



Agricultural Commission Staff Report

Date: October 6, 2022
To: El Dorado County Agricultural Commission
From: LeeAnne Mila; Deputy Agricultural Commissioner
Subject : **ADM22-0058 Ag Setback Relief for BP#350856**
APN 048-050-020-000

Planning Request and Project Description:

The applicant is requesting administrative relief from the required 200-foot agricultural setback, for the above-referenced project, be reduced to 113 feet from the northeast and 52 feet from the southern property lines of parcel 048-050-020-000 for an Accessory Dwelling Unit.

The applicant's parcel, APN 048-050-020-000, is 15.657 acres and zoned Planned Agriculture -20 acre (PA-20) with a General Plan Land Use Designation Agricultural Lands (AL). The parcels surrounding the applicant's parcel are all PA-20 and AL too. The properties are in Supervisor District 3 and all parcels are in an Agricultural District.

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

Parcel Description:

- Parcel Number and Acreage: 048-050-020, 15.657 acres
- Agricultural District: Yes
- Land Use Designation: AL, Agricultural Lands
- Zoning: PA-20, Limited Agriculture 20 acres
- Choice Soils: Choice soils
 - CoC: Cohasset Cobbly Loam 3 To 15 % Slopes
 - CoE: Cohasset Cobbly Loam 15 To 50 % Slopes

Discussion:

A site visit was conducted on October 7, 2022, to assess the placement of the accessory dwelling unit.

Staff Findings:

Staff recommends APPROVAL of the request for placement of an accessory dwelling, no less than 113 feet from the northeast and 52 feet from the southern property lines of parcel 048-050-020-000, 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;*

The parcel is split into two areas with development clustered on one. In order to preserve the other larger area for crops they are keeping the development on the smaller part of the parcel. Due to the topography of the smaller area and Hassler rd., this is the only buildable site.

- 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 is keeping all of the development in one place, minimizing the potential for 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*

Keeping all of the structures in one area minimizes the potential for negative impacts. Additionally, the location of Hassler road acts as a buffer to the adjacent 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
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.

ADM22-0058 Ag Setback Relief for BP#350856
APN 048-050-020-000

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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 John Mijat Assistant Planner at Planning Services, (530) 621-5355.

