



**Agricultural Commission
Staff Report**

Date: September 6, 2022

To: El Dorado County Agricultural Commission

From: LeeAnne Mila; Deputy Agricultural Commissioner

Subject: **ADM22-0064 Burnett Hardship Modular Home Ag. Setback Relief
Administrative Relief from Agricultural Setback to place a modular home
for hardship purposes.
Assessor's Parcel Number: 046-041-041**

Planning Request and Project Description:

The applicant is requesting administrative relief from the required 200-foot agricultural setback for the above-referenced project. Applicant currently has an existing 1056 square foot dwelling on the parcel, and is applying to place a 1759 square foot modular home for hardship purposes (caretaker) adjacent to the existing residence.

The applicant's parcel, APN 046-041-041, is 10.21 acres, zoned Rural Land 80 acre (RL-80) and located approximately 450 feet west of Cosumnes Vista Road, in supervisorial district 2. The parcel is located within a General Plan designated Rural Residential, and not in an Agricultural district.

The applicant's parcel is bordered by five parcels; of which two parcels have agricultural zoning: APN 046-041-040 borders the applicant's parcel along the entire west / northwest boundary and is approximately 10 acres, and zoned Limited Agriculture 80-Acres (LA-80). APN 046-041-067 borders the applicant's parcel on the southwest corner and is approximately 50.31 acres; zoned Planned Agriculture 10 acre (PA-10)

Applicant is requesting that the setbacks for this parcel be reduced to 40' feet for the modular home placement (160' reduction) on the west / northwest, which allows the hardship modular home to be adjacent to the existing single family dwelling and a new Firetruck turnaround.

Parcel Description:

- Parcel Number and Acreage: 046-041-041, 10.21 acres
- Agricultural District: No
- Land Use Designation: RR, Rural Residential
- Zoning: RL-80, Rural Lands 80acres
- Choice Soils: No Choice soils

Discussion:

A site visit was conducted on August 30, 2022, to assess the placement of the proposed modular home.

Staff Findings:

Staff recommends APPROVAL of the request for placement of a hardship modular home, no less than 40 ft. from the west/north west property line from APN: 046-041-040, 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 single-family residence has been located near the existing residence to keep all non-compatible uses together. The hardship modular has also been located to be congregated in the same area as the adjacent parcels development. The main residences and outbuildings on APN: 046-041-040 are located in the same general area as the proposed hardship modular.

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 topography of the parcel is very sloped, with minimal areas to place the modular.

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*

Placing the hardship modular in the same area as the adjacent parcels

dwelling keeps all non-compatible uses together. This will keep possible conflicts with any agricultural operation at a minimum.

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 **September 14, 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 9/14/2022 and will be posted with the Agenda on September 9, 2022.

**ADM22-0064 Burnett Hardship Modular Home Ag. Setback Relief
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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**

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Placerville Ca 95667-7617

Matson Paul Nicholas
321 19th Ave
San Francisco Ca 94121

Burnett Marjorie M Admin
9505 Center Dr
Villa Park Ca 92861

Johnston Mark & Cindy Mae
3860 High View Dr
Placerville Ca 95667-8199

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Dodrill James & Linda
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Fraim Jack W & Jane
3989 Sand Ridge Rd
Placerville Ca 95667-8170

