



Agricultural Commission Staff Report

Date: February 28, 2017
To: El Dorado County Agricultural Commission
From: LeeAnne Mila; Deputy Agricultural Commissioner
Subject: ADM16-0040/Beale
Administrative Relief from Agricultural Setback
Assessor's Parcel Number: 043-480-47

Planning Request and Project Description:

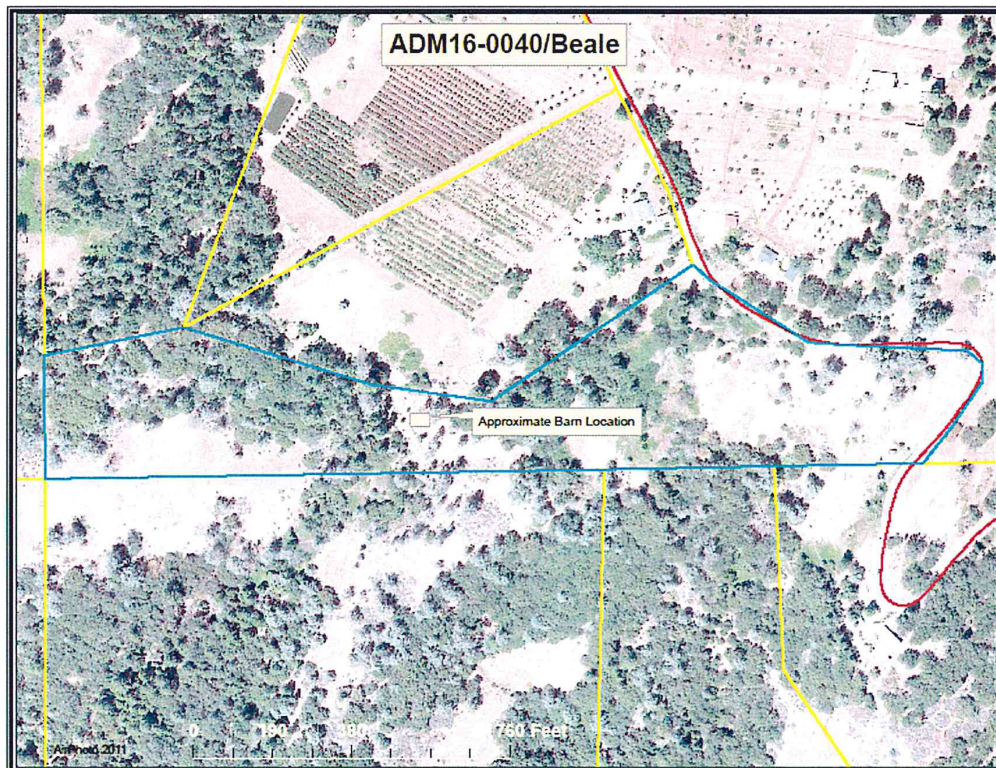
Planning Services is requesting review of a request for administrative relief from the agricultural setback for the above referenced project. This request is for the conversion of a barn to a single family residence. According to the applicant, the proposed building site is approximately 55 feet from the property line of the adjacent PA-20 zoned parcel to the North (APN: 043-480-41). The applicant's parcel, identified by APN: 043-480-47, consists of 16 acres and is located on Snows Rd. (Supervisor District 3).

Parcel Description:

- Parcel Number and Acreage: 043-480-47, 16.00 Acres
- Agricultural District: Yes
- Land Use Designation: AL – Agricultural Lands
- Zoning: PA-20, Planned Agriculture – 20 Acres
- Soil Type:
 - Choice Soils
 - AfC2: Aiken Loam 9 to 15 Percent Slopes, Eroded
 - CoE: Cohasset Cobbly Loam 15 To 50 % Slopes

Discussion:

A site visit was conducted on February 24, 2017, to review the site of the barn that is to be converted to a single family residence. The existing barn is approximately 55 feet from the property line of the PA-20 Property to the North (APN: 043-480-41). The topography of the applicants parcel limits the available building sites.



Staff Recommendation:

Staff recommends APPROVAL of applicants request for administrative relief of an agricultural setback, allowing for conversion of a barn to a single family residence approximately 55 feet from the property line, 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.*



View of the driveway and steep drop off of the parcel.

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 shape and topography of the parcel severely limits the available building sites. The current location of the barn is on one of the very few somewhat flat spots on the property. The location is as far away, from adjacent agriculture, as it can be given the topography of the parcel.

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 topography of the property provides a natural buffer between the agriculturally zoned property and the applicant's property.

