



**Agricultural Commission
Staff Report**

Date: July 1, 2019

To: El Dorado County Agricultural Commission

From: LeeAnne Mila; Deputy Agricultural Commissioner

Subject: **ADM19-0022/Kenneth N. and Karen E. Pimlott
Administrative Relief from Agricultural Setback
Assessor's Parcel Number: 046-720-011**

Planning Request and Project Description:

Planning Services is requesting review for administrative relief from the required 200-foot agricultural setback for the above referenced project. The applicant's request is for a single family residence and garage to be located 100 feet from the south property line. The properties to the south include Assessor's Parcel Numbers 046-071-052 and 046-071-053, are 80.22 and 129.12 acres respectively and are zoned Planned Agricultural-20 acre (PA-20). The applicant's parcel, identified as APN 046-720-011, is 70.85 acres, zoned Rural Lands-20 acre (RL-20) and is located at 4061 D Agostini Drive (Supervisor District 2).

Please see attached application packet that includes site plans that illustrate this request.

Parcel Description:

- Parcel Number and Acreage: 046-720-11, 70.85 Acres
- Agricultural District: Yes
- Land Use Designation: AL = Agricultural Lands
- Zoning: RL-20, (Rural Lands, 20 Acres).
- Soil Type:
 - Choice soils:
 - Sierra, Rocky Sandy Loam, 5 to 15 percent slopes

Discussion:

A site visit was conducted on July 1, 2019 to review the placement of the single family residence and garage.

Staff Recommendation:

Staff recommends APPROVAL of the Pimlott's request for construction of a single family residence and garage to be located 100 feet from the south property line, as staff believes the 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;
 - a. ***The topography of this parcel severely limits 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;
 - a. ***The proposed non-compatible structure will be located on the property to minimize potential negative impacts.***
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
 - a. ***The topography of the applicants parcel buffers the agriculturally zoned parcels to the south from any negative impacts. Additionally, there is development on the southern parcels which buffers the applicants request. There is a residence and a winery, with associated access roads close to the applicants properties.***
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
eldcaq@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 **July 10, 2019**. 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: ADM19-0022/Kenneth N. and Karen E. Pimlott Administrative Relief from Agricultural Setback Assessor's Parcel Number: 046-720-011
Robert Peters Planning Department

Planning Request and Project Description:

Planning Services is requesting review for administrative relief from the required 200-foot agricultural setback for the above referenced project. The applicant's request is for a single family residence and garage to be located 100 feet from the south property line. The properties to the south include Assessor's Parcel Numbers 046-071-052 and 046-071-053, are 80.22 and 129.12 acres respectively and are zoned Planned Agricultural-20 acre (PA-20). The applicant's parcel, identified as APN 046-720-011, is 70.85 acres, zoned Rural Lands-20 acre (RL-20) and is located at 4061 D Agostini Drive (Supervisor 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.

