



Agricultural Commission Staff Report

Date: April 25, 2017
To: El Dorado County Agricultural Commission
From: LeeAnne Mila; Deputy Agricultural Commissioner
Subject: ADM17-0026/Wingate
Administrative Relief from Agricultural Setback
Assessor's Parcel Number: 093-090-05

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 a single family residence. According to the applicant, the proposed building site is approximately 50 feet from the property line of the adjacent AG-40 zoned parcel to the North (APN: 093-090-15). The applicant's parcel, identified by APN 093-090-05, consists of three acres and is located on Happy Valley Rd. (Supervisor District 2).

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

Parcel Description:

- Parcel Number and Acreage: 093-090-05, 3.0 Acres
- Agricultural District: Yes
- Land Use Designation: NR – Natural Resources
- Zoning: RL-40, Rural Lands – 40 Acres
- Soil Type:
 - Choice Soils
 - HgC – Holland Coarse Sandy Loam 9 to 15 Percent Slopes

Discussion:

A site visit was conducted on April 25, 2017 to determine the potential location of the single family residence. The building site is approximately 50 feet from the property line of the adjacent AG-40 zoned parcel to the North (APN: 093-090-15).

Staff Recommendation:

Staff recommends APPROVAL of applicants request for administrative relief of an agricultural setback, allowing the single family residence to be located no less than 50 feet from the parcel to the North (APN: 093-090-15), 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 width to length ratio of this parcel makes it extremely difficult to place a building outside of the 200 foot setback. The widest portion of this parcel is approximately 230 ft. The proposed building site is in the widest portion of the property to limit the potential impacts on agriculture.

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 shape and topography of the parcel severely limits the available building sites. The applicant is proposing to place the building in the widest portion of the parcel to limit any impacts on agriculture.

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: **ADM17-0026/Wingate**
Administrative Relief from Agricultural Setback
Assessor's Parcel Number: 093-090-05

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 a single family residence. According to the applicant, the proposed building site is approximately 50 feet from the property line of the adjacent AG-40 zoned parcel to the North (APN: 093-090-15). The applicant's parcel, identified by APN 093-090-05, consists of three acres and is located on Happy Valley Rd. (Supervisor District 2).

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.