Kelley Bonnie J
2360 Union Ridge Rd
Placerville Ca 95667-3735

Abel Evelyn Tr
Dba Abels Apple Acres
2100 Hassler Rd
Placerville Ca 95667-3711

Futernick Kenneth D Tr & Joy L Tr
2625 Carson Rd
Placerville Ca 95667-5110

Miller Wm Anthony & Kimberly J Tr
2453 Carson Rd
Placerville Ca 95667-5106

Smith Matthew W Tr & Jennifer P Tr
2323 Union Ridge Rd
Placerville Ca 95667-3718

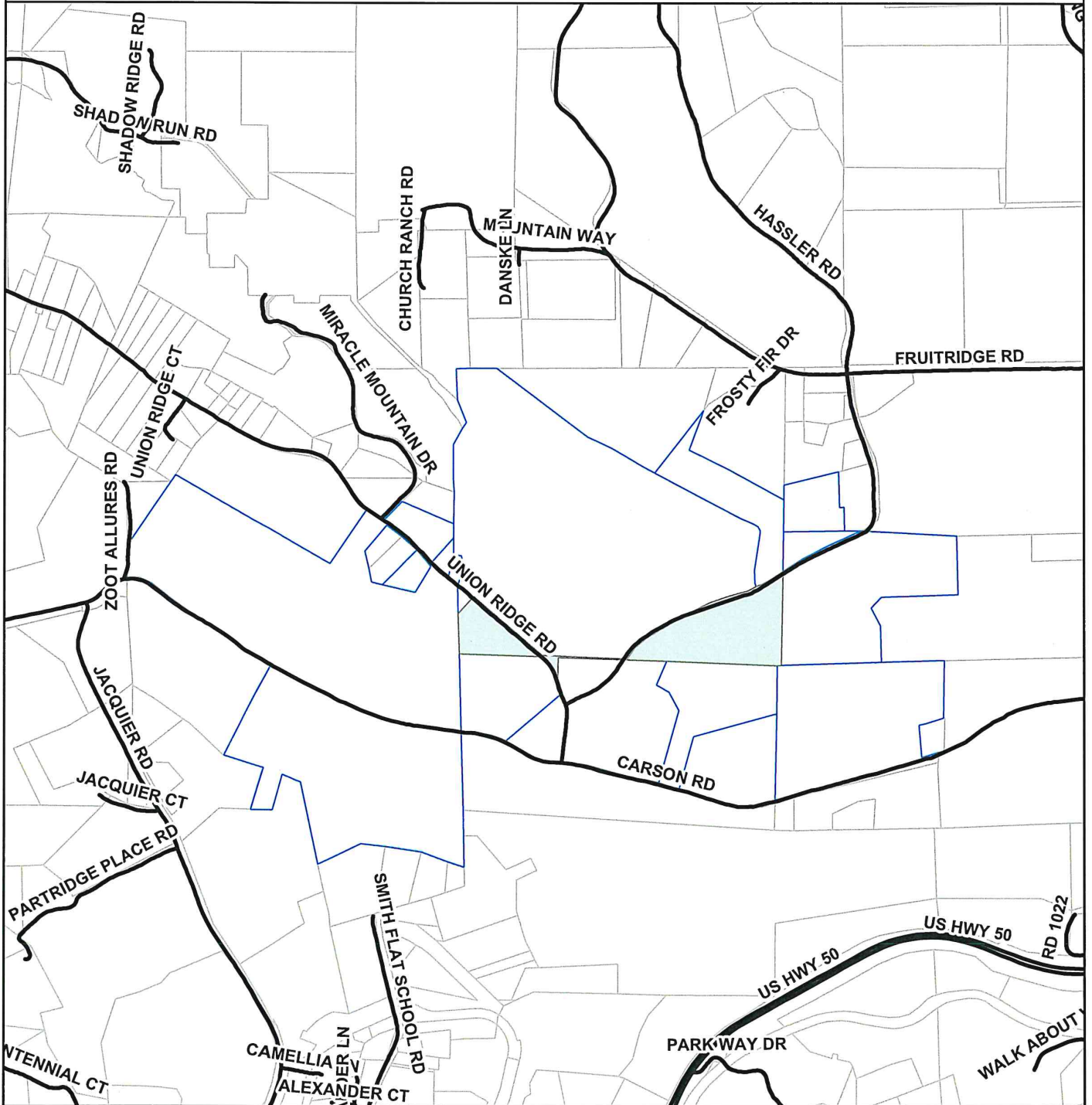
Taylor Kirk T Tr & Liv Rev Tr 11/10/10
2160 Carson Rd
Placerville Ca 95667-3707

Perkins James A & Debra N
2661 Forebay Road
Pollock Pines Ca 95726

Mansfield Ronald C Tr & Carolyn C Tr
2530 Carson Rd
Placerville Ca 95667-5109

Neu Dennis J Tr & Carolyn L Tr
2240 Frosty Fir Dr
Placerville Ca 95667-3728

Boulet Notification

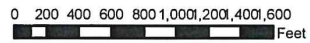


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MAP PREPARED BY: LeeAnne Mills DATE: November 27, 2018
 PROJECT ID: proj102001
 EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
 PHONE (530) 621-6511 FAX (530) 626-4731

