



**Agricultural Commission
Staff Report**

Date: October 6, 2022

To: El Dorado County Agricultural Commission

From: LeeAnne Mila; Deputy Agricultural Commissioner

Subject : **ADM22-0073 Christopherson Residence Ag. Setback Relief
Administrative Relief from Agricultural Setback to add an attached garage
and home addition to an existing single family dwelling.
Assessor's Parcel Number: 078-260-058**

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 an existing 1065 square foot dwelling on the parcel and is applying to add an attached garage (748 s.f.), additional living space (458 s.f.) and a covered porch (187 s.f.).

The applicant's parcel, APN 078-260-058, is 5.24 acres, zoned Limited Agriculture 20 acre (LA-20) and located approximately 365 feet west of the intersection of Pleasant Valley Road and Bodega Way, in supervisorial district 3. The parcel is located within a General Plan designated Rural Residential, and is at the edge of an Agricultural district.

The applicant's parcel is bordered by seven parcels; of which three parcels have agricultural zoning: APN 078-280-014 borders the applicant's parcel along the entire east boundary; a portion of the south boundary and is approximately 41 acres, and zoned Planned Agriculture 20-Acres (PA-20). No setback relief requested from that parcel. APN 099-150-064 borders the applicant's parcel on the entire west & northwest boundary and is approximately 15 acres; zoned Limited Agriculture 20 (LA-20). APN 099-150-061 borders the applicants parcel for only 50' of the North boundary where the driveways are, and is approximately 47 acres.

Applicant is requesting that the setbacks for this parcel be reduced to 100 feet from the northeast boundary and 89' feet from the northwest boundary for the addition to the existing single family dwelling with an attached garage.

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

Parcel Description:

- Parcel Number and Acreage: 078-260-058, 5.24 acres
- Agricultural District: Yes
- Land Use Designation: RR, Rural Residential
- Zoning: LA-20, Limited Agriculture 20 acres
- Choice Soils: Choice soils
 - WaB – Wet Alluvial Land

Discussion:

A site visit was conducted on September 30, 2022, to assess the placement of the addition of an attached garage (748 s.f.), additional living space (458 s.f.) and a covered porch (187 s.f.).

Staff Findings:

Staff recommends APPROVAL of the request for placement of an addition to the existing single family dwelling, no less than 100 feet from the northeast boundary and 89' feet from the northwest, 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;*

These are additions to an existing structure and as such can not be placed anywhere else on the property. This keeps all of the developments in the same area.

2. *The proposed non-compatible structure will be located on the property to reasonably minimize the potential negative impact on adjacent agriculturally zoned land;*

This is an addition to an existing structure keeping all of the non-compatible uses in one area, minimizing all 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*

Adding on to the existing structure keeps all incompatible uses in the same area on the property. Buffering the agricultural property to the west are accessory structures. This will keep possible conflicts with any agricultural operation at a minimum.

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
Lloyd Walker, Vice Chair- Other Agricultural Interest
Chuck Bacchi- Livestock Industry
Bill Draper- Forestry Related Industries
Chuck Mansfield- Fruit and Nut Farming Industries
Tim Neilsen- Livestock Industry
David Bolster- Fruit and Nut Farming Industries

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 **October 12, 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 10/12/2022 and will be posted with the Agenda on October 7, 2022.

ADM22-0073 Christopherson Residence Ag. Setback Relief Administrative Relief from Agricultural Setback to add an attached garage and home addition to an existing single family dwelling. Assessor's Parcel Number: 078-260-058

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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 Lela Shelley Assistant Planner at Planning Services, (530) 621-5355.

