



**Agricultural Commission
Staff Report**

Date: March 7, 2018
To: El Dorado County Agricultural Commission
From: LeeAnne Mila; Deputy Agricultural Commissioner
Subject: **ADM18-0021/Lynn Simpkin**
Administrative Relief from Agricultural Setback
Assessor's Parcel Number: 046-120-21-100

Planning Request and Project Description:

Planning Services is requesting review for administrative relief from the agricultural setback for the above referenced project. This request is for potential future development of a residential dwelling unit, zoned Rural Lands minimum of 10 acres (RL-10). Thus the applicant is requesting 30ft rather than 200ft setbacks along the south western and south eastern property lines. These border APN 046-120-31-100 zoned Limited Agriculture minimum of 10 acres (LA-10) and APN 046-120-10-100 also zoned LA-10. The applicant's parcel, identified by APN 046-120-21-100 consists of 7.86 acres and is located at 1371 Moccasin Trl. (Supervisor District: 3).

Parcel Description:

- Parcel Number and Acreage: 046-120-21, 7.86 Acres
- Agricultural District: Yes
- Land Use Designation: Rural Residential
- Zoning: RL-10 (Rural Lands, 10 Acres), with LA-10 (Limited Agriculture, 10 Acres) on the southern property border.
- Soil Type: Acidic Rock Land - No Choice Soils

Staff Findings:

A site visit was conducted on March 7, 2018 to review the project site in relation to the Lynn Simpkin's request for administrative relief of an agricultural setback, allowing for a 30 foot setback along the south western and south eastern property lines. These border APN 046-120-31-100 zoned Limited Agriculture minimum of 10 acres (LA-10) and APN 046-120-10-100 also zoned LA-10. The Agricultural Commission may approve a reduction of up to one hundred percent (100%) of the special agricultural setback (not less than 30 feet from the agriculturally zoned parcel) when it can be demonstrated that a natural or man-made barrier or buffer already exists such as, but not limited to, topography, roads, wetlands, streams, utility or other easements, swales, etc., that would reduce the need for a setback, or the Commission finds that three of four of the following exists:

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;*
2. *The proposed non-compatible structure will be located on the property to reasonably minimize the potential negative impact on adjacent agriculturally zoned land;*
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*
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).*

Discussion:

The subjects parcel and the two agriculturally zone parcels, for which set back relief is requested, are comprised entirely of acidic rock soil.

According to the NRCS Soil Survey of El Dorado Area (1974):

Acidic rock land (AaF) occurs in areas of granitic rock and on rhyolitic ridges. In areas of granitic rock, it is mainly steep to very steep and occupies the canyon walls of the American and Cosumnes Rivers.

About 60 percent of the area of this land type is bare rock. The remaining 40 percent has a thin mantle of soil. This land type is excessively drained. Runoff is very rapid, and the erosion hazard is very high, although there is little soil available to erode.

This land type is used for watershed and wildlife habitat. It has no farming value.

Building sites on the subjects parcel are limited by topography and a high percentage of large rocky outcroppings. Preservation of heritage oaks on this property leads to further problems finding suitable building sites.

The road, Moccassin Trail, borders the applicants parcel and effectively buffers the agricultural zoned properties by approximately 25 feet. Currently there is no agricultural operation on the the agriculturally zoned parcels directly adjacent to Mocassin trail. These parcels have steep topography adjacent to the road and acidic rock land soils, which as discussed above would be prohibitive to agricultural operations in the future.



Large Rock Outcroppings on the Applicants Parcel



Heritage Oaks and Rock Outcroppings on the Applicants Parcel

If the Agricultural Commission recommends approval of the applicants request, 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.

COUNTY OF EL DORADO



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 **March 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: ADM18-0021/Lynn Simpkin
Administrative Relief from Agricultural Setback
Assessor's Parcel Number: 046-120-21-100

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Note: Applicant's request stated a relief request of a total of approximately 170-feet (Required 200 foot setback minus the proposed 30 foot 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.

