



Agricultural Commission Staff Report

Date: April 25, 2017

To: El Dorado County Agricultural Commission

From: LeeAnne Mila; Deputy Agricultural Commissioner

Subject: **Ag Setback Relief, Pilkington ADM 17-0031
Administrative Relief from Agricultural Setback
Construction of a Detached Secondary Dwelling
Assessor's Parcel Number: 077-050-13**

Planning Request and Project Description:

ADM 17-0031 is for administrative relief from the required agricultural setbacks of 200' to no less than 150' from the western property line (adjacent APN 077-011-51). Pursuant to El Dorado County Zoning Code Section 130.52.010.B.4, review by the El Dorado Agricultural Commission is required. This request is for a detached secondary dwelling with a breezeway connecting to the primary dwelling to be built approximately 150 feet from the property line of the PA-20 zoned parcel to the west (APN 077-011-51). The parcel, identified by Assessor's Parcel Number 077-050-13, consists of 10 acres and is located on Thorson Drive, Placerville (District 3).

Parcel Description:

- Parcel Number and Acreage: 077-050-13, 10.00 Acres
- Agricultural District: Yes
- Land Use Designation: RR – Rural Residential
- Zoning: RL-10, Rural Lands – 10 Acres
- Soil Type:
 - No choice Soils

Discussion:

A site visit was conducted on April 24, 2017 to determine the location of the proposed second dwelling. The proposed building site is to be no less than 150 feet from the property line of the adjacent PA-20 zoned parcel to the West (APN: 077-011-51). The main house and the second dwelling will be connected by a breezeway.

Staff Recommendation:

Staff recommends APPROVAL of applicants request for administrative relief of an agricultural setback, allowing for construction of a second dwelling no less than 150 feet from the property line to the West (APN: 077-011-51), 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 parcel severely limits the available building sites.
The proposed building site is to be attached to the main house.***
- 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 **May 10, 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: **Ag Setback Relief, Pilkington ADM 17-0031**
Administrative Relief from Agricultural Setback
Construction of a Detached Secondary Dwelling

Planning Request and Project Description:

ADM 17-0031 is for administrative relief from the required agricultural setbacks of 200' to no less than 150' from the western property line (adjacent APN 077-011-51). Pursuant to El Dorado County Zoning Code Section 130.52.010.B.4, review by the El Dorado Agricultural Commission is required. This request is for a detached secondary dwelling with a breezeway connecting to the primary dwelling to be built approximately 150 feet from the property line of the PA-20 zoned parcel to the west (APN 077-011-51). The parcel, identified by Assessor's Parcel Number 077-050-13, consists of 10 acres and is located on Thorson Drive, Placerville (District 3).

Note: Applicant's request stated a relief request of a total of 125 feet (Required 200 foot setback minus the proposed 75 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 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.



5160®

Easy Peel Address Labels
Bend along line to expose Pop-up Edge®Go to avery.com/templates ;
Use Avery Template 5160

