



Agricultural Commission Staff Report

Date: March 7, 2024

To: El Dorado County Agricultural Commission

From: CJ Seado; Deputy Agricultural Commissioner

Subject : **ADM24-0003 Coyle's Agricultural Setback Relief
Administrative Relief from Agricultural Setback to Construct a New
Sunroom.
Assessor's Parcel Number: 043-550-044**

Planning Request and Project Description:

Planning Division is requesting review for administrative relief from the agricultural setback for the above referenced project. This request is for the construction of a new sunroom attached to the existing property owner's residence. The project parcel is 11.06 acres, zoned Planned Agricultural (PA-20). The proposed building site is one hundred twenty-two feet (122') from the northern property line adjacent to a parcel; APN 043-550-068, is 10.03 acres, and zoned Planned Agricultural 20-acre minimum (PA-20). The single-family dwelling, constructed in 2002, is legal non-conforming at approximately 88' from the northern parcel line.

The parcel is not located in a Community Region or Rural Center, is in Supervisor District 3, and is located within an agricultural district.

Parcel Description:

- Parcel Number and Acreage: 043-550-044, 11.06 Acres
- Agricultural District: Yes, Camino
- Land Use Designation: Agricultural Lands, AL
- Zoning: Planned Agriculture 20 Acres, PA-20
- Choice Soils: AoB, SkD

Discussion:

A site visit was conducted on February 29, 2024 to assess the placement of the proposed sunroom at this single family dwelling.

Staff Findings:

Staff recommends APPROVAL of the request for construction of an enclosed sunroom, no less than 122 ft. from the northern property line from APN: 043-550-068, 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;*

This existing single family residential home was built within the 200 foot agricultural setback imposed from the northern parcel. The addition of the proposed sunroom extending from the east side of this home does not place this structures footprint closer to the property line.

- 2. The proposed non-compatible structure will be located on the property to reasonably minimize the potential negative impact on adjacent agriculturally zoned land;*

This proposed project will be visually screened by the existing residential home which currently sits 88 feet from the northern property line. The applicant's driveway, and front landscaping combined with Camino Ridge Road provide additional buffering for the adjacent agricultural zoned parcel.

- 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 desired location of this proposed sunroom appears to be the least impactful building site in regards to the surrounding planned agriculture parcels. The eastern side of this parcel naturally sits 30 feet above the homes foundation. Dense forest tree cover screens both the east and south sides of the home. These two existing site features help to mitigate any potential conflicts from the adjacent northern 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 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
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

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 **March 13, 2024**. 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 3/13/24 and will be posted with the Agenda on March 8, 2024.

Planning Request and Project Description:

RE: **ADM24-0003 Coyle's Ag Setback Relief
Administrative Relief from Agricultural Setback to
Construct a New Sunroom
Assessor's Parcel Number: 043-550-044**

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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 Rebecca Leisher Development Technician I at Planning Services, (530) 621-5355.

