



**Agricultural Commission  
Staff Report**

Date: March 11, 2026  
To: El Dorado County Agricultural Commission  
From: Corrie Larsen, Assistant Agricultural Commissioner  
Subject: **ADM26-0014 Thurston Agricultural Setback Relief  
Administrative Relief from Agricultural Setback to Construct a New  
Single-Family Dwelling  
Assessor's Parcel Number: 085-500-012-000**

**Planning Request and Project Description:**

The applicant is requesting administrative relief from the required 200-foot agricultural setbacks for the above-referenced project as per Resolution No. 079-2007 be reduced to 75 feet from the northern adjacent parcel (085-500-017-000), 100 feet from the eastern adjacent parcels (085-500-014-000 and 085-500-015-000), and 141.5 feet from the southern adjacent parcel (085-030-057-000) for a new single-family dwelling unit through building permit number 386252.

The applicant's parcel, APN 085-500-012-000, is located on the north side of Starview Drive east of the intersection with Hidden Valley Lane in the Camino area of El Dorado County, Supervisor District 3. The subject parcel is 3.6 acres and zoned Planned Agriculture-20 Acre Minimum (PA-20) with a General Plan Land Use Designation of Agricultural Lands (AL) located within an Agricultural District. Adjacent properties on all sides are similarly zoned PA-20, located within an Agricultural District.

**Parcel Description:**

Parcel Number and Acreage: 085-500-012 (3.6 acres)  
Agricultural District: Yes  
Land Use Designation: Agricultural Lands (AL)  
Zoning: Planned Agricultural 20 Acres (PA-20)  
Choice Soils: Musick sandy loam, 9 to 15% slopes

**Discussion:**

A site visit was conducted on February 13, 2026 to review consistency with pertinent General Plan policies.

**Staff Findings:**

The Agricultural Commission is required to make three of four of the following findings by Resolution No. 079-2007 and adopted by the Board of Supervisors on April 17, 2007 to approve the request for administrative relief from agricultural setback. Staff has made the following findings:

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 subject parcel is 257 feet wide (north to south) and surrounded on all sides by agriculturally zoned parcels. All possible building sites on the parcel would require agricultural setback relief.**

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 proposed building site minimizes potential negative impacts on adjacent agriculturally zoned lands by congregating the single-family dwelling near the other single-family dwellings on adjacent parcels to the east, north-east and south.**

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 proposed building site faces the existing single-family dwelling on the parcel to the south creating a buffer and minimizing the impact to the production agriculture use of the southern parcel. The proposed building site is also closer to the eastern parcel boundary and the existing single-**

**family homes on the adjacent easternly parcels.**

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 Recommendations:**

Staff recommends *APPROVAL* of the request for administrative relief from the required 200-foot agricultural setbacks for the above-referenced project be reduced to 75 feet from the northern adjacent parcel (085-500-017), 100 feet from the eastern adjacent parcels (085-500-014 and 085-500-015), and 141.5 feet from the southern adjacent parcel (085-030-057) for a new single-family dwelling unit through building permit number 386252.

Staff 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  
[eldcag@edcgov.us](mailto:eldcag@edcgov.us)

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 For Meeting on March 10, 2026

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 **March 11, 2026**. 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 3/11/2026 and will be posted with the Agenda on March 6, 2026. We welcome written public comments and encourage submission by 4:00 pm on the Tuesday prior to the meeting. This allows the Commission sufficient time for review. All comments received will be forwarded to the Commission and included in the public record.

#### Planning Request and Project Description:

**ADM26-0014 Thurston Agricultural Setback Relief Administrative Relief from Agricultural Setback to Construct a New Single-Family Dwelling**  
**Assessor's Parcel Number: 085-500-012-000**

**Planning Services is requesting administrative relief from the required 200-foot agricultural setbacks for the above-referenced project as per Resolution No. 079-2007 be reduced to 75 feet from the northern adjacent parcel (085-500-017-000), 100 feet from the eastern adjacent parcels (085-500-014-000 and 085-500-015-000), and 141.5 feet from the southern adjacent parcel (085-030-057-000) for a new single-family dwelling unit through building permit number 386252.**

