



Agricultural Commission Staff Report

Date: May 1, 2018

To: El Dorado County Agricultural Commission

From: LeeAnne Mila; Deputy Agricultural Commissioner

Subject: **ADM18-0078/D'Agostini**
Administrative Relief from Agricultural Setback
Assessor's Parcel Number: 046-061-74

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 a mobile home to be used as a hardship home. According to the applicant, the proposed building site is approximately seventy-six feet (76') from the property line of the adjacent Limited Agriculture 20-Acre zoned parcel (LA-20) to the north (APN: 046-061-90) and one hundred and eighty-eight feet (188') from the property line of the adjacent Agricultural Grazing 40-Acre (AG-40) zoned parcel to the south (APN: 046-061-76). The applicant's parcel (APN 046-061-74) is zoned AG-40 consisting of 10.382 acres within an Agricultural Preserve (Williamson Act Contract. (Supervisor District: 2).

Parcel Description:

- Parcel Number and Acreage: 046-061-74, 10.382 Acres
- Agricultural District: Yes
- Land Use Designation: Agricultural Lands, AL
- Zoning: AG-40 (Agricultural Grazing, 40 Acres), with LA-20 (Limited Agriculture, 20 Acres) on the north/western property border.
- Soil Type: Choice Soils
 - SbB – Shaver Coarse Sandy Loam, 5 to 9 percent slopes

Discussion:

A site visit was conducted on April 24, 2018 to assess the placement of the proposed structure.

Staff Findings:

Staff recommends APPROVAL of the D'Agostini request for administrative relief of an agricultural setback, allowing for placement of a hardship mobile home, no less than 76 feet from the property line of the adjacent Limited Agriculture-20 acre zoned parcel (LA-20) to the north (APN: 046-061-90) and one hundred and eighty-eight feet (188') from the property line of the adjacent Agricultural Grazing 40-Acre (AG-40) zoned parcel to the south (APN: 046-061-76)., 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;*

There is not enough buildable area within the setback.

- 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 proposed site for the hardship mobile home clusters the home near the existing home site effectively minimizing any further non-compatible uses on other areas of the property.

- 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 home site has been situated to minimize impacts to the adjacent agriculturally zoned land, maximizing the setback to the southern property.

The southern agriculturally zoned parcel (APN: 046-061-76) is 132 acres. The northern LA-20 zoned parcel (APN: 046-061-90) is 240 acres but is bisected by Mt. Aukum Rd. The portion of this parcel that is adjacent to the applicants parcel is roughly 95 feet wide before it is crossed by Mt. Aukum Rd. The road effectively acts as a buffer protecting the larger portion of the parcel.