09302177

STEWARD THELMA IRENE TR
6421 KUM BYA RD
PLACERVILLE, CA 95667

09309005

WINGATE TIMOTHY K
PO BOX 46
NORTH BEND, OR 97459

09302176

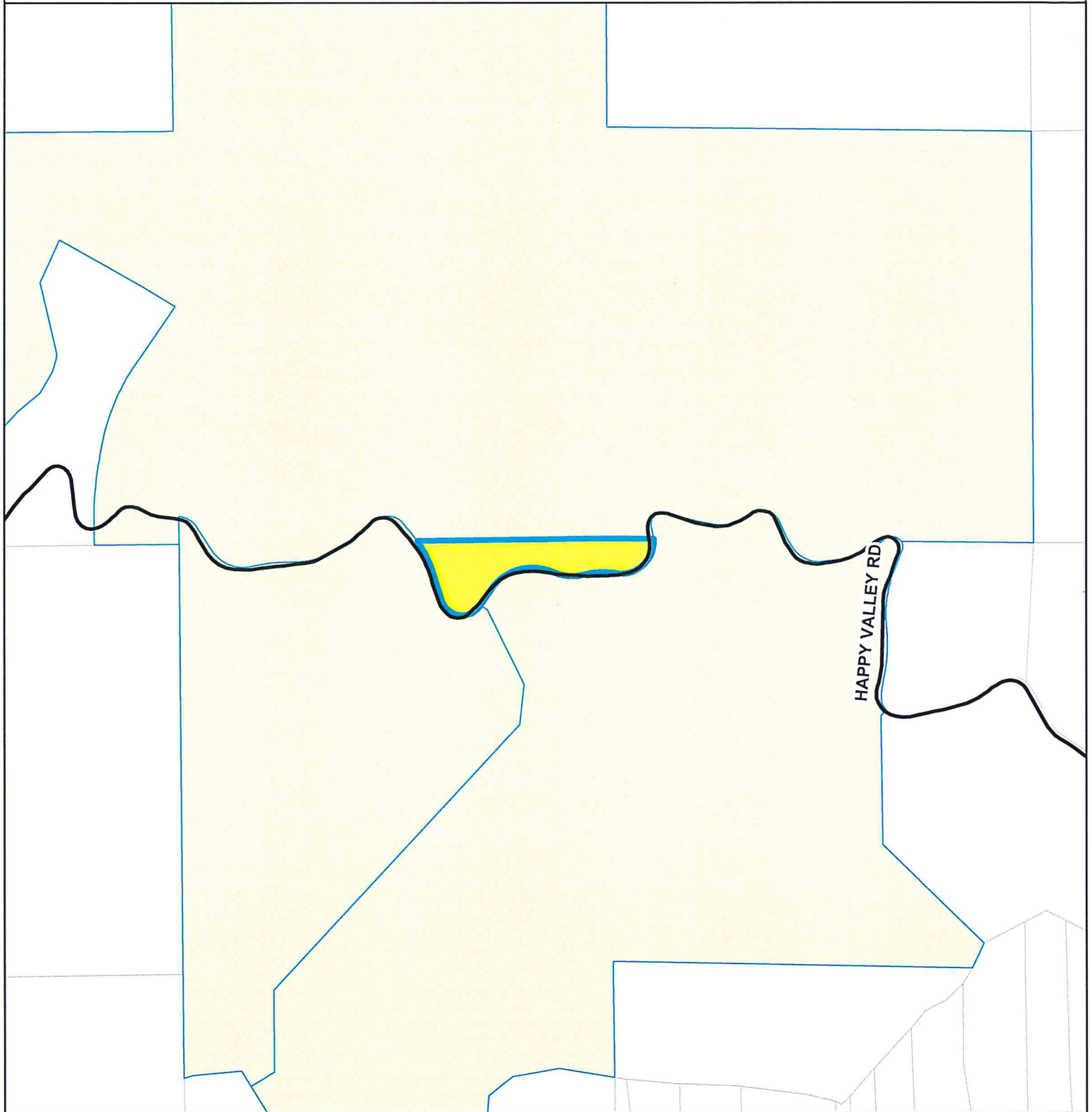
STEWARD THELMA IRENE TR
6421 KUMBYA RD
PLACERVILLE, CA 95667

09309015

WHITE JOHN
PO BOX 514
SOMERSET, CA 95684

DEMIDOFF

Notification



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

PROJECT ID: 0072946a
EL DORADO COUNTY SURVEYOR G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-8731

