



EL DORADO COUNTY DEPARTMENT OF AGRICULTURE
WEIGHTS AND MEASURES

MEMORANDUM

August 3, 2017

To: The Agricultural Commission

FROM: LeeAnne Mila

SUBJECT: ADM17-0046/Roe
Second Residence within a Williamson Act Contract
Assessor's Parcel Number: 088-021-43

Planning Request and Project Description:

Planning Services is requesting review of a request for an Administrative Permit to allow conversion of an existing temporary agricultural employee housing to a permanent residence. The following Zoning Ordinance section applies to this request:

130.40.060.C.3 Residential Development. In addition to a primary dwelling, one secondary dwelling may be allowed within a Preserve by Administrative Permit approval in compliance with Section 130.52.010 (Administrative Permit, Relief, or Waiver), providing all of the following findings regarding the secondary dwelling can be made:

- a. It complies with all other zone setbacks and development standards, including agricultural buffer setbacks, if applicable;
- b. It is consistent with the terms of the applicable Agricultural Preserve Contract; and is incidental to the agricultural use of the land;
- c. It is consistent with the principles of compatibility in compliance with California Government Code Section 51238.1(a), as determined by the Ag Commission.

(District IV)

Parcel Description:

- Property Address: 5700 Hackomiller Rd., Placerville
- Parcel Acreage: 61.54 acres
- Ag District: Yes – Garden Valley Ag District
- Land Use Designation: Agricultural Lands (AL)
- Zoning: Exclusive Agricultural (AE) – In Ag Preserve # 312
- Average Elevation of Parcel: 2000 feet

Discussion:

The property is currently in a Williamson Act Contract (#312), and continues to meet the criteria to qualify as such;

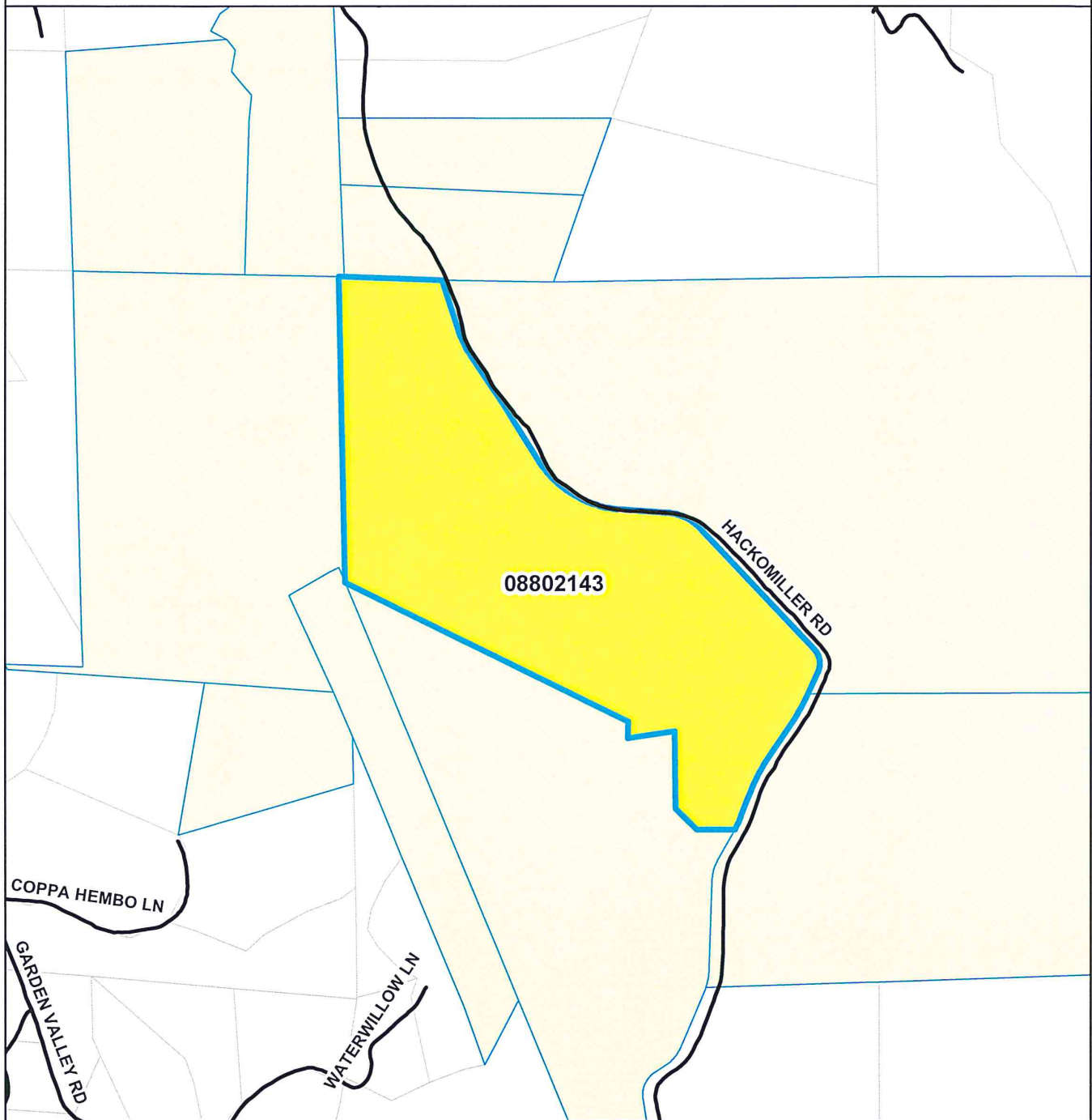
- (1) Capital outlay exceeded the \$10,000;
- (2) Minimum acreage exceeded the 50 acre requirement at 61.54 acres;
- (3) Gross income exceeded the \$2,000.