- 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*

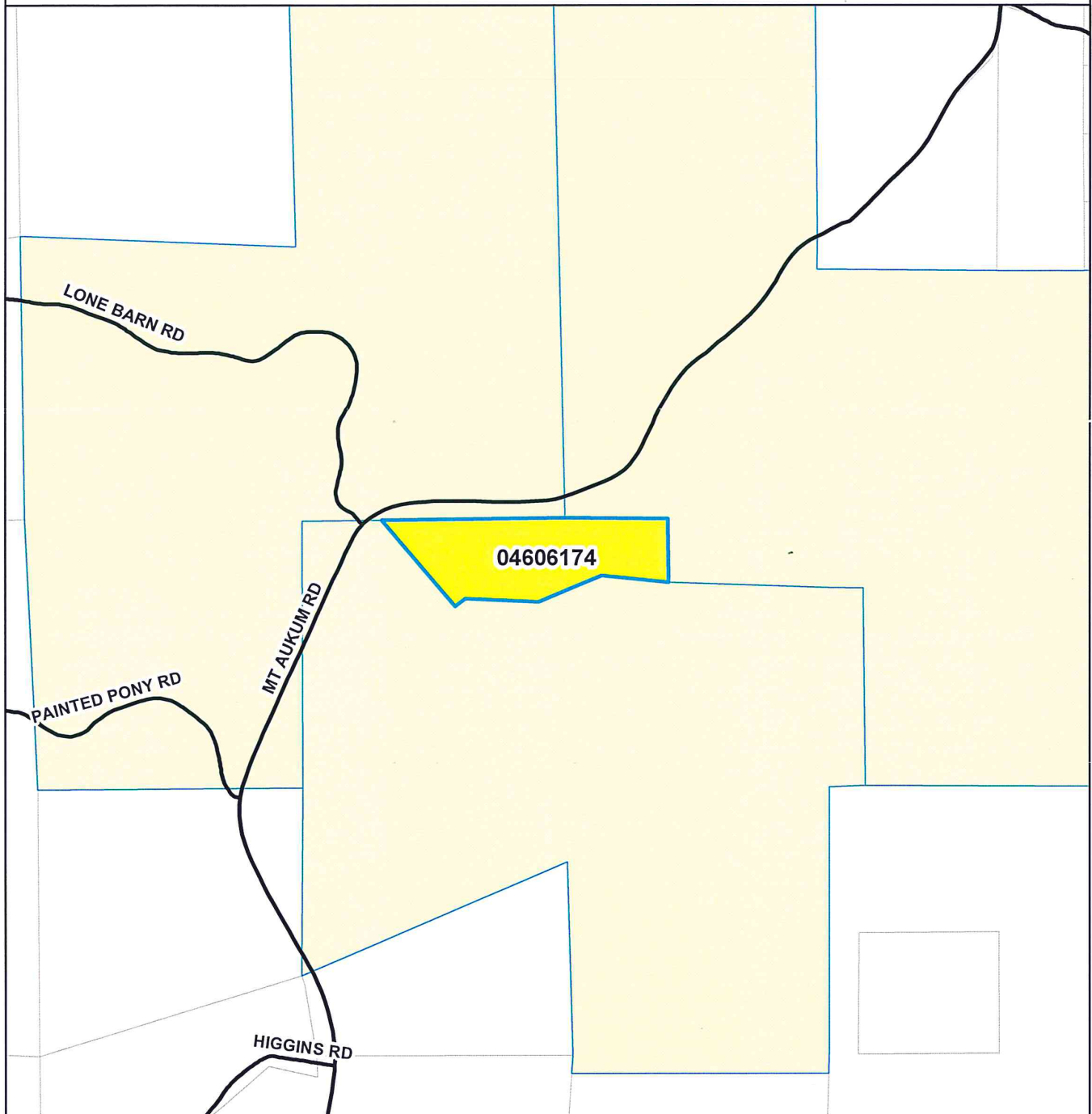
zoned parcel or because the General Plan Land Use Designation of the surrounding or adjacent parcels is not agricultural (e.g. Light/Medium/High Density Residential).

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.

D'AGOSTINI

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: April 24, 2018
PROJECT ID: 0073396a
EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (209) 621-6511 FAX (209) 626-8731



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



El Dorado County Agricultural Commission

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 **May 8, 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: ADM18-0078/D'Agostini Administrative Relief from Agricultural Setback Assessor's Parcel Number: 046-061-74

Planning Request and Project Description:

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Note: Applicant's request stated a relief request of a total of approximately 136-feet (Required 200 foot setback minus the proposed 76 and 188-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.

