



EL DORADO COUNTY DEPARTMENT OF AGRICULTURE
WEIGHTS AND MEASURES

STAFF REPORT

May 19, 2010

TO: The Agricultural Commission

FROM: Chris Flores

SUBJECT: 7061 Sheer Bliss Rd., Grizzly Flat – Fisher, APN 041-740-31
Re: application for Administrative Relief from Agricultural Setback

- Date of site visit: May 18, 2010.
- Application is for Administrative Relief from a 200 foot Agricultural Setback to a 78 foot setback along the southeastern property line.
- The subject parcel is 10 acres in size and zoned RA-20 (Residential Agriculture – Twenty Acre) with a NR (Natural Resource) land use designation.
 - The adjoining parcels to the east, south and west are also zoned RA-20, are ten acres in size and have an NR land use designation.
- There are no apparent agricultural activities occurring on the parcels to the south, east, or west.
- The soil types on the parcel consist of SkD (Sites Loam 15 to 30% Slopes), a Class IV “Choice” soil; and MrD (Musick Sandy Loam 15 to 30% Slopes), a Class VI “Choice” soil.
- The parcel is located at an approximate elevation of 3200 feet.
- The parcel is not located within the Grizzly Flat Rural Center.

EXHIBIT C

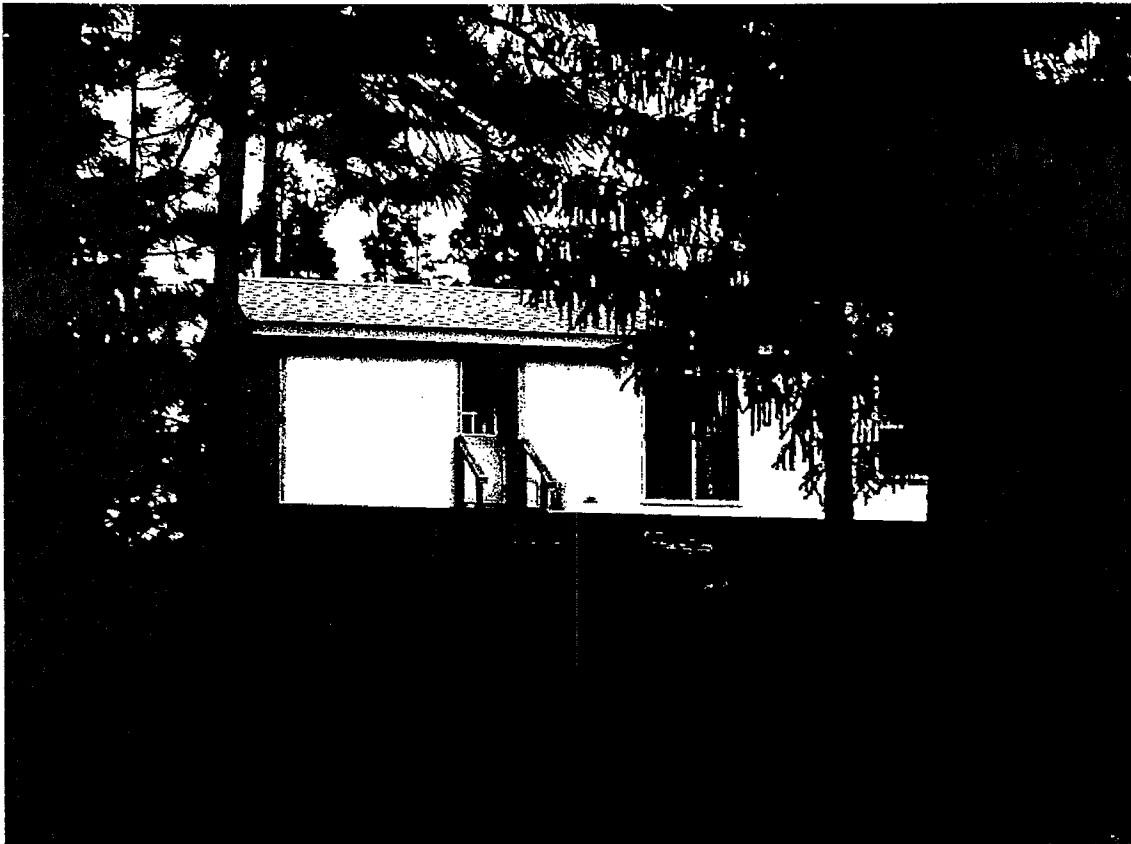
Photos:



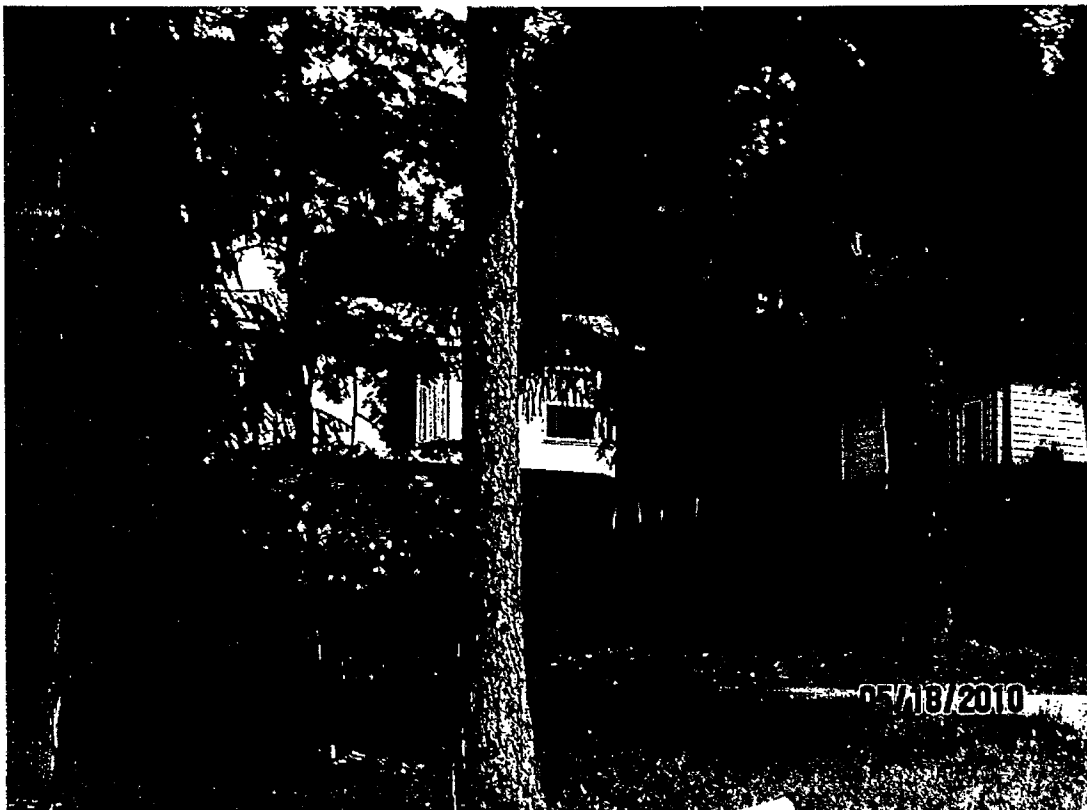
Sheer Bliss Rd. off of Caldor Rd. in the Grizzly Flat area.



Driveway entrance to 7061 Sheer Bliss Rd.



Ag setback relief being requested for this modular



Shed (above) is 22 feet from southeast property line, per submitted site plan.



Looking south towards RA-20 zoned parcel that ag setback is against.



Looking towards area of parcel that is outside of the 200 foot ag setbacks. Area is heavily wooded.



Subject parcel



Parcel to the southeast.

Findings required for agricultural setback relief:

The Agricultural Commission may approve a reduction of up to one hundred percent (100%) of the special agricultural setback (not less than 30 feet from the agriculturally zoned parcel) when it can be demonstrated that a natural or man-made barrier or buffer already exists such as, but not limited to, topography, roads, wetlands, streams, utility easements, swales, etc., that would reduce the need for such a setback, or the Commission finds that three of four of the following exists:

- a) 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;
- b) The proposed non-compatible use/structure is located on the property to reasonably minimize the potential negative impact on the adjacent agricultural or TPZ zoned land;
- c) Based on the site characteristics of the subject parcel and the adjacent agricultural or TPZ 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 use/structure would reasonably minimize potential negative impacts on agricultural or timber production use.
- d) 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).