Birt Arlene R
4201 Sand Ridge Rd
Placerville Ca 95667-7621

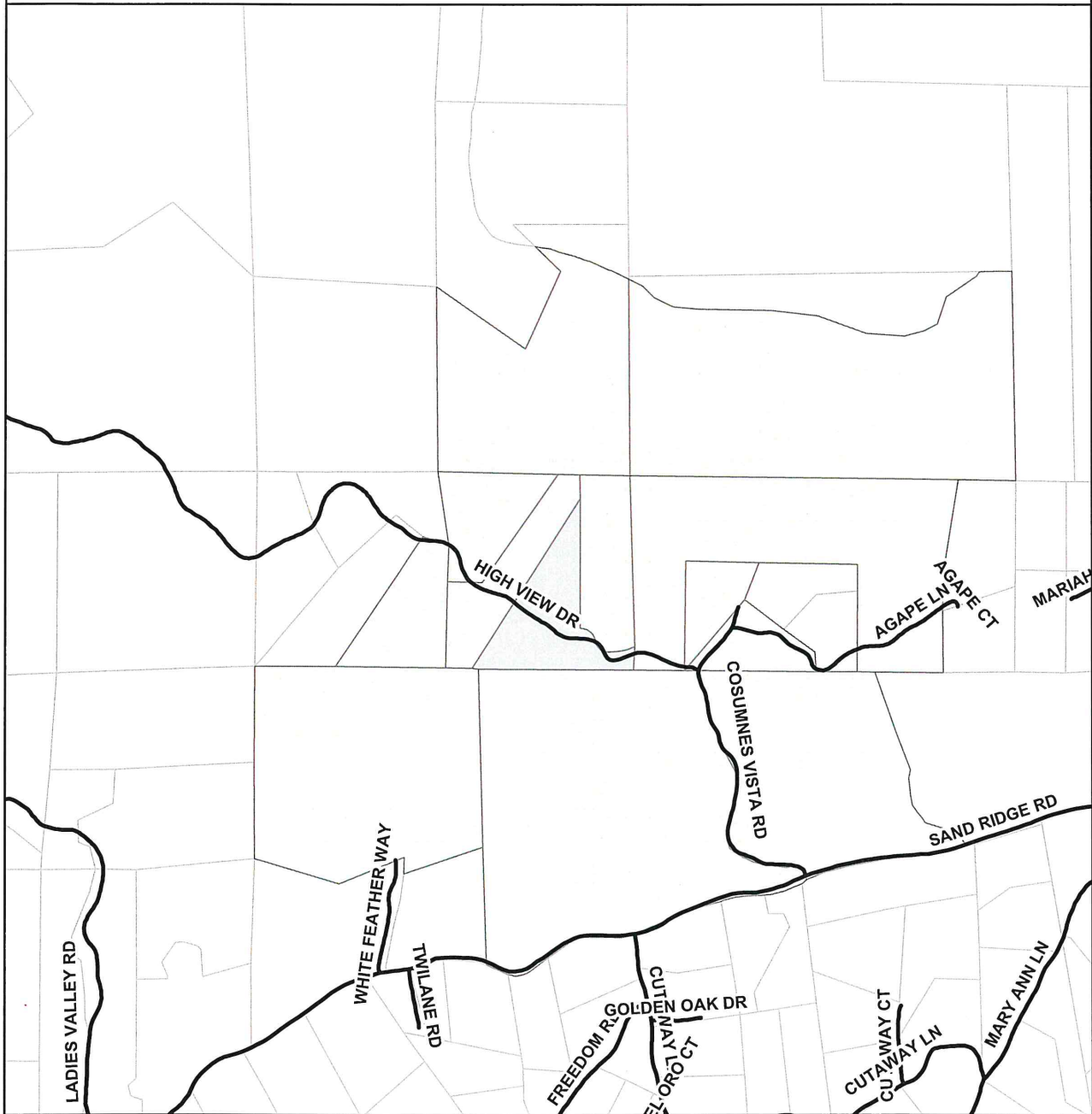
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Burnett Notification

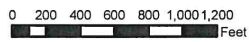


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MAP PREPARED BY: LeAnne Mills DATE: November 27, 2018
 PROJECT ID: proj180001
 EL DORADO COUNTY SURVEYOR-G.I.S. DIVISION
 PHONE (951) 621-6511 FAX (951) 626-4731

