



Agricultural Commission Staff Report

Date: April 3, 2018
To: El Dorado County Agricultural Commission
From: LeeAnne Mila; Deputy Agricultural Commissioner
Subject: **ADM18-0073/Meschi**
Administrative Relief from Agricultural Setback
Assessor's Parcel Number: 099-180-04

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 75 feet from the property line of the adjacent LA-10 zoned parcel to the east (APNs: 099-160-21). The applicant's parcel, identified by APN 099-180-04, consists of 5.004 acres and is located on Kincade Drive. (Supervisor District 2).

Parcel Description:

- Parcel Number and Acreage: 099-180-04, 5.004 Acres
- Agricultural District: Yes
- Land Use Designation: Rural Residential
- Zoning: RL-10 (Rural Lands, 10 Acres), with LA-10 (Limited Agriculture, 10 Acres) on the eastern property border.
- Soil Type: All Choice Soils

Discussion:

A site visit was conducted on March 29, 2018 to assess the placement of the proposed structure.

Staff Findings:

Staff recommends APPROVAL of the Meschi request for administrative relief of an agricultural setback, allowing for placement of a single family dwelling, no less than 75 feet from the property line of the adjacent Limited Agriculture-10 acre zoned parcel (LA-10) to the east (APN: 099-160-21)., 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 has challenging topography and seasonal drainages on the northwest side of the parcel, outside of the setback, that present challenges for the placement of the single family home and the associated septic system. There are also large oak trees that would need to be removed in the area outside of the setback.

- 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 non-compatible structure is located on the property to utilize the road as an additional buffer from the LA-10 zoned property to the east.

- 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 proposed location for the single family dwelling will have potential negative impacts minimized by the up-sloping topography which buffers the adjacent LA-10. The road also provides an additional buffer as well as another topographical slope. The LA-10 parcel has developed areas adjacent to this area that include the driveway to a dwelling on the parcel, potentially limiting the amount of agriculture adjacent to the road.

- 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 **April 11, 2018**. 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.

RE: **ADM18-0073/Meschi**
Administrative Relief from Agricultural Setback
Assessor's Parcel Number: 099-180-04

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 75 feet from the property line of the adjacent LA-10 zoned parcel to the east (APNs: 099-160-21). The applicant's parcel, identified by APN 099-180-04, consists of 5.004 acres and is located on Kincade Drive. (Supervisor District 2).

Note: Applicant's request stated a relief request of a total of 125 feet (Required 200 foot setback minus the proposed 75 foot building setback from the property line).

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.



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09913033
BACA HENRY
4040 WINTERHILL DR
PLACERVILLE, CA 95667

