



Agricultural Commission Staff Report

Date: August 3, 2026

To: El Dorado County Agricultural Commission

From: Tom Williams, Agricultural Biologist/Standards Inspector Supervisor

Subject: **ADM26-0098 Allo Agricultural Setback Relief
Administrative Relief from Agricultural Setback for Single Family
Dwelling.
Assessor's Parcel Number: 093-032-016-000**

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 100 feet to 100 feet from the western adjacent parcel (APN 093-032-015-000) to permit the location of a single family dwelling.

The Applicant's parcel, APN 093-032-016-000, is located mid-western end of Snowbird Lane, approximately 0.5 miles west of the intersection with Grizzly Flat Rd in the Somerset area of El Dorado County, Supervisor District 2. The subject parcel is 20 acres and zoned Limited Ag – 20 Acres (LA-20) with a General Plan Land Use Designation of Rural Residential (RR). The subject parcel is within an Agricultural District. Adjacent properties to the east and south and west are similarly zoned LA-20 and to the north zoned Rural Lands – 10 acres (RL-10), all of which are located within an Agricultural District.

Parcel Description:

- Parcel Number and Acreage: 093-032-016-000, 20 acres
- Agricultural District: Summerset
- Land Use Designation: Rural Residential (RR)
- Zoning: Limited Ag – 20 Acres (LA-20)
- Soil Type: Choice Soils
 - Shaver coarse sandy loam, 15 to 30% slopes

Discussion:

A site visit was conducted on July 20, 2026, to assess the placement of the proposed single family dwelling.

Staff Findings:

Staff recommends APPROVAL of the request for the project setback being reduced to 100 feet from the western adjacent parcel (093-032-015-000), 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 constrained for building sites due to topography. The site is predominantly made up of 15-30% slopes and severely drops to the west, east and north from the established building area. The proposed building site utilizes the existing plateau for building.

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 placement of the dwelling minimizes potential negative impacts to the adjacent agricultural properties as much as possible. The dwelling is located in the southwestern portion of the property which is made entirely of Gullied Lands (Guf). Portions of adjacent parcels are similarly composed of Gullied Lands. Placing the dwelling in this area minimizes the potential negative impacts to adjacent agriculturally zoned lands.

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*

Due to steep slopes limiting buildable space, the proposed design places the dwelling on the site's existing natural flat area; the portion of the site with no choice soils. Locating the home in this area, minimizes negative effects on neighboring agricultural properties as they are all non-choice soils in these gullied areas.

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

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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 Agricultural Commission Meeting on August 12, 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 **August 12, 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 8/12/26 and will be posted with the Agenda on August 7, 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.

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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.*