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**Camino area of El Dorado County, Supervisor District 3. The subject parcel is 3.6 acres and zoned Planned Agriculture-20 Acre Minimum (PA-20) with a General Plan Land Use Designation of Agricultural Lands (AL) located within an Agricultural District. Adjacent properties on all sides are similarly zoned PA-20, 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.*

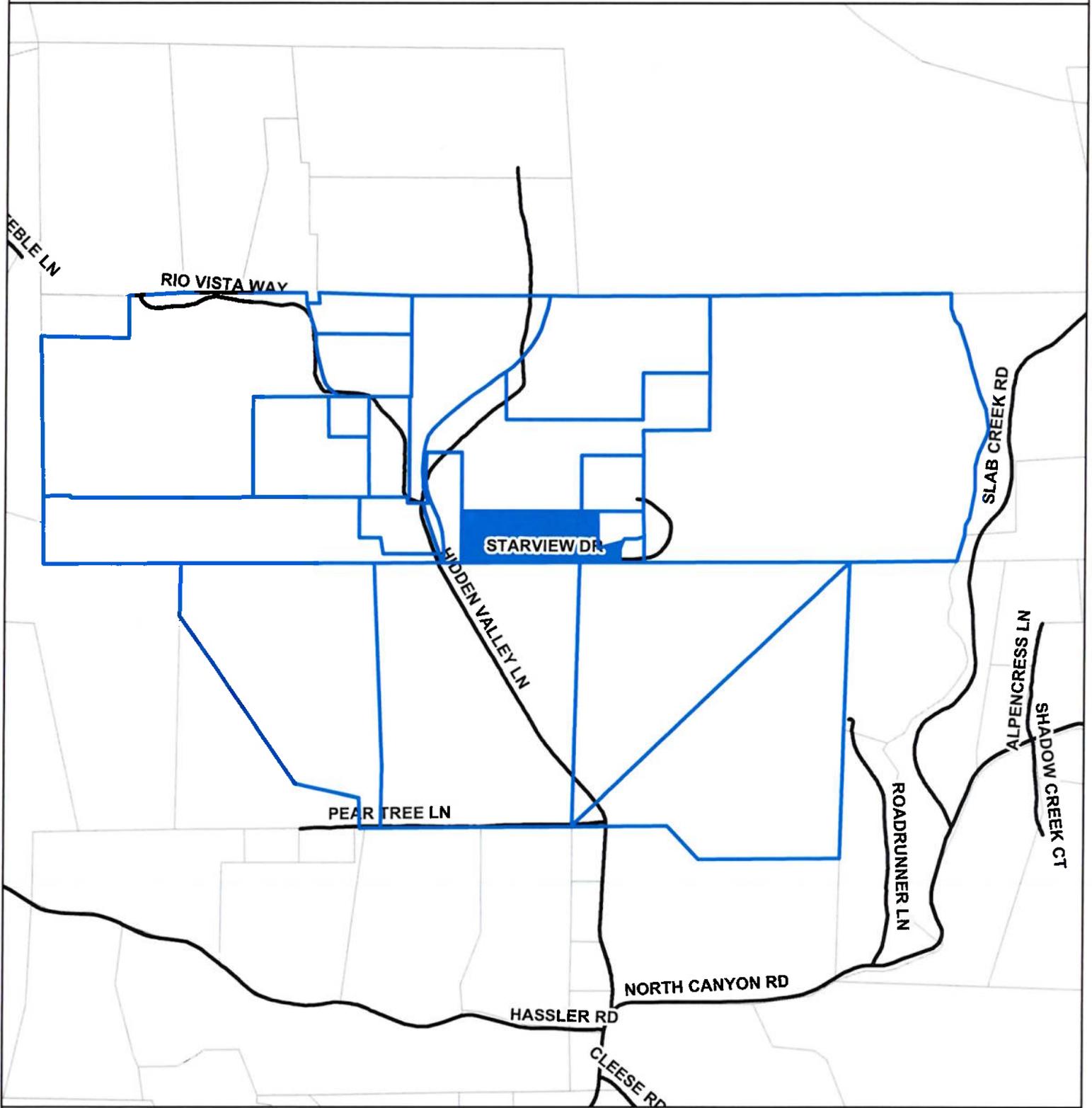
All interested parties for the above-mentioned project are encouraged to attend this meeting. Public testimony will be received on each agenda item as it is called. Individual comments are limited to 3 minutes; and individuals representing a group are allocated 5 minutes.

