



Agricultural Commission Staff Report

Date: January 27, 2023

To: El Dorado County Agricultural Commission

From: CJ Seado; Agricultural Biologist III

Subject : **ADM22-0096 Kenworthy's Ag Setback Relief Administrative Relief from
Agricultural Setback to Construct an Addition to Existing House
Assessor's Parcel Number: 043-510-052**

Planning Request and Project Description:

Planning Division is requesting review for administrative relief from the agricultural setback for the above referenced project. This request is for the construction of an addition to the existing property owner's residence, 0.61 acres, zoned Single Unit Residential (R20K). The proposed conditioned portion of the building is thirty-two feet (32'), with an unconditioned deck twenty-five feet (25'), from the northern property line, adjacent to a parcel, APN 043-480-022, that is 21.33 acres, and zoned Planned Agricultural 20-acre minimum (PA-20). The adjacent PA-20 parcel is located within an agricultural district. The subject parcel is located in the town of Camino, is in Supervisor District 2, and is not located within an agricultural district.

Parcel Description:

- Parcel Number and Acreage: 043-510-052, 0.61 acres
- Agricultural District: No
- Land Use Designation: High Density Residential
- Zoning: R20K, Single Unit Residential
- Choice Soils: Yes
 - AfB2: Aiken loam, 3 To 9 % slopes, eroded

Discussion:

A site visit was conducted on January 23, 2023, to assess agricultural setback relief for an addition to the existing property owner's residence.

Staff Findings:

Staff recommends APPROVAL of the request for the addition to the existing property owner's residence, no less than 32 feet from the northern parcel line, 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;*

This parcel is roughly 150' from the southern to the northern parcel boundary line which makes this entire existing residential lot within the 200' agricultural setback. The proposed addition to this single family home will replace the foot print currently occupied by a residential accessory structure.

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 project will only extend the homes foot print towards the western parcel boundary line. The construction of a small deck will extend the current homes foot print approximately 8' closer to the agricultural zoned parcel located to the north.

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*

Currently a large metal building on the agricultural parcel located to the North buffers the production agriculture operation from the high density residential community to the South. Approval of this project should not create any new negative impacts to the surrounding agriculture.

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
Shamarie Tong- 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 **February 8, 2023**. 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 02/08/2023 and will be posted with the Agenda on February 3, 2023.

**ADM22-0096 Kenworthy's Ag Setback Relief Administrative Relief from Agricultural Setback to Construct an Addition to Existing House
Assessor's Parcel Number: 043-510-052 Planning Services Rebecca Leisher**

Planning Request and Project Description:

Planning Division is requesting review for administrative relief from the agricultural setback for the above referenced project. This request is for the construction of an addition to the existing property owner's residence, 0.61 acres, zoned Single Unit Residential (R20K). The proposed conditioned portion of the building is thirty-two feet (32'), with an unconditioned deck twenty-five feet (25'), from the northern property line, adjacent to a parcel, APN 043-480-022, that is 21.33 acres, and zoned Planned Agricultural 20-acre minimum (PA-20). The adjacent PA-20 parcel is located within an agricultural district. The subject parcel is located in the town of Camino, is in Supervisor District 2, and is not 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 Rebecca Leisher at Planning Services, (530) 621-5355.