Boulet
 Boulet500
 Parcel Base
 Roads

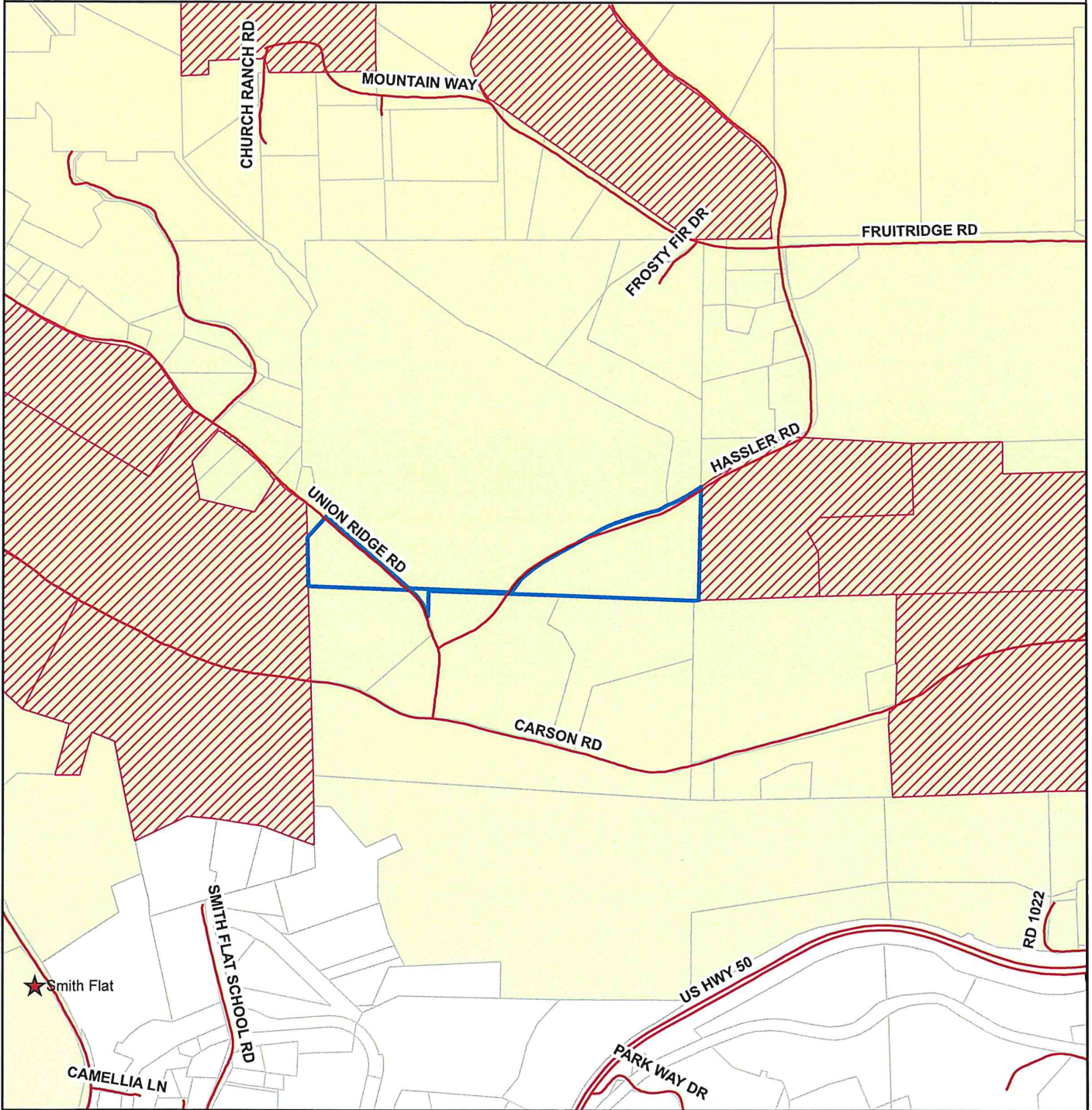


Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



Boulet

Proximity to Agricultural District



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MAP PREPARED BY: LeeAnne Mills DATE: November 27, 2013
PROJECT ID: pjackson_p

