



Agricultural Commission Staff Report

Date: February 7, 2018

To: El Dorado County Agricultural Commission

From: LeeAnne Mila; Deputy Agricultural Commissioner

Subject: **ADM18-0005/Charles & Diane MacLean
Administrative Relief from Agricultural Setback
Assessor's Parcel Number: 043-550-66-100**

Planning Request and Project Description:

Planning Services is requesting review for administrative relief from the agricultural setback for the above referenced project. This request is for the conversion of an existing garage into a second residential unit. According to the applicant, the proposed building site is approximately fifty feet (50') from the property line of the adjacent Planned Agriculture-20 acre zoned parcel (PA-20) to the South (APN: 043-550-67-100). The existing garage, being a compatible use, is required to be thirty feet (30') from the southern property line per the setback standard for this zone. The applicant's parcel, identified by APN 043-550-66-100 consists of 10.01 acres and is located at 2780 Green Hollow Ln. (Supervisor District: 3).

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

Parcel Description:

- Parcel Number and Acreage: 043-550-66, 10.01 Acres
- Agricultural District: Yes
- Land Use Designation: Agricultural Lands
- Zoning: PA-20 (Limited Agriculture, 10 acres); surrounding zoning designations are PA-20 (Planned Agriculture, 20 acres) to the south, RL-10 (Rural Lands, 10 Acres) to the North, R2A (Residential, 2 Acres) and LA-10 (Limited Ag-10 Acres) on the east side of the property.
- Soil Type: All Choice Soils

Discussion:

A site visit was conducted on January 11, 2018 to review the existing garage site.

Staff Recommendation:

Staff recommends APPROVAL of the MacLean's request for administrative relief of an agricultural setback, allowing for conversion of an existing garage into a second residential unit., no less than 50 feet from the property line of the adjacent Planned Agriculture-20 acre zoned parcel (PA-20) to the South (APN: 043-550-67-100),, 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;*
 - a. ***The topography of this parcel and the developed areas related to the main dwelling limit 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;*
 - a. ***The garage is located on the parcel directly in line with the main house on the PA-20 property to the south. The main house on the adjacent PA-20 property is approximately 100 feet from the property line of the applicants property and 150 feet from the garage. The main house and the developed areas surrounding it, including the driveway effectively create a buffer for any future agricultural developments.***
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 position of the garage proximal to the main dwelling on the adjacent PA-20 property limits possible conflicts with the planned conversion to a second residential dwelling. The placement of the applicants main house and garage along with the placement of the***

main dwelling on the adjacent parcel (APN: 043-550-67) cluster development on the parcels, allowing the maximum amount of agricultural area to be preserved.

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.

COUNTY OF EL DORADO



AGRICULTURAL COMMISSION

311 Fair Lane
Placerville, CA 95667
(530) 621-5520
(530) 626-4756
eldcag@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 **February 14, 2018**. 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: ADM18-0005/Charles & Diane MacLean
Administrative Relief from Agricultural Setback
Assessor's Parcel Number: 043-550-66-100

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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) 621-5520. All questions relating to specific details of the project should be addressed to the Planner identified above at Planning Services, (530) 621-5355.