ATKIN LAWRENCE D & KATHERINE
M
3982 BELLWOOD DR
CAMINO CA 95709-9585

BARRAGAN RENEE & FRANCISCO
3981 BELLWOOD DR
CAMINO CA 95709-9501

BAY GERALD EDWARD & JERILYNN
3959 VALLEY VISTA DR
CAMINO CA 95709-9503

BOWERS KIRSTINE & DAMEN
3958 VALLEY VISTA DR
CAMINO CA 95709

CAMINO UNION SCHOOL DIST
3060 SNOWS RD
CAMINO CA 95709-9578

CAMINO UNION SCHOOL DIST
337 PLACERVILLE DR
PLACERVILLE CA 95667-3912

COCHRAN CORALIE A
3950 VALLEY VISTA DR
CAMINO CA 95709-9586

EASON LAURA & KEVIN
3951 VALLEY VISTA DR
CAMINO CA 95709-9503

EVANS JOHN W & TINA M
PO BOX 823
CAMINO CA 95709

FERGUSON SANDRA D TR & S D LV
RV TRUST 2010
PO BOX 1232
CAMINO CA 95709

GEHRKE-NEUMANN BERND TR &
FREDERIKA TR
3610 FUJI CT
CAMINO CA 95709-9305

GIANNINI MARK A
4000 BELLWOOD DR
CAMINO CA 95709-9585

HEFLIN THOMAS L
2569 LARSEN DR
CAMINO CA 95709-9704

KENWORTHY ANN TR
3945 BELLWOOD DR
CAMINO CA 95709-9501

KILLAM JOHN W & ROSEMARY
3974 VALLEY VISTA DR
CAMINO CA 95709-9586

MARTINEZ HENRY E JR & SARA L &
RALPH A & LINDA J
3943 VALLEY VISTA DRIVE
CAMINO CA 95709

PACHECO LINDA A
3975 VALLEY VISTA DR
CAMINO CA 95709-9503