07826013
BARBOT ROBERT J TR
3841 THORSON DR
PLACERVILLE, CA 95667

07805032
BOSNICH RAY V
3941 BLUFF RD
PLACERVILLE, CA 95667

07826053
FERGUSON THOMAS GEOFFREY CO TR
3911 THORSON DR
PLACERVILLE, CA 95667

07805031
HELLER MARY L
4260 MICHAEL WY
PLACERVILLE, CA 95667

07701151
HYDE JOHN TR
3740 FORT JIM RD
PLACERVILLE, CA 95667

07826076
JOHNSON MARY LOU SURV TR
3865 THORSON DR
PLACERVILLE, CA 95667

07826012
MCKEE DAVID C TR
3880 THORSON DR
PLACERVILLE, CA 95667

07701167
MILA PATRICK M
4030 FORT JIM RD
PLACERVILLE, CA 95667

07705013
PILKINGTON MICHAEL E
3984 THORSON DR
PLACERVILLE, CA 95667

07701168
QUINTANA RAYMOND D SR
4110 FORT JIM RD
PLACERVILLE, CA 95667

07826026
RICHMOND RICHARD L
3840 THORSON DR
PLACERVILLE, CA 95667

07701150
ROSS DAVID A TR
3750 FORT JIM RD
PLACERVILLE, CA 95667

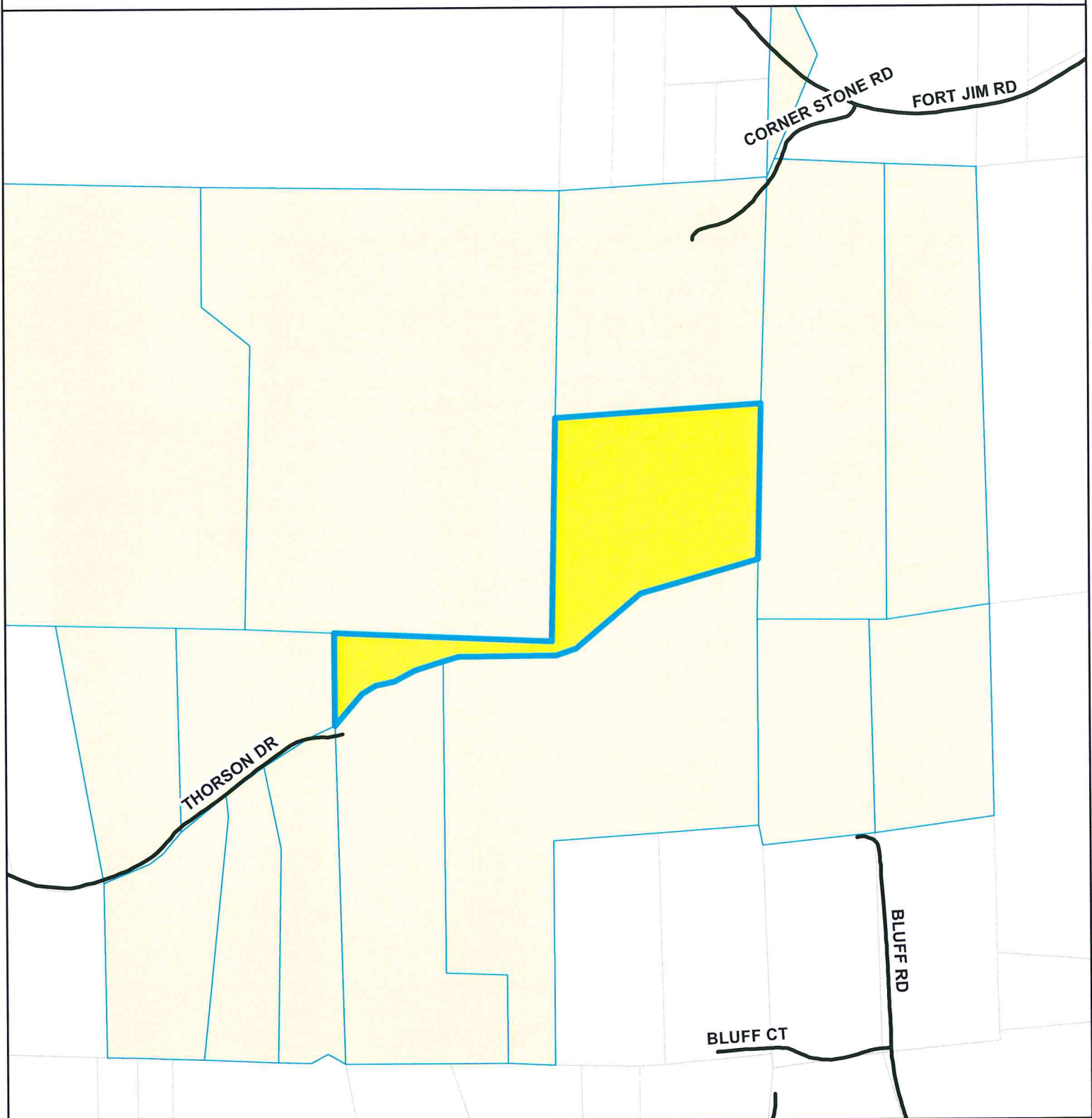
07705011
TRUDEAU ROBERT M
3940 CORNER STONE RD
PLACERVILLE, CA 95667