Berry John R Sr Tr & Linda C Tr
4350 Savage Rd
Placerville Ca 95667-7643

Carbine John E Jr & Joyce
3441 Pleasant Valley Rd
Placerville Ca 95667-7839

Hawkins William K Surv Tr
3485 Pleasant Valley Rd
Placerville Ca 95667-7839

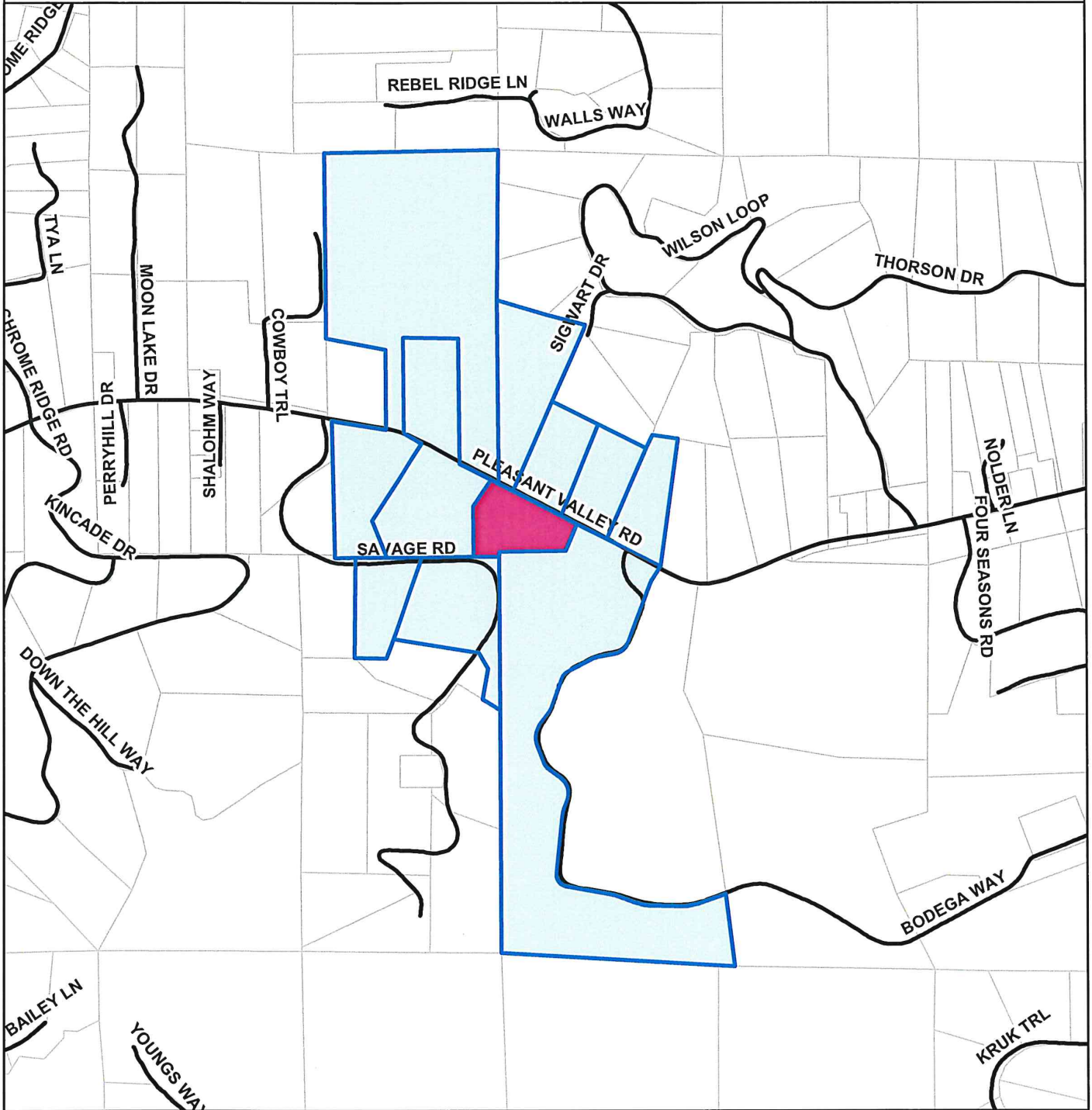
Huot Mark J & Carol S
3535 Pleasant Valley Rd
Placerville Ca 95667-7840

O'Brien James A Tr & Susan C Tr
3509 Pleasant Valley Rd
Placerville Ca 95667-7840

Petrick Joshua R & Kaczorowski Karla
3482 Pleasant Valley Rd
Placerville Ca 95667-7828

Wright Ryan & Mittelstadt Noel
2400 Bodega Way
Placerville Ca 95667

Christopherson Notification

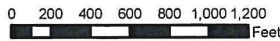


DISCLAIMER

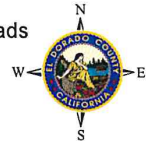
THIS DEPICTION WAS COMPILED FROM UNVERIFIED PUBLIC AND PRIVATE SOURCES AND IS ILLUSTRATIVE ONLY. NO REPRESENTATION IS MADE AS TO ACCURACY OF THIS INFORMATION. PARCEL BOUNDARIES ARE PARTICULARLY UNRELIABLE. USERS MAKE USE OF THIS DEPICTION AT THEIR OWN RISK.