The agricultural operation consists of a cattle operation that necessitates the need for agricultural labor, and the placement of the agricultural housing meets the Principles of Compatibility (Section 51238.1 of the California Government Code);

- (1) The use will not significantly compromise the long-term productive agricultural capability of the subject contracted parcel(s) or on other contracted lands,
- (2) The use will not significantly displace or impair current or reasonably foreseeable agricultural operations on the subject contracted parcels(s), and
- (3) The use will not result in the significant removal of adjacent contracted land from agricultural use.

Staff Recommendation: *Staff recommends APPROVAL of ADM17-0046 based on the above findings.*

ROE Notification

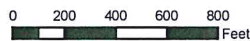


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MAP PREPARED BY: Frank Bruijs DATE: July 24, 2017

PROJECT ID: 0073075a
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



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.

**Subject: ADM17-0046/Roe Second Residence within a Williamson Act
Contract Assessor's Parcel #: 088-021-43**

Planning Request and Project Description:

Planning Services is requesting review of a request for an Administrative Permit to allow conversion of an existing temporary agricultural employee housing to a permanent residence. The following Zoning Ordinance section applies to this request:

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The applicant's parcel, identified by APN 088-021-43, consists of 61.54 acres and is located on Hackomiller Rd. (Supervisor District 4). The parcel is within Agricultural Preserve Number 312.

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.

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5305 HACKOMILLER RD
GARDEN VALLEY, CA 95633

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5695 HACKOMILLER RD
GARDEN VALLEY, CA 95633

