



Agricultural Commission Staff Report

Date: June 06, 2017
To: El Dorado County Agricultural Commission
From: LeeAnne Mila; Deputy Agricultural Commissioner
Subject: ADM17-0035/Linares
Administrative Relief from Agricultural Setback
Assessor's Parcel Number: 085-450-14

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 50 feet from the property line of the adjacent PA-20 zoned parcels to the south (APNs: 085-470-03 and 085-470-04). The applicant's parcel, identified by APN 085-450-14, consists of 10.24 acres and is located on Kellygreen St. (Supervisor District 3).

Note: Applicant's request stated a relief request of a total of 150 feet (Required 200 foot setback minus the proposed 50 foot building setback from the property line).

Parcel Description:

- Parcel Number and Acreage: 085-450-14, 10.24 Acres
- Agricultural District: Yes
- Land Use Designation: RR – Rural Residential
- Zoning: RL-10, Rural Lands – 10 Acres
- Soil Type:
 - Choice Soils
 - HgD – Holland Coarse Sandy Loam 15 to 30 Percent Slopes

Discussion:

A site visit was conducted on June 1, 2017 to determine the potential location of the single family residence. The building site is approximately 50 feet from the property line of the adjacent PA-20 zoned parcels to the south (APN: 085-470-03 and 085-470-04).

Staff Recommendation:

Staff recommends APPROVAL of applicants request for administrative relief of an agricultural setback, allowing the single family residence to be located no less than 50 feet from the parcels to the south (APNs: 085-470-03 and 085-470-04), 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 topography of the property severely limits the available 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;
The topography of the property and the adjacent agricultural properties provides a natural buffer.*
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 of the single family home has been located to minimize potential negative impacts. There are several factors that support placement of the house in this location. The topography of the parcel and the topography of the adjacent agriculturally zoned properties provide a natural buffer. The exposure on these properties is north facing, potentially limiting crop production. APN: 085-470-03 is bisected by Greenbrook road, further limiting crop production potential. APN: 085-470-04 has no choice soils.*
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 **June 14, 2017**. This meeting is a public hearing that will begin at **6:30 pm** in the **Board of Supervisors** located at 330 Fair Lane, Placerville, California.

RE: ADM17-0035/Linares Administrative Relief from Agricultural Setback Assessor's Parcel Number: 085-450-14

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 50 feet from the property line of the adjacent PA-20 zoned parcels to the south (APNs: 085-470-03 and 085-470-04). The applicant's parcel, identified by APN 085-450-14, consists of 10.24 acres and is located on Kellygreen St. (Supervisor District 3).

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.