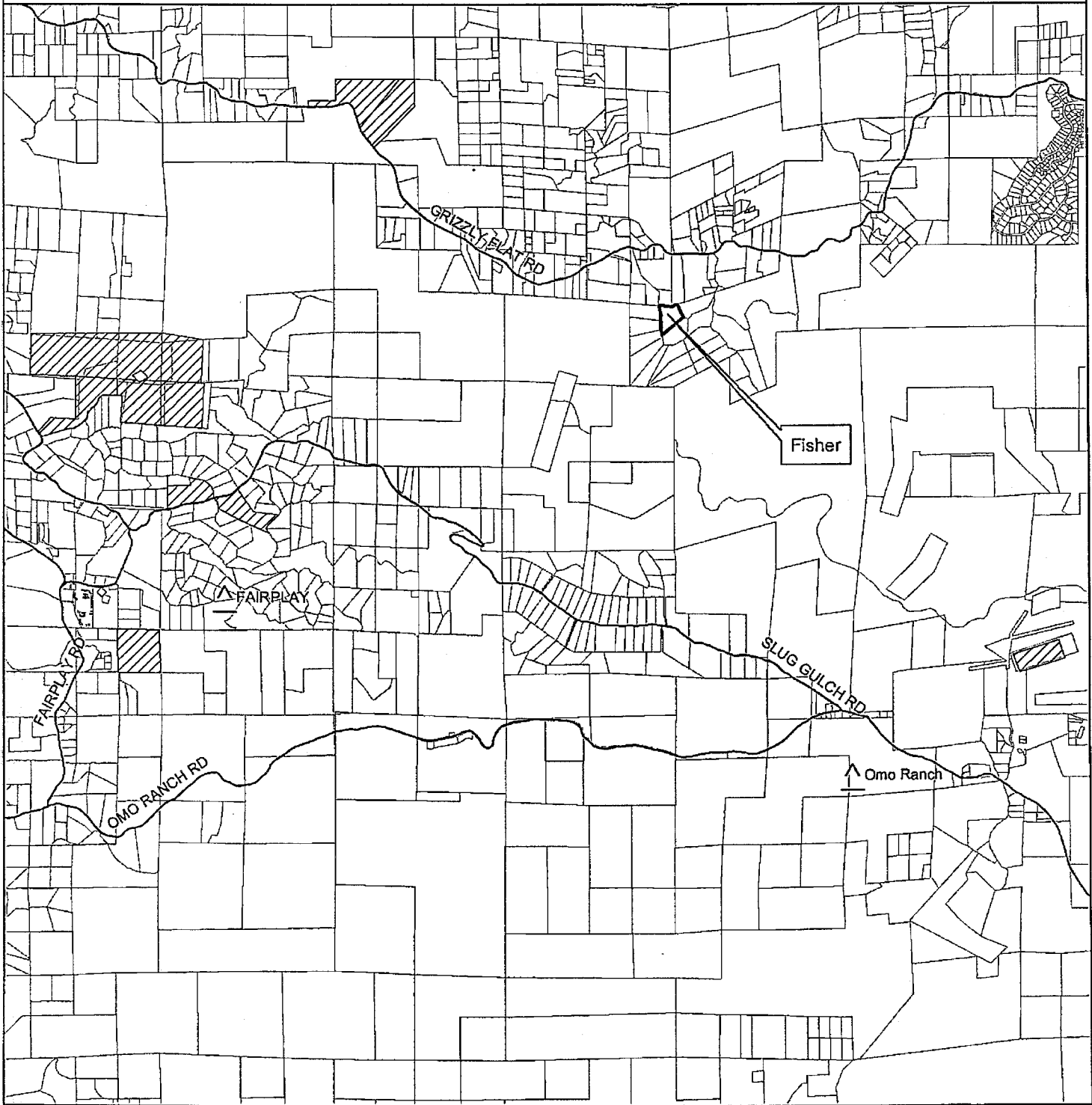
Staff Recommendation:

Staff recommends DENIAL of Dwayne Fisher's request for administrative relief of agricultural setbacks as staff cannot make the findings that the Commission are required to make by Resolution No. 079-2007 and adopted by the Board of Supervisors on April 17, 2007.

If the requested reduction cannot meet the administrative criteria, 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.