ABEL CAL & JANIS L
PO BOX 678
CAMINO CA 95709

AGAHY CAMINO CA LLC
6529 PONY EXPRESS TRAIL
POLLOCK PINES CA 95726

COUNTY OF EL DORADO
330 FAIR LN
PLACERVILLE CA 95667-4103

COYLE MICHAEL E & PATRICIA M TR
3565 TUPELO DR
WALNUT CREEK CA 94598-2740

CRYSTAL BASIN CELLARS INC CA
CORP
3550 CARSON RD
CAMINO CA 95709

DEAN GREGORY W TR
3230 HERTLEIN PL
CASTRO VALLEY CA 94546

FINDLETON THOMAS JOHN &
PAMELA SUE TR
PO BOX 1691
DIAMOND SPRINGS CA 95619

GANNON EILEEN TR
PO BOX 7368
PHOENIX AZ 85011

HIGH HILL RANCH CA LLC
2901 HIGH HILL RD
PLACERVILLE CA 95667-5118

KIME STUART & MELISSA L
3425 CAMINO RIDGE DR
CAMINO CA 95709-9772

MACKAY EDWARD & ALINA
P O BOX 429
PLACERVILLE CA 95667

MATHEWS JAN
DBA MOORE-MATHEWS VINEYARD
PO BOX 618
CAMINO CA 95709

MESSIER MARK & JESSICA
DBA MESSIER FAMILY FARMS
2780 GREEN HOLLOW LN
CAMINO CA 95709-9771

O DONNELL JOHN L & NANCY L TR
2292 TELEGRAPH HILL
EL DORADO HILLS CA 95762

RAKOWICZ BERNICE SURV TR & M
R&B REV TRUST
2828 GREEN HOLLOW LN
CAMINO CA 95709-9771

RIPLEY ELIZABETH TR & E TRUST
CREATED 6/05/85
PO BOX 511
CAMINO CA 95709

S D A NORTHERN CALIFORNIA
PO BOX 619015
ROSEVILLE CA 95661-9015

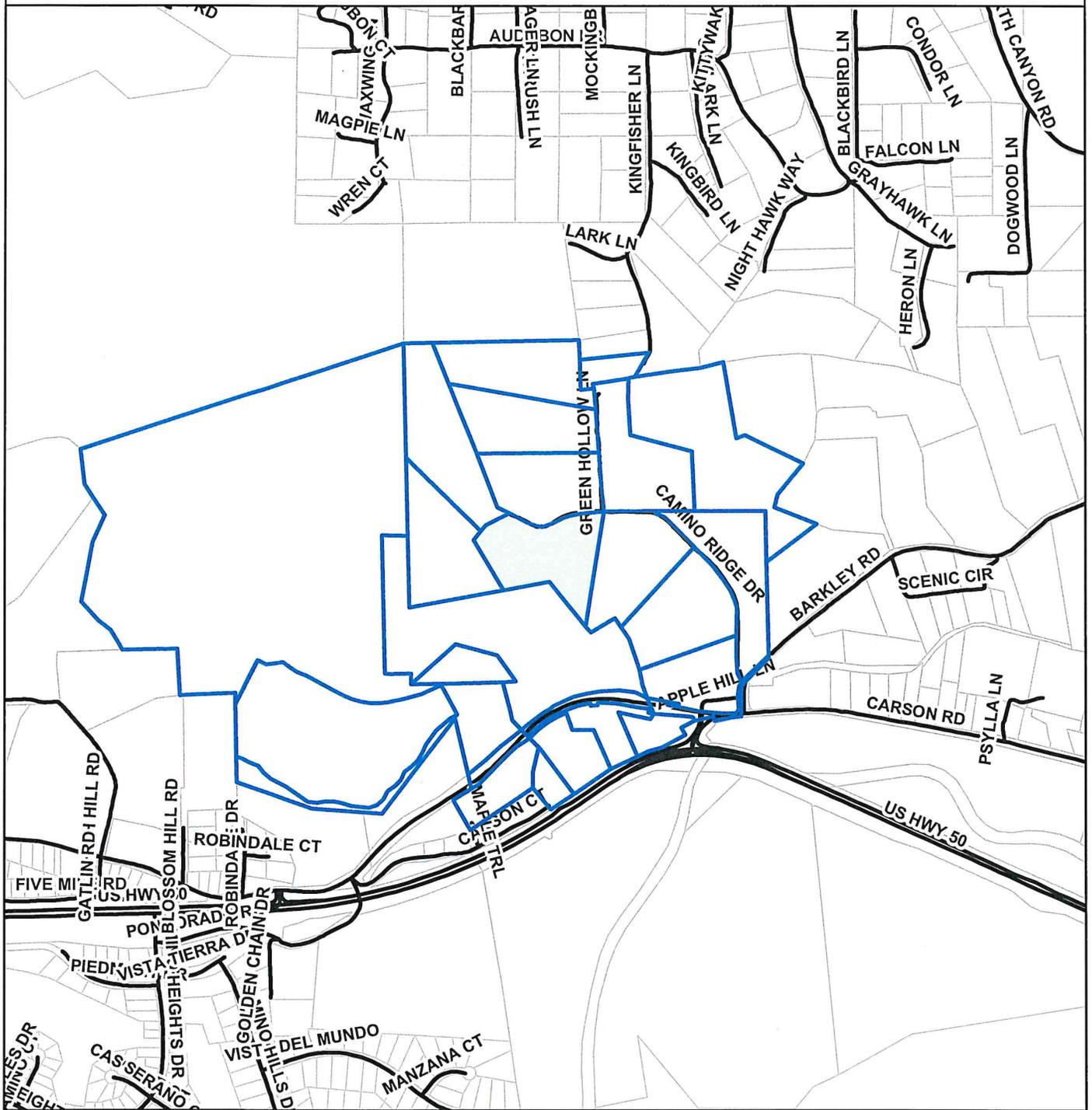
SMITH STEVEN GRANT & DAISY
2750 KINGFISHER LN
CAMINO CA 95709-9746