04606176
D AGOSTINI ROBERT W TR
PO BOX 1
MOUNT AUKUM, CA 95656

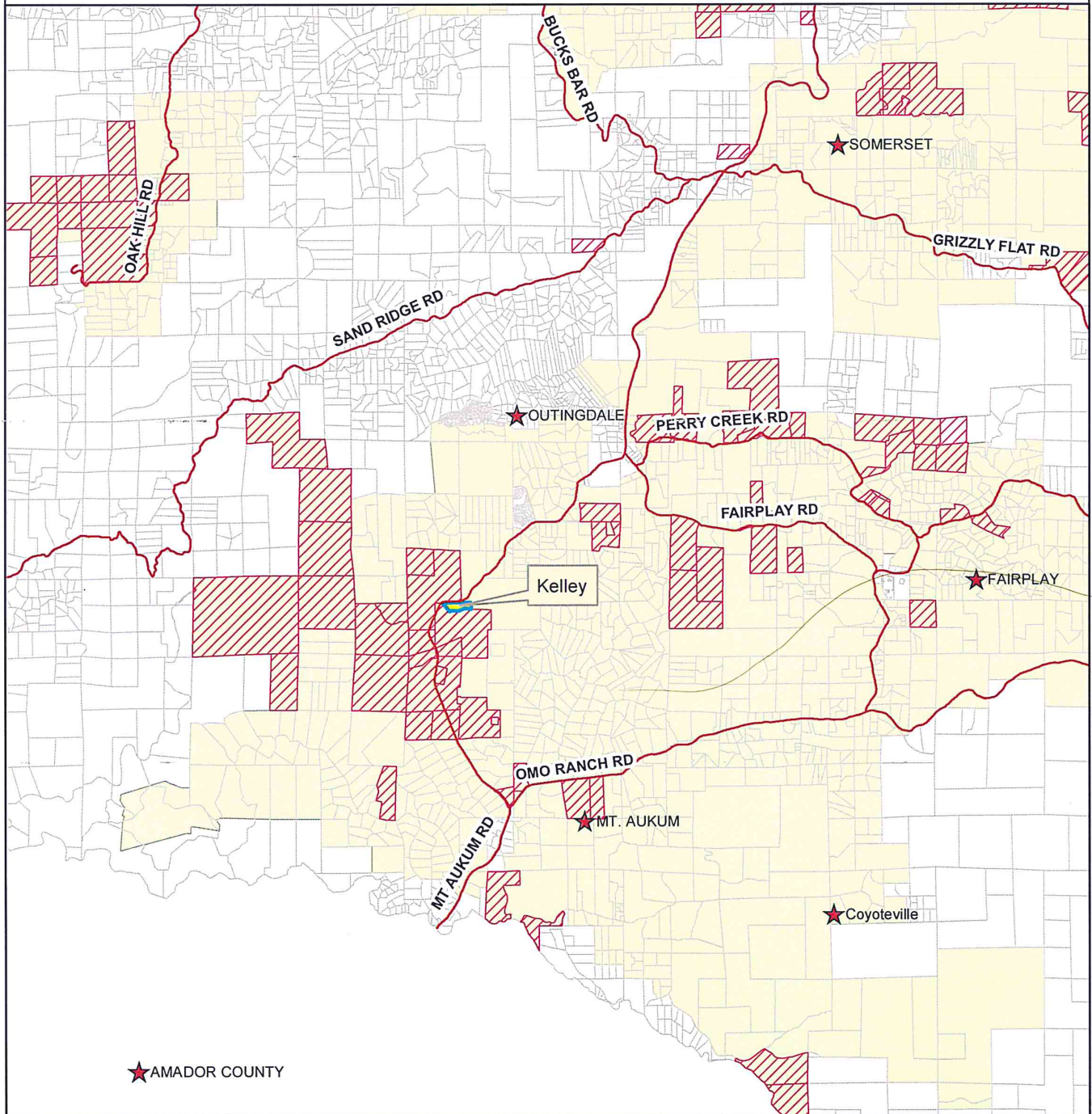
04606174
D'AGOSTINI JOHN A
PO BOX 595
MOUNT AUKUM, CA 95656

04606190
HALL KEVIN
PO BOX 645
SOMERSET, CA 95684

04606164
WILSON ROSANNE A
254 E LITTLE ALBANY LOOP
WALDPORT, OR 97394

D'AGOSTINI

Proximity to Agricultural District



★ AMADOR COUNTY

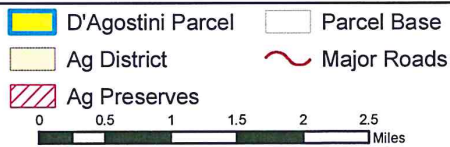
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MAP PREPARED BY: Frank Bruijn DATE: April 24, 2018