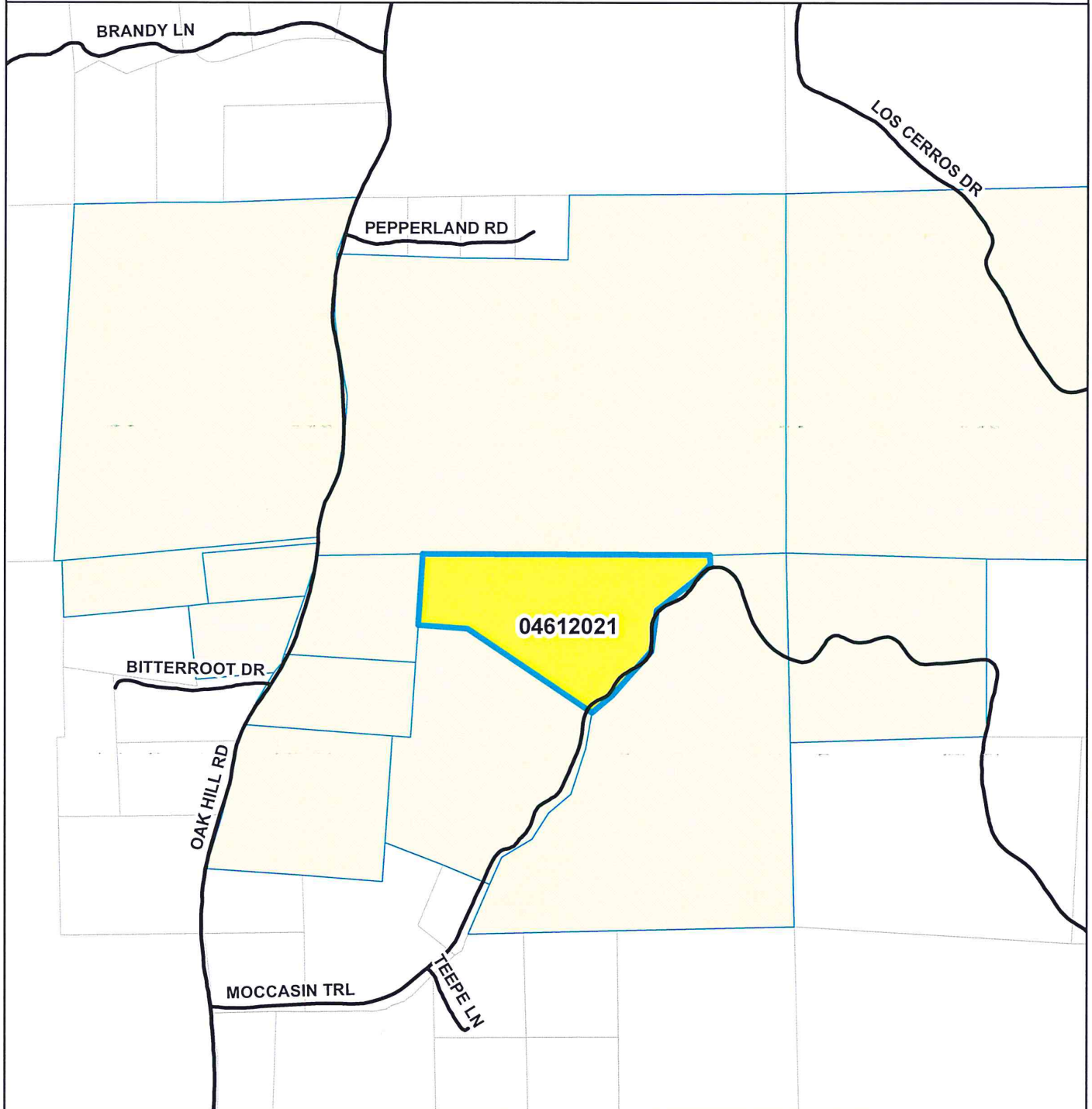
If you wish to view the meeting agenda in its entirety, please go to following website: <https://eldorado.legistar.com/Calendar.aspx> The agenda is also posted in the lobby of the Bethell-Delfino Agriculture Building located at 311 Fair Lane, Placerville, California. A copy of the project's submitted 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.

