



## **Agricultural Commission Staff Report**

Date: December 28, 2016

To: El Dorado County Agricultural Commission

From: LeeAnne Mila; Deputy Agricultural Commissioner

Subject: ADM16-0018/Christofferson Pool  
Administrative Relief from Agricultural Setback  
Assessor's Parcel Number 085-740-22

### **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 swimming pool. The proposed building site is approximately 160 feet from the property line of the PA-20 parcel to the south (APN:085-740-25), according to the applicant. The parcel, identified by Assessor's Parcel Number 085-740-22, consists of 10.70 acres and is located at 5511 Chappie Court in Camino. (District 3)

### **Parcel Description:**

- Parcel Number and Acreage: 085-740-22, 10.70 Acres
- Agricultural District: Yes
- Land Use Designation: Rural Residential to the north and Agricultural Lands on all other sides of the property.
- Zoning: PA-20 (Planned Agriculture, 20 acres); surrounding zoning designations are RL-10 to the north and PA-20 on all other sides of the property.
- Soil Type: Choice soils on this parcel.
  - HgD: Holland Coarse Sandy Loam, 15 to 30 percent slopes

Note: No choice soils on the adjacent parcel to the south, for which setback relief is being requested.

Discussion:

A site visit was conducted on December 21, 2016 to review the placement of the swimming pool. The applicant is proposing to place the swimming pool no less than 160 feet from their property line adjacent to the agriculturally zoned property to the south (APN: 050-290-24). The topography and current production agricultural use of the property limit the placement of the swimming pool. Chappie Court is an additional buffer for the properties.



Pool site with view to applicants commercially producing vineyard





View from pool site to LA-20 land to the south.

Staff Recommendation:

*Staff recommends APPROVAL of the Christofferson's request for administrative relief of an agricultural setback, allowing for placement of a swimming pool, no less 160 feet from the adjacent agriculturally zoned land (APN: 085-740-25), 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. ***Locations for the proposed swimming pool are limited due to the topography of the property and the location of the current vineyard on the property.***



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 applicant has located the building site to minimize any negative impacts to agriculturally zoned lands adjacent to the parcel. The proposed building site is approximately 160 feet from the PA-20 parcel to the south (APN: 085-740-25). The applicant has also located the swimming pool to minimize negative impacts to his current commercial vineyard.**
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 road surface of Chappie Court is a buffer that adds an additional distance from the Agriculturally zoned land to the south. Placement of the swimming pool any further away from the agriculturally zoned land would require removal of part of the applicants commercially producing vineyard. The placement is set to protect the applicants vineyard.**
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  
[eldcag@edcgov.us](mailto: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 **January 11, 2017**. This meeting is a public hearing that will begin at **6:30 pm** in the **Building C Hearing Room** located at 2850 Fair Lane Court, Placerville, California.

**Subject: ADM16-0018/Christofferson Pool  
Administrative Relief from Agricultural Setback  
Assessor's Parcel Number 085-740-22**

### Planning Request and Project Description:

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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.