08802139

PISAREK LEVI R
6001 WATERWILLOW LN
GARDEN VALLEY, CA 95633

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GARDEN VALLEY, CA 95633

08802101

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ALAMEDA, CA 94501

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MCADAM BRUCE ALEXANDER TR
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ROE JOHN ED TR
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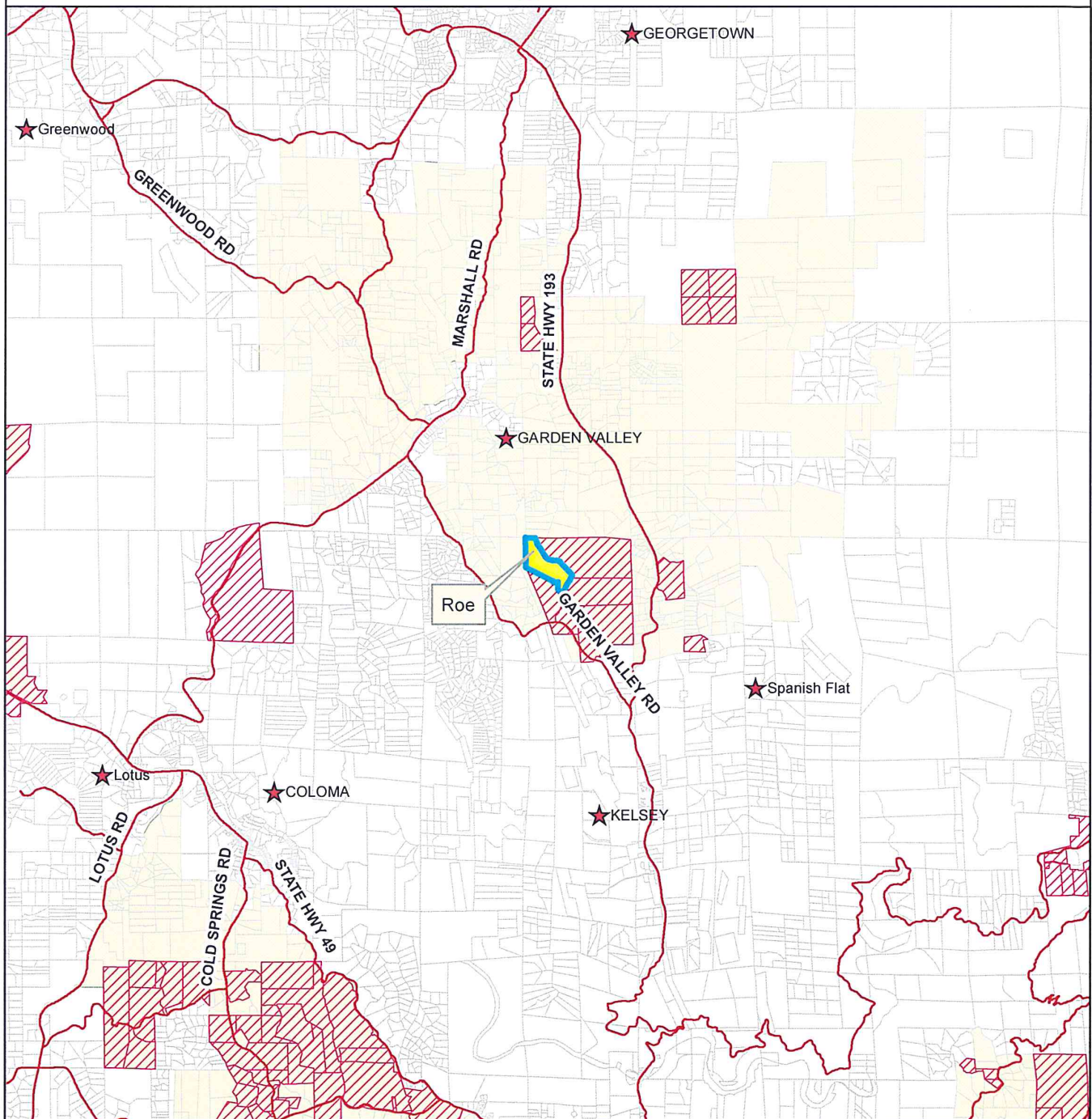

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Proximity to Agricultural District



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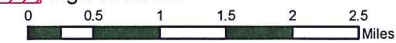
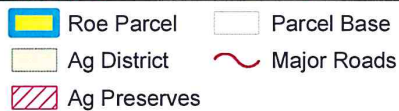
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MAP PREPARED BY: Frank Drujan DATE: July 24, 2017

