



Agricultural Commission Staff Report

Date: July 2, 2018

To: El Dorado County Agricultural Commission

From: LeeAnne Mila; Deputy Agricultural Commissioner

Subject: **ADM18-0077/Schick AG Setback Reduction
Administrative Relief from Agricultural Setback
Assessor's Parcel Number: 321-240-05**

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 a pool. According to the applicant, the proposed building site for the pool is approximately 84 feet from the property line of the adjacent LA-10 zoned parcel to the North (APN:321-240-08). The proposed building site for the pool is also approximately 168 feet from the adjacent LA-10 zoned parcel to the North West (APN:321-240-07). The applicant's parcel, identified by APN 321-240-05, consists of 17.14 acres and is located on Beals Rd. (Supervisor District 4)

Parcel Description:

- Parcel Number and Acreage: 321-240-05, 17.14 Acres
- Agricultural District: Yes
- Land Use Designation: RR = Rural Residential
- Zoning: RL-10 = Rural Lands 10 Acres, to the north - LA-10 = Limited Agriculture 10 Acres
- Choice Soils: ArC = Auberry Coarse Sandy Loam, 9 to 15 percent slopes

Discussion:

A site visit was conducted on June 26, 2018 to review the placement of the swimming pool.

Staff Recommendation:

Staff recommends APPROVAL of the Schick's request for administrative relief of an agricultural setback, allowing for pool approximately 84 feet from the property line of the adjacent LA-10 zoned parcel to the North (APN:321-240-08). The proposed building site for the pool is also approximately 168 feet from the adjacent LA-10 zoned parcel to the North West (APN:321-240-07)., 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 and the developed areas related to the main dwelling (septic systems, leach fields, electrical service, driveways, etc..) limit the available pool 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 applicant has located the pool site to reasonably minimize any negative impacts to agriculturally zoned lands adjacent to the parcel.**
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 placement of the pool in between and behind the main house and the guest house on the applicants parcel effectively shields the pool from the agriculturally zoned lands.**
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: ADM18-0077/Schick AG Setback Reduction
Administrative Relief from Agricultural Setback
Assessor's Parcel Number: 321-240-05
Planner: Efren Sanchez

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 a pool. According to the applicant, the proposed building site for the pool is approximately 84 feet from the property line of the adjacent LA-10 zoned parcel to the North (APN:321-240-08). The proposed building site for the pool is also approximately 168 feet from the adjacent LA-10 zoned parcel to the North East (APN:321-240-07). The applicant's parcel, identified by APN 321-240-05, consists of 17.14 acres and is located on Beals Rd. (Supervisor District 4).

Note: Applicant's request stated a relief request of a total of 116 feet (Required 200 foot setback minus the proposed 84-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.