07826077
TURNER BILL G
3881 THORSON DR
PLACERVILLE, CA 95667

07705014
WINTER RODNEY H
3979 THORSON DR
PLACERVILLE, CA 95667

ANDERSON

Notification

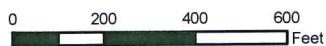


DISCLAIMER

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: April 25, 2017

PROJECT ID: 0072947n
EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-8731

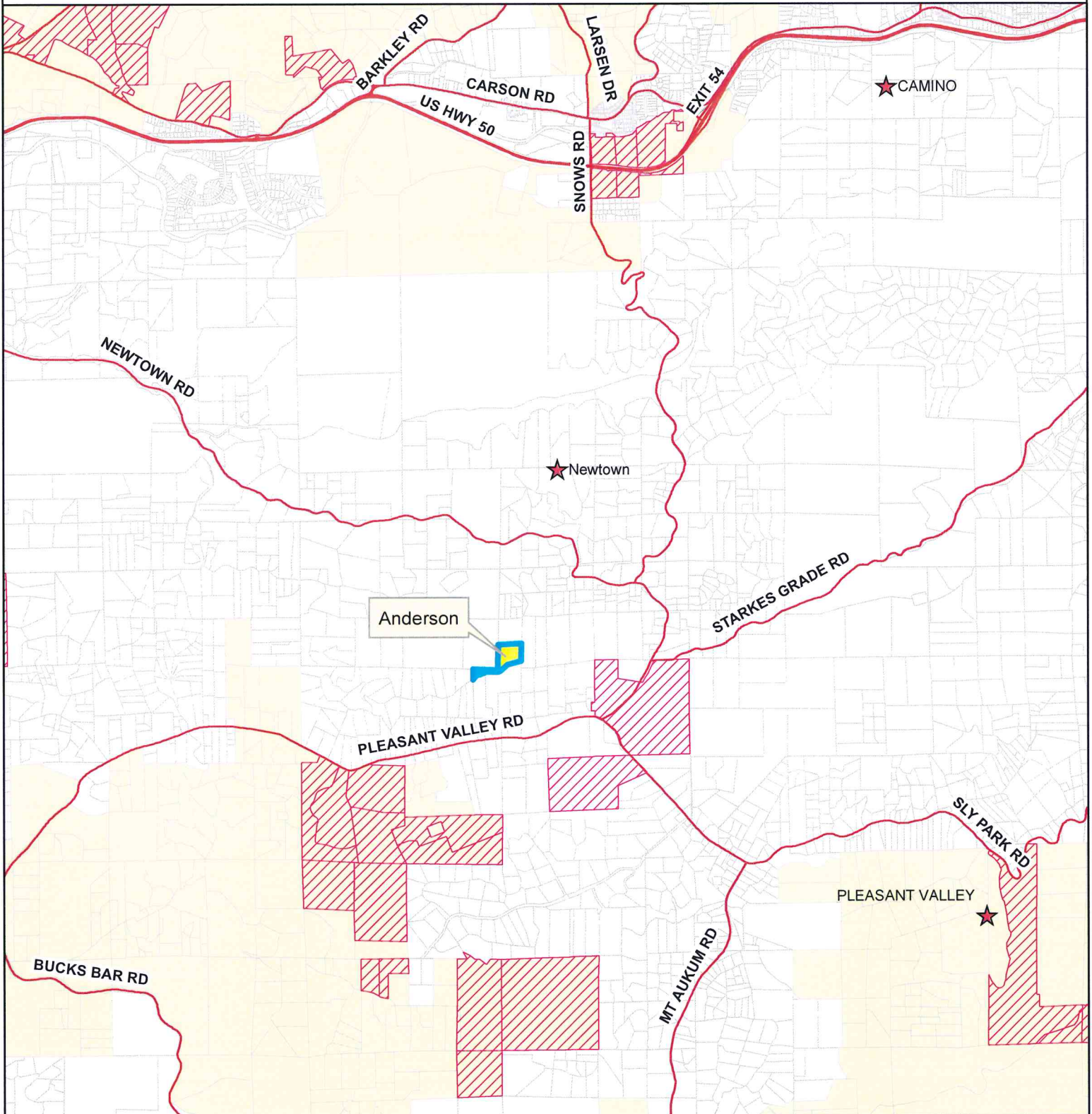


Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



ANDERSON

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: April 25, 2017

PROJECT ID: 0072947p