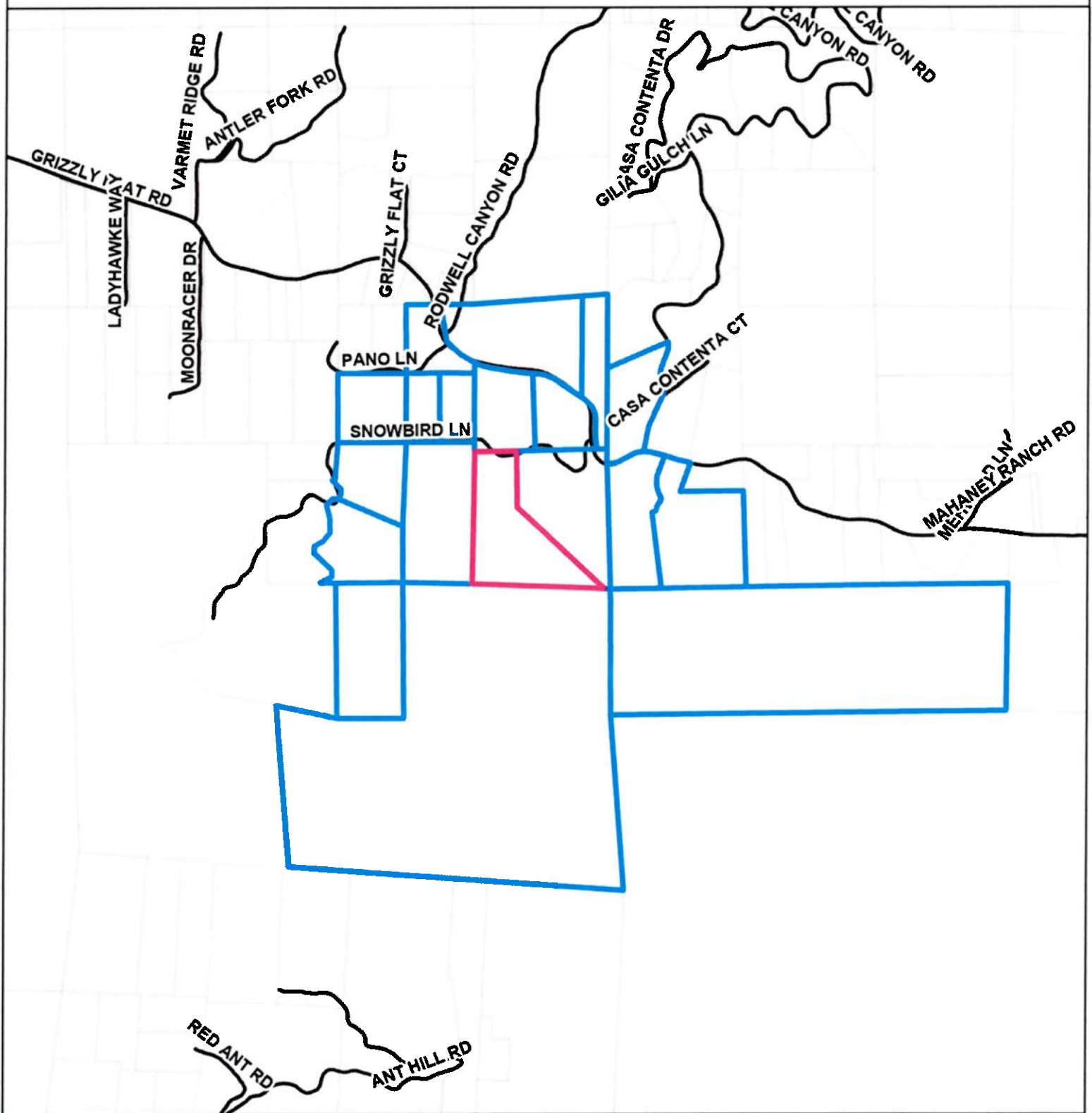
All interested parties for the above-mentioned project are encouraged to attend this meeting. Public testimony will be received on each agenda item as it is called. Individual comments are limited to 3 minutes; and individuals representing a group are allocated 5 minutes.

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, LaDiva Boody, Development Technician II, with Planning Services, (530) 621-5355. This notice was sent to you on 8/3/26.

Allo

1000 Ft. Notification



DISCLAIMER

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MAP PREPARED BY LAMAR M. DATE November 27, 2013
 PROJECT ID: 26-1352A
 EL DORADO COUNTY SURVEYOR, G.I. DIVISION
 PHONE: (360) 621-4711 FAX: (360) 626-4731

Parcel Base Roads Allo Allo 1000'