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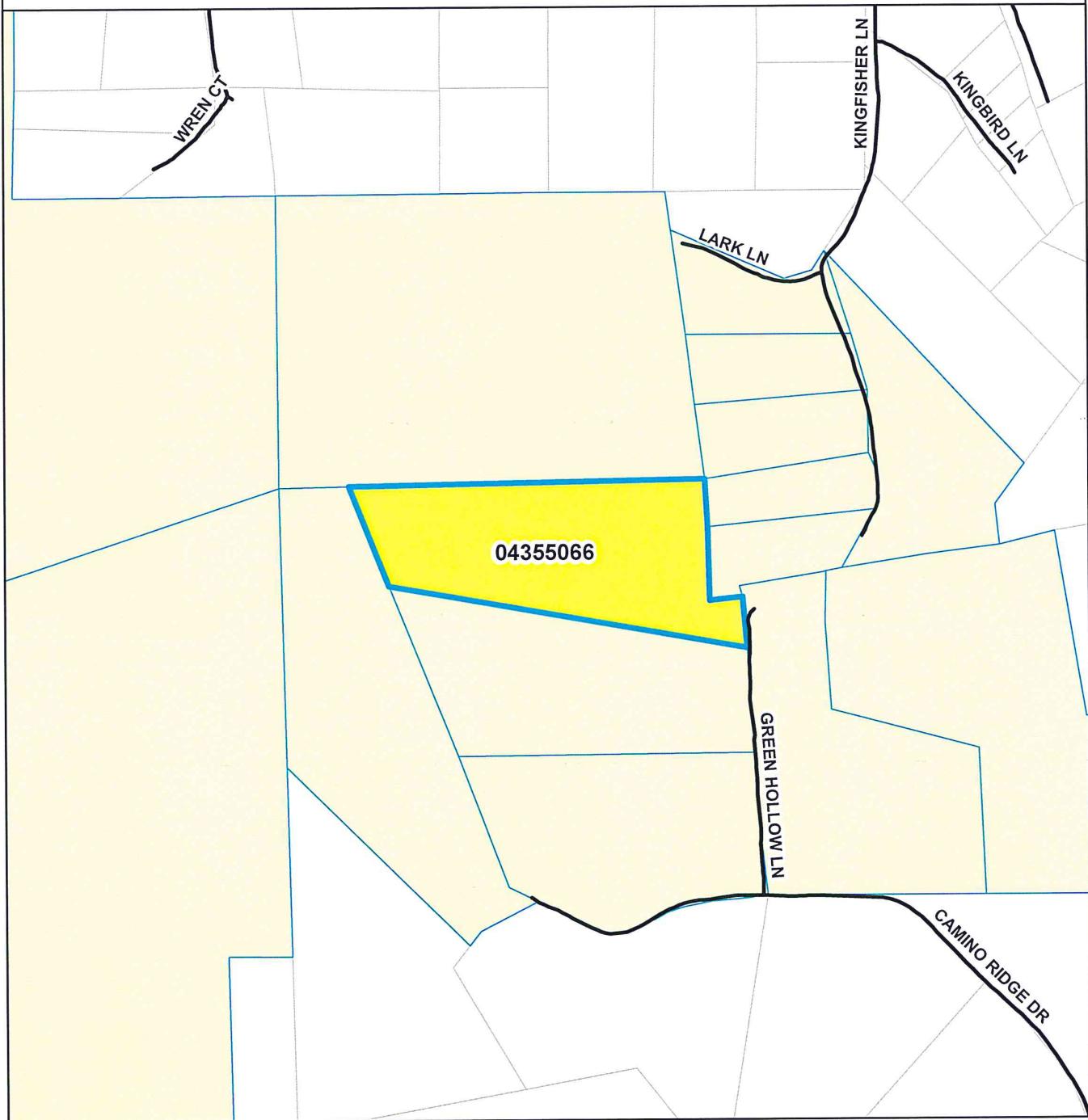
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04307023 ABEL CAL PO BOX 678 CAMINO, CA 95709	04307026 ABEL CAL PO BOX 678 CAMINO, CA 95709	04801031 APPLE MOUNTAIN L P 1111 CATT VERDERA LINCOLN, CA 95648
04355067 BALDIVID JENNIFER M 2800 GREEN HOLLOW LN CAMINO, CA 95709	08560037 BROZO WILLIAM J 2734 KINGFISHER LN CAMINO, CA 95709	08560040 HELLER DENNIS M 2750 KINGFISHER LN CAMINO, CA 95709
04801032 HIGH HILL RANCH CA LLC 2901 HIGH HILL RD PLACERVILLE, CA 95667	04355041 KIME STUART 3425 CAMINO RIDGE DR CAMINO, CA 95709	04355066 MACLEAN CHARLES A TR 2780 GREEN HOLLOW LN CAMINO, CA 95709
08560079 MC CARTHY JAMES 2721 KINGFISHER LN CAMINO, CA 95709	08560033 MORGAN ROBIN M TR 4737 JAN DR CARMICHAEL, CA 95608	08560036 NICODEMUS JOHN M 2712 KING FISHER LN CAMINO, CA 95709
08560039 PINTAR MYLES M 2746 KINGFISHER LN CAMINO, CA 95709	04355068 RAKOWICZ BERNICE SURV TR 2828 GREEN HOLLOW LN CAMINO, CA 95709	08560035 SMITH STEVEN E TR 3780 LARK LN CAMINO, CA 95709

04307026
ABEL CAL
PO BOX 678
CAMINO, CA 95709

MACLEAN

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 PARCEL BASE AND UNVERIFIED. USERS MAKE USE OF THIS DEPICTION AT THEIR OWN RISK.

