



Agricultural Commission Staff Report

Date: August 5, 2022
To: El Dorado County Agricultural Commission
From: LeeAnne Mila; Deputy Agricultural Commissioner
Subject: ADM22-0022 Beals New Single-Family Residence (SFR) Ag. Setback Relief
Administrative Relief from Agricultural Setback to Construct a New SFR
Assessor's Parcel Number: 321-140-002-000

Planning Request and Project Description:

Planning Services is requesting administrative relief from the required 200-foot agricultural setback from the northern property line for the above-referenced project. Applicant currently is applying to construct a new Single-Family Residence (SFR) on the parcel. The applicant's parcel, APN 321-140-002-000-000, is approximately 19.82 acres, zoned Limited Agricultural 20-Acres (LA-20) and located west of State Highway 49 approximately 1,750 feet west of the intersection with Diana Street in the Agricultural District, supervisorial district 3. The parcel is located within a General Plan designated Agricultural District. The applicant's parcel is bordered by nine parcels; of which three parcels have agricultural zoning: APN 321-160-004-000 (35.5 acres) borders the applicant's parcel along the entire east boundary; APN 321-130-003-000 (53.03 acres) borders the applicant's parcel along the entire north boundary; APN 321-130-002-000 (26.77 acres) borders the applicant's parcel along the northern portion of the west boundary and are all zoned Planned Agriculture 20-Acres (PA-20).

Applicant is requesting that the setbacks for this parcel be reduced to 70 feet for the construction of a new single-family residence (130' reduction) on the north.

Parcel Description:

- Parcel Number and Acreage: 321-140-002-000, 19.82 Acres
- Agricultural District: Yes
- Land Use Designation: Agricultural Lands, AL
- Zoning: Limited Agricultural 20 Acres, LA-20
- Choice Soils: MaD- Mariposa Gravelly Silt Loam, 3-30 percent slopes and DfC-Diamond Springs Very Fine Sandy Loam, 9-15 percent slopes

- Parcels APN: 321-160-004-000 to the east and APN: 321-130-003-000 to the north are in Agricultural Preserves

Discussion:

A site visit was conducted on August 2, 2022, to assess the placement of the proposed single-family residence.

Staff Findings:

Staff recommends APPROVAL of the request for construction of a single-family residence, no less than 70 ft. from the northern property line from APN: 321-130-003-000, 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 parcel contains all choice soils, but the proposed building site contains several rock outcroppings that reduce the agricultural uses in that area.

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 to the north and heavily wooded with rock outcroppings which allows a buffer between the project area and the agricultural parcel to the north.

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 area for the single-family residence is an area with rock outcroppings that would not be suitable for agricultural use. Placing the residence in the proposed area preserves other parts of the property to be used for crops and grazing.

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.



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Staff Findings:

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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
Vacant- Fruit and Nut Farming Industries
Tim Neilsen- Livestock Industry
David Bolster- Fruit and Nut Farming Industries

MEETING NOTIFICATION REVISED WITH CORRECTIONS HIGHLIGHTED 8/4/2022

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 **August 10, 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 8/10/2022 and will be posted with the Agenda on August 5, 2022.

**ADM22-0022 Beals New Single-Family Residence (SFR) 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 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 Cerissa Dietchman, Assistant Planner at Planning Services, (530) 621-5355.

BEALS GREGORY B TR & GB LIV TRUST
3/22/2018
DBA ORCHARD
533 DIAMOND RD
BONNERS FERRY ID 83805-5701
BRIGGS JOAN DALE & BLACK
CHRISTOPHER CO TR
200 DIANA ST
PLACERVILLE CA 95667-3316

