



## **Agricultural Commission Staff Report**

Date: February 7, 2018  
To: El Dorado County Agricultural Commission  
From: LeeAnne Mila; Deputy Agricultural Commissioner  
Subject: **ADM17-0091/Stommel AG Setback Reduction (Donald J. Stommel)**  
**Administrative Relief from Agricultural Setback**  
**Assessor's Parcel Number: 062-460-10**

### **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 construction of an existing cabin. According to the applicant, the proposed building site is approximately 190 feet from the property line of the adjacent FR-160 zoned parcel to the East (APN:062-460-09). The applicant's parcel, identified by APN 062-460-10, consists of 23.29 acres and is located on Mosswood Rd. (Supervisor District 4).

Note: Applicant's request stated a relief request of a total of 10 feet (Required 200 foot setback minus the proposed 190-foot building setback from the property line).

### **Parcel Description:**

- Parcel Number and Acreage: 062-460-10, 23.29 Acres
- Agricultural District: No
- Land Use Designation: Natural Resources
- Zoning: FR-160 (Forest Resource, 160 acres)
- Soil Type: AfD – Aiken Loam, 15-30 percent slopes

### **Discussion:**

A site visit was conducted on January 11, 2018 to review the existing cabin site.

Staff Recommendation:

Staff recommends APPROVAL of the Stommel request for administrative relief of an agricultural setback, allowing for a building site approximately 190 feet from the property line of the adjacent FR-160 zoned parcel to the East (APN:062-460-09), 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;

- a. **The topography of this parcel limit 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;

- a. **The cabin on this property is approximately 190 feet from the property line and located to reasonably minimize the potential negative impact on adjacent agriculturally zoned lands.**

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 topography of the property and the timber on the applicants property provide a buffer for the agricultural zoned property to the east. (APN:062-460-09).**

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](mailto: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 **February 14, 2018**. This meeting is a public hearing that will begin at **6:30 pm** in the **Building A Board of Supervisors Hearing Room** 330 Fair Lane, Placerville, California.

**RE: ADM17-0091/Stommel AG Setback Reduction (Donald J. Stommel)**  
**Administrative Relief from Agricultural Setback**  
**Assessor's Parcel Number: 062-460-10**

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**Note: Applicant's request stated a relief request of a total of 10 feet (Required 200 foot setback minus the proposed 190-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.



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STOMMEL DONALD J TR  
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WILTON, CA 95693

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651 SUNNYCREST ST  
GREEN BAY, WI 54302

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2989 REGAL CT  
RENO, NV 89503