MAP PREPARED BY: LeeAnne Mills DATE: November 27, 2018
 PROJECT ID: proj/jackson_n
 EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
 PHONE: (530) 621-6111 FAX: (530) 626-8711

Christopherson500
 ChristophersonP
 Parcel Base
 Roads

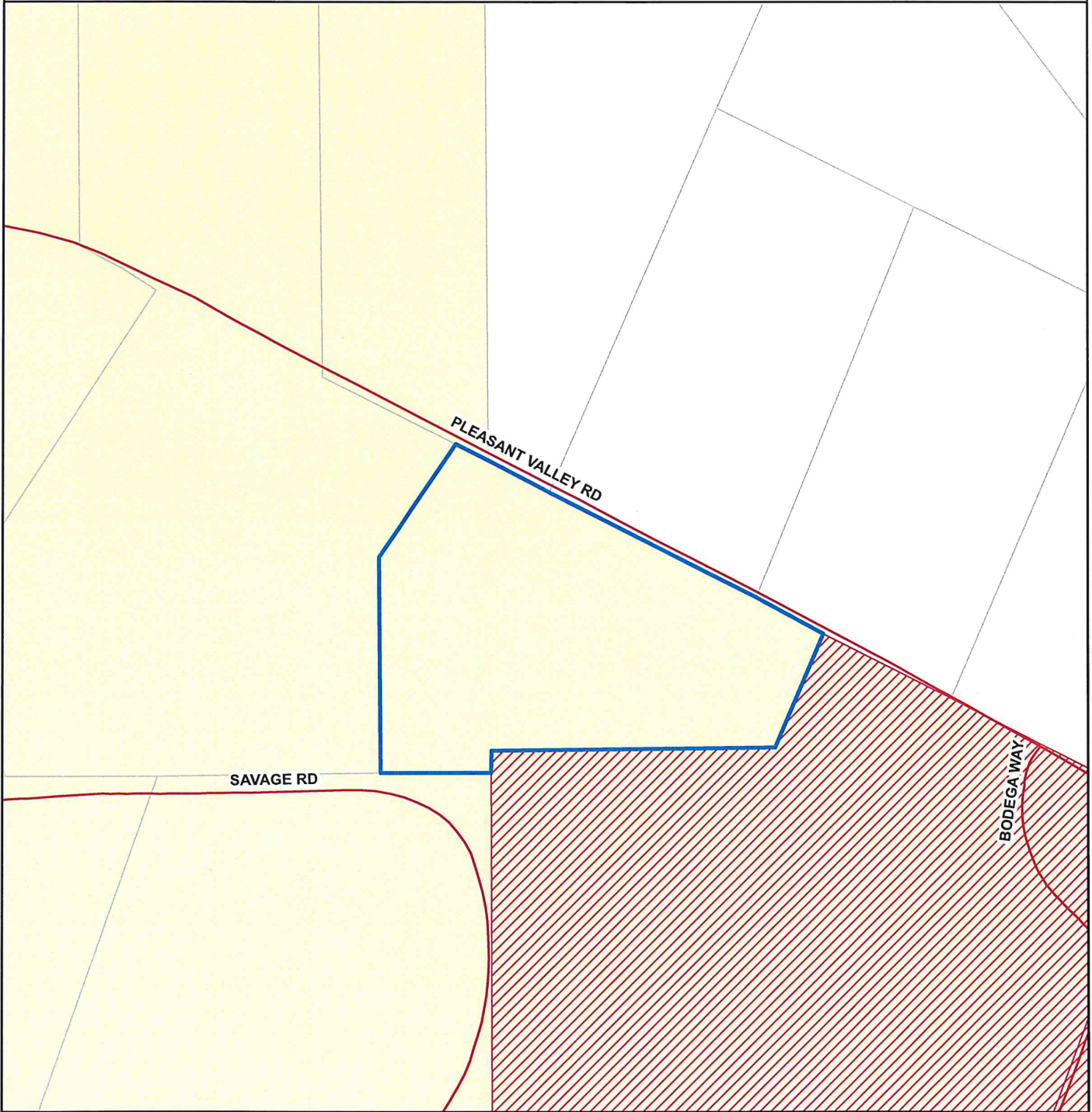


Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



Christopherson

Proximity to Agricultural District



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MAP PREPARED BY: LeeAnne Nils DATE: November 27, 2018
PROJECT ID: projJackson_p