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

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

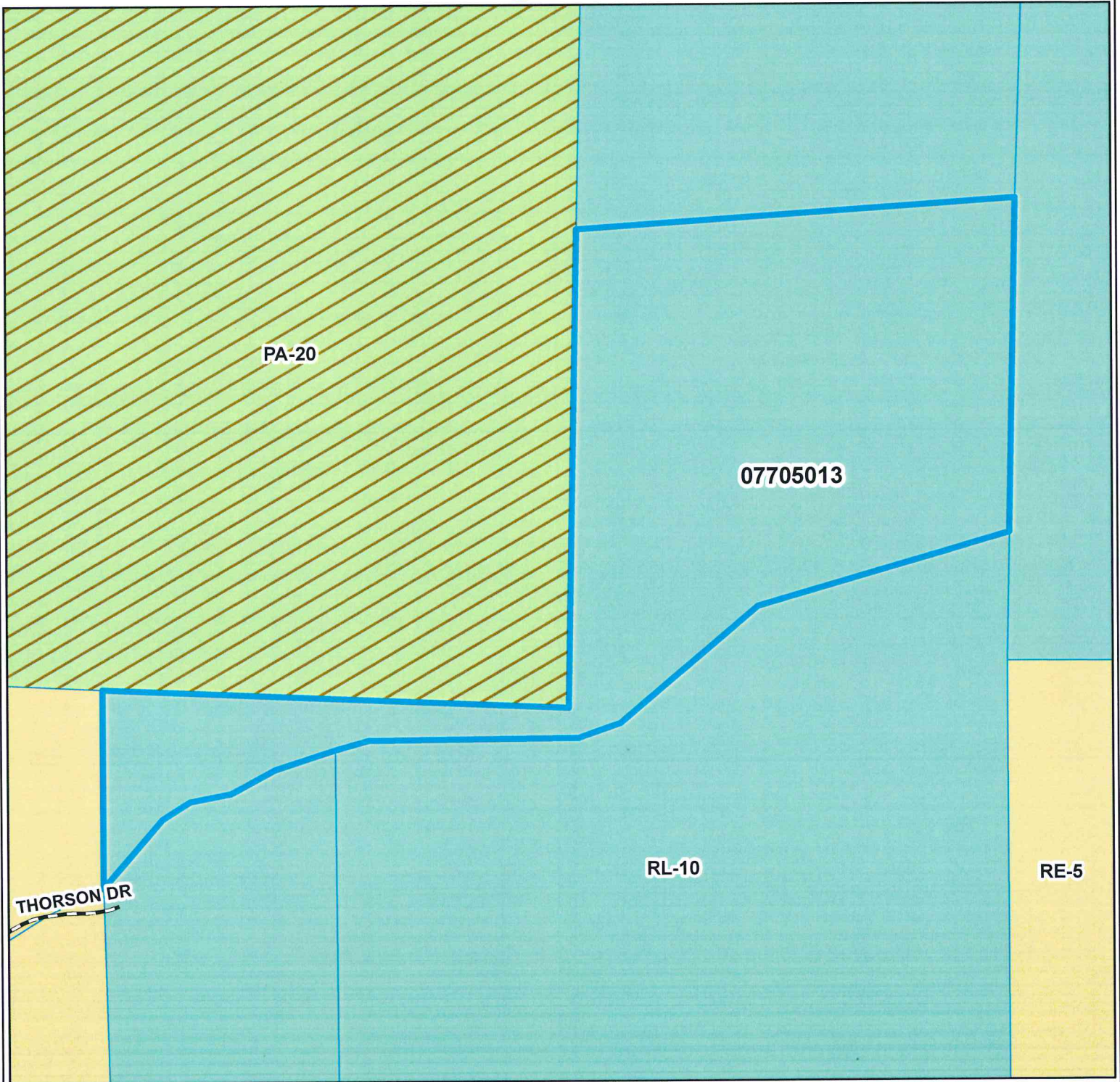
0 0.5 1 1.5 Miles

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



ANDERSON

Zoning 9-14-2016



DISCLAIMER

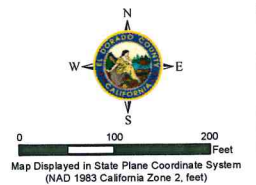
THIS DEPICTION WAS COMPILED FROM UNVERIFIED PUBLIC AND PRIVATE SOURCES AND IS ILLUSTRATIVE ONLY. NO REPRESENTATION IS MADE AS TO ACCURACY OF THIS INFORMATION. PARCEL BOUNDARIES ARE PARTICULARLY UNRELIABLE. USERS MAKE USE OF THIS DEPICTION AT THEIR OWN RISK.

