



Agricultural Commission Staff Report

Date: July 2, 2018

To: El Dorado County Agricultural Commission

From: LeeAnne Mila; Deputy Agricultural Commissioner

Subject: **ADM18-0116/Krumwiede Setback Relief**
Administrative Relief from Timber Production Zone
Setback Assessor's Parcel Number: 096-100-26

Planning Request and Project Description:

Planning Services is requesting review for administrative relief from the Timber Production Zone (TPZ) setback for the above referenced project. This request is for a new single-family dwelling unit. According to the applicant, the proposed building site is approximately one hundred and twenty feet (120') from the property line of the adjacent TPZ parcel to the north (APN: 096-140-03). The applicant's parcel (APN 096-100-26) is zoned Rural Lands Ten-Acres (RL-10) consisting of 7.5 acres (Supervisor District: 3).

Parcel Description:

- Parcel Number and Acreage: 096-100-26, 7.5 Acres
- Agricultural District: No
- Land Use Designation: RR = Rural Residential
- Zoning: RL-10 = Rural Land 10 Acres
- Soil Type: No Choice Soils

Discussion:

A site visit was conducted on June 26, 2018 to assess the placement of the proposed dwelling.

Staff Findings:

Staff recommends APPROVAL of the request for proposed building site of a single family dwelling, approximately one hundred and twenty feet (120') from the property line of the adjacent TPZ parcel to the north (APN: 096-140-03). The applicant's parcel (APN 096-100-26) is zoned Rural Lands Ten-Acres (RL-10) consisting of 7.5 acres (Supervisor District: 3)., 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;*

The topography of this parcel severely limits 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;*

The proposed building site for the single family dwelling is positioned to reasonably minimize potential negative impacts on adjacent TPZ 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 topography of both parcels provides buffers to any timber operation on the TPZ 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.



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 **July 11, 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: ADM18-0116/Krumwiede Setback Relief
Administrative Relief from Timber Production Zone Setback
Assessor's Parcel Number: 096-100-26
Planner: Evan Mattes

Planning Request and Project Description:

Planning Services is requesting review for administrative relief from the Timber Production Zone (TPZ) setback for the above referenced project. This request is for a new single-family dwelling unit. According to the applicant, the proposed building site is approximately fifty feet (50') from the property line of the adjacent TPZ parcel to the north (APN: 096-100-26). The applicant's parcel (APN 096-100-26) is zoned Rural Lands Ten-Acres (RL-10) consisting of 7.5 acres (Supervisor District: 3).

Note: Applicant's request stated a relief request of a total of approximately 150-feet (Required 200 foot setback minus the proposed 50-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) 621-5520. **Ag Staff Report Krumwiede 4 of 12**