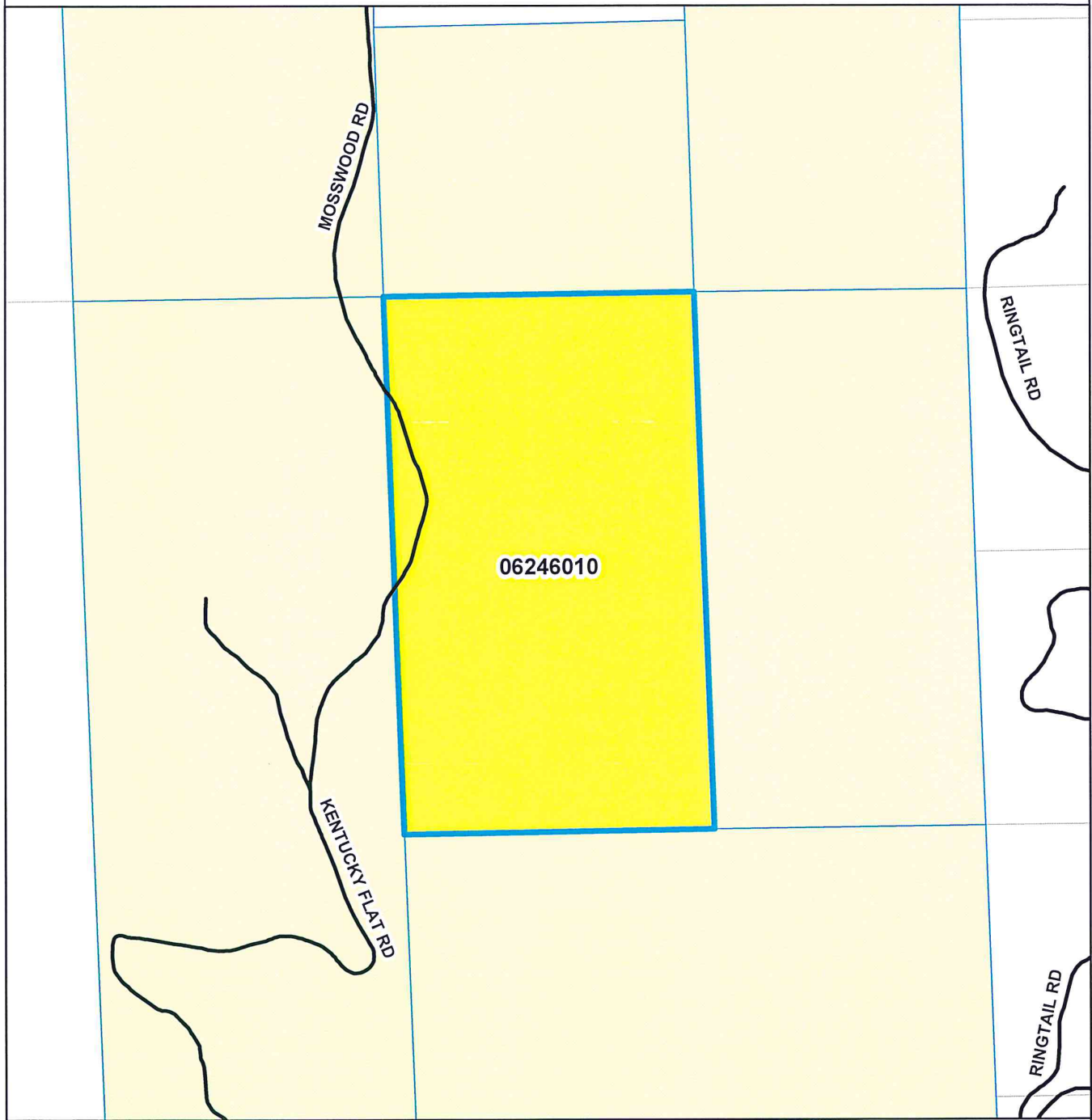
Go to [avery.com/templates](http://avery.com/templates)  
Use Avery Template 5160

06246008  
OLTMAN LOIS J  
14575 W MOUNTAIN VIEW BLVD 924  
SURPRISE, AZ 85374

06246039  
WILLIAMS ROBERT  
2100 KENTUCKY FLAT RD  
GEORGETOWN, CA 95634

# STOMMEL

## Notification

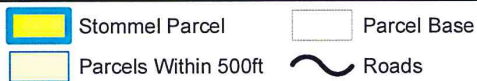


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MAP PREPARED BY: Frank Bruijn DATE: Jan. 11, 2018

PROJECT ID: 0073267a  
EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION  
PHONE (530) 621-6511 FAX (530) 626-8771