PROJECT ID: 007075p

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION

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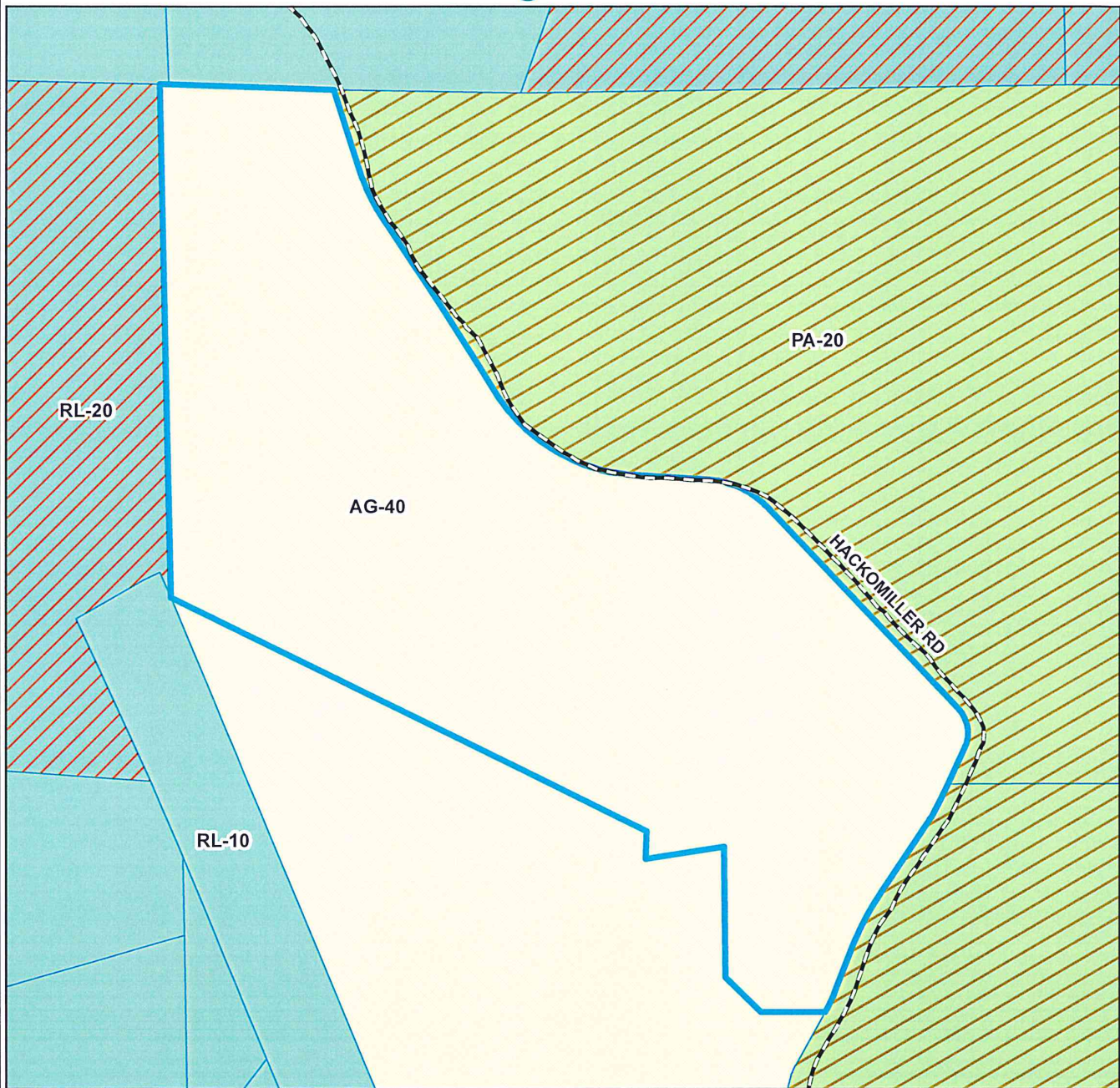
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El Dorado County Agricultural Commission

ROE

Zoning 6-28-2017



- Roe Parcel
- AG-40 = Agricultural Grazing 40 Acres
- PA-20 = Planned Agriculture 20 Acres
- RL-10 = Rural Land 10 Acres
- RL-20 = Rural Land 20 Acres
- Parcel Base
- Roads

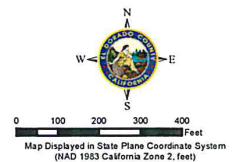
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MAP PREPARED BY: Frank Bruijn DATE: July 24, 2017

PROJECT ID: 00750752

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El Dorado County Agricultural Commission

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Land Use 6-28-2017



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MAP PREPARED BY: Frank Bragin DATE: July 24, 2017

PROJECT ID: 00730751

EL DORADO COUNTY SURVEYOR G.I.S. DIVISION
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- Roe Parcel
- Parcel Base
- Roads
- Agricultural Lands
- Rural Residential