5160®

32105015

BARNES MARK J TR
6556 GOLD HILL RD
PLACERVILLE, CA 95667

32304022

CHARLTON BARBARA M SURV TR
1010 PALOMINO PL
PLACERVILLE, CA 95667

32304054

GARGUS JOSEPH CO TR
1965 BEALS RD
PLACERVILLE, CA 95667

32107005

NORMAN ANN M
1681 BEALS RD
PLACERVILLE, CA 95667

32304065

RYE ROBERT T
1800 WOLVERINE LN
EL DORADO, CA 95623

Easy Peel® Address Labels

Bend along line to expose Pop-up Edge®

32361010

BILOTTA ROBERT A
1821 COLD SPRINGS RD
PLACERVILLE, CA 95667

32107006

COCKBURN CHRISTOPHER A
1747 BEALS RD
PLACERVILLE, CA 95667

32105017

JENSEN JEFFREY CARROLL TR
1034 PASO DIABLO CT
PLACERVILLE, CA 95667

32361009

PELCZYNSKI MIKE
27520 GRANDVIEW AVE
HAYWARD, CA 94542

32124005

SCHICK RAYMOND
1655 BEALS RD
PLACERVILLE, CA 95667

Go to avery.com/templates

Use Avery Template 5160

32304068

CHARLTON BARBARA M SURV TR
1010 PALOMINO PL
PLACERVILLE, CA 95667

32107004

COPE KENNETH
1737 BEALS RD
PLACERVILLE, CA 95667

32105018

KEELING SCOTT J
1040 PASO DIABLO CT
PLACERVILLE, CA 95667

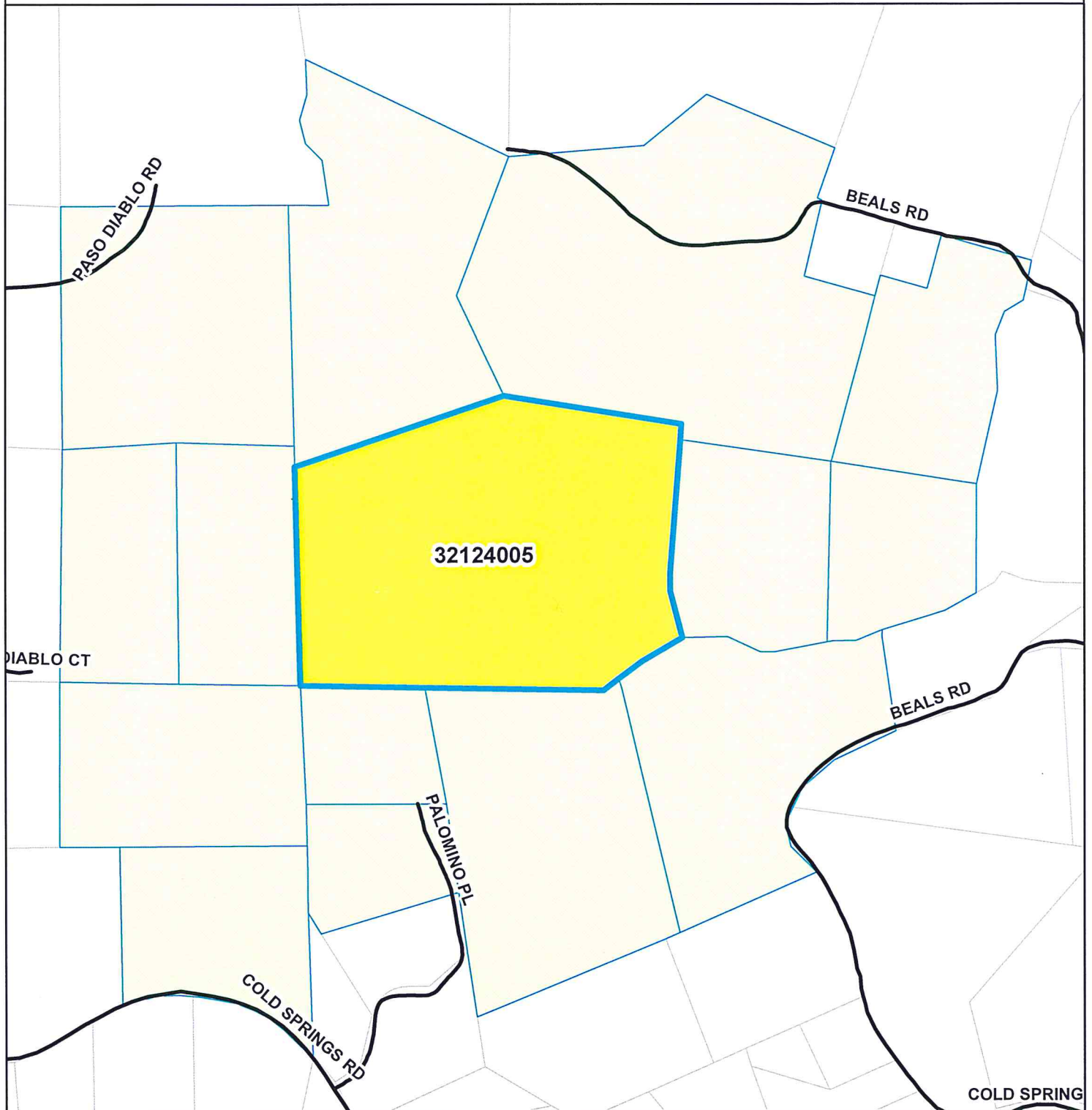
32124008

RENFRO BETTY TR
1704 BEALS RD
PLACERVILLE, CA 95667

32124007

WOLFE DARYL I
1593 BEALS RD
PLACERVILLE, CA 95667

SCHICK Notification



DISCLAIMER

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MAP PREPARED BY: Frank Bruijn DATE: June 15, 2018
PROJECT ID: 0073447a
EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-8751