08547004
ANDERSON NICHOLAS J
2820 GREENBROOK DR
CAMINO, CA 95709

08547037
FLAHERTY KEITH T
2761 GREENBROOK DR
CAMINO, CA 95709

08545014
LINARES KIMBERLY
1390 BROADWAY B236
PLACERVILLE, CA 95667

08547003
PEEK TAMARA L
2934 TOOMES LN
CAMINO, CA 95709

08545013
BERTKE BRIAN
6850 RIDGEWAY DR
POLLOCK PINES, CA 95726

08545011
GREEN DAVID ALAN
9110 NE 147TH AVE
VANCOUVER, WA 98682

08545009
MARKS DONOVAN ANTHONY TR
1390 BROADWAY STE B PMB 291
PLACERVILLE, CA 95667

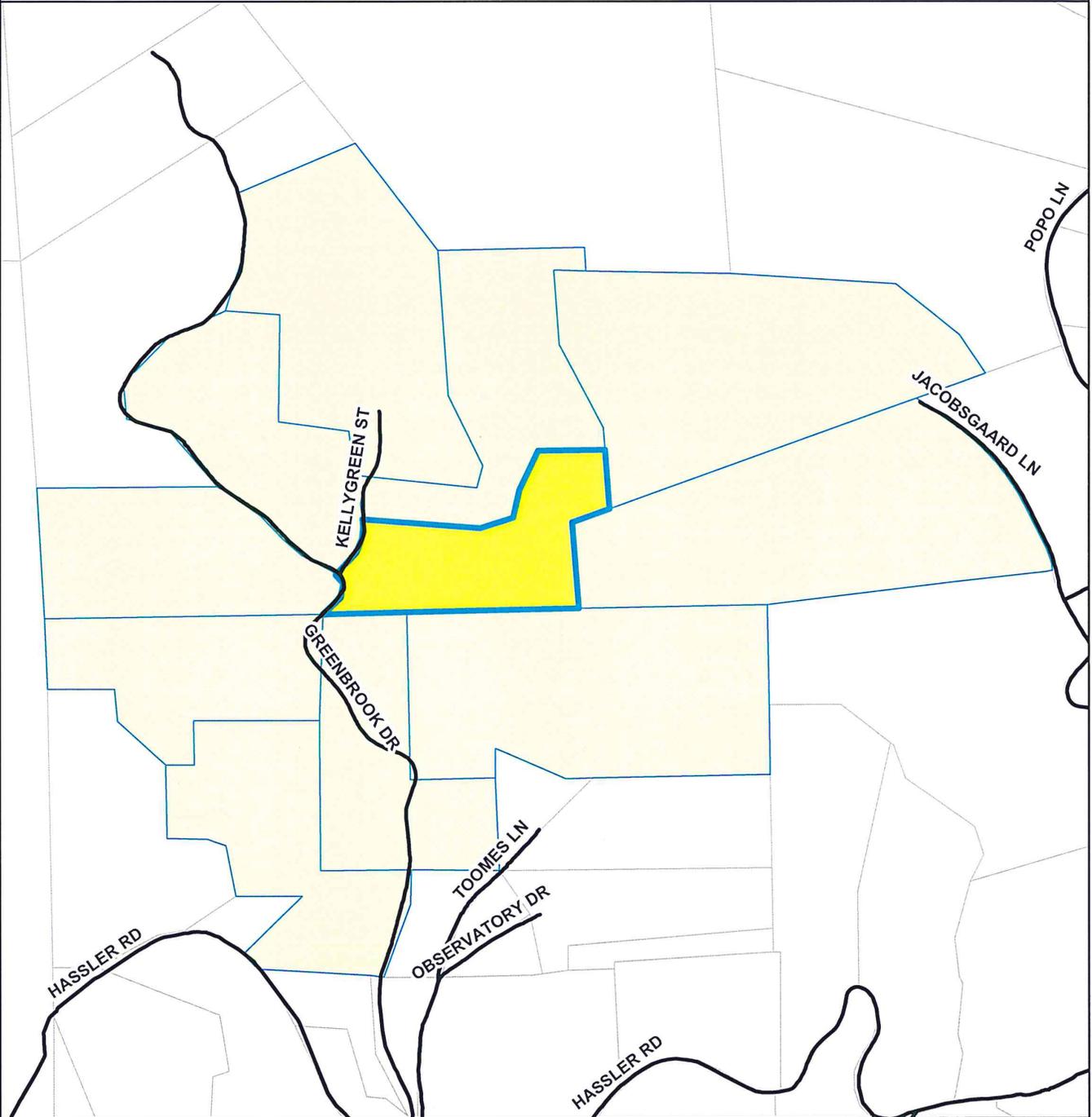
08545012
VAN NOORD THOMAS R TR
3350 COUNTRY CLUB DR #202
CAMERON PARK, CA 95682

08574007
DEHN THOMAS G
4000 JACOBSSGAARD LN
CAMINO, CA 95709

08574006
LECLERCQ RALPH W
4040 JACOBSSGAARD LN
CAMINO, CA 95709

08547035
MC ALISTER ADA R
2841 GREENBROOK DR
CAMINO, CA 95709

LINARES 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: Frank Bruja DATE: June 2, 2017

PROJECT ID: 0075091a
EL DORADO COUNTY SURVEYOR, G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-8731