 Demidoff Parcel
 Parcels Within 500ft
 Parcel Base
 Roads

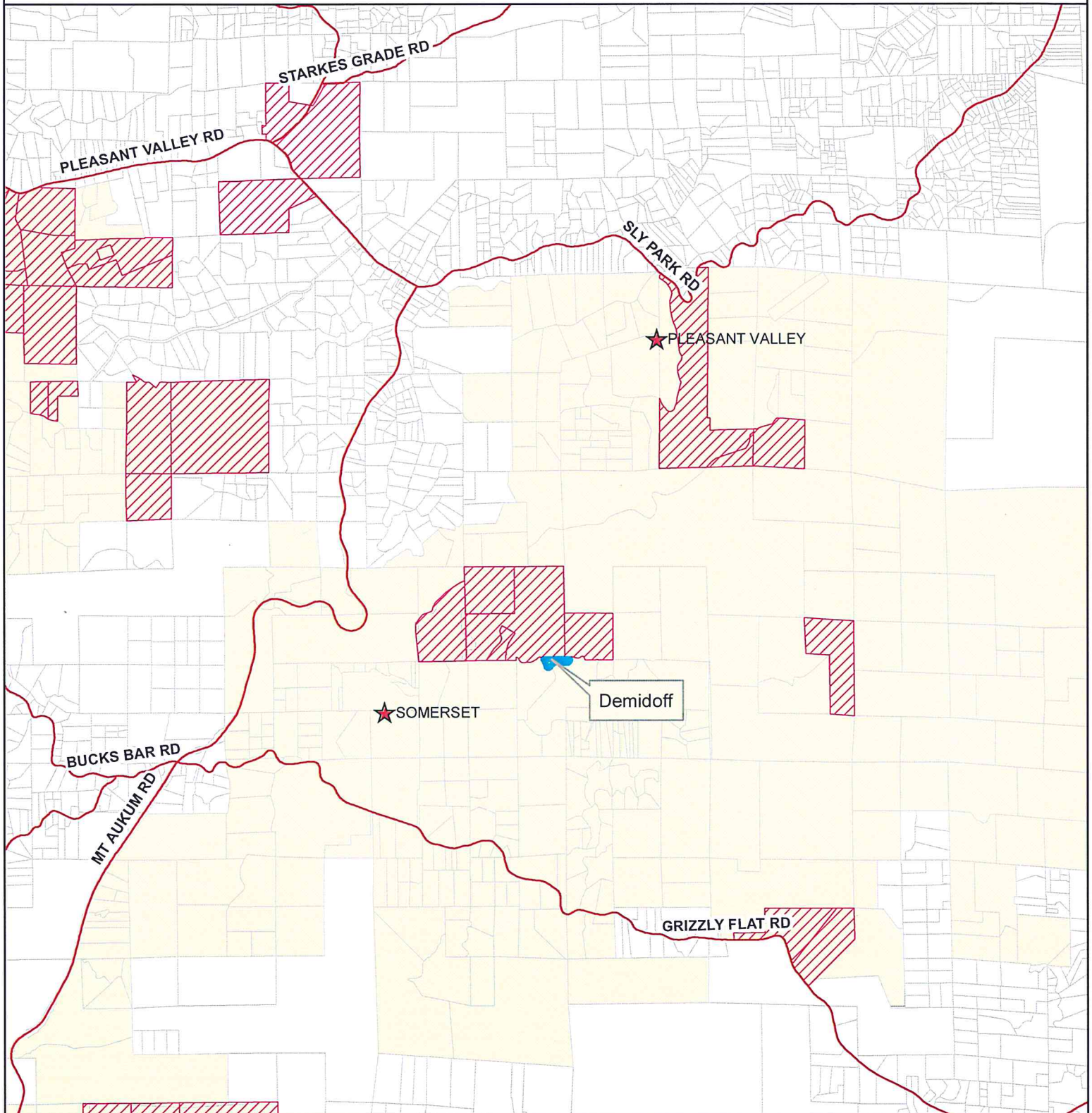
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Feet

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



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Proximity to Agricultural District