THIESSEN MARK A TR & STACIA S TR
PO BOX 522
CAMINO CA 95709-0522

WALKER LAND CO CA LLC
2795 E BIDWELL ST STE 100-B7
FOLSOM CA 95630

Coyle

1000 Ft. Notification

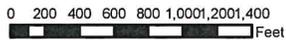


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MAP PREPARED BY: LeAnne Mills DATE: November 27, 2018
 PROJECT ID: projJackson_n
 EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
 PHONE: (530) 621-6311 FAX: (530) 626-4711

Parcel Base
 Coyle_1000_ft
 Coyle
 Roads

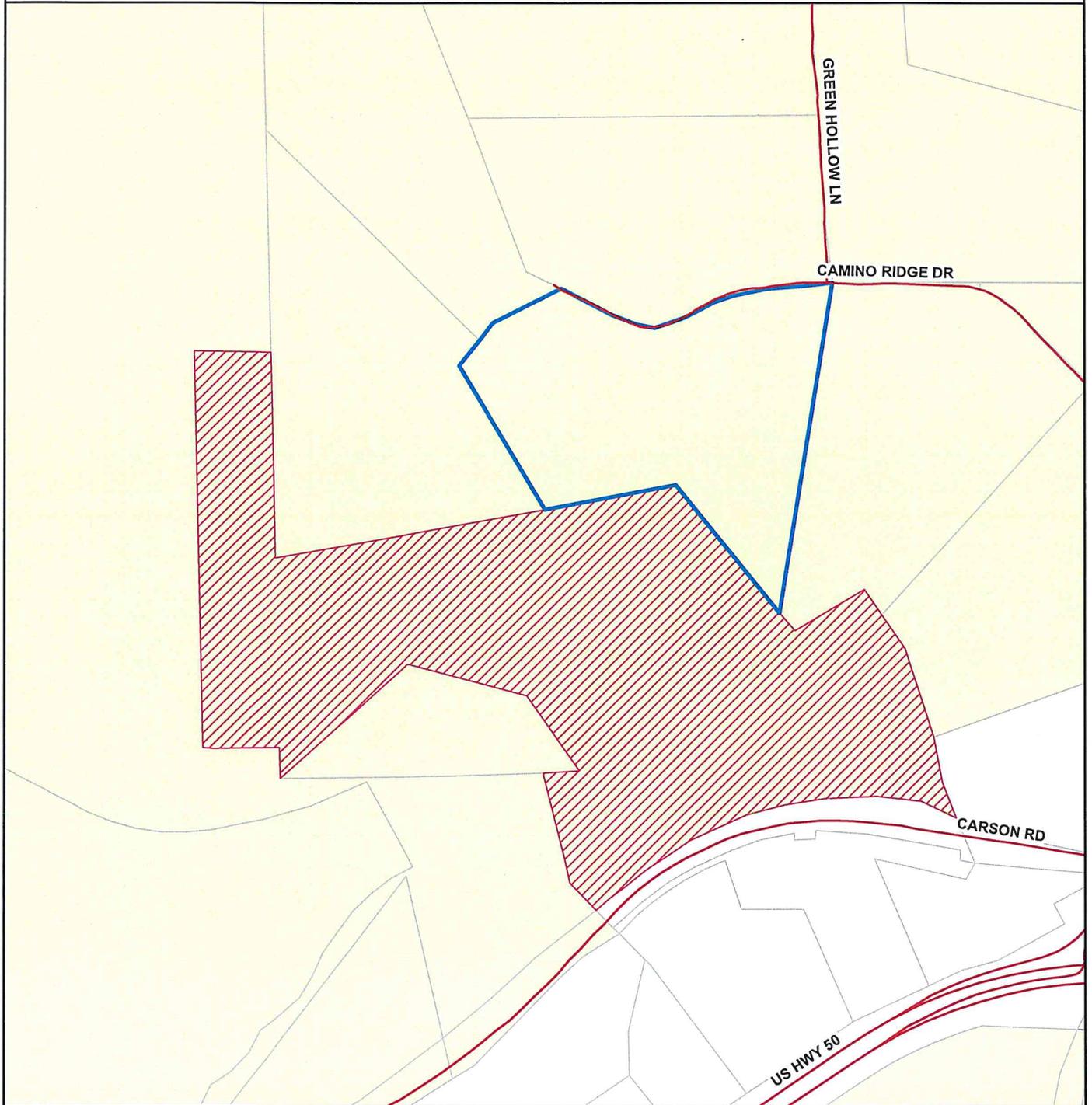


Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



Coyle

Proximity to Agricultural District



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MAP PREPARED BY: LeeAnne Mills DATE: November 27, 2018
PROJECT ID: projJackson_p