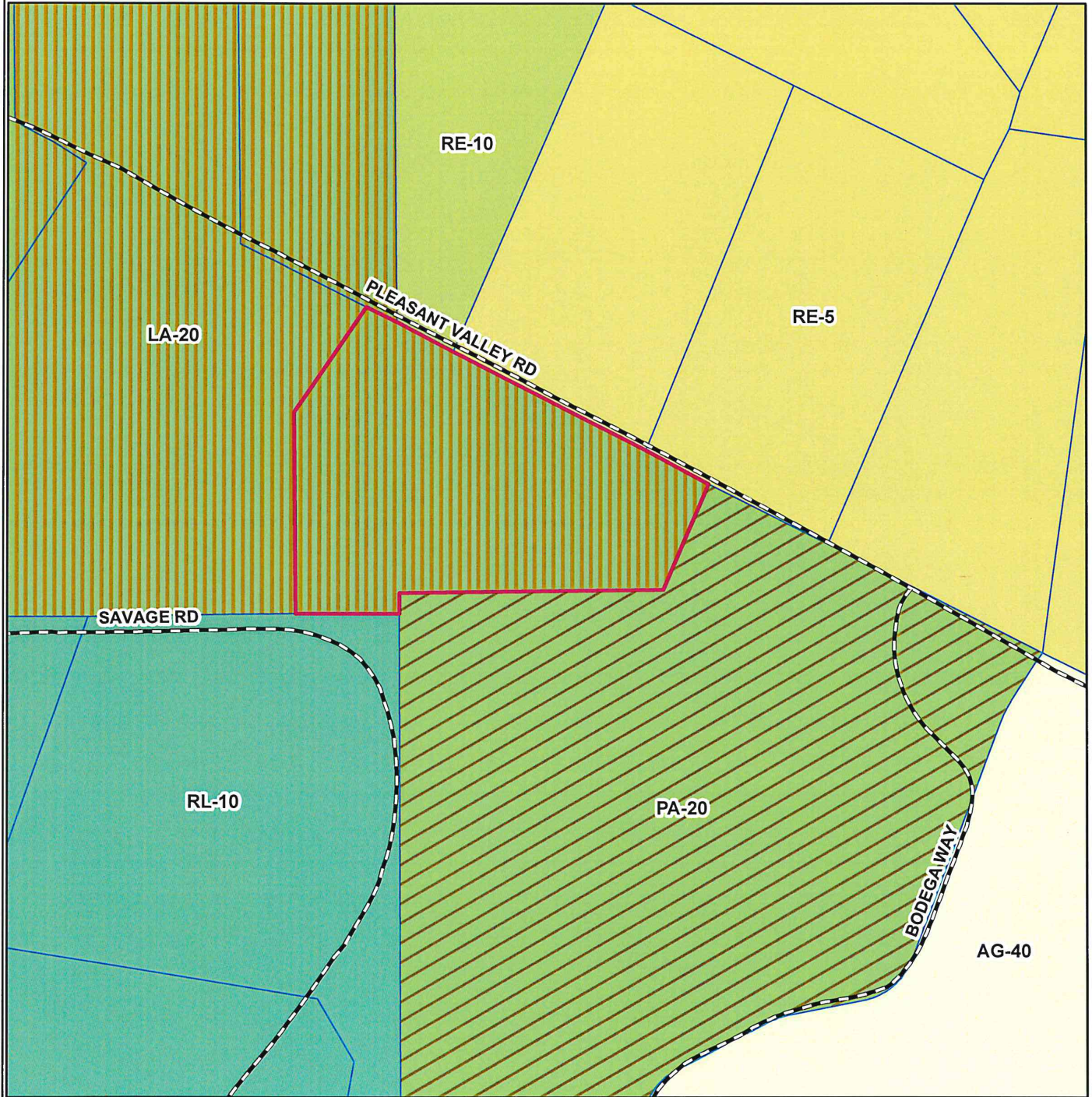
EL DORADO COUNTY SURVEYOR-G.I.S. DIVISION
PHONE (951) 621-6511 FAX (951) 626-8731