08574005  
CAMAS LLC  
1259 EL CAMINO REAL #258  
MENLO PARK, CA 94025

08574022  
CHRISTOFFERSON ROBERT ALLEN TR  
5511 CHAPPIE CT  
CAMINO, CA 95709

08574021  
CONNIFF JAMES E TR  
6001 KEEBLE LN  
CAMINO, CA 95709

08574017  
DAVIDSON CHERRY ELAINE  
6140 KEEBLE LN  
CAMINO, CA 95709

08550022  
DODGE GARY J TR  
2088 HIDDEN VALLEY LN  
CAMINO, CA 95709

08574019  
ERICKSON DONALD A TR  
6101 KEEBLE LN  
CAMINO, CA 95709

08574034  
GRACE STEPHEN G TR  
3491 SAN MATEO CIR  
RENO, NV 89509

08574018  
HILES REBECCA L  
6141 KEEBLE LN  
CAMINO, CA 95709

08574006  
LECLERCQ RALPH W  
4040 JACOBSCGAARD LN  
CAMINO, CA 95709

08574008  
MARTIN VICTORIA LYNN TR  
4041 JACOBSCGAARD LN  
CAMINO, CA 95709

08574024  
SAHM CHRISTOPHER A  
5190 CHAPPIE DR  
CAMINO, CA 95709

08574023  
SAHM CHRISTOPHER A  
5190 CHAPPIE DR  
CAMINO, CA 95709

08574031  
WILLIAMS MICHAEL  
6166 HAGEN RANCH RD  
EL DORADO, CA 95623

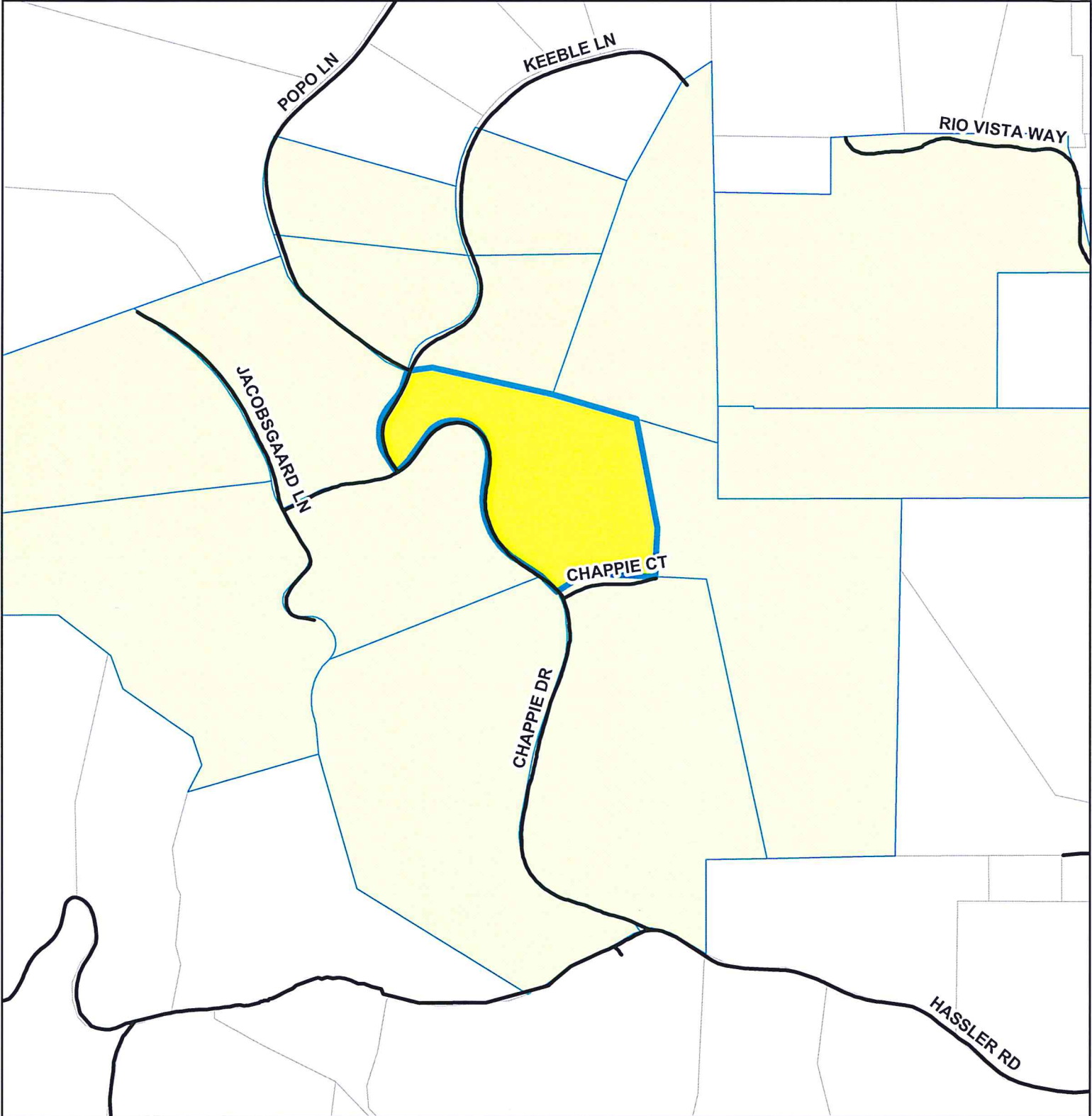
08550002  
WOOD KENNETH R TR  
4160 JADE ST SP #29  
CAPITOLA, CA 95010