04612031 ALVARADO RAYMOND G 1321 MOCCASIN TRL PLACERVILLE, CA 95667		04682009 ANDERSON ADELE MARI SURV TR 5811 OAK HILL RD PLACERVILLE, CA 95667		04612010 ARIETTA JEANETTE N 1340 MOCCASIN TRAIL PLACERVILLE, CA 95667
04682014 AZEVEDO LOREN M TR 2540 LOS CERROS DR PLACERVILLE, CA 95667		04612024 DICKSON ISABEL M TR 5886 OAK HILL RD PLACERVILLE, CA 95667		04612003 DYER JOSEPH NEILL JR 5881 OAK HILL RD PLACERVILLE, CA 95667
04612013 ESQUIBEL JERALDINE R TR 5929 OAK HILL RD PLACERVILLE, CA 95667		04612002 HELMS CHARLES 5901 OAK HILL RD PLACERVILLE, CA 95667		04682008 JOHNSON TIMOTHY A TR 5800 OAK HILL RD PLACERVILLE, CA 95667
04612017 SILVA DOUGLAS F 426 N 19 1/2 AVE LEMOORE, CA 93245		04612021 SIMPkin LYNN V TR P O BOX 981 DIAMOND SPRINGS, CA 95619		04603222 SIMPkin MIKE 1505 MOCCASIN TRL PLACERVILLE, CA 95667
04612018 WIGGINS NEOMA 5868 OAK HILL RD PLACERVILLE, CA 95667				

SIMPKIN

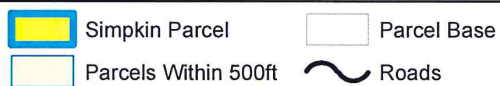
Notification



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MAP PREPARED BY: Frank Bruijn DATE: Feb. 21, 2018
PROJECT ID: 0073315
EL DORADO COUNTY SURVEYOR G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-4731