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

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 **March 8, 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. **LOCATION MAY CHANGE TO: 330 Fair Lane, Placerville, CA (Please call office on Wednesday for location-530 621-5520)**

RE: ADM16-0040/Beale
Administrative Relief from Agricultural Setback
Assessor's Parcel Number: 043-480-47

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 conversion of a barn to a single family residence. According to the applicant, the proposed building site is approximately 55 feet from the property line of the adjacent PA-20 zoned parcel to the North (APN: 043-480-41). The applicant's parcel, identified by APN 043-480-47, consists of 16 acres and is located on Snows Rd. (Supervisor District 3).

Note: Applicant's request stated a relief request of a total of 145 feet (Required 200 foot setback minus the proposed 55 foot building setback from the property line).

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

IGOR KHAVIN
3600 FUJI CT
CAMINO, CA 95709

BERND GEHRKE-NEUMANN
3610 FUJI CT
CAMINO, CA 95709

BRUCE TRESCOTT
3201 SNOWS RD
CAMINO, CA 95709

JUSTIN M SCHOOLER
3200 SNOWS RD
CAMINO, CA 95709

EUGENE W JENS
23310 TSIRELAS DR
TRACY, CA 95376

MATHEW BEALE
1774 10TH ST
OAKLAND, CA 94607

STEVEN A DRINGENBERG
3527 SNOWS RD
CAMINO, CA 95709

EL DORADO IRRIGATION DIST
2890 MOSQUITO RD
PLACERVILLE, CA 95667

LENWOOD E WASHINGTON
2312 CROCKETT LANE
OAKLEY, CA 94561

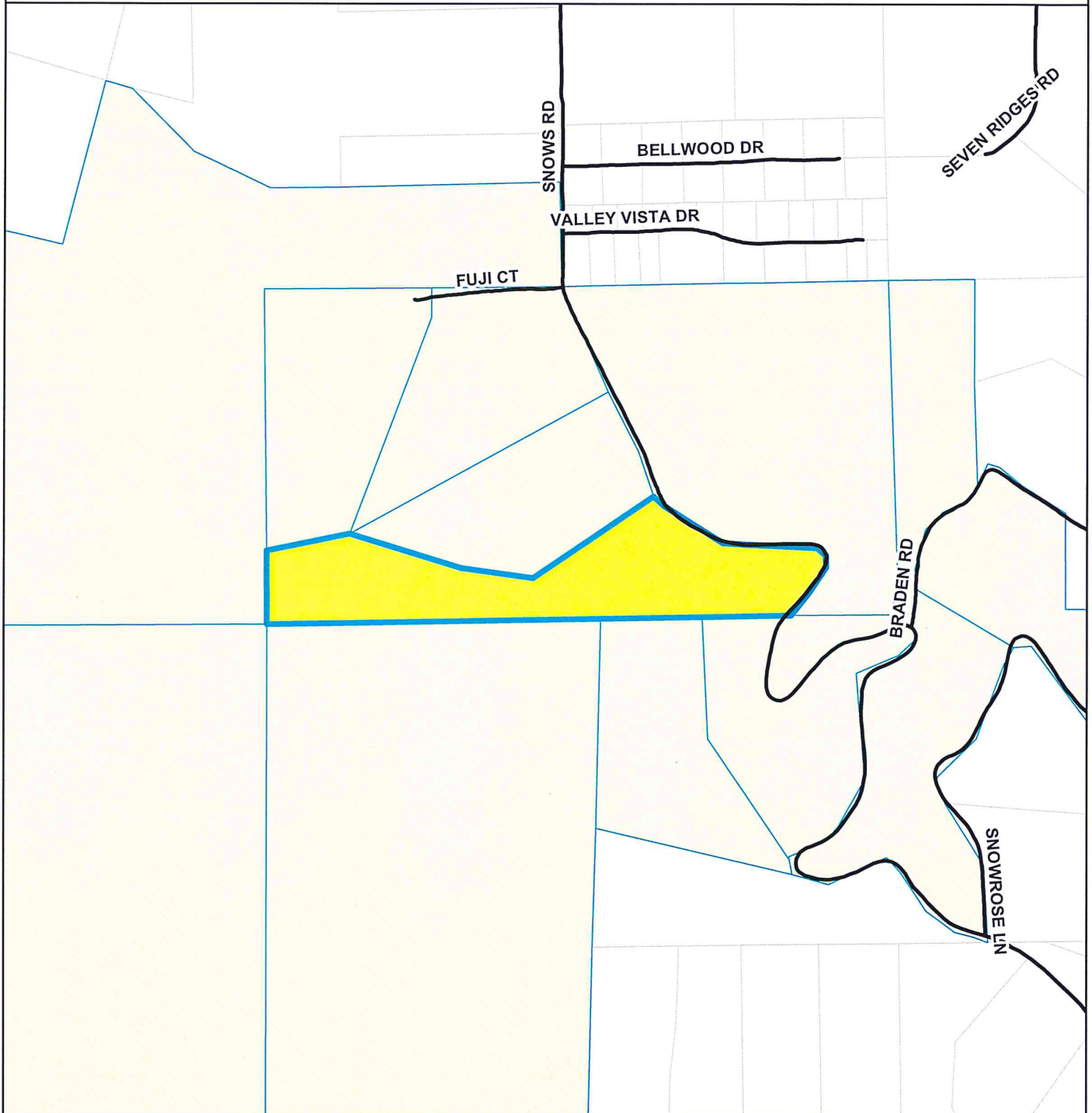
JOHN CURTISS TAYLOR
1661 PINE STREET #411
SAN FRANCISCO, CA 94109