Dwayne Fisher

Proximity to Agricultural District



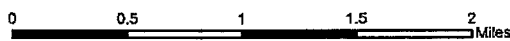
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MAP PREPARED BY: MARK LA LOGGIA DATE: MAY 7, 2010

PROJECT ID: 5461

EL DORADO COUNTY SURVEYOR & L.S. DIVISION
 PHONE (951) 621-4311 FAX (951) 626-8731

- Fairplay/Somerset AG District
- Parcels
- Ag Preserves
- Roads



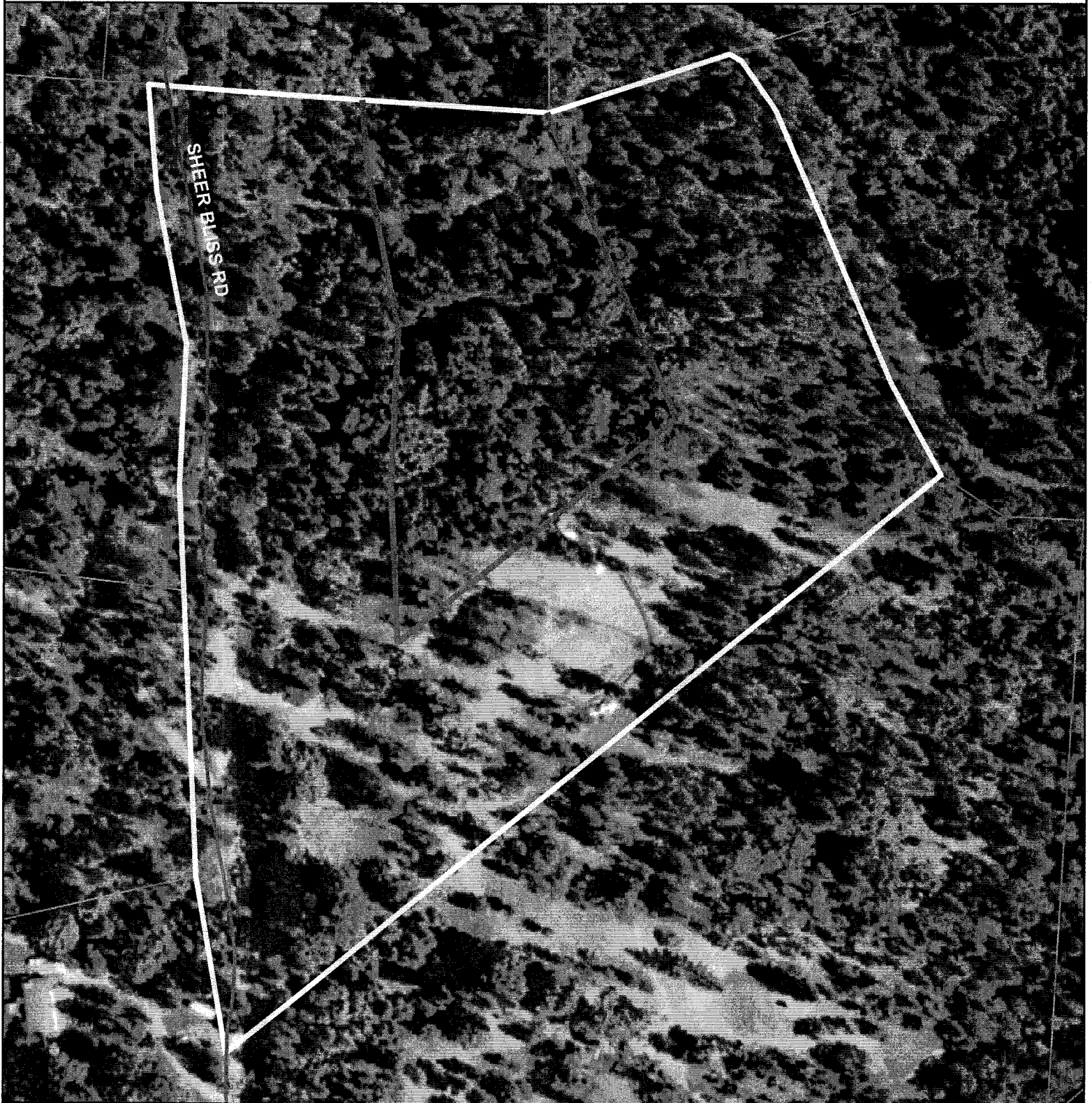
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El Dorado County Agricultural Commission

Dwayne Fisher

AirPhoto USA: May 2006



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

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 Parcels  Roads  200' Setback Line