CASWELL JOHN M JR TR & J M JR REV
TR 6/2/2005
2457 CASWELL RD
PLACERVILLE CA 95667-3209

GAUTSCHI STEPHANIE J & BRANDON T
303 DIANA ST
PLACERVILLE CA 95667-3317

MCNAMARA GREGORY B TR &
ELIZABETH V TR
281 DIANA ST
PLACERVILLE CA 95667-3315

MUIR DAVID STANTON SUCC TR & REV
TRUST OF 12/18/95
PO BOX 342
EL DORADO CA 95623

NIELSEN CRAIG WILLIAM & SANDOVAL
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SHIPMAN TROY & AMBER
171 DIANA ST
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VINEYARD ASSOCIATES A WY LLC
PO BOX 235
UNDERWOOD WA 98651

BEALS LINDA LAURINE LATHAM TR & L
LIV TR
2312 COLOMA RD
PLACERVILLE CA 95667

BRIGHT SHON ANTHONY & STEFANI
MIKEL
269 DIANA ST
PLACERVILLE CA 95667

DÉMAREST WANDA K TR
271 DIANA ST
PLACERVILLE CA 95667

HAMAN GARY D & VALERIE J
108 DIANA ST
PLACERVILLE CA 95667-3314

MEYER CARLAN V TR & SUSAN M TR
2280 COLOMA RD
PLACERVILLE CA 95667

MURRAY BARBARA M & REAL DANIEL T
& HONEY JUDITH A
280 DIANA ST
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POLTE JOYCE A TR & J A REV TRUST
PO BOX 684
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RUSSELL LESTER S TR & GAIL J TR
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BROWN RICHARD L SURV TR & REV
TRUST 04/03/1998
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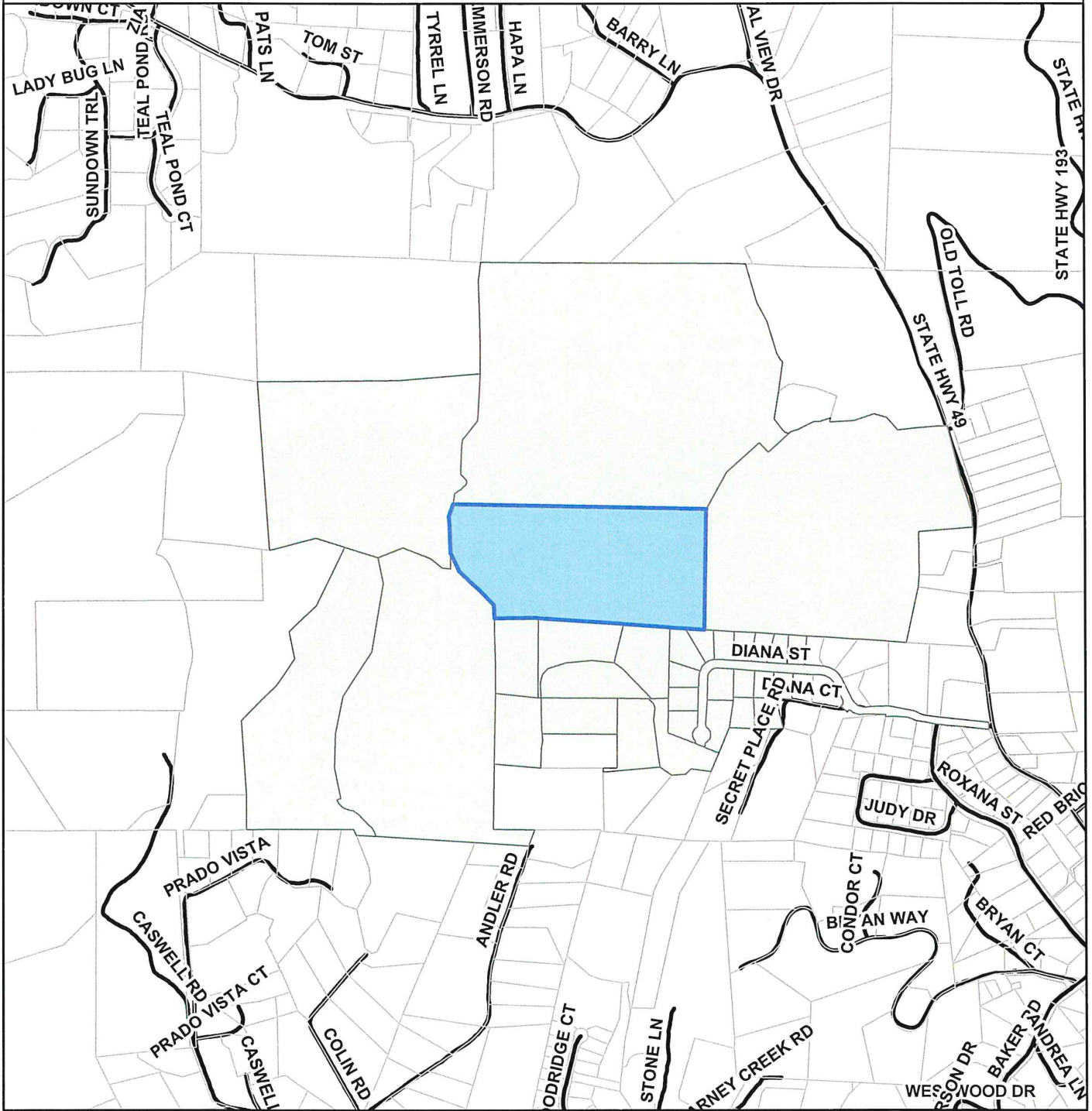
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Beals