MARSHA A TAKAHASHI
3390 SNOWS RD
CAMINO, CA 95709

THOMAS L HEFLIN
2569 LARSEN DR
CAMINO, CA 95709

BEALE

Notification

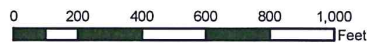


DISCLAIMER

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 Bruijs DATE: Feb. 27, 2017

PROJECT ID: 00726696
EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-4731



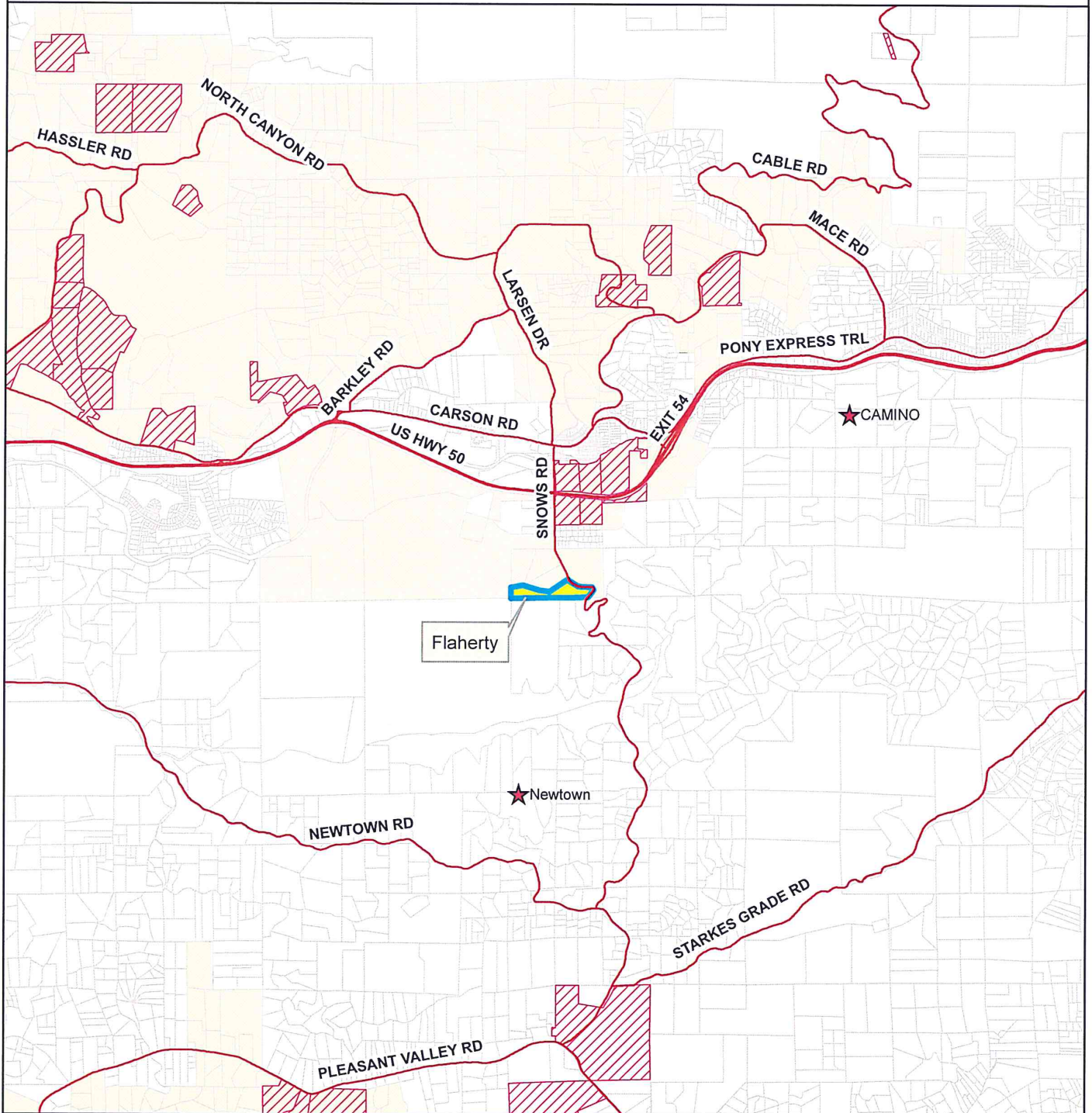
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