08574025  
ZINSER ROBERT CHARLES TR  
5520 CHAPPIE CT  
CAMINO, CA 95709



# CHRISTOFFERSON

## 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 Bruijn DATE: Dec 21, 2016

PROJECT ID: 0072771a  
EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION  
PHONE (530) 621-6511 FAX (530) 626-8731

 Christofferson Parcel  Parcel Base  
 Parcels Within 500ft  Roads

0 200 400 600 800 1,000  
Feet

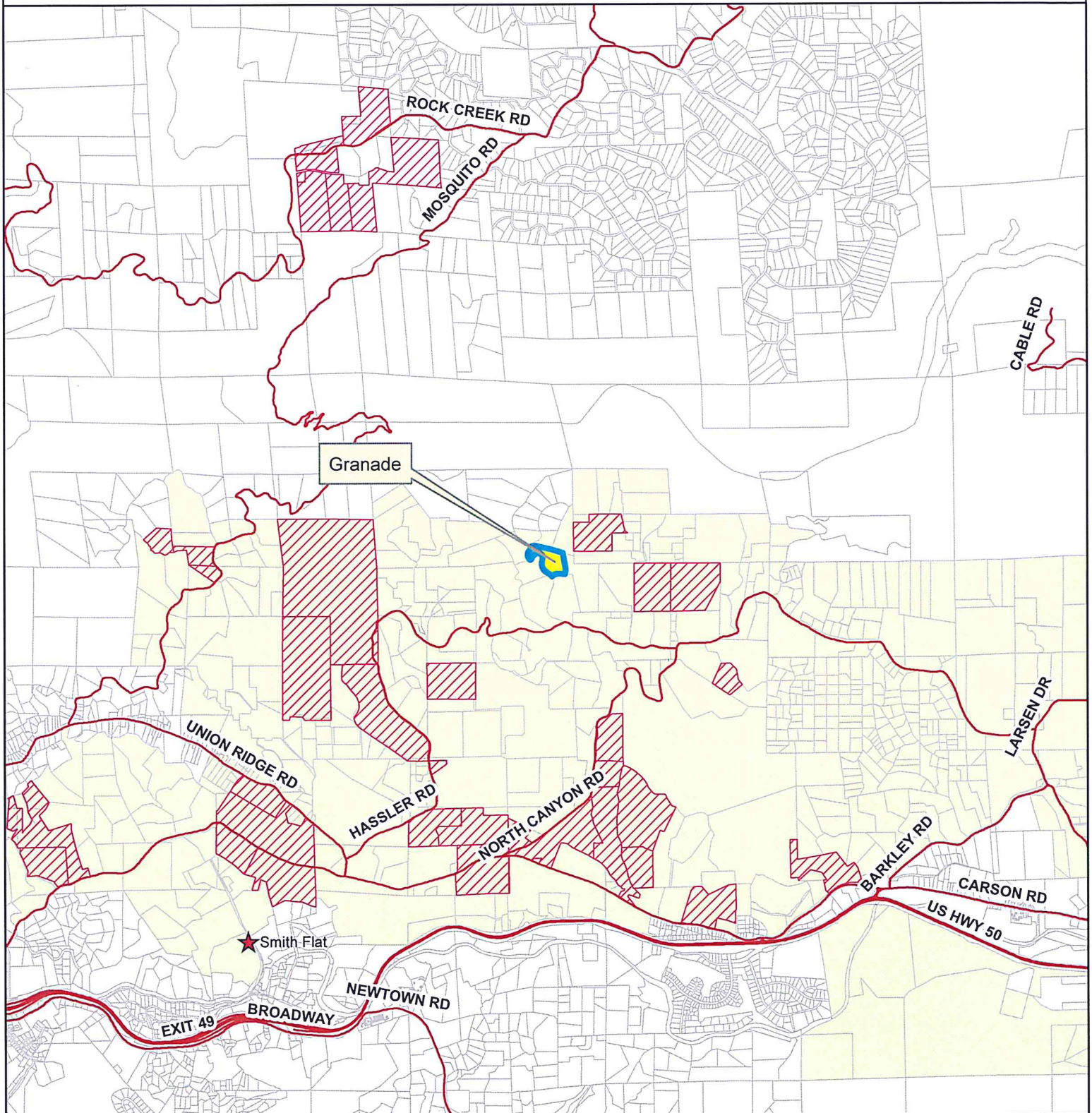
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)