0 75 150 225 300 Feet

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

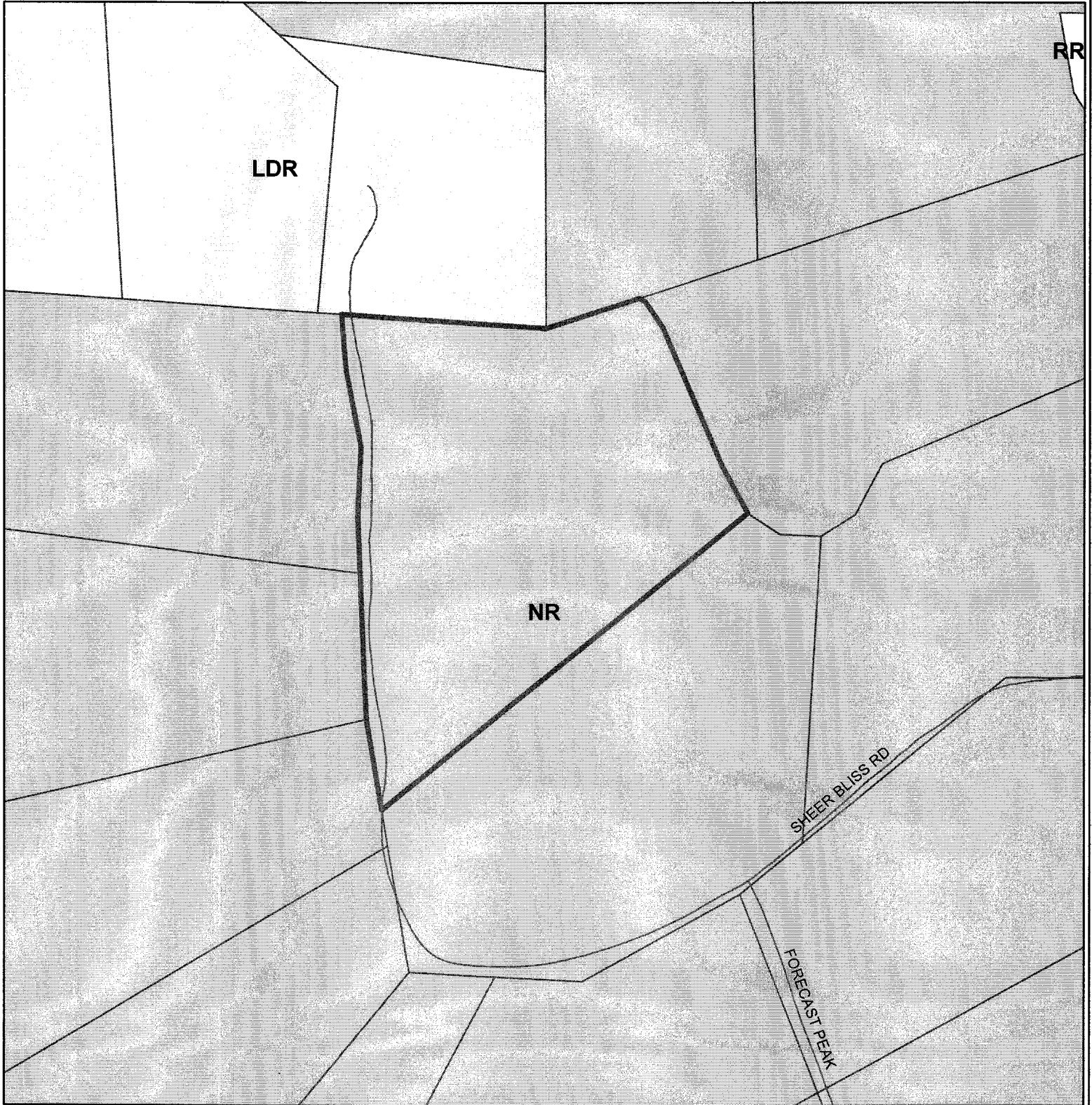


El Dorado County Agricultural Commission

10-0739.C.8

Dwayne Fisher

Land Use 5-5-2010



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

Legend

- Land Use Designations
 - Low Density Residential
 - Natural Resources
 - Rural Residential
- Subject Parcel
- Roads