MAP PREPARED BY: Frank Brujin DATE: Jan. 10, 2018

PROJECT ID: 0073264n
EL DORADO COUNTY SURVEYOR G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-8731

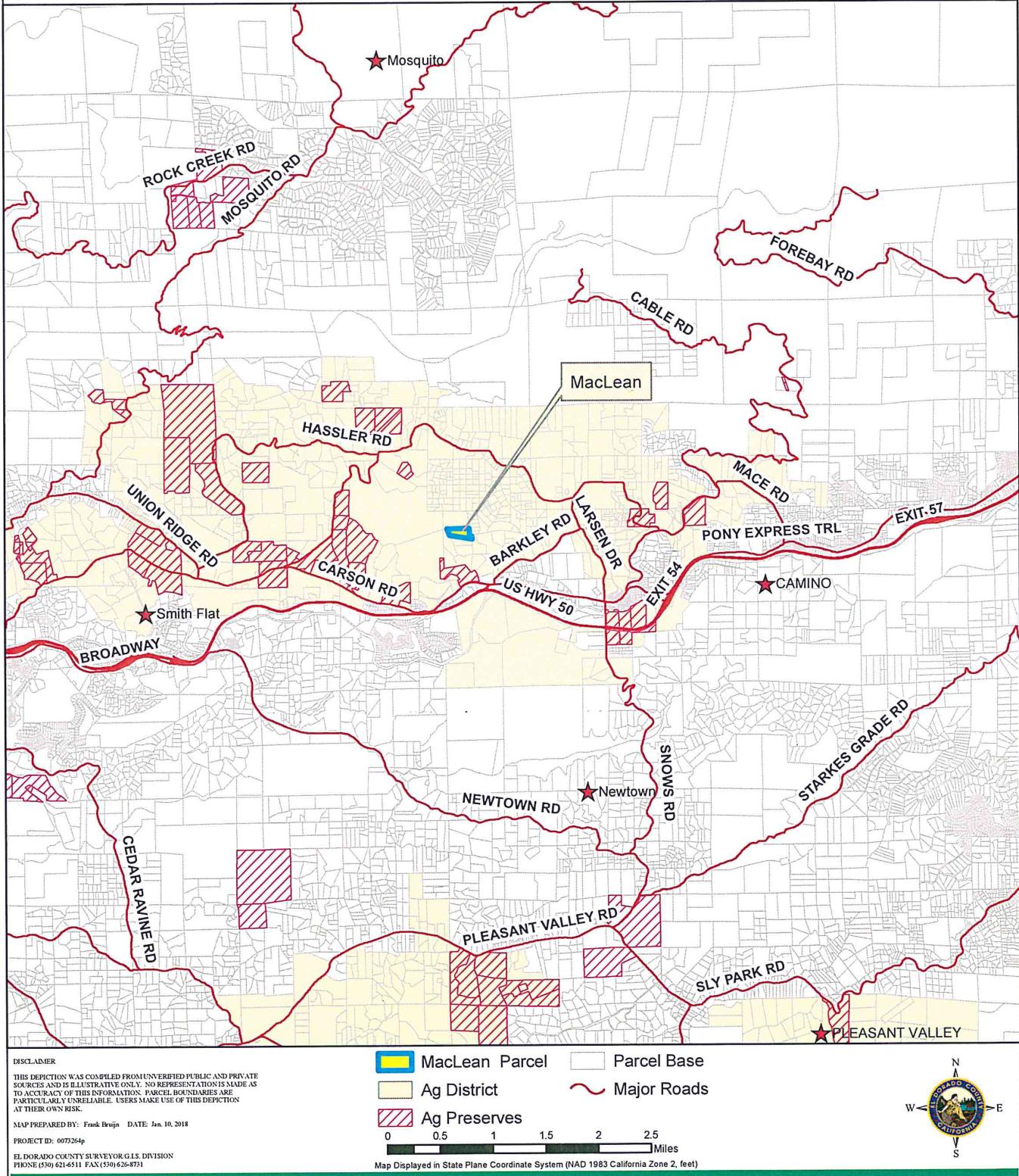
 MacLean Parcel Parcel Base
 Parcels Within 500ft Roads
 0 200 400 600 800 Feet
 Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