0 200 400 600 Feet

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

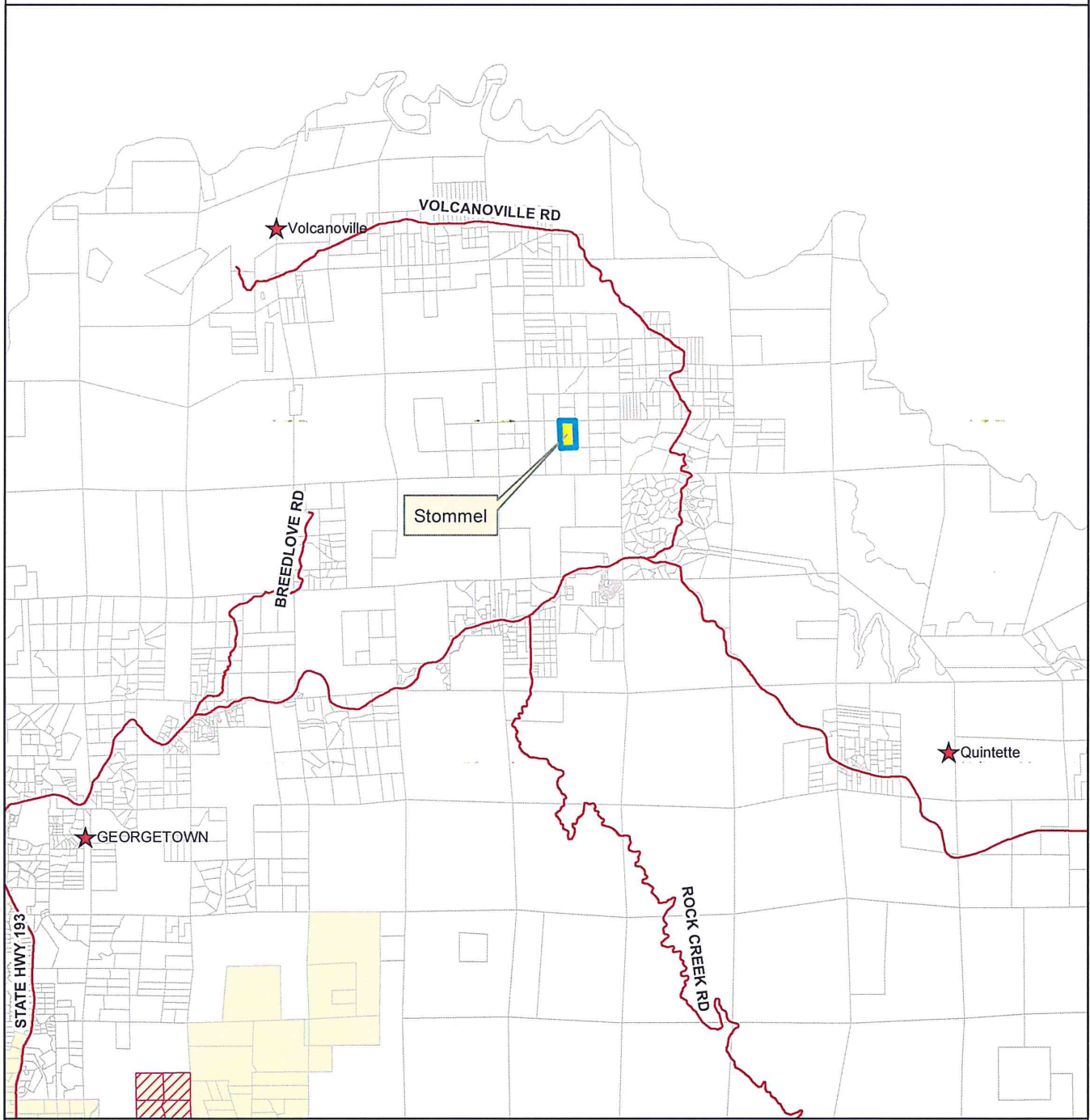


# El Dorado County Agricultural Commission



# STOMMEL

## Proximity to Agricultural District



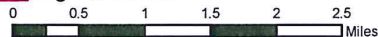
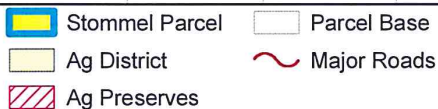
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MAP PREPARED BY: Frank Bruijn DATE: Jan. 11, 2018

