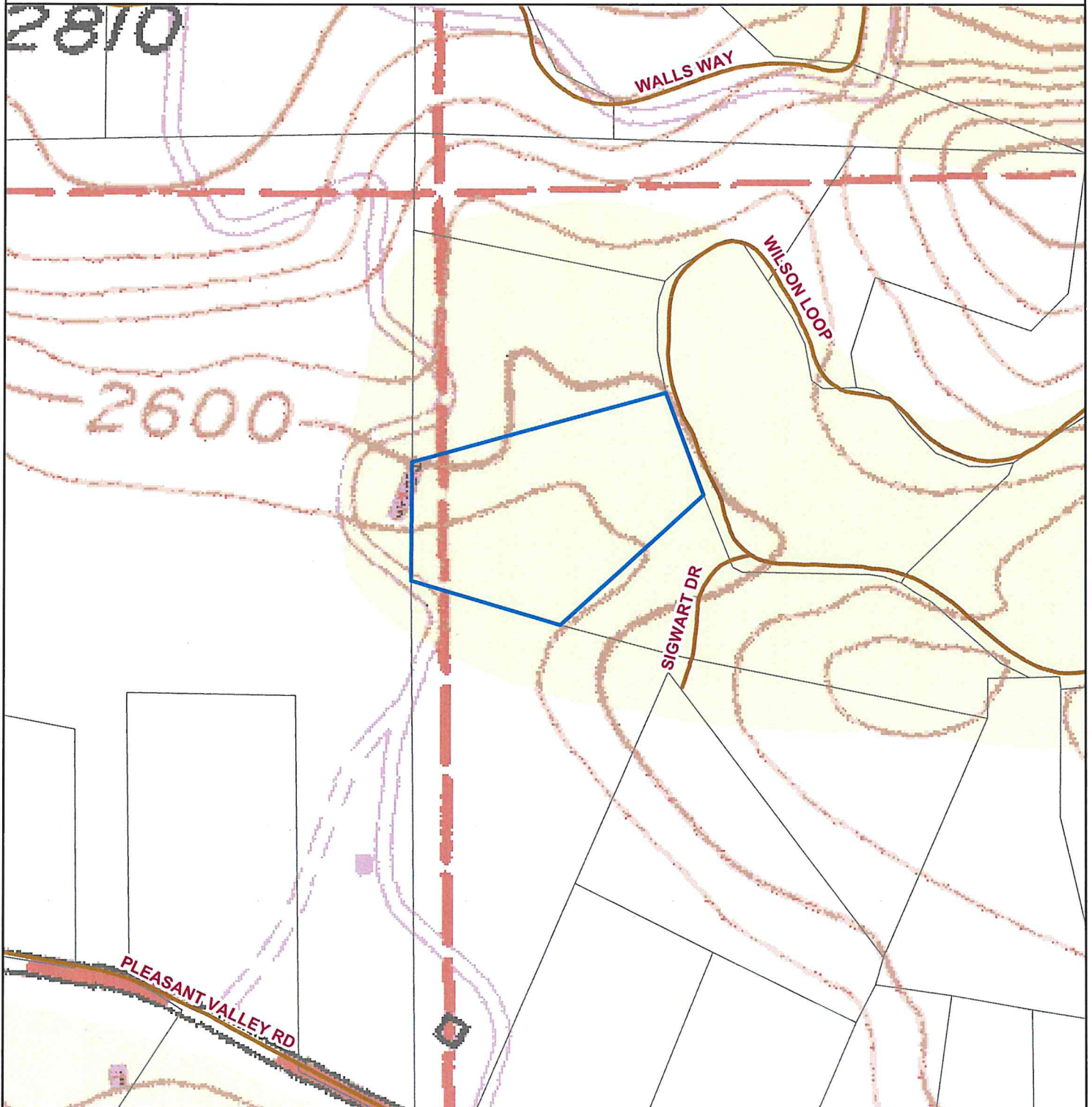
Wet alluvial land



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

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Pare 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) 621-6311 FAX (530) 625-8731

Legend

curroads
 Roads
 Pare
 Parcels

0 100 200 300 400 Feet

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



El Dorado County Agricultural Commission

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Pare



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

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PROJECT ID: Jackson_a

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PHONE (530) 621-6311 FAX (530) 626-8751

Legend

Parcel Base Pare Roads

0 100 200
Feet

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



El Dorado County Agriculture

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