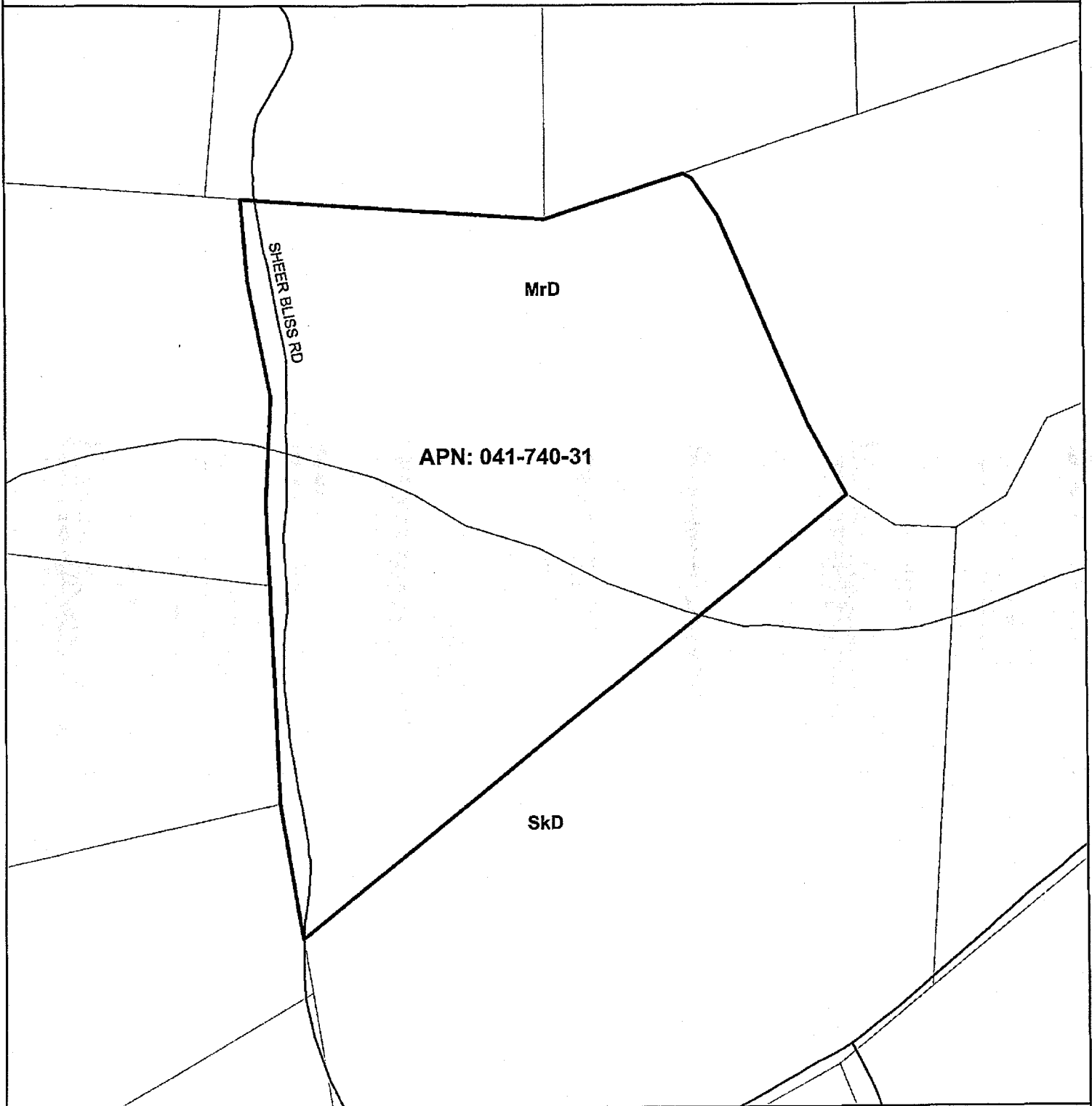


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El Dorado County Agricultural Commission

Dwayne Fisher Soils



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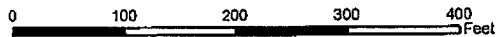
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EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (930) 631-6311 FAX (930) 626-6131

Legend

- Soils
- MrD: Musick Sandy Loam 15 To 30 % Slopes
- SkD: Sitas Loam 15 To 30 % Slopes
- Roads
- Subject Parcels
- Parcels

