



Agricultural Commission Staff Report

Date: August 13, 2025

To: El Dorado County Agricultural Commission

From: Corrie Larsen; Assistant Agricultural Commissioner

Subject : **ADM25-0027 Catron Agricultural Setback Relief
Administrative Relief from Agricultural Setback to Construct a New Single-Family Dwelling
Assessor's Parcel Number: 089-150-040-000**

Planning Request and Project Description:

The applicant is requesting administrative relief from the required 200-foot agricultural setbacks for the above-referenced project be reduced to 50 feet from the southwestern adjacent parcel (APN 089-150-037-000) to allow for the construction of a new single-family dwelling unit through a future building permit.

The applicant's parcel, APN 089-150-040-000, is located on Wild Goose Canyon Road, roughly 460 feet northeast of the intersection with Bear Rock Road in the Placerville area of El Dorado County, Supervisor District 3. The subject parcel is 65.26 acres and zoned Rural Lands - 40 acre (RL-40) with a General Plan Land Use Designation of Natural Resources (NR). Adjacent properties on all sides except the northeast and southwest are similarly zoned RL-40, with the parcel to the southwest being zoned Limited Agricultural – 20 Acre (LA-20), and the parcel to the northeast being zoned Open Space (OS). No parcels are located in an Agricultural District

Parcel Description:

- Parcel Number and Acreage: 089-150-037, 65.26 Acres
- Agricultural District: No
- Land Use Designation: Natural Resources (NR)
- Zoning: Rural Lands – 40 Acres (RL-40)
- Choice Soils: None

Discussion:

A site visit was conducted on June 30, 2025 to assess the placement of the proposed dwelling.

Recommendation:

Staff recommends the Agricultural Commission take one of the following actions based on staff findings:

- A. Approve the request for administrative relief from agricultural setback.
- B. Deny the request for administrative relief from agricultural setback.

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;*

El Dorado County Fire, Fire Marshal Jacob Poganski visited the site on July 28, 2025 and determined the location within the agricultural setback “is the only practical option for this project.” (see exhibit 12 of document submitted by Neasham & Kramer LLP.)

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 dwelling site is separated from the adjacent agriculturally zoned parcel by a steep ravine, thick vegetation as well a road and utilities easement.

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 two parcels are also separated by thick vegetation and steep terrain. This will limit any negative impacts to any agricultural uses on the adjacent parcel.

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 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
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 August 13, 2025

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 **August 13, 2025**. 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 8/12/25 and will be posted with the Agenda on August 8, 2025.

Planning Request and Project Description:

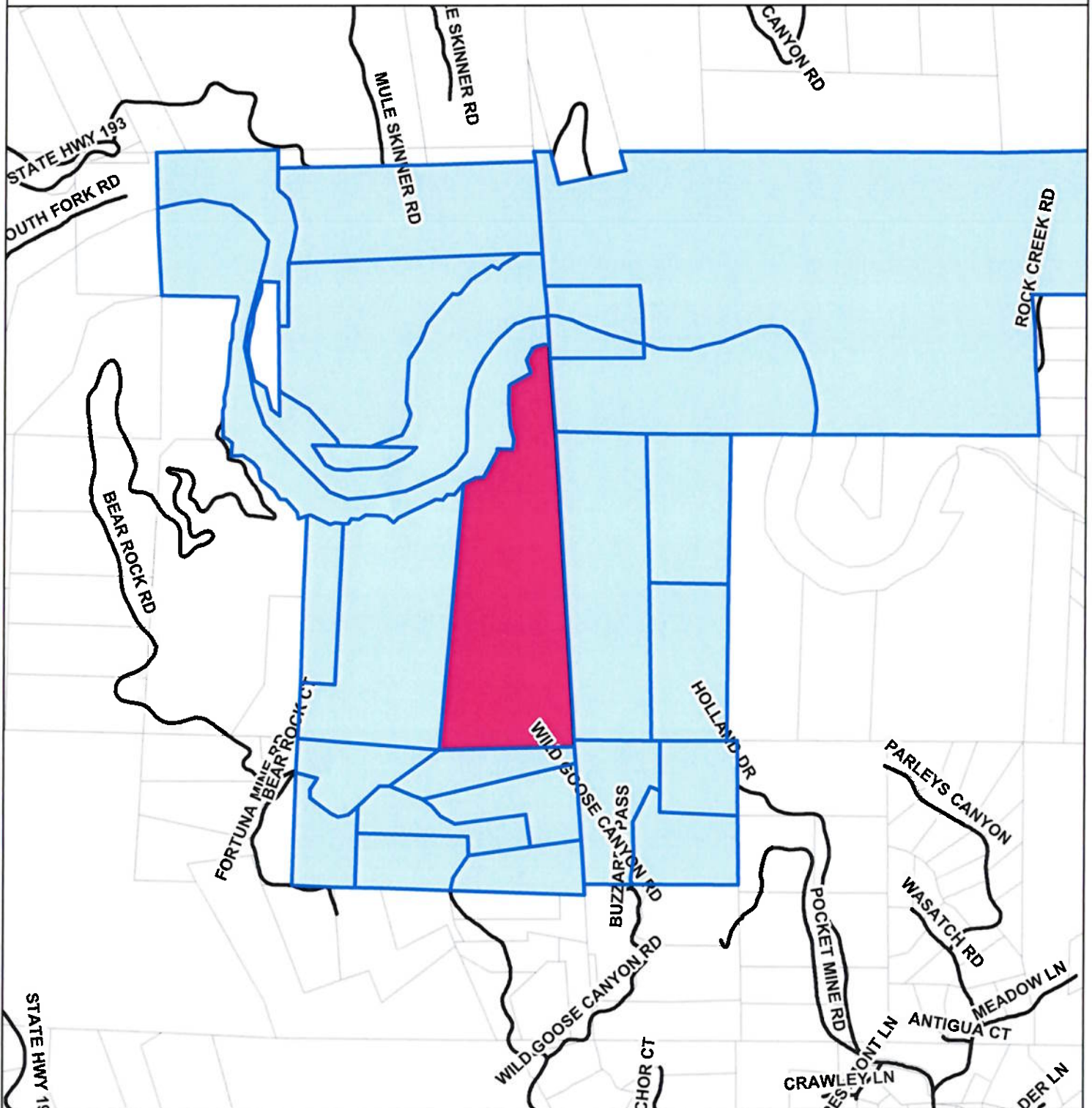
ADM25-0027 Catron Agricultural Setback Relief Administrative Relief from Agricultural Setback to Construct a New Single-Family Dwelling Assessor's Parcel Number: 089-150-040-000

The applicant is requesting administrative relief from the required 200-foot agricultural setbacks for the above-referenced project be reduced to 50 feet from the southwestern adjacent parcel (APN 089-150-037-000) to allow for the construction of a new single-family dwelling unit through a future building permit.

The applicant's parcel, APN 089-150-040-000, is located on Wild Goose Canyon Road, roughly 460 feet northeast of the intersection with Bear Rock Road in the Placerville area of El Dorado County, Supervisor District 3. The subject parcel is 65.26 acres and zoned Rural Lands - 40 acre (RL-40) with a General Plan Land Use Designation of Natural Resources (NR). Adjacent properties on all sides except the northeast and southwest are similarly

Catron

1000 Ft. 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 Mink DATE: November 27, 2018
PROJECT ID: projcatron.n
EL DORADO COUNTY SURVEYOR GIS DIVISION
PHONE: (530) 621-6511 FAX: (530) 626-8731