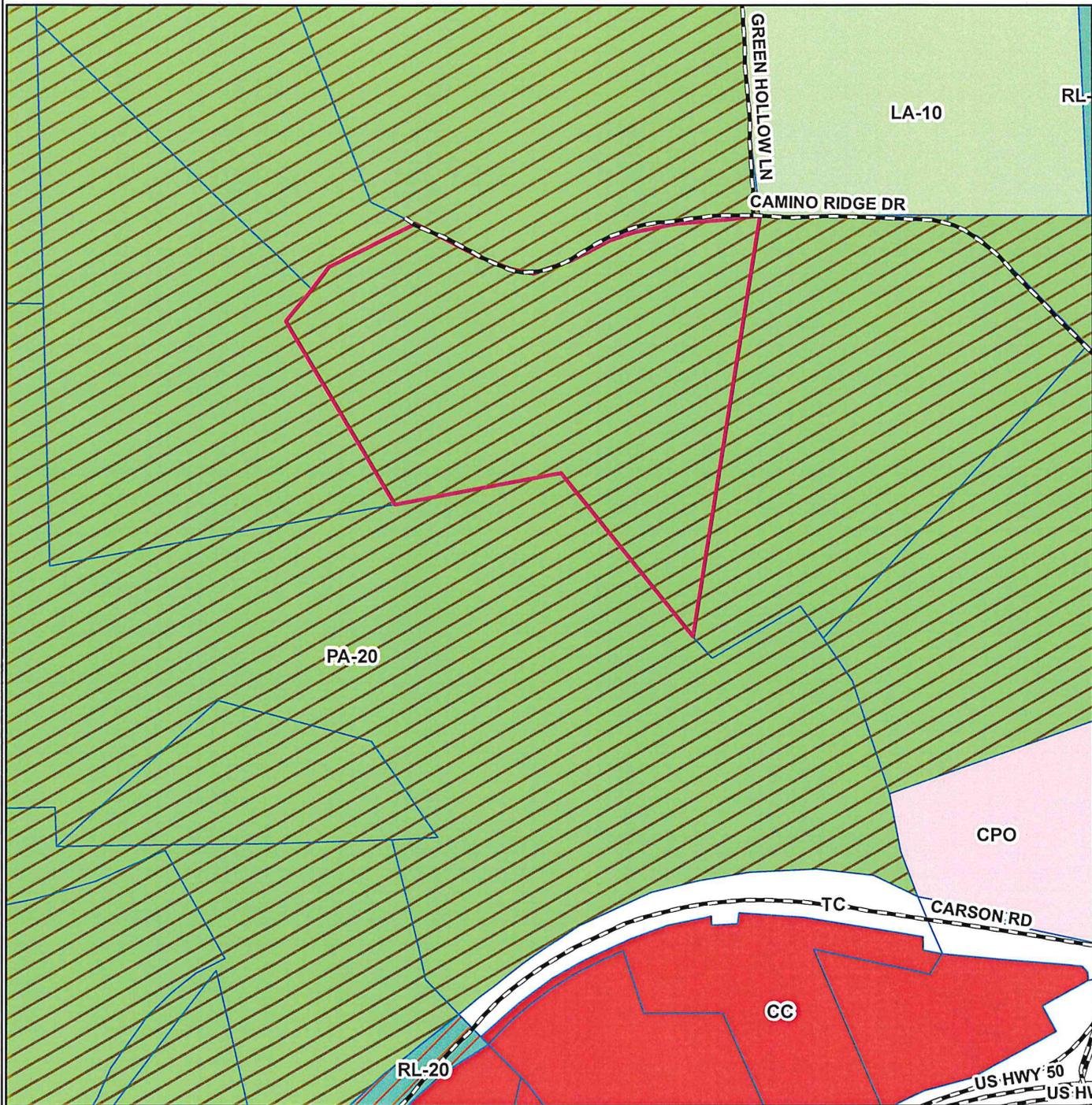
EL DORADO COUNTY SURVEYOR/G.L.S. DIVISION
PHONE: (530) 621-6311 FAX: (530) 626-8731

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



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

Coyle Zoning



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

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PHONE (530) 621-6111 FAX (530) 626-4731