0 200 400 600 800 1,000 2,000 4,000 6,000 8,000 Feet

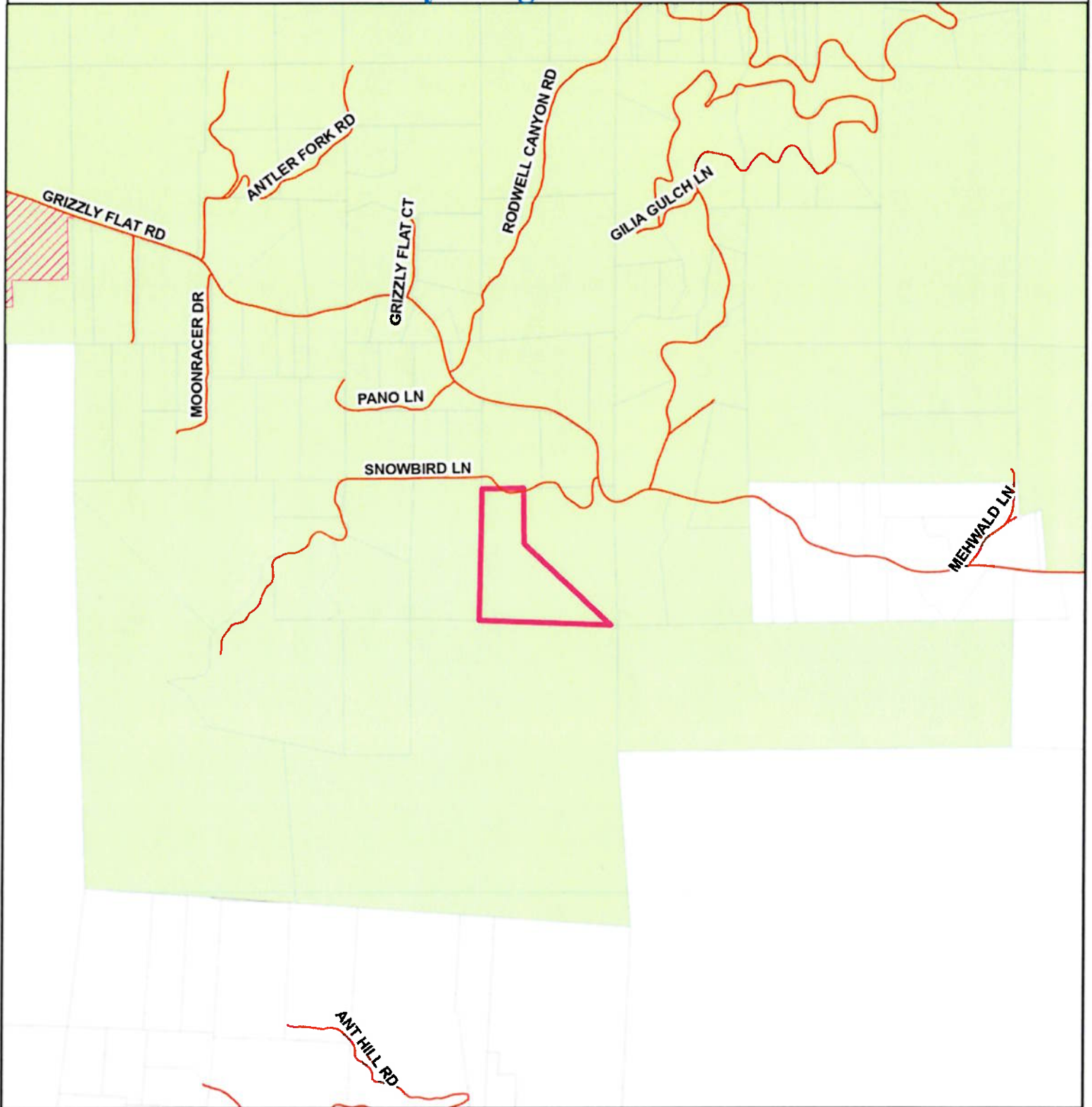
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)

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Allo

Proximity to Agricultural District



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MAP PREPARED BY: Luciana Mule DATE: November 17, 2018
PROJECT ID: jproffickson_g

