



**Agricultural Commission
Staff Report**

Date: February 2, 2017
To: El Dorado County Agricultural Commission
From: LeeAnne Mila; Deputy Agricultural Commissioner
Subject: deBie - Ag Setback Relief, ADM16-0032, APN 095-250-08
Administrative Relief from Agricultural Setback
New Construction Single Family Residence

Planning Request and Project Description:

Planning Services is requesting review of a request for administrative relief from the agricultural setback for the above referenced project. This request is for the construction of a single family residence. According to the applicant, the proposed building site is approximately 101.5 feet from the property line of the adjacent LA-10 zoned parcel to the East (APN: 095-250-09). The applicant's parcel, identified by APN 095-250-08, consists of 10.01 acres and is located on Omo Ranch Rd. (District 2)

Parcel Description:

- Parcel Number and Acreage: 095-250-08, 10.01 Acres
- Agricultural District: Yes
- Land Use Designation: RR– Rural Residential
- Zoning: RL-10 – Rural Lands – 10 Acres
- Soil Type:
 - All Soils are Choice
 - HgD: Holland Coarse Sandy Loam 15 To 30 % Slopes
 - CoE: Cohasset Cobbly Loam 15 To 50 % Slopes

Discussion:

A site visit was conducted on January 26, 2016 to review the placement of the single family residence. The applicant is proposing to place the permanent dwelling no less than 100 feet from the property line of the LA-20 Property to the East (APN: 095-250-09). The topography of the applicants parcel limits the available building sites.



Staff Recommendation:

Staff recommends APPROVAL of applicants request for administrative relief of an agricultural setback, allowing for placement of a permanent dwelling, 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 topography of the property severely limits the available building sites.
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 building site has been located as far away from the agriculturally zoned property to the east. The topography between the two parcels forms a natural buffer.
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
The topography of the property provides a natural buffer between the agriculturally zoned property and the applicant's property. There is a significant drop-off from the building site to the property line with heavy brush growth at the bottom.



View from the building site to the LA-10 zoned property line

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.



AGRICULTURAL COMMISSION

311 Fair Lane
Placerville, CA 95667
(530) 621-5520
(530) 626-4756
eldcag@edcgov.us

Greg Boeger, Chair – Agricultural Processing Industry
Dave Bolster, Vice-chair – Fruit and Nut Farming Industry
Lloyd Walker- Other Agricultural Interest
Chuck Bacchi – Livestock Industry
Bill Draper – Forestry/Related Industries
Ron Mansfield – Fruit and Nut Farming Industry

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, 2017**. This meeting is a public hearing that will begin at **6:30 pm** in the **Building C Hearing Room** located at 2850 Fair Lane Court, Placerville, California.

RE: ADM16-0032/deBie
Request (e.g. Administrative Relief from Agricultural Setback)
Assessor's Parcel Number: 095-250-08

Planning Request and Project Description:

Planning Services is requesting review of a request for administrative relief from the agricultural setback for the above referenced project. This request is for the construction of a single family residence. According to the applicant, the proposed building site is approximately 101.5 feet from the property line of the adjacent LA-10 zoned parcel to the East (APN: 095-250-09). The applicant's parcel, identified by APN 095-250-08, consists of 10.01 acres and is located on Omo Ranch Rd. (District 2)

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) 621-5520. All questions relating to specific details of the project should be addressed to the Planner identified above at Planning Services, (530) 621-5355.

