



Agricultural Commission Staff Report

Date: March 4, 2021

To: El Dorado County Agricultural Commission

From: Charlene Carveth

Subject: **CUP20-0012 (S97-0011-R) House of Prayer Family Fellowship/
Relief from Agricultural Setback from 200' to 30' (South Property Line)
Discretionary Project/Church Addition Adjacent to Agricultural Zoning
Assessor's Parcel Number: 060-550-011**

Planning Request and Project Description:

The applicant is requesting administrative relief from the required 200-foot agricultural setback for the above-referenced project to be reduced to 30 feet from the southern property line. This is a request for a Conditional Use Permit Revision for an expansion of the House of Prayer Family Fellowship for an addition of an approximately 3,000-sq.ft. multipurpose room, meeting room, and pantry. The proposed expansion would be thirty feet (30') from the south property line, adjacent to Limited Agricultural, Ten-Acre (LA-10) (APN's: 060-550-010 and 060-550-012).

The applicant's parcel, identified by APN 060-550-011, consists of 10.06-acres and is located on the west side of Highway 193, approximately 0.5-miles south of the intersection with Black Oak Mine Road in the Garden Valley area. Supervisorial District 4. The parcels listed above are all within the Garden Valley / Georgetown Agricultural District.

Parcel Description:

- Parcel Number and Acreage: 060-550-011, 10.06 acres
- Agricultural District: Garden Valley / Georgetown Agricultural District
- Land Use Designation: Rural Residential, RR
- Zoning: RL-10 (Rural Land, 10 Acres)
- Soil Type: Choice Soils – Sites Loam (SkC)

- **Discussion:**

A site visit was conducted on February 16, 2021 to assess the placement of the proposed development.

Staff Findings:

Staff recommends APPROVAL of the request for the project setback reduced to 30 feet from the southern property line and request for a Conditional Use Permit Revision for an expansion of the House of Prayer Family Fellowship, 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 addition and new structure placement options are limited due to topography, natural drainages and other developments on the property.

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 placement of the addition and new structure minimize the potential negative impact to the adjacent agricultural properties as much as possible. The adjacent agricultural properties to the south have a drainage area near the property line with the church that drains under Hwy 193. This drainage area provides an additional buffer to the church addition.

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 topography of the area slopes downhill from the properties west of the agricultural parcels. The drainage on the agricultural parcels is fed from these uphill parcels and provides a buffer to the addition on the church building.

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
eldcag@edcgov.us

Greg Boeger, Chair – Agricultural Processing Industry
Dave Bolster, Vice-chair – Fruit and Nut Farming Industry
Lloyd Walker- Other Agricultural Interest
Chuck Bacchi – Livestock Industry
Bill Draper – Forestry/Related Industries
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 10, 2021 questions about the meeting please call Myrna at the office at (530) 621-6647 before 12:00pm on 3/10/2021.**

Myrna Tow is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://zoom.us/j/94496674492?pwd=NlpRTU9MeVJVckErlOMwWCsyeVZiQT09>

Meeting ID: 944 9667 4492

Passcode: 789787

One tap mobile

+16699006833,,94496674492#,,,,*789787# US (San Jose)

+12532158782,,94496674492#,,,,*789787# US (Tacoma)

Dial by your location

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

Meeting ID: 944 9667 4492

Passcode: 789787

Find your local number: <https://zoom.us/u/achJm3e7Ex>

Planning Department **Bianca Dinkler, Associate Planner**

**RE: CUP20-0012 (S97-0011-R) House of Prayer Family Fellowship/
Relief from Agricultural Setback from 200' to 30' (South Property
Line) Discretionary Project/Church Addition Adjacent to Agricultural
Zoning Assessor's Parcel Number: 060-550-011**

Planning Request and Project Description:

Planning Services is requesting review for a discretionary project located adjacent to agricultural zoning and review for administrative relief from the agricultural setback for the above referenced project. This is a request for a Conditional Use Permit Revision for an expansion of the House of Prayer Family Fellowship for an addition of an approximately 3,000-sq.ft. multipurpose room, meeting room, and pantry. The proposed expansion would be thirty feet (30') from the south property line, adjacent to Limited Agricultural, Ten-Acre (LA-10) (APN's: 21-0398 Ag Department Report House of Prayer Page 4 of 15

Agricultural Commission Meeting Notice

Meeting Date: March 10, 2021

060-550-010 and 060-550-012). The applicant's parcel, identified by APN 060-550-011, consists of 10.06-acres and is located on the west side of Highway 193, approximately 0.5-miles south of the intersection with Black Oak Mine Road in the Garden Valley area, Supervisorial District 4.

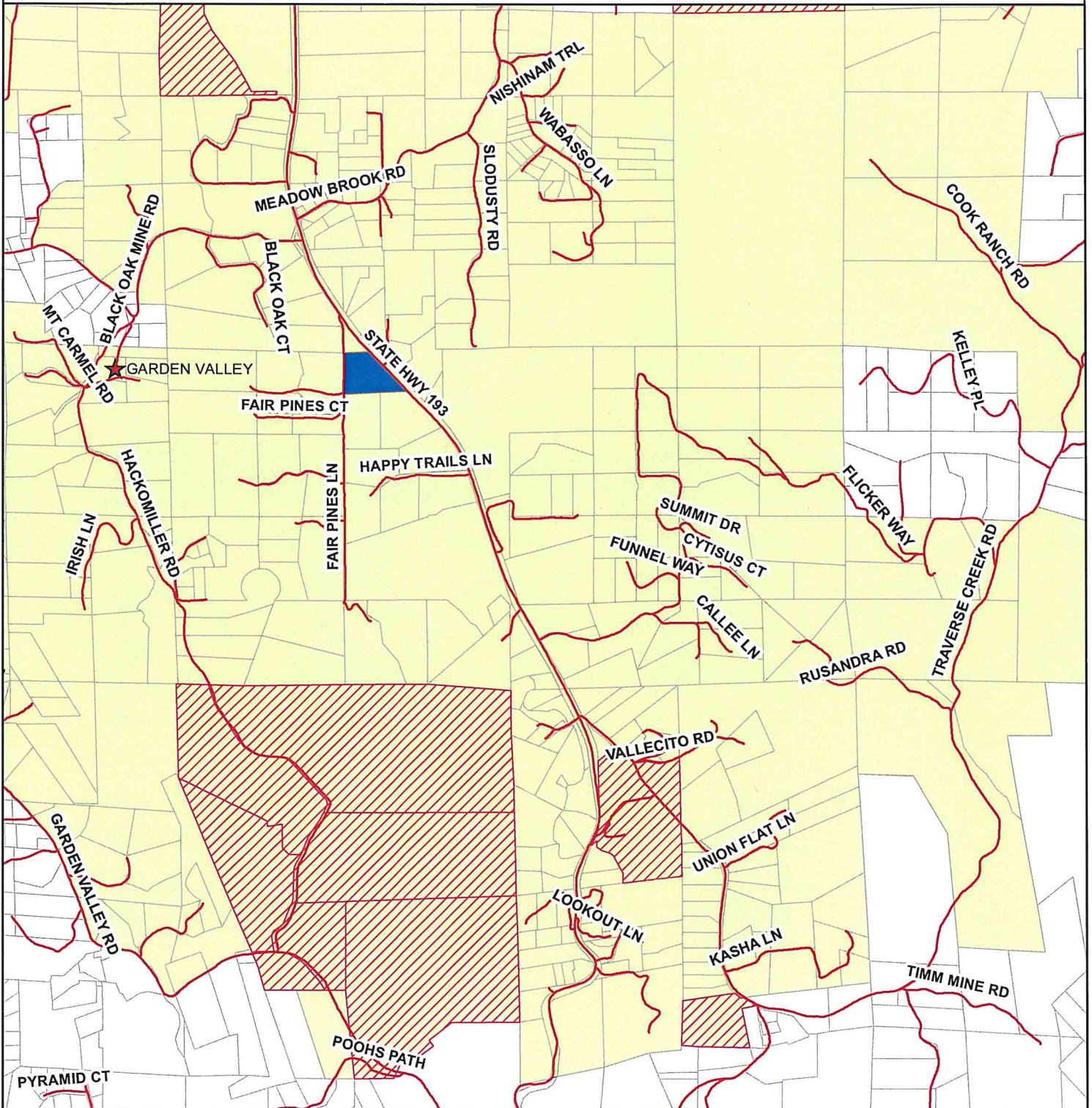
The Agricultural Commission is an *advisory* body to and for the Board of Supervisors and Planning Commission on all matters pertaining to agriculture. The Agricultural Commission reviews and makes recommendations only on the **agricultural element** of the project. ***Please note that the exception 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) 621-5520. All questions relating to specific details of the project should be addressed to the Planner identified above at Planning Services, (530) 621-5355.