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

PROJECT ID: 0072946p

EL DORADO COUNTY SURVEYOR & L.S. DIVISION
PHONE (530) 621-4511 FAX (530) 626-8731

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

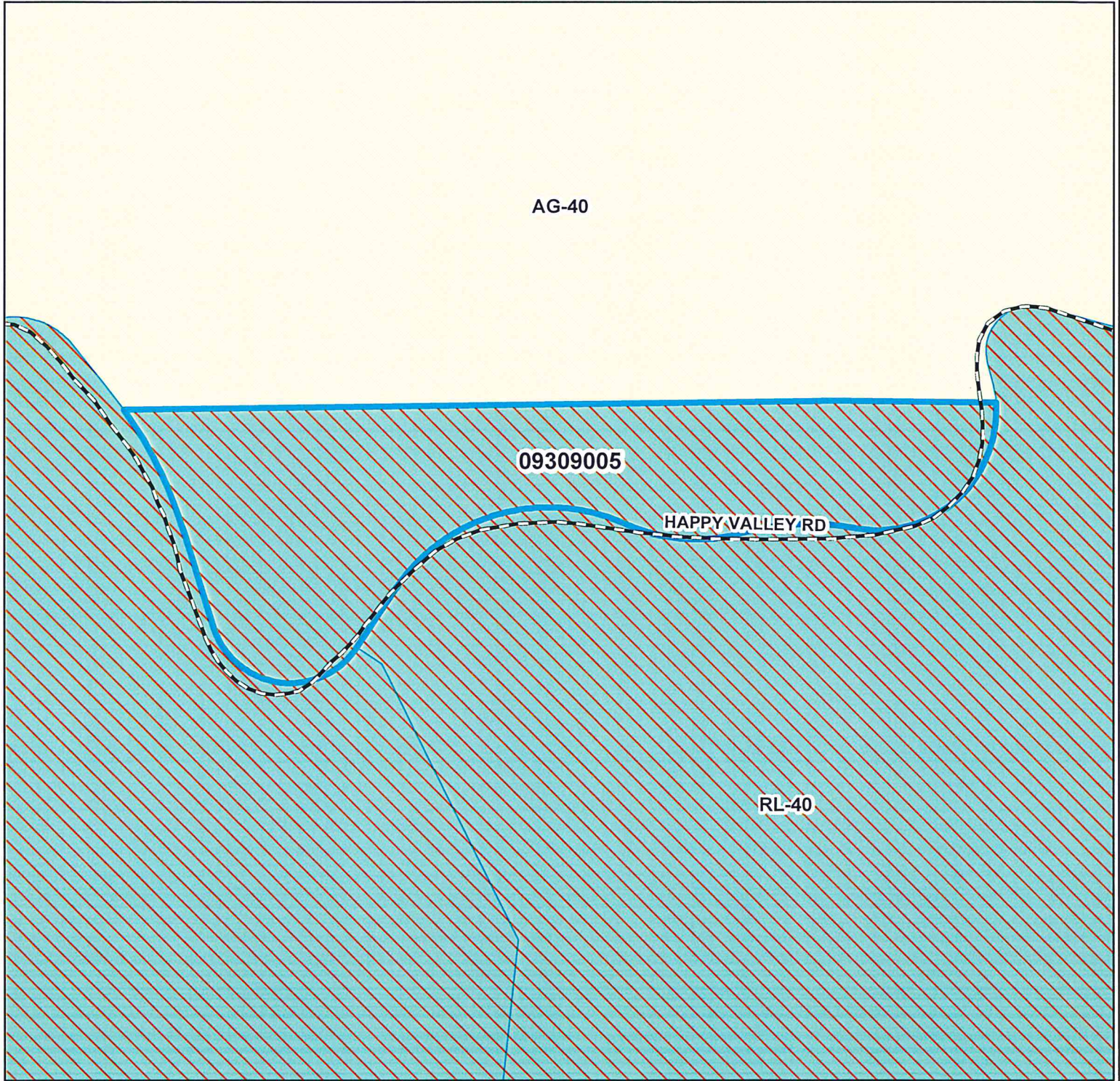
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Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



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Zoning 9-14-2016



DISCLAIMER

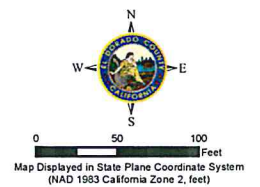
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MAP PREPARED BY: Frank Bruijn DATE: April 25, 2017