Notification Catron Parcel Base Roads

0 200 400 600 800 1,000 2,000 4,000 6,000 Feet

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

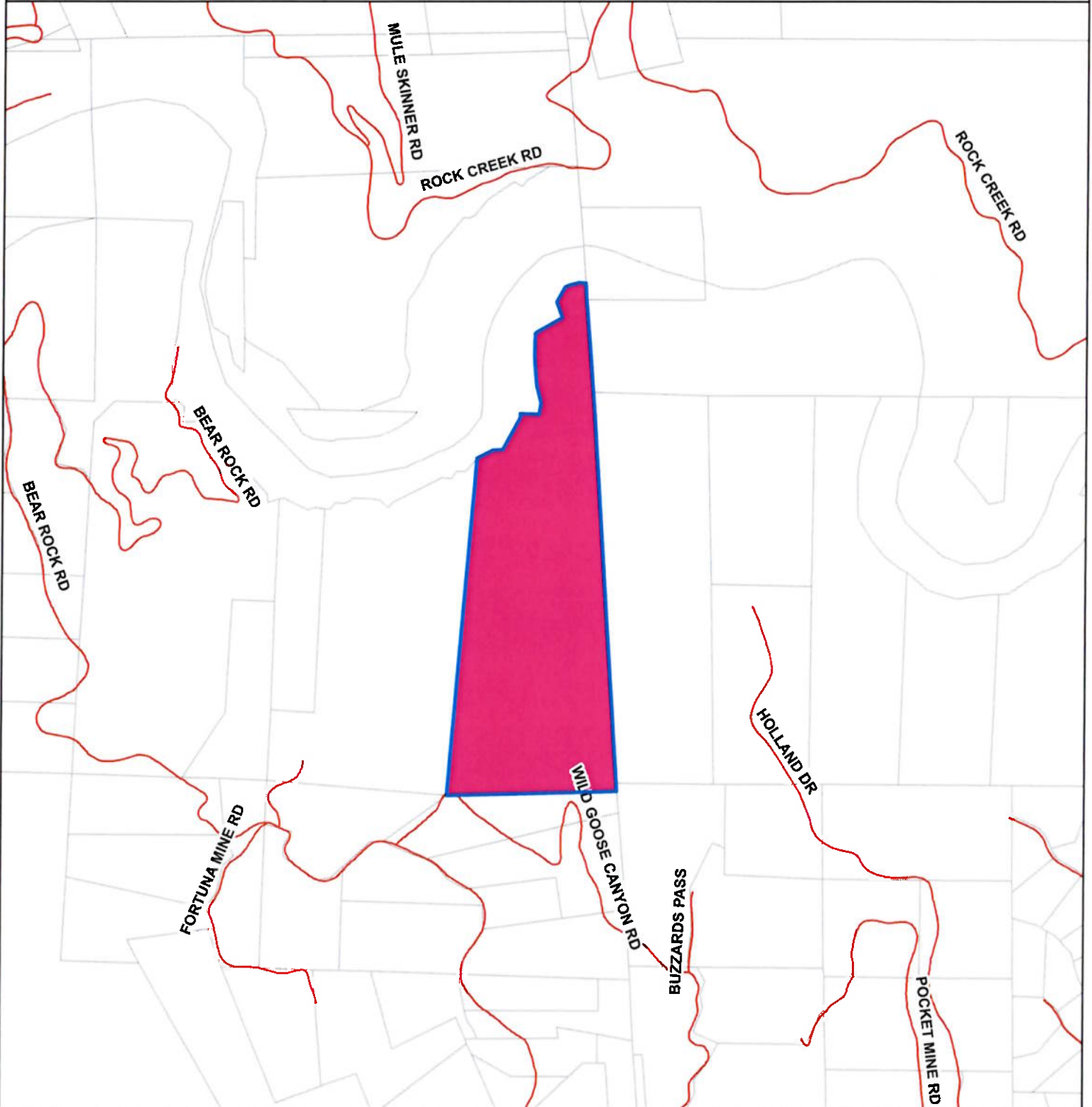


El Dorado County Agricultural Commission

25-1427 A 5 of 11

Catron

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: LeeAnne Mills DATE: November 27, 2018
PROJECT ID: proj18catron.p