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

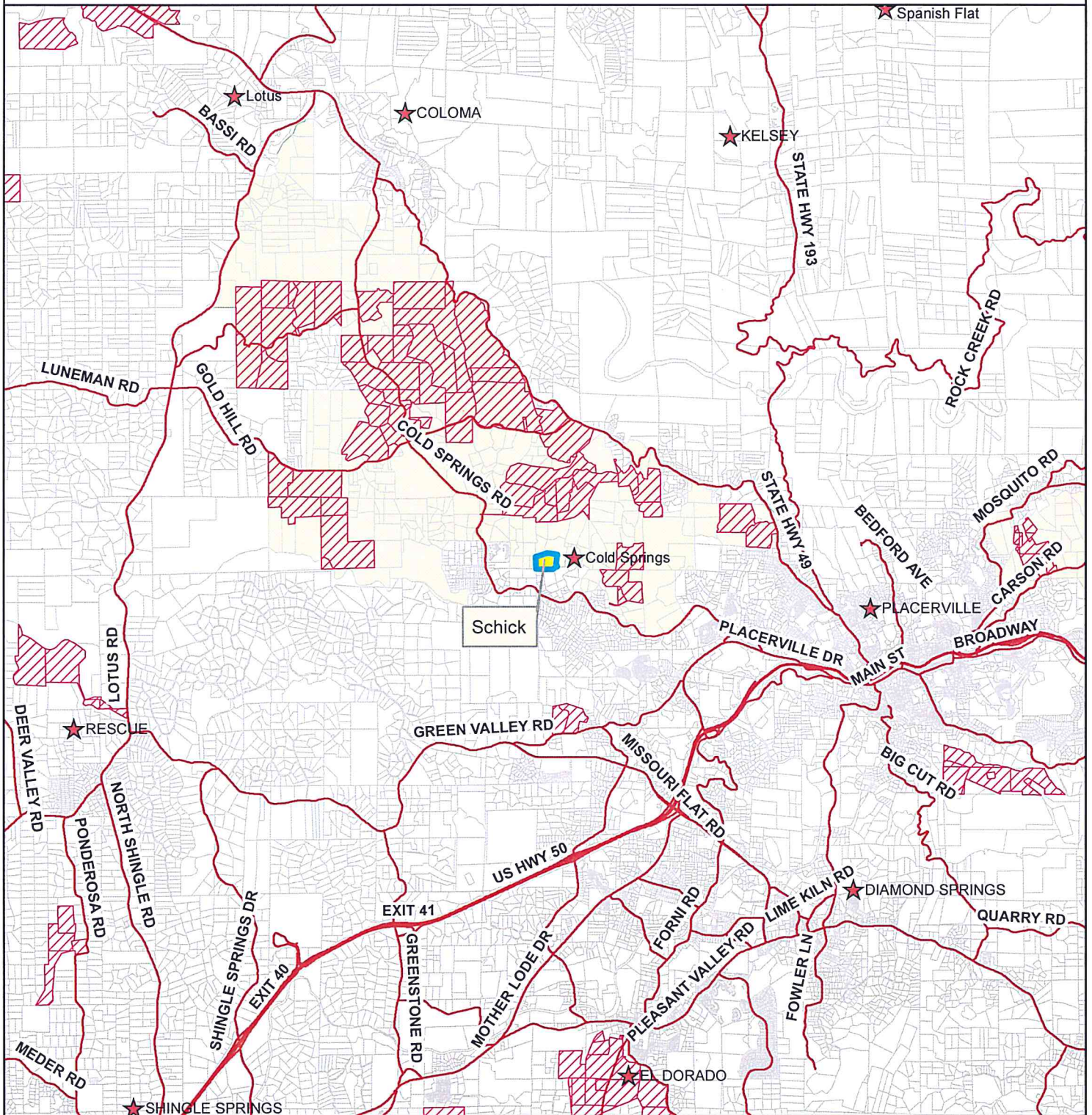


El Dorado County Agricultural Commission

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SCHICK

Proximity to Agricultural District



DISCLAIMER

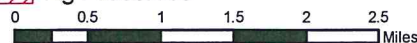
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MAP PREPARED BY: Frank Bruijn DATE: June 15, 2018