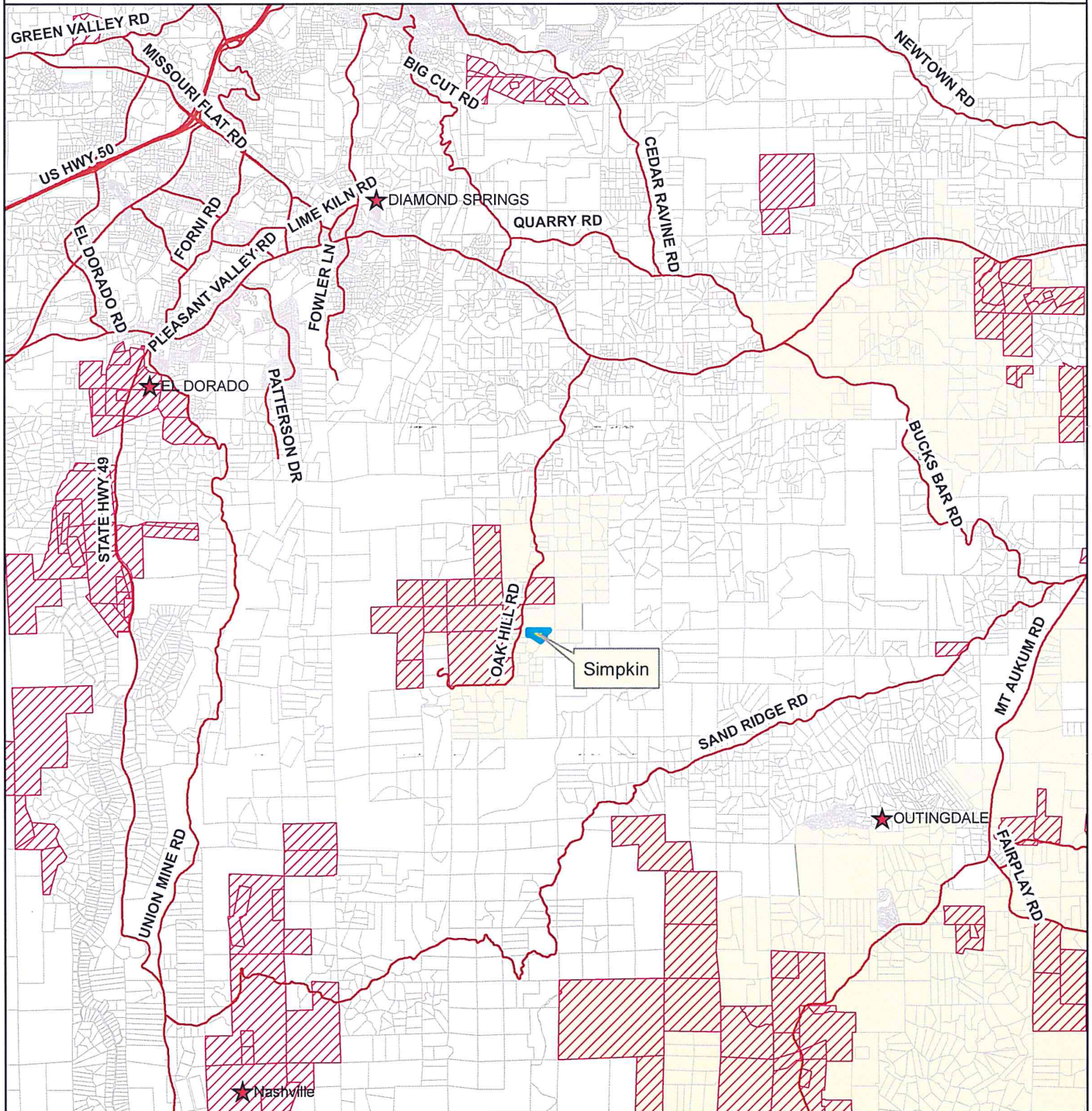
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

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Proximity to Agricultural District



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MAP PREPARED BY: Frank Bruijn DATE: Feb 21, 2018

