



Agricultural Commission Staff Report

Date: August 3, 2017
To: El Dorado County Agricultural Commission
From: LeeAnne Mila; Deputy Agricultural Commissioner
Subject: **ADM17-0056/Edison
Administrative Relief from Agricultural Setback
Assessor's Parcel Number: 048-060-49**

Planning Request and Project Description:

Planning Services is requesting review of a request for administrative relief from the agricultural setbacks for the above referenced project. This request is for the construction of a pool and conversion of a barn to a residence. According to the applicant, the proposed building site for the pool is approximately 98 feet from the property line of the adjacent PA-20 zoned parcel to the south (APN 048-060-60) and 122 feet from the property line of the adjacent PA-20 parcel to the east (APN 048-080-35). The existing barn to be converted to a residence is approximately 133 feet from the property line of the adjacent PA-20 zoned parcel to the south (APN 048-060-60) and 125 feet from the property line of the adjacent PA-20 parcel to the east (APN 048-080-35). The applicant's parcel, identified by APN 048-060-49, consists of 2.88 acres and is located on Fruitridge Rd. (Supervisor District 3).

7Parcel Description:

- Parcel Number and Acreage: 048-060-49, 2.88 Acres
- Agricultural District: Yes
- Land Use Designation: Open Space to the north and Agricultural Lands on all other sides of the property.
- Zoning: PA-20 (Planned Agriculture, 20 acres); surrounding zoning designations are OS to the north and PA-20 on all other sides of the property.
- Soil Type: Choice soils on this parcel.
 - AfB2: Aiken Loam, 3 to 9 percent slopes, eroded
 - AfC2: Aiken Loam, 9 to 15 percent slopes, eroded

Discussion:

A site visit was conducted on July 27, 2017 to review the placement of the swimming pool and conversion of a barn to a residence. The applicant is proposing to place the swimming pool approximately 98 feet from the property line of the adjacent PA-20 zoned parcel to the south (APN 048-060-60) and 122 feet from the property line of the adjacent PA-20 parcel to the east (APN 048-080-35). The existing barn to be converted to a residence is approximately 133 feet from the property line of the adjacent PA-20 zoned parcel to the south (APN 048-060-60) and 125 feet from the property line of the adjacent PA-20 parcel to the east (APN 048-080-35).

The applicants parcel is approximately 215 feet wide, severely limiting the ability to comply with the 200 foot setback requirement.

Staff Findings:

Staff findings for three of the four items that the Agricultural Commission is required to make by Resolution No. 079-2007, which was adopted by the Board of Supervisors on April 17, 2007:

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 applicants parcel width of approximately 215 feet, limits the available pool 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 applicant has located the building site to reasonably minimize any negative impacts to agriculturally zoned lands adjacent to the parcel. Fruitridge provides a buffer between the applicants parcel and the PA-20 zoned parcel to the East.***
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 pool placement is approximately 98 feet from the agriculturally zoned parcel to the south (APN: 048-060-60). It has been located as far away from this parcel as possible due to structural and agricultural improvements on the property. The agriculturally zoned***

parcel to the east (APN: 048-080-35) is buffered by Fruitridge road.

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).*

If the Agricultural Commission approves this project, staff 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.

EDISON 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: July 25, 2017

PROJECT ID: 0073076
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)



El Dorado County Agricultural Commission



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 **August 9, 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.

ADM17-0056/EDISON ADMINISTRATIVE RELIEF FROM AGRICULTURAL SETBACK ASSESSOR'S PARCEL NUMBER: 048-060-49

Planning Services is requesting review of a request for administrative relief from the agricultural setbacks for the above referenced project. This request is for the construction of a pool and conversion of a barn to a residence. According to the applicant, the proposed building site for the pool is approximately 98 feet from the property line of the adjacent PA-20 zoned parcel to the south (APN 048-060-60) and 122 feet from the property line of the adjacent PA-20 parcel to the east (APN 048-080-35). The existing barn to be converted to a residence is approximately 133 feet from the property line of the adjacent PA-20 zoned parcel to the south (APN 048-060-60) and 125 feet from the property line of the adjacent PA-20 parcel to the east (APN 048-080-35). The applicant's parcel, identified by APN 048-060-49, consists of 2.88 acres and is located on Fruitridge Rd. (Supervisor District 3).

Note: Applicant's request stated a relief request of a total of 102 feet (Required 200 foot setback minus the proposed 98 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.