MAP PREPARED BY: Frank Bruijn DATE: April 25, 2017

PROJECT ID: 0072947z

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

-  Anderson Parcel
-  PA-20 = Planned Agriculture 20 Acres
-  RE-5 = Residential Estate 5 Acres
-  RL-10 = Rural Land 10 Acres
-  Parcel Base
-  Roads



ANDERSON

Land Use 9-14-2016



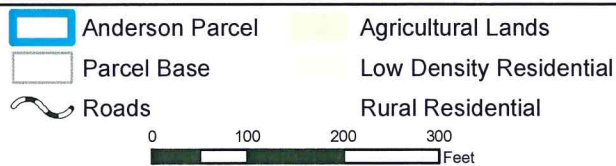
DISCLAIMER

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: April 25, 2017

PROJECT ID: 0072947L

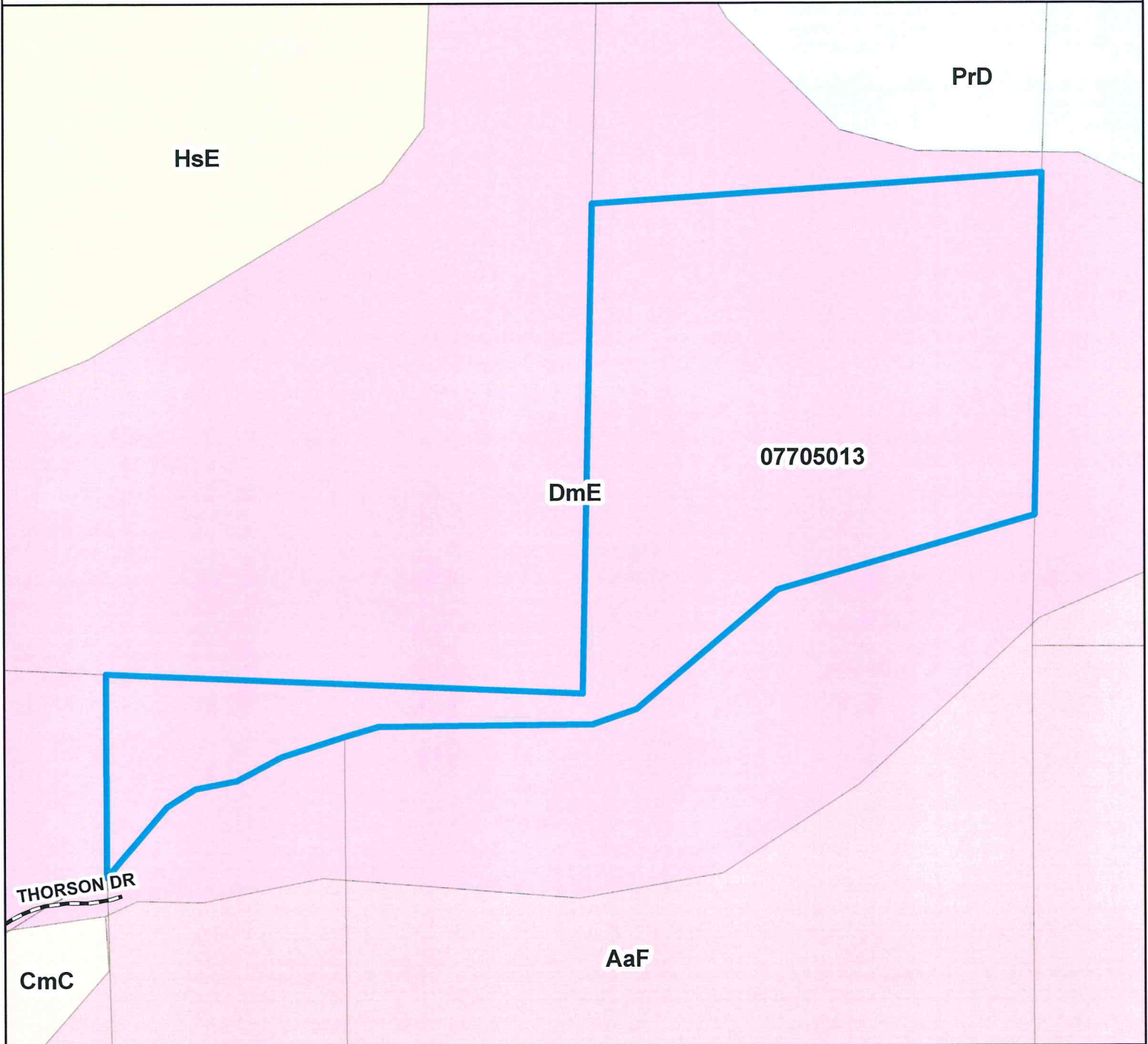
EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-8731