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, Spencer McKenna, Assistant Planner with Planning Services, (530) 621-5355. This notice was sent to you on 3/2/2026.

# THURSTON

## 1000 Foot Notification



 Thurston  Parcel Base  Roads

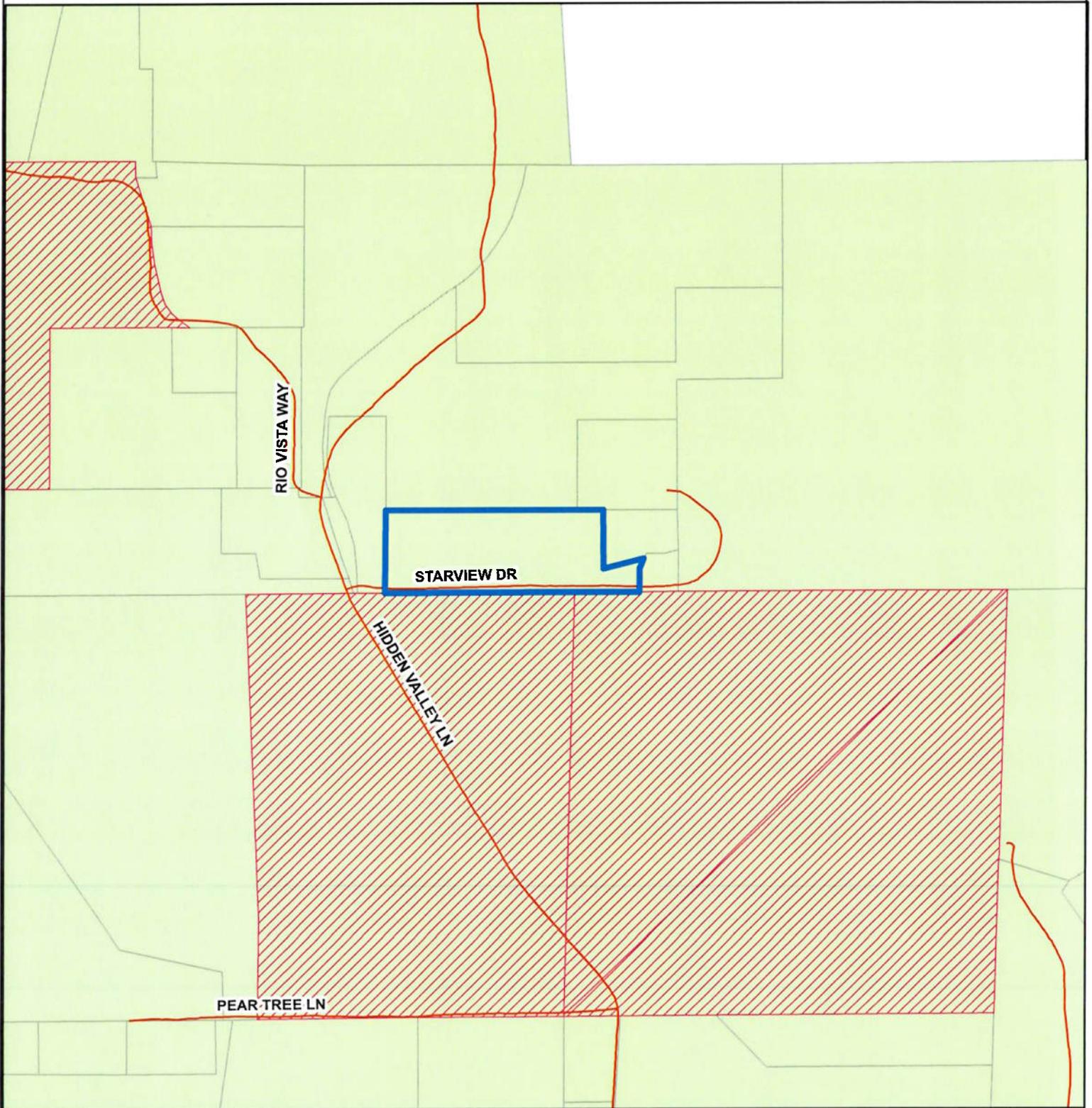
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Feet