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



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

Christopherson Zoning



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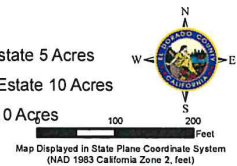
MAP PREPARED BY: LeeAnne Mills DATE: November 27, 2018
PROJECT ID: projJackson_2

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
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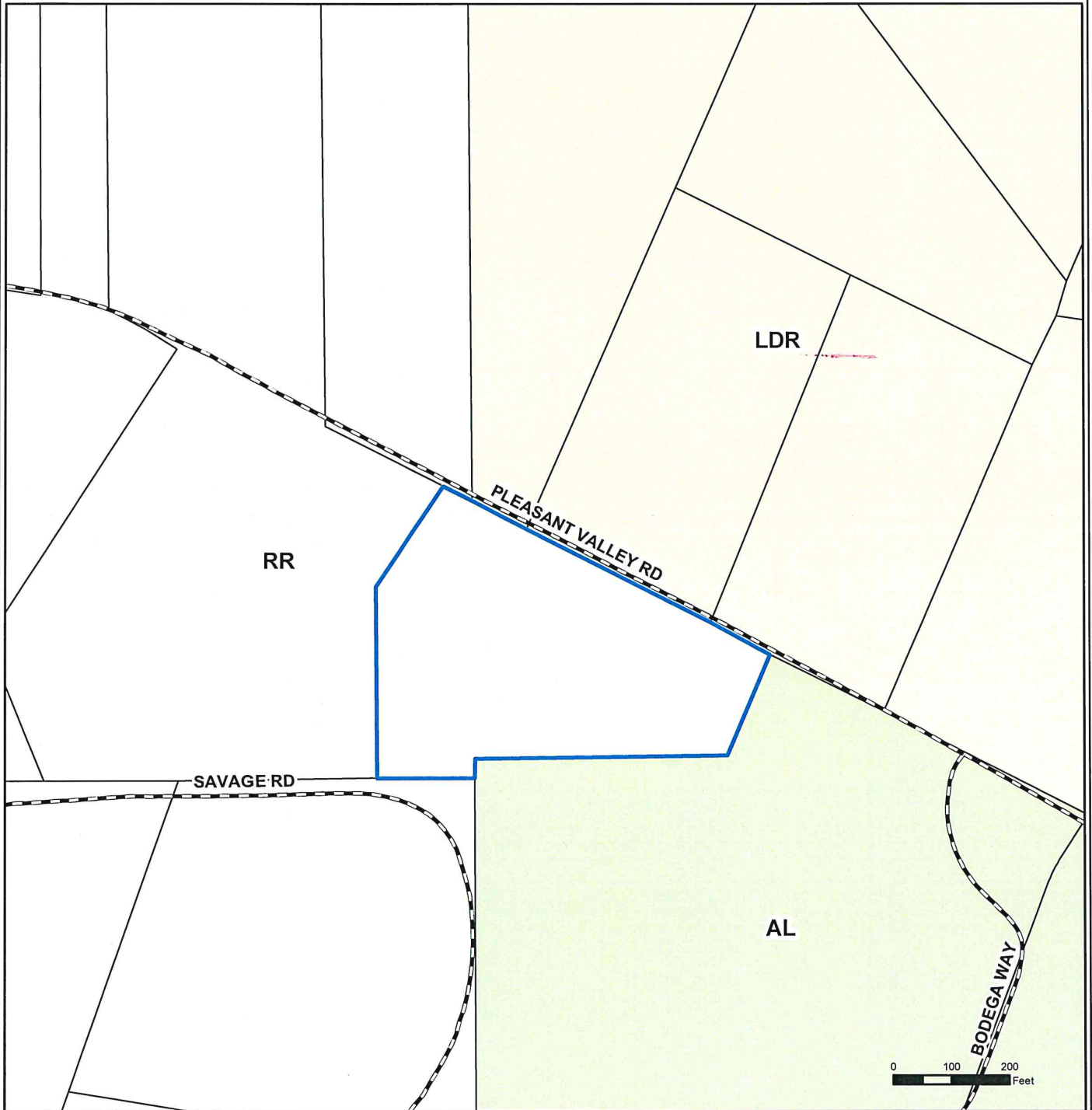
- Parcel Base
- ChristophersonP
- Roads

- AG-40 = Agricultural Grazing 40 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