# CHRISTOFFERSON

## Proximity to Agricultural District



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MAP PREPARED BY: Frank Bruijn DATE: Dec 21, 2016

PROJECT ID: 0072771p

EL DORADO COUNTY SURVEYOR-G.I.S. DIVISION  
PHONE (530) 621-6311 FAX (530) 626-4731

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

0 0.5 1 1.5 Miles

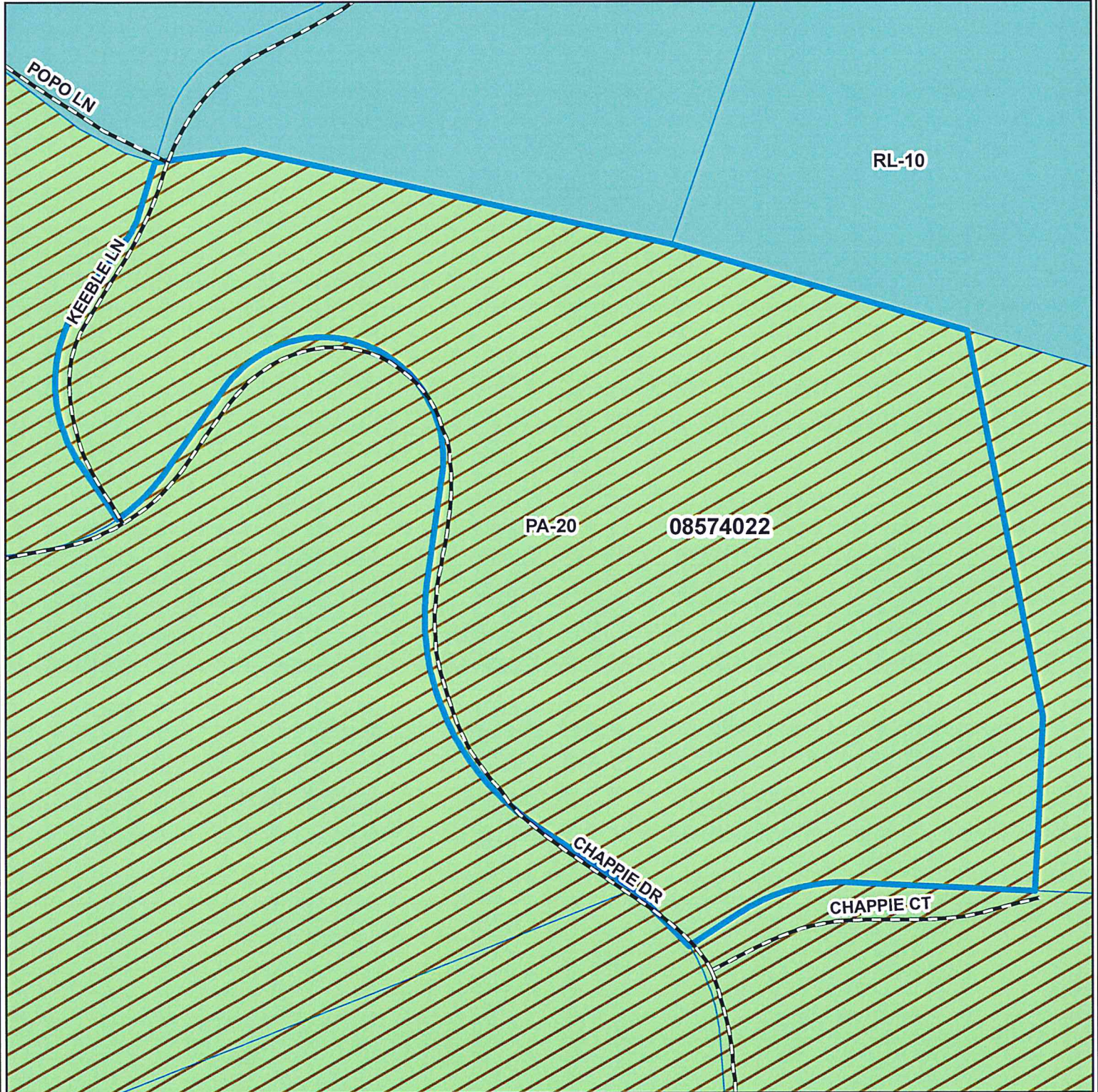
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)