BEALE

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: Feb. 27, 2017

PROJECT ID: 0072869p

EL DORADO COUNTY SURVEYOR G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-8791

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

0 0.5 1 1.5 Miles

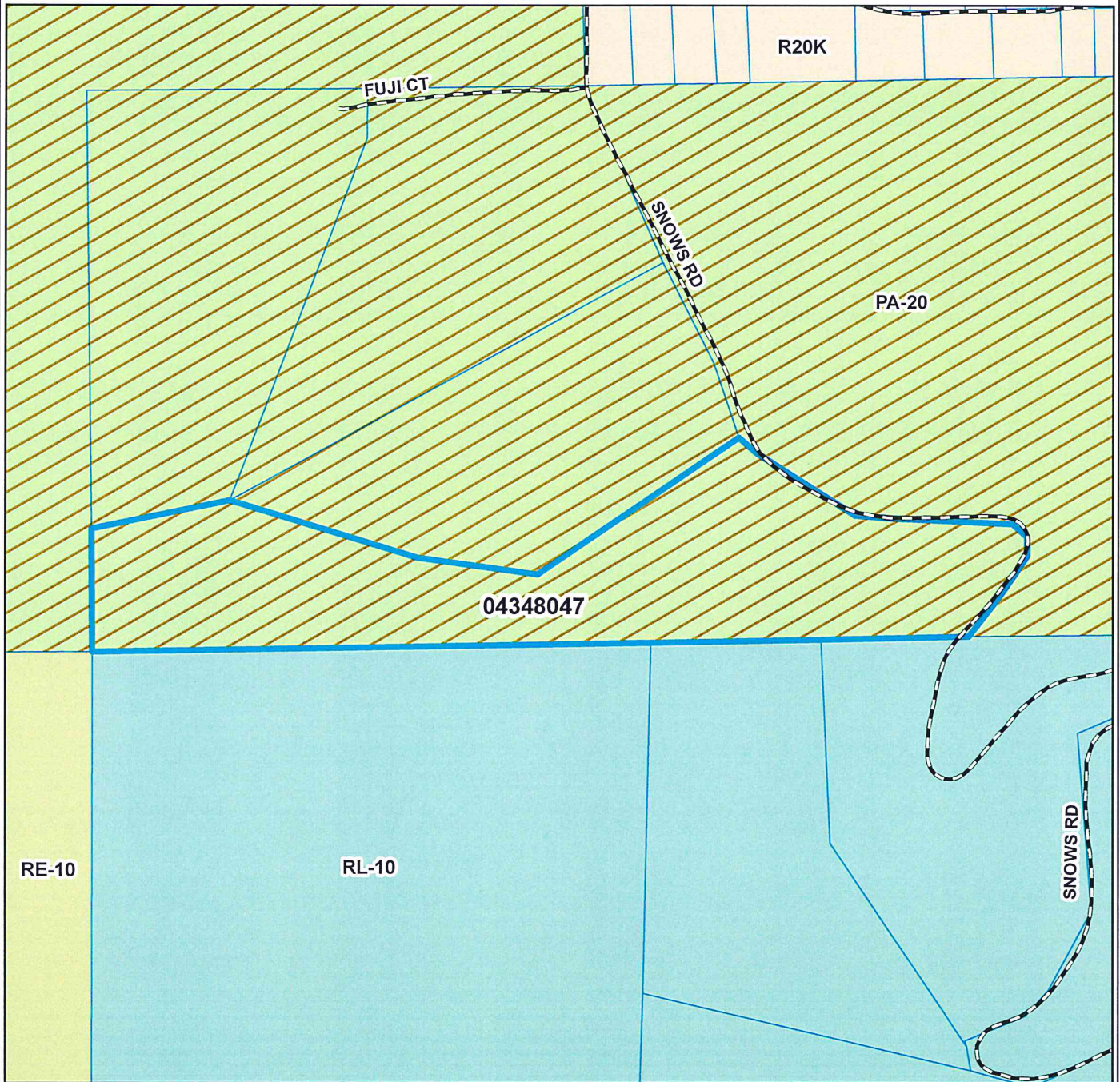
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