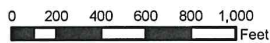
Notification



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: November 27, 2018
 PROJECT ID: profackon
 EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
 PHONE (530) 621-6511 FAX (530) 626-8731



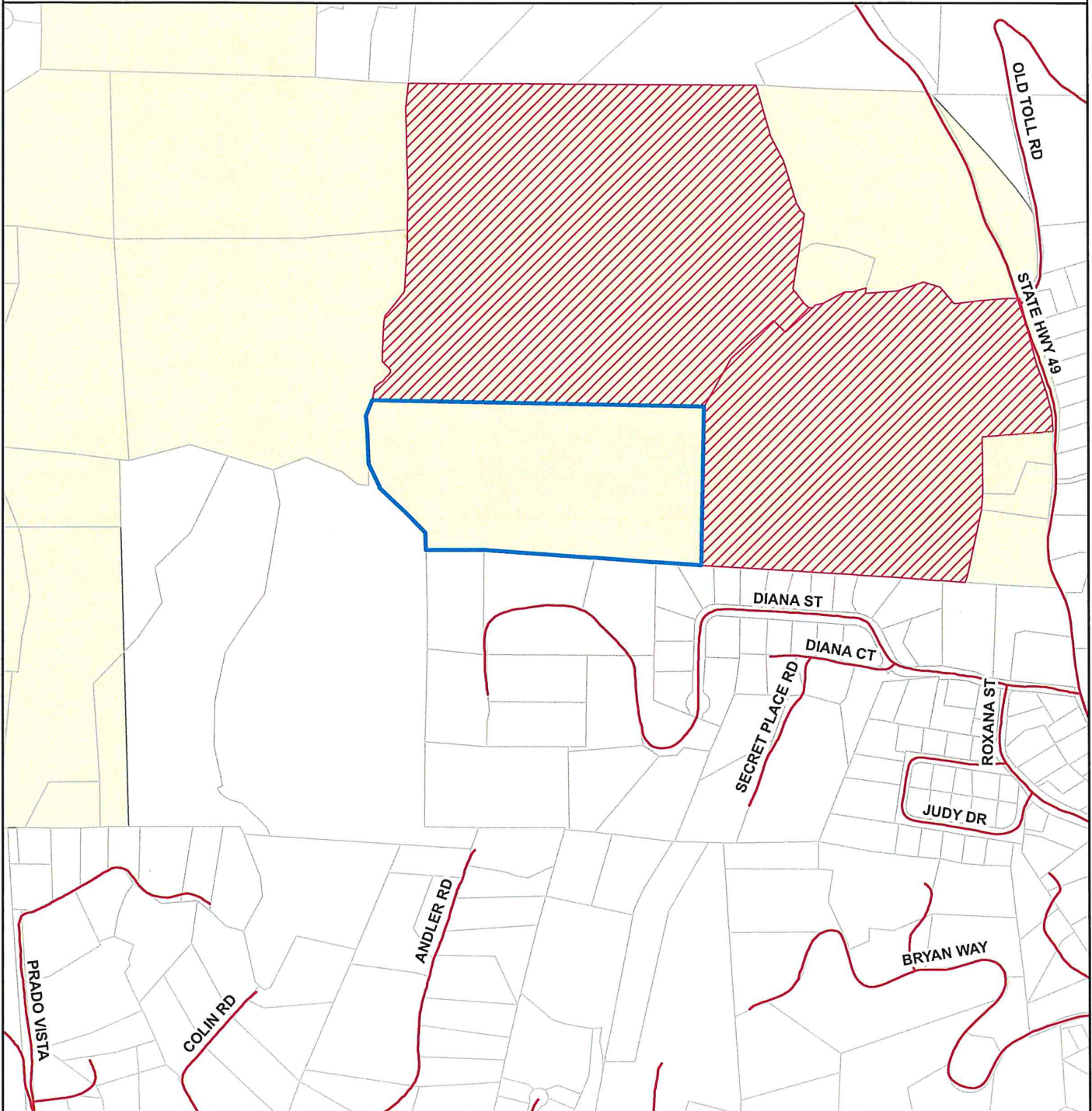
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