PROJECT ID: 0072946z

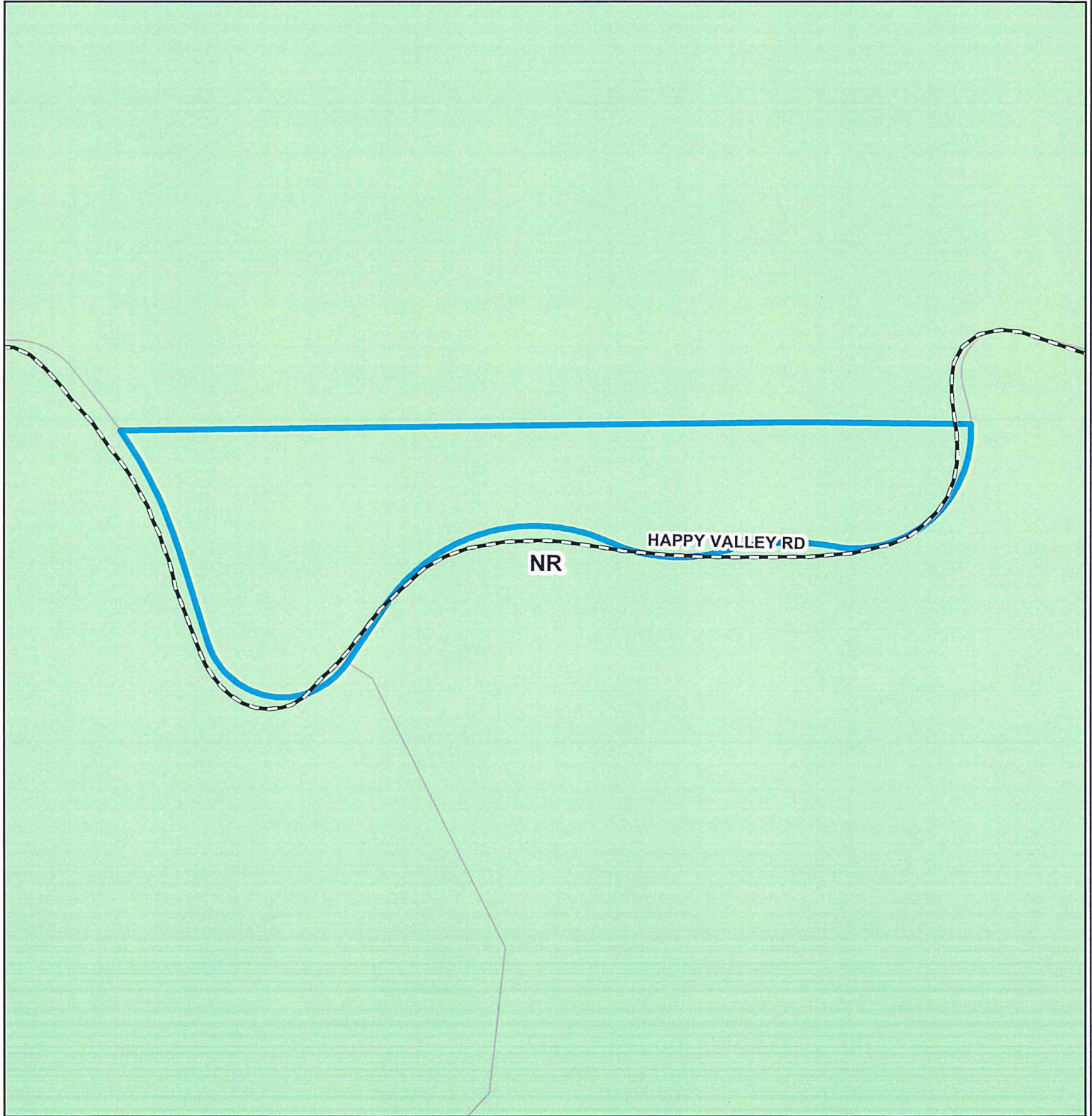
EL DORADO COUNTY SURVEYOR G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-8731

-  Demidoff Parcel
-  AG-40 = Agricultural Grazing 40 Acres
-  RL-40 = Rural Land 40 Acres
-  Parcel Base
-  Roads



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Land Use 9-14-2016



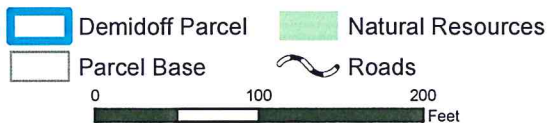
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PROJECT ID: 0072946L