04806060
AL FENAUGHTY ORCHARDS L P
% MANSFIELD 2530 CARSON RD
PLACERVILLE, CA 95667

04808025
PEEK DONALD C TR
2509 FRUITRIDGE RD
CAMINO, CA 95709

04806035
UNITED STATES OF AMERICA
100 FORNI RD
PLACERVILLE, CA 95667

04806049
EDISON ROBIN LEE NOBLE
PO BOX 712
CAMINO, CA 95709

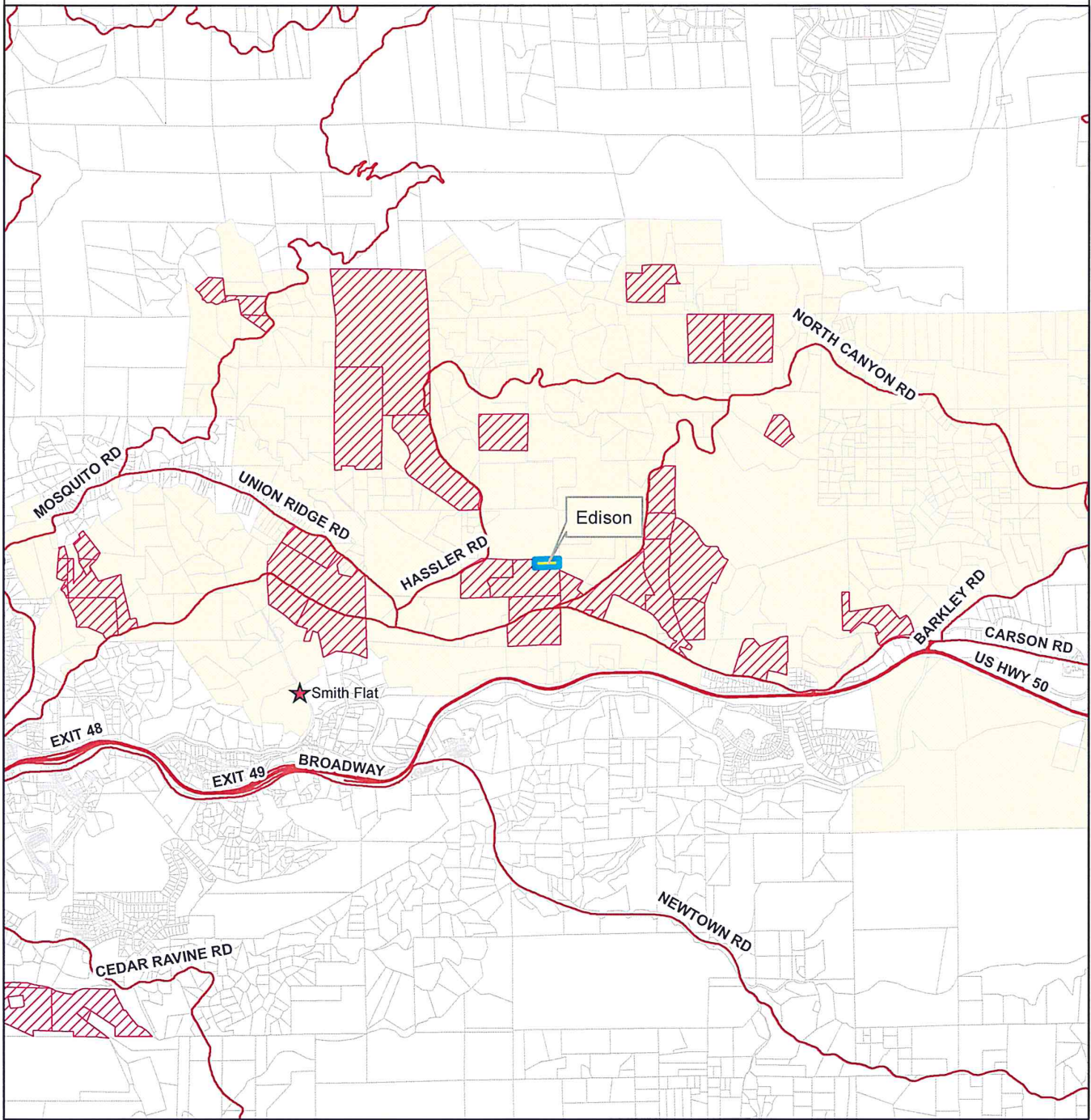
04808035
RAPETTI RANDALL J TR
2585 FRUITRIDGE RD
CAMINO, CA 95709

04806081
GRACE PATRIOT VINEYARDS CA LLC
2701 CARSON RD
PLACERVILLE, CA 95667

04808012
UNITED STATES OF AMERICA
0000

EDISON

Proximity to Agricultural District



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

PROJECT ID: 0075078p

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



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

EDISON

Zoning 6-28-2017



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MAP PREPARED BY: Frank Bruijs DATE: July 25, 2017

PROJECT ID: 00730782

EL DORADO COUNTY SURVEYOR G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-4721

-  Edison Parcel
-  PA-20 = Planned Agriculture 20 Acres
-  OS = Open Space
-  Parcel Base
-  Roads