Burnett500Ft
 Burnett
 Parcel Base
 Roads



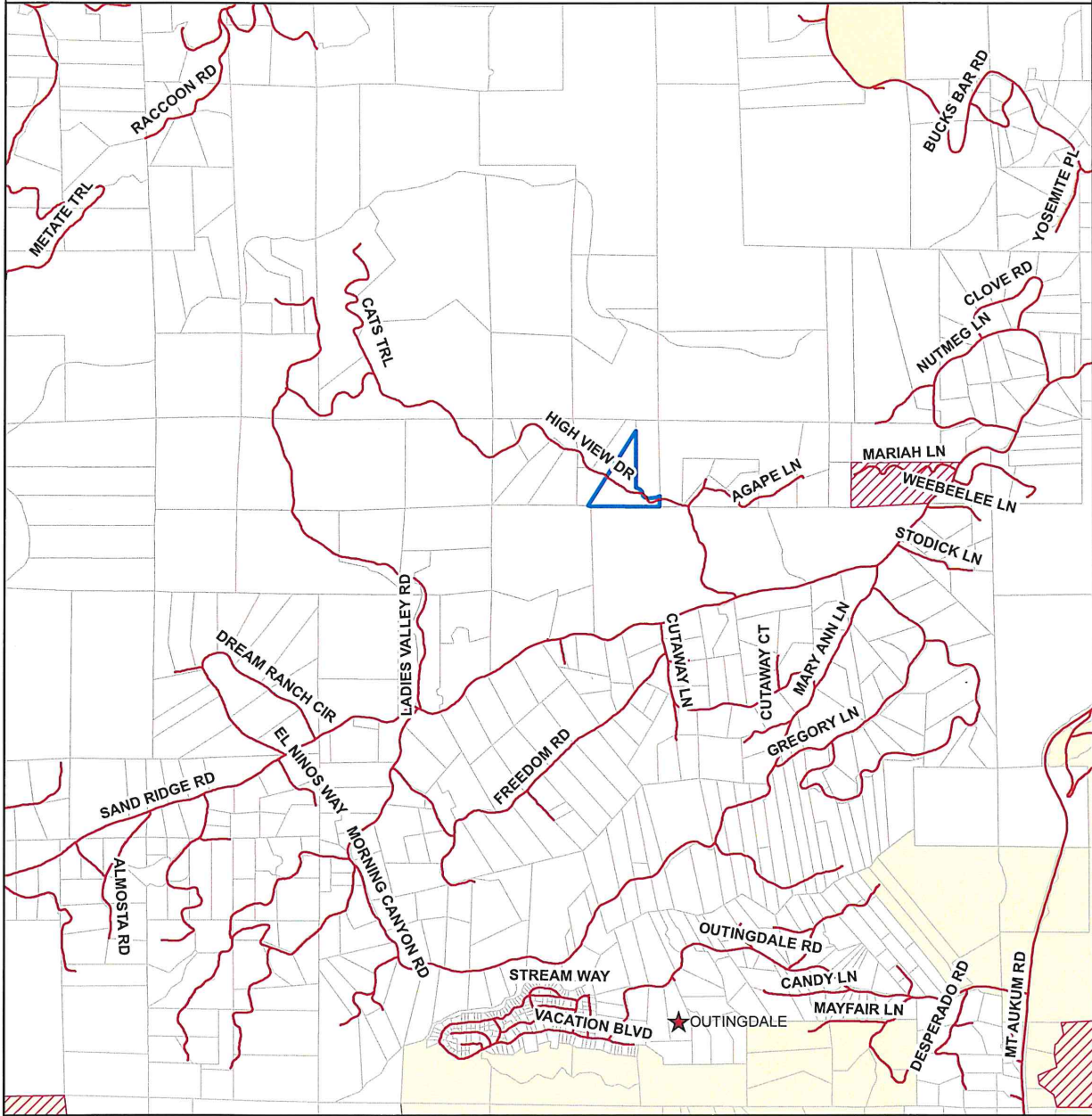
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