- Linares Parcel
- Parcels Within 500ft
- Parcel Base
- Roads



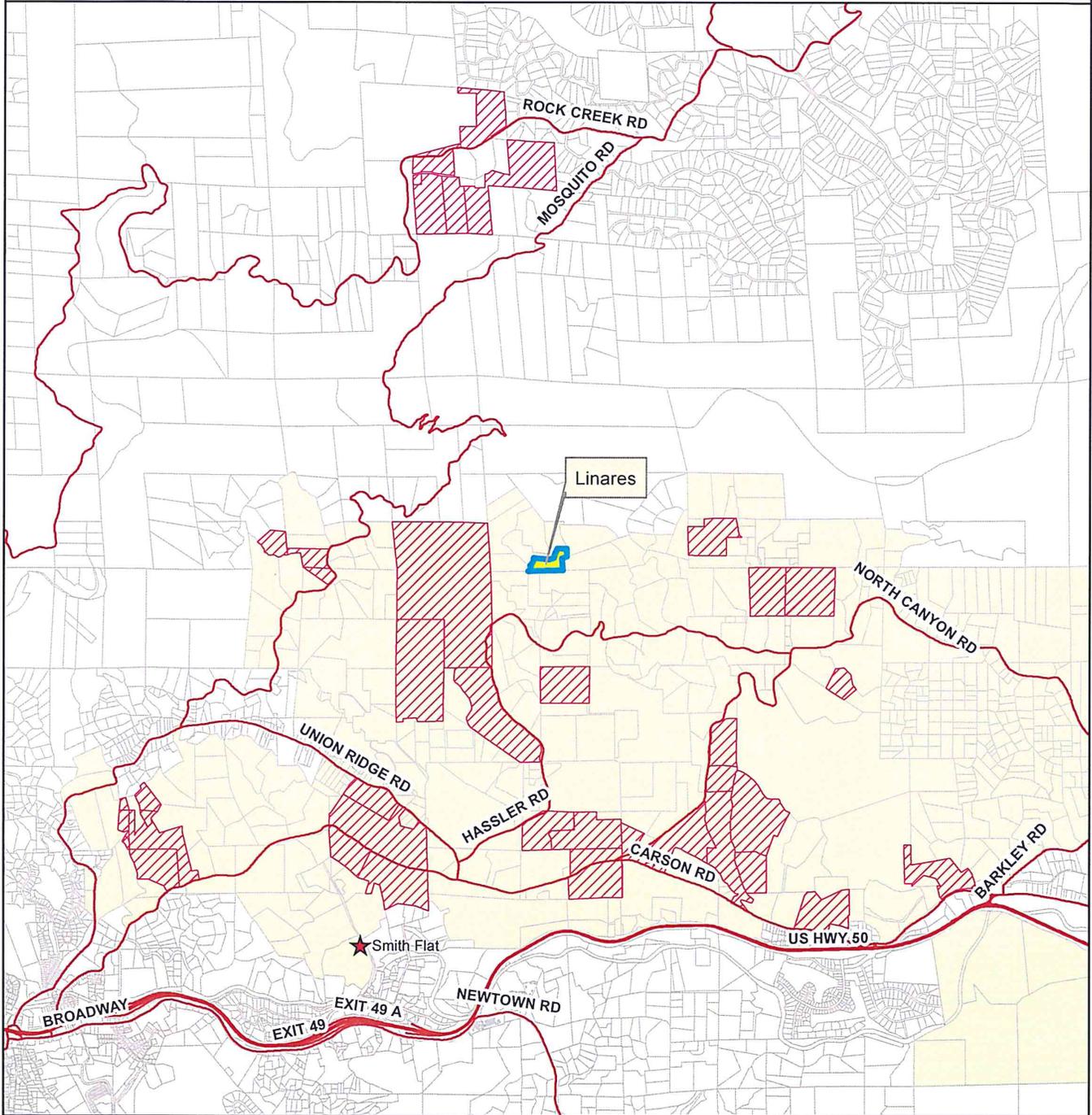
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

LINARES

Proximity to Agricultural District



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: Frank Bruijn DATE: June 2, 2017