PROJECT ID: 0073447p

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

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



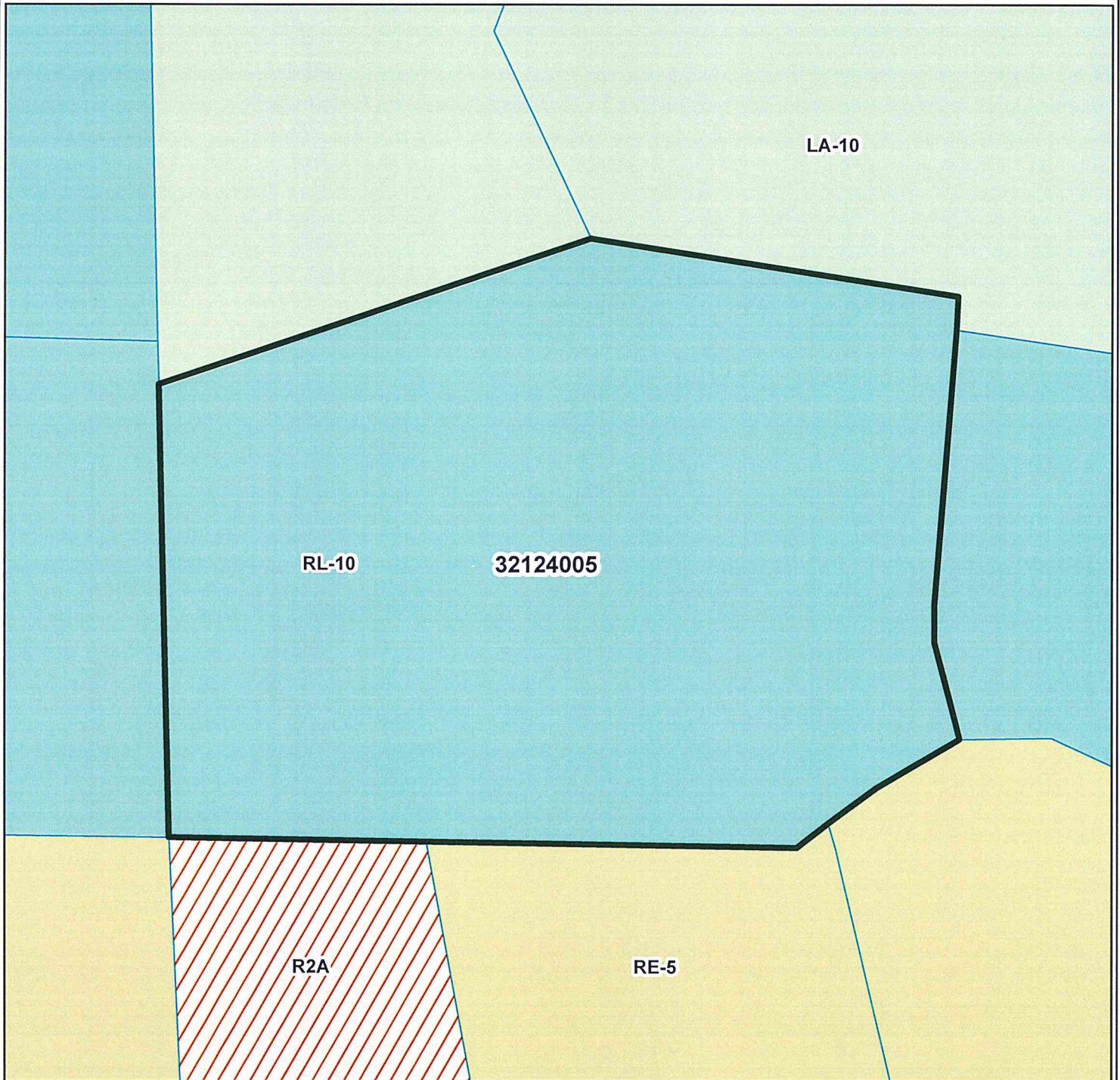
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

SCHICK

Zoning 4-10-2017



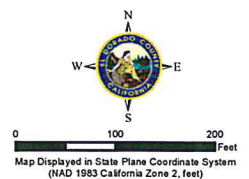
- Schick Parcel
- LA-10 = Limited Agriculture 10 Acres
- R2A = Residential 2 Acres
- RE-5 = Residential Estate 5 Acres
- RL-10 = Rural Land 10 Acres
- Parcel Base
- Roads

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MAP PREPARED BY: Frank Bruijn DATE: June 15, 2018
PROJECT ID: 0075447z