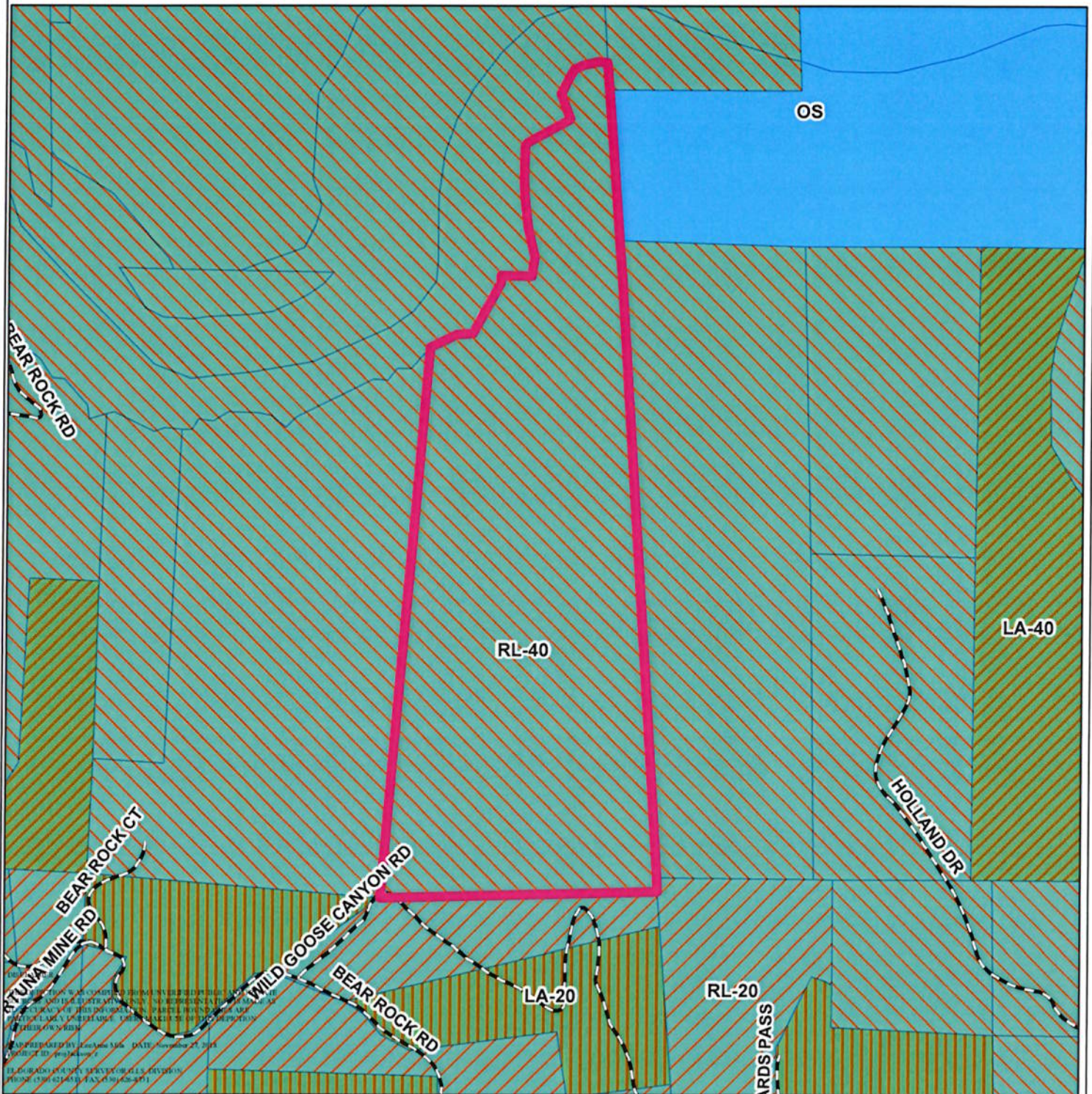
EL DORADO COUNTY SURVEYOR'S DIVISION
PHONE (530) 621-6511 FAX (530) 626-8731









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

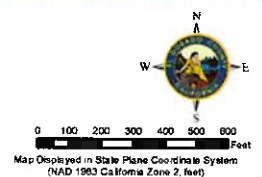


Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2 - feet)