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

ANDERSON

Soils











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: April 25, 2017

PROJECT ID: 00729476

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

-  Anderson Parcel
-  AaF -ACIDIC ROCK LAND
-  CmC -COHASSET LOAM, 9 TO 15 PERCENT SLOPES
-  DmE -DIAMOND SPRINGS GRAVELLY SANDY LOAM, GRAYISH SUBSOIL VARIANT, 30 TO 50 PERCENT SLOPES
-  HsE -HORSESHOE GRAVELLY LOAM, 30 TO 50 PERCENT SLOPES
-  PrD -PLACER DIGGINGS
-  Parcel Base
-  Roads

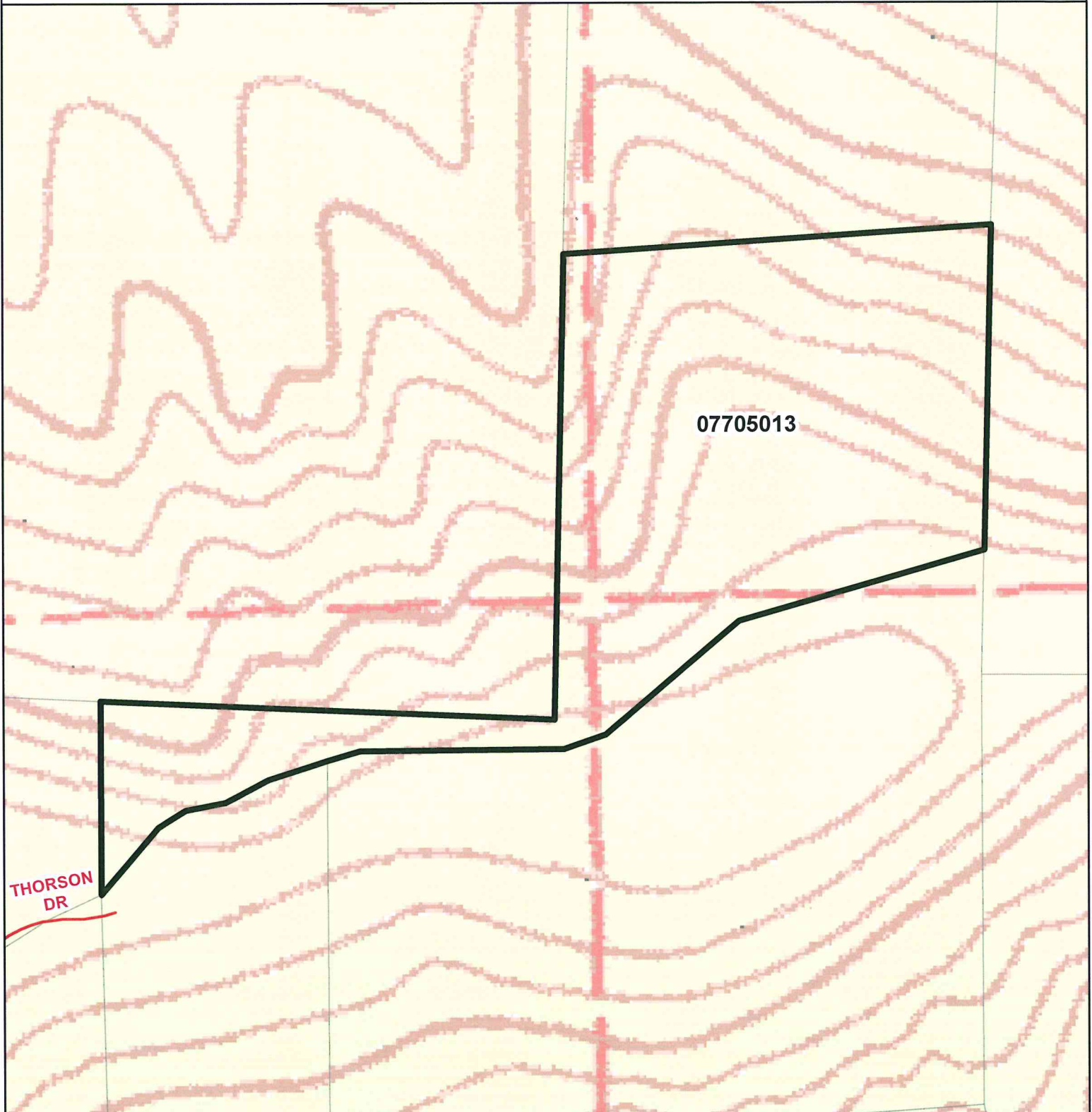


0 100 200 Feet

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

ANDERSON

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 Bruijn DATE: April 25, 2017