09527006
BILA BRYAN W
3757 OMO RANCH RD
SOMERSET, CA 95684

09502143
BUREAU OF LAND MANAGEMENT
2800 COTTAGE WAY
SACRAMENTO, CA 95825

09525008
DE BIE SCOTT
920 N LINCOLN ST
DIXON, CA 95620

09525016
DYMEK DENNIS J JR
P O BOX 335
MOUNT AUKUM, CA 95656

09525040
GORDON PHILIP
3800 OMO RANCH RD
SOMERSET, CA 95684

09525001
GUTTA VINEYARDS LLC
5637 LAWLER ST
SACRAMENTO, CA 95835

09525027
HUTSON ERICA
PO BOX 1244
DIAMOND SPRINGS, CA 95619

09527010
MAIER JOSH
6815 STANLEY AVE
CARMICHAEL, CA 95608

09502133
OLMSTEAD LINDA
P O BOX 173
SOMERSET, CA 95684

09525041
PEEBLES JACK L
3820 OMO RANCH RD
SOMERSET, CA 95684

09525009
POTTER DREW P
7637 MEADOWLARK LN
GRANITE BAY, CA 95746

09525026
SATTLER ELLEN
P O BOX 1187
DIAMOND SPRINGS, CA 95619

09525018
SIEBERT NELE
14039 SUTTER HIGHLANDS DR
SUTTER CREEK, CA 95685

09525034
TANKO GARY C TR
2017 PRADO VISTA
LINCOLN, CA 95648

09525033
TANKO GARY C TR
2017 PRADO VISTA
LINCOLN, CA 95648

09525017
WINTER GEORGE B
4771 MASCAGNI STREET
VENTURA, CA 93003

DeBIE Notification



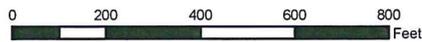
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MAP PREPARED BY: Frank Bruijn DATE: Jan. 19, 2017

PROJECT ID: 6072803a
EL DORADO COUNTY SURVEYOR G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-4731

- deBie Parcel
- Parcels Within 500ft
- Parcel Base
- Roads



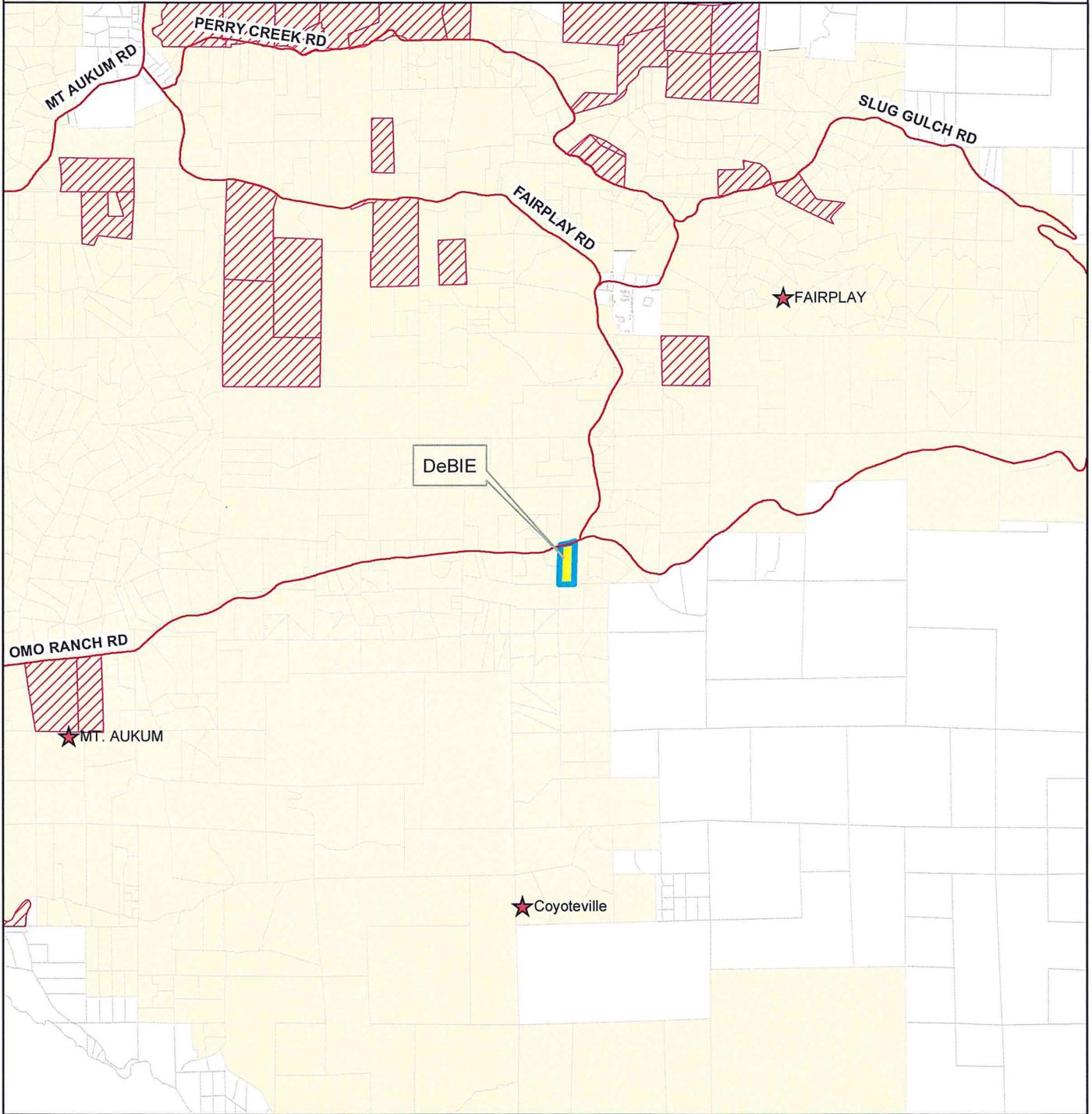
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