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

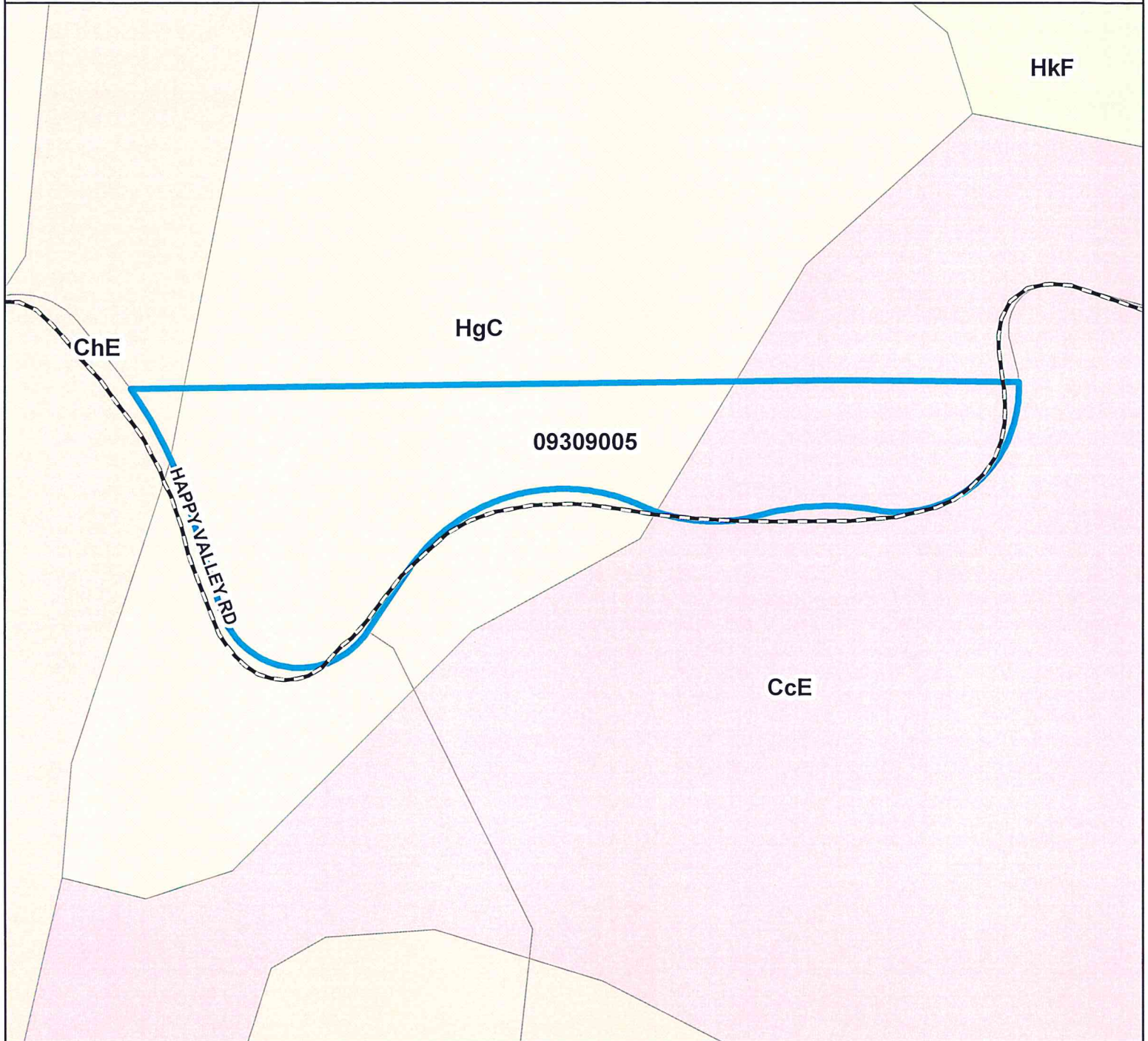


Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



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Soils



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

PROJECT ID: 0072946a

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

- Demidoff Parcel
- CcE -CHAIX VERY ROCKY COARSE SANDY LOAM, 9 TO 50 PERCENT SLOPES
- ChE -CHAWANAHEE VERY ROCKY COARSE SANDY LOAM, 9 TO 50 PERCENT SLOPES
- HgC -HOLLAND COARSE SANDY LOAM, 9 TO 15 PERCENT SLOPES
- HkF -HOLLAND VERY ROCKY COARSE SANDY LOAM, 50 TO 70 PERCENT SLOPES
- Parcel Base
- Roads