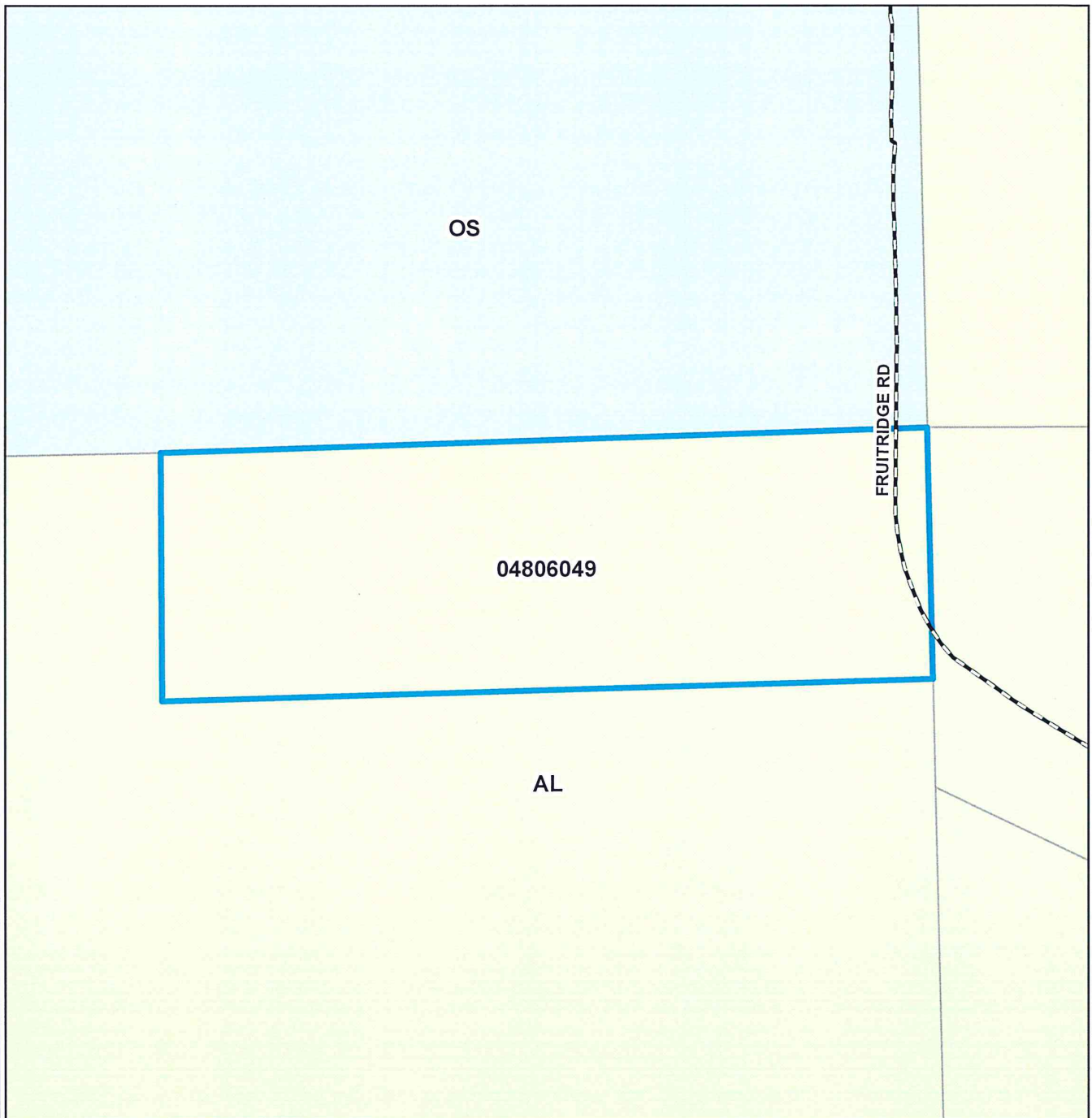


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(NAD 1983 California Zone 2, feet)

El Dorado County Agricultural Commission

EDISON

Land Use 6-28-2017








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MAP PREPARED BY: Frank Brugin DATE: July 25, 2017

PROJECT ID: 09730781

EL DORADO COUNTY SURVEYOR G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-4751