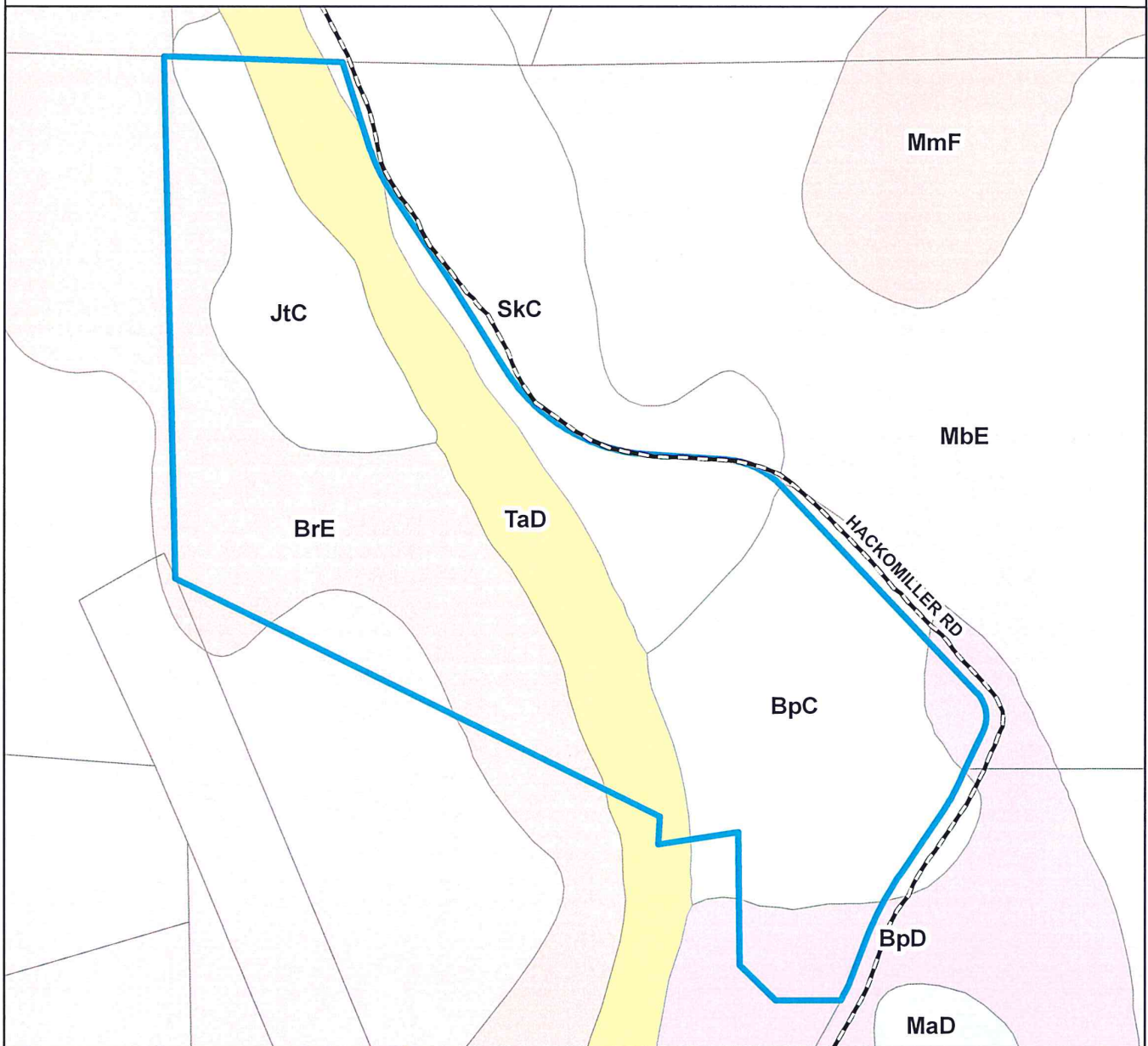
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El Dorado County Agricultural Commission

ROE Soils



- Roe Parcel
- BpC -BOOMER-SITES LOAMS, 9 TO 15 PERCENT SLOPES
- BpD -BOOMER-SITES LOAMS, 15 TO 30 PERCENT SLOPES
- BrE -BOOMER-SITES VERY ROCKY LOAMS, 9 TO 50 PERCENT SLOPES
- JtC -JOSEPHINE SILT LOAM, 5 TO 15 PERCENT SLOPES
- MaD -MARIPOSA GRAVELLY SILT LOAM, 3 TO 30 PERCENT SLOPES
- MbE -MARIPOSA VERY ROCKY SILT LOAM, 3 TO 50 PERCENT SLOPES
- MmF -METAMORPHIC ROCK LAND
- SkC -SITES LOAM, 9 TO 15 PERCENT SLOPES
- TaD -TAILINGS
- Parcel Base
- Roads