DeBIE

Proximity to Agricultural District



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MAP PREPARED BY: Frank Bruijn DATE: Jan. 19, 2017

PROJECT ID: 0072803p

EL DORADO COUNTY SURVEYOR G.I.S. DIVISION
PHONE: (530) 621-6511 FAX: (530) 626-4731

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



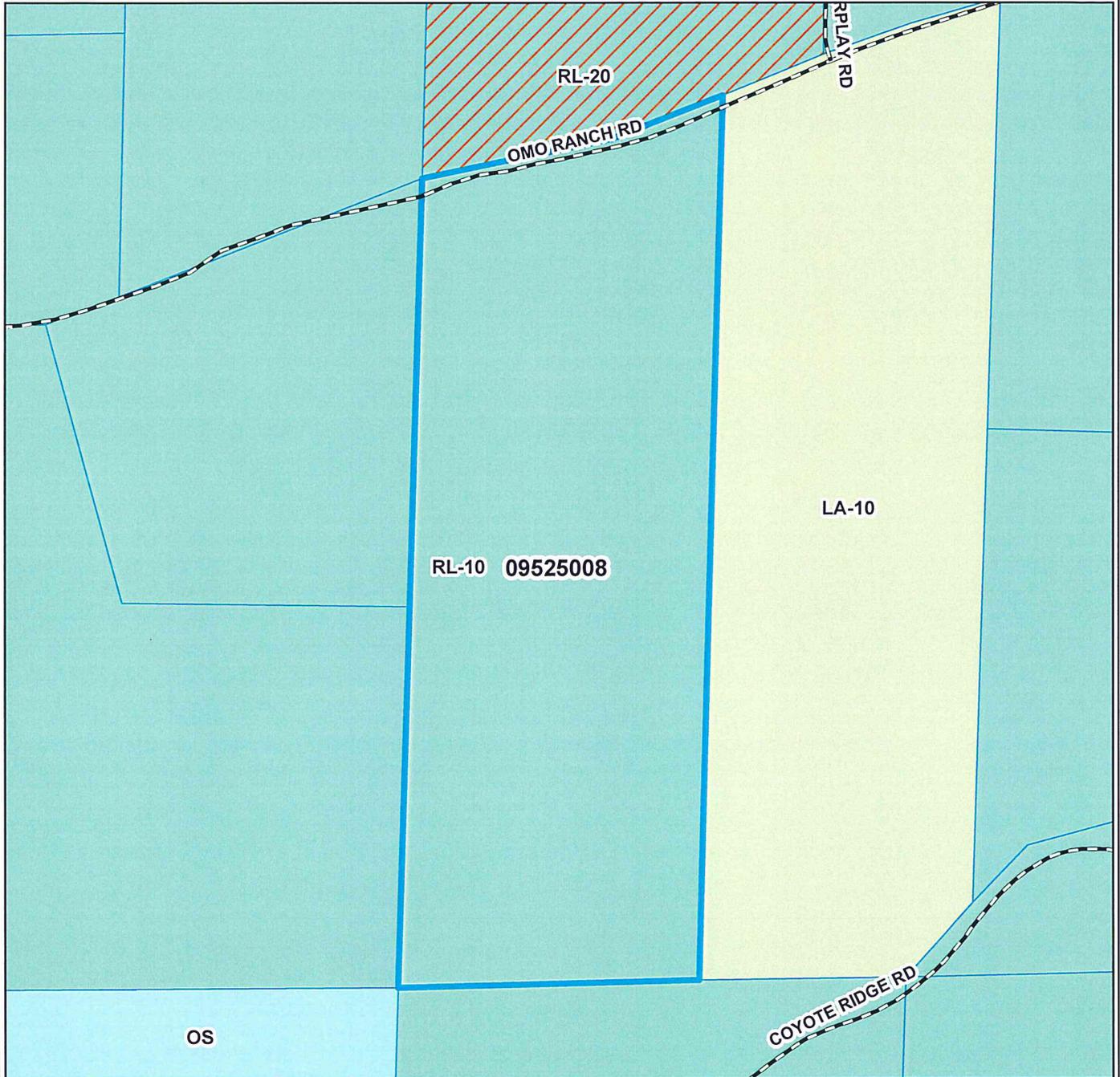
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El Dorado County Agricultural Commission