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09610028

FREITAS WAYNE WILLIAM
2481 JIM VALLEY RD
PLACERVILLE, CA 95667

09610025

GIATRAS BRIAN P
2435 JIM VALLEY RD
PLACERVILLE, CA 95667

09610039

GREGG CHRISTY
2601 JIM VALLEY RD
PLACERVILLE, CA 95667

09614003

HARSHMAN THOMAS WARREN TR
3600 NEWTOWN RD
PLACERVILLE, CA 95667

09610026

KRUMWIEDE ALEX
6243 BIRD SONG LN
PLACERVILLE, CA 95667

09610002

MC DOUGALL ERIC M
2321 JIM VALLEY RD
PLACERVILLE, CA 95667

09610035

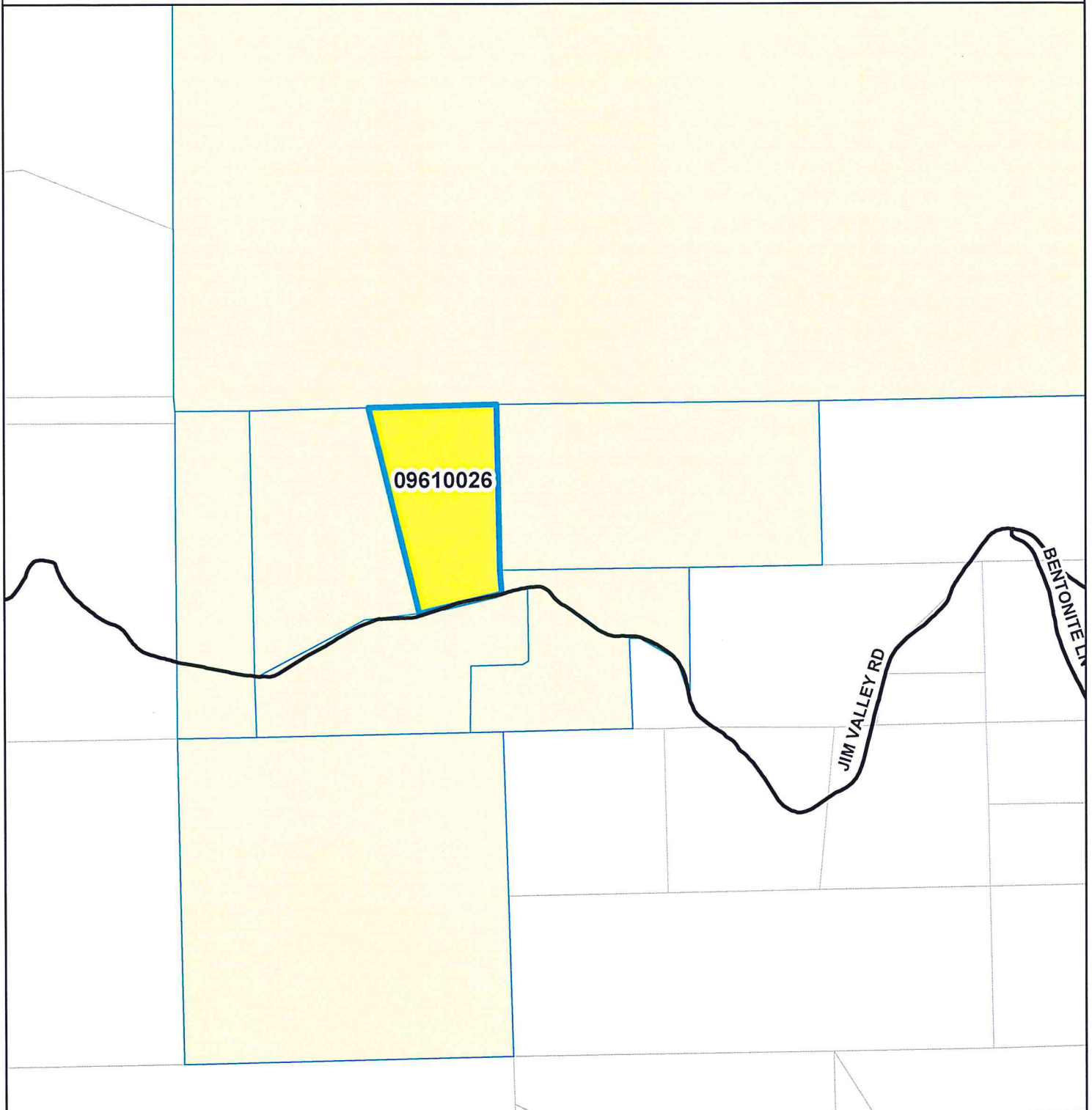
SCHAEFER STEFAN
P O BOX 548
PLACERVILLE, CA 95667