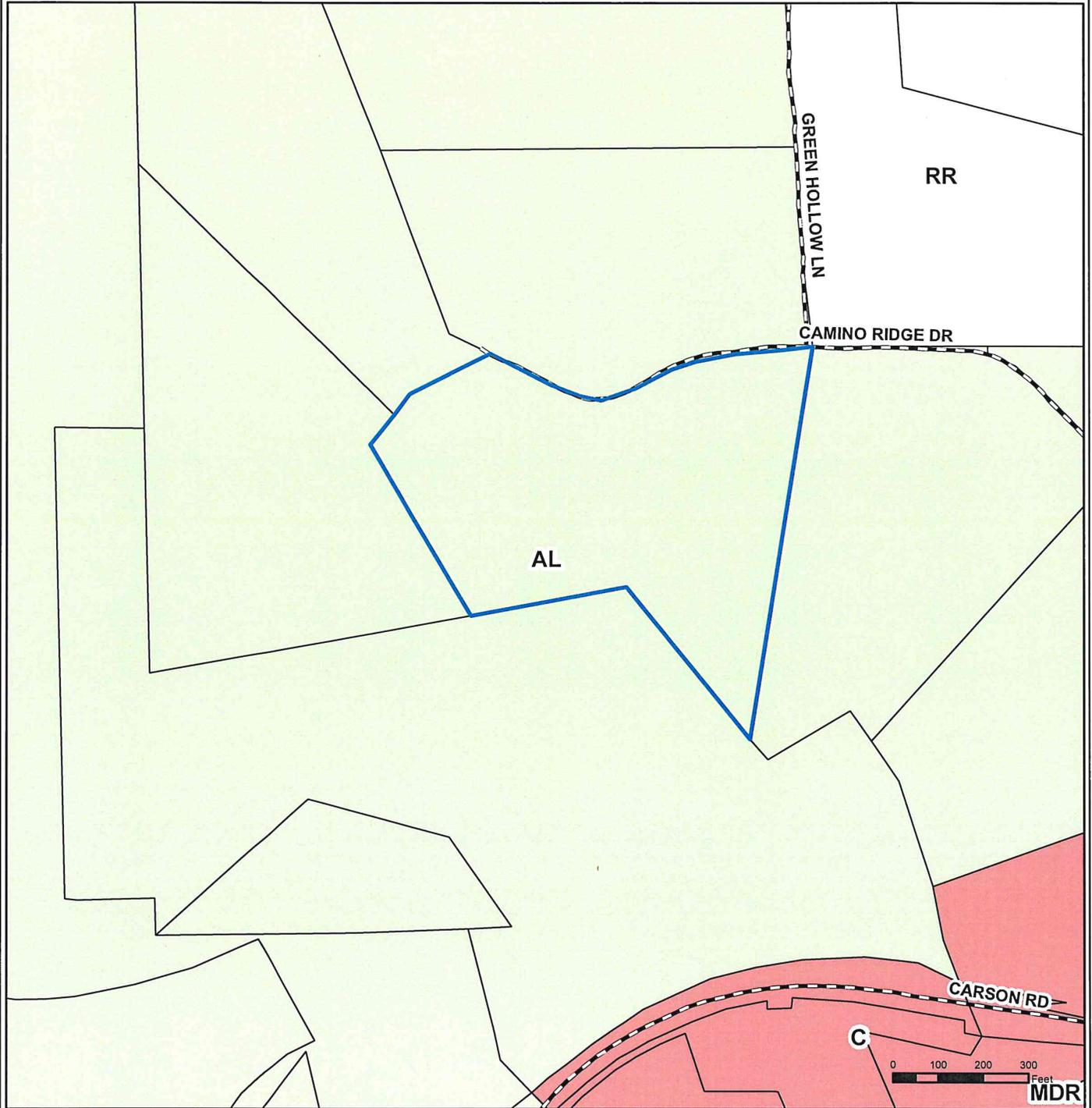
- Parcel Base
- Coyle
- Roads

- LA-10 = Limited Agriculture 10 Acres
- PA-20 = Planned Agriculture 20 Acres
- CC = Commercial Community
- CPO = Commercial Professional Office
- RL-10 = Rural Land 10 Acres
- RL-20 = Rural Land 20 Acres
- TC = Transportation Corridor