DeBIE

Zoning 9-14-2016



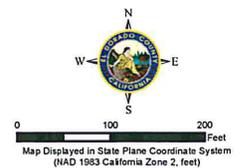
- deBie Parcel
- LA-10 = Limited Agriculture 10 Acres
- OS = Open Space
- RL-10 = Rural Land 10 Acres
- RL-20 = Rural Land 20 Acres
- Parcel Base
- Roads

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MAP PREPARED BY: Frank Brujin DATE: Jan. 19, 2017

PROJECT ID: 0072803z

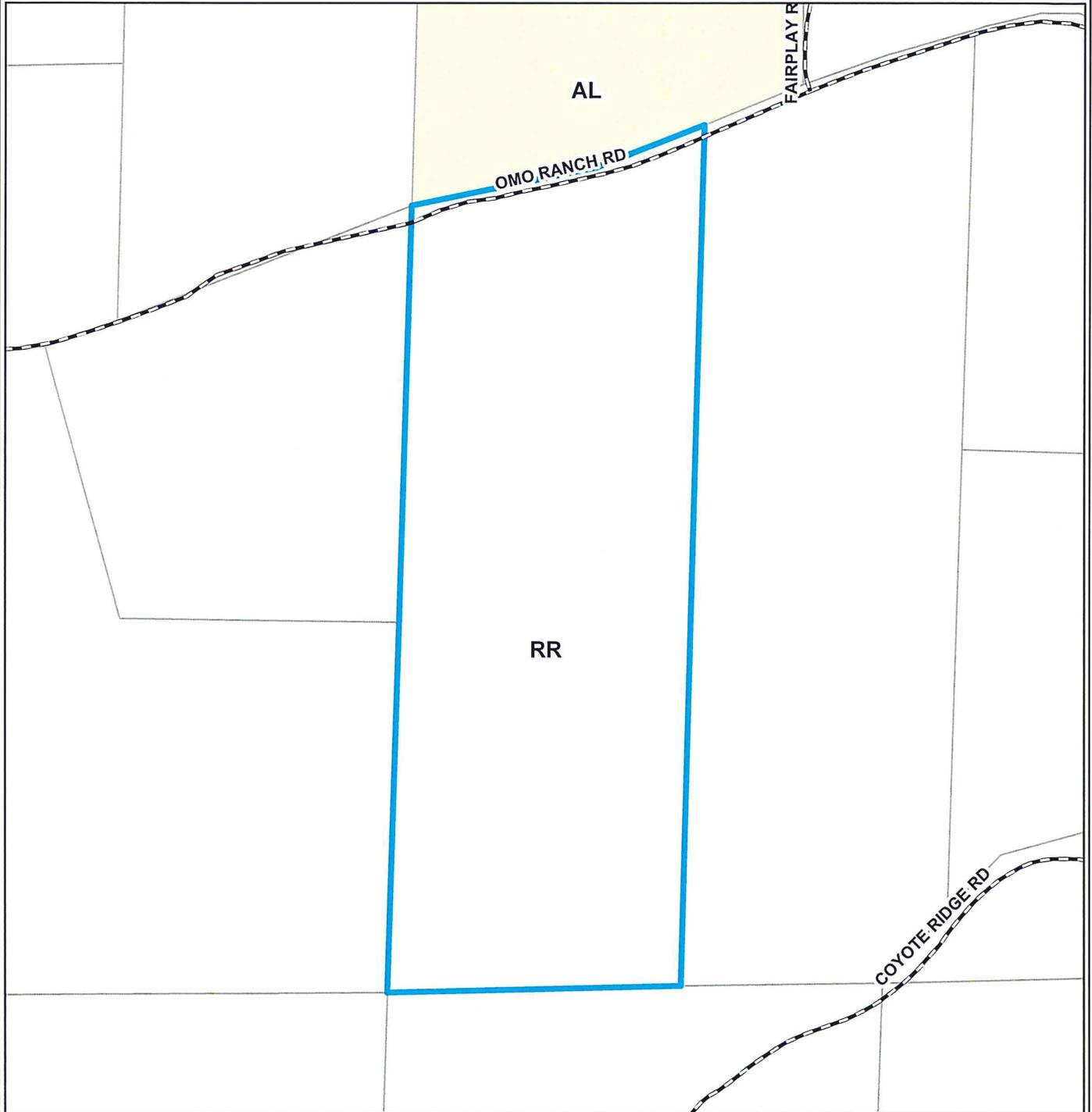
EL DORADO COUNTY SURVEYOR G.I.S. DIVISION
 PHONE (530) 621-6511 FAX (530) 626-8731



El Dorado County Agricultural Commission

DeBIE

Land Use 9-14-2016



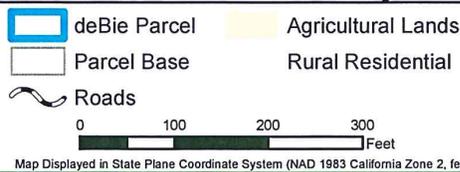
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MAP PREPARED BY: Frank Brujin DATE: Jan. 19, 2017