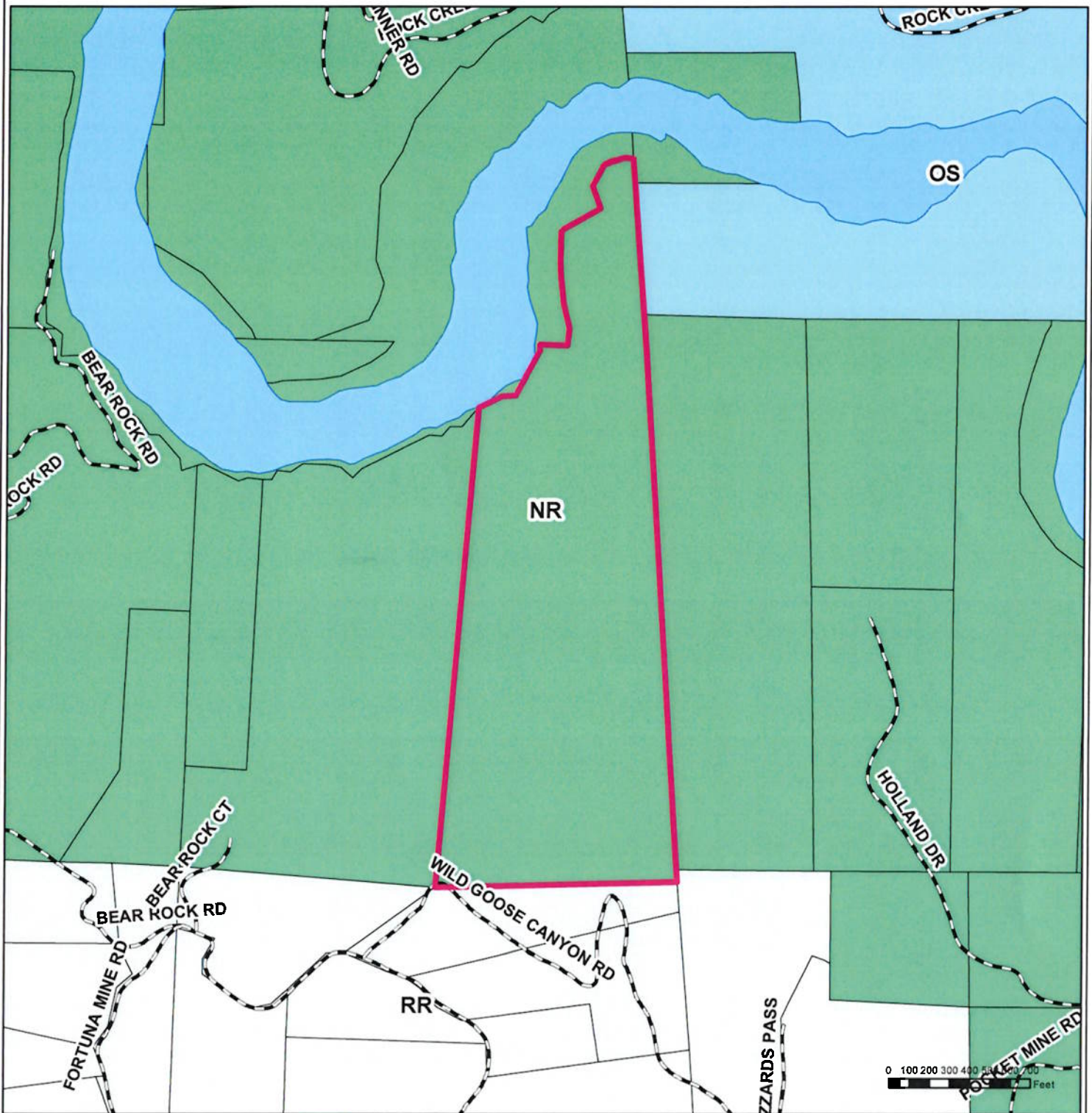
Catron Zoning



- | | | | | | |
|---|-------------|---|--------------------------------------|---|-----------------------------|
|  | Catron |  | LA-20 = Limited Agriculture 20 Acres |  | RL-20 = Rural Land 20 Acres |
|  | Parcel Base |  | LA-40 = Limited Agriculture 40 Acres |  | RL-40 = Rural Land 40 Acres |
|  | Roads |  | OS = Open Space | | |



Catron Land Use



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. PARCELS' BOUNDARIES ARE PARTICULARLY UNRELIABLE. USERS MAKE USE OF THIS DEPICTION AT THEIR OWN RISK.