BEALE

Zoning 9-14-2016



- Beale Parcel
- PA-20 = Planned Agriculture 20 Acres
- R20K = Residential 20,000
- RE-10 = Residential Estate 10 Acres
- RL-10 = Rural Land 10 Acres
- 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 Bruijn DATE: Feb. 27, 2017

PROJECT ID: 0072869z

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (330) 621-6511 FAX (330) 626-8731

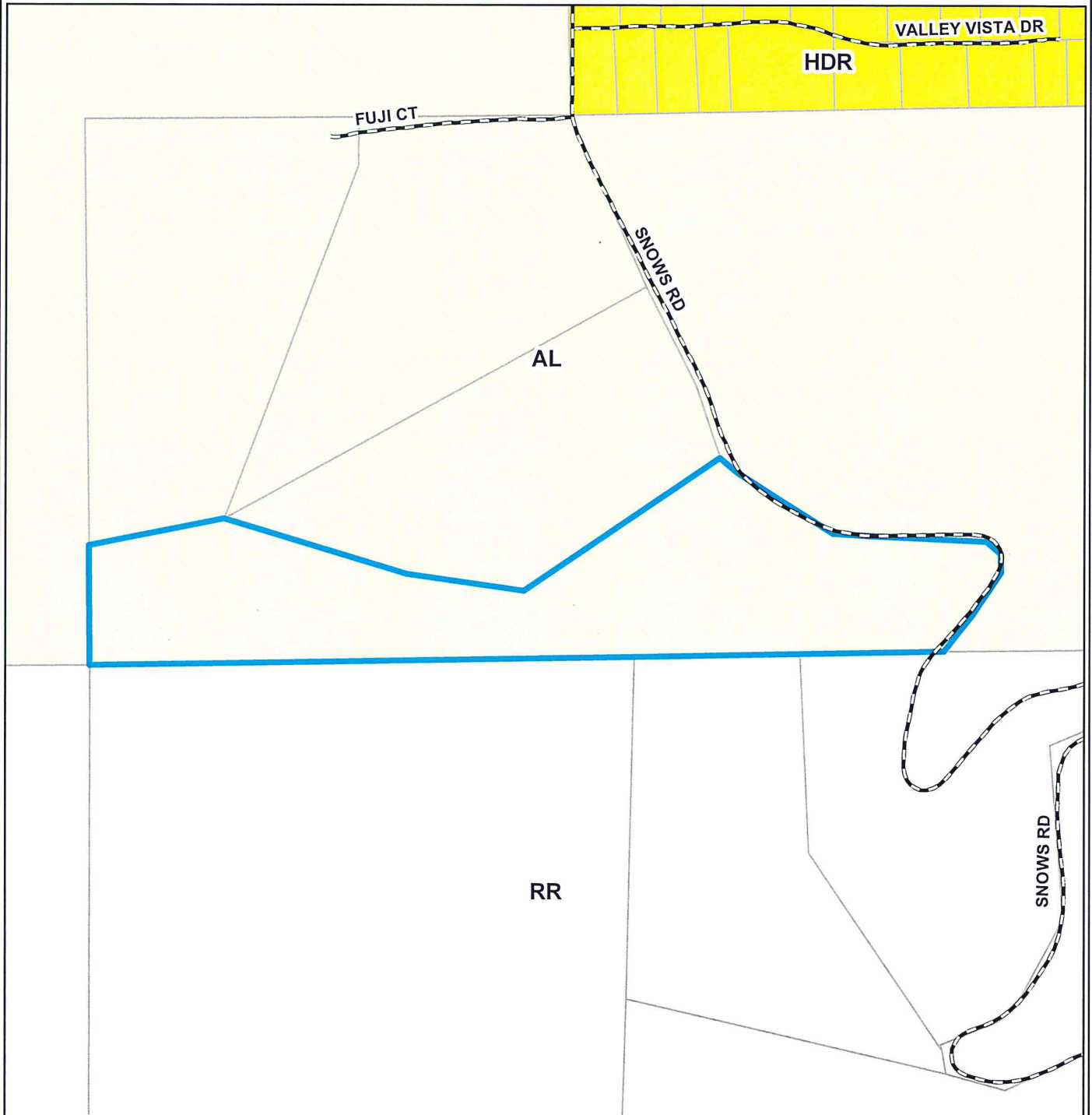


Map Displayed in State Plane Coordinate System
(NAD 1983 California Zone 2, feet)