PROJECT ID: 0073315p

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

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

0 0.5 1 1.5 2 2.5 Miles

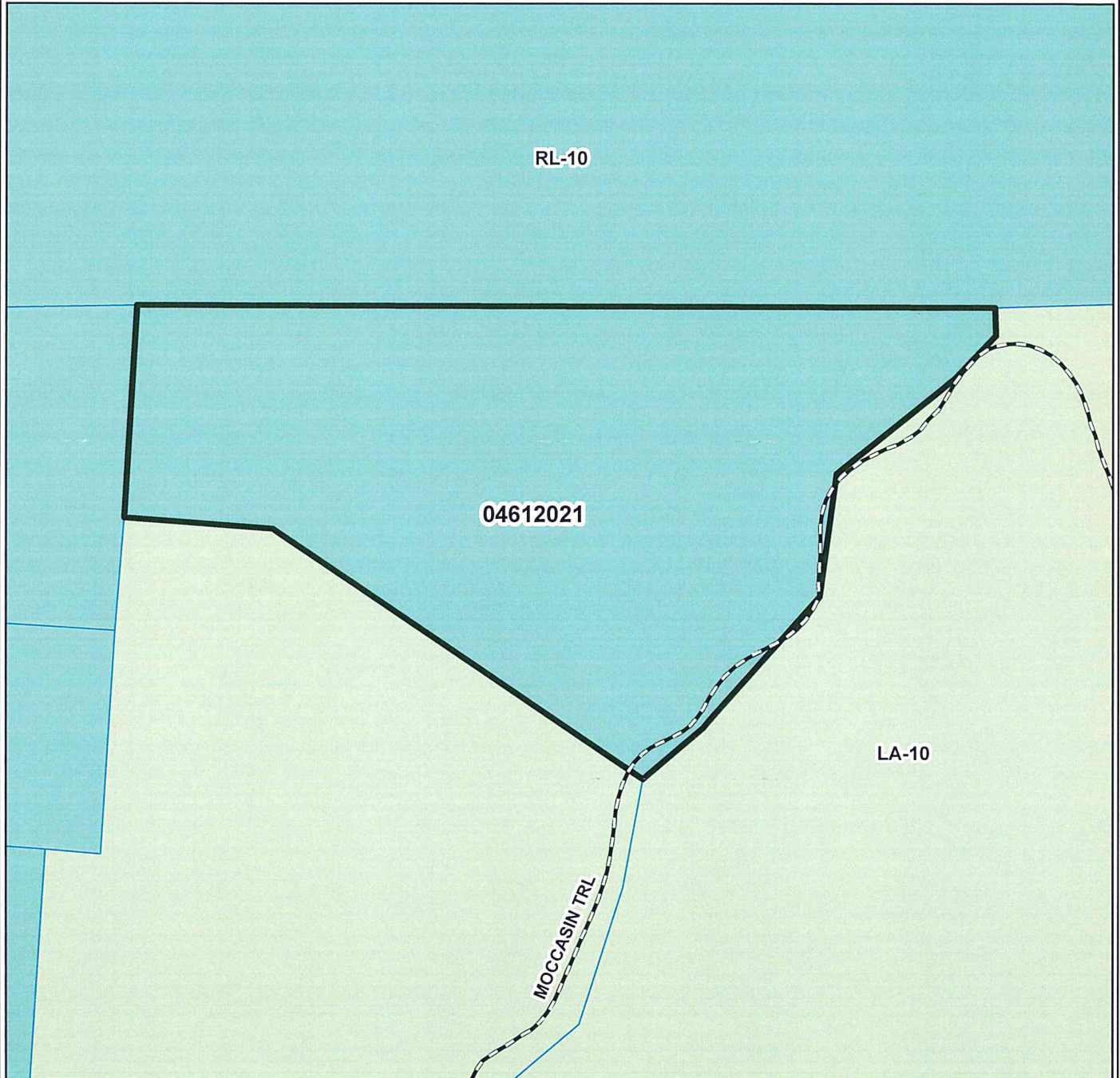
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El Dorado County Agricultural Commission

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Zoning 9-28-2017



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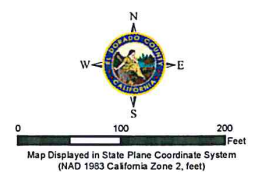
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MAP PREPARED BY: Frank Bruijn DATE: Feb. 21, 2018

PROJECT ID: 00733115z

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

-  Simpkin Parcel
-  LA-10 = Limited Agriculture 10 Acres
-  RL-10 = Rural Land 10 Acres
-  Parcel Base
-  Roads



El Dorado County Agricultural Commission

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Land Use 9-28-2017



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MAP PREPARED BY: Frank Brujin DATE: Feb. 21, 2018