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

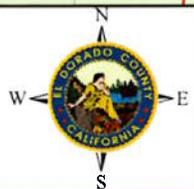


# THURSTON

## Proximity to Agricultural District



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



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

# THURSTON Zoning

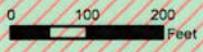
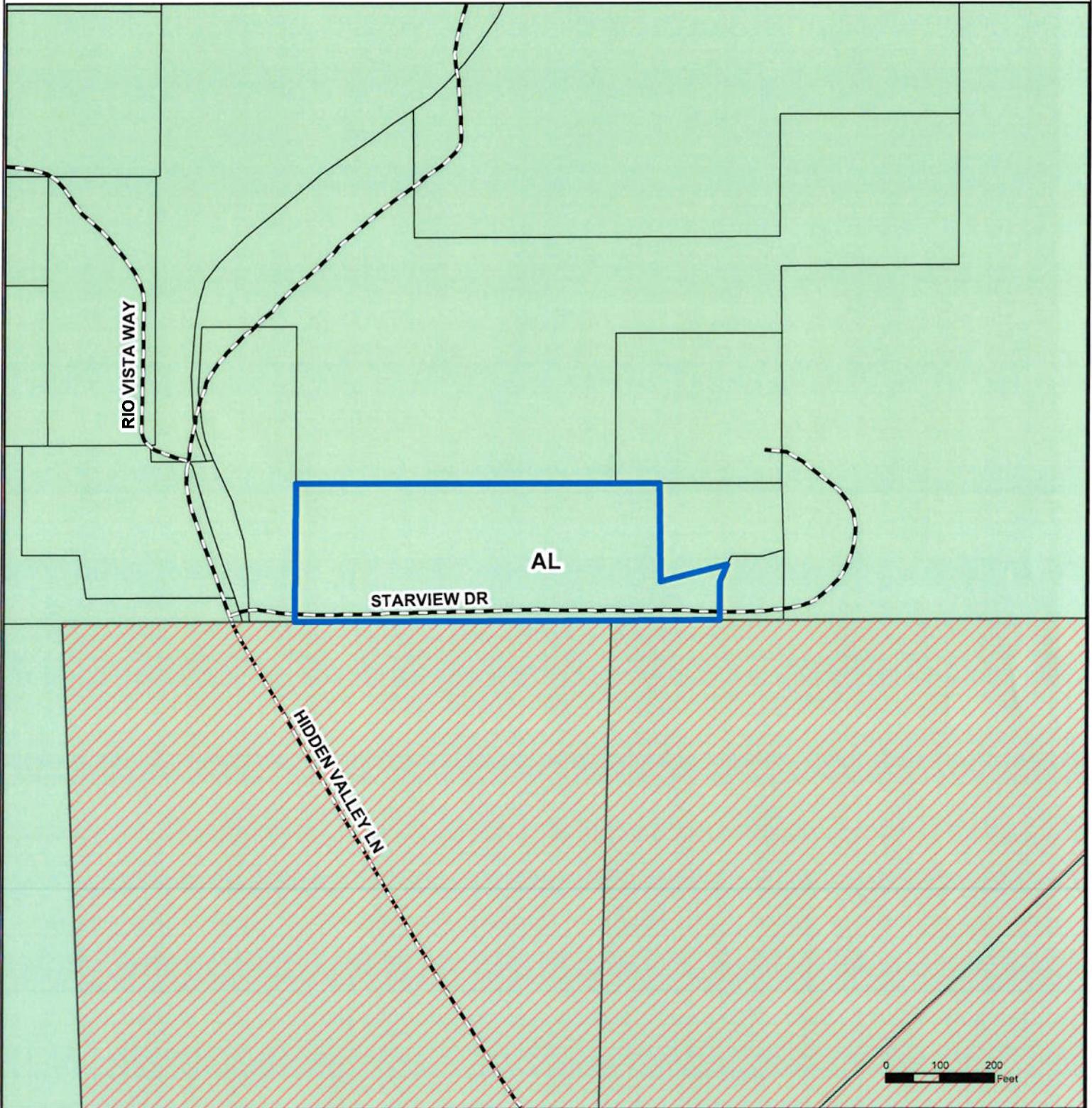