House of Prayer Proximity to Agricultural District



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: Lee/Anne Mills DATE: November 27, 2018
PROJECT ID: proj1ackson.p

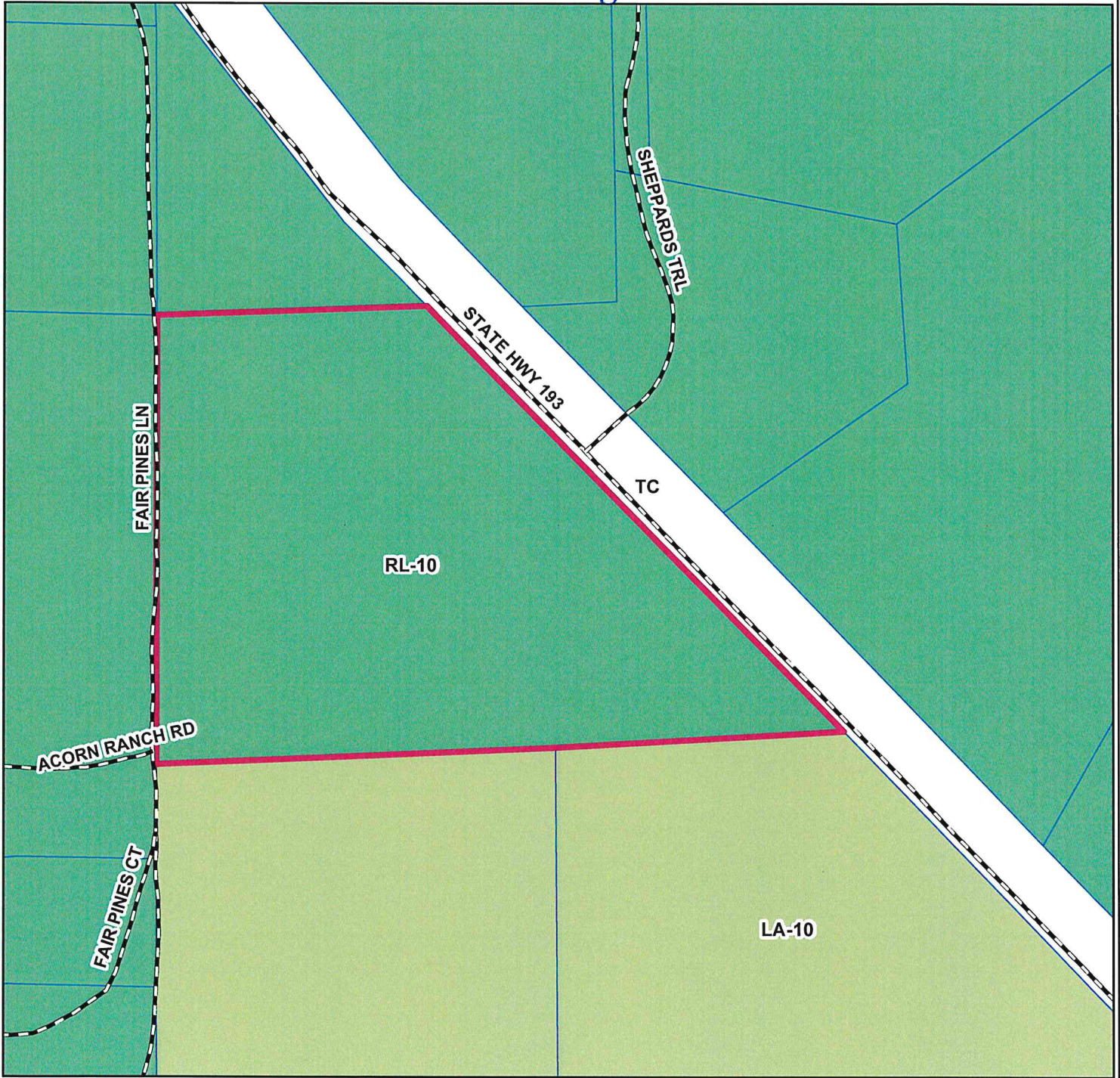
EL DORADO COUNTY SURVEYOR G. J. S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-8731