PROJECT ID: 0075001p

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

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



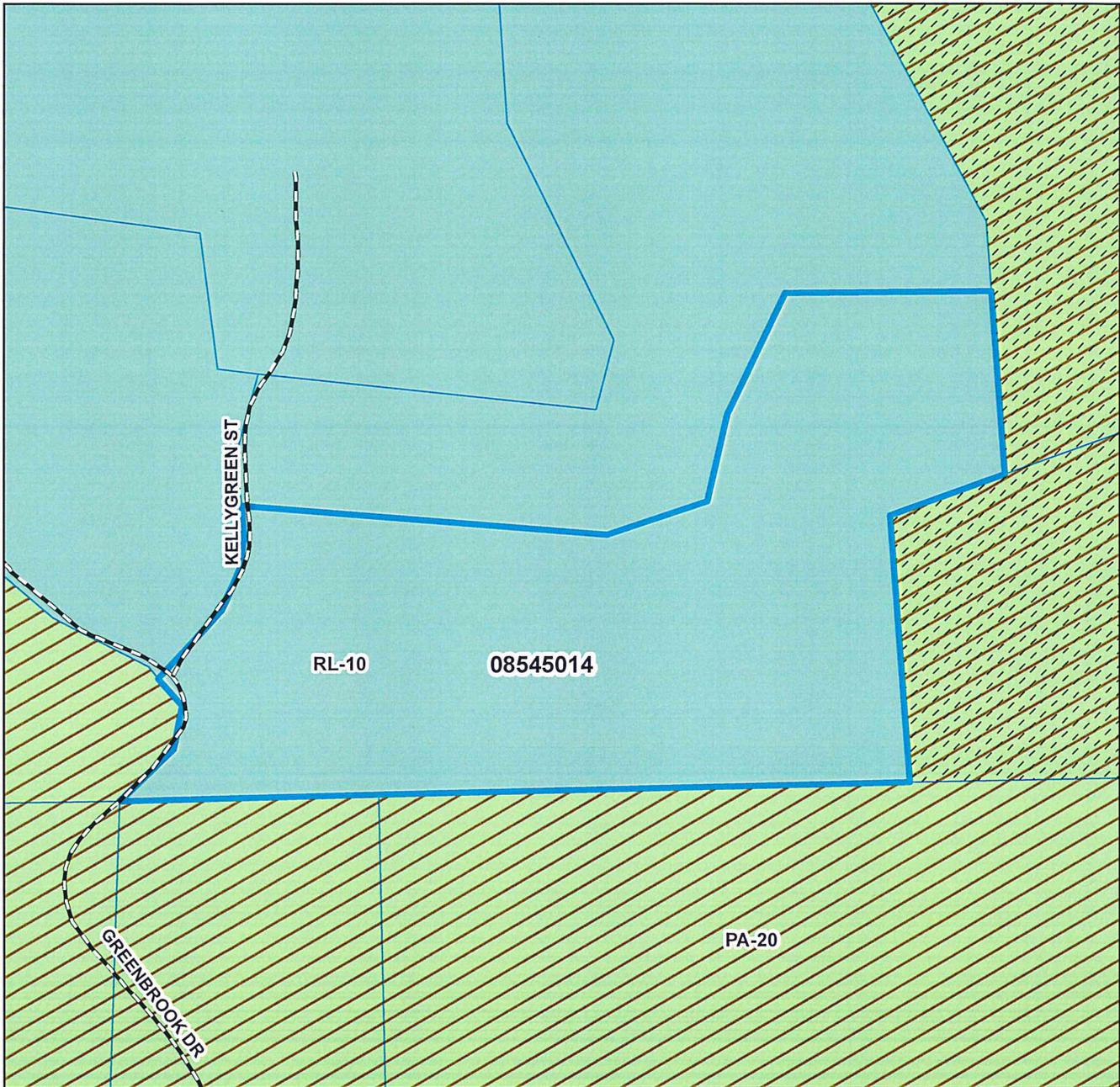
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

LINARES

Zoning 3-30-2017



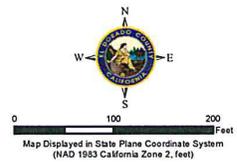
DISCLAIMER
 THIS DEPICTION WAS COMPILED FROM UNVERIFIED PUBLIC AND PRIVATE SOURCES AND IS ILLUSTRATIVE ONLY. NO REPRESENTATION IS MADE AS TO ACCURACY OF THIS INFORMATION. PARCEL BOUNDARIES ARE PARTICULARLY UNRELIABLE. USERS MAKE USE OF THIS DEPICTION AT THEIR OWN RISK.