- THURSTON
- PA-20 = Planned Agriculture 20 Acres
- TC = Transportation Corridor
- WAC
- Parcel Base
- Roads



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

# THURSTON Land Use



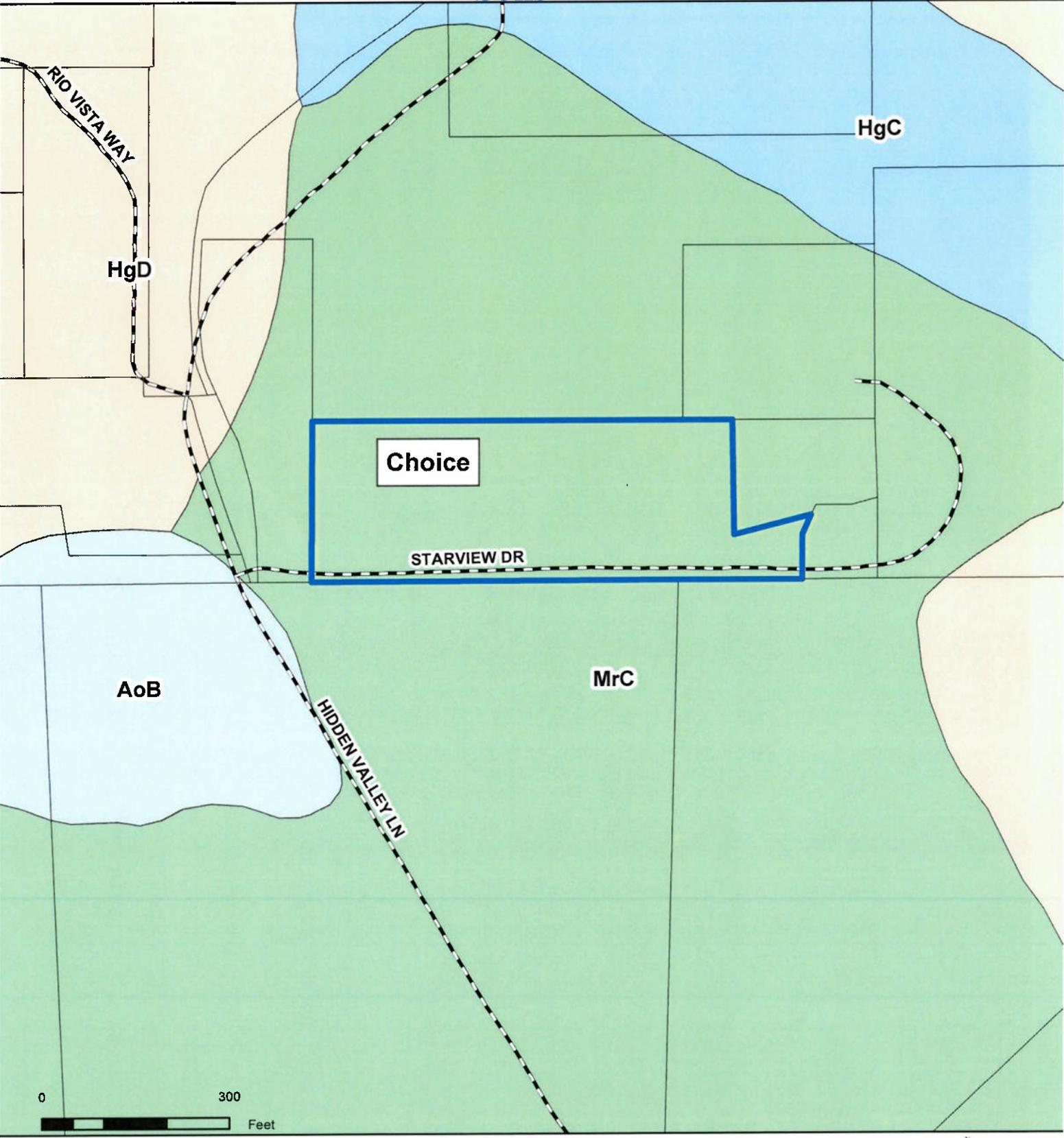
- Thurston
- Agricultural Lands
- WAC
- Parcels
- Roads