PROJECT ID: 007267p

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



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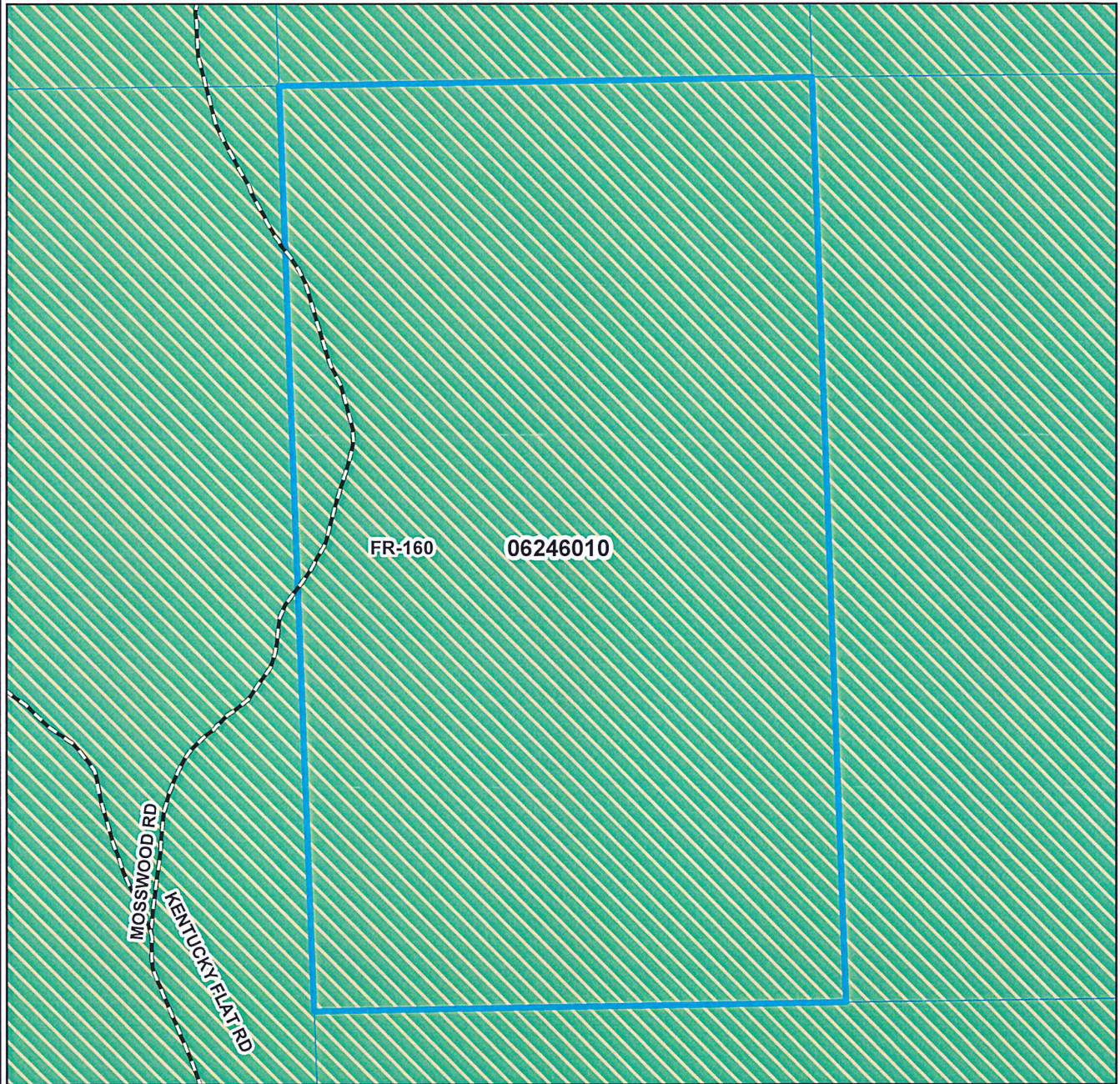


# El Dorado County Agricultural Commission



# STOMMEL

## Zoning 9-28-2017



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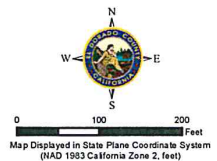
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MAP PREPARED BY: Frank Bruijn DATE: Jan. 11, 2018