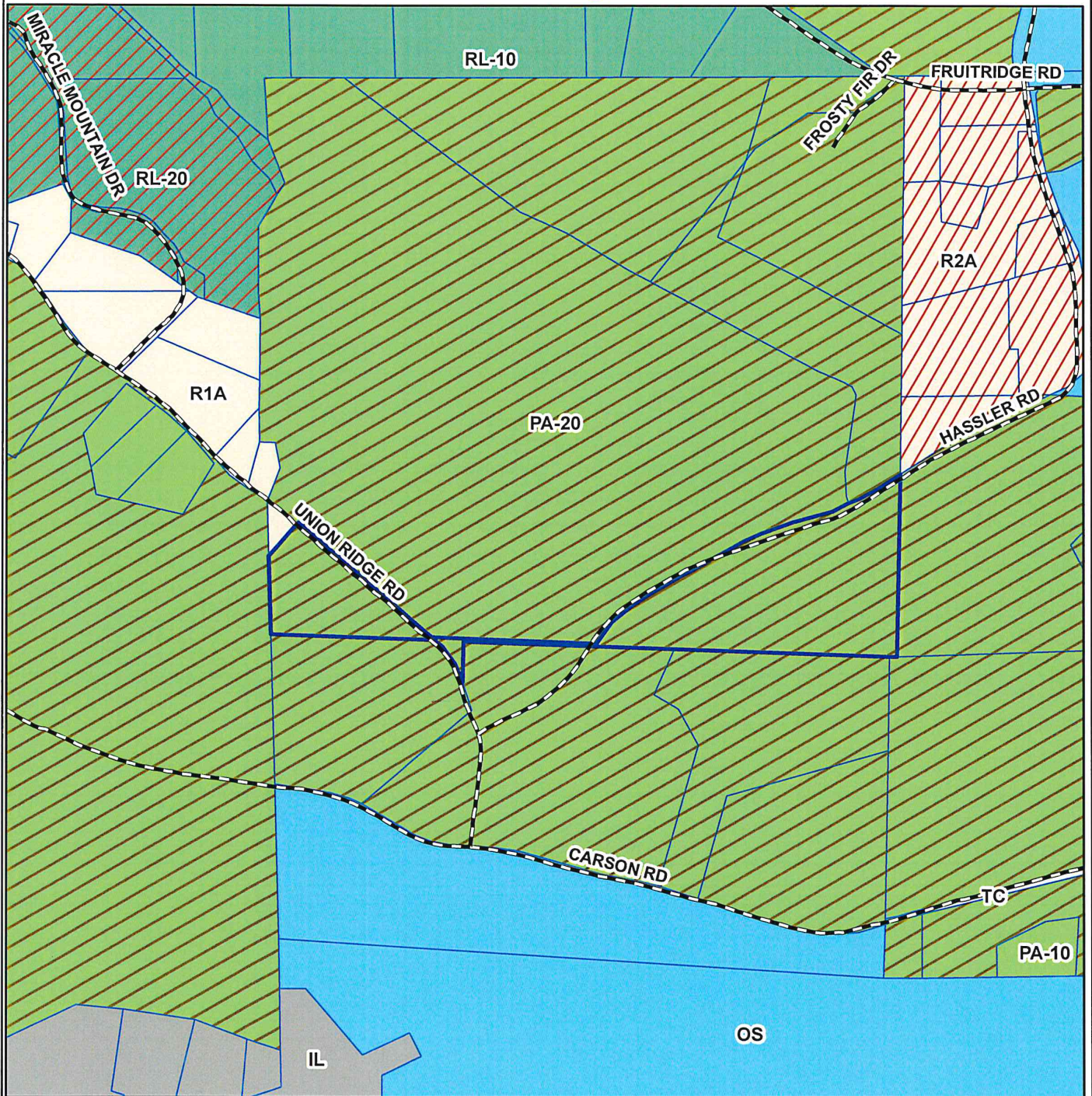
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PHONE (530) 621-6511 FAX (530) 626-8731

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



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

Boulet Zoning



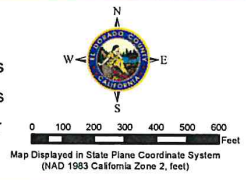
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MAP PREPARED BY: LeeAnne Mile DATE: November 27, 2018
PROJECT ID: projJackson_z