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

# THURSTON

## Soils



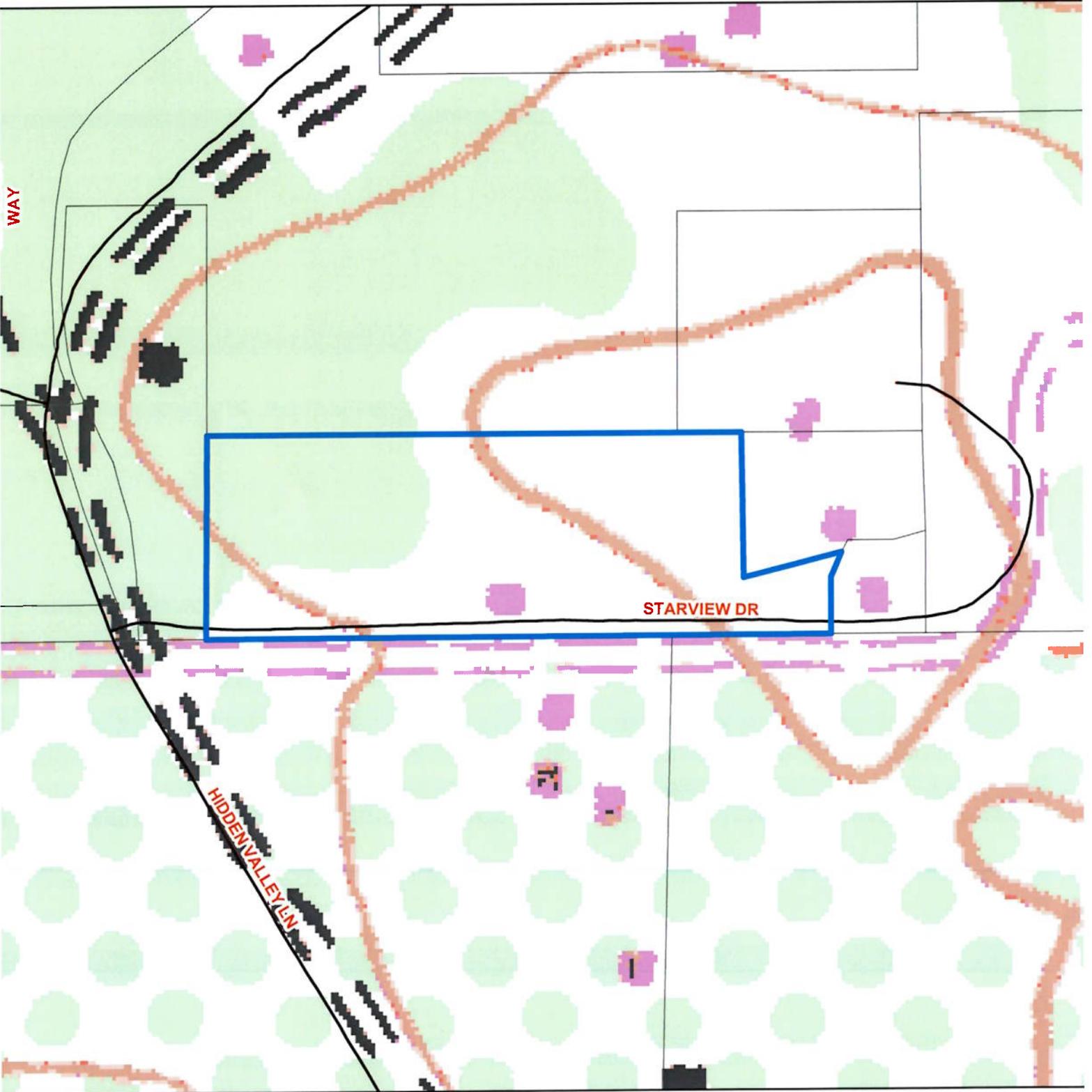
- currprcl selection
- Holland coarse sandy loam, 15 to 30 percent slopes
- Musick sandy loam, 9 to 15 percent slopes
- Argonaut loam, seeped variant
- Holland coarse sandy loam, 9 to 15 percent slopes