PARKER ERIC D & CHARIS S
3967 BELLWOOD DR
CAMINO CA 95709-9501

PENDLETON ANN CHRISTINE &
MICHAEL SCOT
3995 BELLWOOD DR
CAMINO CA 95709

PUSATERI RONALD TR & PAMELA TR
3940 VALLEY VISTA DR
CAMINO CA 95709-9586

RUFER SUSAN DESIREE
3967 VALLEY VISTA DRIVE
CAMINO CA 95709

RUSHING JESSE K & JACQUELINE M
3983 VALLEY VISTA DR
CAMINO CA 95709-9503

RYTEL THADDEUS S JR & JEAN T
3966 BELLWOOD DR
CAMINO CA 95709-9585

SLOAN THOMAS D TR & BUELL FM
RV TR 5/15/10
8854 OLIVE RANCH LN
FAIR OAKS CA 95628-5473

STRALING THOMAS WILLIAM &
STILES BECKY LYNN TR
3957 BELLWOOD DR
CAMINO CA 95709-9501

VAN MUYDEN CAMERON G &
STRAUGHN CAMILLE J
3944 BELLWOOD DRIVE
CAMINO CA 95709

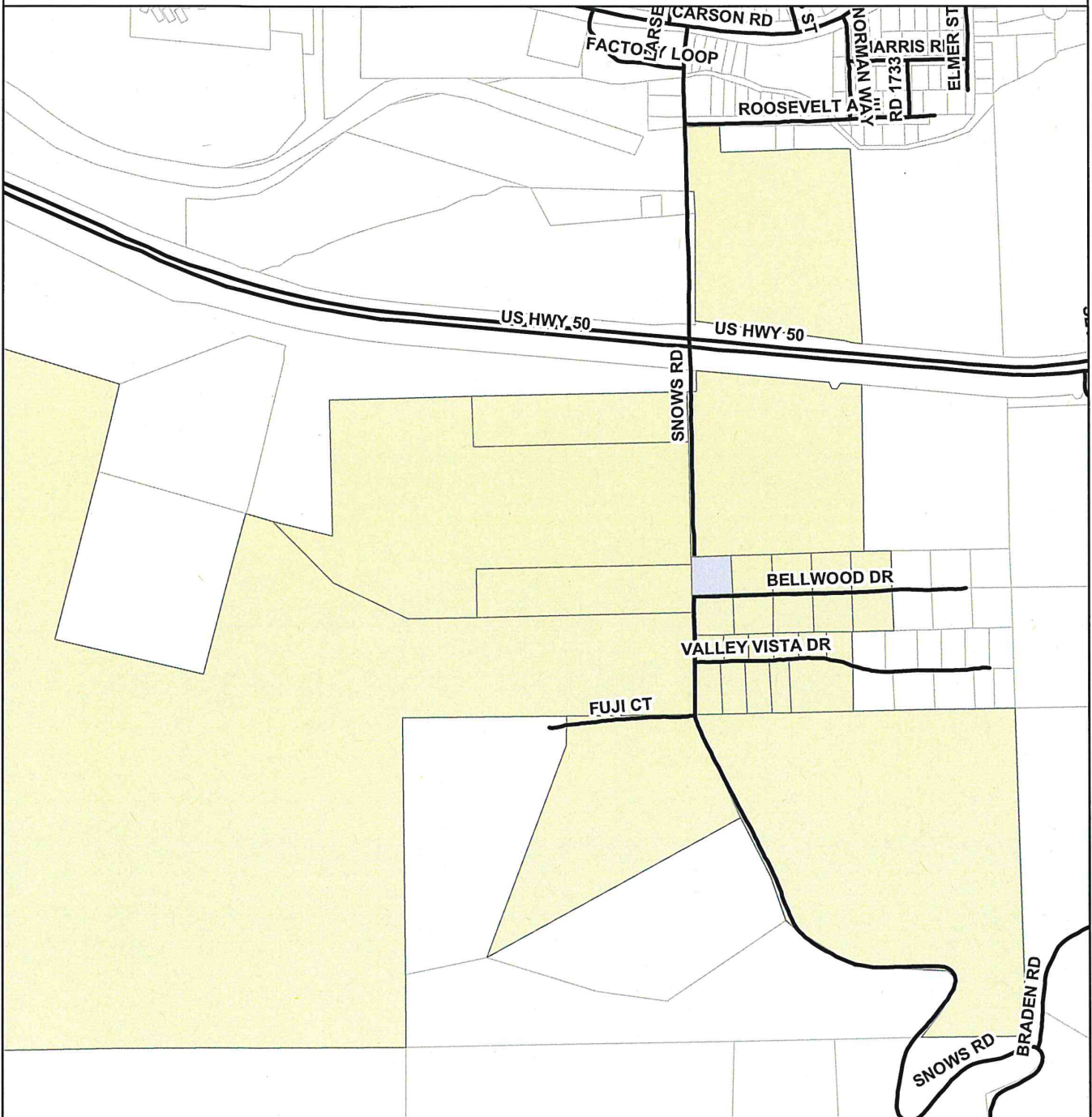
WICKHAM ANNA D & BRET L TR
3790 ALHAMBRA WAY
MARTINEZ CA 94553

*500 ft
Double ✓'d*

*L
Kenworthy*

Kenworthy

500 Ft. Notification

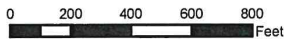


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MAP PREPARED BY: LeeAnne Mils DATE: November 27, 2018
 PROJECT ID: projackson_n
 EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
 PHONE (530) 621-6311 FAX (530) 626-8731