Beals

Proximity to Agricultural District



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MAP PREPARED BY: LeeAnne Mita DATE: November 27, 2018
PROJECT ID: pnyjackson_p

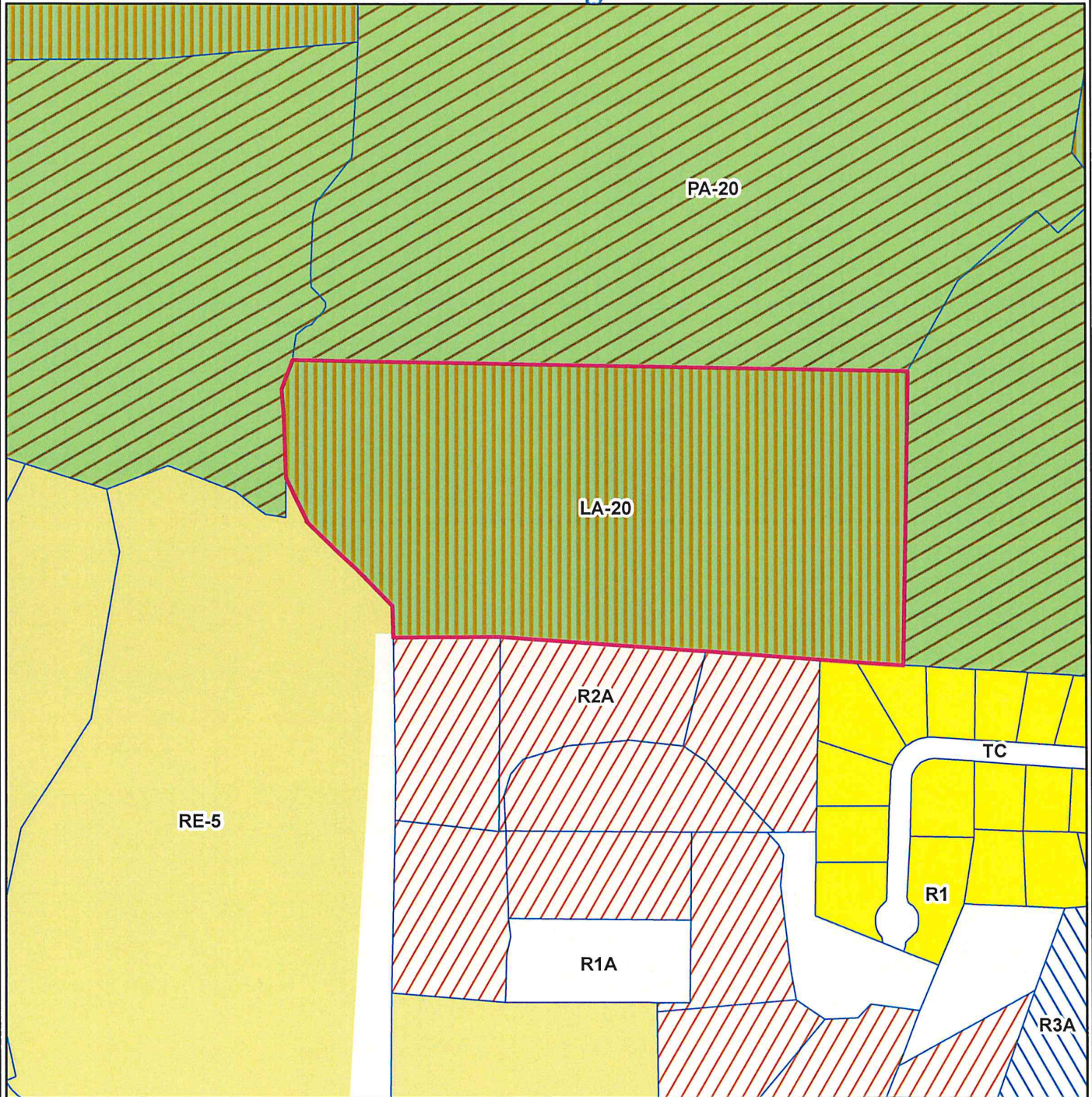
EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (951) 621-6511 FAX (951) 626-8731