PROJECT ID: 007267z

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

-  Stommel Parcel
-  FR-160 = Forest Resource 160 Acres
-  Parcel Base
-  Roads

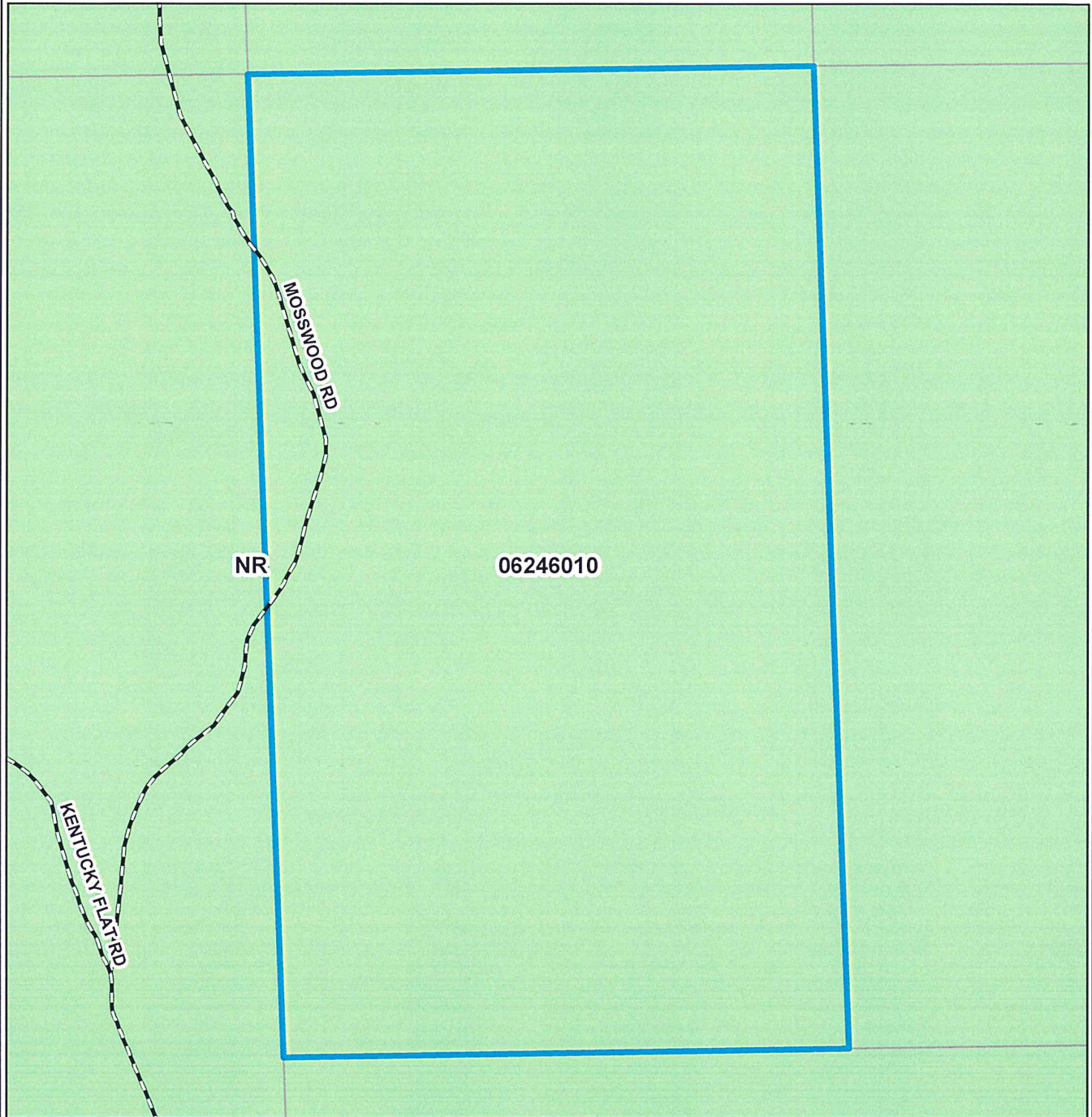


# El Dorado County Agricultural Commission



# STOMMEL

## Land Use 9-28-2017



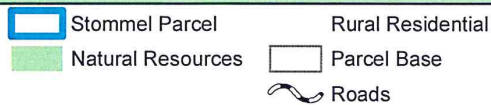
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MAP PREPARED BY: Frank Brugin DATE: Jan. 11, 2018