PIMLOTT KENNETH N TR & KAREN E TR
4502 BOCANA RD
CAMERON PARK CA 95682-4052

BARENTSON MICHAEL NEAL & JANET
MAE
3325 COBALT CT
ROCKLIN CA 95677-1515

HUCKABY ROBERT TR & SAMAHA
BYPASS TRUST 11/21/13
3330 LAKE TAHOE BLVD #10
SOUTH LAKE TAHOE CA 96150

HELWIG VINEYARDS A CA LLC
11555 SHENANDOAH RD
PLYMOUTH CA 95669-9514

WEAVER HOWARD C TR & HODGIN
BARBARA L TR
1220 RIDGEWAY DR
SACRAMENTO CA 95822-1626

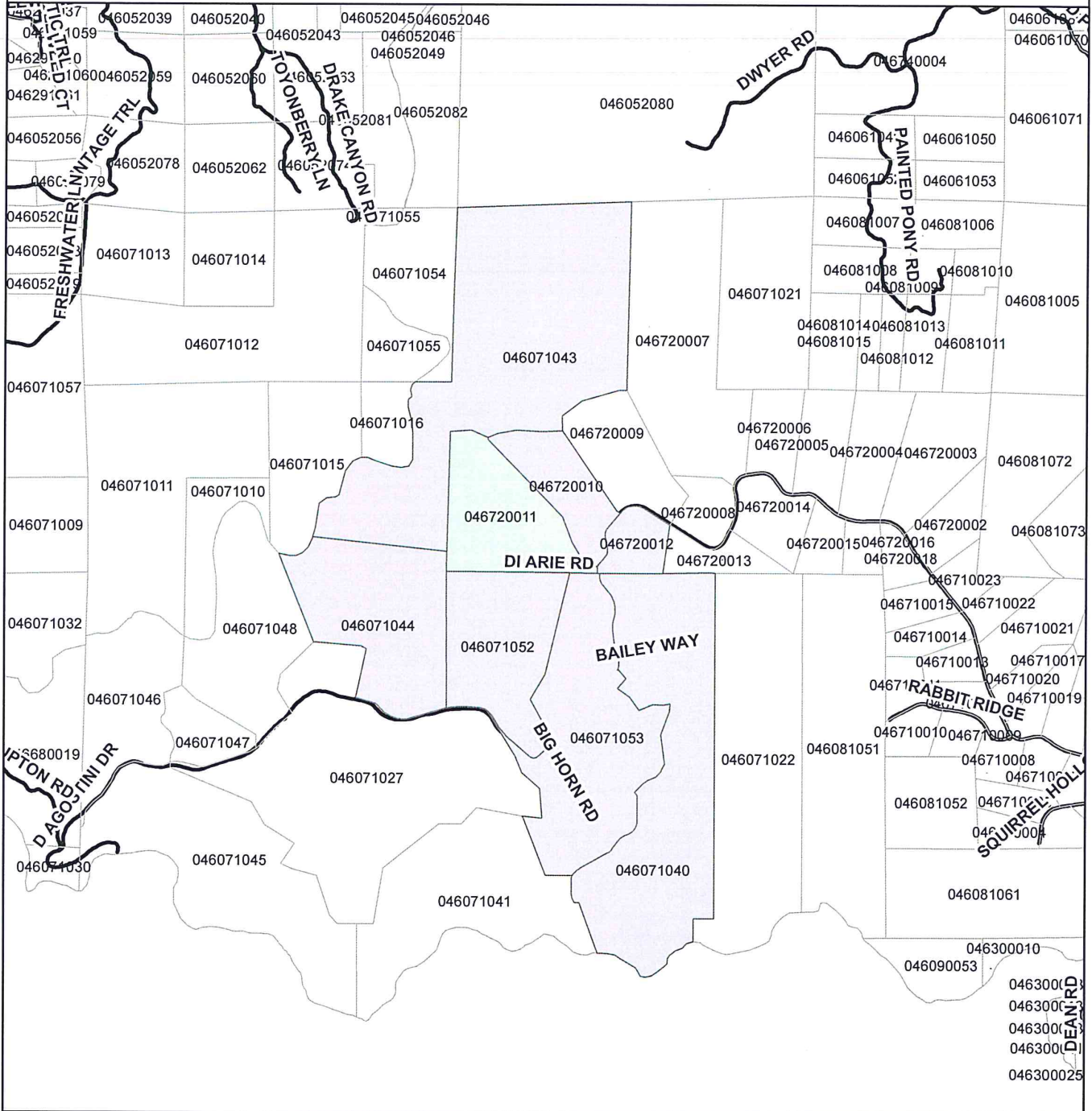
FULTON JOHN R TR & LAURA K TR
PO BOX 865
DIABLO CA 94528

GUR ARIEH CHAIM TR & ARIEH
ELISHEVA TR
PO BOX 589
MOUNT AUKUM CA 95656

ELIAN ESTATES CA LLC
PO BOX 589
MOUNT AUKUM CA 95656

Pimlott

Notification



DISCLAIMER

THIS DEPICTION WAS COMPILED FROM UNVERIFIED PUBLIC AND PRIVATE SOURCES AND IS ILLUSTRATIVE ONLY. NO REPRESENTATION IS MADE AS TO ACCURACY OF THIS INFORMATION. PARCEL BOUNDARIES ARE PARTICULARLY UNRELIABLE. USERS MAKE USE OF THIS DEPICTION AT THEIR OWN RISK.