PROJECT ID: 0072803L

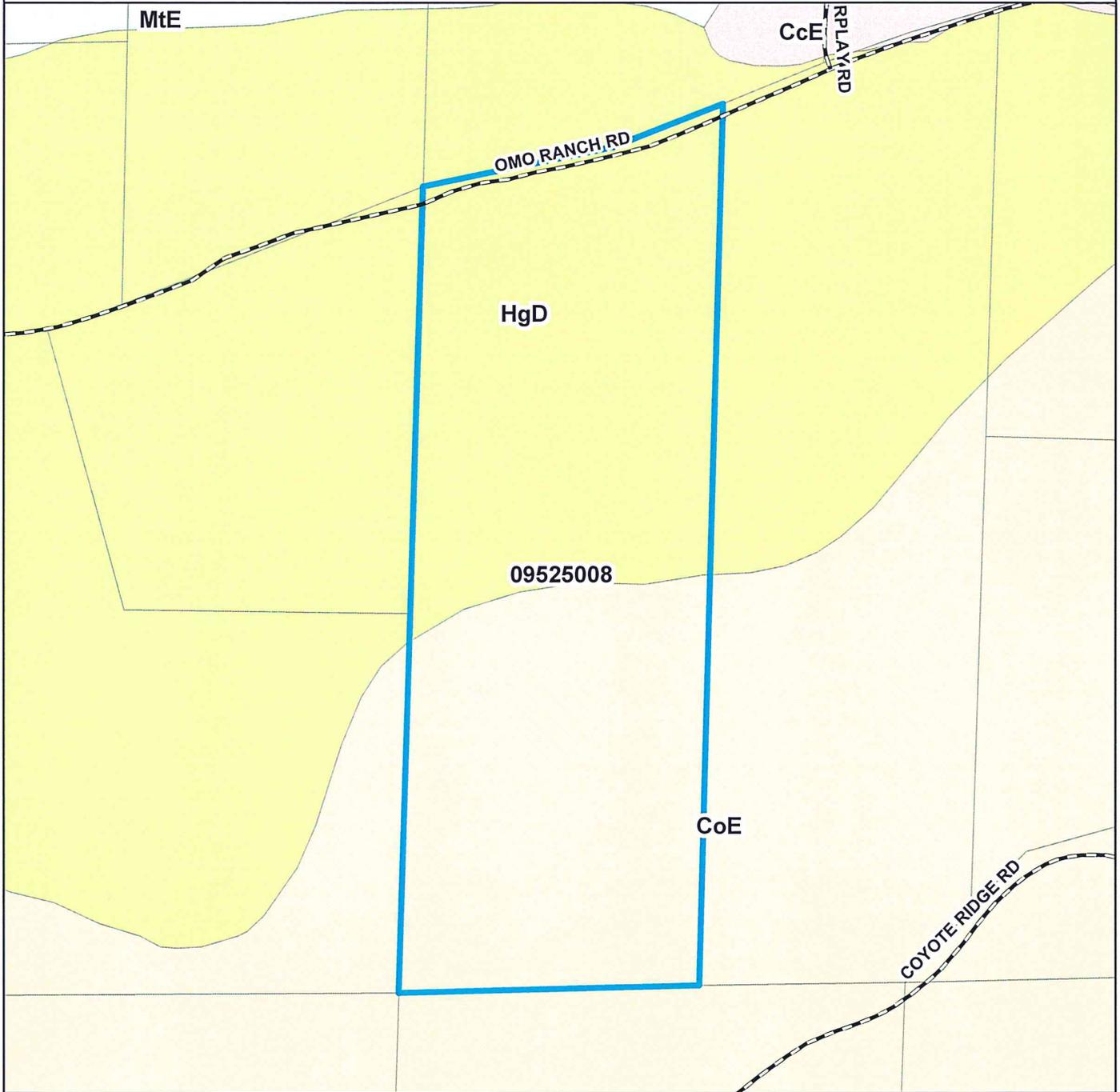
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Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)