PROJECT ID: 0073315L

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

- Simpkin Parcel
- Parcel Base
- Roads
- Agricultural Lands
- Rural Residential

0 100 200 Feet

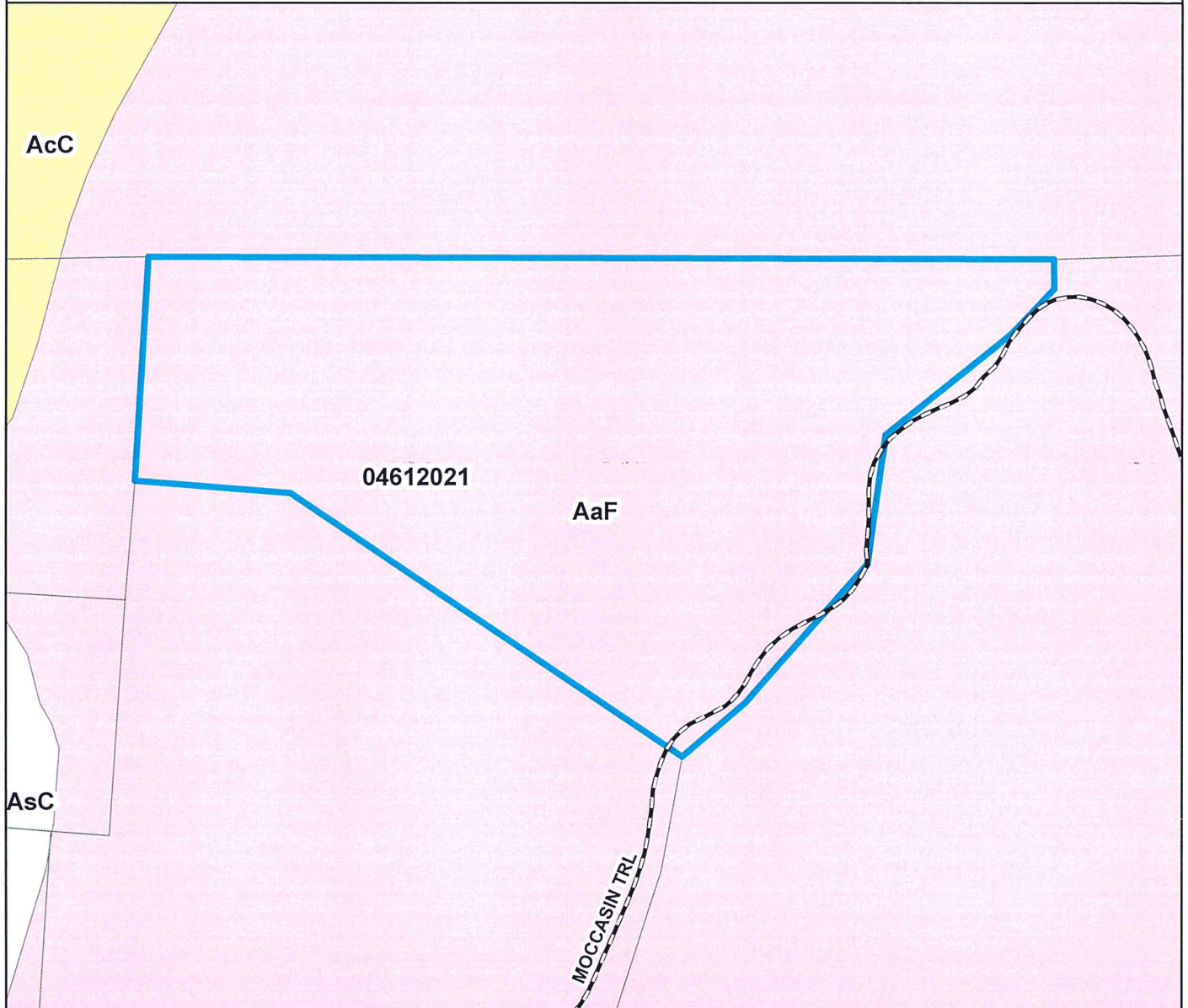
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El Dorado County Agricultural Commission

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Soils



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MAP PREPARED BY: Frank Bruijn DATE: Feb. 21, 2018

PROJECT ID: 0073115

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

- Simpkin Parcel
- AaF - ACIDIC ROCK LAND
- AcC - AHWAHNEE COARSE SANDY LOAM, 9 TO 15 PERCENT SLOPES
- AsC - AUBERRY ROCKY COARSE SANDY LOAM, 5 TO 15 PERCENT SLOPES
- Parcel Base
- Roads