MAP PREPARED BY: Frank Bruijn DATE: June 2, 2017

PROJECT ID: 0073001z

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

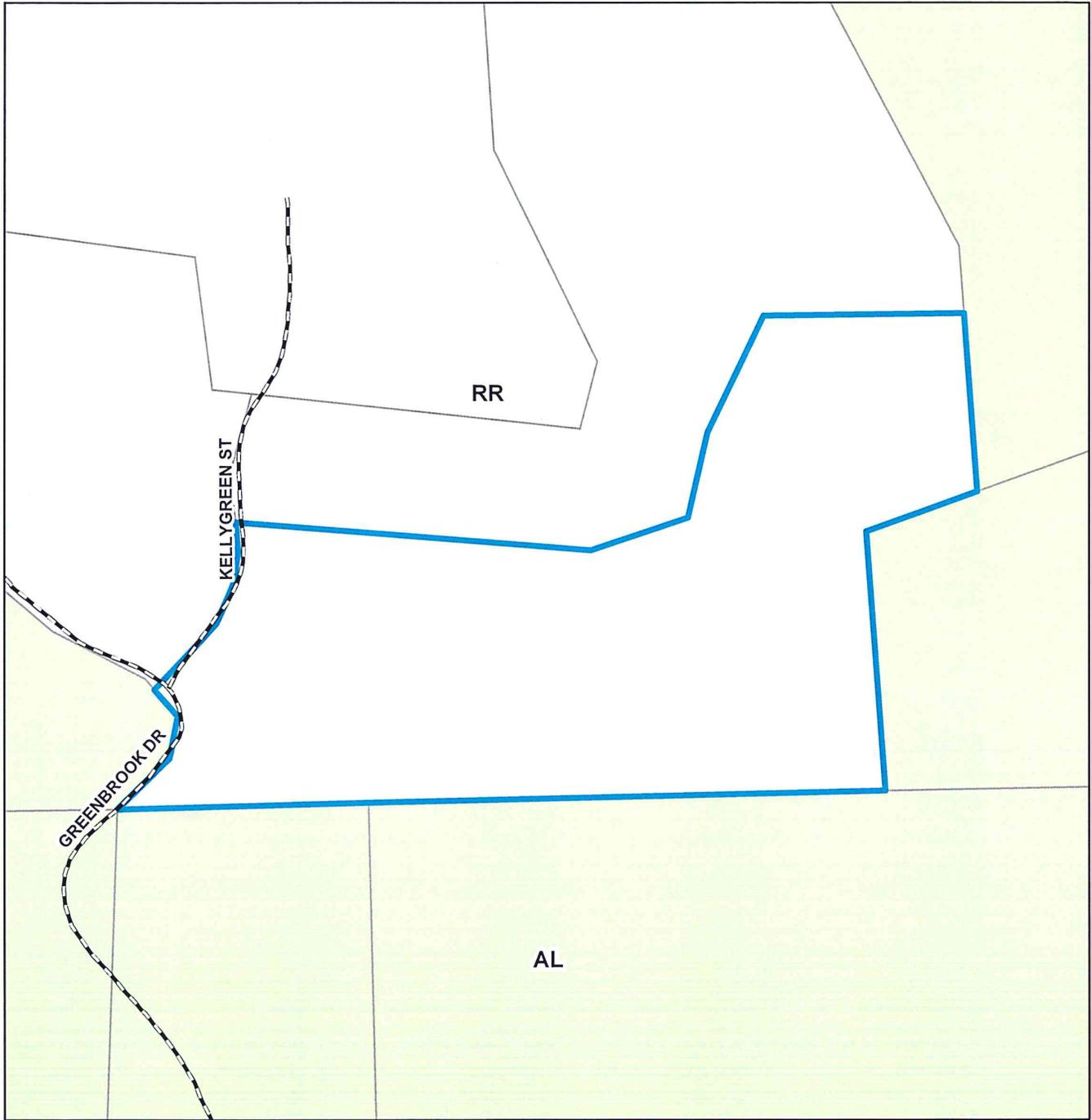
-  Linares Parcel
-  PA-20 = Planned Agriculture 20 Acres
-  RL-10 = Rural Land 10 Acres
-  PD = Planned Development
-  Parcel Base
-  Roads



El Dorado County Agricultural Commission

LINARES

Land Use 3-30-2017



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: Frank Bruijn DATE: June 2, 2017