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



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

Beals Zoning



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MAP PREPARED BY: LeeAnne Miles DATE: November 27, 2018
PROJECT ID: projJackson.z

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

Parcel Base
Beals

LA-20 = Limited Agriculture 20 Acres
PA-20 = Planned Agriculture 20 Acres
R1 = Residential Single Unit
R1A = Residential 1 Acre

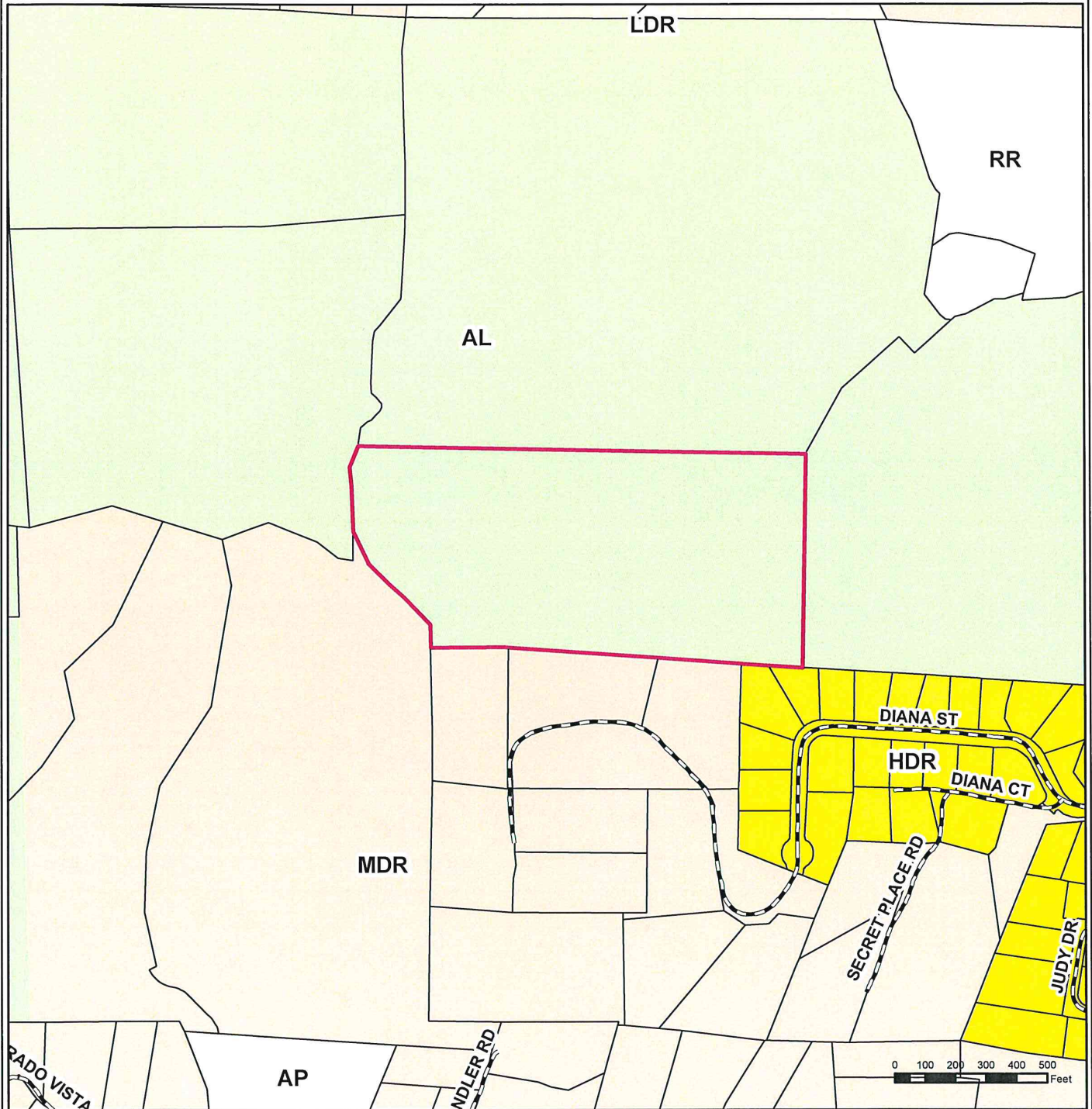
R2A = Residential 2 Acres
R3A = Residential 3 Acres
RE-5 = Residential Estate 5 Acres
TC = Transportation Corridor



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

El Dorado County Agricultural Commission

Beals Land Use



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

PROJECT ID: projJackson_L

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (930) 621-6511 FAX (930) 626-4731