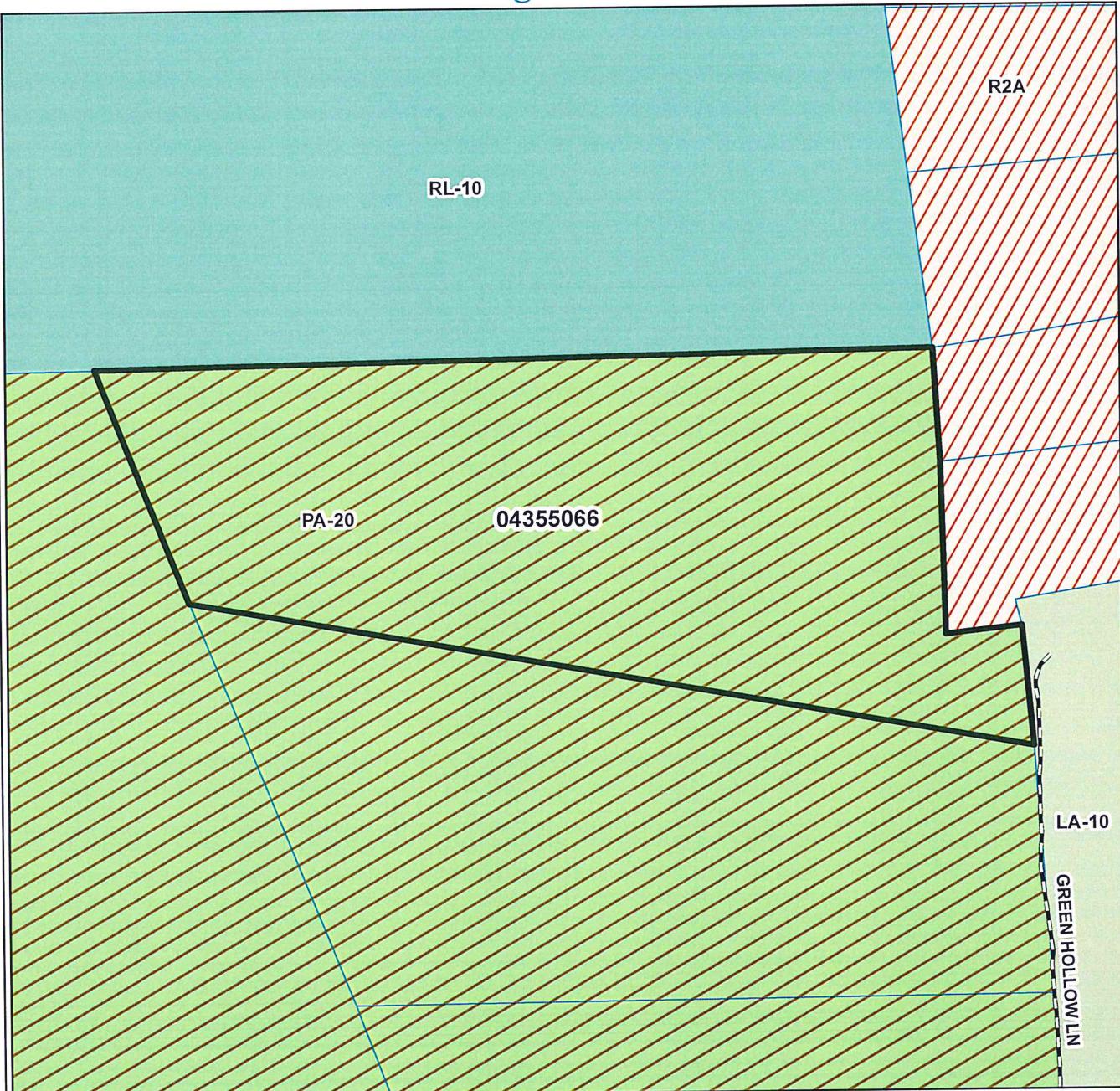
El Dorado County Agricultural Commission

MACLEAN

Proximity to Agricultural District



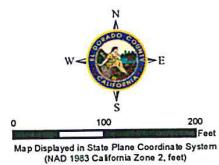
MACLEAN
Zoning 9-28-2017



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MAP PREPARED BY: Frank Bruijne DATE: Jan. 10, 2018
 PROJECT ID: 00732642
 EL DORADO COUNTY SURVEYOR G.I.S. DIVISION
 PHONE (530) 621-6511 FAX (530) 626-8731