PROJECT ID: 0079001L

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

	Linares Parcel		Agricultural Lands
	Parcel Base		Rural Residential
	Roads		

0 100 200 300
 Feet

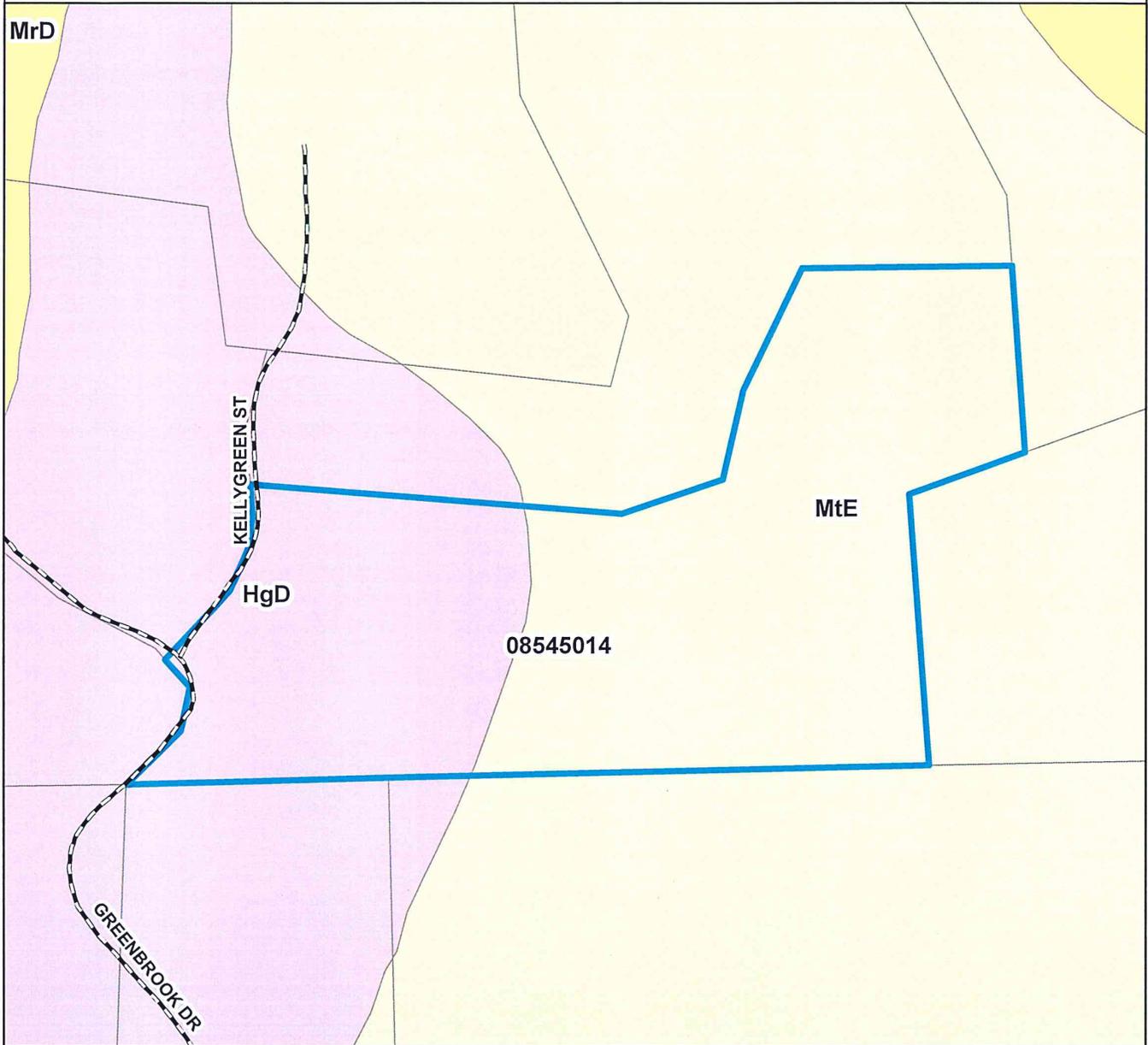
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

LINARES

Soils



-  Linares Parcel
-  HgD -HOLLAND COARSE SANDY LOAM, 15 TO 30 PERCENT SLOPES
-  MrD -MUSICK SANDY LOAM, 15 TO 30 PERCENT SLOPES
-  MtE -MUSICK VERY ROCKY SANDY LOAM, 15 TO 50 PERCENT SLOPES
-  Parcel Base
-  Roads

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: Frank Bruja DATE: June 2, 2017