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



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

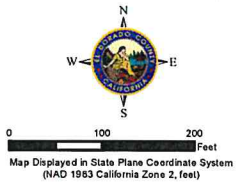
House of Prayer Zoning



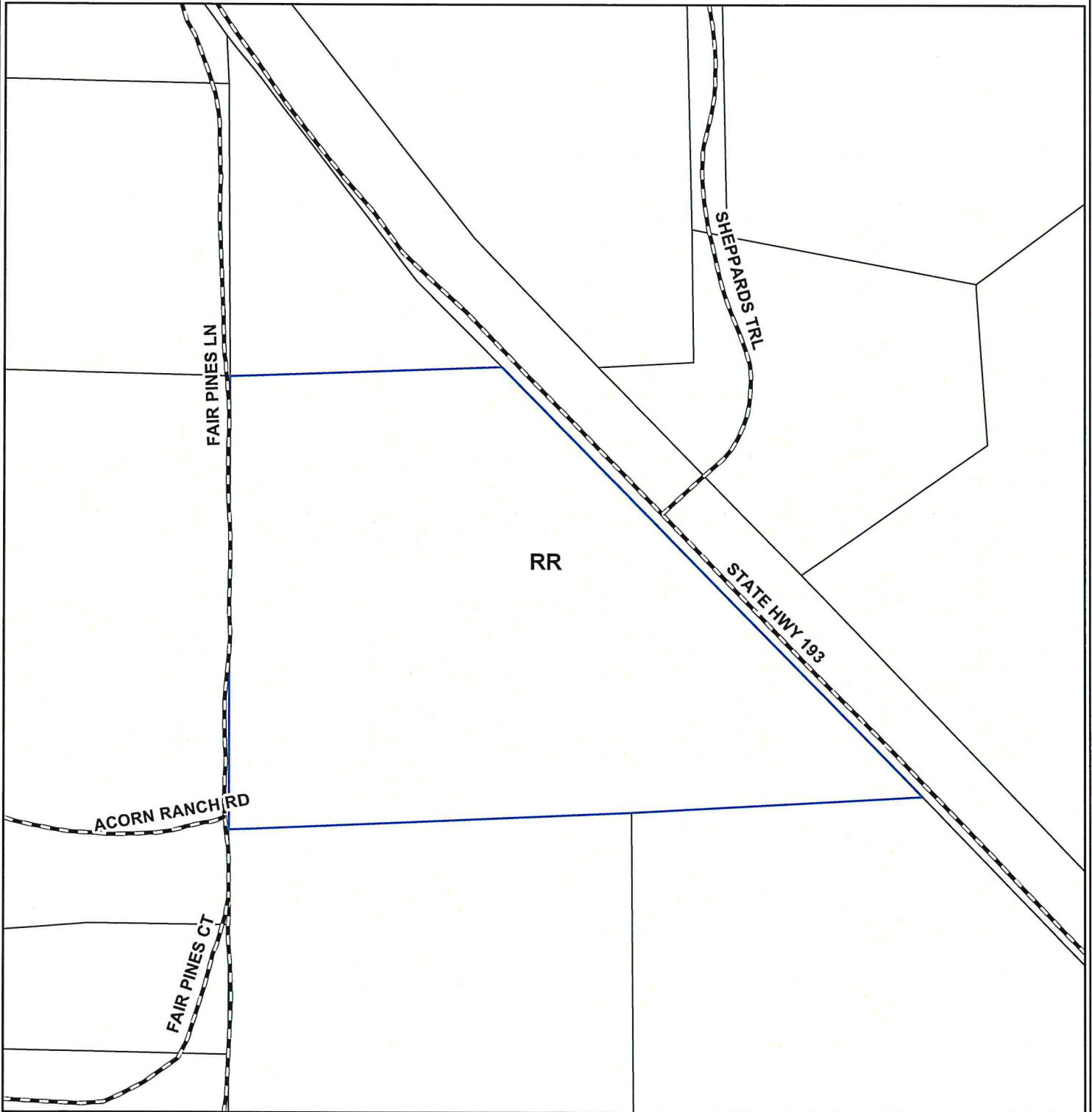
- Parcel Base
- LA-10 = Limited Agriculture 10 Acres
- House of Prayer
- RL-10 = Rural Land 10 Acres
- SaretteF
- Roads
- TC = Transportation Corridor