El Dorado County Agricultural Commission

BEALE

Land Use 9-14-2016



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: Feb. 27, 2017

PROJECT ID: 0072869L

EL DORADO COUNTY SURVEYOR G.I.S. DIVISION
PHONE (930) 621-6511 FAX (930) 626-8731

- Beale Parcel
- Parcel Base
- Roads
- Agricultural Lands
- High Density Residential
- Rural Residential

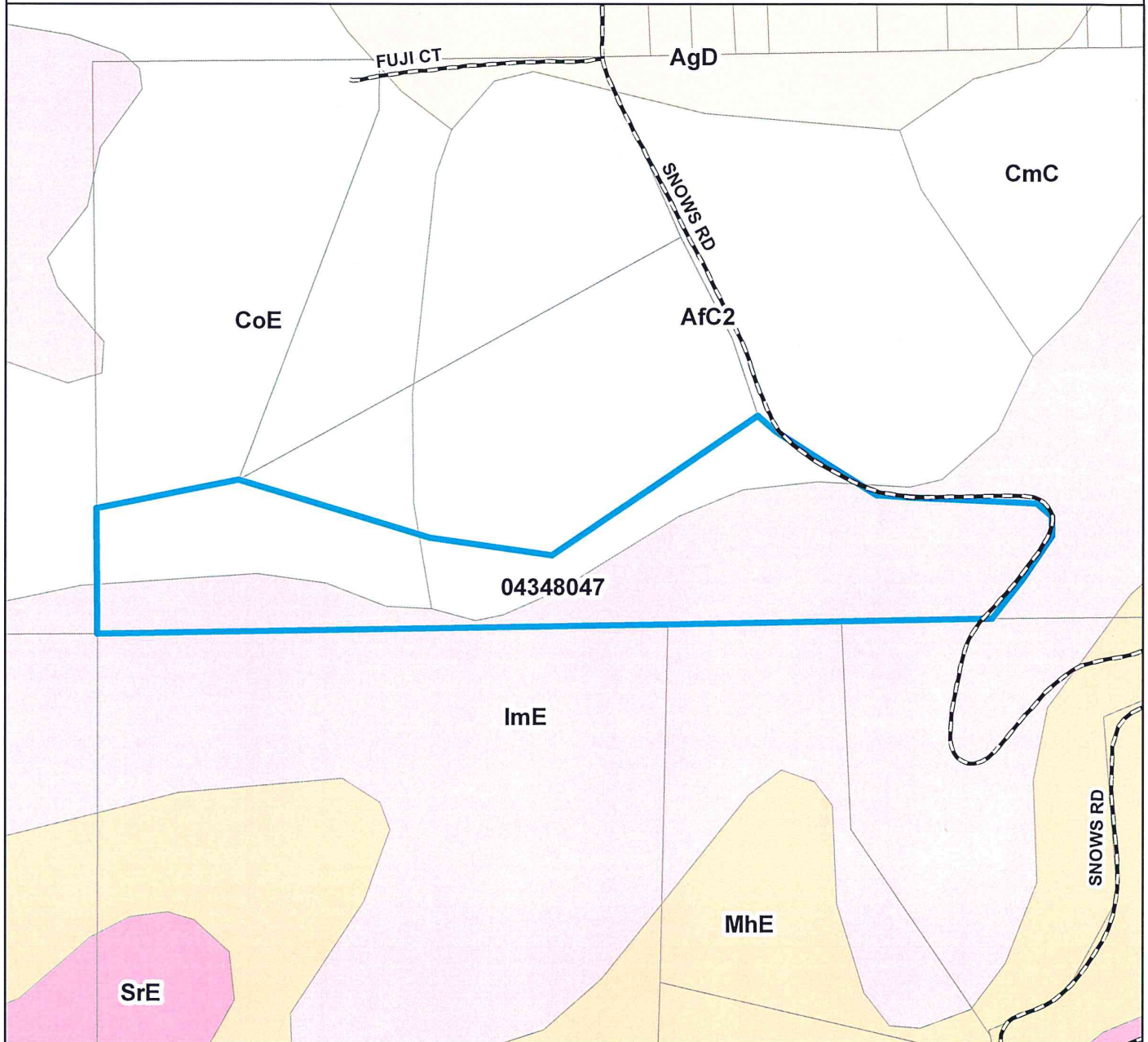
0 200 400 Feet

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



El Dorado County Agricultural Commission

BEALE Soils



- Beale Parcel
- AfC2 -AIKEN LOAM, 9 TO 15 PERCENT SLOPES, ERODED
- AgD -AIKEN COBBLY LOAM, 3 TO 30 PERCENT SLOPES