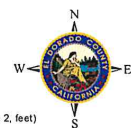
Burnett

Proximity to Agricultural District



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 MAP PREPARED BY: LeeAnne Mida DATE: November 27, 2018
 PROJECT ID: p09jackson_p
 EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
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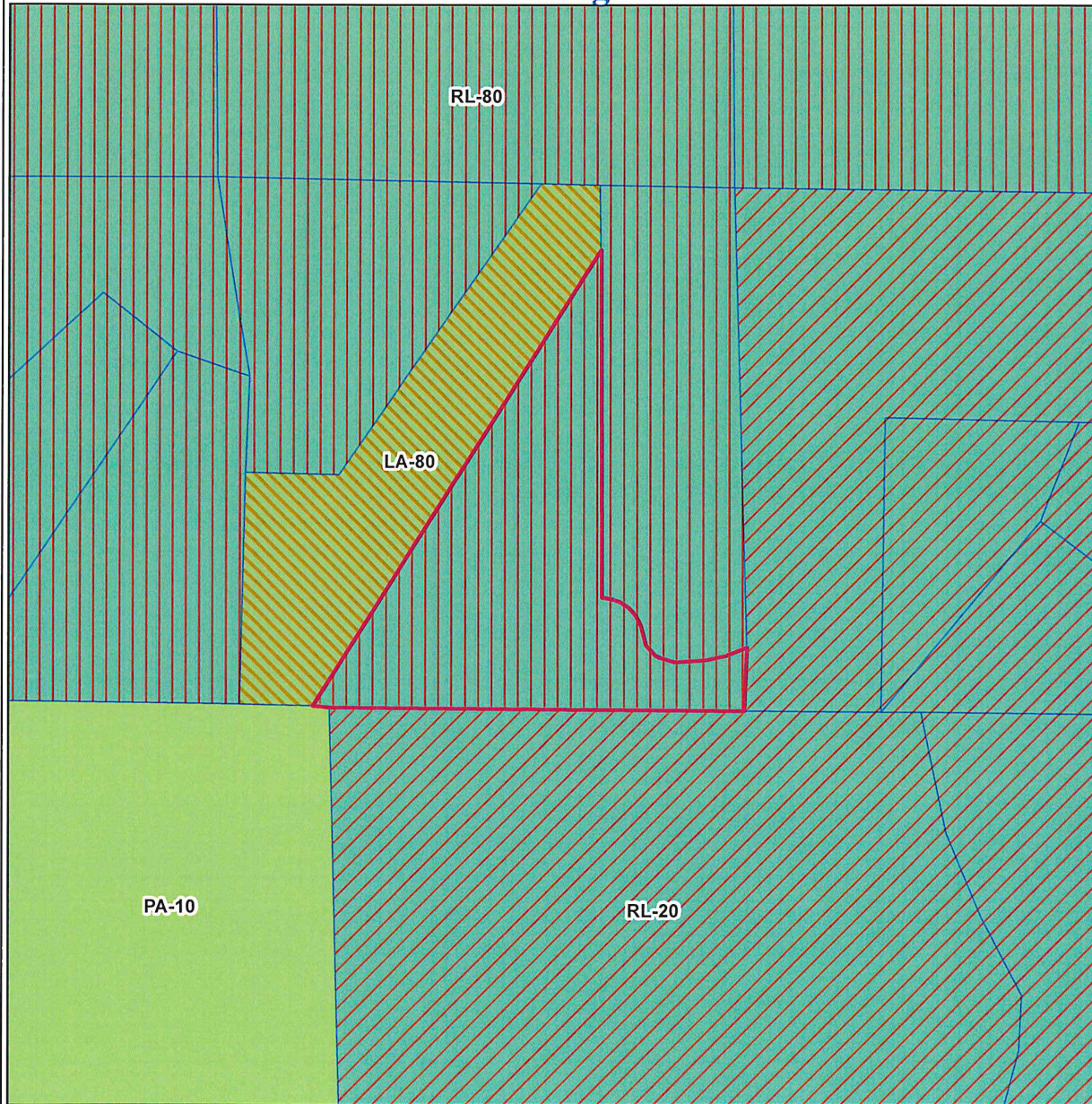
- Ag District
- Parcel Base
- Burnett
- Major Roads
- Ag Preserves



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

El Dorado County Agricultural Commission

Burnett Zoning



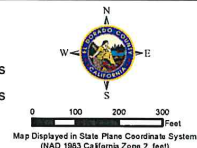
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MAP PREPARED BY: Luciano Mills DATE: November 27, 2018
PROJECT ID: popJackson_2