MAP PREPARED BY: LeeAnne Mita DATE: December 21, 2018
PROJECT ID: Cordellia #
EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-8731

 Pimlott Notification  Pimlott  Parcel Base

 Roads

0 1,000 2,000
Feet

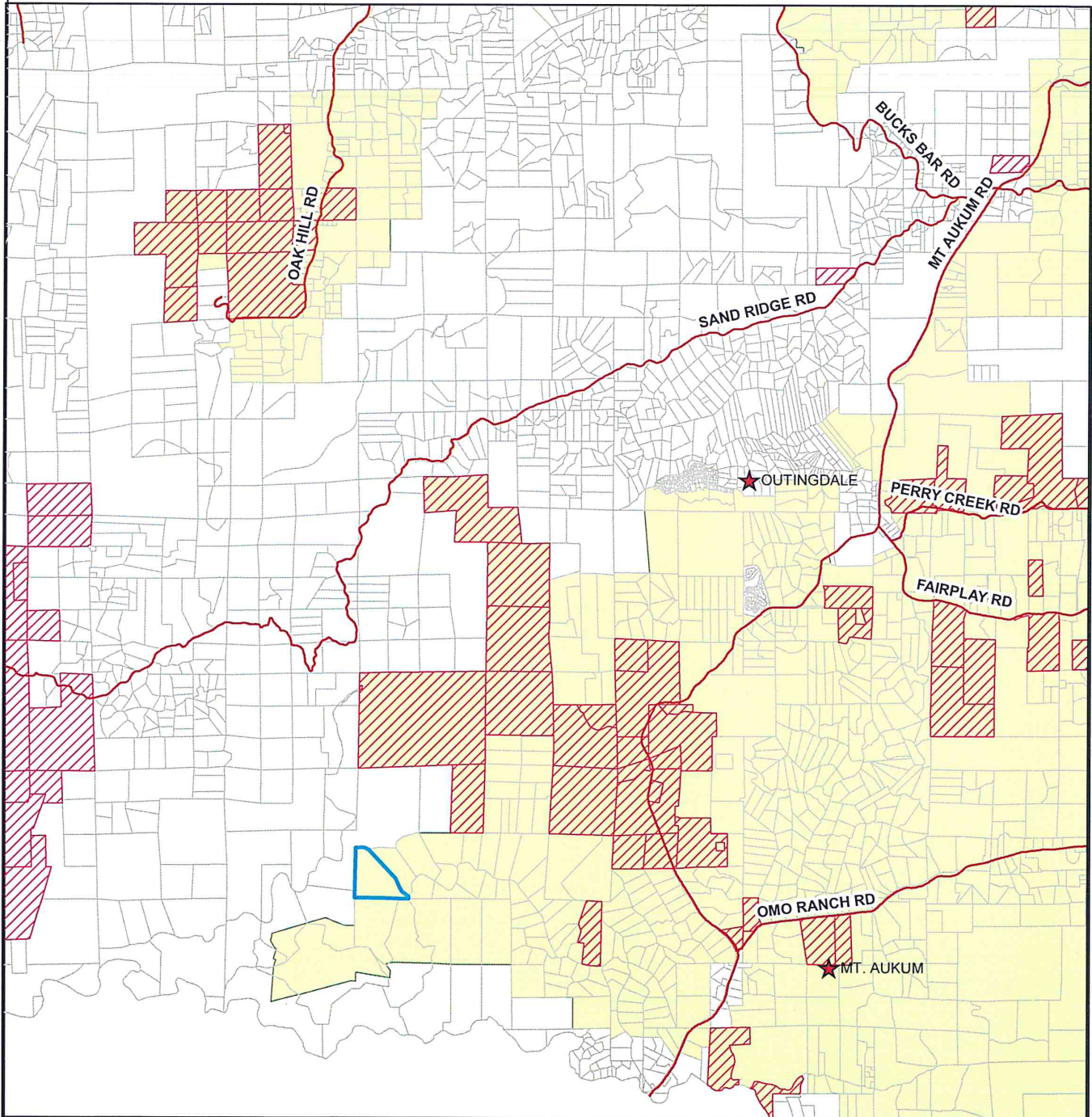
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

Pimlott

Proximity to Agricultural District

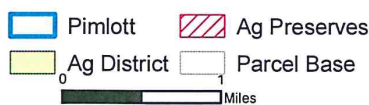


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MAP PREPARED BY: LeeAnne Mita DATE: December 21, 2018
PROJECT ID: Cordelon_p