PROJECT ID: 0073267L

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



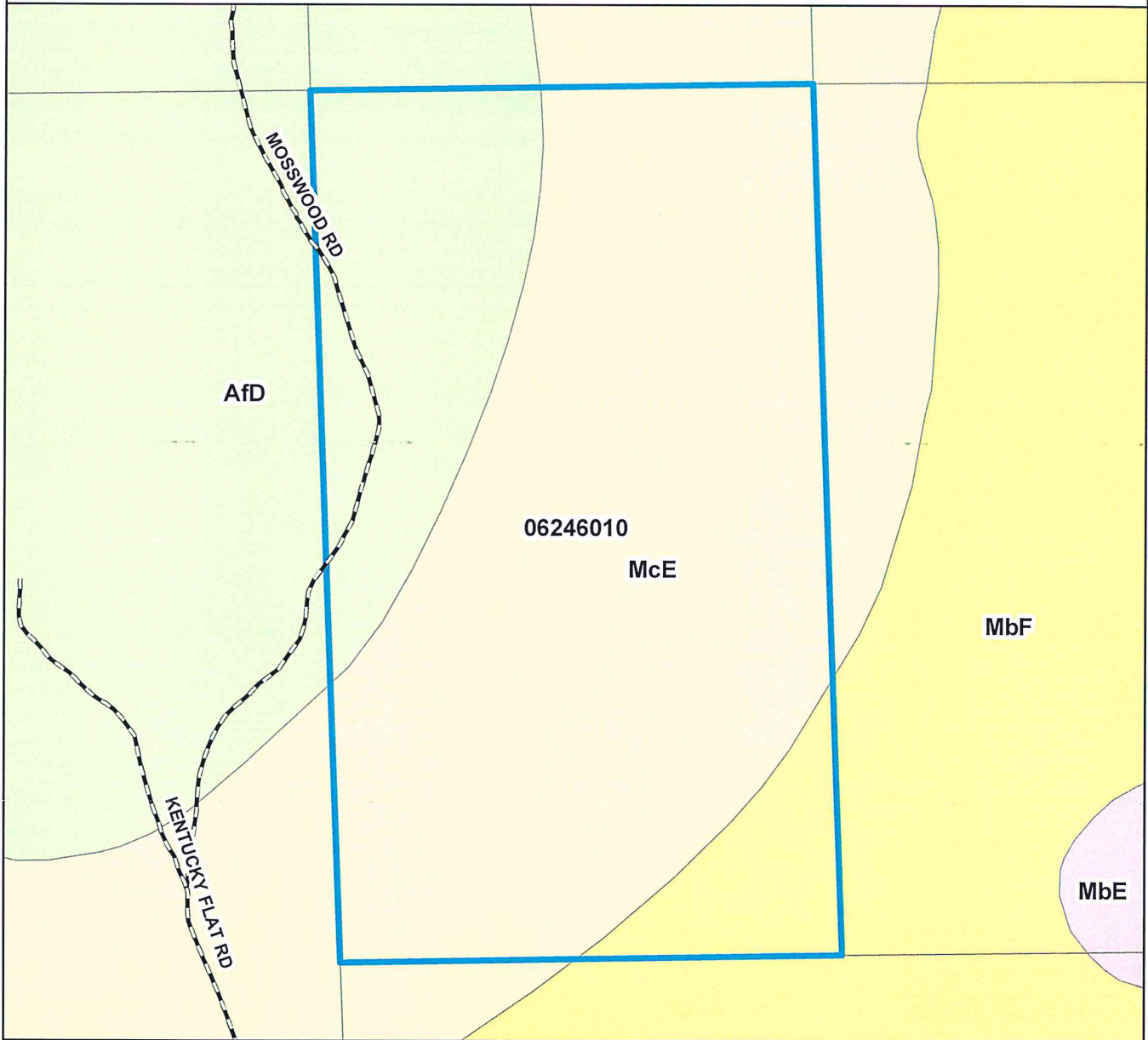
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# El Dorado County Agricultural Commission

# STOMMEL

## Soils



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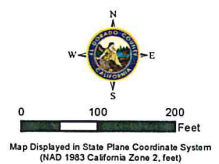
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MAP PREPARED BY: Frank Bruijn DATE: Jan. 11, 2018

PROJECT ID: 007267

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

- Stommel Parcel
- AfD -AIKEN LOAM, 15 TO 30 PERCENT SLOPES
- MbE -MARIPOSA VERY ROCKY SILT LOAM, 3 TO 50 PERCENT SLOPES
- MbF -MARIPOSA VERY ROCKY SILT LOAM, 50 TO 70 PERCENT SLOPES
- McE -MARIPOSA-JOSEPHINE VERY ROCKY LOAMS, 15 TO 50 PERCENT SLOPES
- Parcel Base
- Roads