Christopherson Land Use



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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) 621-6511 FAX (951) 626-8721

-  Parcels
-  ChristophersonP
-  Boulet
-  Roads

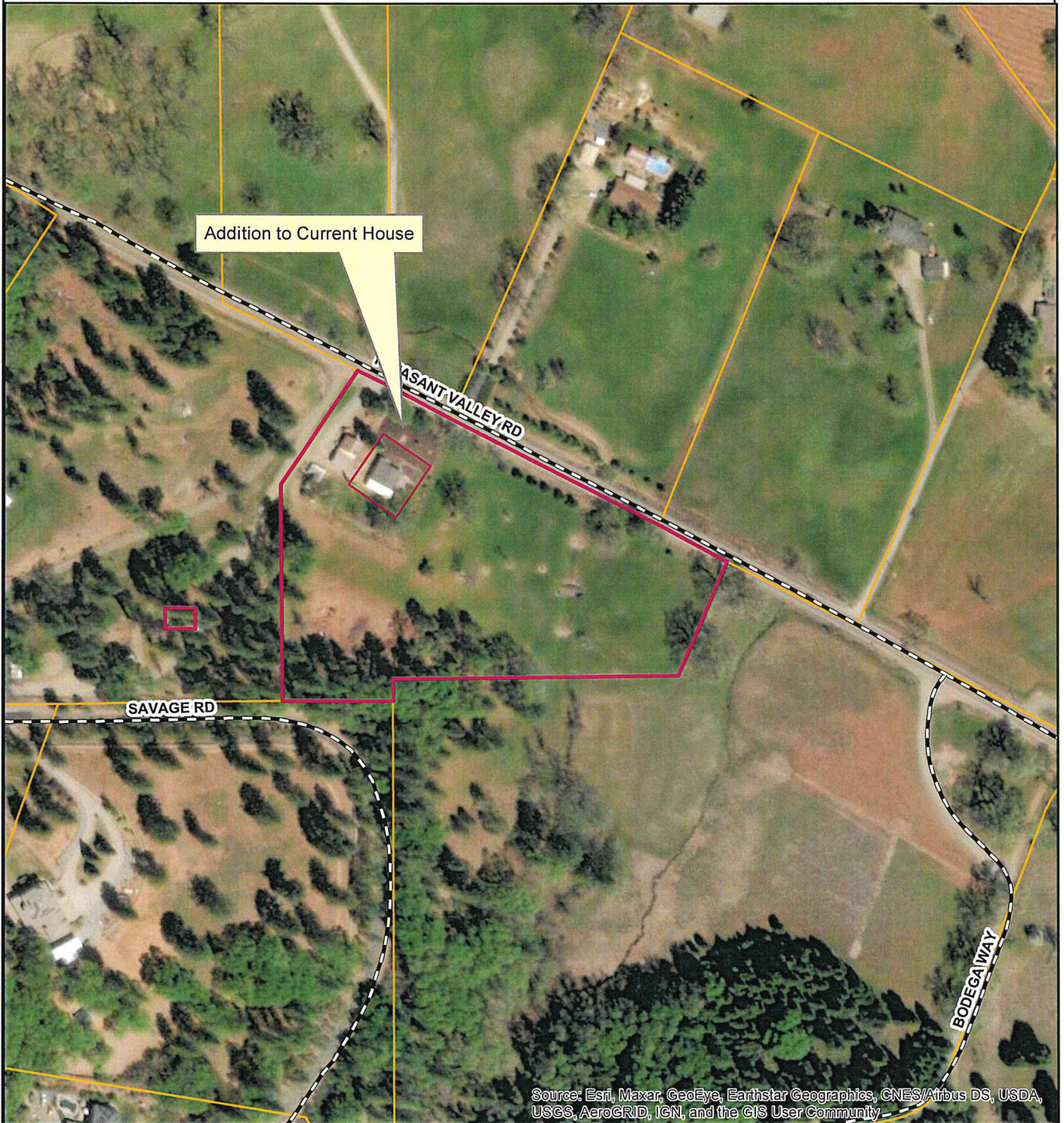
-  Agricultural Lands
-  Low Density Residential

Rural Residential

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



Christopherson



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 Mils DATE: November 27, 2018
 PROJECT ID: Jackson_a
 EL DORADO COUNTY SURVEYOR-G.I.S. DIVISION
 PHONE (530) 621-6111 FAX (530) 626-4731