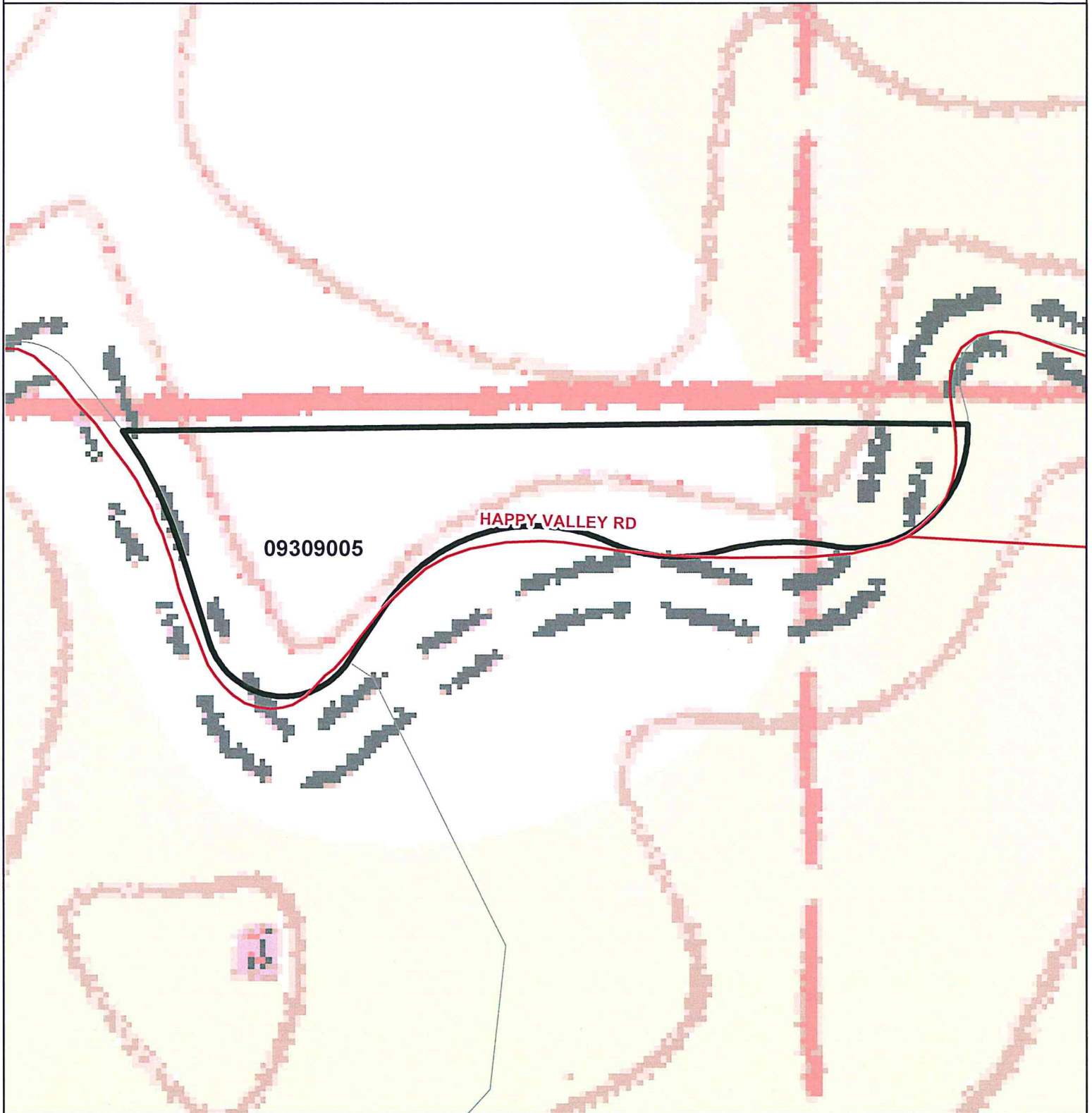


0 50 100
Feet

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

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Topography



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

PROJECT ID: 00729461

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

Legend

 Demidoff Parcel  Parcels  Roads

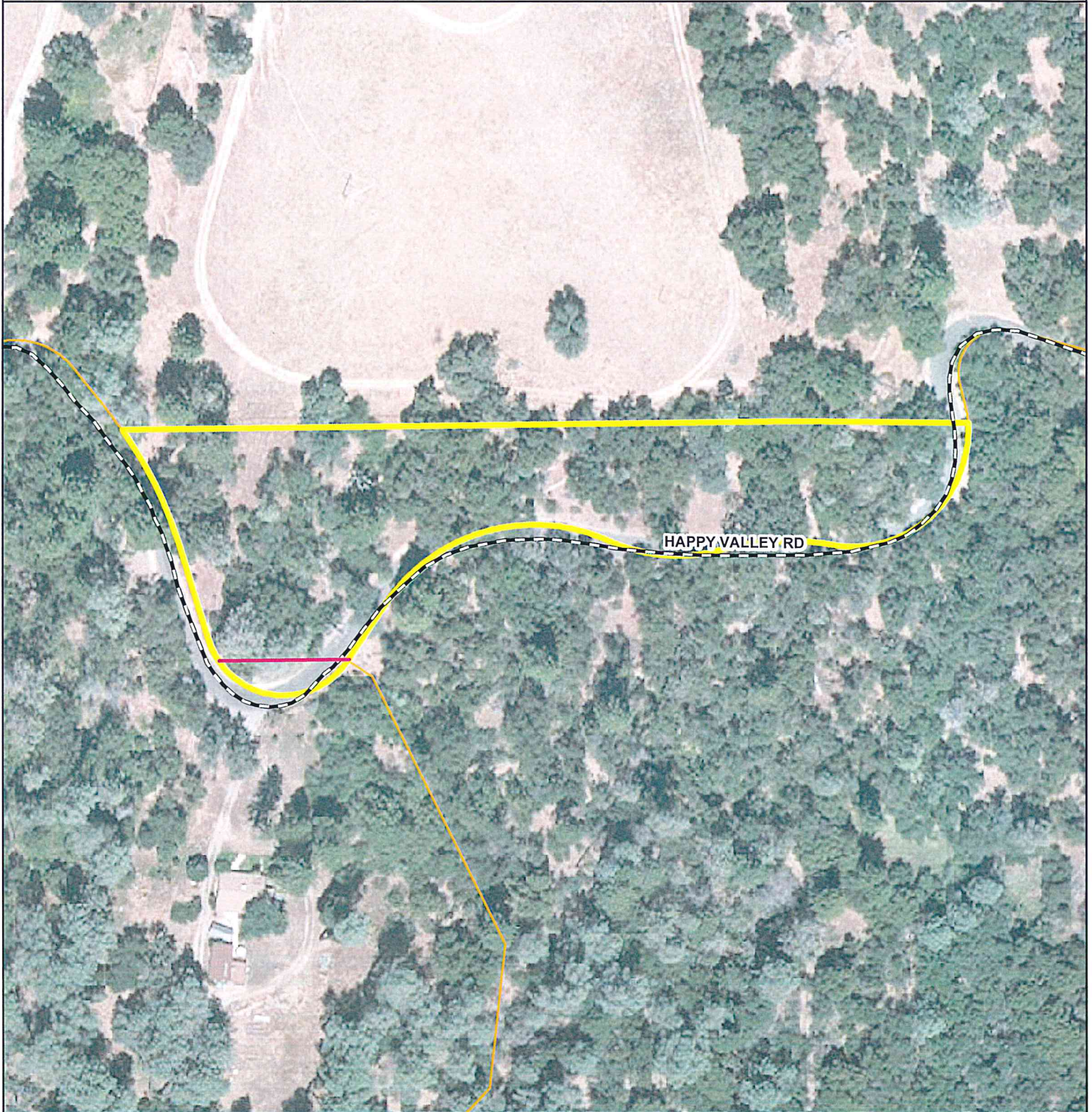
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Feet

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



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Aerials: 2011



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

PROJECT ID: 0072946a

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

Legend

-  Demidoff Parcel
-  Parcel Base
-  200ft Setback
-  Roads

0 100 200 Feet

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