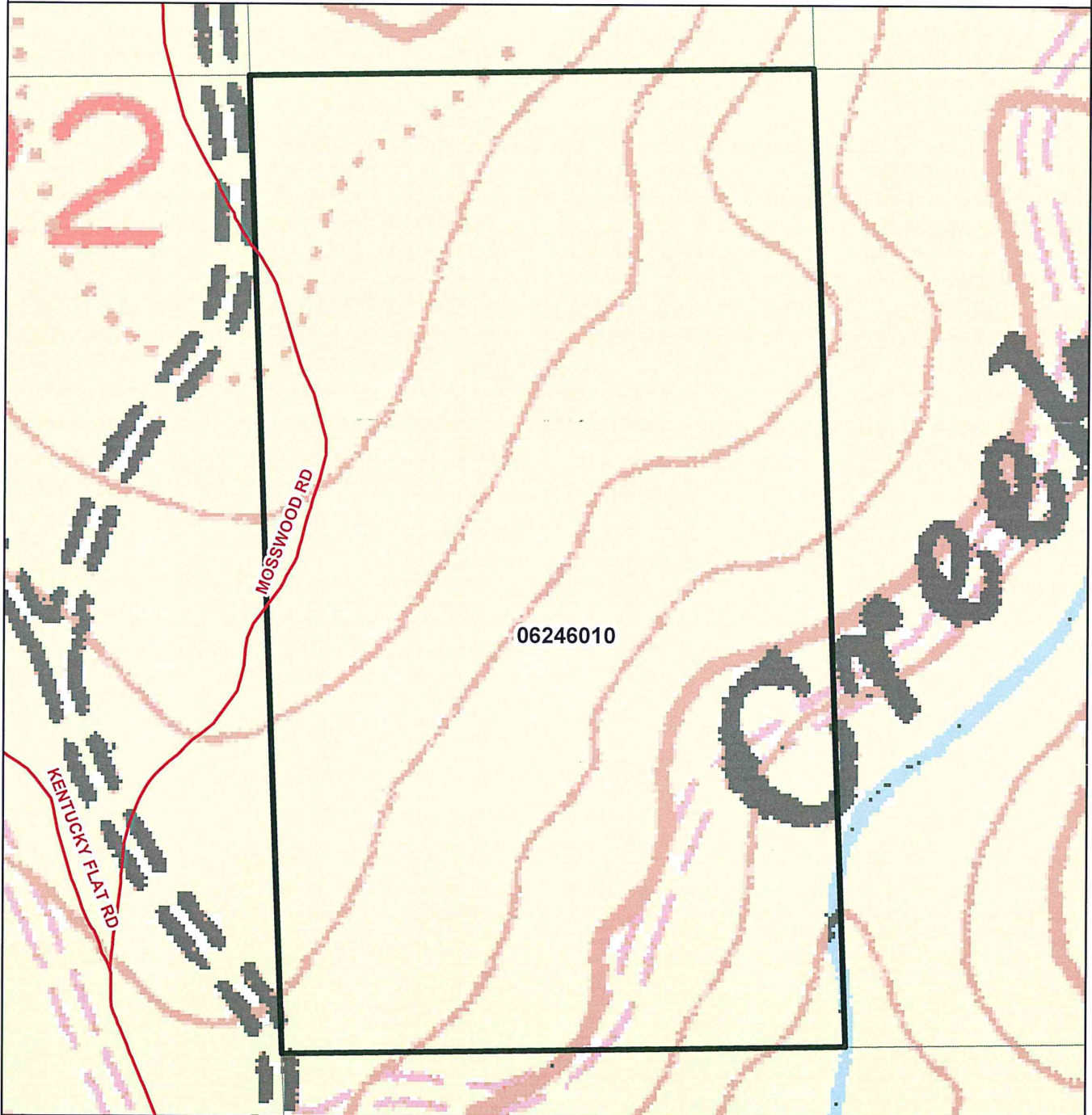


# El Dorado County Agricultural Commission



# STOMMEL

## Topography



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MAP PREPARED BY: Frank Bruijn DATE: Jan. 11, 2018

PROJECT ID: 00732071

EL DORADO COUNTY SURVEYOR G.I.S. DIVISION  
PHONE (530) 621-6311 FAX (530) 626-4731

### Legend

Stommel Parcel Parcels Roads

0 100 200 300 Feet

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



# El Dorado County Agricultural Commission



# STOMMEL

Aerials: 2011



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MAP PREPARED BY: Frank Bruijn DATE: Jan. 11, 2018

PROJECT ID: 0075267a

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

#### Legend

- Stommel Parcel
- Parcel Base
- Roads

0 100 200 300 Feet

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



## El Dorado County Agricultural Commission