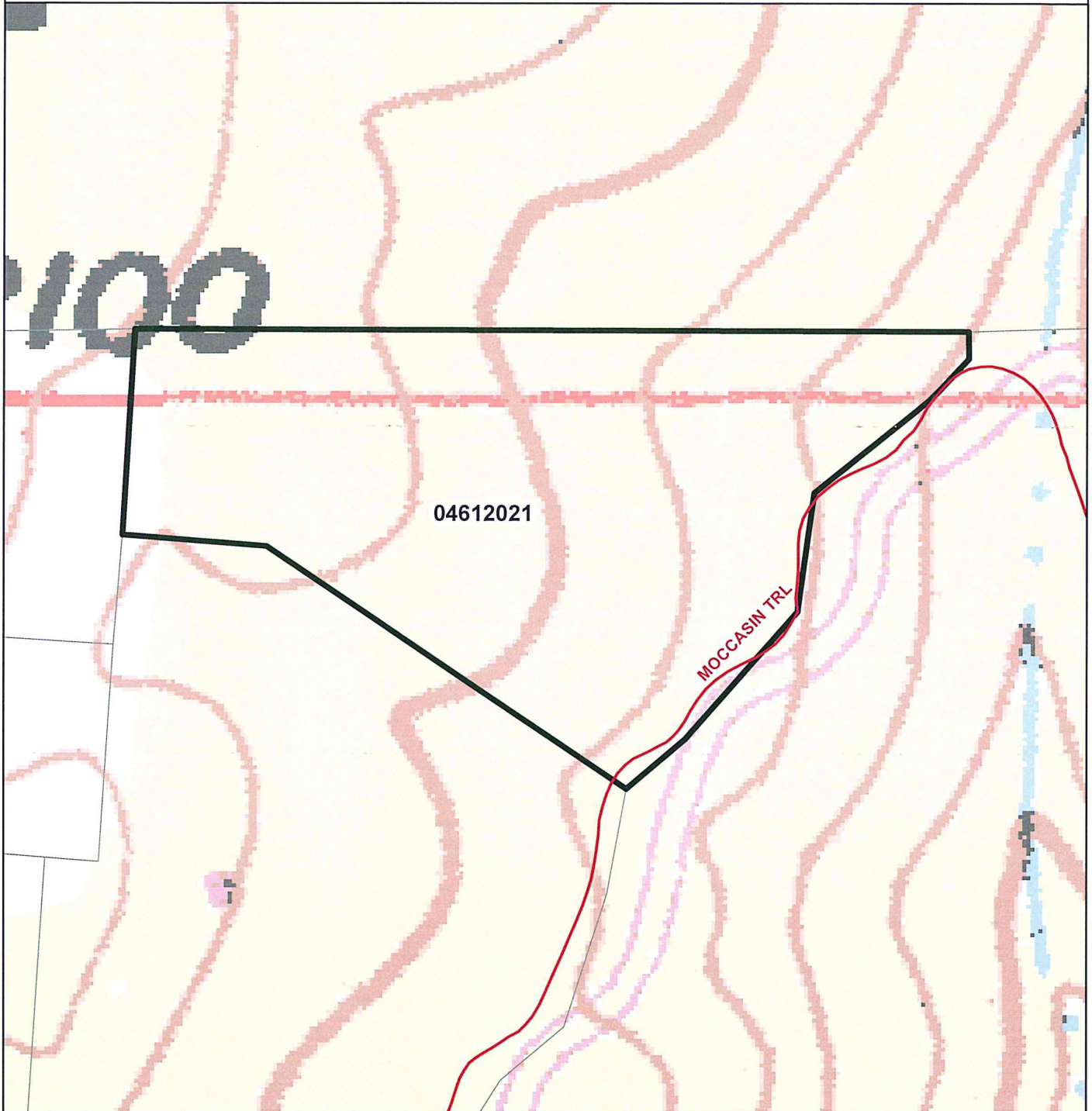


0 100 200 Feet

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

El Dorado County Agricultural Commission

SIMPKIN Topography



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MAP PREPARED BY: Frank Bruijs DATE: Feb. 21, 2018