09918011
COSTELLO STEPHEN CO TR
4537 DOWN THE HILL WAY
PLACERVILLE, CA 95667

09918002
FEIL MARTIN C
3721 KINCADE DR
PLACERVILLE, CA 95667

09913036
JOHNSON SHEILA R
4000 WINTERHILL DR
PLACERVILLE, CA 95667

09913031
LAMBRIDIS SCOTT
4101 WINTERHILL DR
PLACERVILLE, CA 95667

09916023
MOLHOEK JOSEPH C TR
3760 KINCADE DR
PLACERVILLE, CA 95667

09918007
OWENS JAMES BENTON TR
4481 DOWN THE HILL WAY
PLACERVILLE, CA 95667

09918001
PATTERSON JANET M TR
3209 LAURA BELLE CT
PLACERVILLE, CA 95667

09913005
PATTERSON JANET M TR
3209 LAURA BELLE CT
PLACERVILLE, CA 95667

09916017
PATTERSON JANET M TR
3209 LAURA BELLE CT
PLACERVILLE, CA 95667

09918012
PERRY RAY A TR
P O BOX 1026
DIAMOND SPRINGS, CA 95619

09918006
PERRY RAY A TR
P O BOX 1026
DIAMOND SPRINGS, CA 95619

09916021
PHILLIPS MARGARET L SURV TR
3640 KINCADE DR
PLACERVILLE, CA 95667

09918005
PRUYN RONALD C TR
3601 KINCADE DR
PLACERVILLE, CA 95667

09916024
RANDOLL ROSS RONALD CO TR
3790 KINCADE DR
PLACERVILLE, CA 95667

09913035
SMITH MICHAEL R
4001 WINTER HILL DR
PLACERVILLE, CA 95667

09913034
STALDER JASON
4026 WINTERHILL DR
PLACERVILLE, CA 95667

09918004
STREBLOW KATHLEEN
P O BOX 6590
NAPA, CA 94581

09913028
WELLS GRANT W
PO BOX 32
DIAMOND SPRINGS, CA 95619

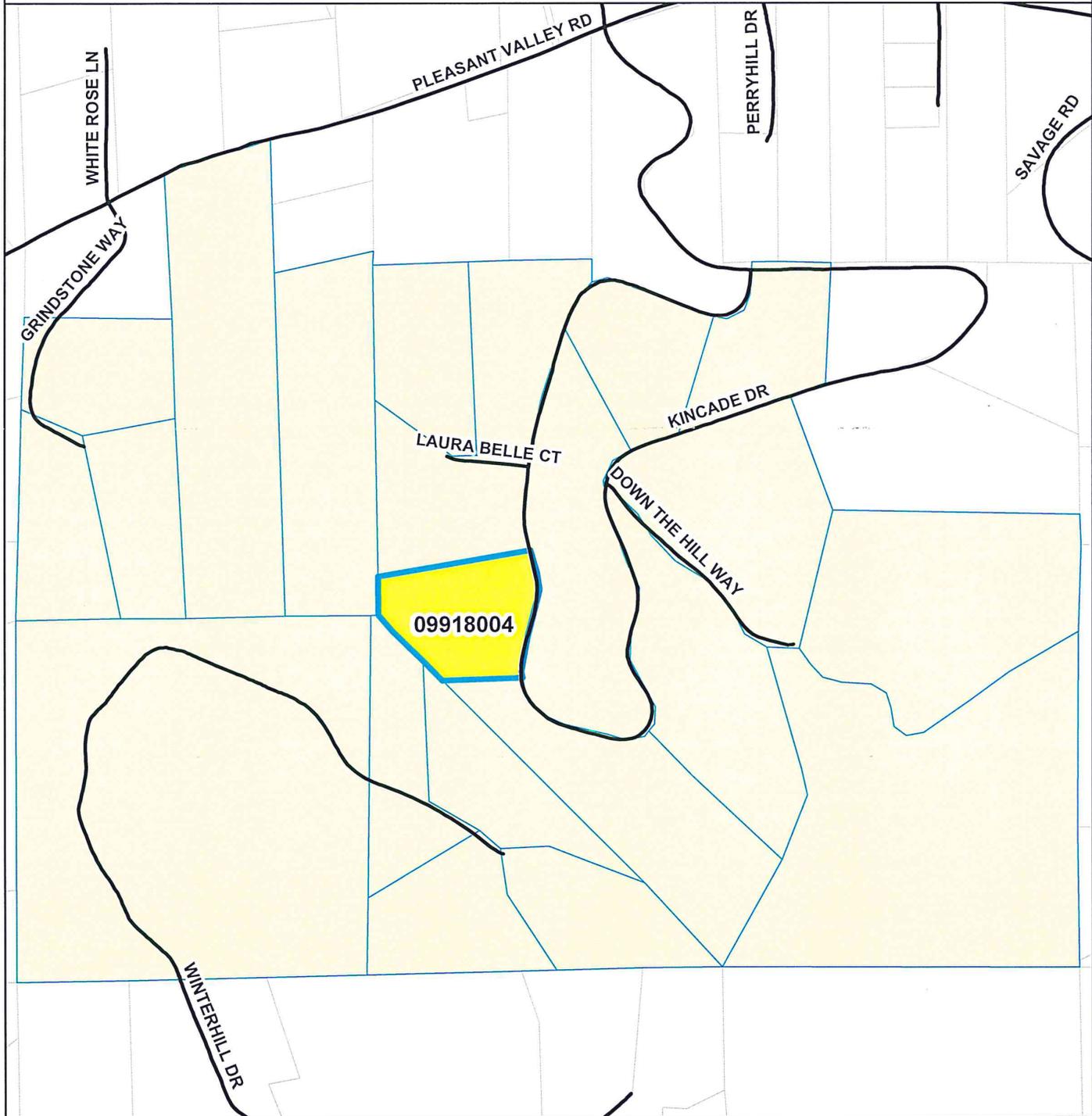
09913029
WELLS LINDA
P O BOX 32
DIAMOND SPRINGS, CA 95619