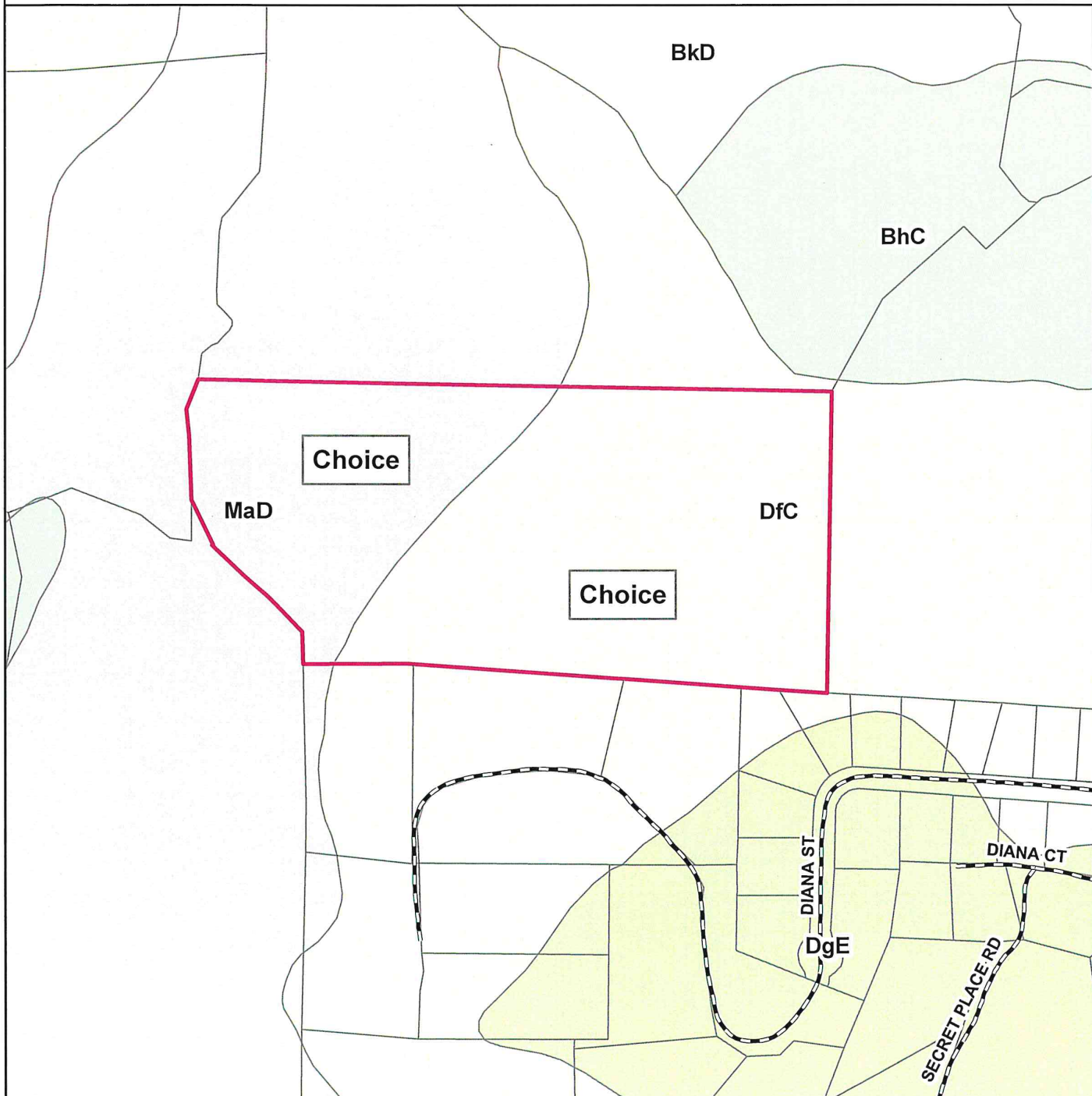
- | | | |
|---------|--------------------------|----------------------------|
| Parcels | Adopted Plan | Low Density Residential |
| Beals | Agricultural Lands | Medium Density Residential |
| Roads | High Density Residential | Rural Residential |

(NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

Beals Soils



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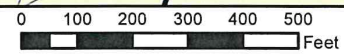
MAP PREPARED BY: LeeAnne Mills DATE: November 27, 2018

PROJECT ID: projJackson_1

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- Beals**
- Beals
- Soils**
- Boomer gravelly loam, 3 to 15 percent slopes
 - Boomer very rocky loam, 3 to 30 percent slopes