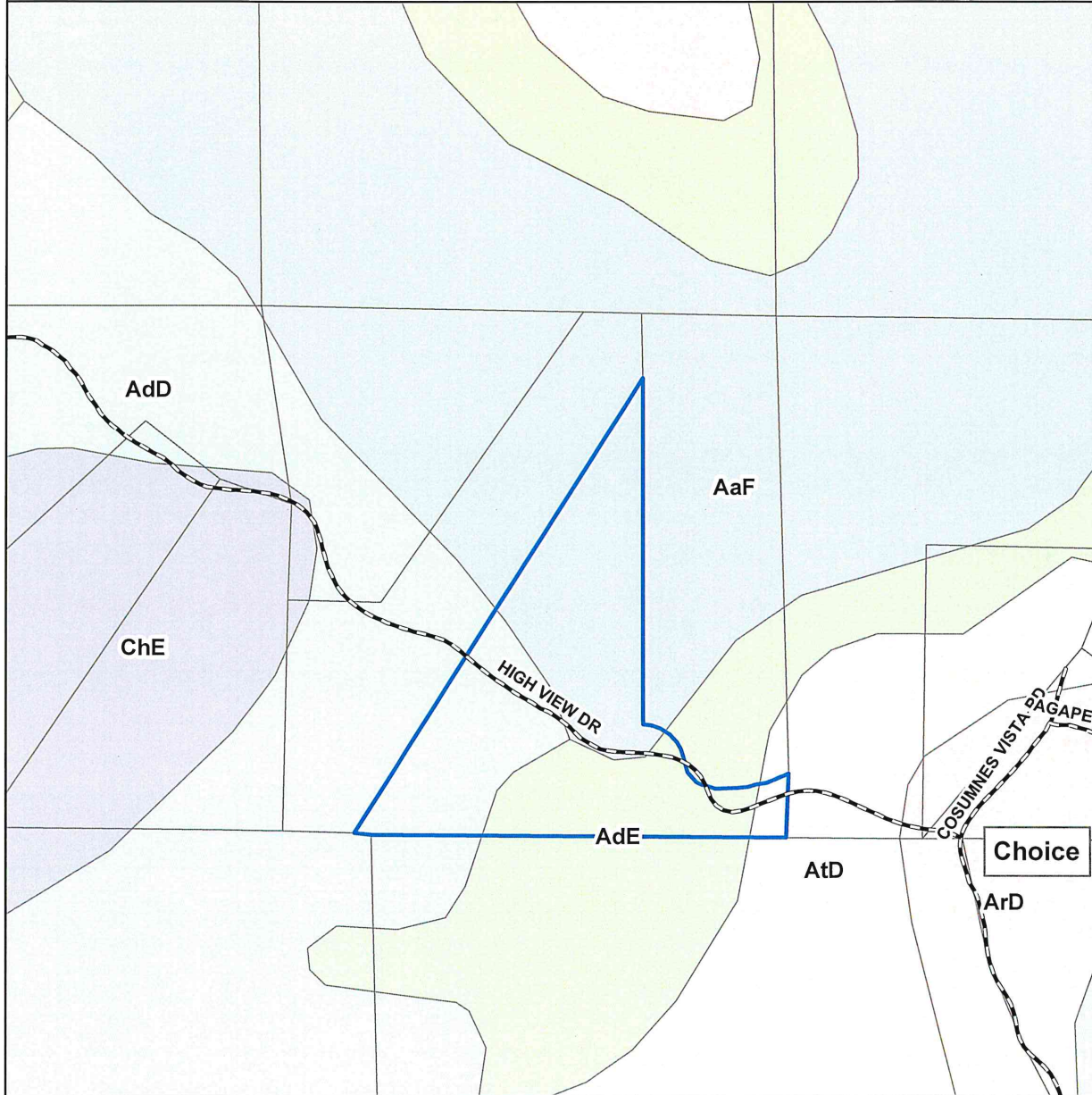
EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-3731

- Parcel Base
- Burnett
- LA-80 = Limited Agriculture 80 Acres
- PA-10 = Planned Agriculture 10 Acres
- RL-20 = Rural Land 20 Acres
- RL-80 = Rural Land 80 Acres



El Dorado County Agricultural Commission

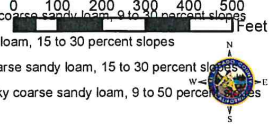
Burnett Soils



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 MAP PREPARED BY: Lechene Mda DATE: November 27, 2018
 PROJECT ID: projJackson_3
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 PHONE: (951) 621-6311 FAX: (951) 626-8731