09913030
WELLS LINDA LEA TR
PO BOX 161
DIAMOND SPRINGS, CA 95619

09918003
WILKINS WILLIAM L TR
3181 LAURA BELLE CT
PLACERVILLE, CA 95667

MESCHI/STREBLOW

Notification

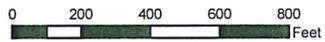


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MAP PREPARED BY: Frank Bruijs DATE: March 22, 2018
 PROJECT ID: 0673351n
 EL DORADO COUNTY SURVEYOR, O.I.S. DIVISION
 PHONE: (530) 621-6511 FAX: (530) 626-8731

	Meschi/Strebolow Parcel		Parcel Base
	Parcels Within 1000ft		Roads



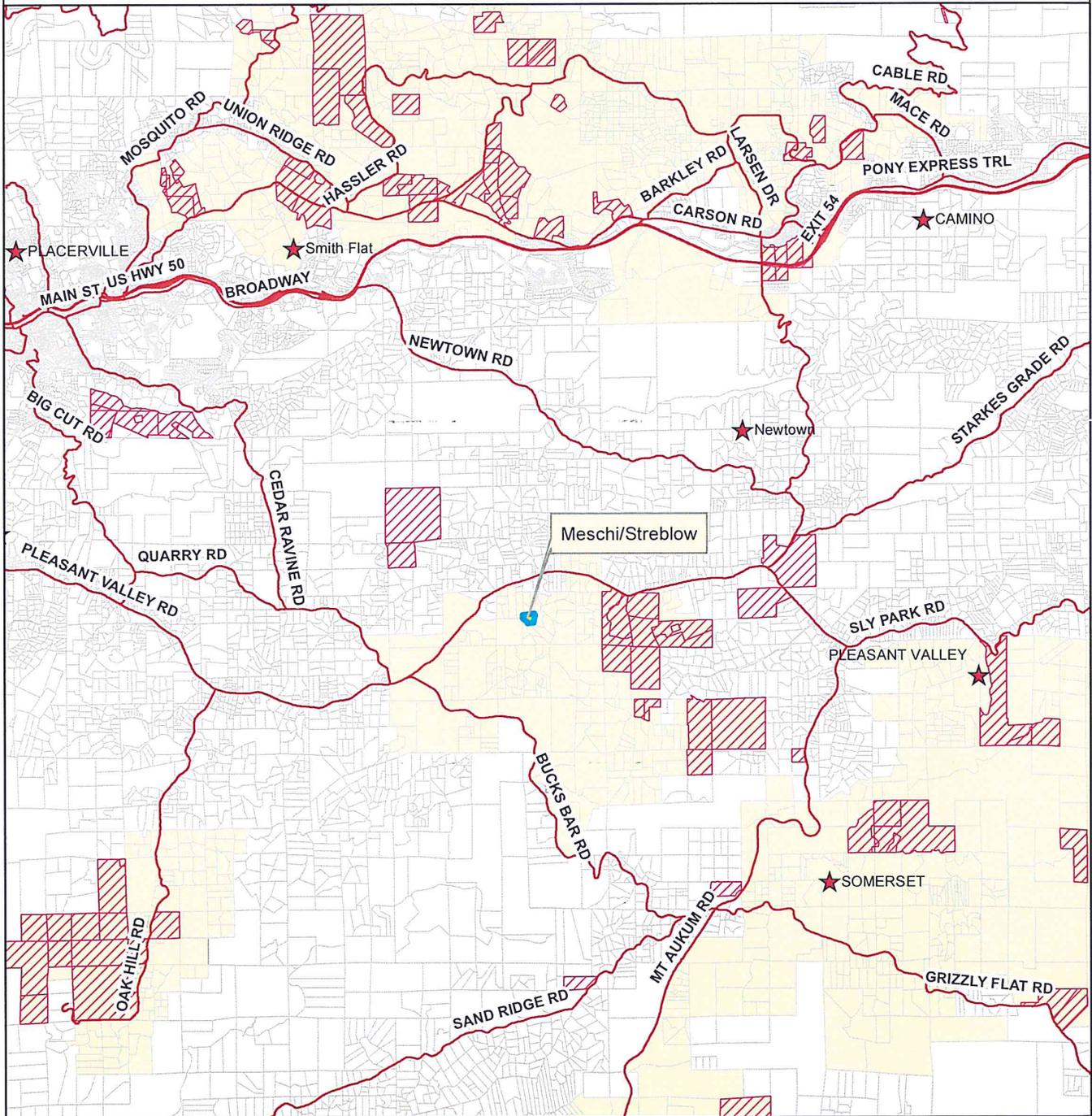
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