EL DORADO COUNTY SURVEYOR/G.L.S. DIVISION
PHONE (951) 621-6511 FAX (951) 626-8731

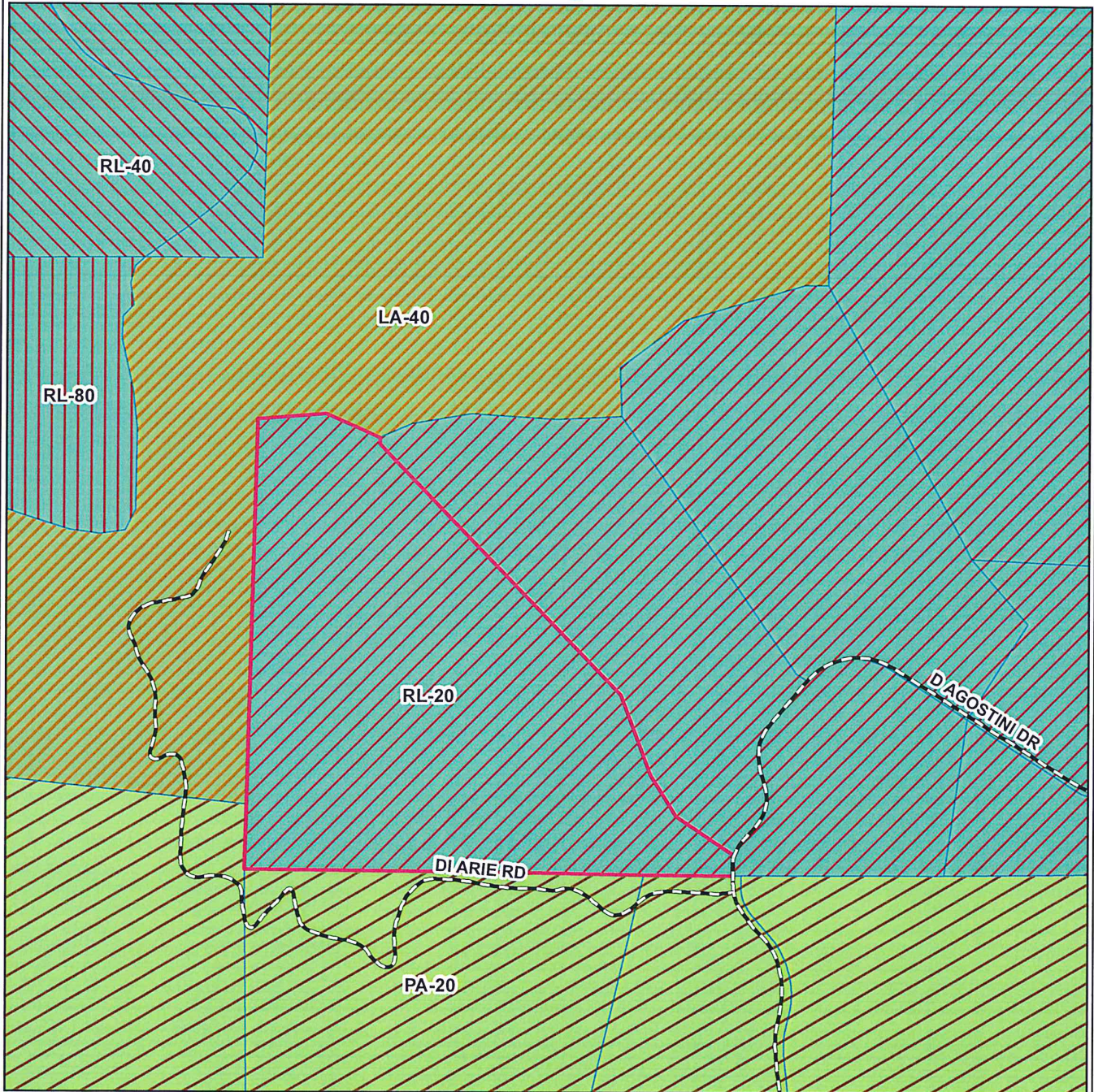


Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

Pimlott Zoning



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MAP PREPARED BY: LeeAnne Mita

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



LA-40 = Limited Agriculture 40 Acres
PA-20 = Planned Agriculture 20 Acres
RL-20 = Rural Land 20 Acres