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

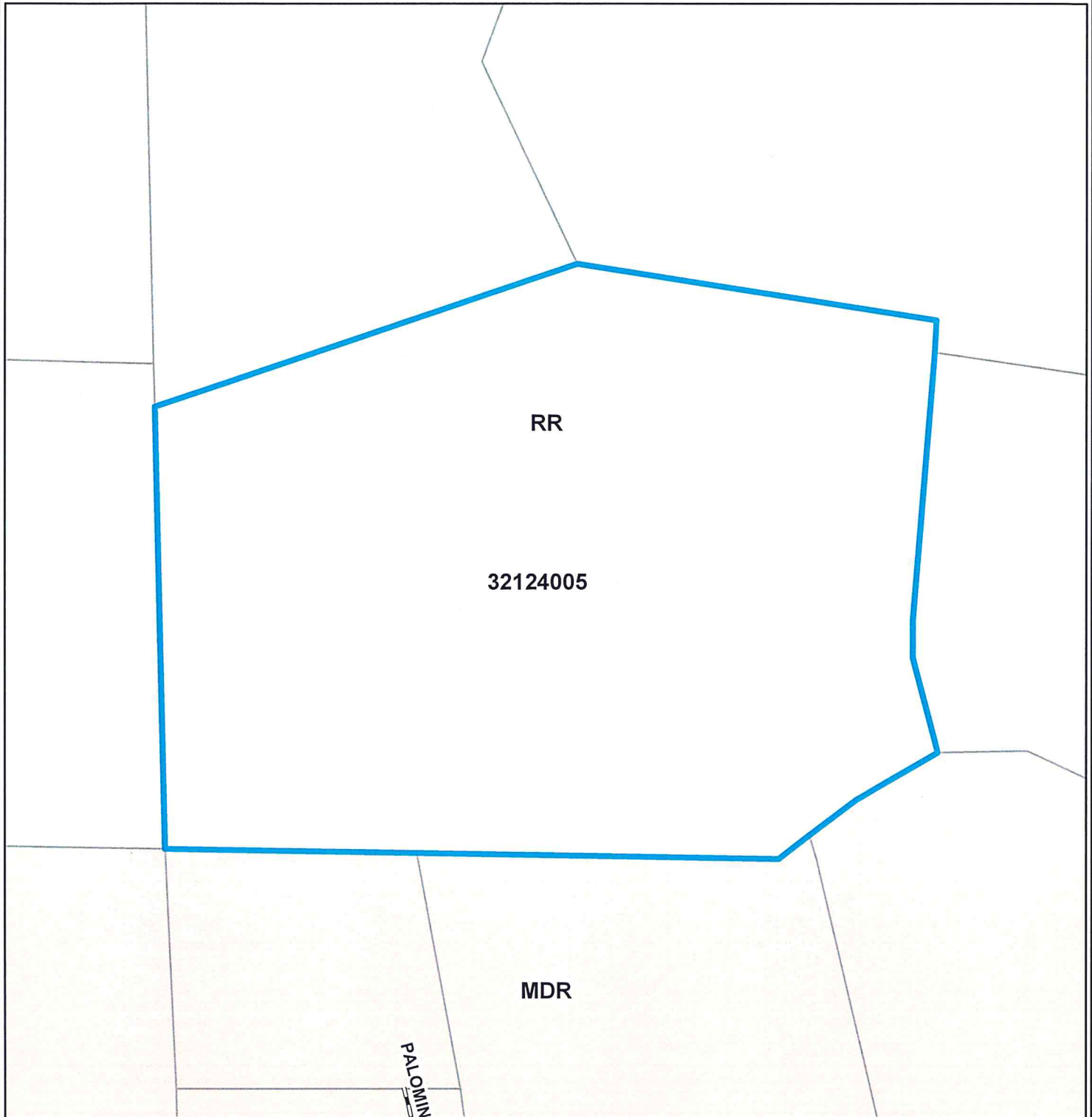


El Dorado County Agricultural Commission

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SCHICK

Land Use 4-10-2018

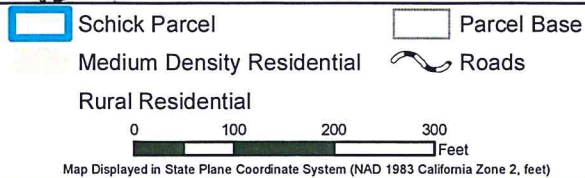


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MAP PREPARED BY: Frank Brujn DATE: June 15, 2018