PROJECT ID: 0072001s

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

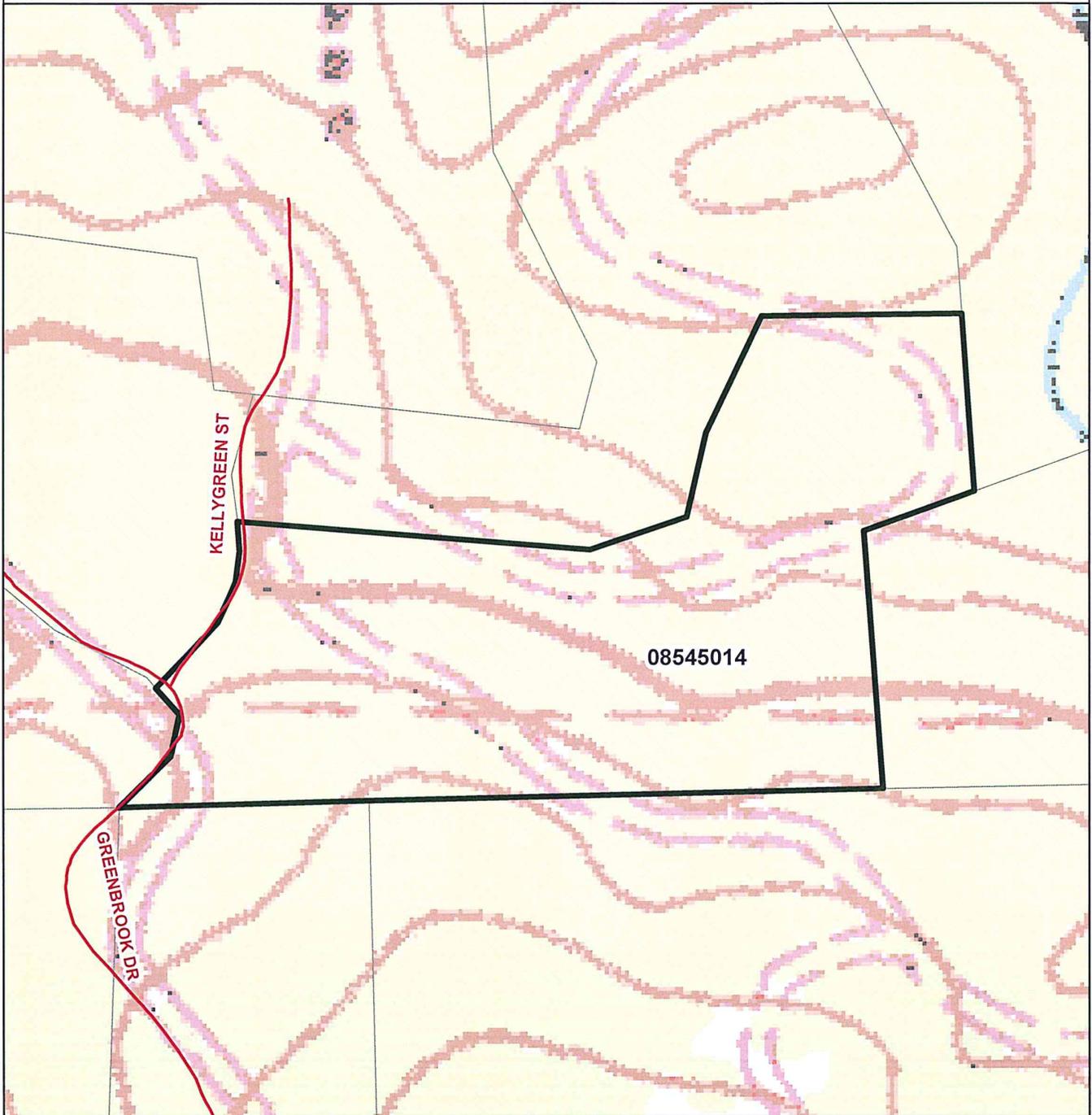


0 100 200
Feet

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

El Dorado County Agricultural Commission

LINARES Topography



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: Frank Brujn DATE: June 2, 2017