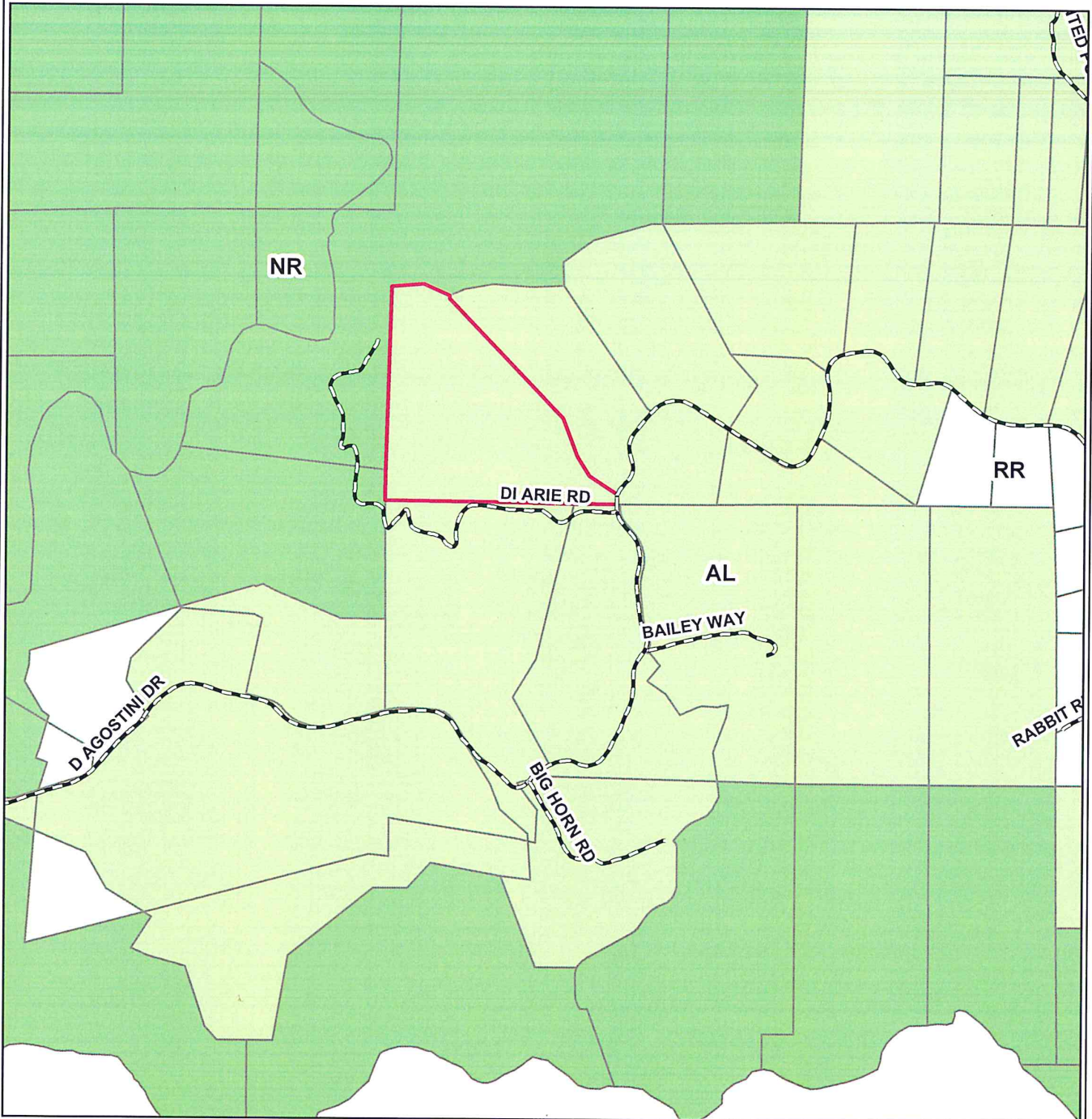
RL-40 = Rural Land 40 Acres
RL-80 = Rural Land 80 Acres



0 100 200 300 400 500 600 Feet
Map Displayed in State Plane Coordinate System
(NAD 1983 California Zone 2, feet)

El Dorado County Agricultural Commission

Pimlott



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MAP PREPARED BY: Lee Anne Mils DATE: December 21, 2018