Legend
 Parcel Base
 ChristophersonP
 Roads

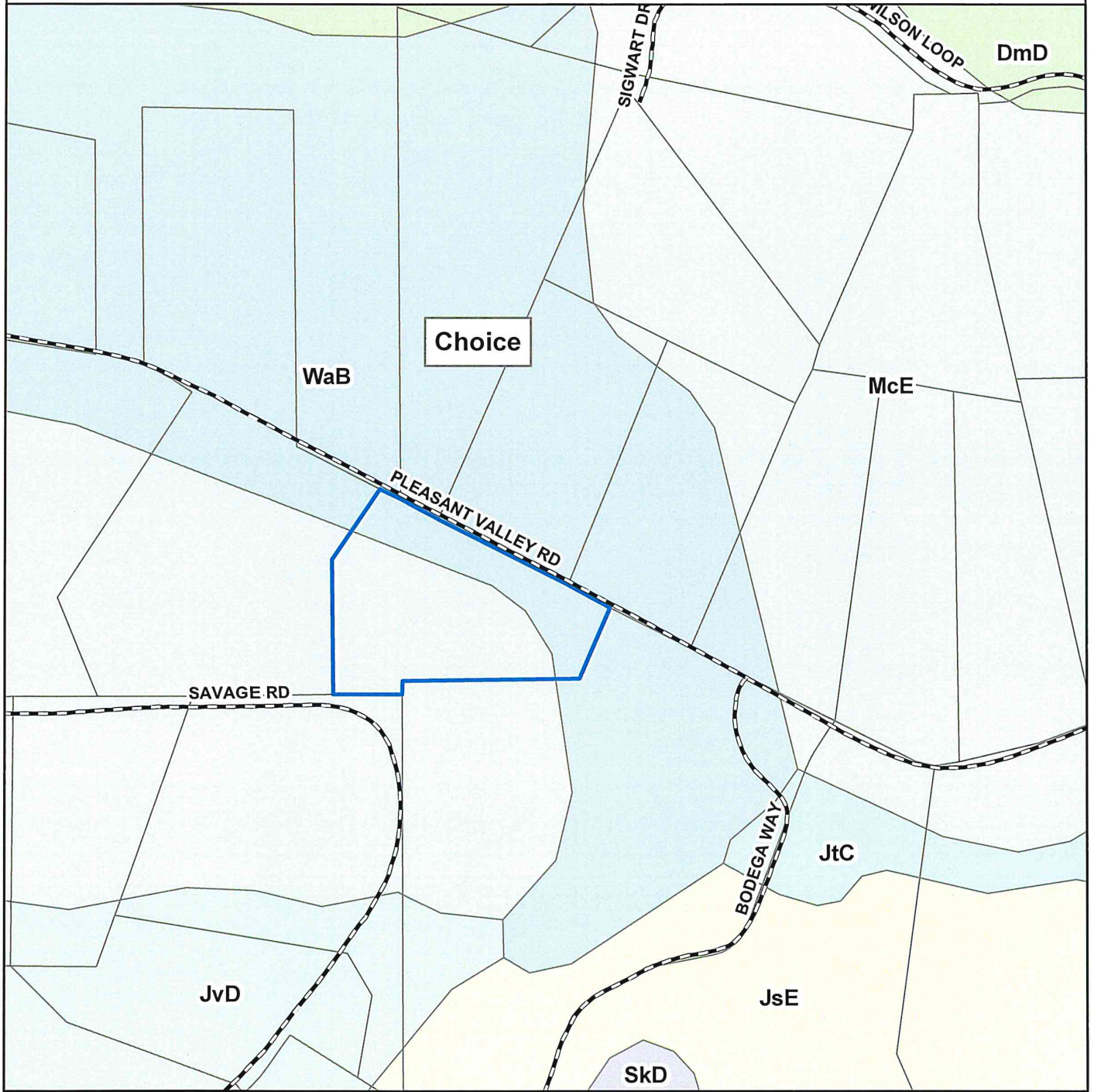


Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

Christopherson Soils



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

PROJECT ID: projJackson_s

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

ChristophersonP

Soils

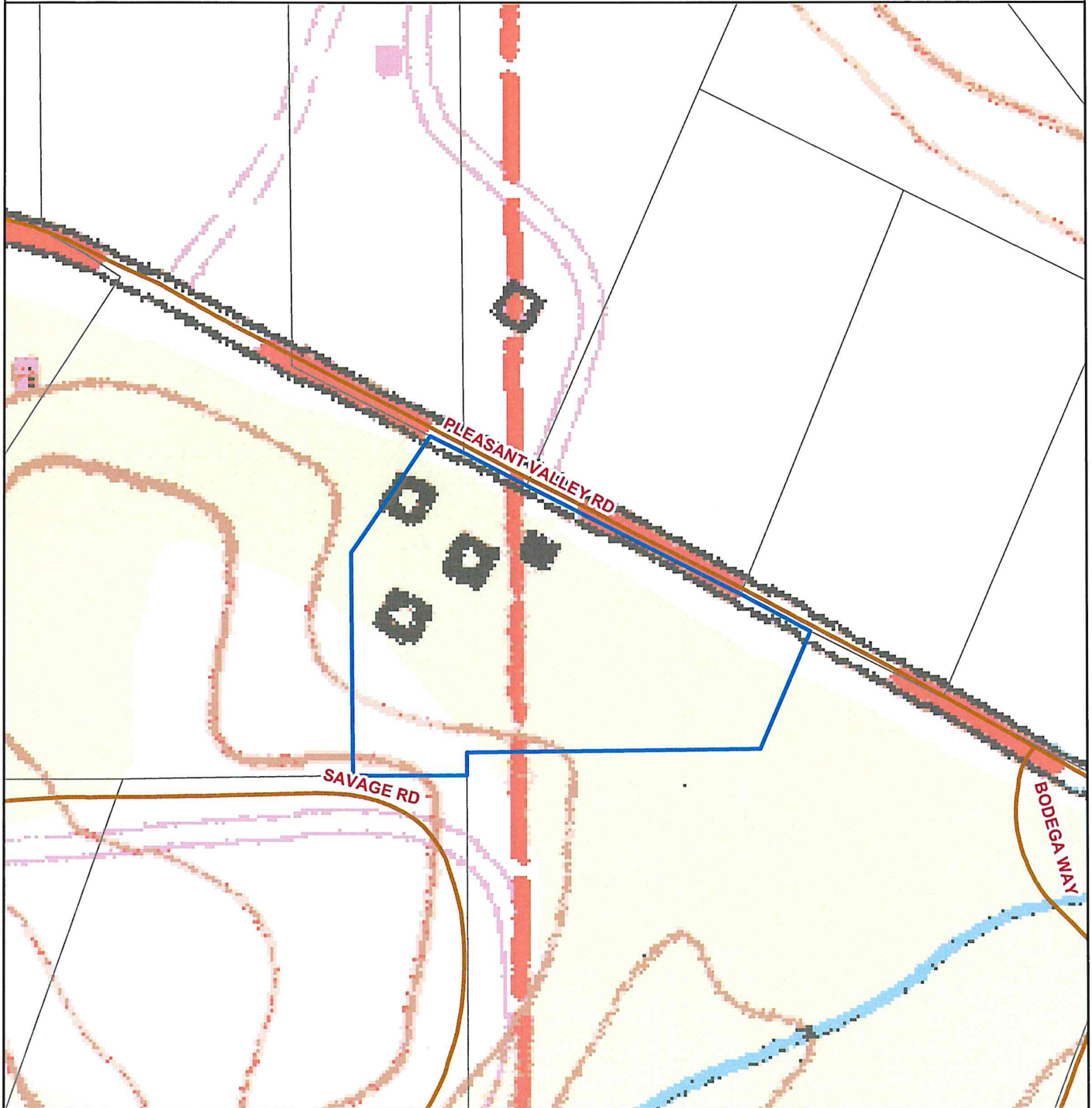
- Diamond Springs gravelly sandy loam, grayish subsoil variant, 9 to 30 percent slopes
- Josephine silt loam, 5 to 15 percent slopes
- Josephine very rocky loam, 15 to 50 percent slopes

- Josephine-Mariposa gravelly loams, 15 to 30 percent slopes
- Mariposa-Josephine very rocky loams, 15 to 50 percent slopes
- Sites loam, 15 to 30 percent slopes
- Wet alluvial land
- Soils_Descr



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

Christopherson 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: (951) 621-6511 FAX: (951) 626-8731

Legend

- curroads
- Parcels
- ChristophersonP
- Roads



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