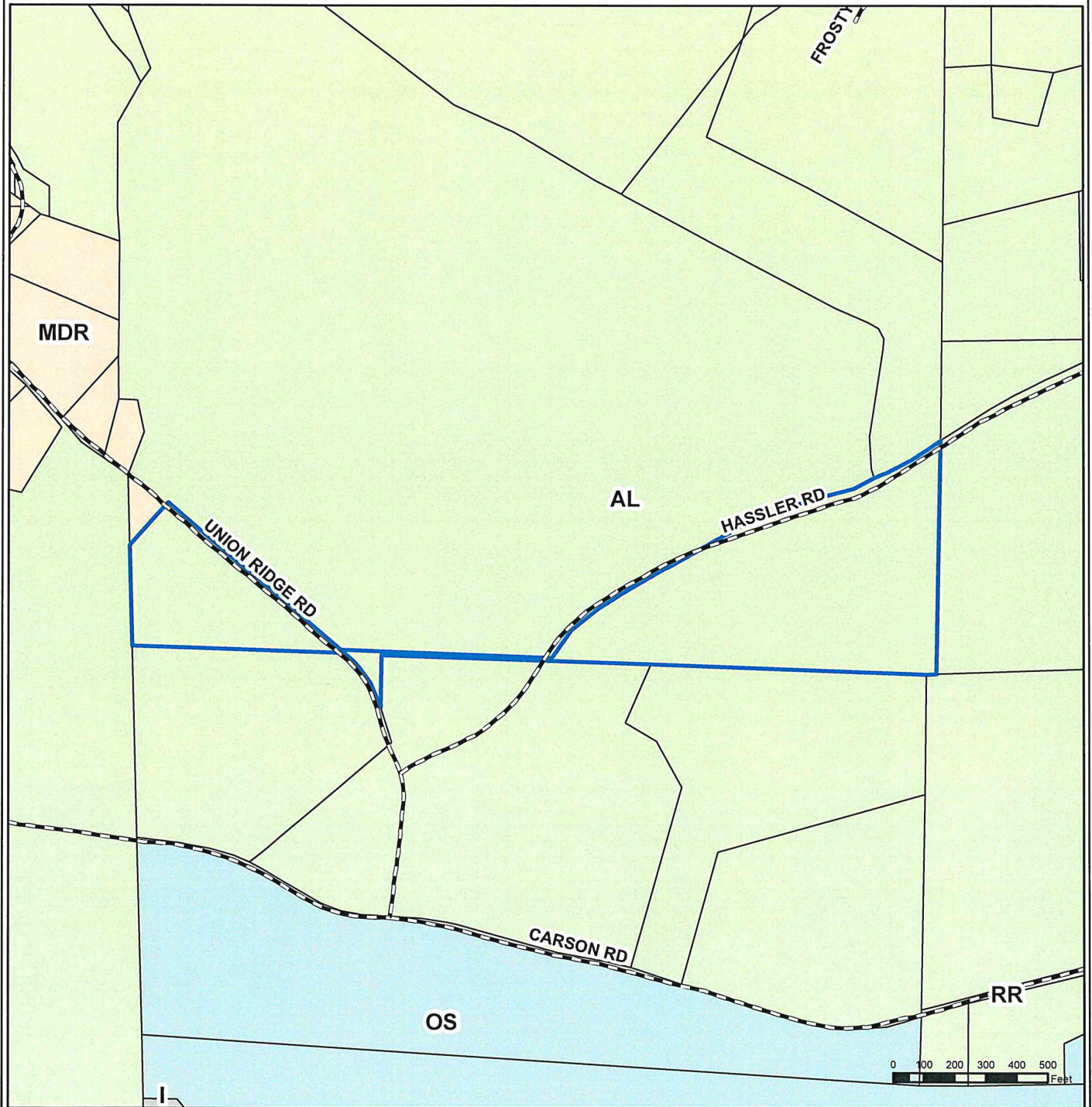
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PHONE (530) 621-6511 FAX (530) 626-8731

-  Parcel Base
-  Boulet
-  Roads
-  PA-10 = Planned Agriculture 10 Acres
-  PA-20 = Planned Agriculture 20 Acres
-  OS = Open Space
-  IL = Industrial Low
-  R1A = Residential 1 Acre
-  R2A = Residential 2 Acres
-  RL-10 = Rural Land 10 Acres
-  RL-20 = Rural Land 20 Acres
-  TC = Transportation Corridor