PROJECT ID: Cordellor_L

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-8751

Parcel Base
Pimlott
Roads

Agricultural Lands
Natural Resources

0 1,000 2,000 Feet

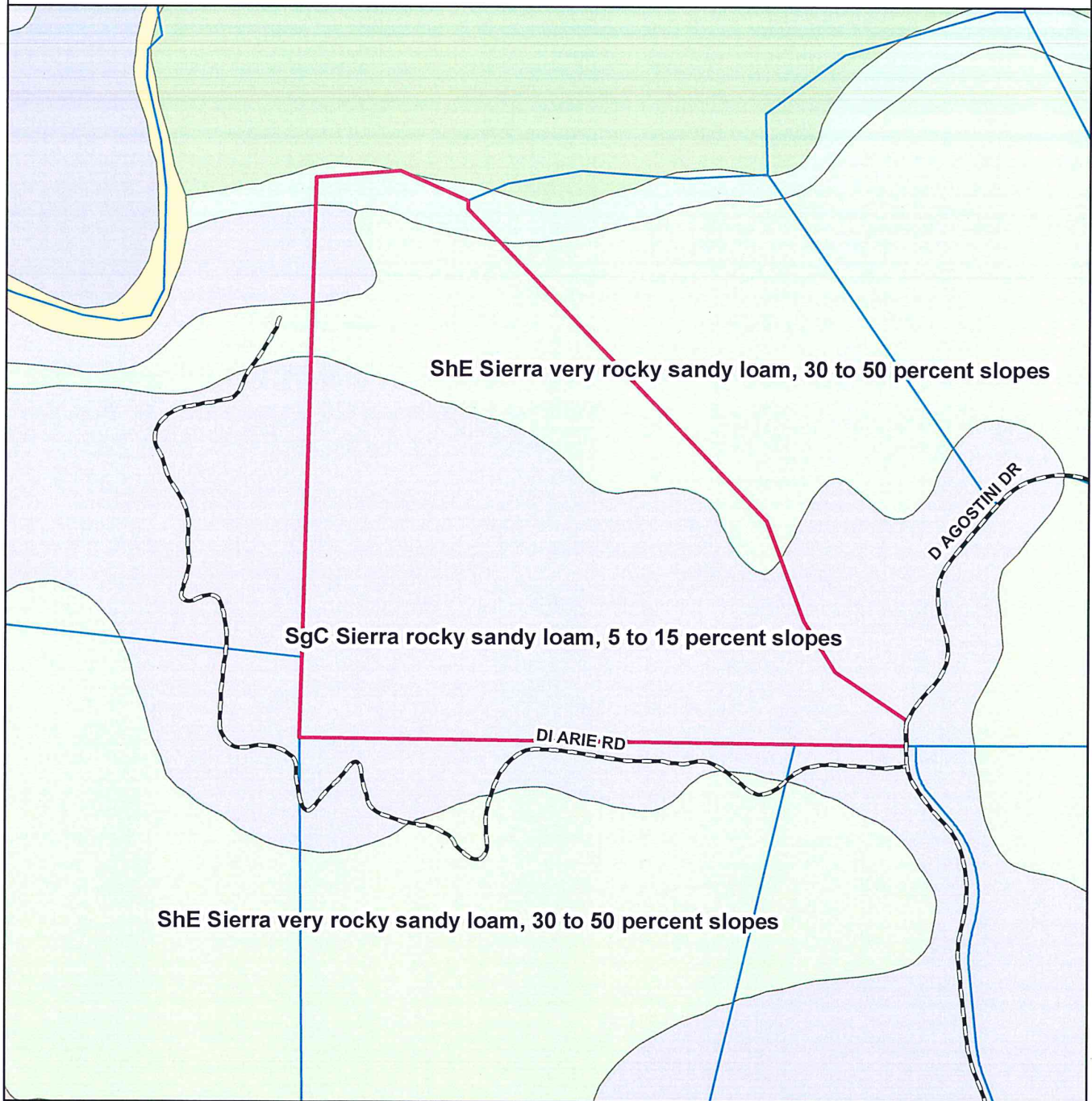
Rural Residential

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



El Dorado County Agricultural Commission

Pimlott Soils



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MAP PREPARED BY: LeeAnne Mita