PROJECT ID: 007339p

EL DORADO COUNTY SURVEYOR G.I.S. DIVISION
PHONE (530) 621-4511 FAX (530) 626-4731



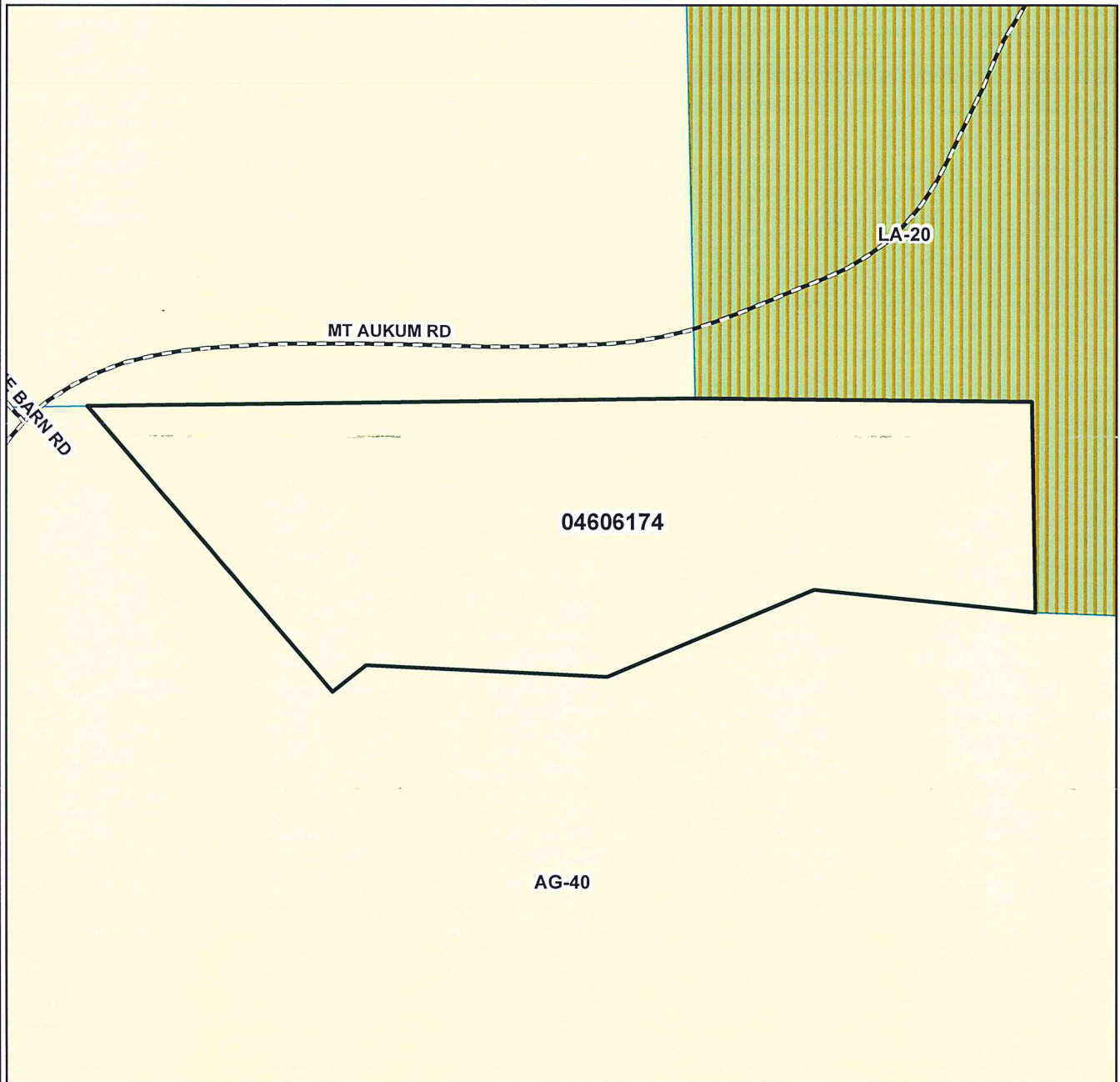
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

D'AGOSTINI

Zoning 4-10-2017



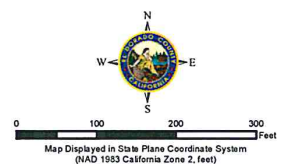
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MAP PREPARED BY: Frank Bruijn DATE: April 24, 2018
PROJECT ID: 0073382

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PHONE (951) 621-4511 FAX (951) 626-4731