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

# THURSTON

## Topography



### Legend

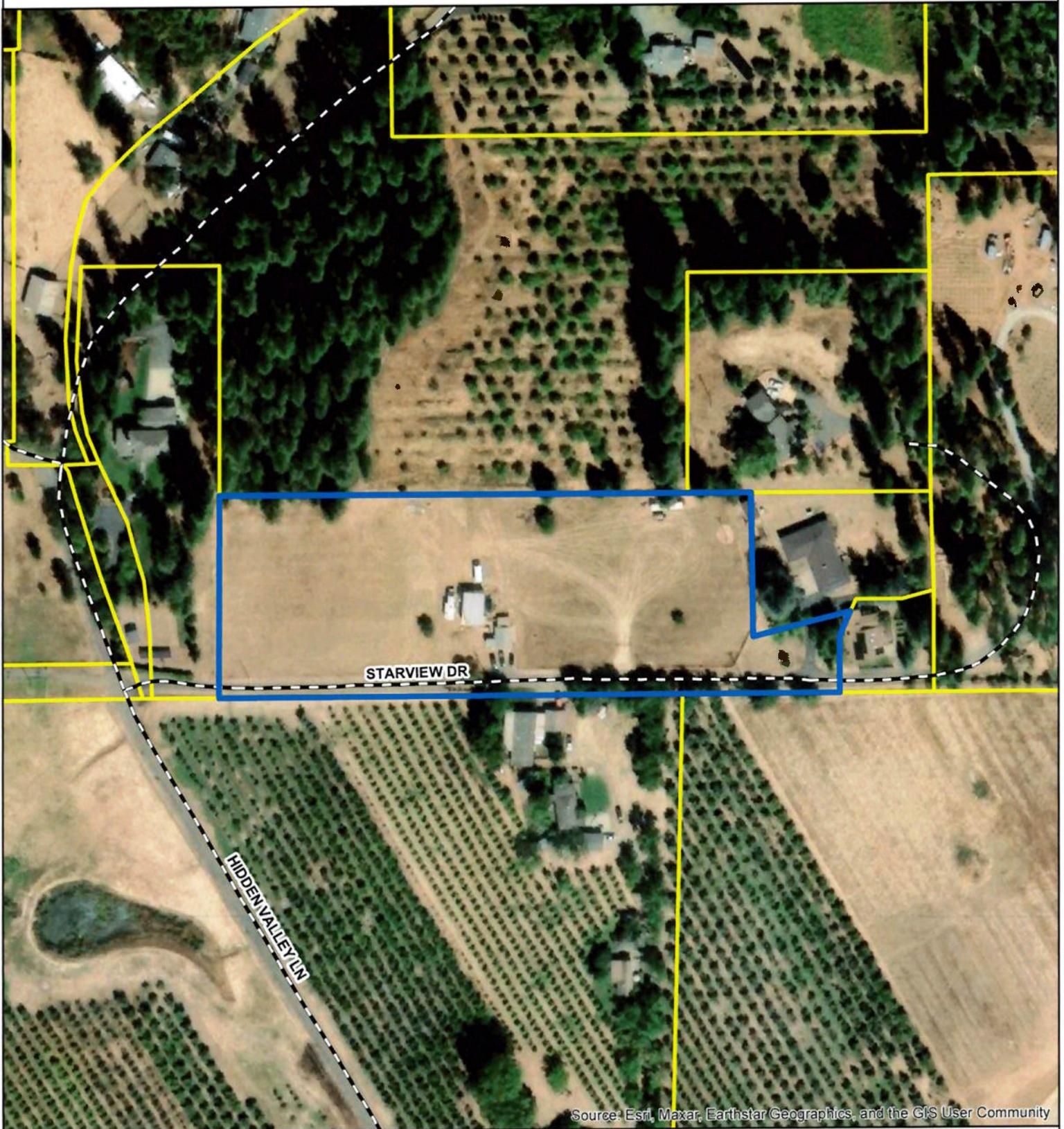
-  THURSTON
-  curroads
-  Roads
-  Parcels

0 100 200 Feet

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



# THURSTON



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

**DISCLAIMER**

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MAP PREPARED BY LeeAnne Mills DATE November 27, 2018