Kenworthy500
 Kenworthy
 Parcel Base
 Roads



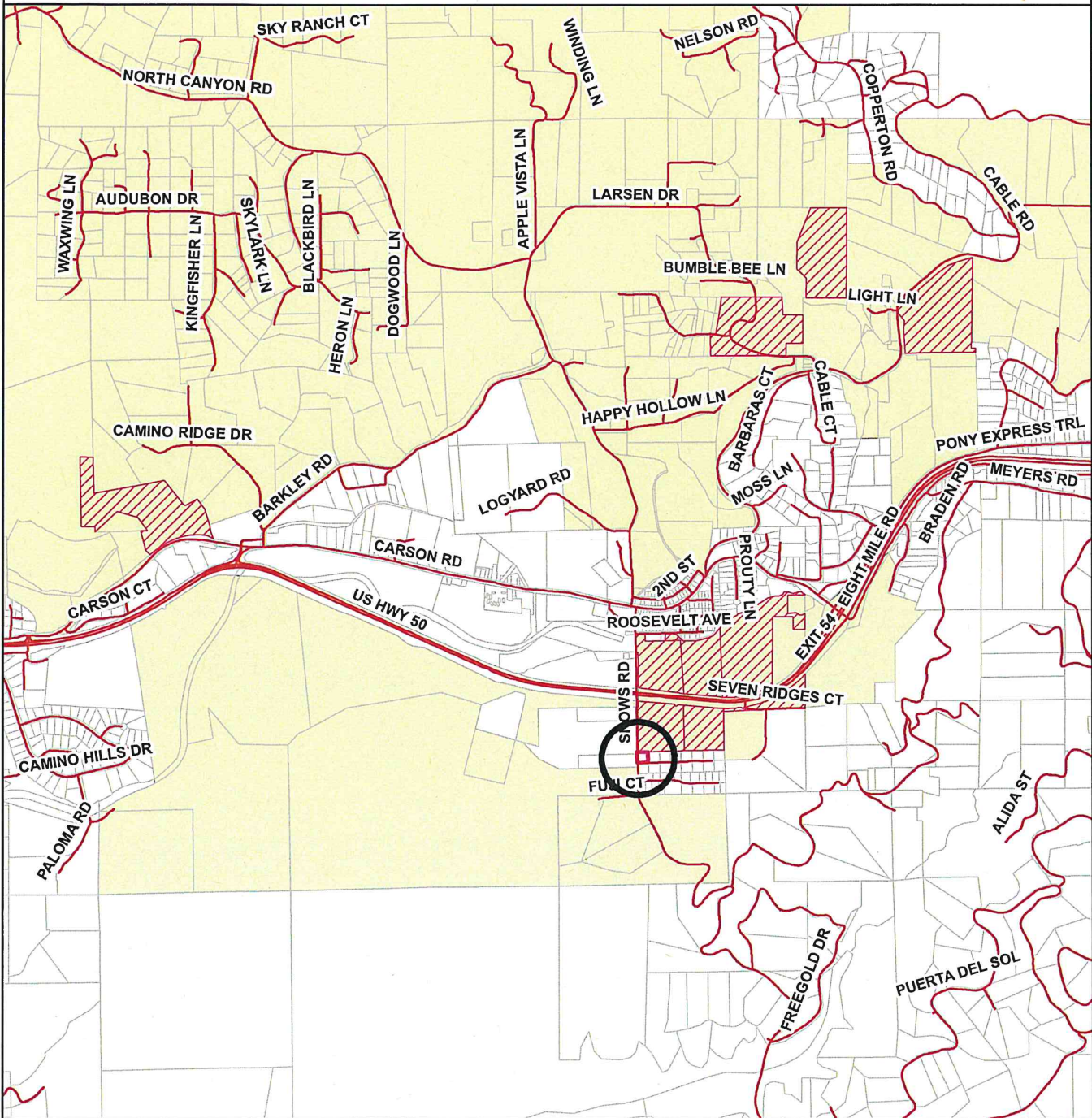
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

Kenworthy

Proximity to Agricultural District



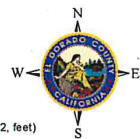
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MAP PREPARED BY: LeeAnne Mita DATE: November 27, 2018
PROJECT ID: projjackson_p

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
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- Ag District
- Kenworthy
- Ag Preserves
- Parcel Base
- Major Roads