PROJECT ID: 0073447L

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

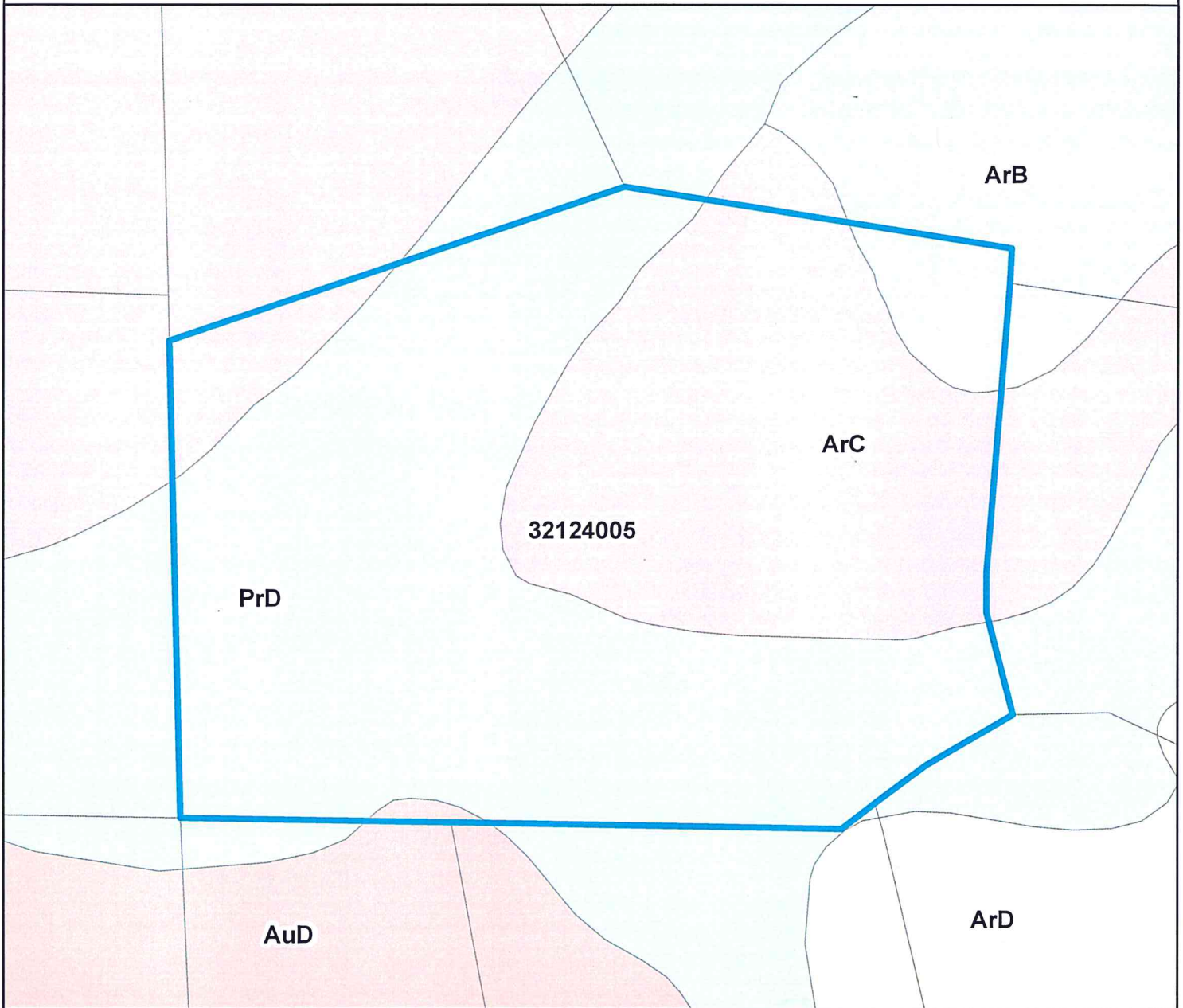


El Dorado County Agricultural Commission

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SCHICK

Soils



- Schick Parcel
- ArB -AUBERRY COARSE SANDY LOAM, 5 TO 9 PERCENT SLOPES
- ArC -AUBERRY COARSE SANDY LOAM, 9 TO 15 PERCENT SLOPES
- ArD -AUBERRY COARSE SANDY LOAM, 15 TO 30 PERCENT SLOPES
- AuD -AUBERRY VERY ROCKY COARSE SANDY LOAM, MODERATELY DEEP, 9 TO 30 PERCENT SLOPES
- PrD -PLACER DIGGINGS
- Parcel Base
- Roads