El Dorado County Agricultural Commission

DeBIE Soils



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PROJECT ID: 0072803s

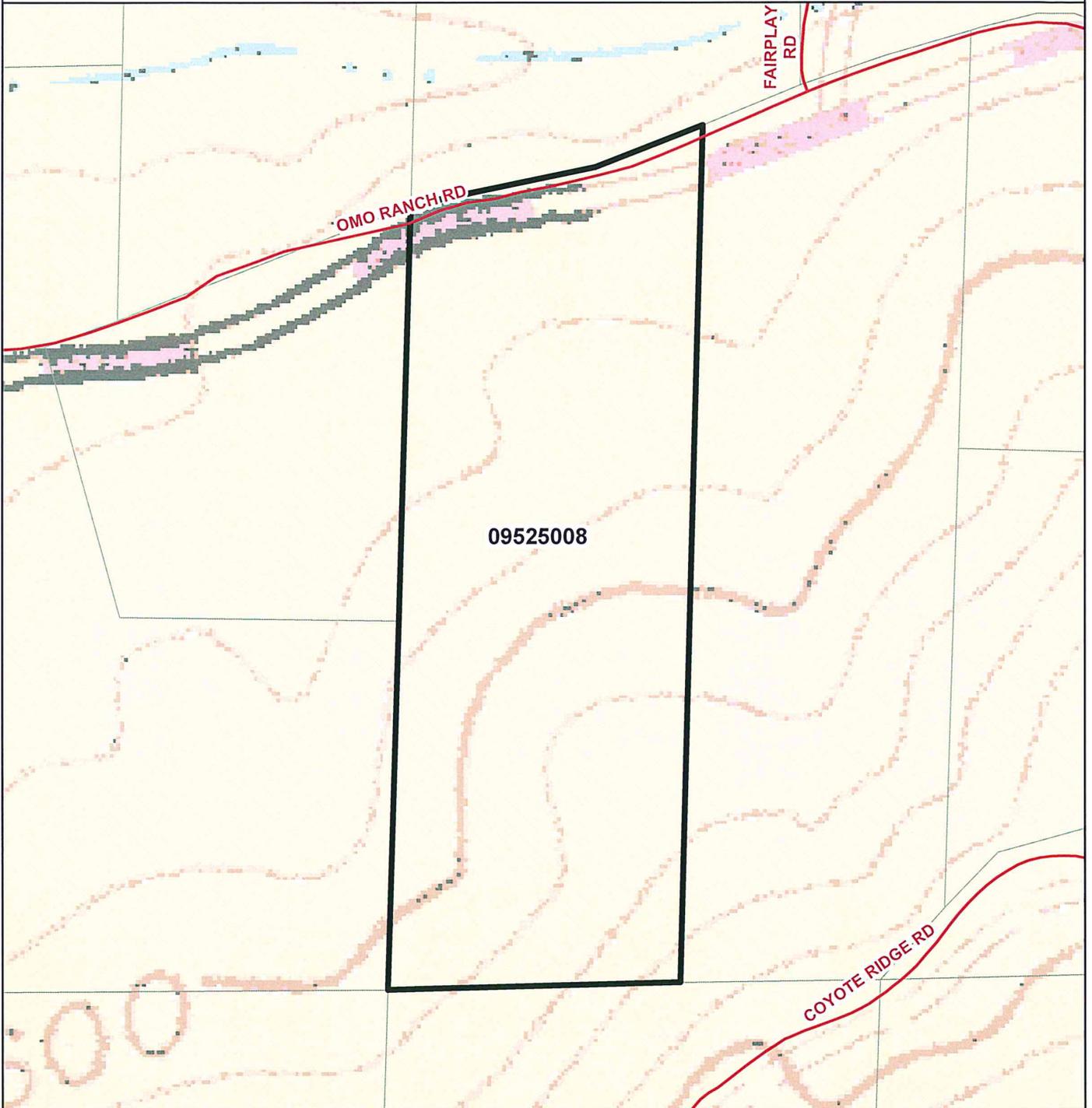
EL DORADO COUNTY SURVEYOR G.L.S. DIVISION
PHONE (530) 621-6311 FAX (530) 626-8731

-  deBie Parcel
-  CcE -CHAIX VERY ROCKY COARSE SANDY LOAM, 9 TO 50 PERCENT SLOPES
-  CoE -COHASSET COBBLY LOAM, 15 TO 50 PERCENT SLOPES
-  HgD -HOLLAND COARSE SANDY LOAM, 15 TO 30 PERCENT SLOPES
-  MtE -MUSICK VERY ROCKY SANDY LOAM, 15 TO 50 PERCENT SLOPES
-  Parcel Base
-  Roads



El Dorado County Agricultural Commission

DeBIE Topography



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PROJECT ID: 0072803i

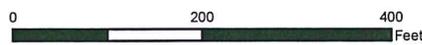
EL DORADO COUNTY SURVEYOR G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-8731