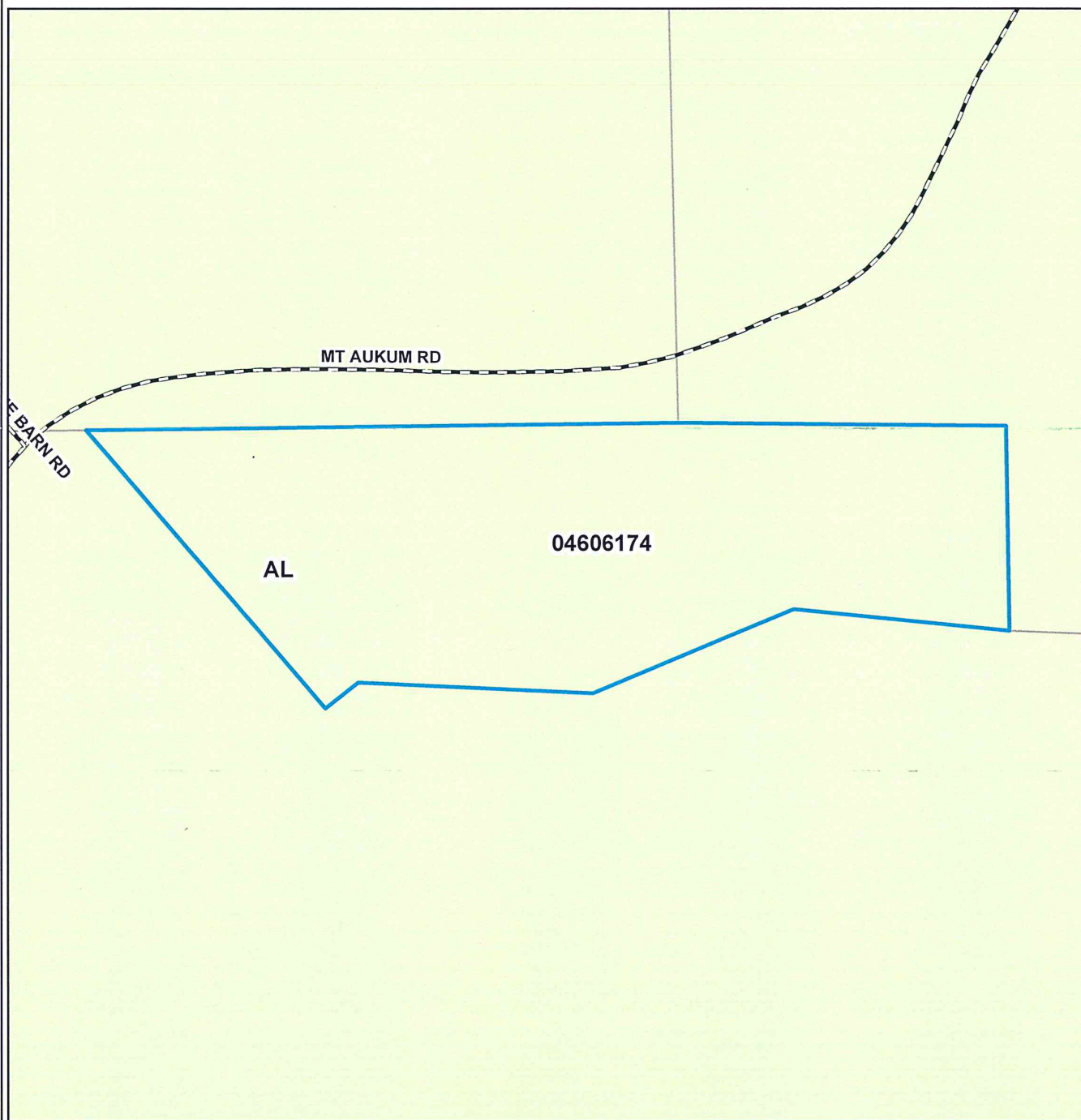
-  D'Agostini Parcel
-  AG-40 = Agricultural Grazing 40 Acres
-  LA-20 = Limited Agriculture 20 Acres
-  Parcel Base
-  Roads



El Dorado County Agricultural Commission

D'AGOSTINI

Land Use 4-10-2018



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MAP PREPARED BY: Frank Brugia DATE: April 24, 2018

PROJECT ID: 6073398L

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



0 100 200 300 Feet
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)