# CHRISTOFFERSON

## Zoning 9-14-2016



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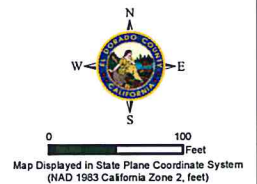
MAP PREPARED BY: Frank Bruijn DATE: Dec 21, 2016

PROJECT ID: 0072771z

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

 Christofferson Parcel  
 Parcel Base  
 Roads

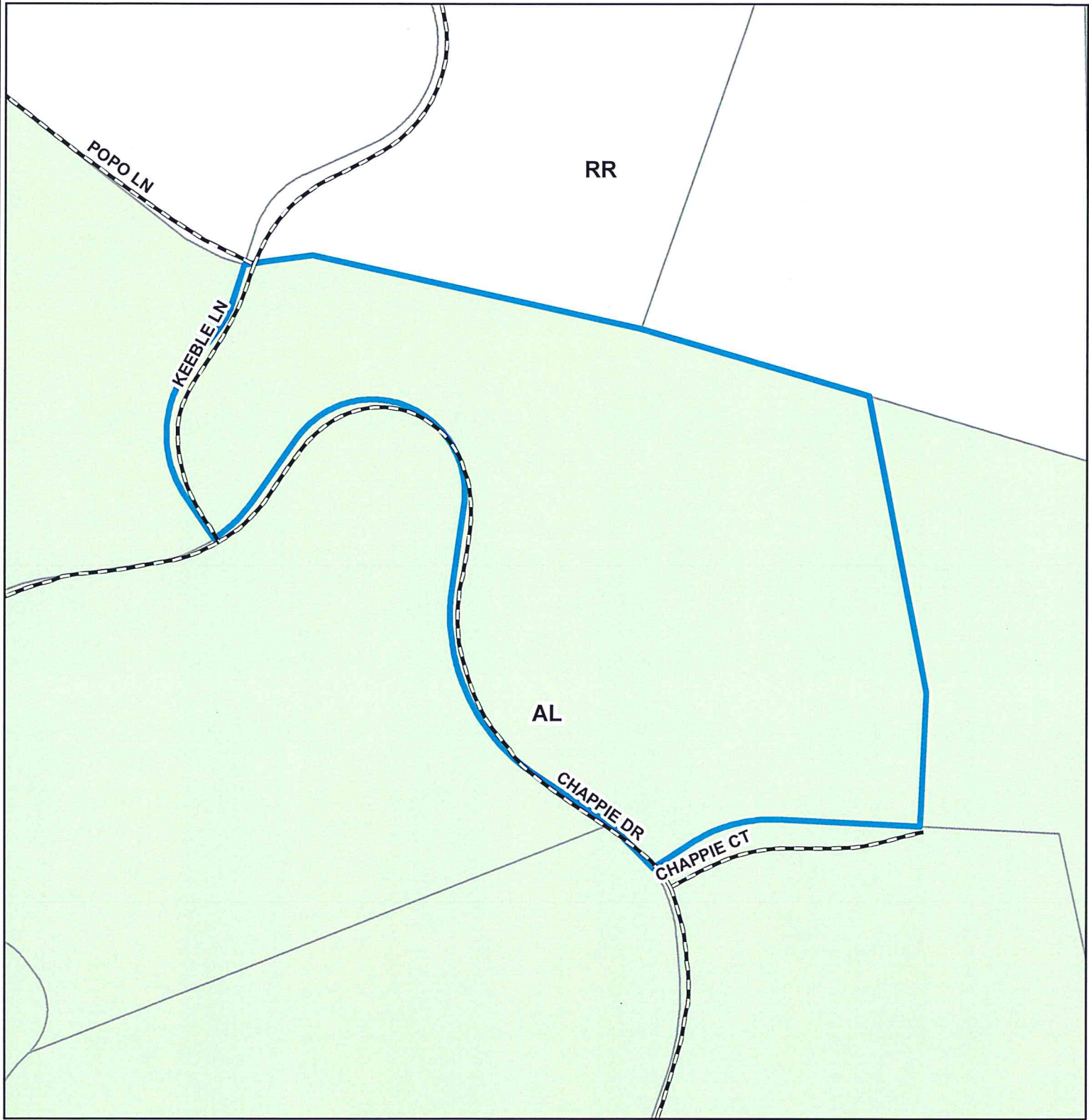
 PA-20 = Planned Agriculture 20 Acres  
 RL-10 = Rural Land 10 Acres