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

PROJECT ID: 00754476

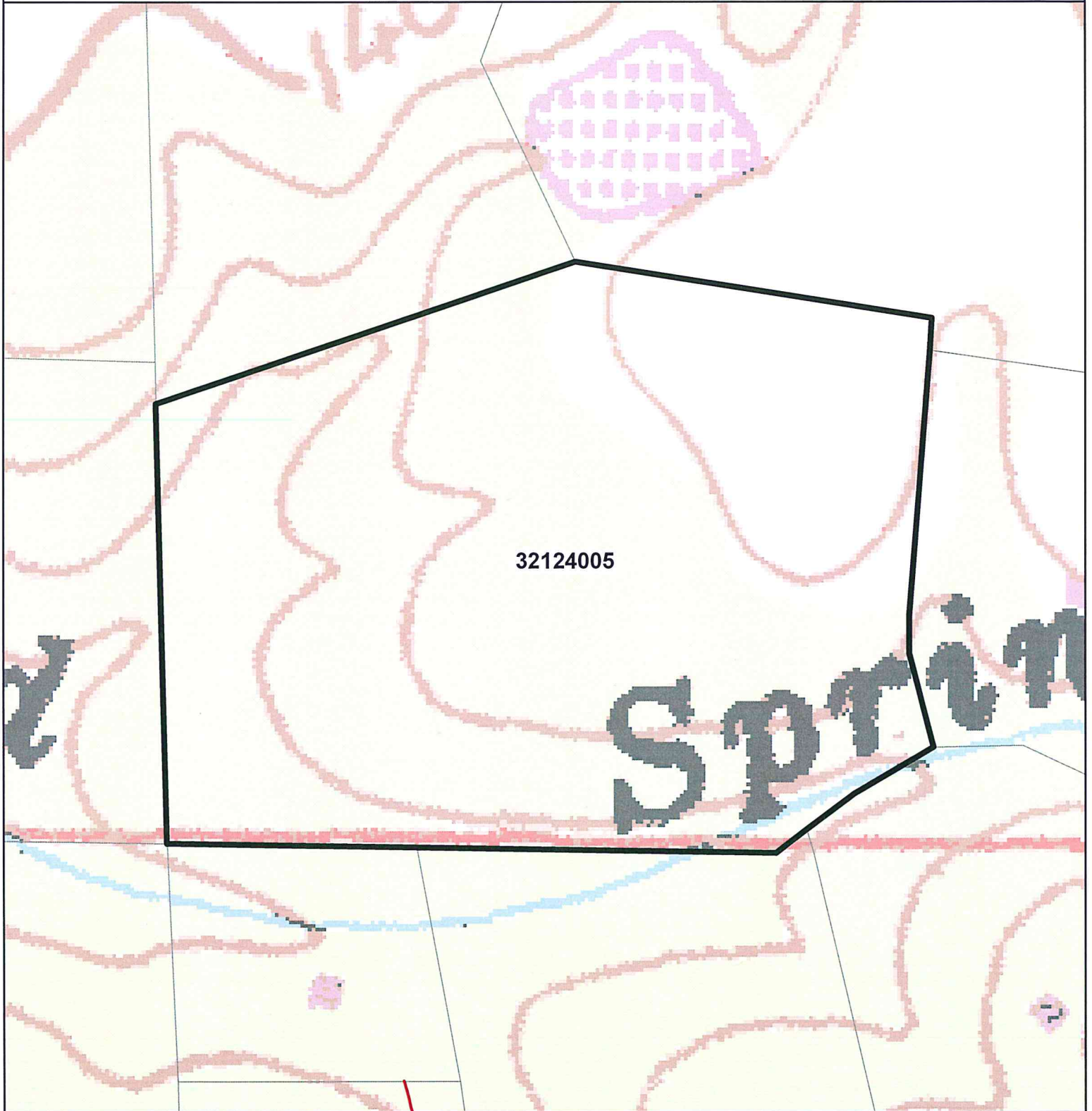
EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
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0 100 200 Feet