09610027

WREN DAVID J
2440 JIM VALLEY RD
PLACERVILLE, CA 95667

KRUMWIEDE

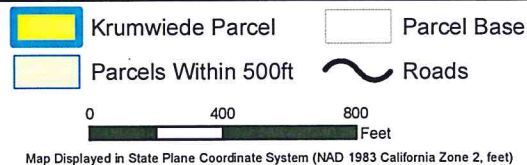
Notification



DISCLAIMER

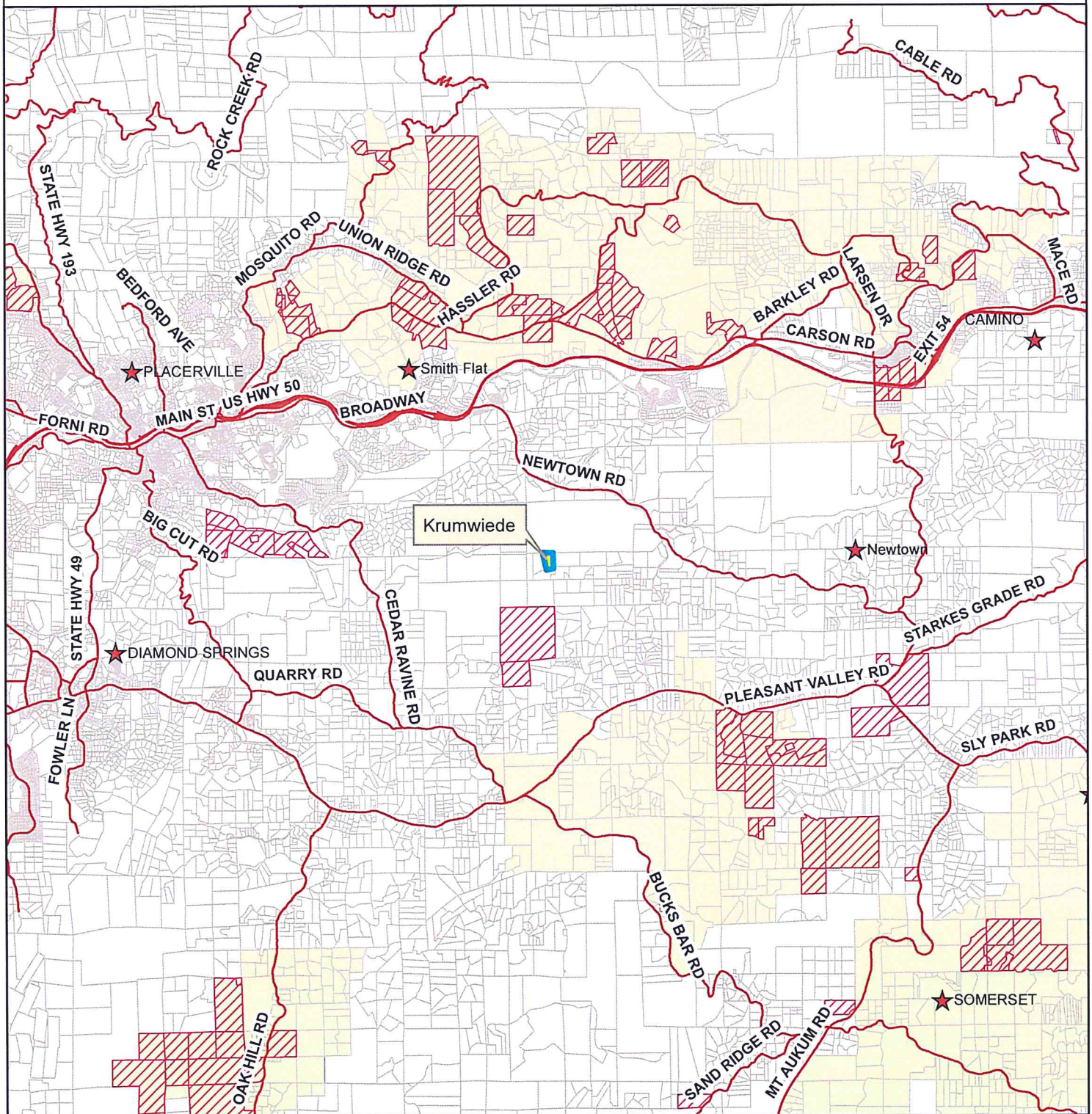
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MAP PREPARED BY: Frank Bruijn DATE: June 15, 2018
PROJECT ID: 00734466
EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-8731



KRUMWIEDE

Proximity to Agricultural District



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MAP PREPARED BY: Frank Kruijn DATE: June 15, 2018