# CHRISTOFFERSON

Land Use 9-14-2016



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MAP PREPARED BY: Frank Bruijn DATE: Dec 21, 2016

PROJECT ID: 0072771L

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



Christofferson Parcel



Parcel Base



Roads

0 200 Feet

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

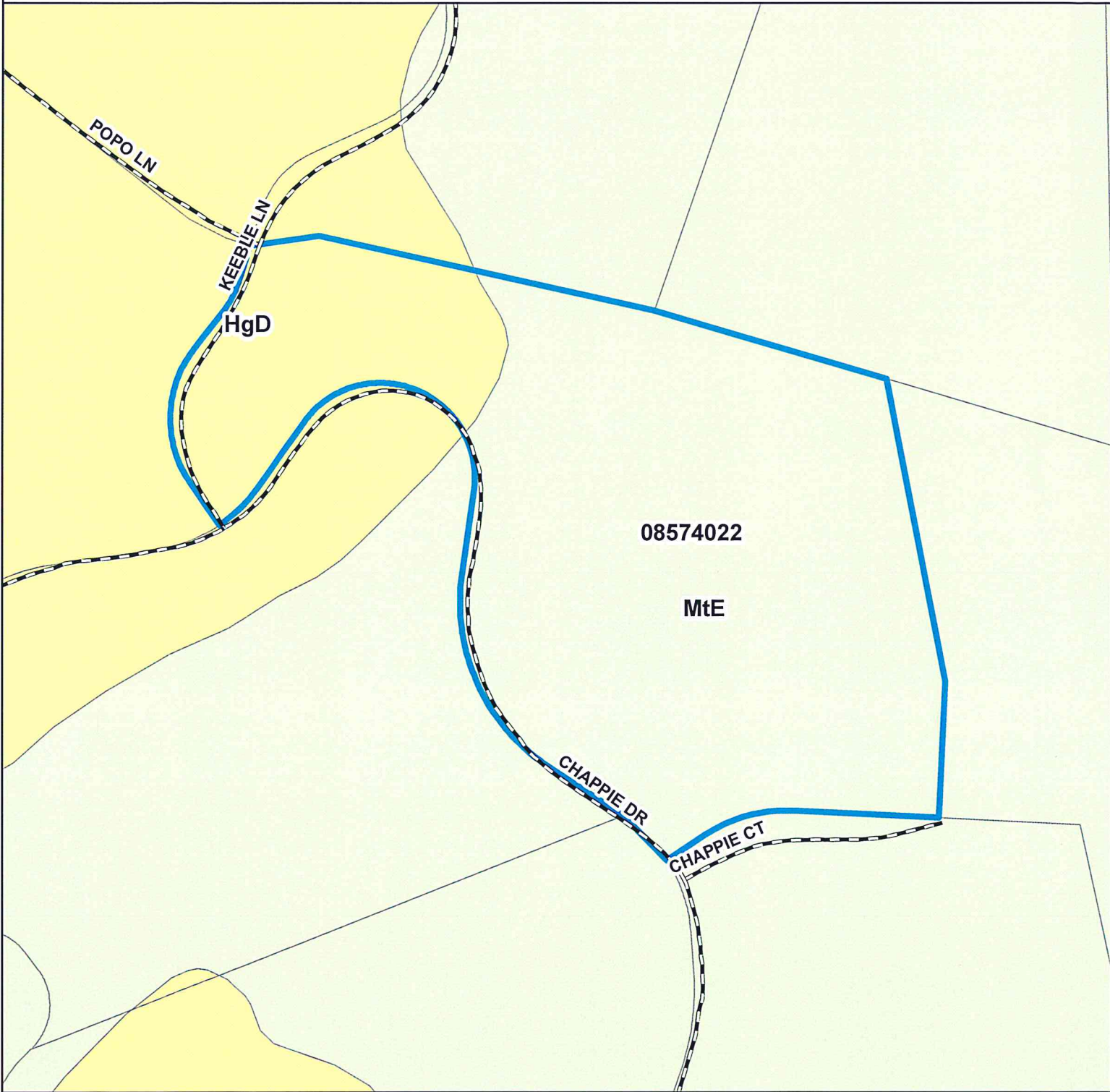
Agricultural Lands