MESCHI/STREBLOW

Proximity to Agricultural District



DISCLAIMER

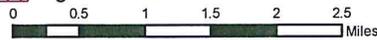
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MAP PREPARED BY: Frank Weijn DATE: March 22, 2018

PROJECT ID: 0673351p

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

- Meschi/Streblov Parcel
- Ag District
- Ag Preserves
- Parcel Base
- Major Roads



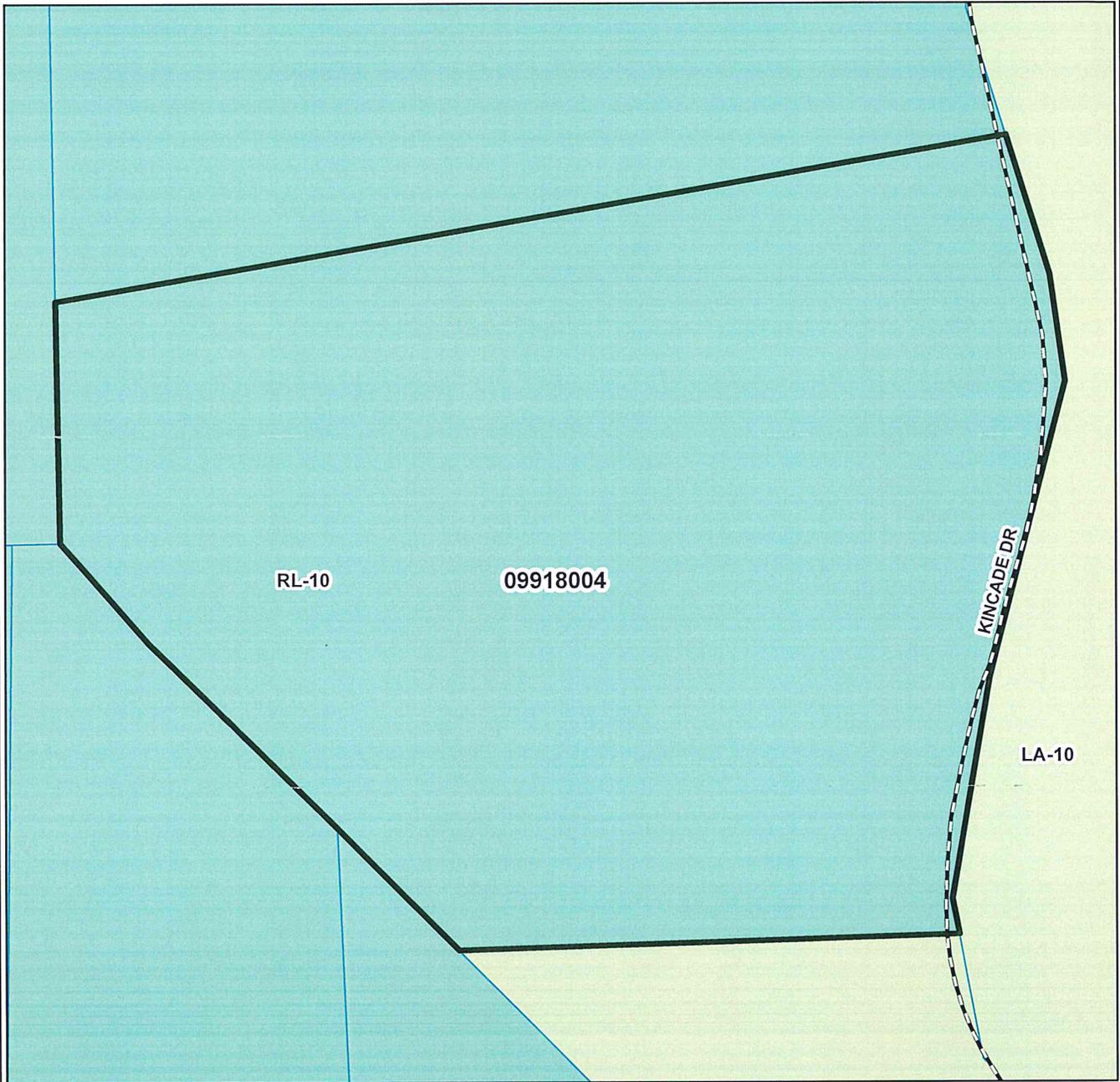
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El Dorado County Agricultural Commission