- MacLean Parcel
- LA-10 = Limited Agriculture 10 Acres
- PA-20 = Planned Agriculture 20 Acres
- R2A = Residential 2 Acres
- RL-10 = Rural Land 10 Acres
- Parcel Base
- Roads



El Dorado County Agricultural Commission

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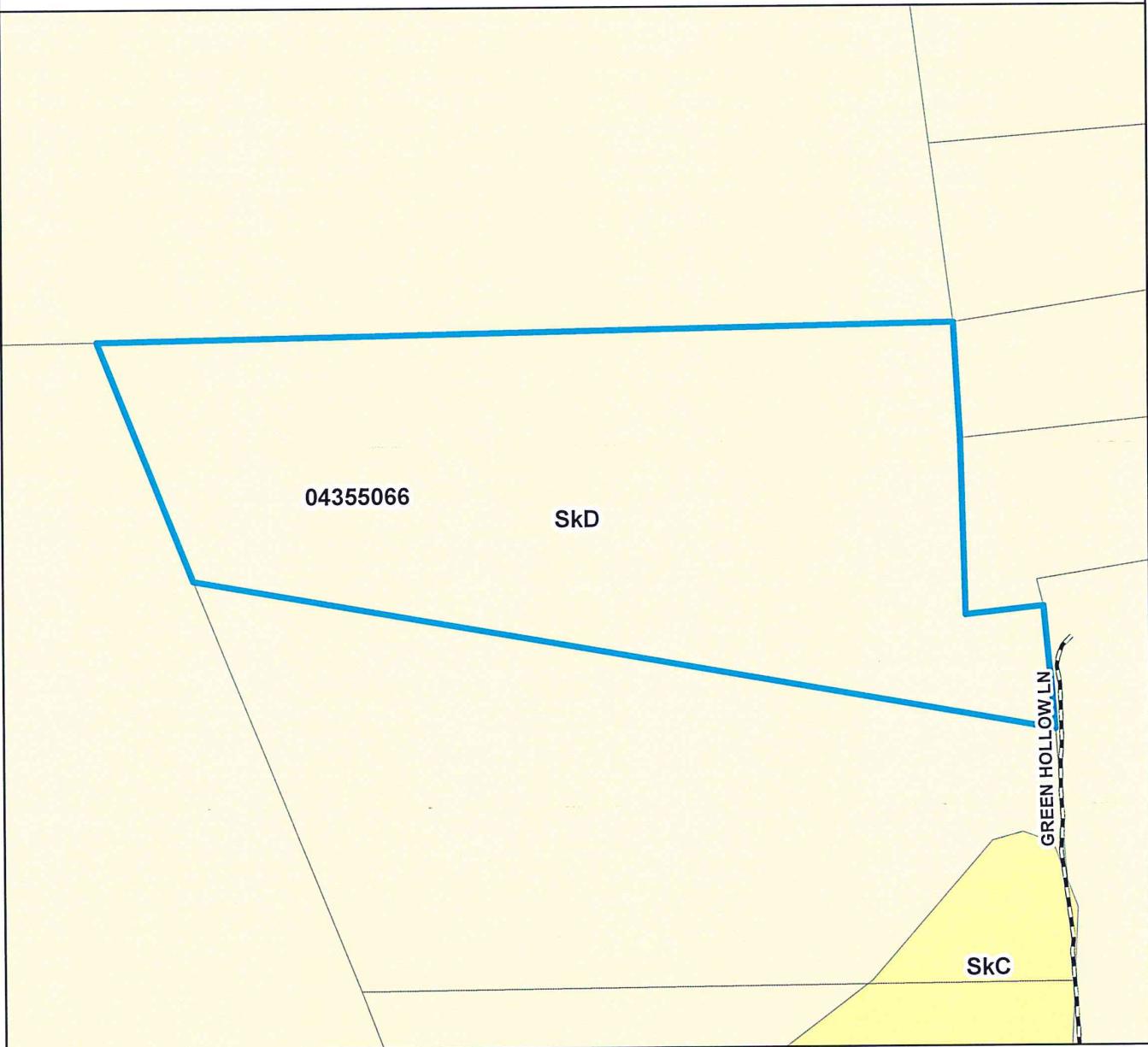
Land Use 9-28-2017



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Soils



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MAP PREPARED BY: Frank Bruijn DATE: Jan. 10, 2018