- CmC -COHASSET LOAM, 9 TO 15 PERCENT SLOPES
- CoE -COHASSET COBBLY LOAM, 15 TO 50 PERCENT SLOPES
- ImE -IRON MOUNTAIN VERY ROCKY SANDY LOAM, 3 TO 50 PERCENT SLOPES
- MhE -MCCARTHY COBBLY LOAM, 9 TO 50 PERCENT SLOPES
- SrE -SITES VERY ROCKY 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 Bruijn DATE: Feb. 27, 2017

PROJECT ID: 0072869

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

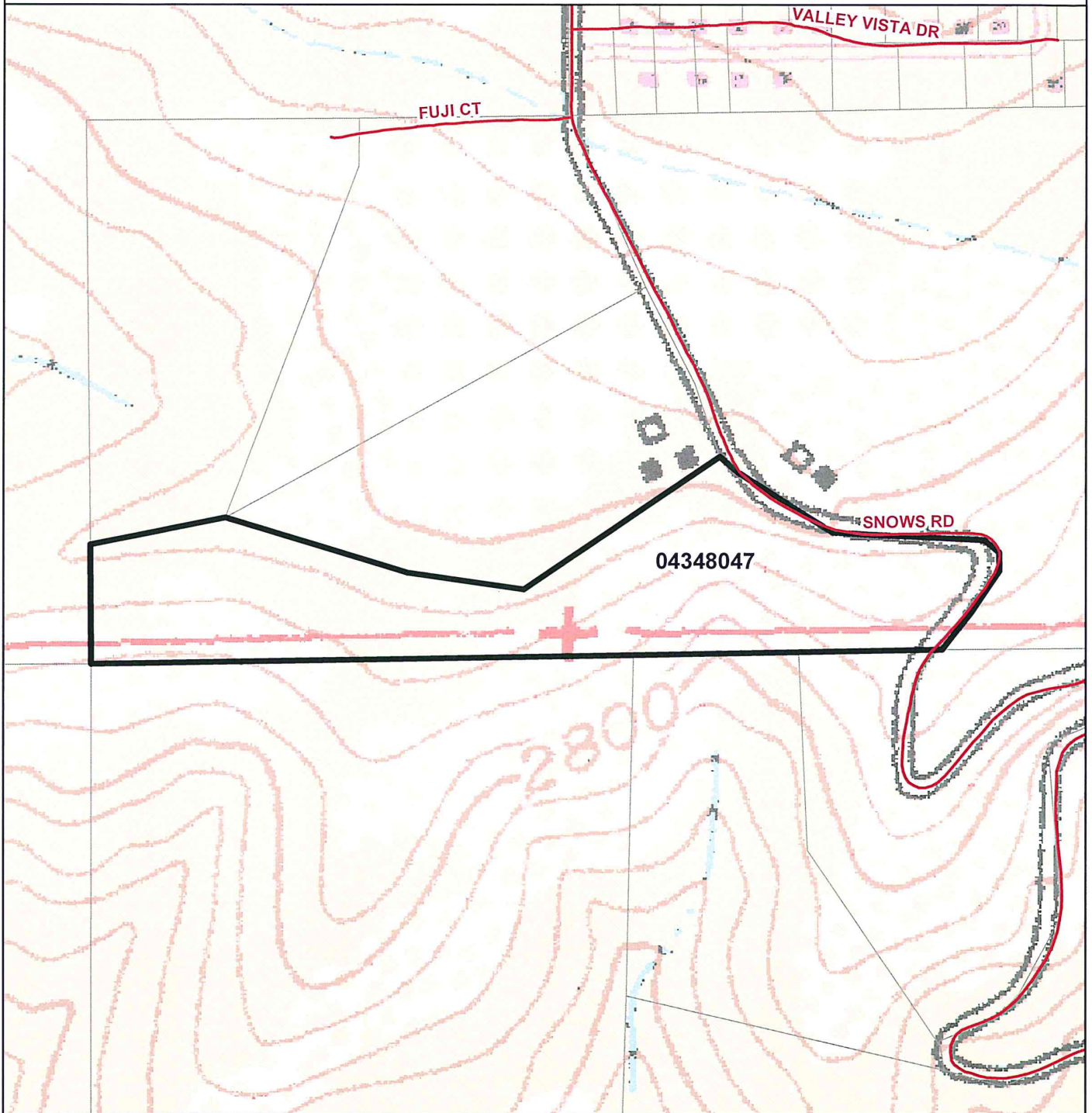


0 100 200 300 400 Feet

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

El Dorado County Agricultural Commission

BEALE 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 Brujin DATE: Feb. 27, 2017