MESCHI/STREBLOW

Zoning 9-28-2017



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MAP PREPARED BY: Frank Bruijs DATE: March 22, 2018
PROJECT ID: 0673351z

EL DORADO COUNTY SURVEYOR G.I.S. DIVISION
PHONE (951) 621-6511 FAX (951) 628-4731

-  Meschi/Streblov Parcel
-  LA-10 = Limited Agriculture 10 Acres
-  RL-10 = Rural Land 10 Acres
-  Parcel Base
-  Roads

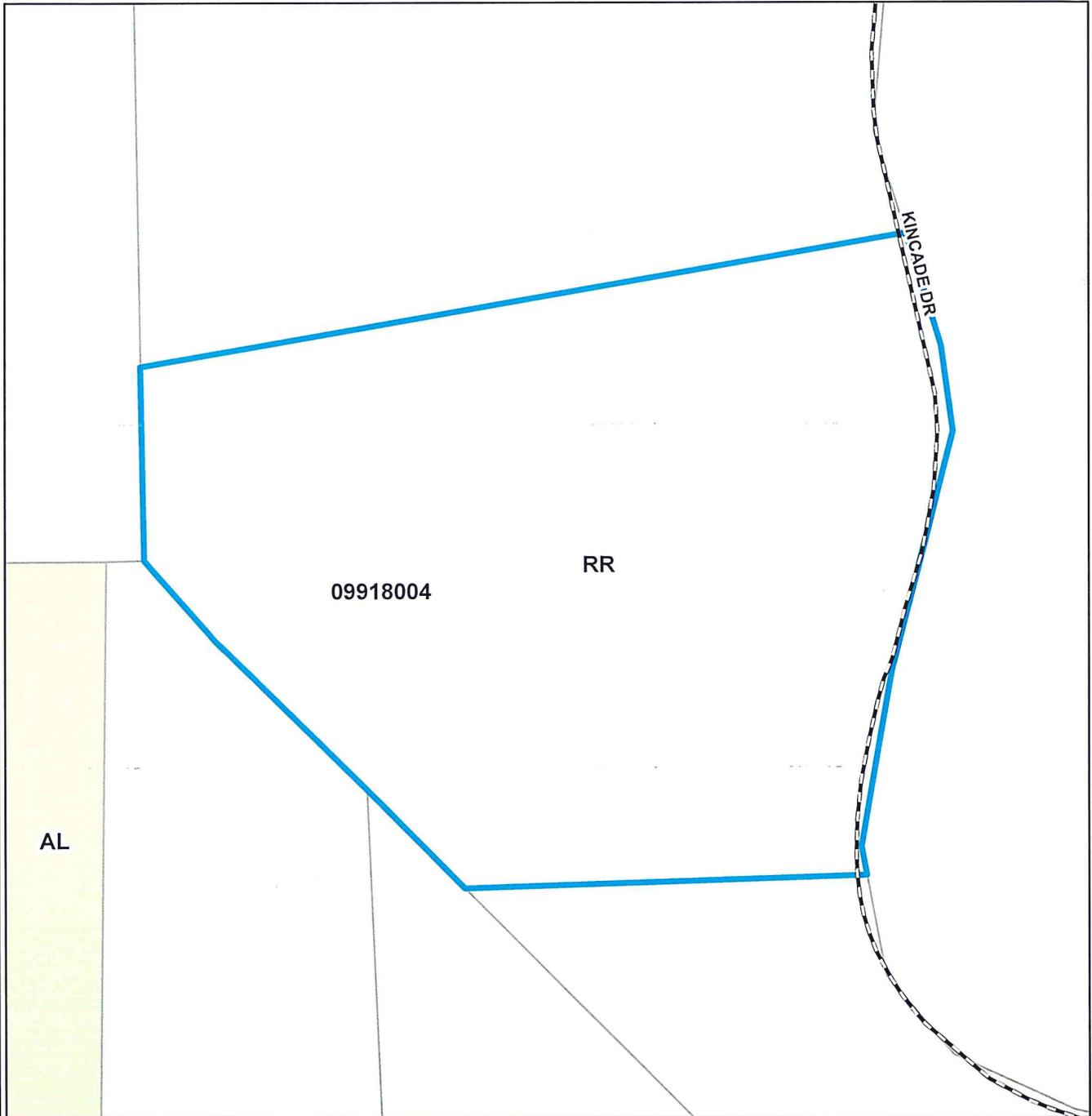


Map Displayed in State Plane Coordinate System
(NAD 1983 California Zone 2, feet)

El Dorado County Agricultural Commission

MESCHI/STREBLOW

Land Use 9-28-2017



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MAP PREPARED BY: Frank Bruja DATE: March 22, 2018

PROJECT ID: 0073351L

EL DORADO COUNTY SURVEYOR, G.I.S. DIVISION
PHONE (951) 621-6511 FAX (951) 626-4731

-  Meschi/Strebolow Parcel
-  Agricultural Lands
-  Parcel Base
-  Rural Residential
-  Roads



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



El Dorado County Agricultural Commission

MESCHI/STREBLOW

Soils



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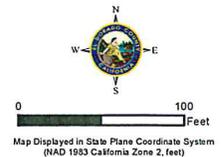
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MAP PREPARED BY: Frank Bojins DATE: March 22, 2018