PROJECT ID: 00729471

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

Legend



Anderson Parcel



Parcels



Roads

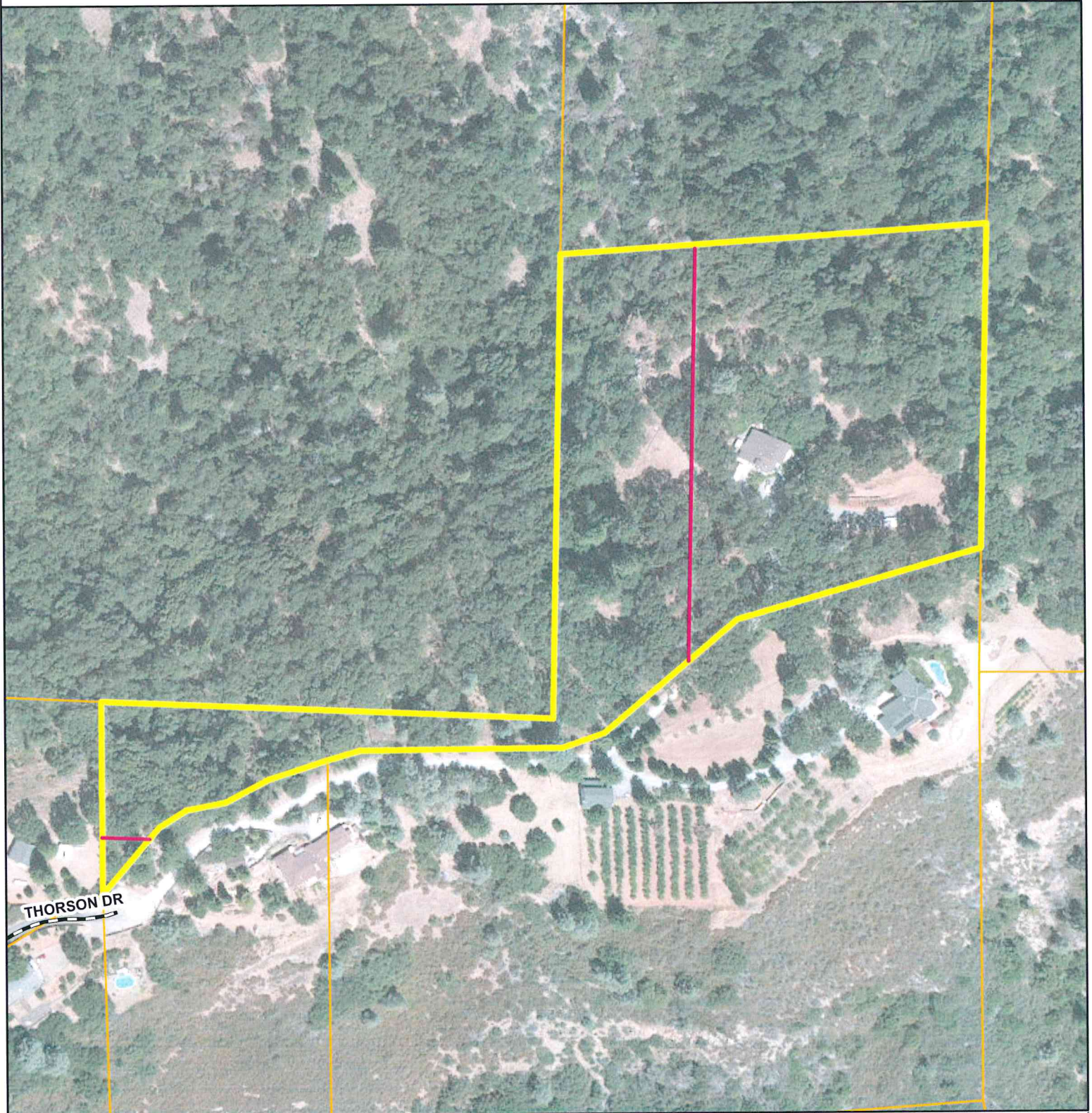
0 100 200 300 400 Feet

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



ANDERSON

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 Brujin DATE: April 25, 2017