PROJECT ID: 00728691

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

Legend

Beale Parcel Parcels Roads

0 200 400 600
Feet

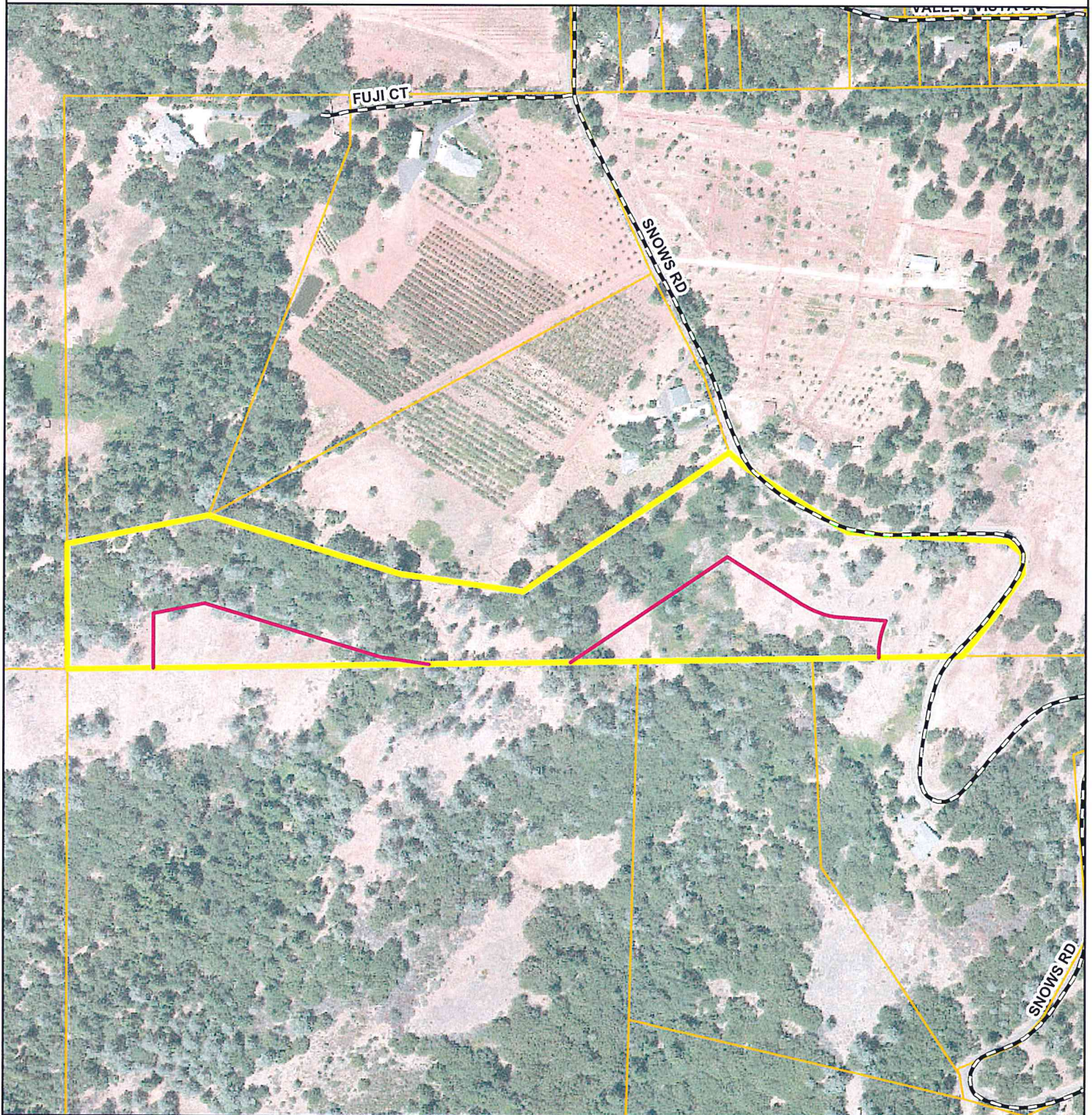
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

BEALE

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: Feb. 27, 2017

PROJECT ID: 0072869a

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

Legend

- Beale Parcel
- 200ft Setback
- Parcel Base
- Roads

0 200 400 Feet

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



El Dorado County Agricultural Commission