Rural Residential



# CHRISTOFFERSON

## Soils








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PROJECT ID: 0072771a

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

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

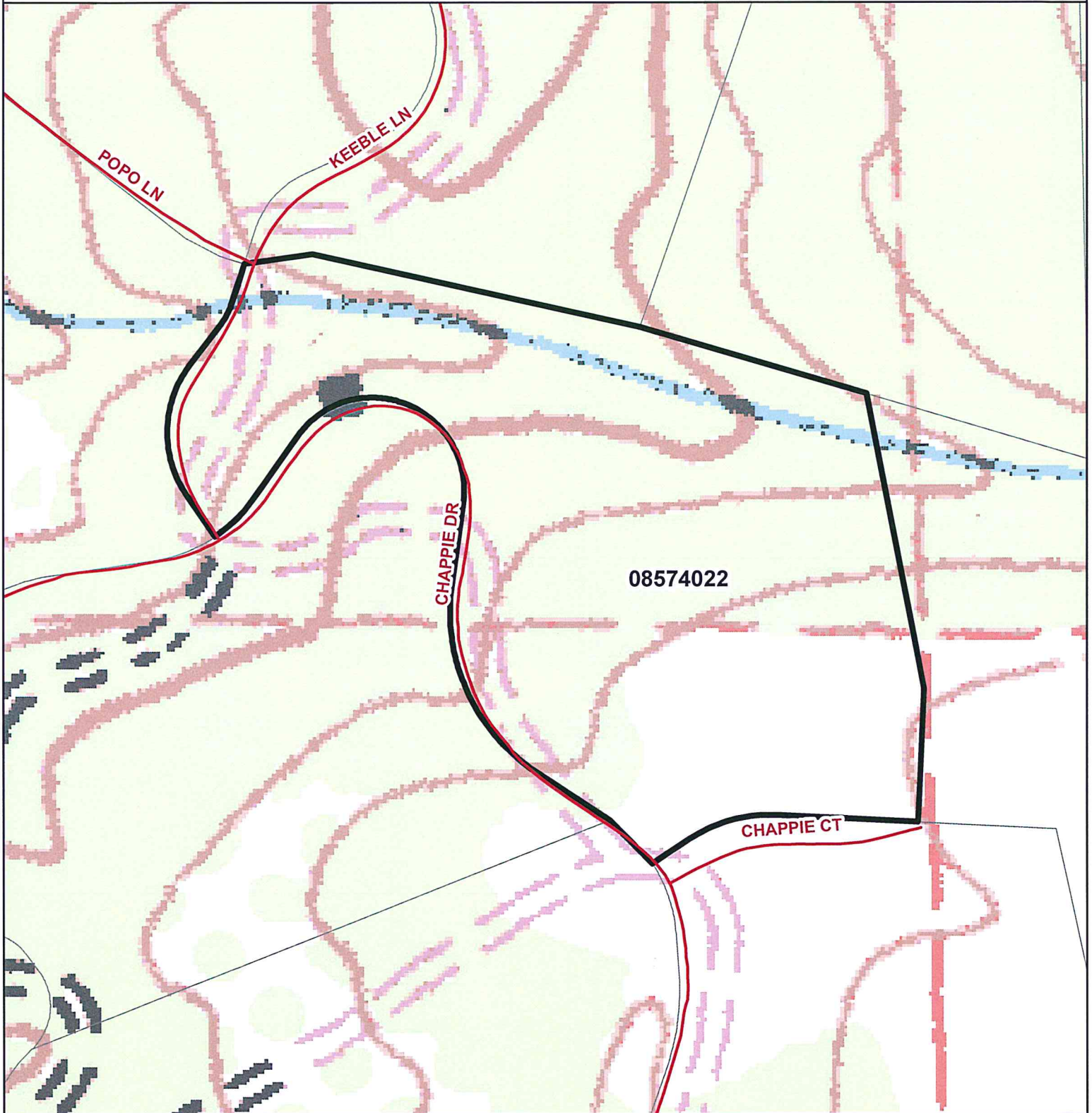


0 100 200  
Feet  
Map Displayed in State Plane Coordinate System  
(NAD 1983 California Zone 2, feet)