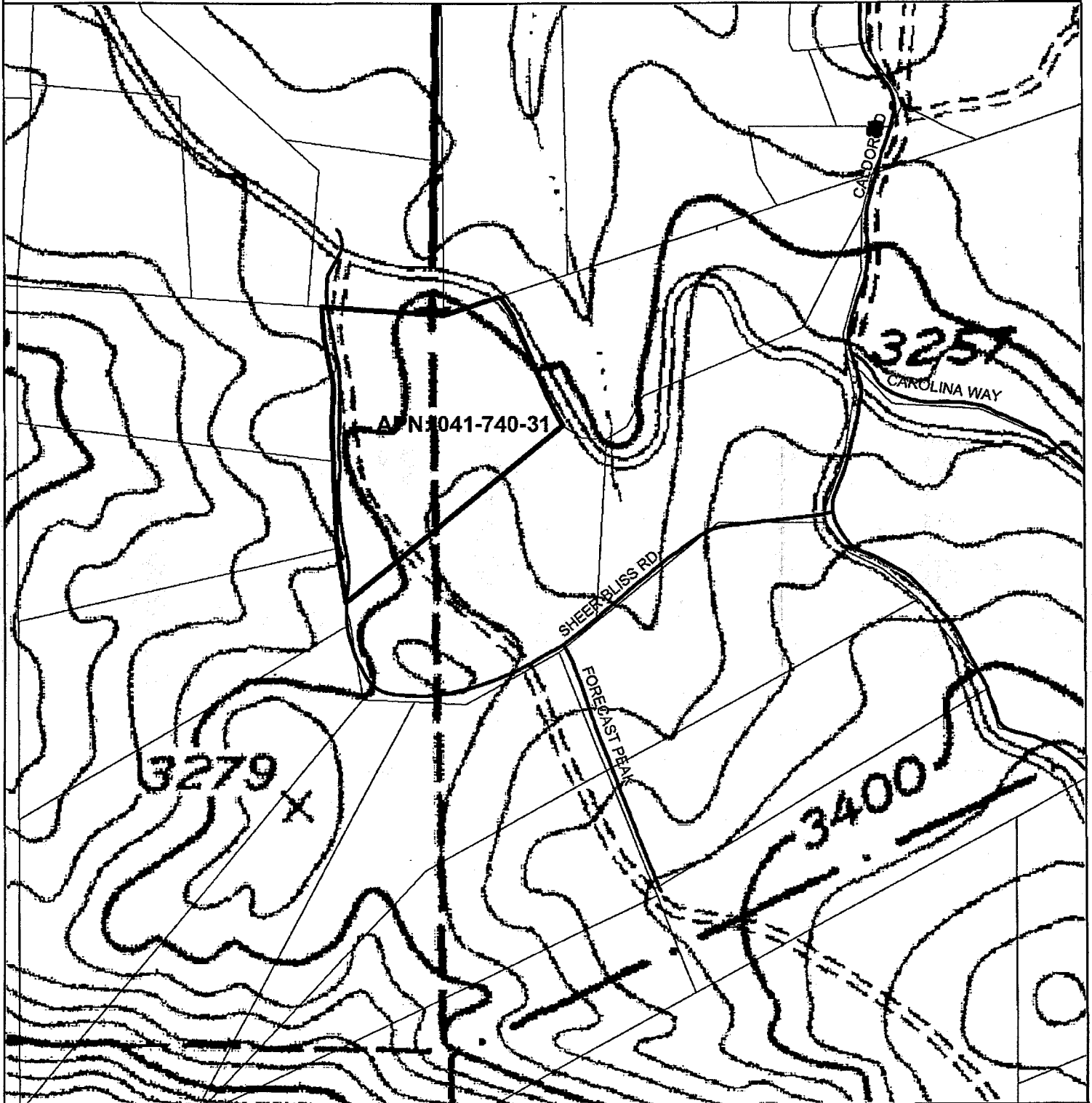


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El Dorado County Agricultural Commission

Dwayne Fisher Topography



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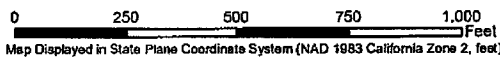
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EL DORADO COUNTY SURVEYING & LS, DIVISION
PHONE (916) 627-6511 FAX (916) 627-8731