Legend

deBie Parcel

Parcels

Roads



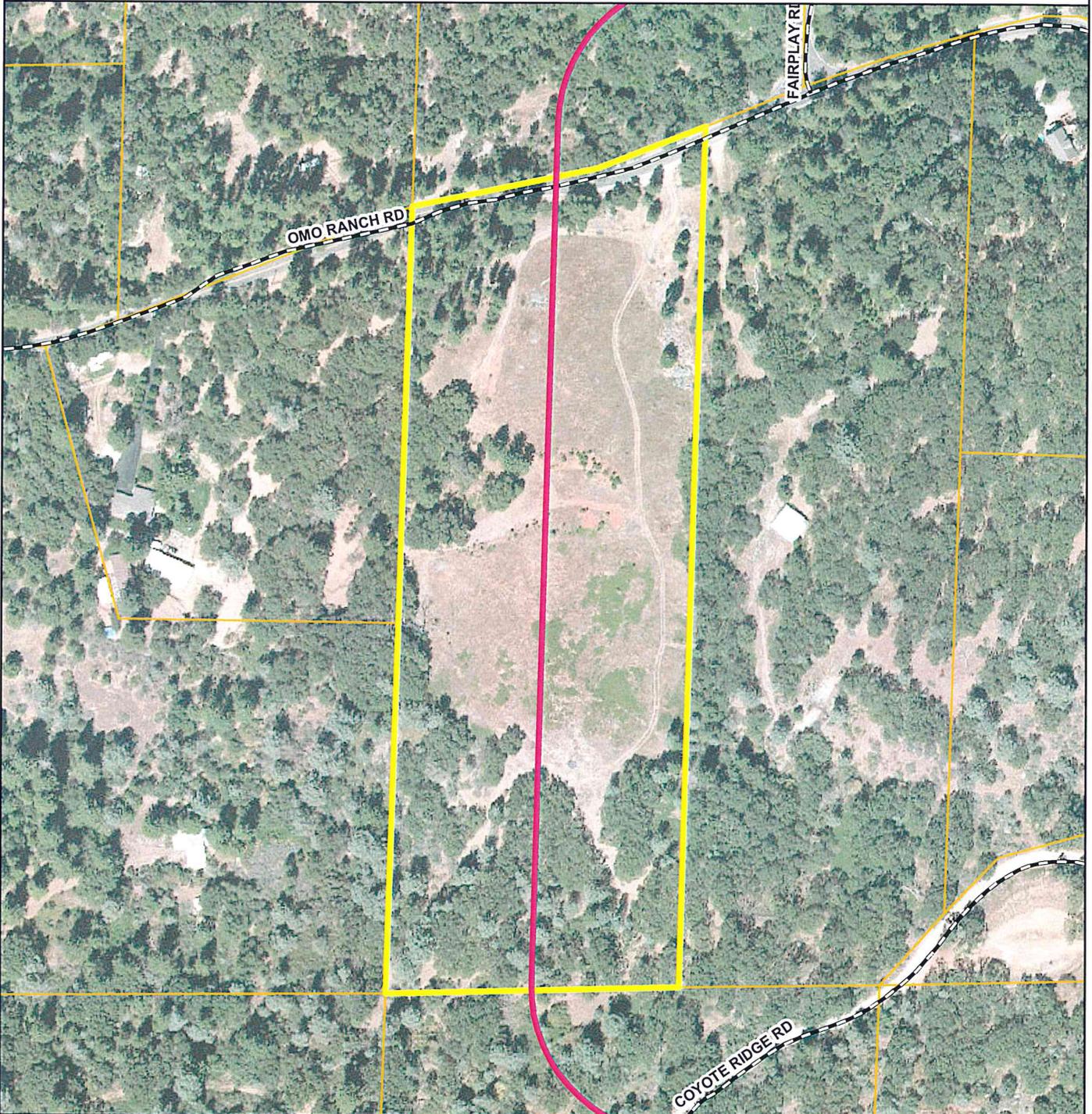
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

DeBIE

Aerials: 2011



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MAP PREPARED BY: Frank Brujin DATE: Jan. 19, 2017

PROJECT ID: 0072803a

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

Legend

-  deBie Parcel
-  Parcel Base
-  200ft Setback
-  Roads



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



El Dorado County Agricultural Commission