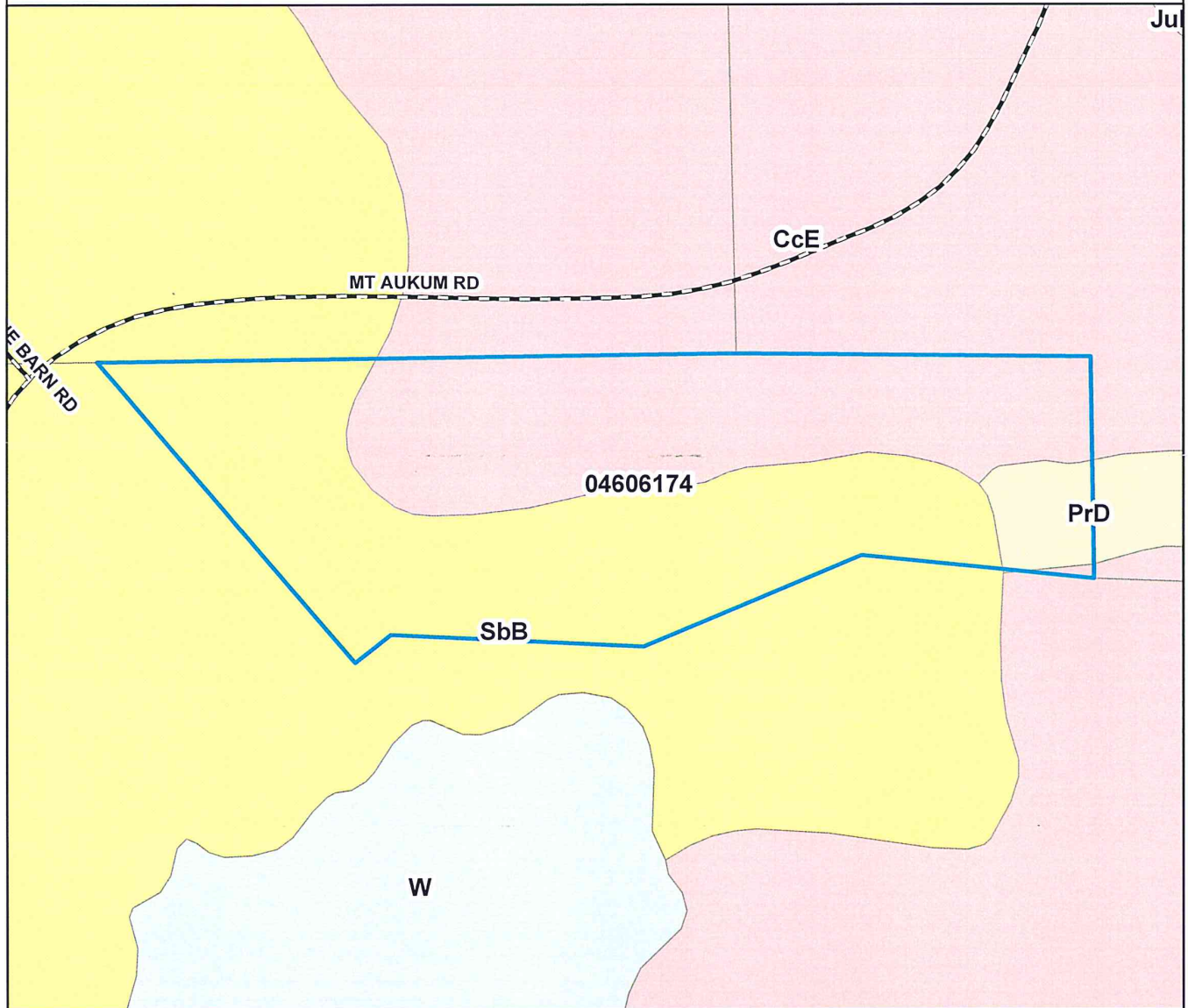


El Dorado County Agricultural Commission



D'AGOSTINI

Soils



- D'Agostini Parcel
- CcE -CHAIX VERY ROCKY COARSE SANDY LOAM, 9 TO 50 PERCENT SLOPES
- PrD -PLACER DIGGINGS
- SbB -SHAVER COARSE SANDY LOAM, 5 TO 9 PERCENT SLOPES
- W-WATER
- Parcel Base
- Roads

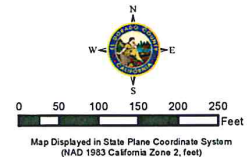
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MAP PREPARED BY: Frank Bruijn DATE: April 24, 2018