PROJECT ID: 0073446p

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

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

0 0.5 1 1.5 2 2.5 Miles

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

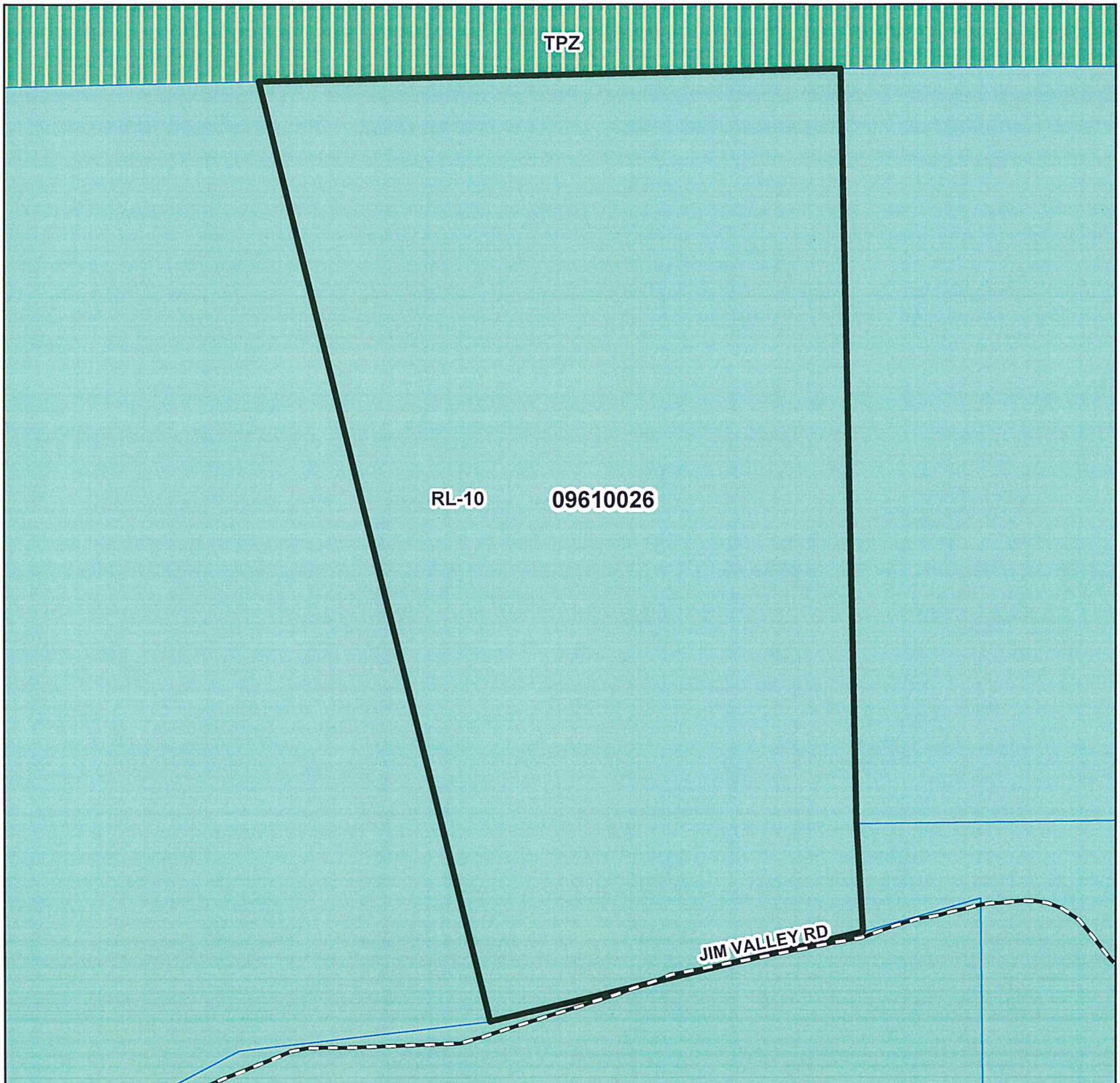


El Dorado County Agricultural Commission

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KRUMWIEDE

Zoning 4-10-2017



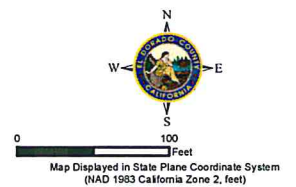
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MAP PREPARED BY: Frank Bruijn DATE: June 15, 2018
PROJECT ID: 0073446z

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

- Krumwiede Parcel
- TPZ = Timber Preserve
- RL-10 = Rural Land 10 Acres
- Parcel Base
- Roads



KRUMWIEDE

Land Use 4-10-2018

09610026

RR

JIM VALLEY RD

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MAP PREPARED BY: Frank Brujin DATE: June 15, 2018

PROJECT ID: 0073446L

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

 Krumwiede Parcel  Parcel Base
Rural Residential  Roads

0 100 200
Feet

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



El Dorado County Agricultural Commission

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KRUMWIEDE

Soils








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MAP PREPARED BY: Frank Bruijn DATE: June 15, 2018