EL DORADO COUNTY SURVEYOR, GIS DIVISION
PHONE: (760) 621-4711 FAX: (760) 628-4711

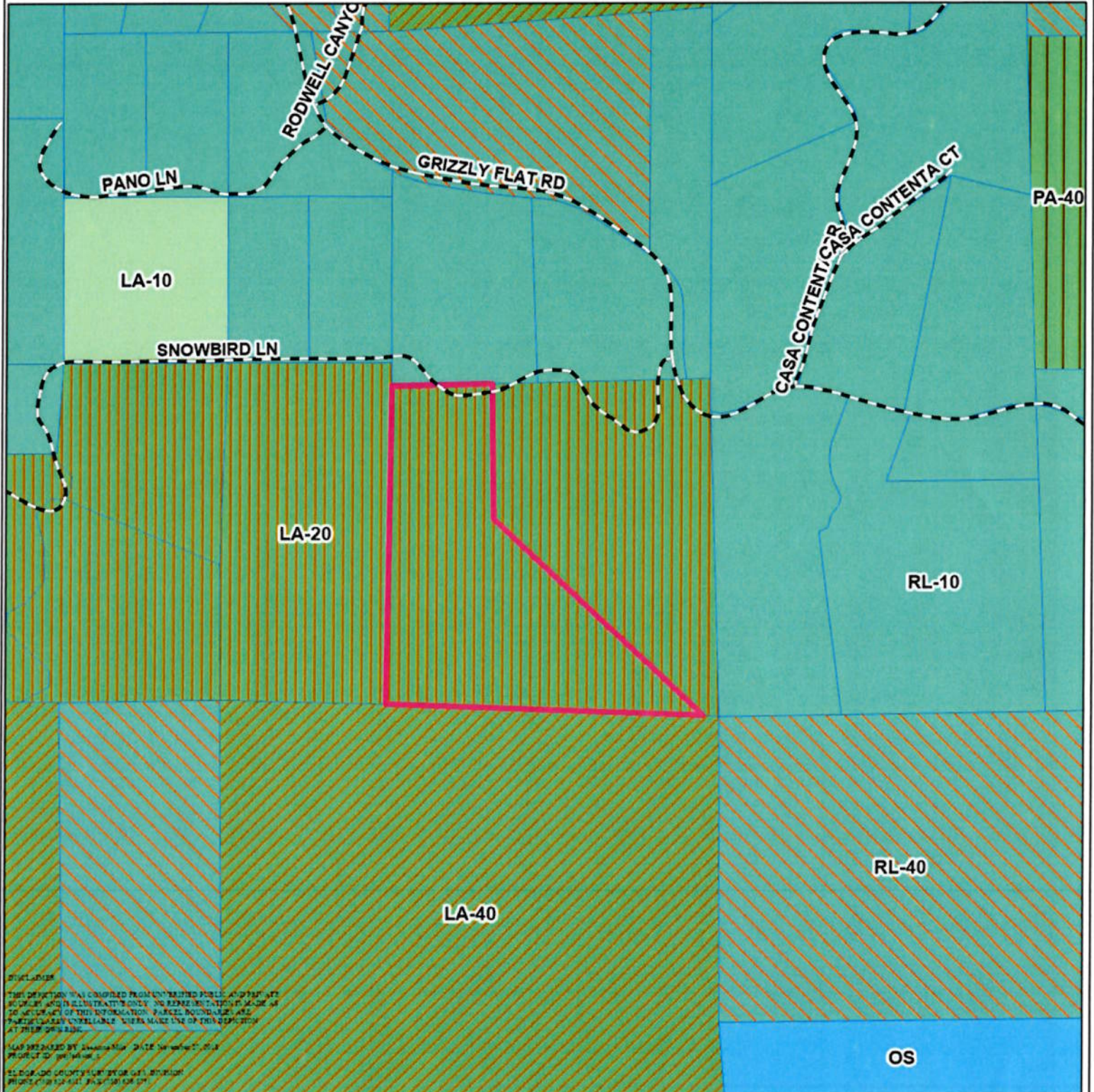
- Ag District
- Parcel Base
- Allo
- Major Roads
- Ag Preserves
- Allo