- Roads
- Pimlott
- Parcel Base

Soils

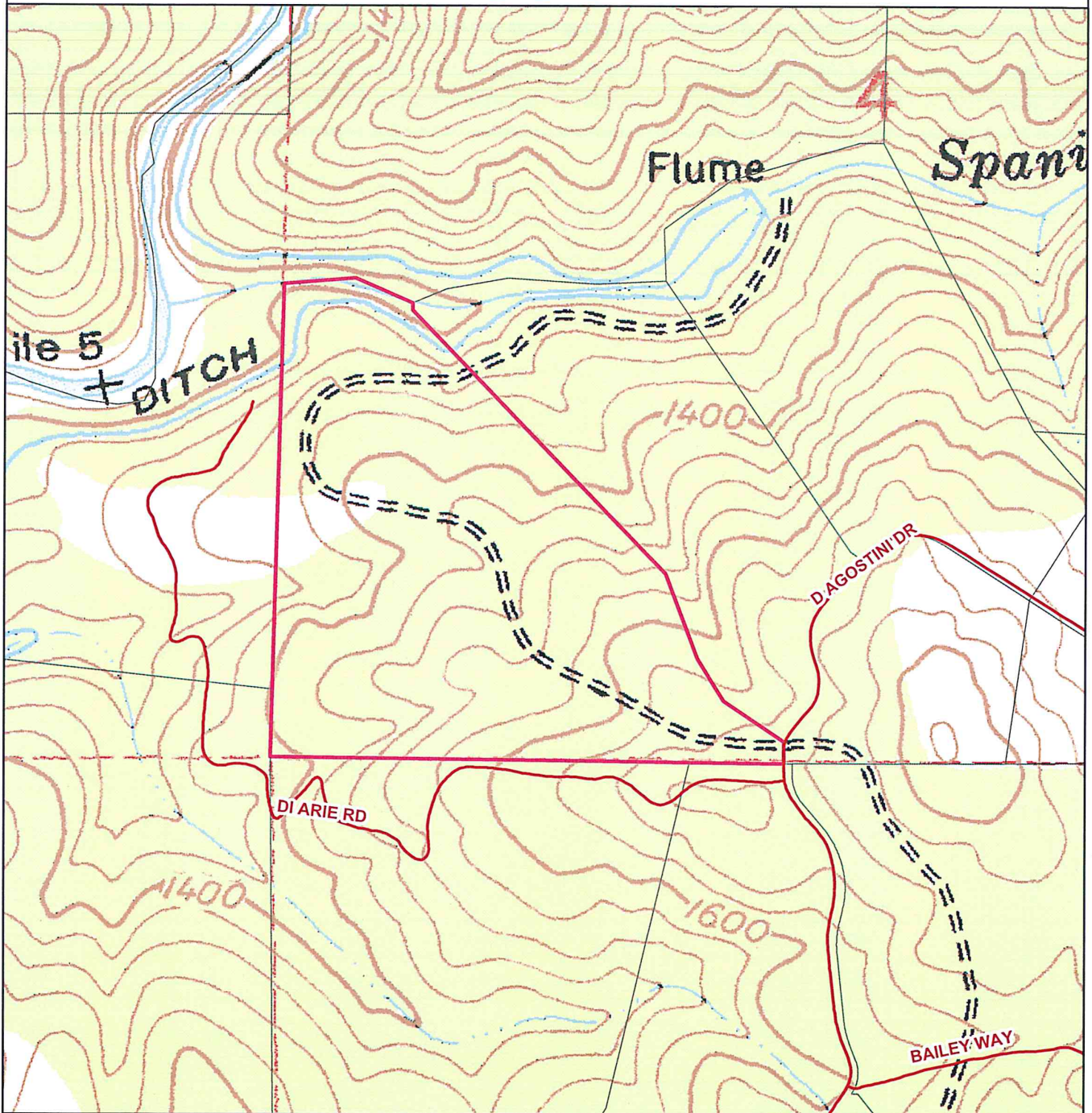
- Ahwahnee very rocky coarse sandy loam, 30 to 50 percent slopes
- Mariposa very rocky silt loam, 50 to 70 percent slopes
- Metamorphic rock land
- Placer diggings
- Sierra rocky sandy loam, 5 to 15 percent slopes
- Sierra sandy loam, 9 to 15 percent slopes, eroded
- Sierra very rocky sandy loam, 30 to 50 percent slopes
- Water

0 100 200 300 400 500 600 700 800 900 1,000 Feet

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

El Dorado County Agricultural Commission

Pimlott Topography



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MAP PREPARED BY: LeeAnne Miles