PROJECT ID: 00733151

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

Legend



Simpkin Parcel



Parcels



Roads

0 100 200 Feet

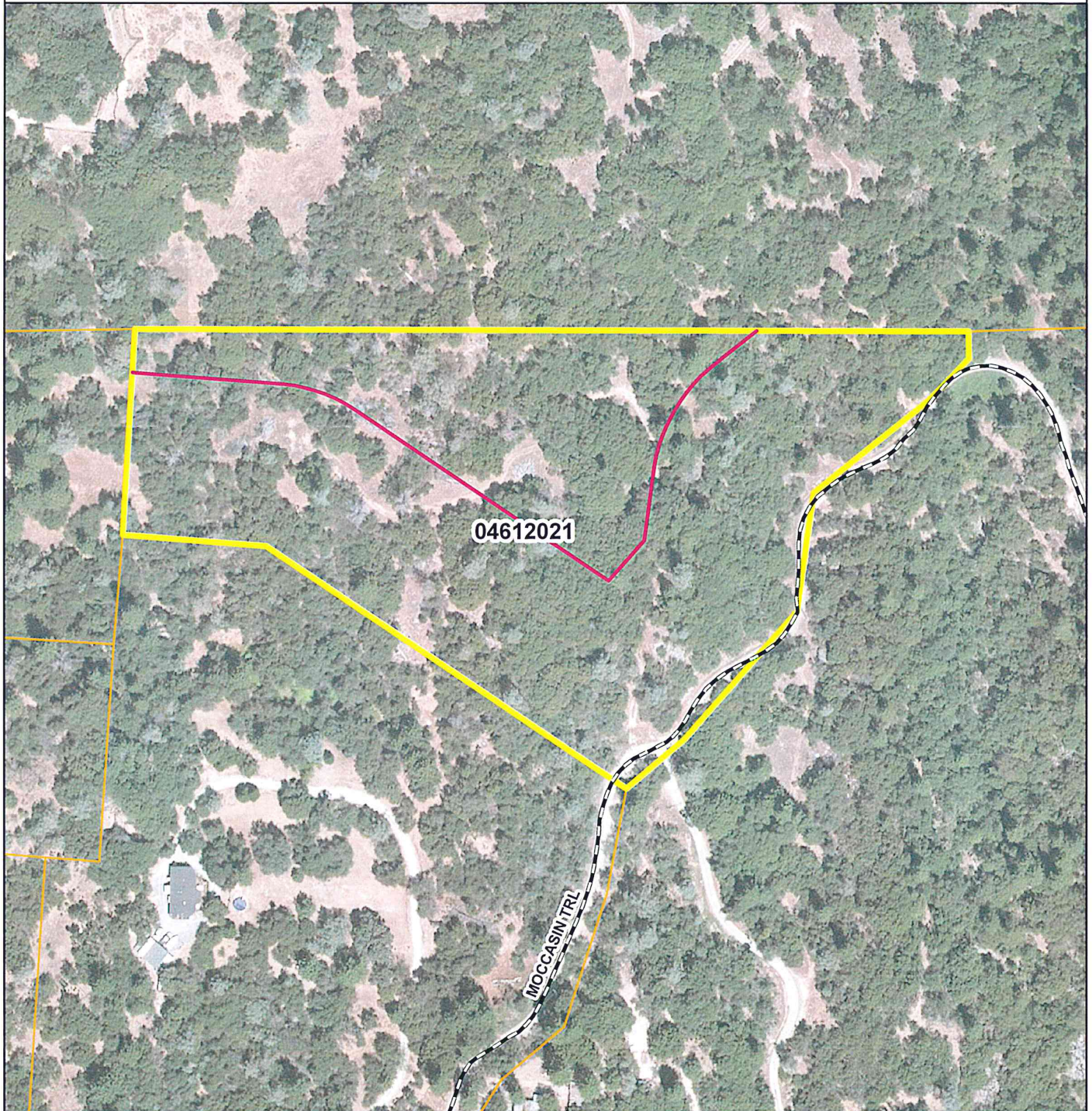
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El Dorado County Agricultural Commission

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Aerials: 2011



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MAP PREPARED BY: Frank Bruijn DATE: Feb. 21, 2018

PROJECT ID: 6073315

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

Legend

- Simpkin Parcel
- Parcel Base
- 200ft Setback
- Roads

0 100 200
Feet

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



El Dorado County Agricultural Commission