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MAP PREPARED BY: Frank Bruggs DATE: July 24, 2017

PROJECT ID: 0075075

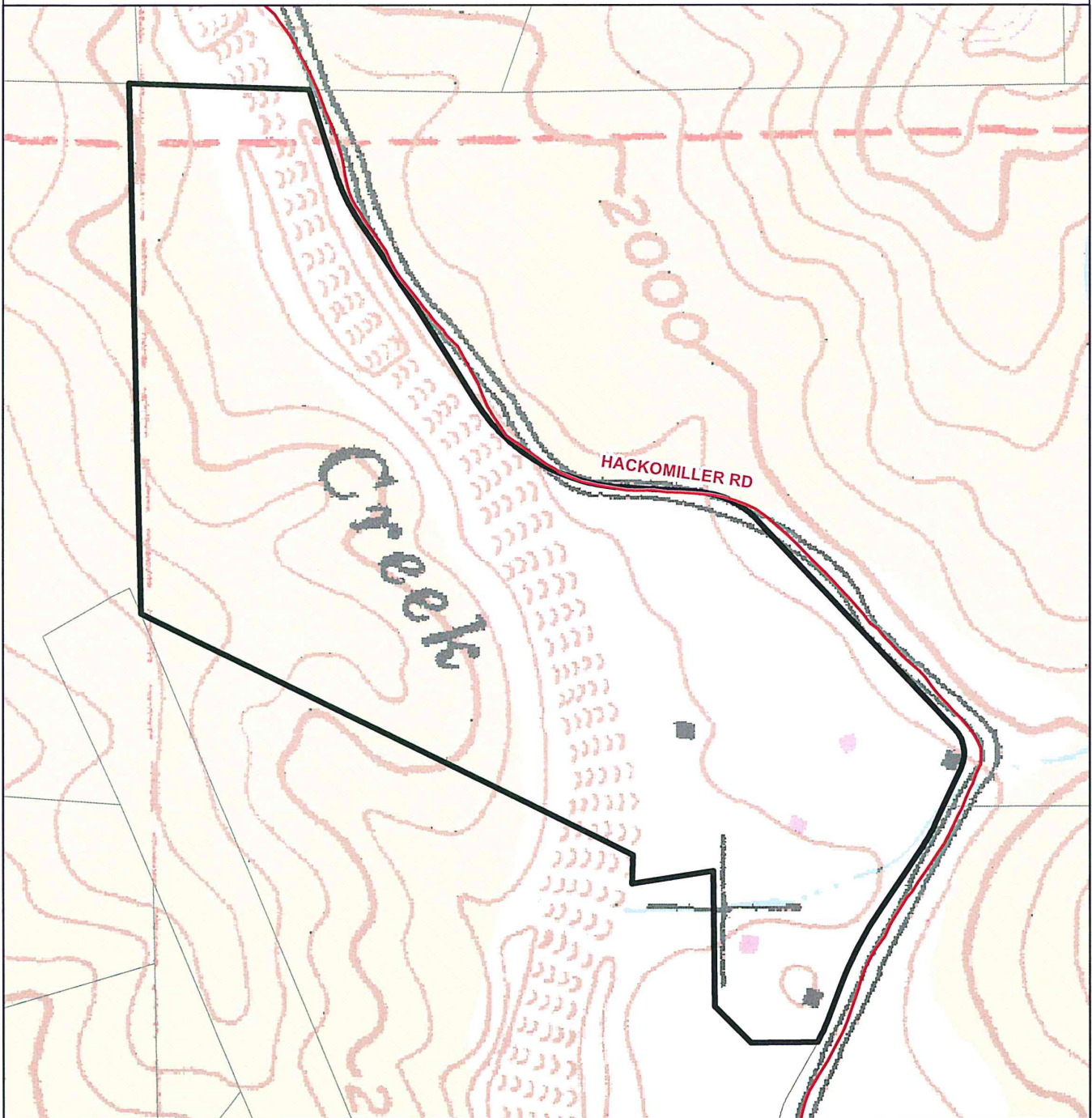
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El Dorado County Agricultural Commission

ROE Topography



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PROJECT ID: 00730751

EL DORADO COUNTY SURVEYOR G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-8751