MAP PREPARED BY LeeAnne Mula DATE November 27, 2018

PROJECT ID: proj18dson 1

EL DORADO COUNTY SURVEYOR GIS DIVISION
PHONE (530) 621-6511 FAX (530) 626-8711

- Catron
- Natural Resources
- lakes
- Open Space
- Parcels
- Roads
- Rural Residential

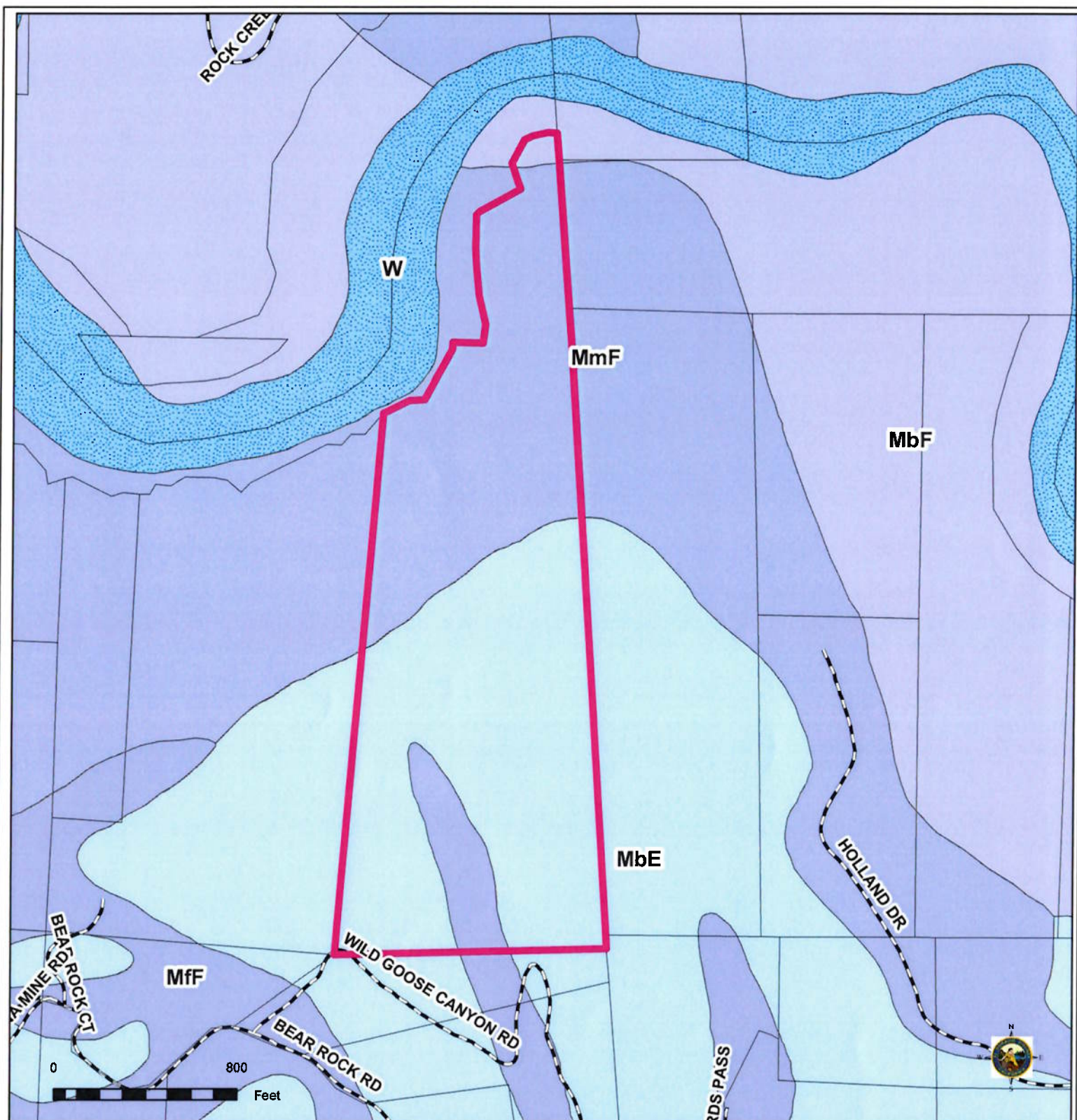
Map Displayed in State Plane Coordinate System
(NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