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

El Dorado County Agricultural Commission

Kenworthy Zoning



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

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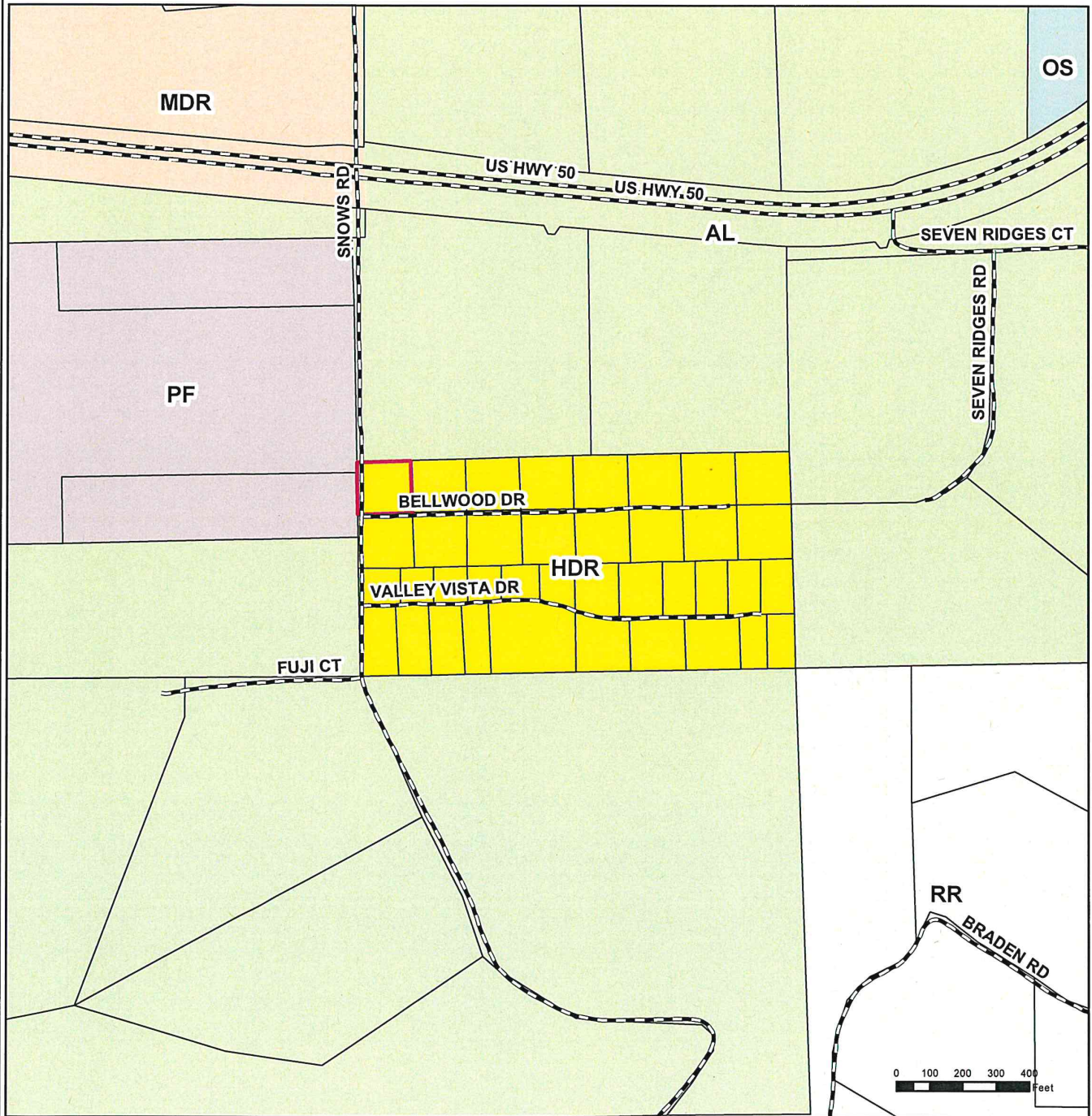
- Parcel Base
- Kenworthy
- Roads
- PA-20 = Planned Agriculture 20 Acres
- RE-10 = Residential Estate 10 Acres
- R20K = Residential 20,000



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

El Dorado County Agricultural Commission

Kenworthy Land Use



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

PROJECT ID: projJackson_L

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PHONE (530) 621-6511 FAX (530) 626-8771