Legend

Roe Parcel Parcels Roads

0 200 400 600 Feet

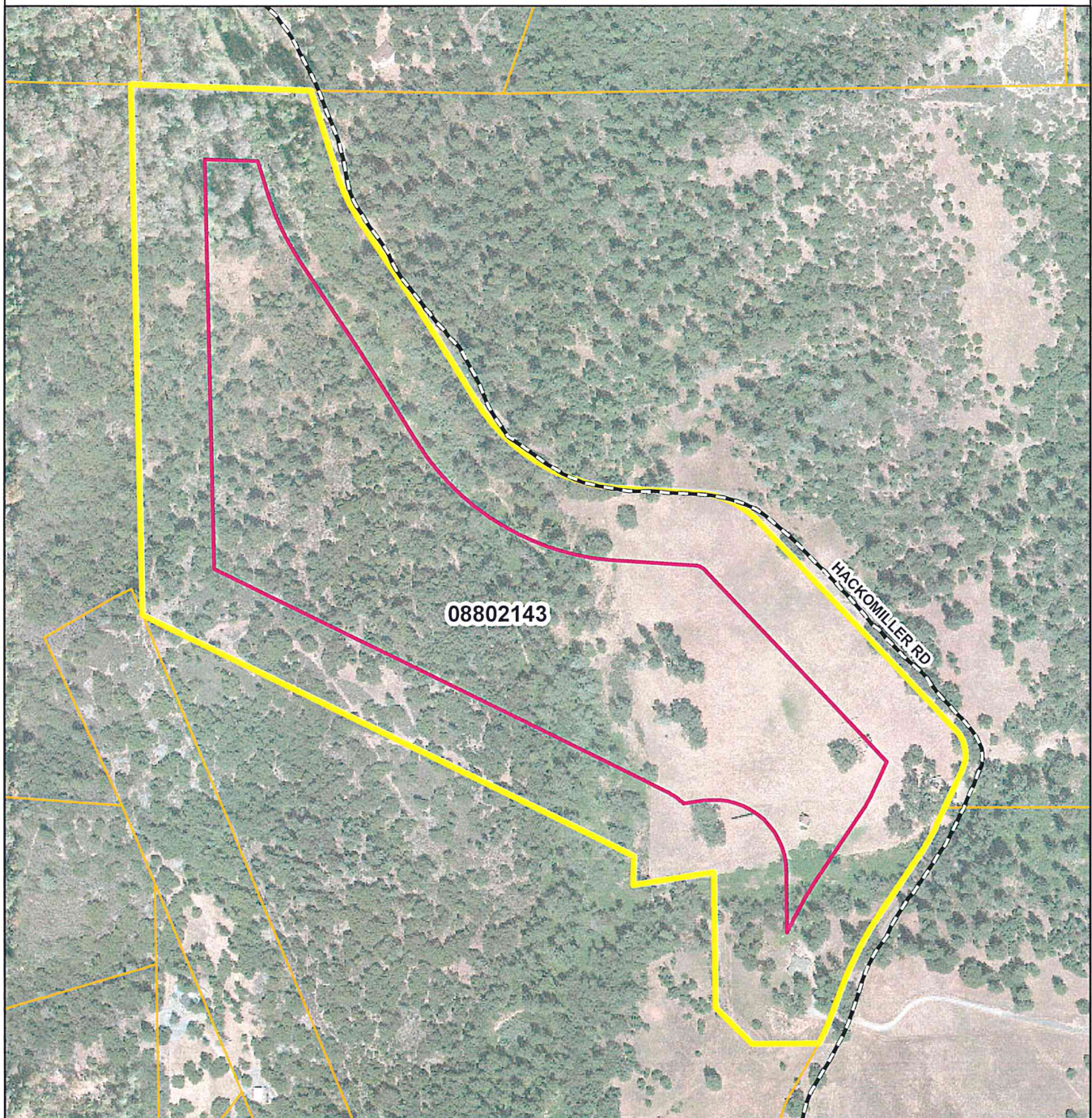
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El Dorado County Agricultural Commission

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Aerials: 2011



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MAP PREPARED BY: Frank Bruijn DATE: July 24, 2017

PROJECT ID: 00750754

EL DORADO COUNTY SURVEYOR G.I.S. DIVISION
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Legend

- Roe Parcel
- 200ft Setback
- Parcel Base
- Roads

0 200 400 600
Feet

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



El Dorado County Agricultural Commission