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

Allo Zoning



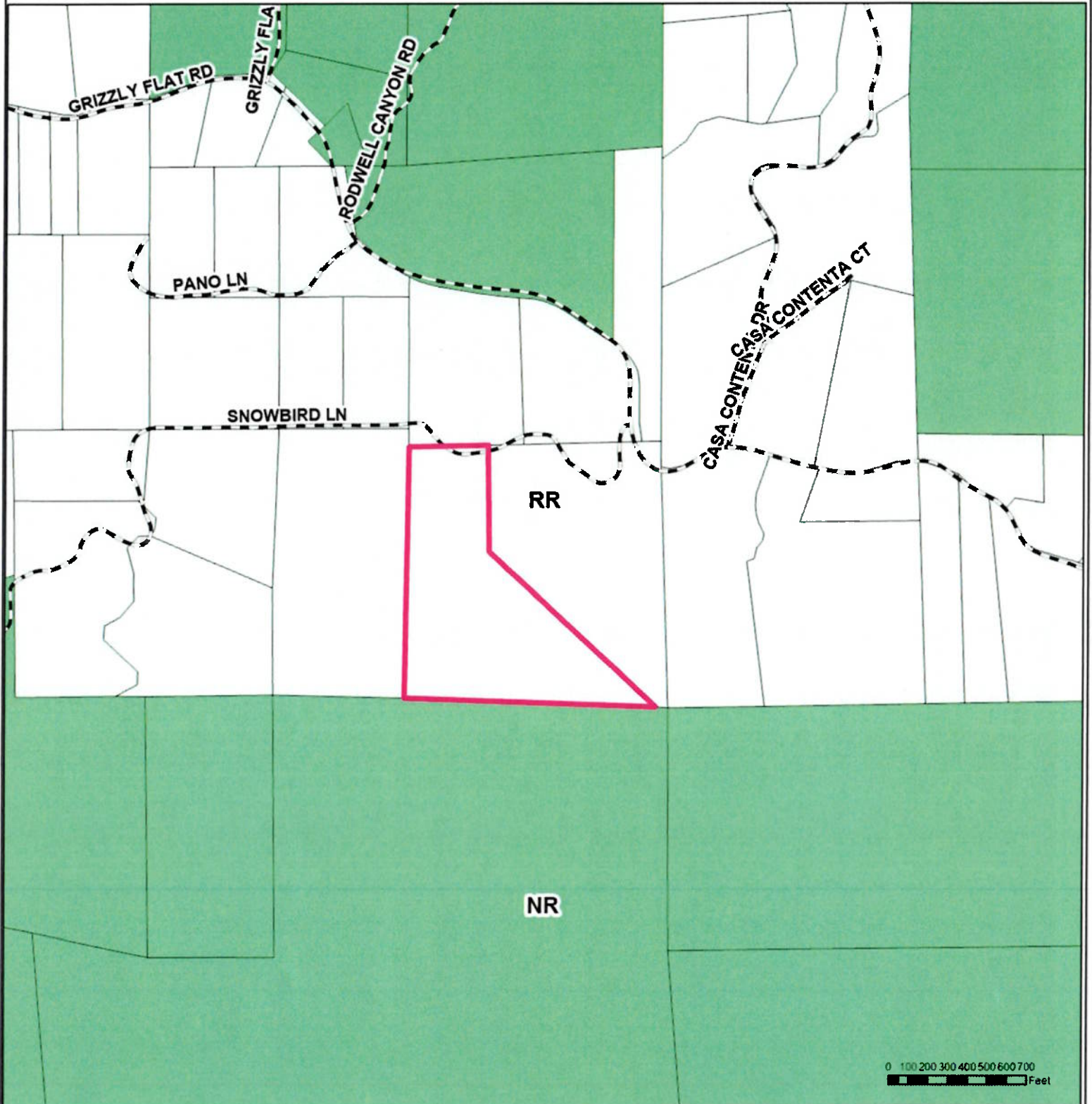
- Allo
- Roads
- LA-10 = Limited Agriculture 10 Acres
- LA-20 = Limited Agriculture 20 Acres
- LA-40 = Limited Agriculture 40 Acres
- PA-40 = Planned Agriculture 40 Acres
- OS = Open Space
- RL-10 = Rural Land 10 Acres
- RL-40 = Rural Land 40 Acres