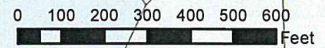
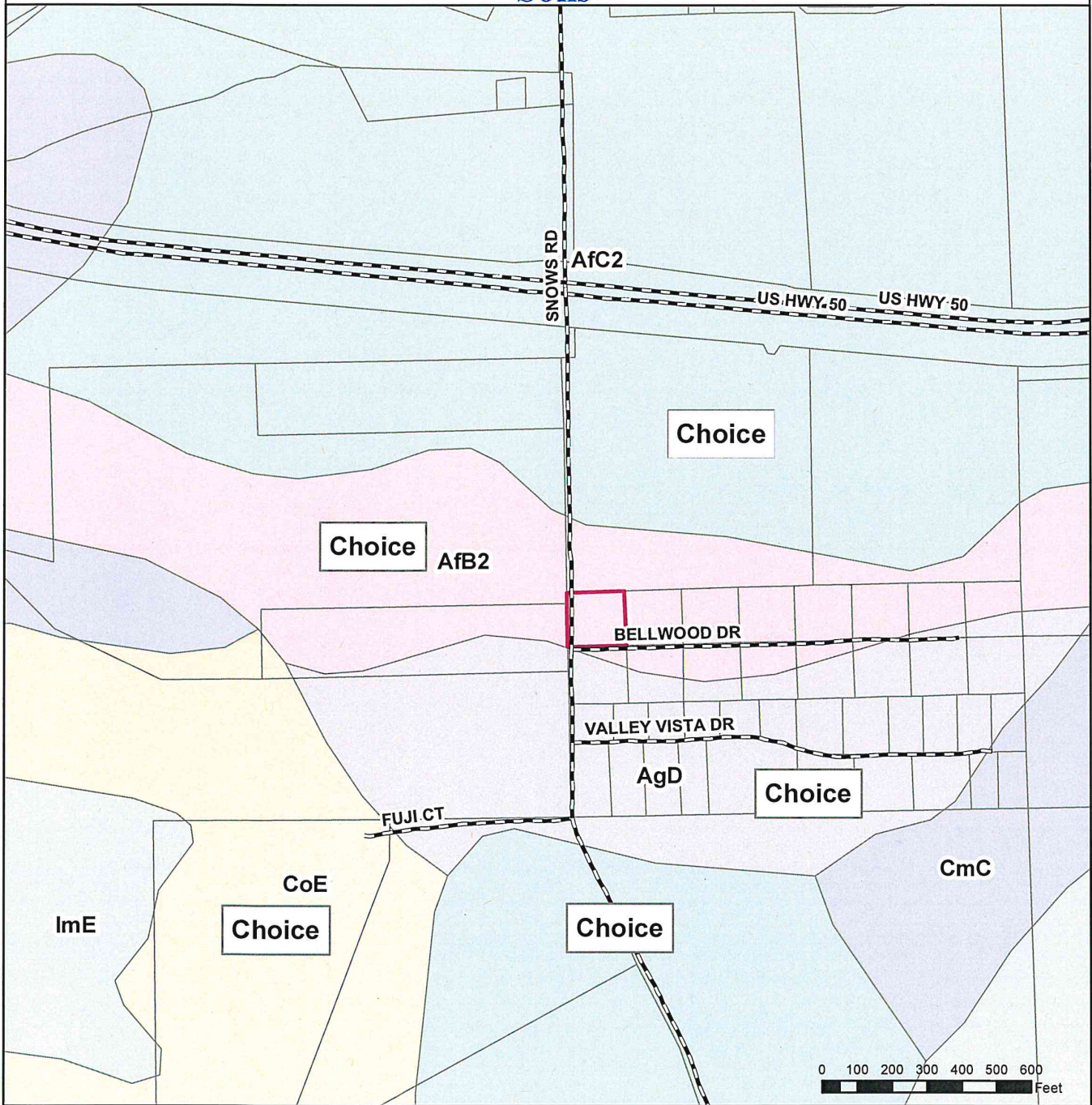
- | | | |
|-----------|----------------------------|-------------------|
| Parcels | Agricultural Lands | Open Space |
| Kenworthy | High Density Residential | Public Facilities |
| Roads | Medium Density Residential | Rural Residential |



(NAD 1983 California Zone 2, feet)

El Dorado County Agricultural Commission

Kenworthy Soils



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

PROJECT ID: p10jackson_s

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
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Kenworthy

Soils

- Aiken cobbly loam, 3 to 30 percent slopes
- Aiken loam, 3 to 9 percent slopes, eroded