PROJECT ID: 00730011

EL DORADO COUNTY SURVEYOR G.I.S. DIVISION
PHONE (530) 624-6511 FAX (530) 626-4731

Legend

- Linares Parcel
- Parcels
- Roads



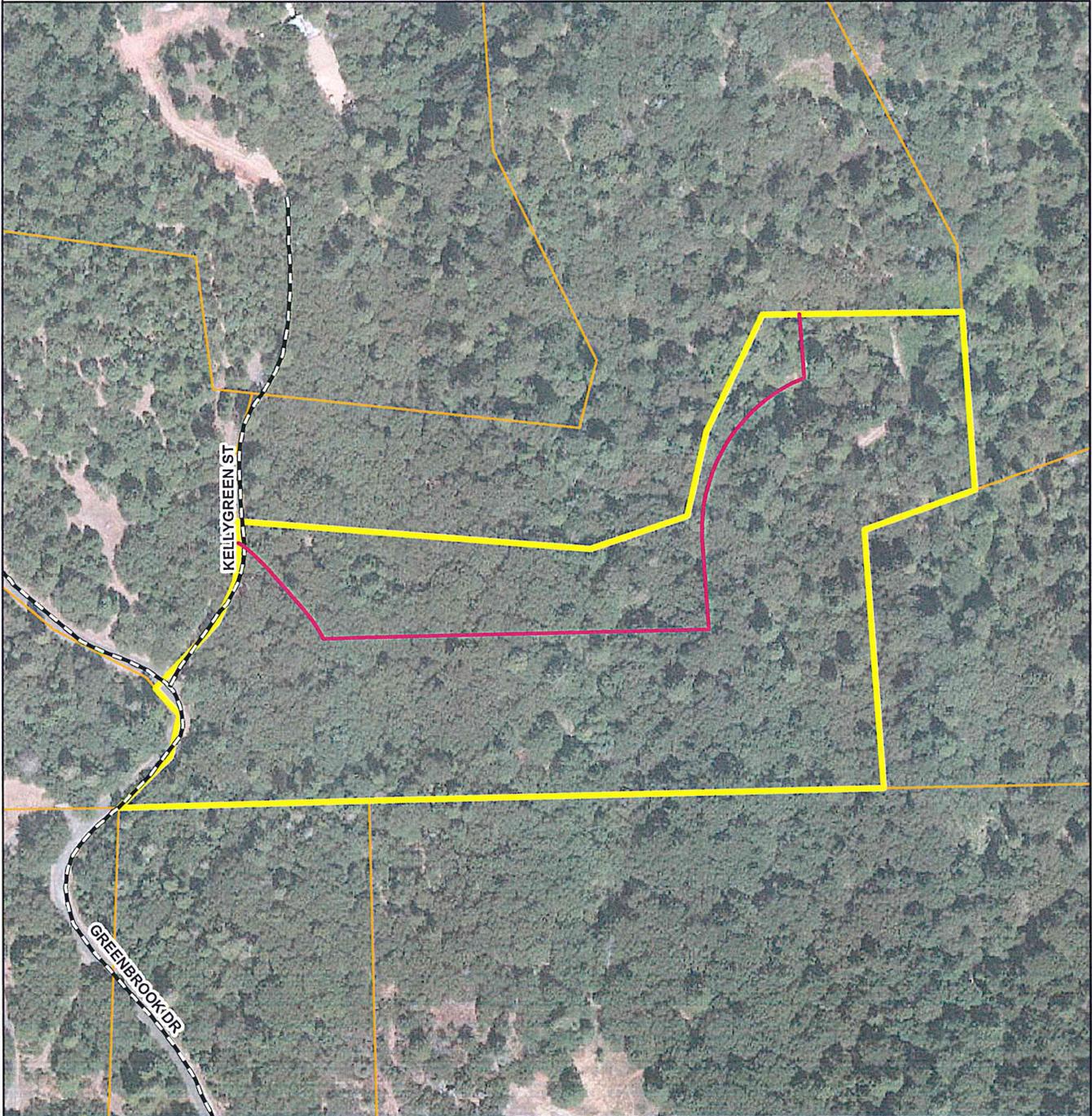
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

LINARES

Aerials: 2011



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: Frank Brugin DATE: June 2, 2017

PROJECT ID: 0075001a

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

Legend

-  Linares Parcel
-  200ft Setback
-  Parcel Base
-  Roads



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



El Dorado County Agricultural Commission