-  Edison Parcel
-  Parcel Base
-  Roads
-  Agricultural Lands
-  Open Space

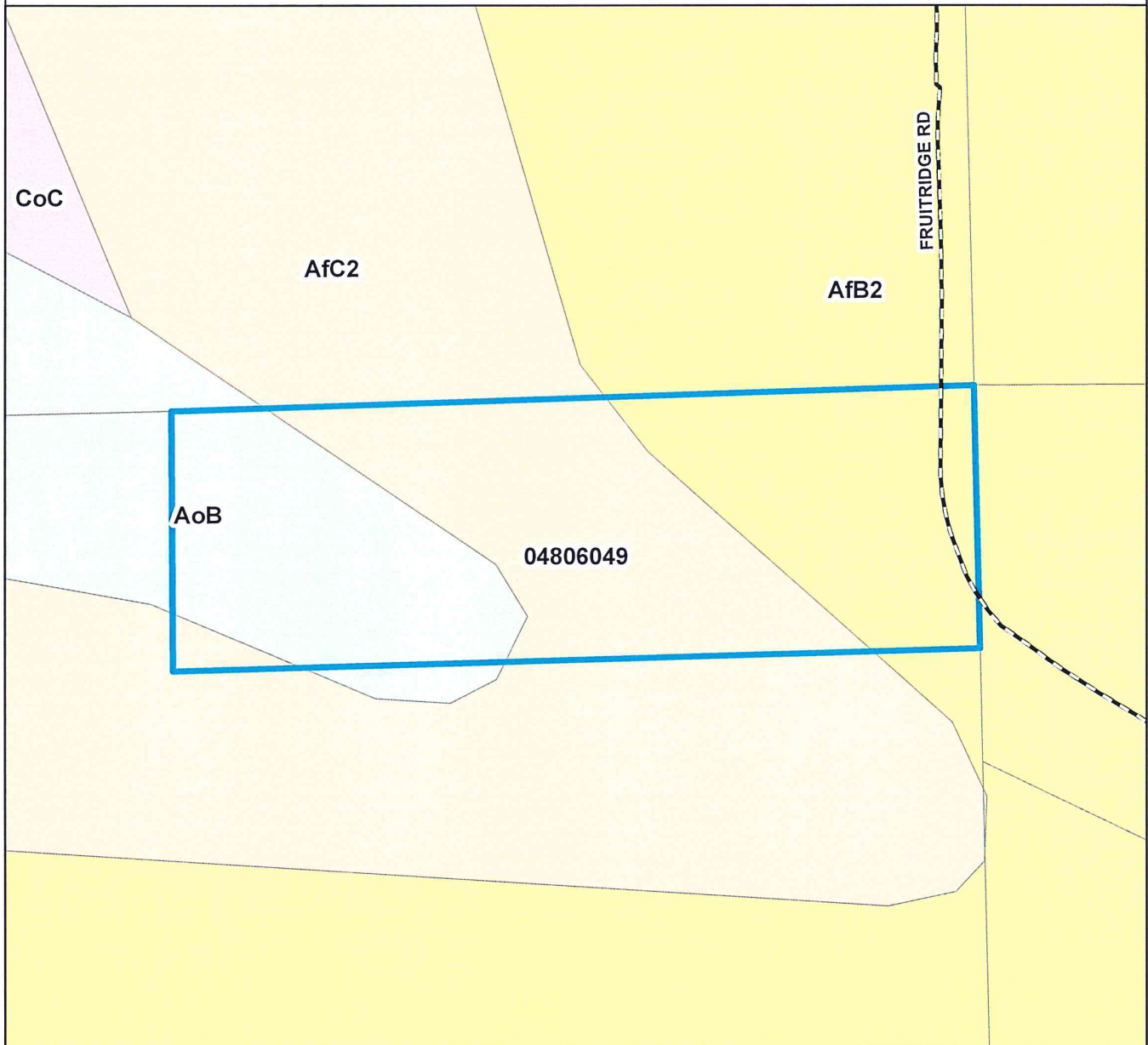
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Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

EDISON Soils










DISCLAIMER

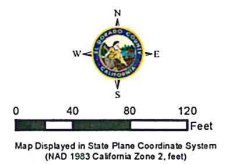
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MAP PREPARED BY: Frank Bruijn DATE: July 25, 2017

PROJECT ID: 007078a

EL DORADO COUNTY SURVEYOR G.I.S. DIVISION
PHONE (530) 621-4511 FAX (530) 626-4751

-  Edison Parcel
-  AfB2 - AIKEN LOAM, 3 TO 9 PERCENT SLOPES, ERODED
-  AfC2 - AIKEN LOAM, 9 TO 15 PERCENT SLOPES, ERODED
-  AoB - ARGONAUT LOAM, SEEPED VARIANT
-  CoC - COHASSET COBBLY LOAM, 3 TO 15 PERCENT SLOPES
-  Parcel Base
-  Roads



El Dorado County Agricultural Commission

EDISON Topography



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

PROJECT ID: 00730781

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

Legend

Edison Parcel Parcels Roads

0 100 200
Feet

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



El Dorado County Agricultural Commission

EDISON

Aerials: 2011



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MAP PREPARED BY: Frank Brugin DATE: July 25, 2017

PROJECT ID: 0075078a

EL DORADO COUNTY SURVEYOR G.L.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-4751

Legend

Edison Parcel 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