PROJECT ID: 0073351x

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

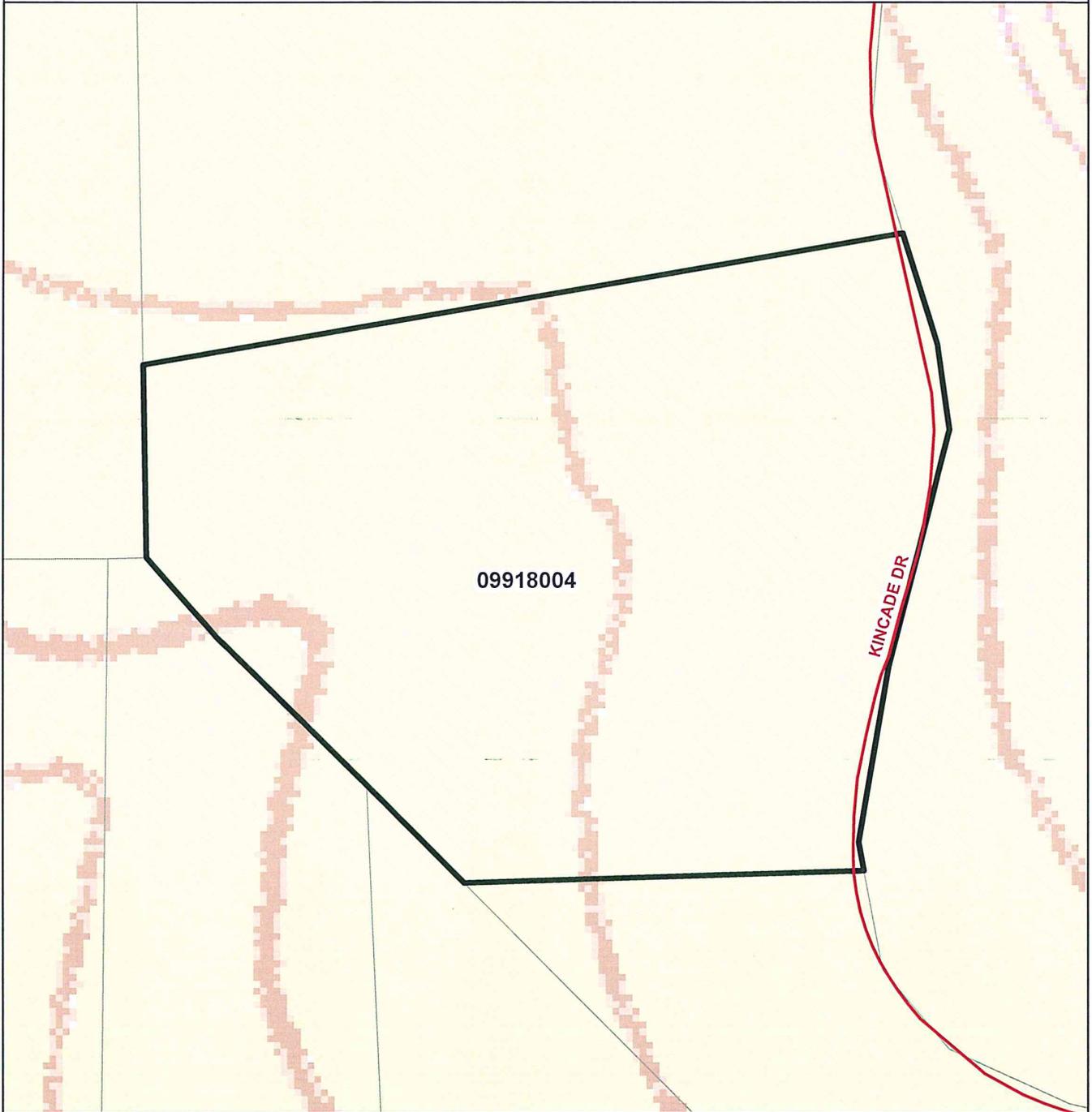
-  Meschi/Streblov Parcel
-  SkD - SITES LOAM, 15 TO 30 PERCENT SLOPES
-  CoC - COHASSET COBBLY LOAM, 3 TO 15 PERCENT SLOPES
-  Parcel Base
-  Roads



El Dorado County Agricultural Commission

MESCHI/STREBLOW

Topography



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MAP PREPARED BY: Frank Bruins DATE: March 22, 2018

PROJECT ID: 00733514

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-4751

Legend



Meschi/Strebolow Parcel



Parcels



Roads



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



El Dorado County Agricultural Commission

MESCHI/STREBLOW

Aerials: 2011



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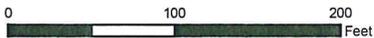
MAP PREPARED BY: Frank Bruijn DATE: March 22, 2018

PROJECT ID: 00733514

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

Legend

- Meschi/Streblov Parcel
- Parcel Base
- 200ft Setback
- Roads



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



El Dorado County Agricultural Commission