PROJECT ID: 0073446

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

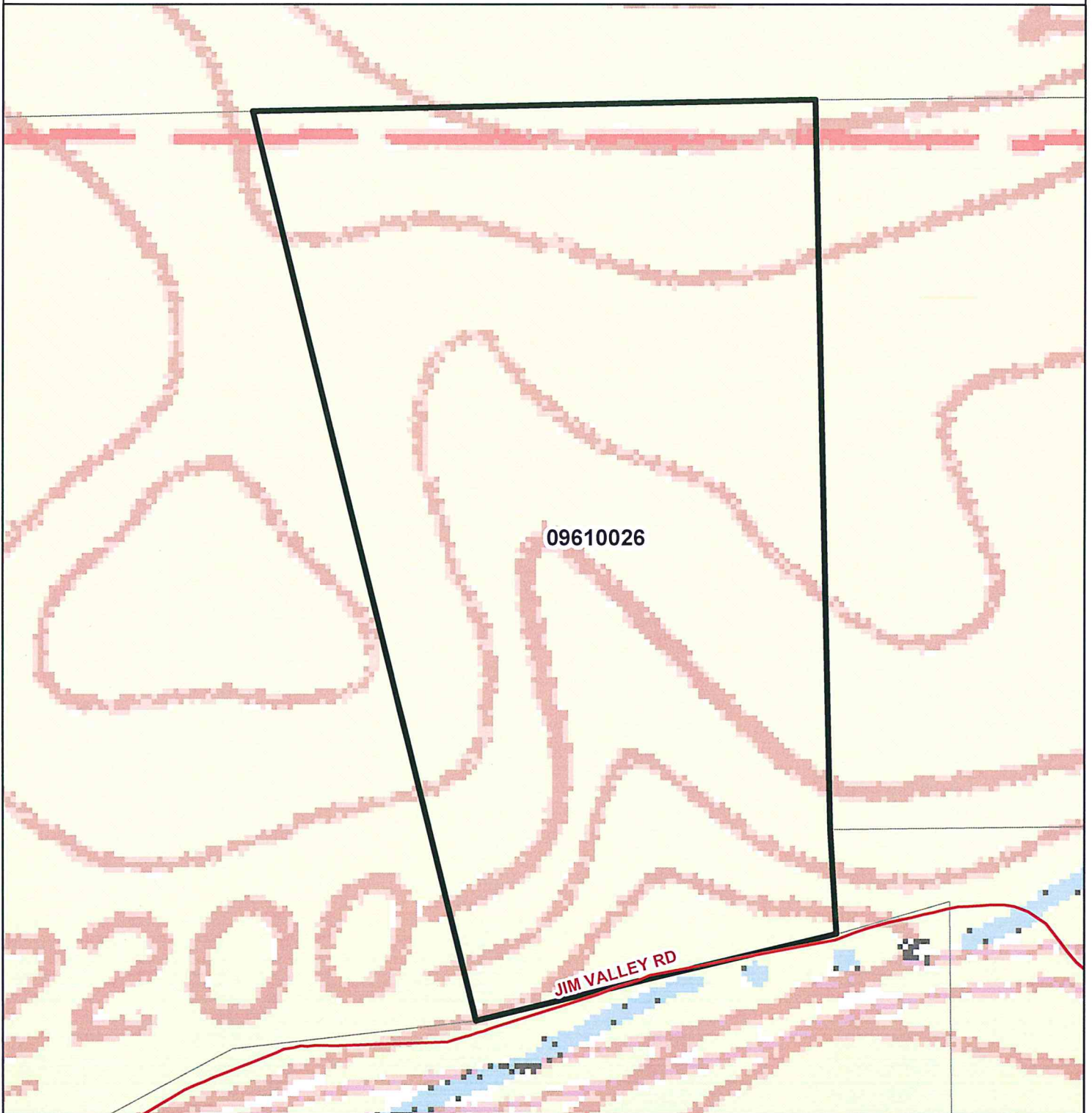
-  Krumwiede Parcel
-  MbF - MARIPOSA VERY ROCKY SILT LOAM, 50 TO 70 PERCENT SLOPES
-  PrD - PLACER DIGGINGS
-  Parcel Base
-  Roads



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

KRUMWIEDE

Topography



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MAP PREPARED BY: Frank Brujn DATE: June 15, 2018