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

0 100 200 300 400 500 600
Feet

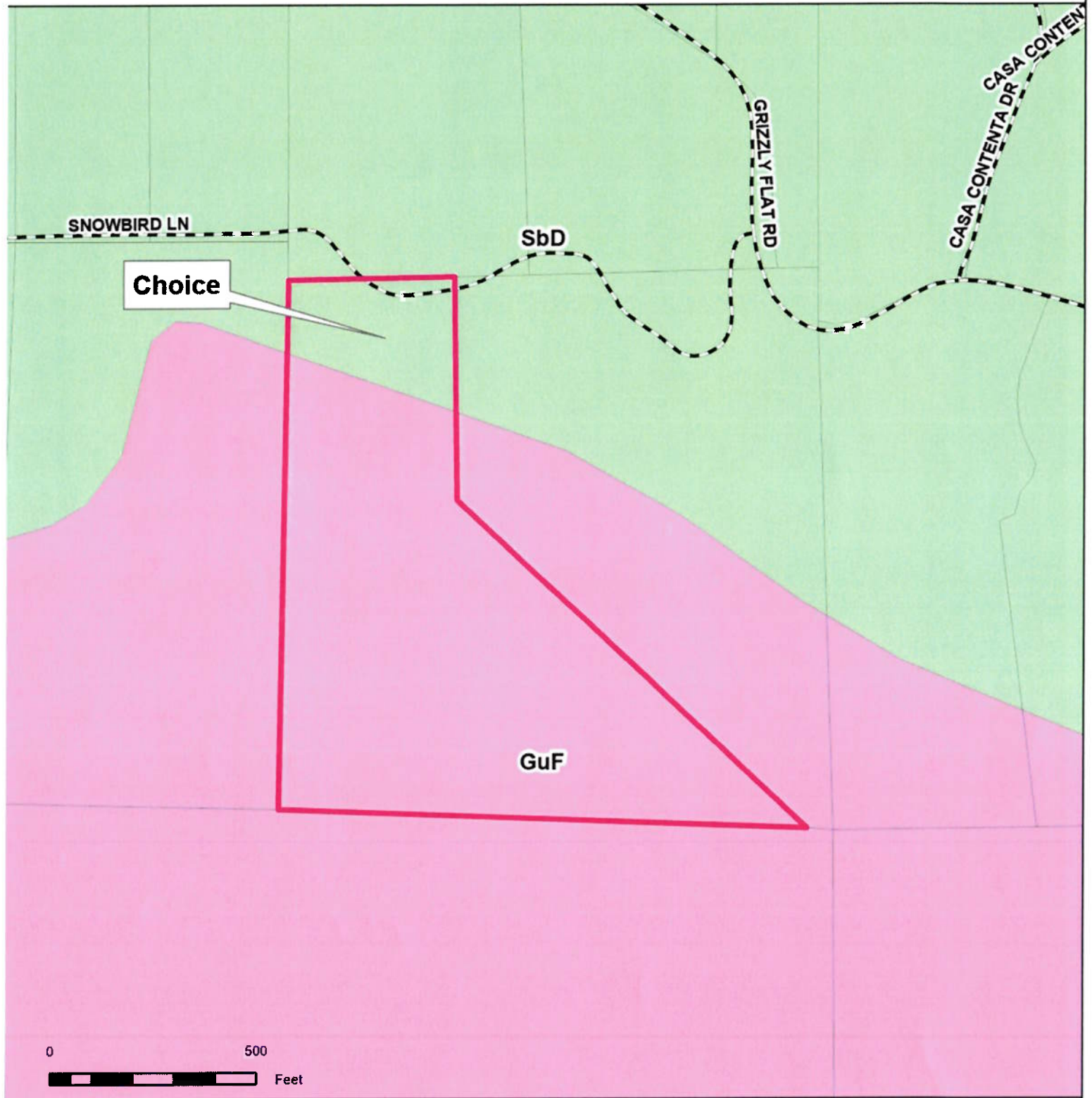


Allo Land Use



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

Allo Soils

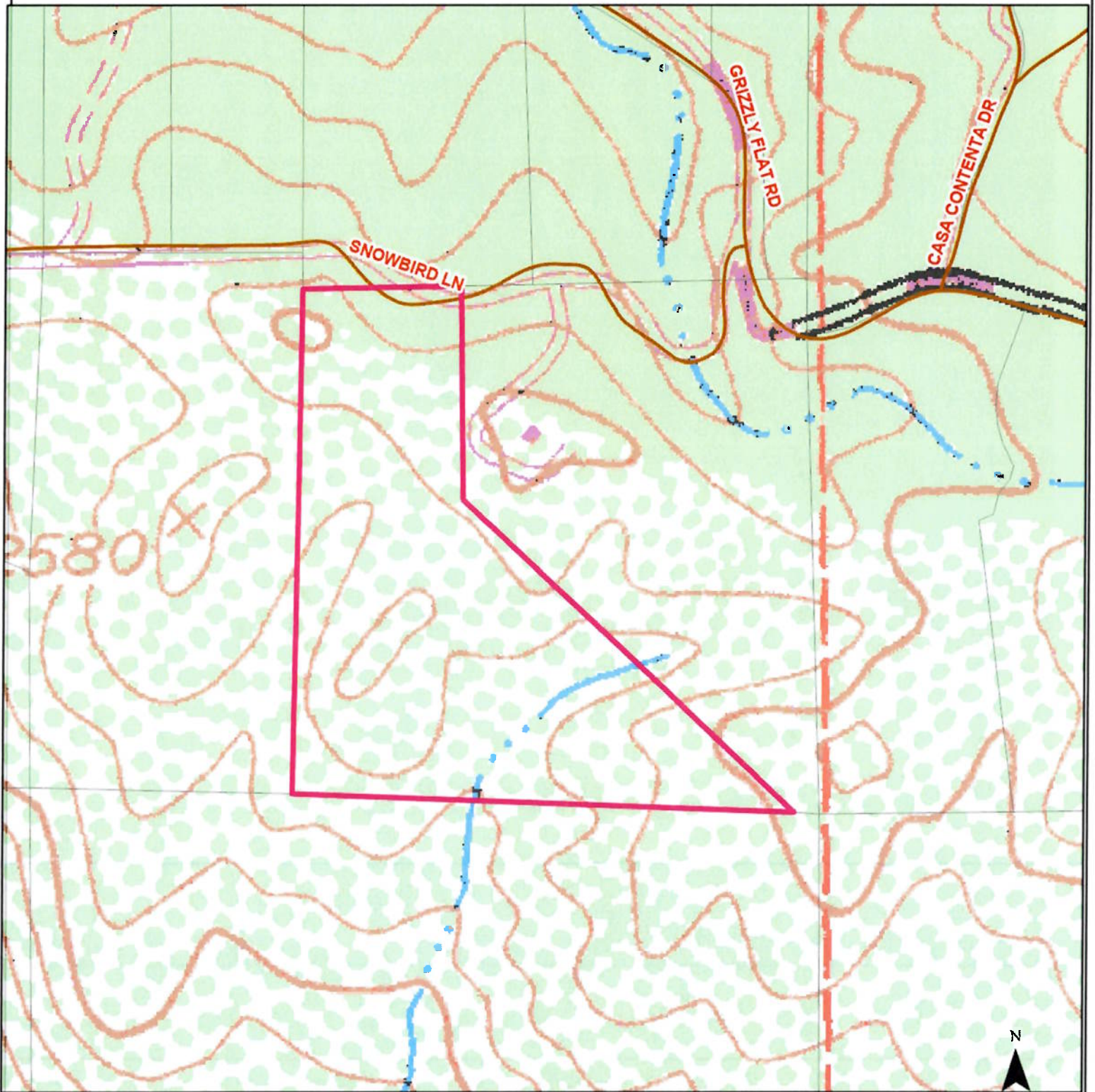


- Gullied land
- Shaver coarse sandy loam 15 to 30 percent slopes
- Parcel Base
- Allo

Map Displayed in State Plane Coordinate System
NAD 83 California Zone 2 feet



Allo Topography



Legend

curroads Roads Parcels Allo

0 100 200 300 400 500 Feet

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

Allo