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

SCHICK Topography



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

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

PROJECT ID: 00734471

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

Legend

 Schick Parcel  Parcels  Roads

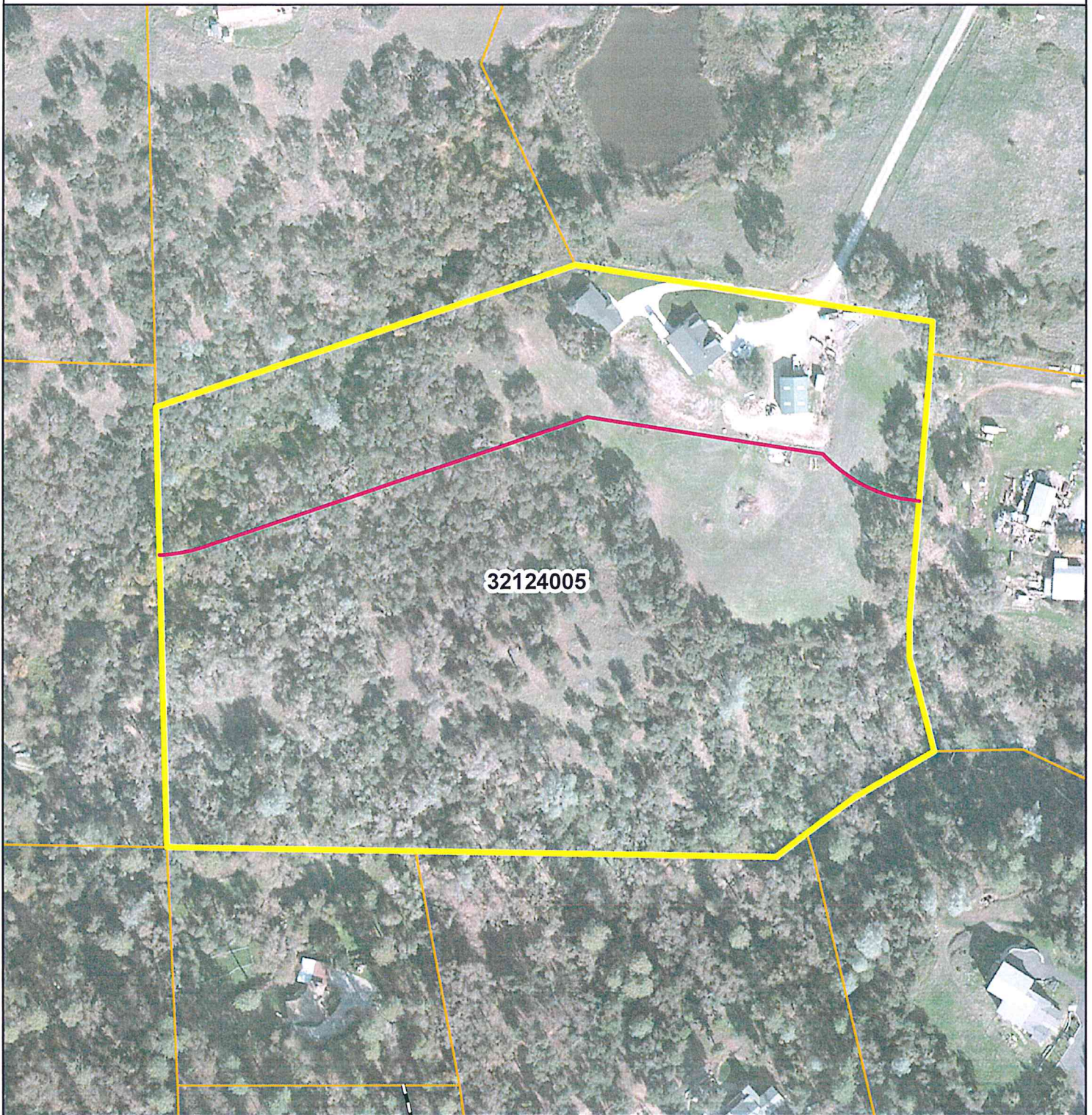
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Feet

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



SCHICK

Aerials: 2011



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

PROJECT ID: 0073447a

EL DORADO COUNTY SURVEYOR-G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-8721

Legend

- Schick 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

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