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

Coyle Land Use



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

PROJECT ID: projJackson_L

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

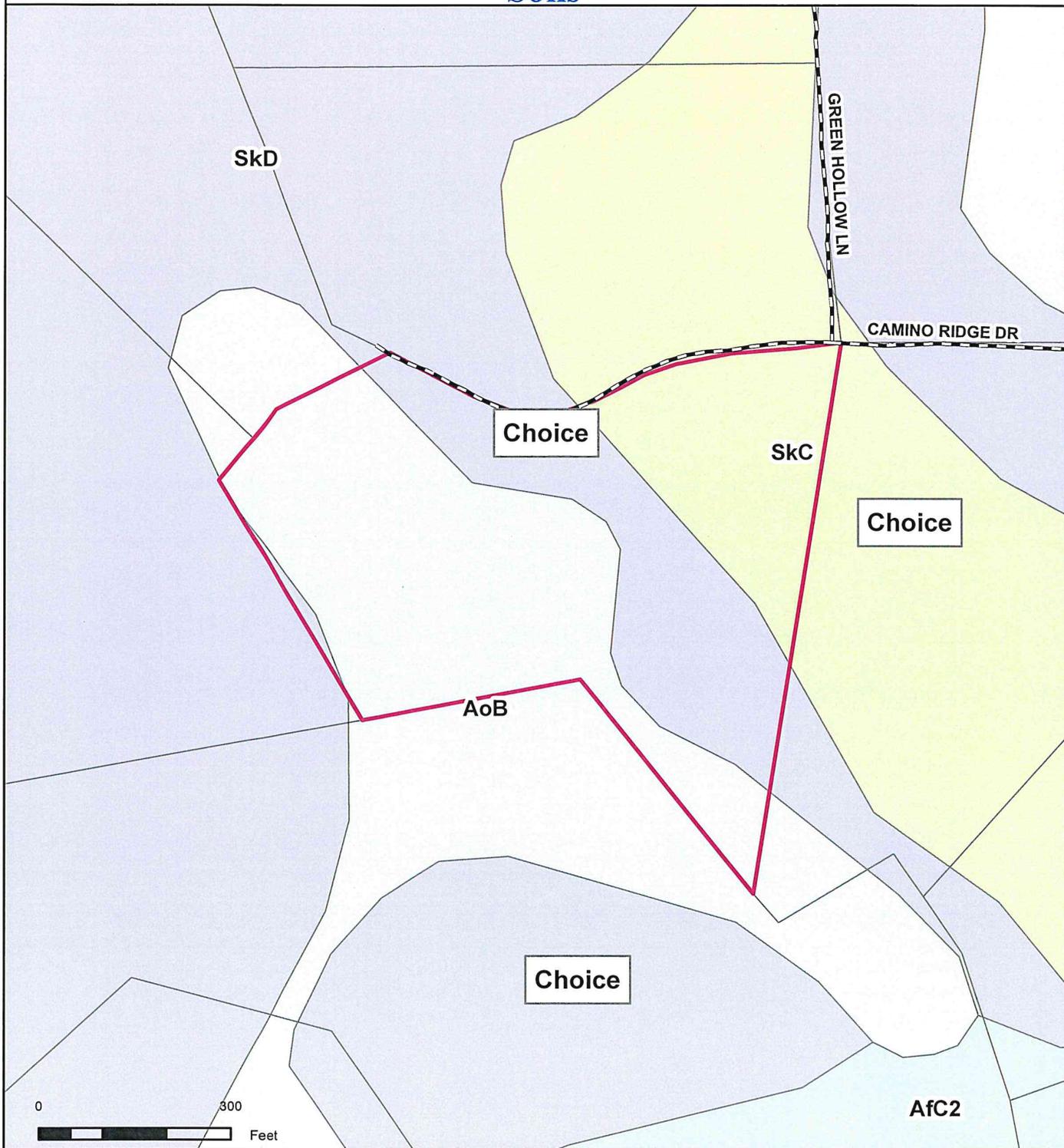
-  Parcels
-  Agricultural Lands
-  Commercial
-  Roads
-  Medium Density Residential
-  Rural Residential