PROJECT ID: 00734461

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

Legend



Krumwiede Parcel



Parcels



Roads

0 100 200 Feet

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

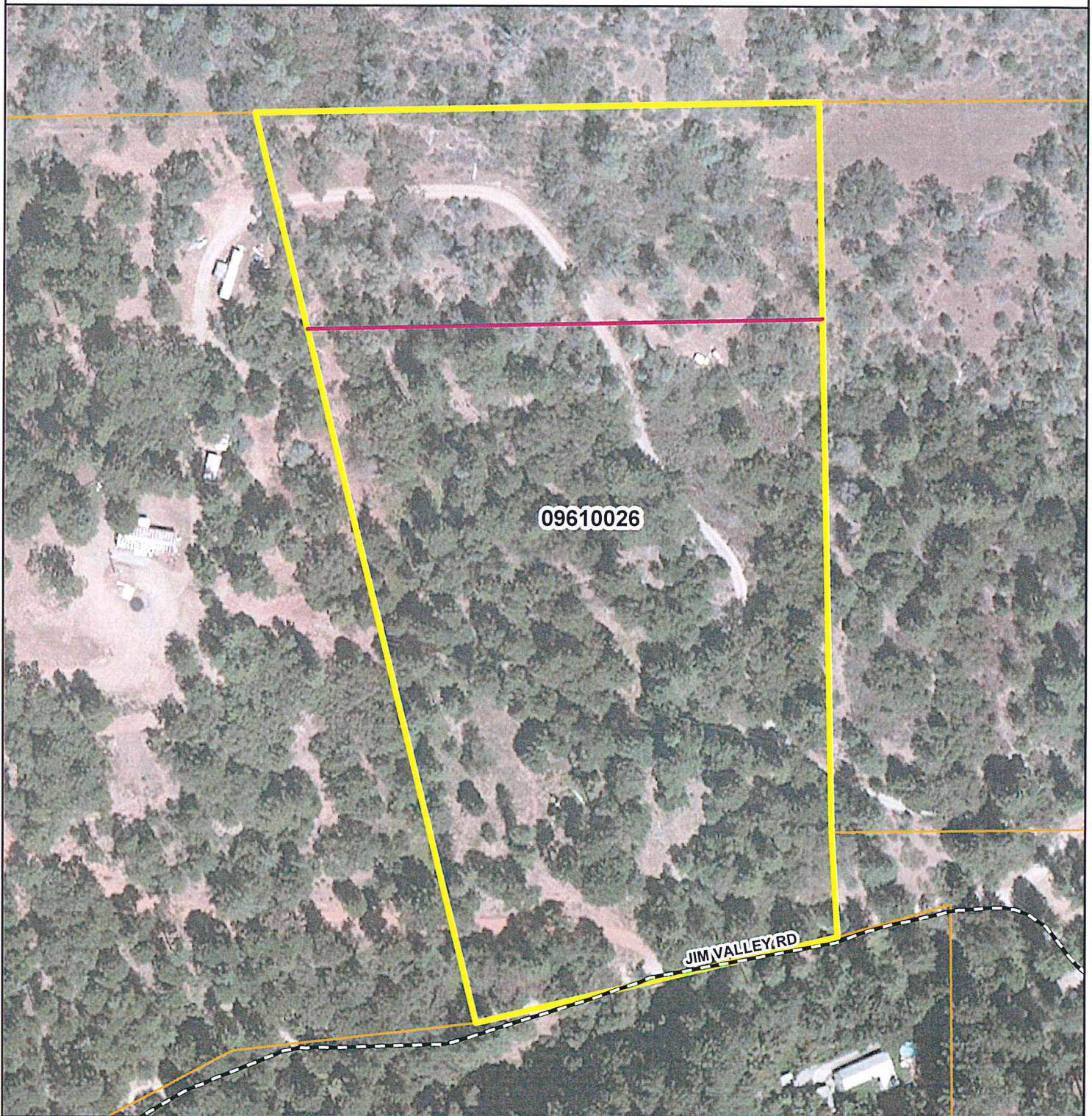


El Dorado County Agricultural Commission

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KRUMWIEDE

Aerials: 2011



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MAP PREPARED BY: Frank Brujin DATE: June 15, 2018

PROJECT ID: 0073446a

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

Legend

- Krumwiede Parcel
 - 200ft Setback
 - 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

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