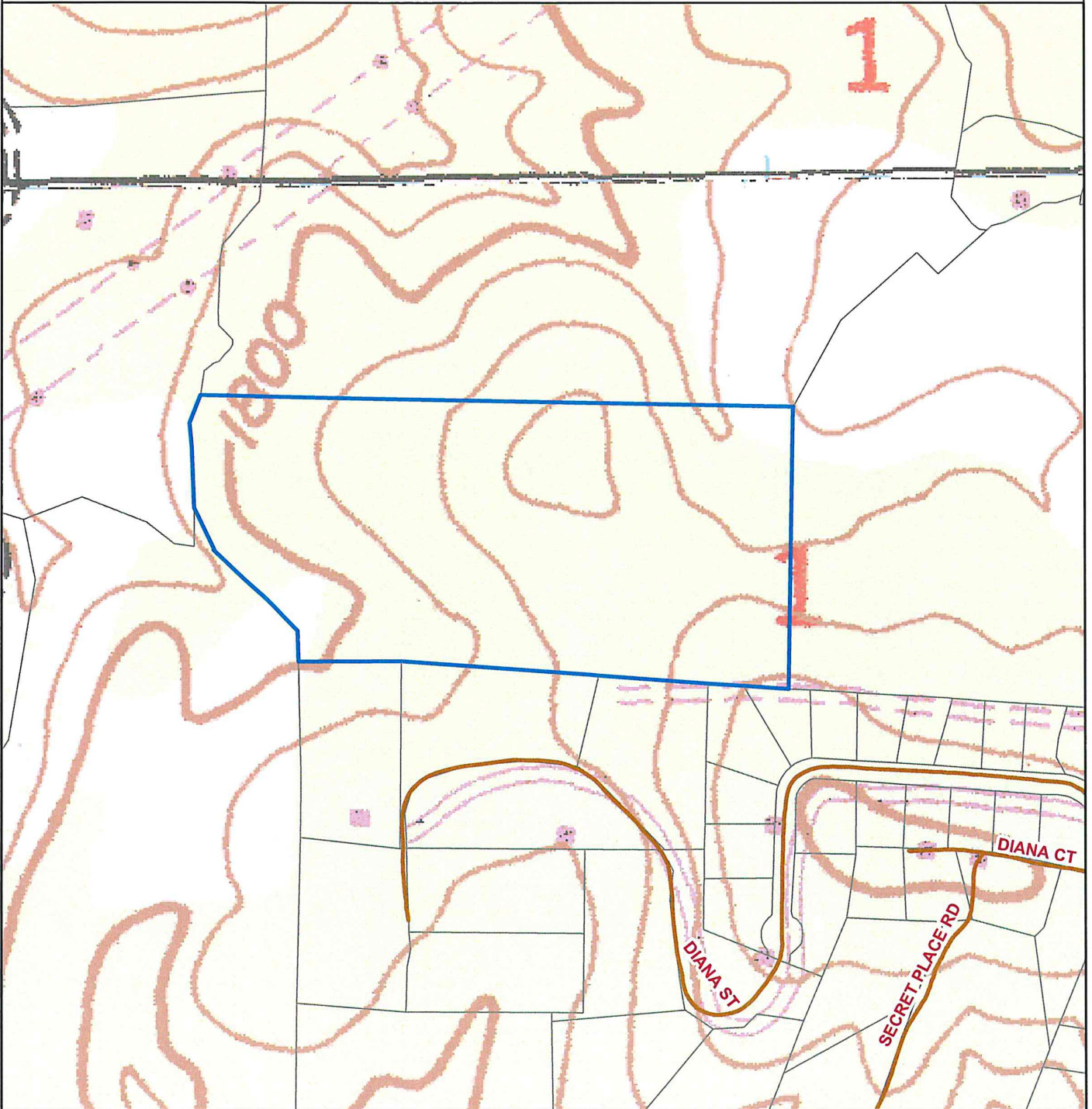
- Diamond Springs very fine sandy loam, 9 to 15 percent slopes
- Diamond Springs very rocky very fine sandy loam, 3 to 50 percent slopes
- Mariposa gravelly silt loam, 3 to 30 percent slopes



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

El Dorado County Agricultural Commission

Beals Topography



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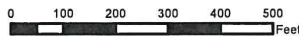
MAP PREPARED BY: LeeAnne Mills DATE: November 27, 2018

PROJECT ID: projjackson_1

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Legend

- curroads
- Parcels
- Beals
- Roads



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



Beals



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

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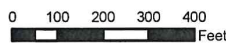
MAP PREPARED BY: LeeAnne Mills DATE: November 27, 2018

PROJECT ID: Jackson_a

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Legend

- Parcel Base
- Beals
- Roads



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



El Dorado County Agricultural Commission