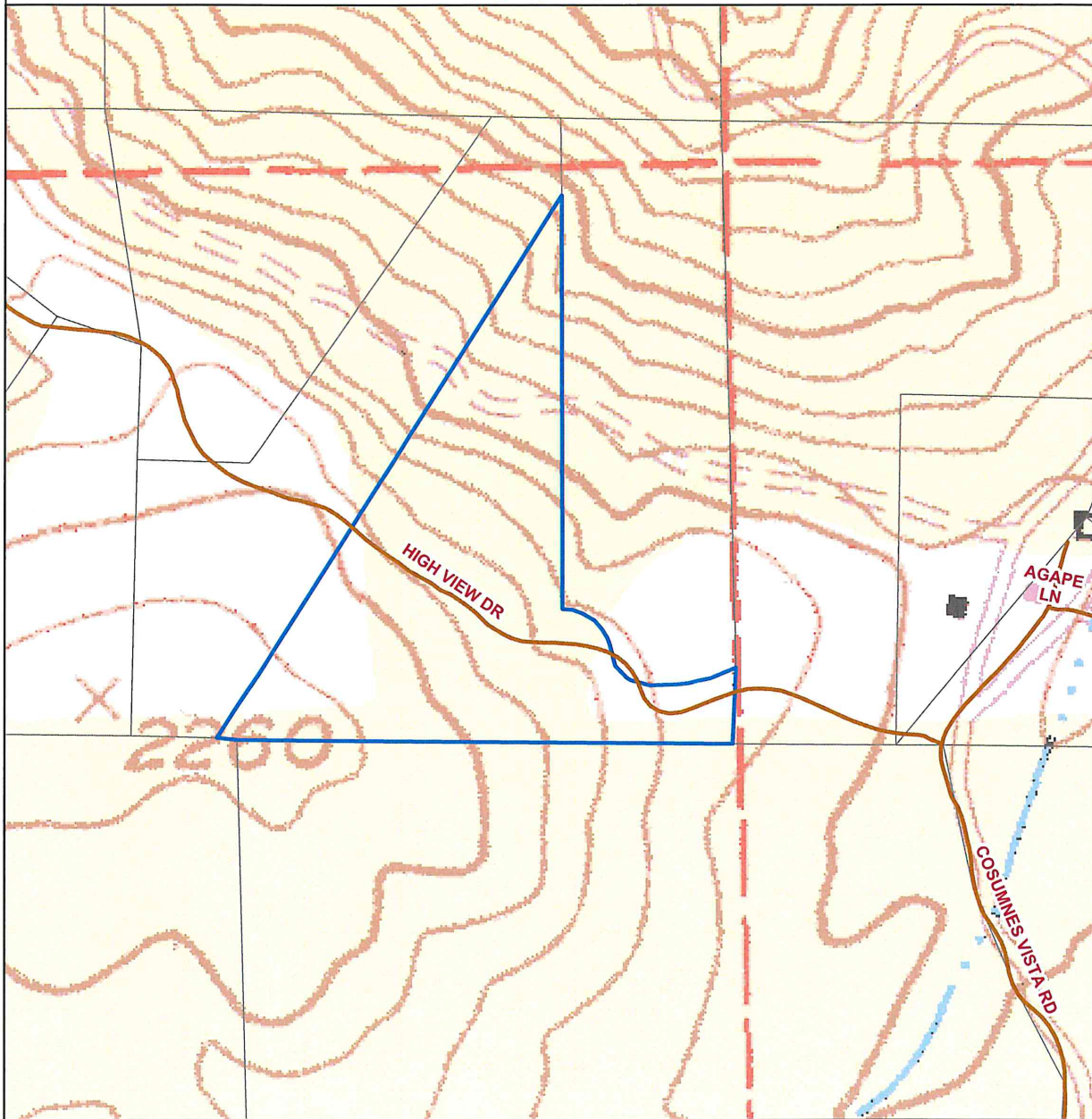
- Soils**
- Burnett
 - Acidic rock land
 - Ahwahnee very rocky coarse sandy loam, 30 to 50 percent slopes

- Ahwahnee very rocky coarse sandy loam, 15 to 30 percent slopes
- Auberry coarse sandy loam, 15 to 30 percent slopes
- Auberry very rocky coarse sandy loam, 15 to 30 percent slopes
- Chawanakee very rocky coarse sandy loam, 9 to 50 percent slopes
- Soils_Descr



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Burnett Topography



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MAP PREPARED BY: Luc Anne Mills DATE: November 27, 2018
PROJECT ID: projJackson.1
EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
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Legend