Legend

- Parcels
- Roads



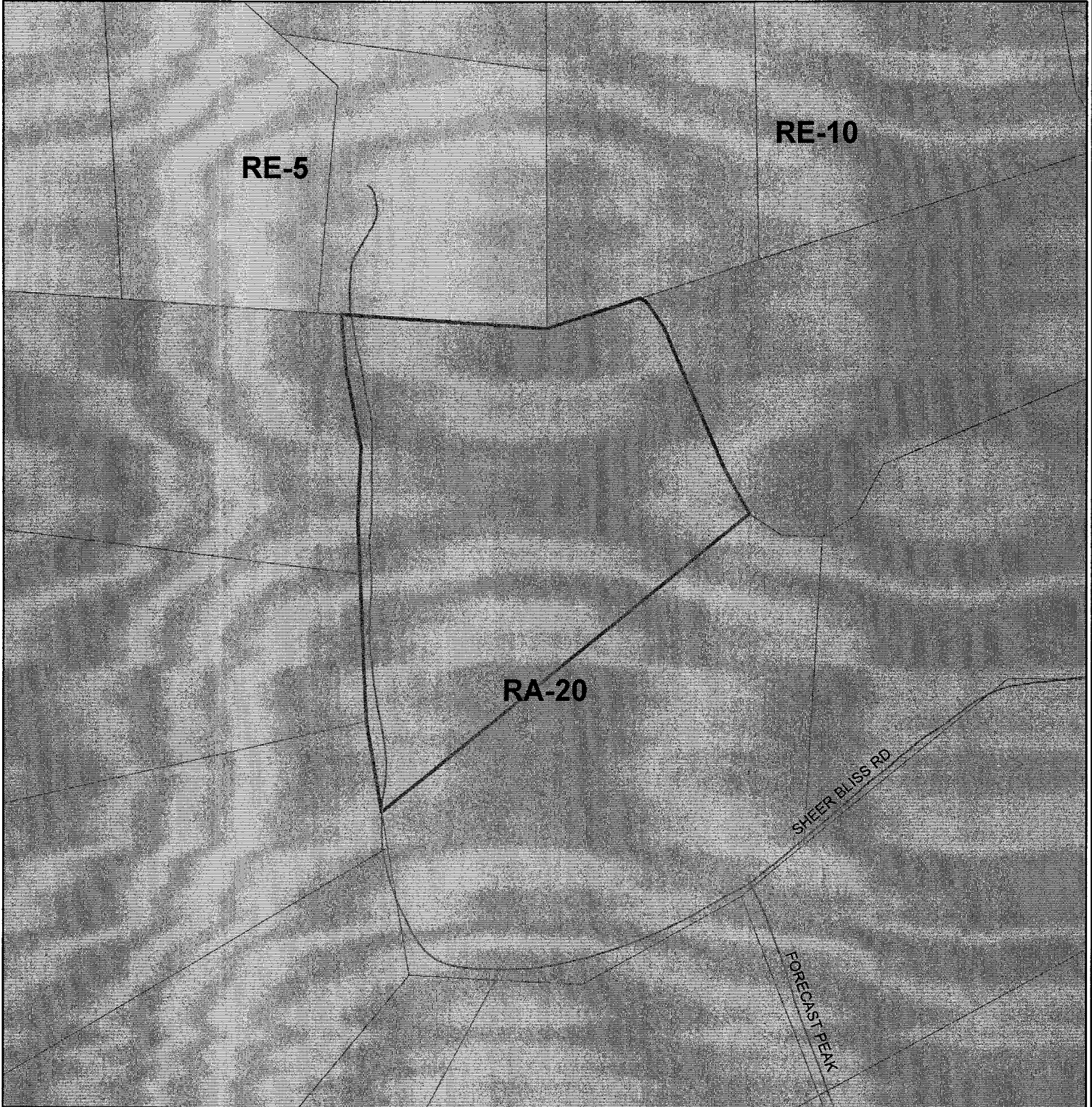
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El Dorado County Agricultural Commission

Dwayne Fisher

Zoning 5-5-2010



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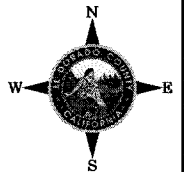
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PHONE (530) 621-6511 FAX (530) 626-8731

Legend

-  Estate Residential Five-Acre
-  Estate Residential Ten-Acre
-  Residential Agricultural 20-acre
-  Parcels
-  Roads



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El Dorado County Agricultural Commission