25-1427 A 8 of 11

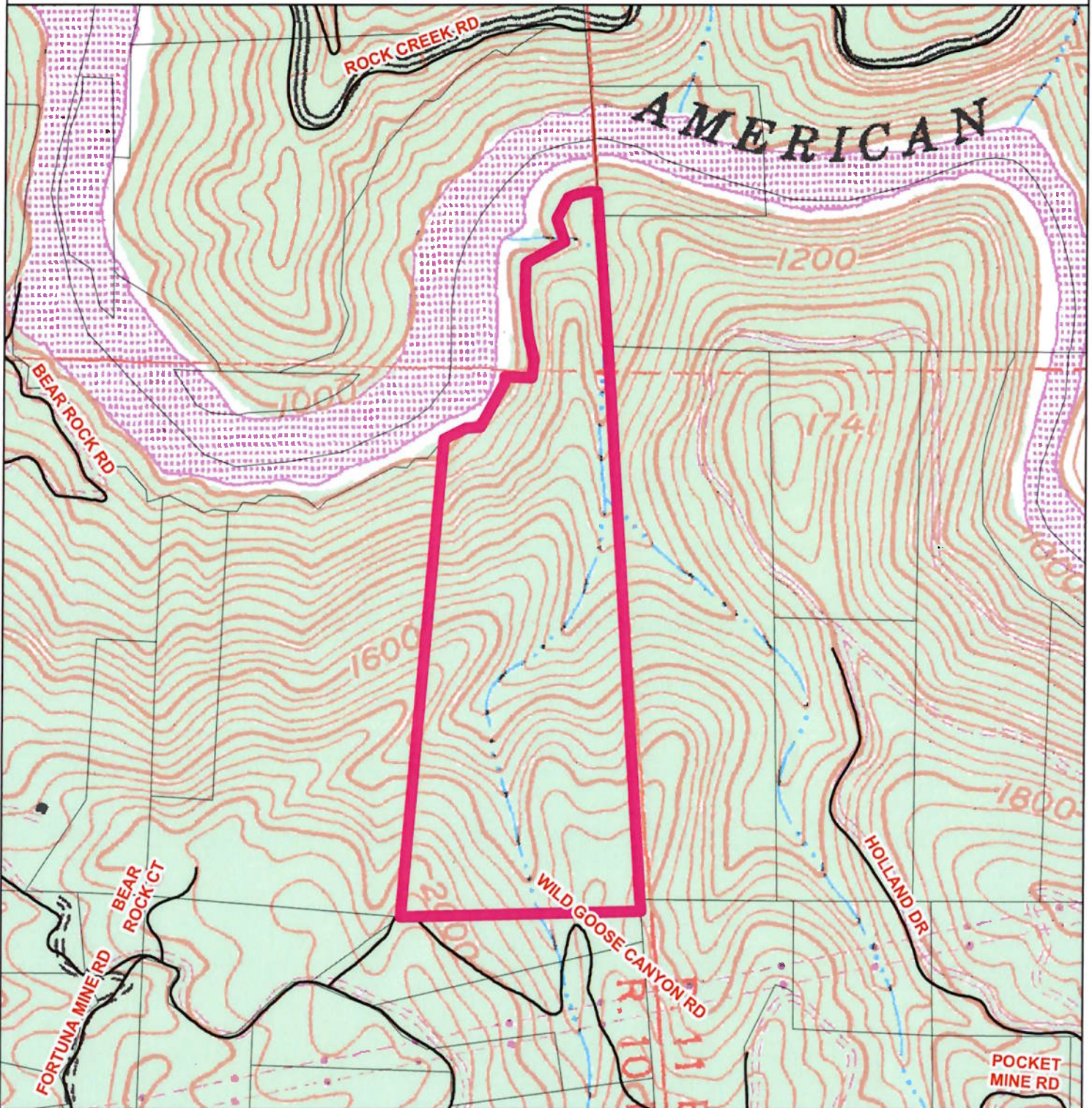
Catron Soils



- | | | |
|---|--|-----------------------|
| Catron | Mariposa very rocky silt loam, 50 to 70 percent slopes | Metamorphic rock land |
| Mariposa very rocky silt loam, 3 to 50 percent slopes | Maymen very rocky loam, 15 to 70 percent slopes | Water |

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

Catron Topography



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 Nila DATE: November 27, 2018