PROJECT ID: 0073264

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

- MacLean Parcel
- SKC -SITES LOAM, 9 TO 15 PERCENT SLOPES
- SKD -SITES LOAM, 15 TO 30 PERCENT SLOPES
- Parcel Base
- Roads

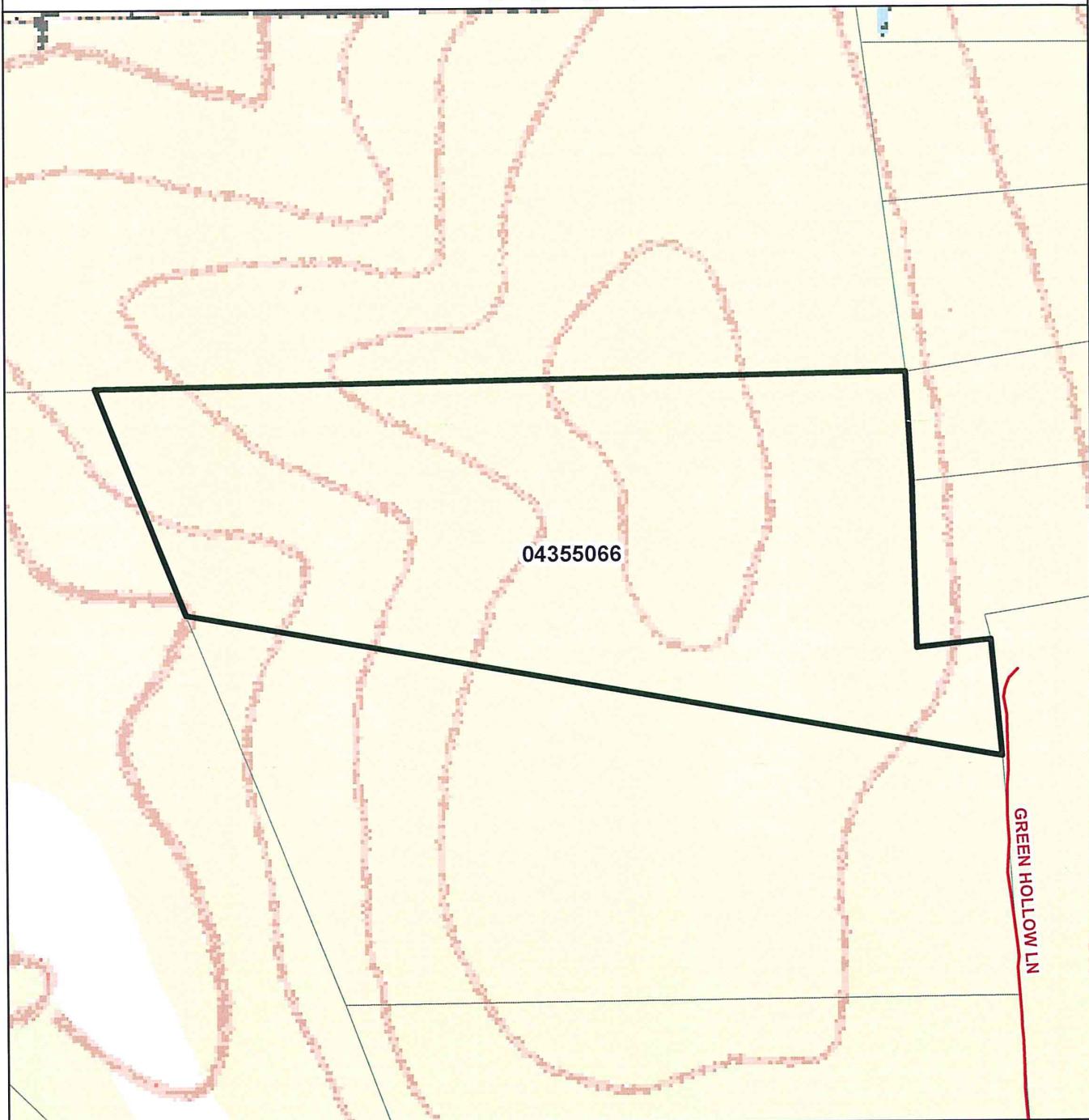


0 100 200
Feet
Map Displayed in State Plane Coordinate System
(NAD 1983 California Zone 2, feet)