PROJECT ID: 0072947a

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

Legend

- Anderson Parcel
- Parcel Base
- 200ft Setback
- Roads

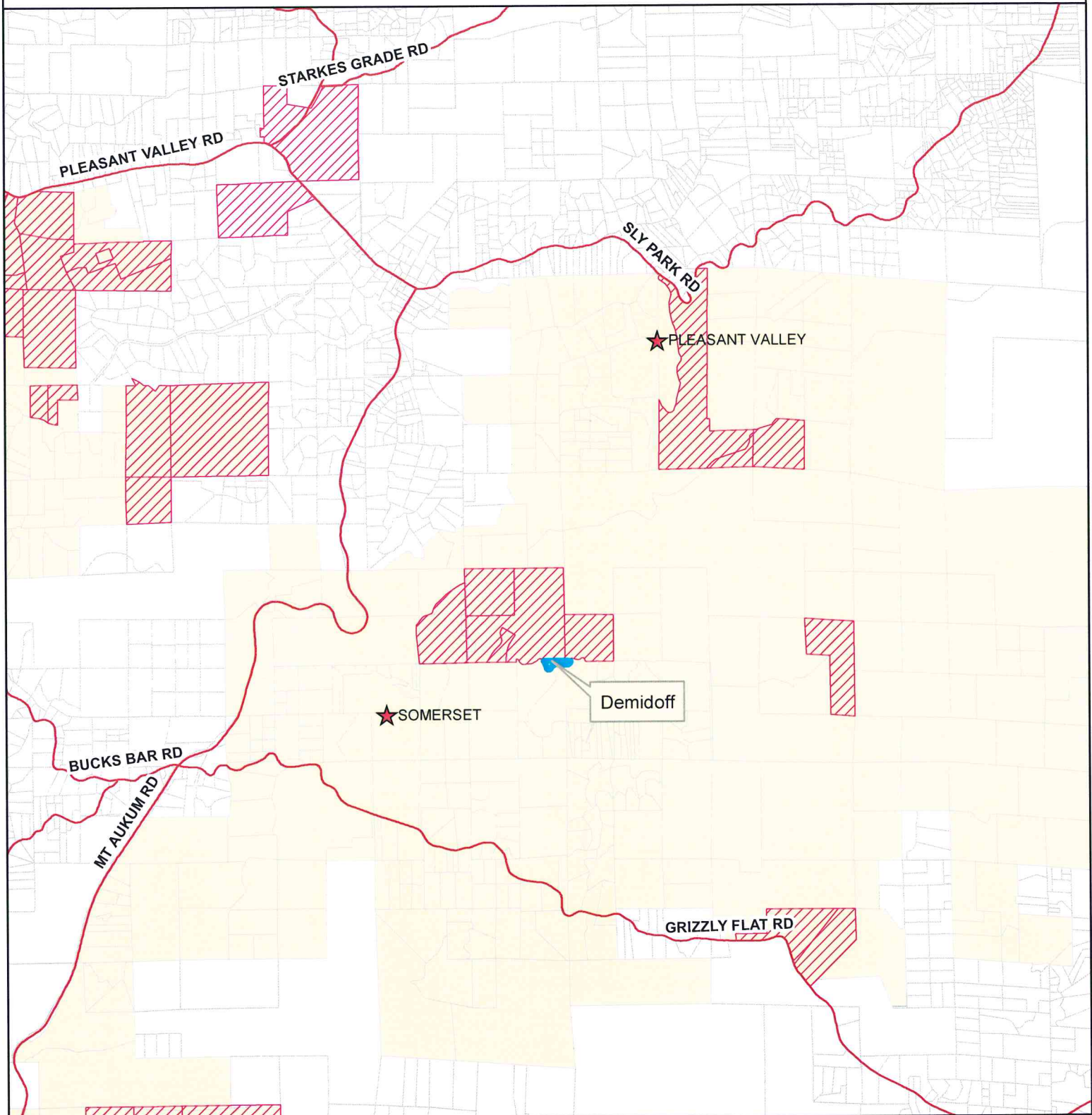
0 100 200 300 Feet

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



DEMIDOFF

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: April 25, 2017

PROJECT ID: 0072946p

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)