El Dorado County Agricultural Commission

Boulet Land Use



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

PROJECT ID: projJackson_1

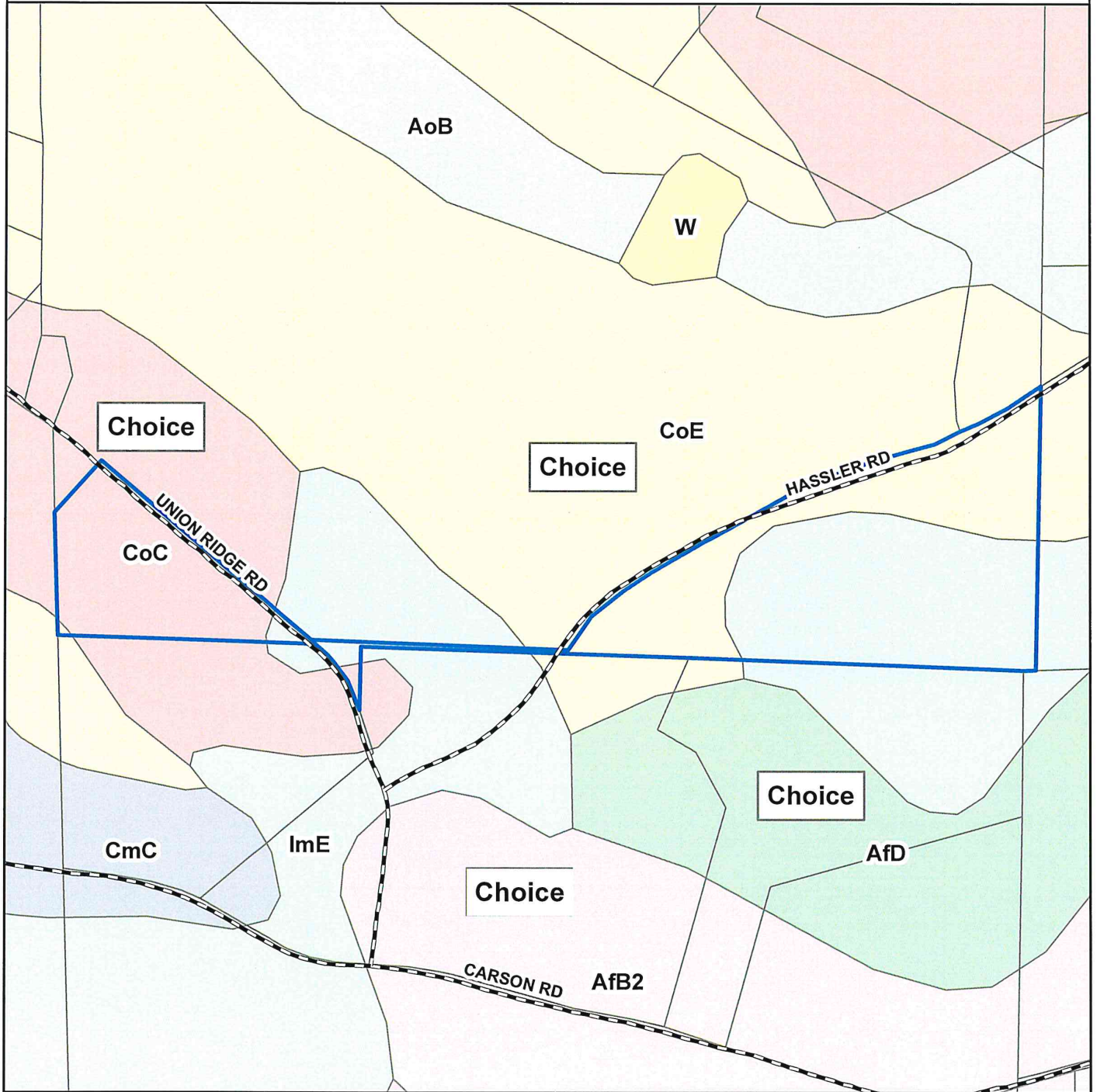
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PHONE (951) 621-6311 FAX (951) 626-4731

- Parcels
- Agricultural Lands
- Open Space
- Boulet
- Industrial
- Medium Density Residential
- Roads
- Rural Residential

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



Boulet Soils



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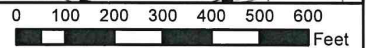
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Boulet