El Dorado County Agricultural Commission

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Topography



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PROJECT ID: 00732641

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

Legend

MacLean Parcel Parcels Roads

0 100 200 300 Feet

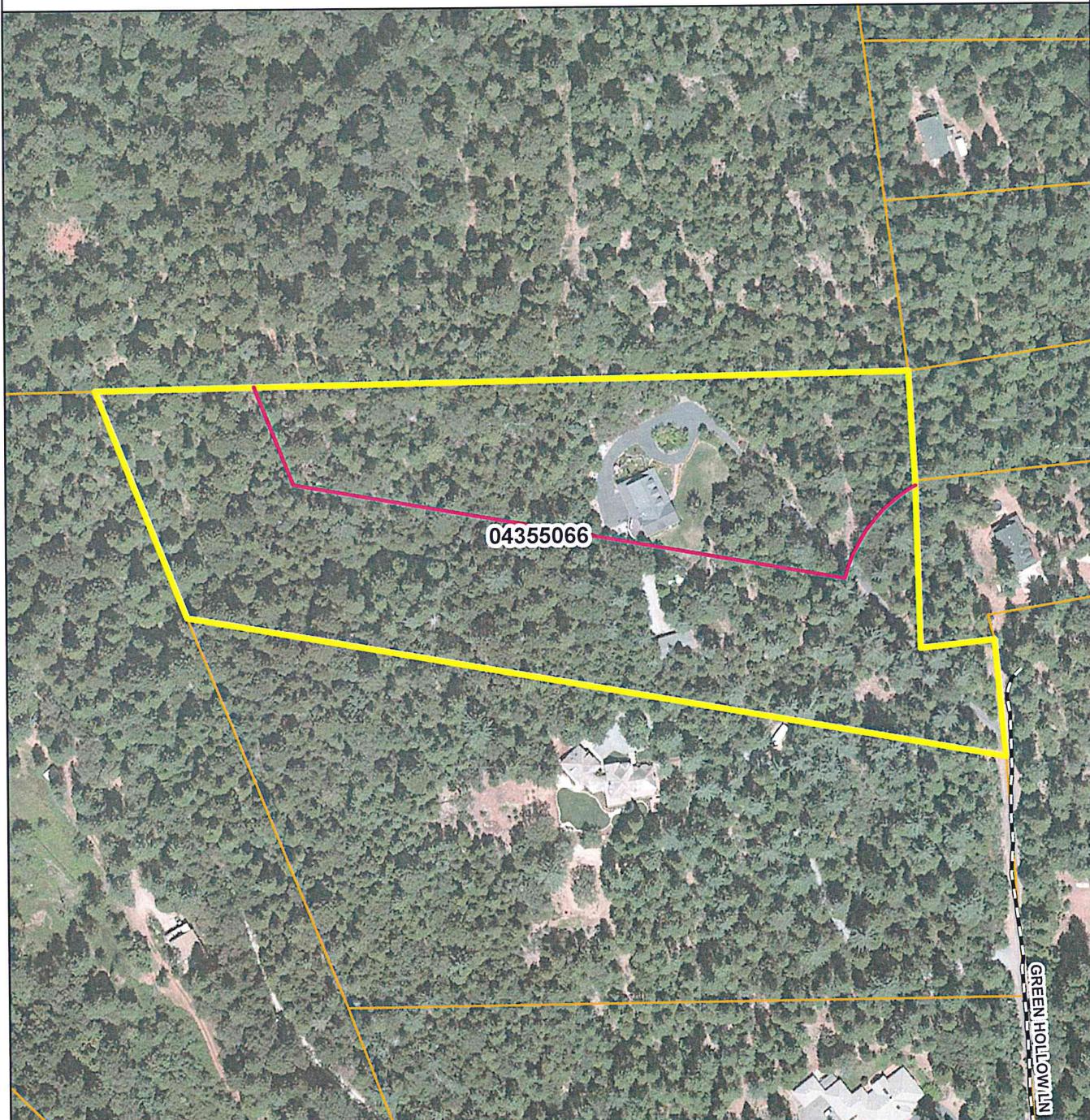
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El Dorado County Agricultural Commission

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Aerials: 2011



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MAP PREPARED BY: Frank Bruun DATE: Jan. 10, 2018

PROJECT ID: 0073264a

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

Legend

- MacLean Parcel
- Parcel Base
- 200ft Setback
- Roads

0 100 200 300 Feet

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



El Dorado County Agricultural Commission