Legend

Parcels Pimlott Roads

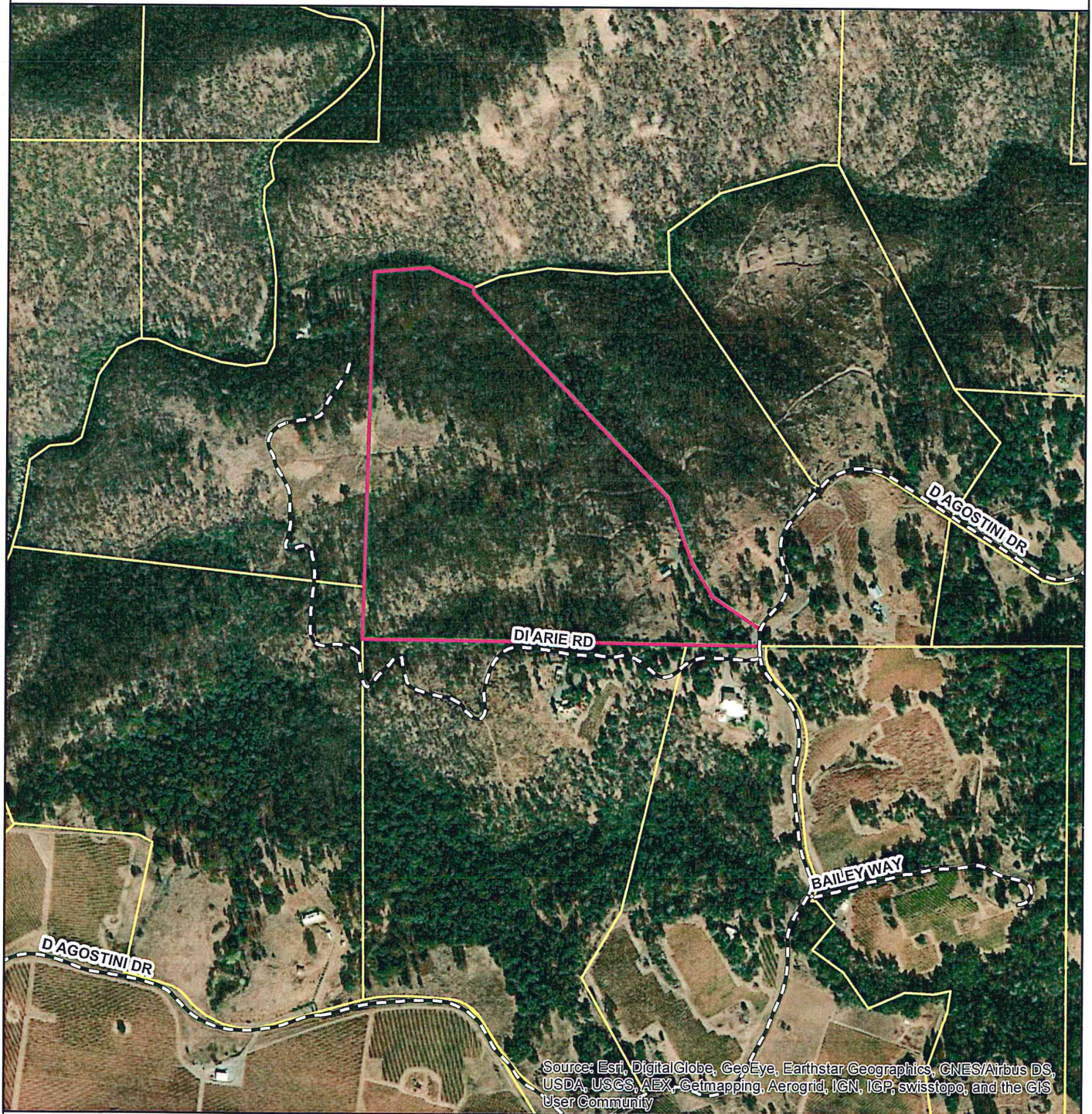
0 100 200 300 400 500 600 700 800 900 Feet

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



El Dorado County Agricultural Commission

Pimlott



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

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MAP PREPARED BY: LeeAnne Mita DATE: December 21, 2018

PROJECT ID: Jackson_a

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

Legend

Parcel Base Pimlott Roads

0 1,000 Feet



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

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