PROJECT ID: projackson 1

EL DORADO COUNTY SURVEYOR G13 DIVISION
PHONE (951) 621-6911 FAX (951) 626-8751

Legend

Catron curroads Roads Parcels

0 100 200 300 400 500 600 700 800 900 1,000 1,100
Feet

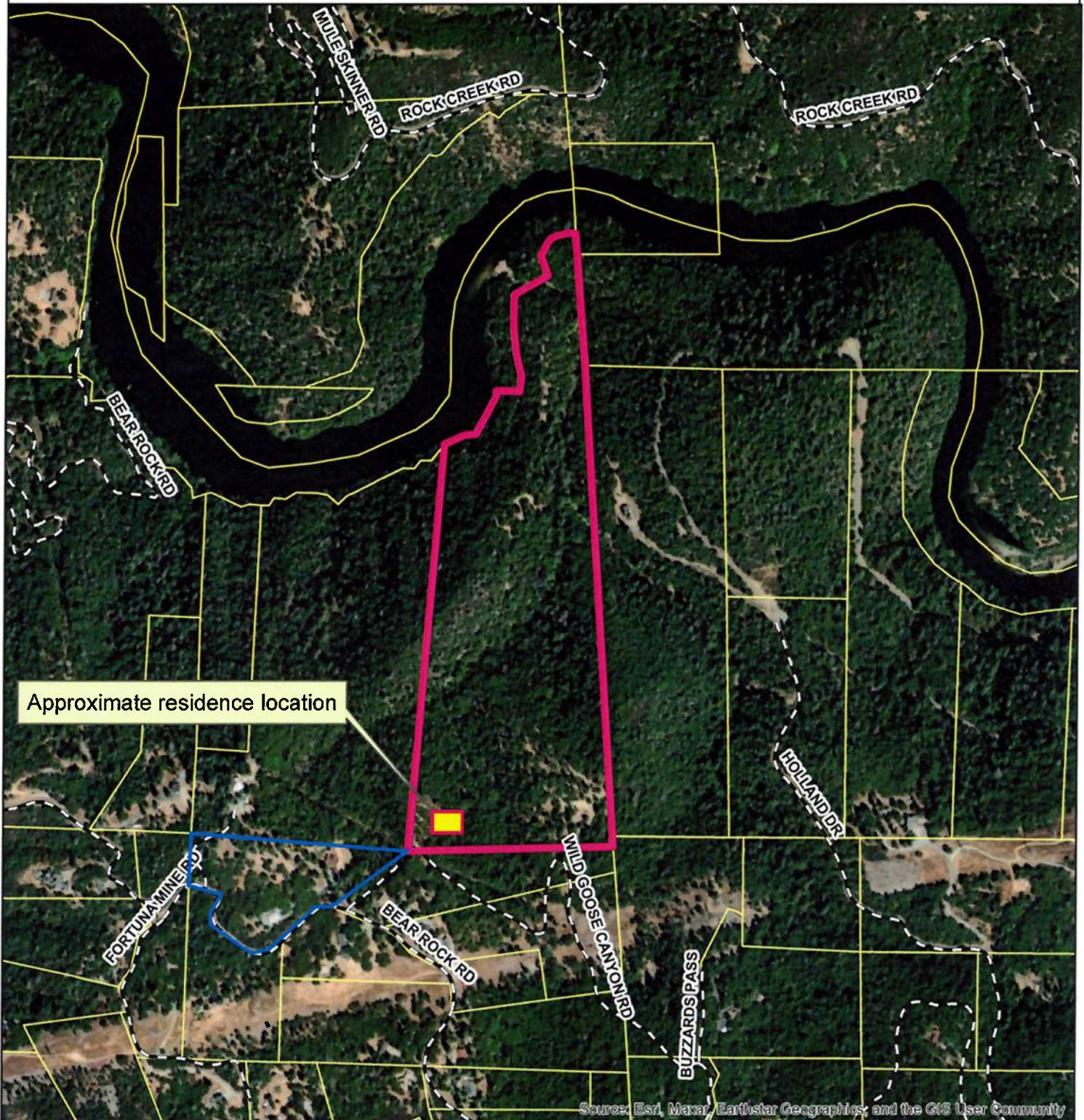
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

25-1427 A 10 of 11

Catron



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

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 Mita DATE: November 27, 2018

PROJECT ID: Jackson

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-5511 FAX (530) 626-8751

Legend

Catron Parcel Base Roads

0 100200300400500600700800

Feet

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



El Dorado County Agriculture

25-1427 A 11 of 11