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MAP PREPARED BY: LeeAnne Mita DATE: November 27, 2018
PROJECT ID: projjackson_2
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House of Prayer Land Use



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

PROJECT ID: proj\jackson_L

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-  currprcl
-  HouseOfPrayer
-  Roads

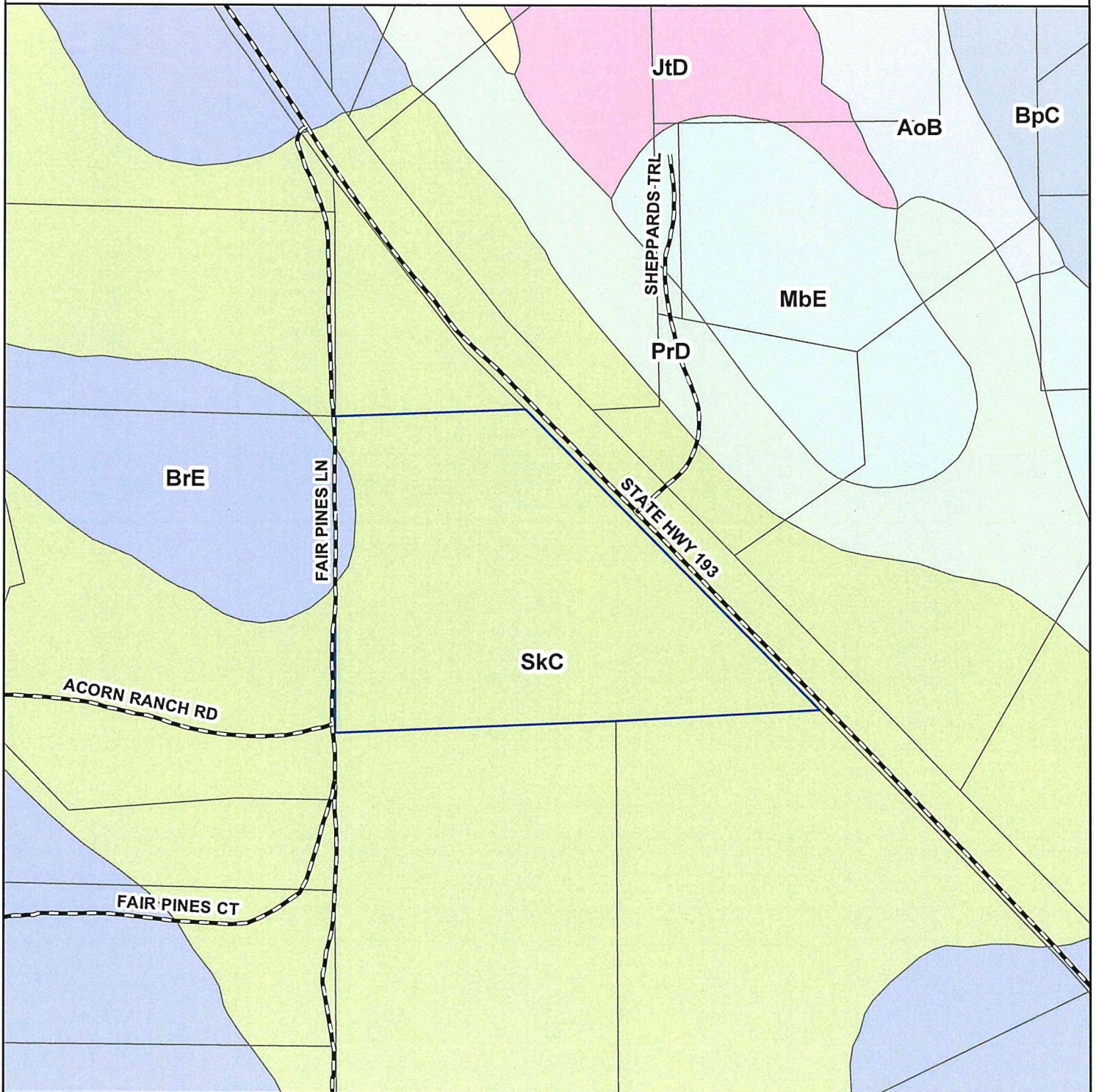
Rural Residential



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

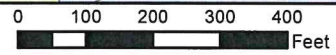


House of Prayer Soils



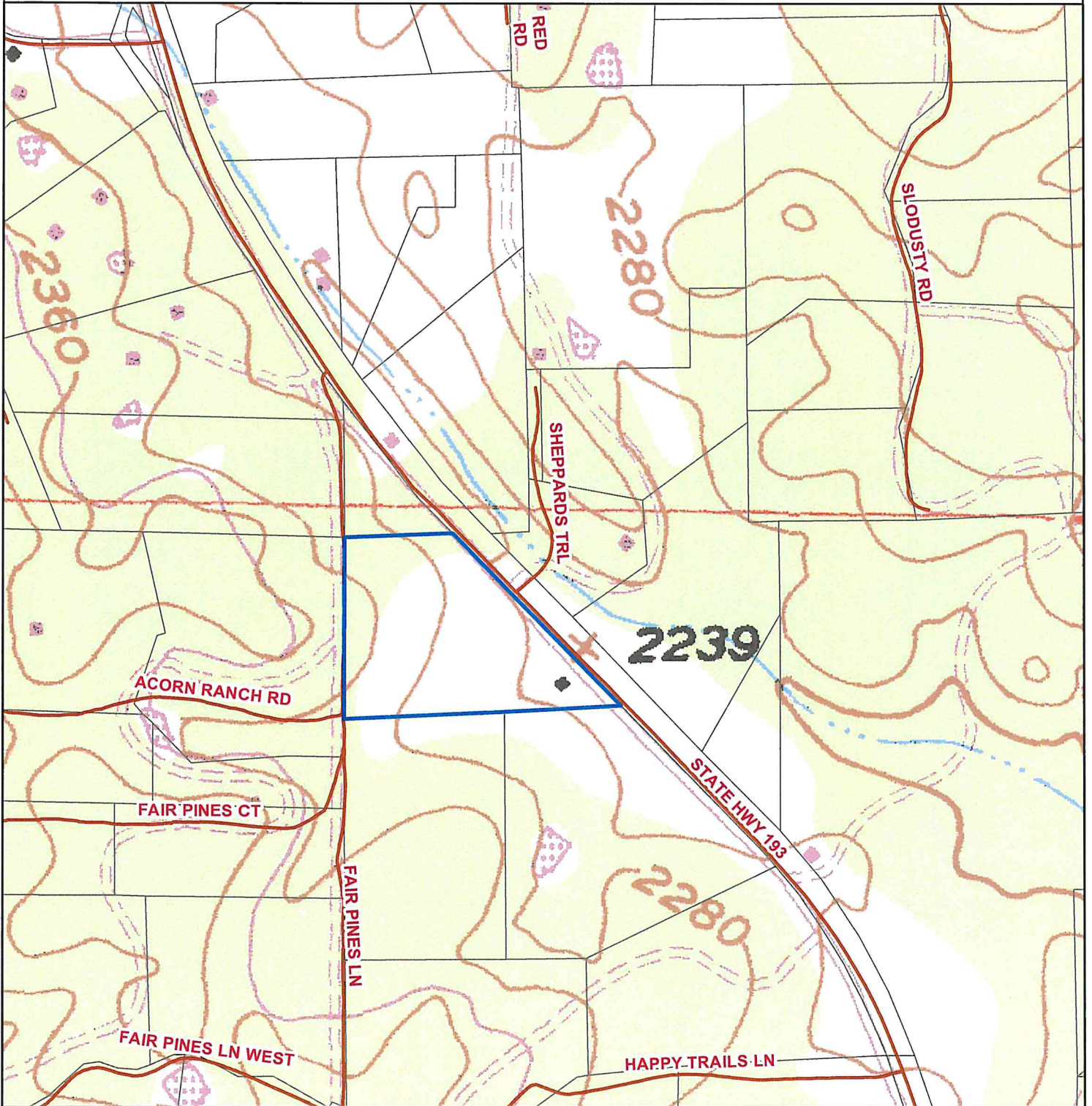
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 MAP PREPARED BY: LeeAnne Mills DATE: November 27, 2018
 PROJECT ID: projJacksOn_s
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- | | |
|---|---|
| HouseOfPrayer | Josephine silt loam, 15 to 30 percent slopes |
| Soils | Mariposa very rocky silt loam, 3 to 50 percent slopes |
| Argonaut loam, seeped variant | Placer diggings |
| Boomer-Sites loams, 9 to 15 percent slopes | Sites clay loam, 9 to 15 percent slopes |
| Boomer-Sites very rocky loams, 9 to 50 percent slopes | Sites loam, 9 to 15 percent slopes |