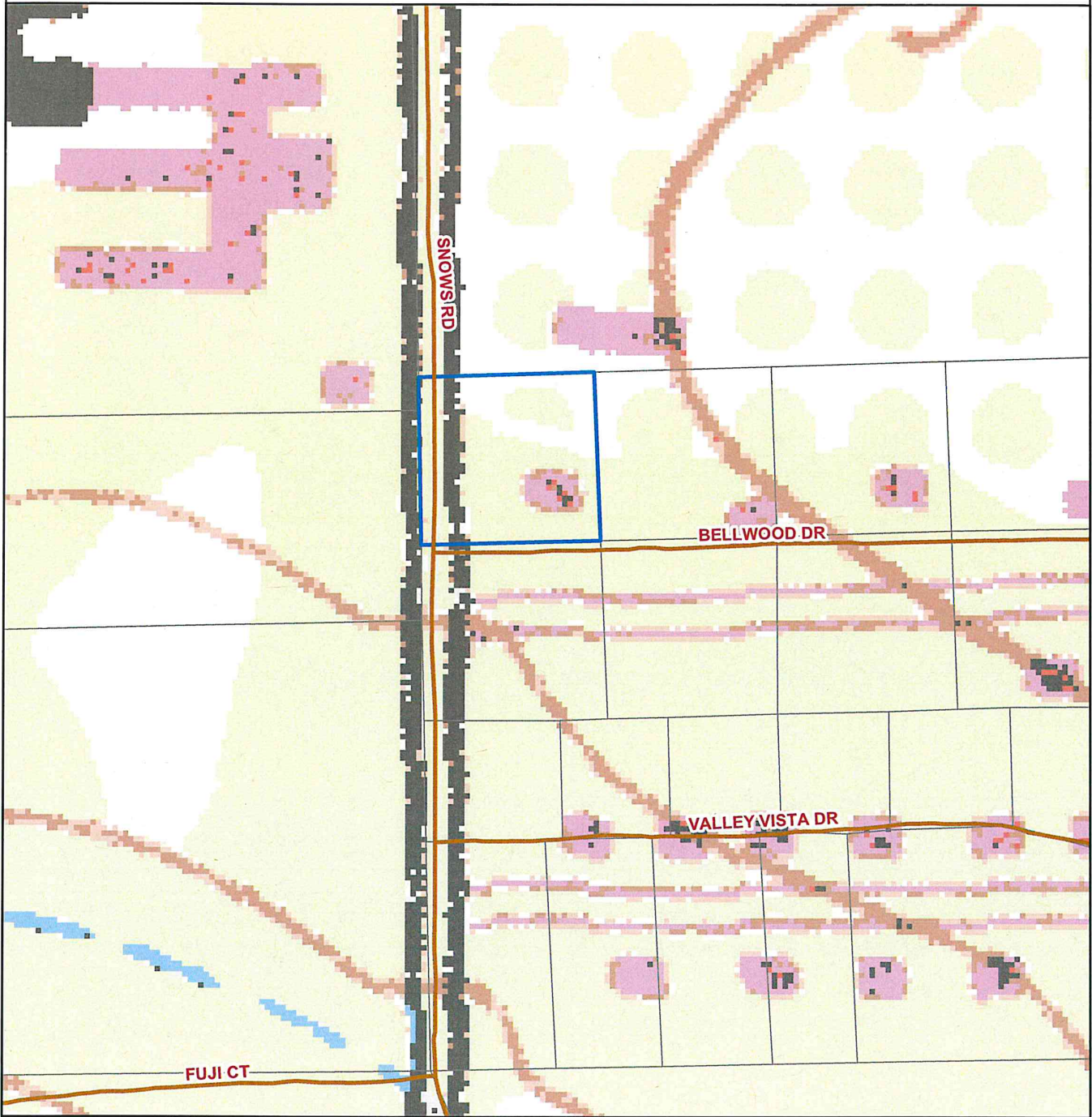
- Aiken loam, 9 to 15 percent slopes, eroded
- Cohasset cobbly loam, 15 to 50 percent slopes
- Cohasset loam, 9 to 15 percent slopes
- Iron Mountain very rocky sandy loam, 3 to 50 percent slopes
- Soils_Descr



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

El Dorado County Agricultural Commission

Kenworthy Topography



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

PROJECT ID: projJackson_1

EL DORADO COUNTY SURVEYOR/G.L.S. DIVISION
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Legend

- curroads
- Parcels
- Kenworthy
- Roads



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



El Dorado County Agricultural Commission

Kenworthy



Approximate Home Addition Location

SNOWS DR

BELLWOOD DR

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 Mba DATE: November 27, 2018
 PROJECT ID: Jackson_a
 EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
 PHONE (530) 621-6511 FAX (530) 626-4731

Legend
 Parcel Base Kenworthy Roads



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

El Dorado County Agricultural Commission