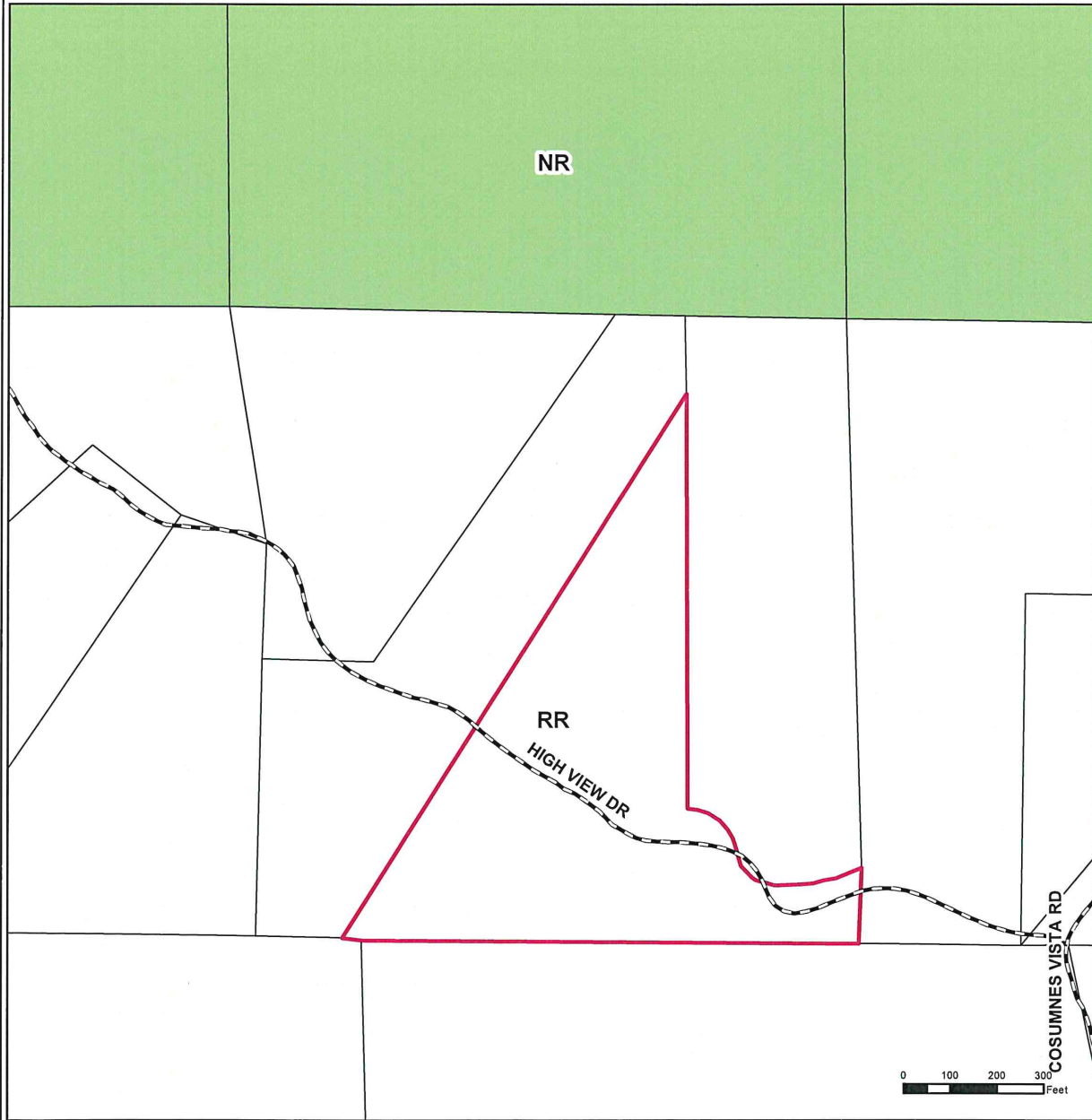
 curroads Parcels Burnett Roads

0 100 200 300 400 Feet
 Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



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Burnett Land Use








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

PROJECT ID: projjackson_1

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-  Parcels
-  Natural Resources
-  Burnett
-  Roads
-  Rural Residential



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

El Dorado County Agricultural Commission

Burnett



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

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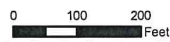
MAP PREPARED BY: LeeAnne Ma DATE: November 27, 2018

PROJECT ID: Jackson_a

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Legend

- Parcel Base
- Barsotti
- SFPolygo
- Area_generic
- w



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



Roa

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