PROJECT ID: 00733986

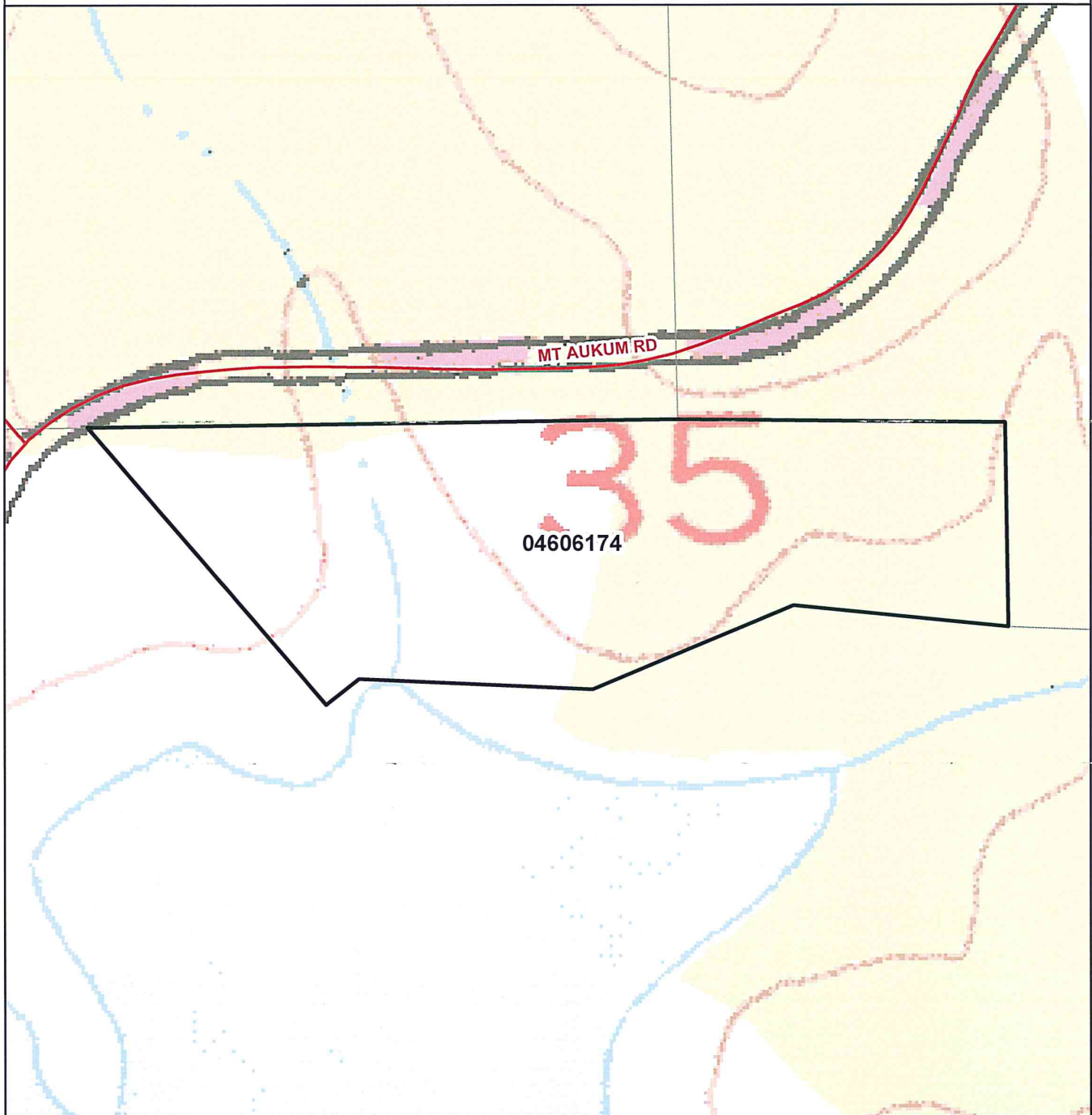
EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 624-6511 FAX (530) 626-4751



El Dorado County Agricultural Commission

D'AGOSTINI

Topography



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MAP PREPARED BY: Frank Bruijn DATE: April 24, 2018

PROJECT ID: 00733981

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

 D'Agostini 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

D'AGOSTINI

Aerials: 2011



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PROJECT ID: 0073398a

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Legend

- D'Agostini Parcel
- Parcel Base
- 200ft Setback
- Roads

0 100 200 300
Feet

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



El Dorado County Agricultural Commission