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

House of Prayer Topography



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

PROJECT ID: projjackson_1

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Legend

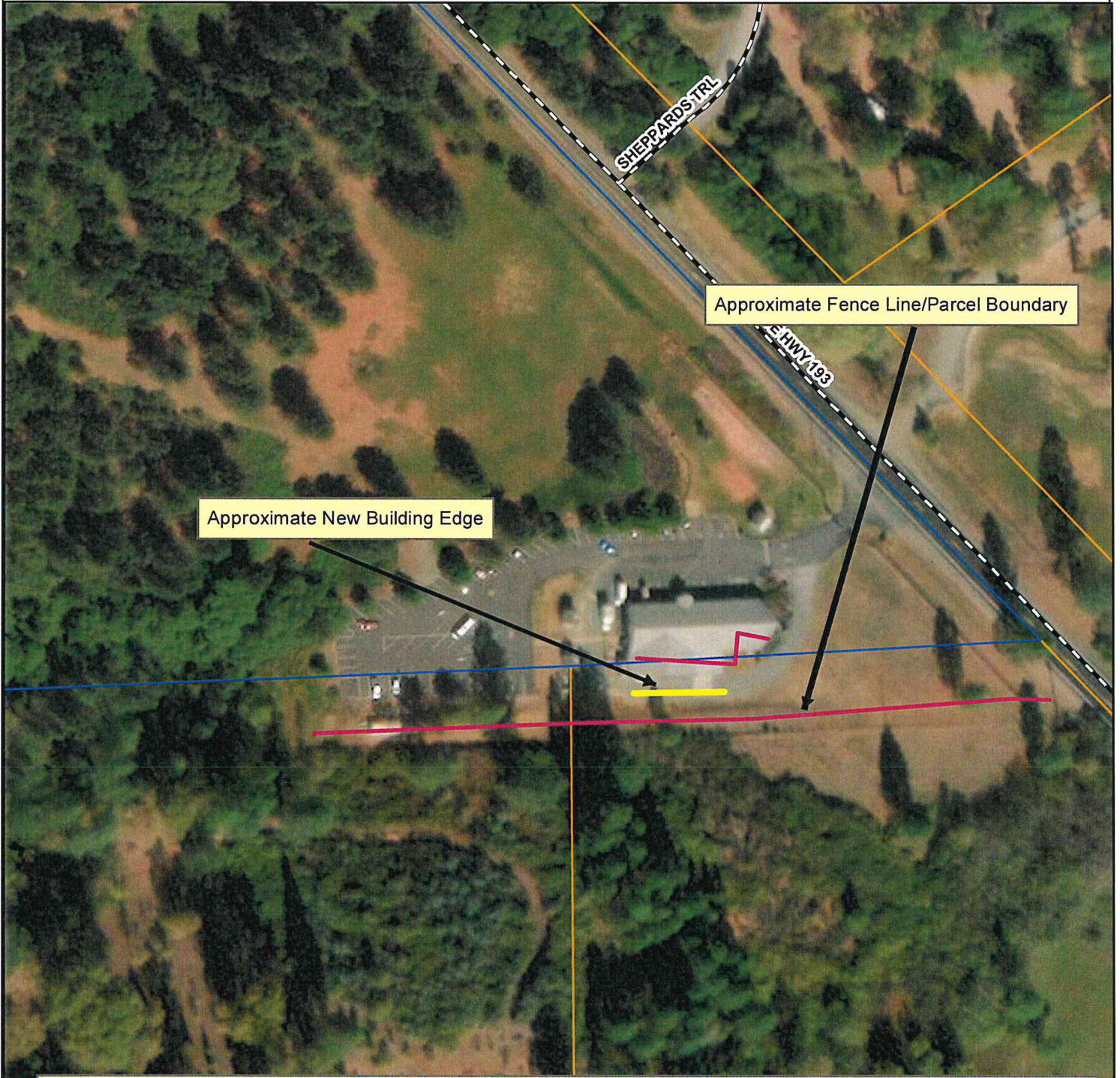
 curroads
  Parcels
  Roads



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



House of Prayer Family Fellowship



Note: The parcel lines are shifted on this map and do not reflect the actual on the ground parcel lines.

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 Mida DATE: November 27, 2018

PROJECT ID: Jackson_a

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Legend

- HOP
- HOP2
- Parcel Base
- HouseOfPrayer
- Roads

0 100 Feet

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



El Dorado County Agricultural Commission

House of Prayer Family Fellowship



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MAP PREPARED BY: LeeAnne Mida DATE: November 27, 2018
 PROJECT ID: Jackson_a

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Legend

- HOP (pink wavy line)
- HOP2 (yellow wavy line)
- Parcel Base (orange outline)
- currprcl (orange outline)
- HouseOfPrayer (blue outline)
- Roads (grey wavy line)

0 100 Feet
 Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)

House of Prayer Family Fellowship



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

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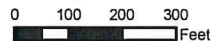
PROJECT ID: Jackson_a

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Legend

Parcel Base HouseOfPrayer

Roads



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



El Dorado County Agricultural Commission