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

El Dorado County Agricultural Commission

Coyle Soils

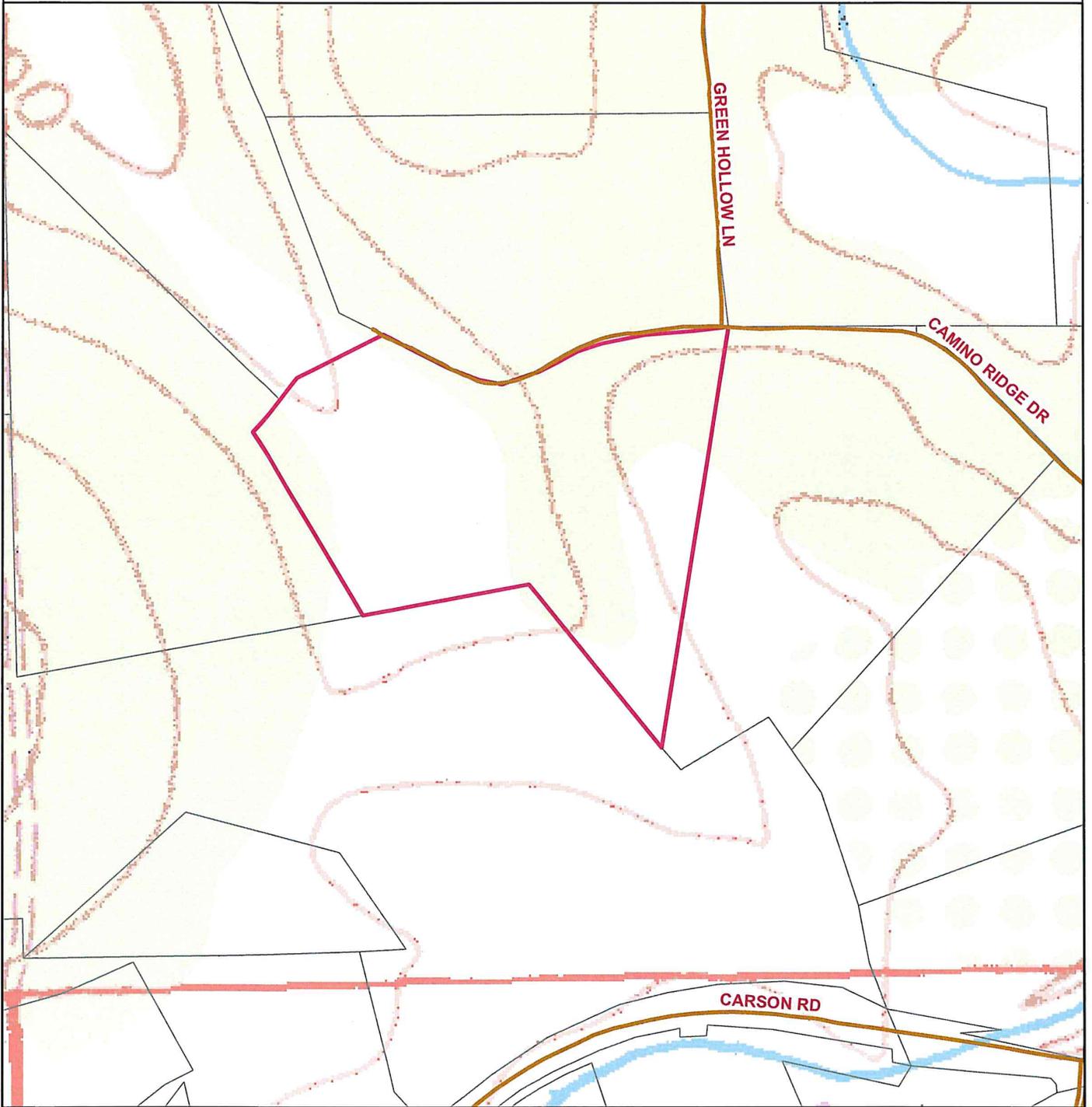


- | | | |
|--|-------------------------------------|------------------------------------|
| Coyle | Argonaut loam, seeped variant | Sites loam, 9 to 15 percent slopes |
| Aiken loam, 9 to 15 percent slopes, eroded | Sites loam, 15 to 30 percent slopes | |



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

Coyle Topography



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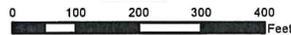
MAP PREPARED BY: LeeAnne Mills DATE: November 27, 2018

PROJECT ID: projJackson_1

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

Legend

- curroads
- Roads
- Coyle
- Parcels



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



Coyle



Approximate Location of Sunroom
122 ft.

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

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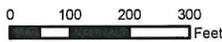
MAP PREPARED BY: Lee Anne Mile DATE: November 27, 2018

PROJECT ID: Jackson_s

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Legend

- Parcel Base
- Coyle
- Roads



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