PROJECT ID Jackson, A

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

**Legend**

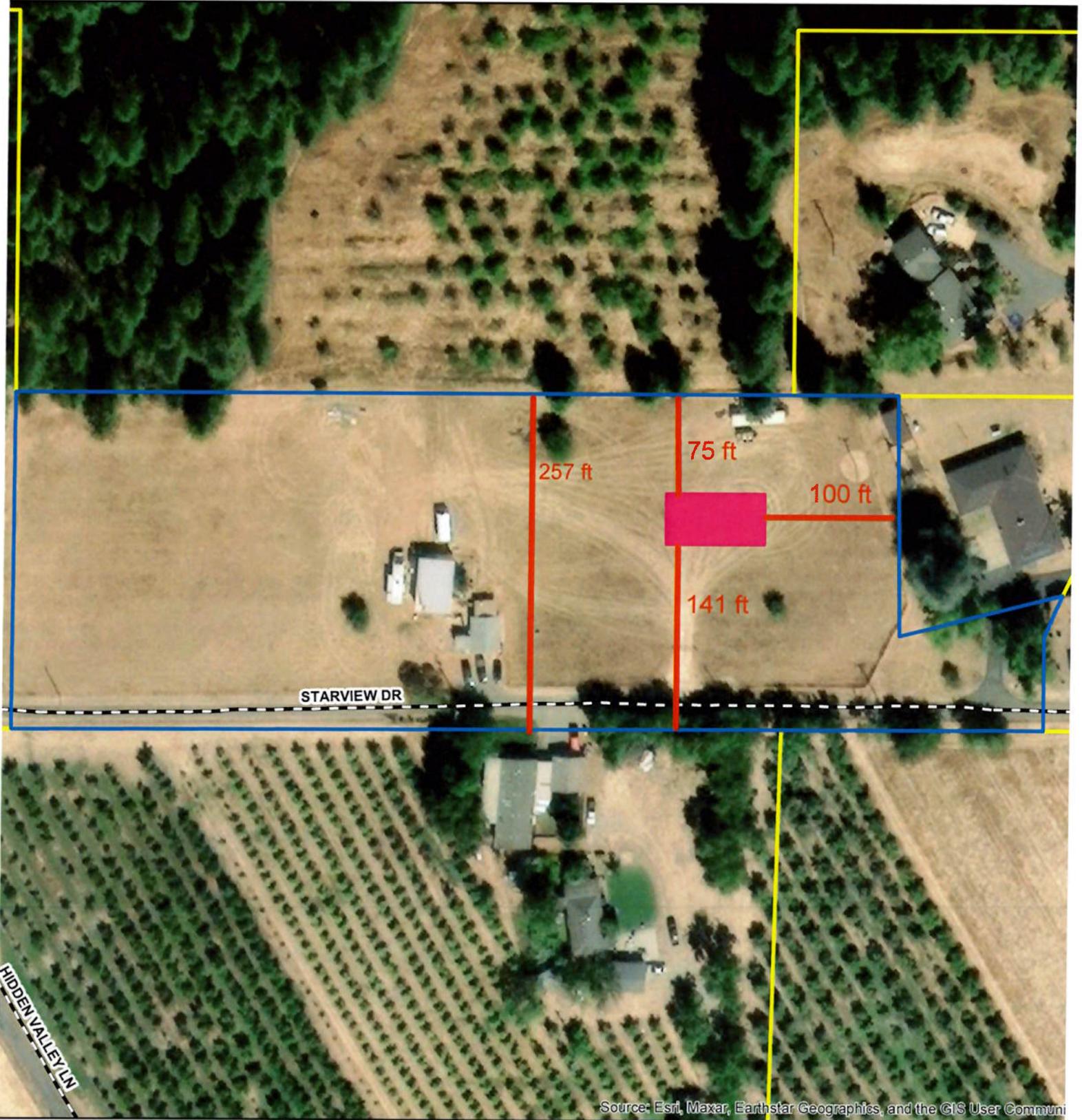
- THURSTON
- Parcel Base
- Roads



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



# THURSTON



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MAP PREPARED BY LosAngelesMills DATE November 27, 2018  
 PROJECT ID Jackson a

EL DORADO COUNTY SURVEYOR & GIS DIVISION  
 PHONE (951) 621-6511 FAX (951) 626-4751

### Legend

- THURSTON
- Parcel Base
- Roads



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