# CHRISTOFFERSON

## Topography



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PROJECT ID: 0072771

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

### Legend

Christofferson Parcel Parcels Roads

0 100 200 300 400  
Feet

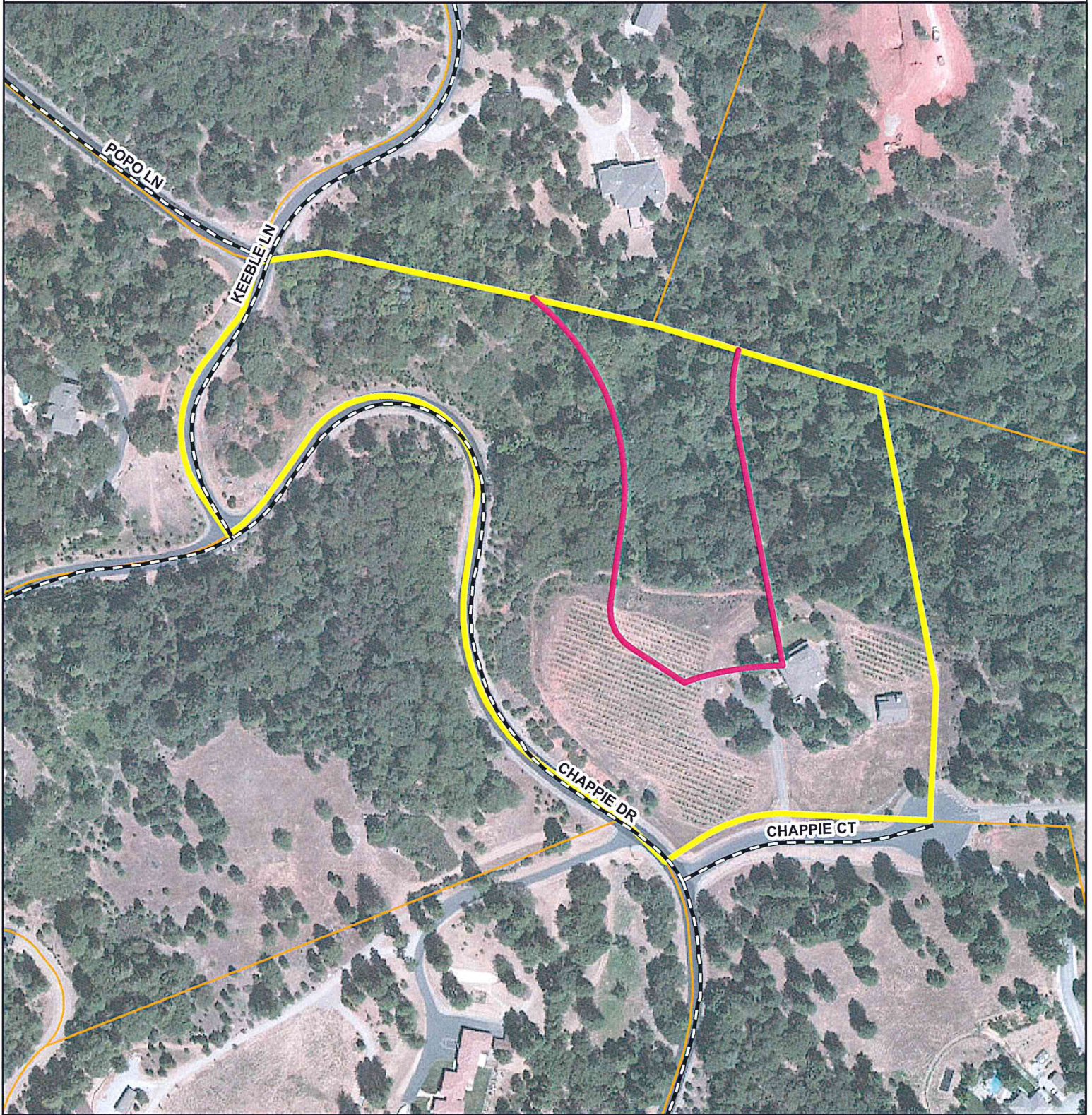
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)





# CHRISTOFFERSON

Aerials: 2011



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MAP PREPARED BY: Frank Bruijn DATE: Dec. 21, 2016

PROJECT ID: 0072771a

EL DORADO COUNTY SURVEYOR G.I.S. DIVISION  
PHONE (530) 621-6311 FAX (530) 626-8731

#### Legend

-  Christofferson Parcel
-  Parcel Base
-  200ft Setback
-  Roads

0 100 200 300 400 Feet

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