Soils

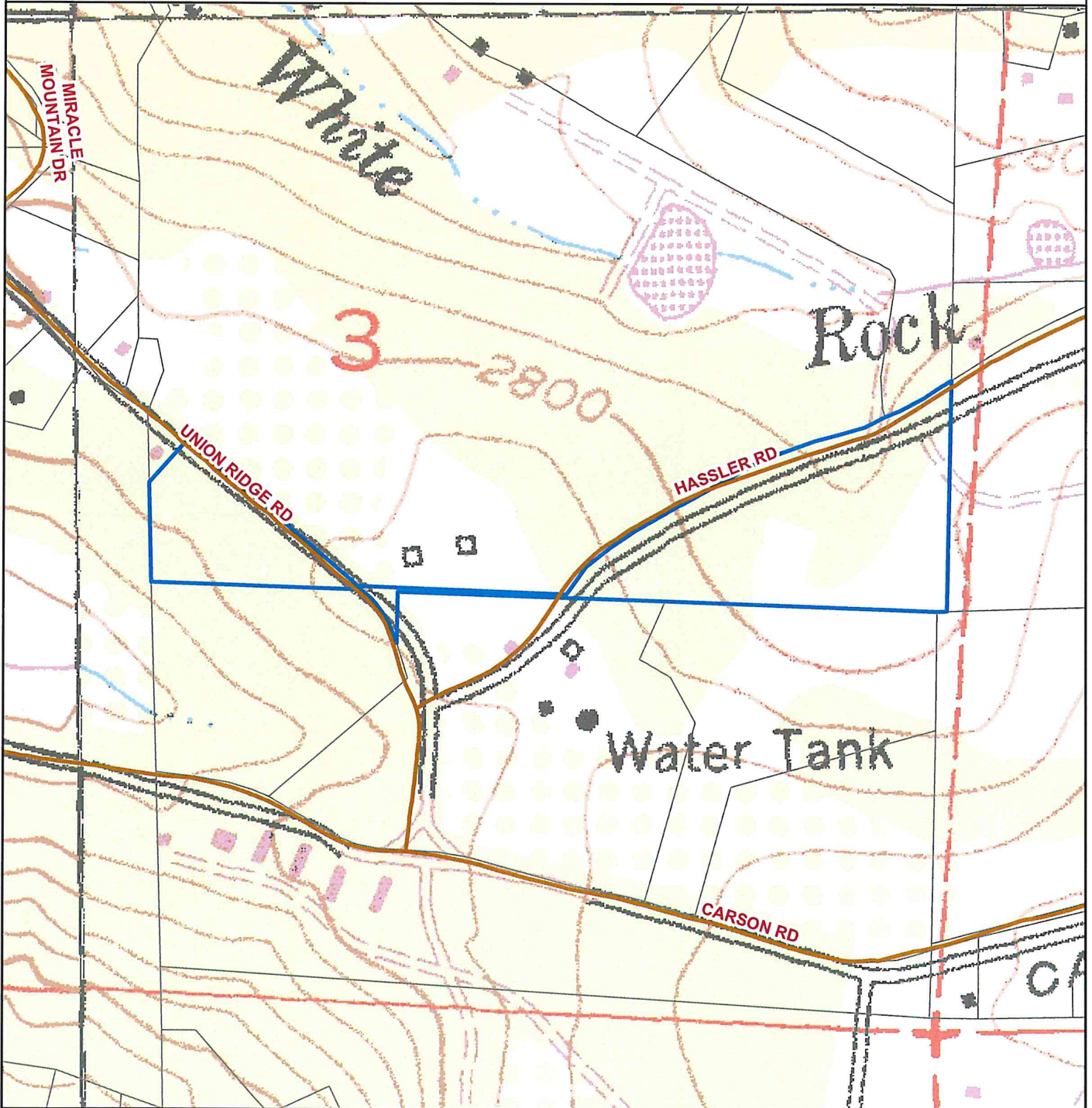
- Aiken loam, 15 to 30 percent slopes
- Aiken loam, 3 to 9 percent slopes, eroded
- Argonaut loam, seeped variant
- Cohasset cobbly loam, 15 to 50 percent slopes

- Cohasset cobbly loam, 3 to 15 percent slopes
- Cohasset loam, 15 to 30 percent slopes
- Cohasset loam, 9 to 15 percent slopes
- Iron Mountain very rocky sandy loam, 3 to 50 percent slopes
- Water
- Soils_Descr



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

Boulet Topography



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PROJECT ID: projJackson_1

EL DORADO COUNTY SURVEYOR-G.I.S. DIVISION
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Legend

- curroads
- Parcels
- Boulet
- Roads



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



Boulet



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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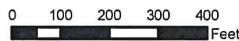
MAP PREPARED BY: LeeAnne Mils DATE: November 27, 2018

PROJECT ID: Jackson_a

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Legend

- Parcel Base
- Boulet
- Roads



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

