



EL DORADO COUNTY DEPARTMENT OF AGRICULTURE  
WEIGHTS AND MEASURES

**MEMORANDUM**

**Date:** July 3, 2018

**To:** The Agricultural Commission

**FROM:** LeeAnne Mila, Deputy Agricultural Commissioner

**SUBJECT:** **ADM18-0122/Thomas Van Noord**  
**Administrative Application for Temporary Ag Employee Housing**  
**Assessor's Parcel Number: 089-010-70-100**

**Planning Request and Project Description:**

Planning Services is requesting review of an administrative application for temporary agricultural housing. The applicant's parcel, identified by APN 089-010-70-100, consists of 50.14 acres and is located on Thompson Hill Road (Supervisor District 4).

As specified in Zoning Ordinance Code Sections 130.21.020 and 130.40.120-C.2 for any agricultural employee housing falling outside of compliance with standards, including temporary housing for seasonal workers, the Ag Commission must determine that:

- a) The need for such housing exists; and
- b) Agricultural employee housing shall be related to agricultural production, including livestock operations, and may serve agricultural employees who work off-site in serially seasonal, agriculturally-related employment.

**Parcel Description:**

- Parcel Number: 089-010-70
- Parcel Acreage: 50.14
- Ag District: Yes – Gold Hill
- Land Use Designation: (AL) Agricultural Lands
- Zoning: AG-40, Agricultural Grazing 40 Acres
- Average Elevation of Parcel: 1600 ft.

**El Dorado County Zoning Ordinance:**

Section 17.52.030 of the El Dorado County Zoning Ordinance allows, in addition to

permanent residential dwellings, mobile homes for housing agricultural employees and their immediate families, for a limited period of time; provided that the Agricultural Commission advises in writing that the site and the activity satisfies three of the four criteria established by the County for an Agricultural Preserve (Williamson Act Contract). The Zoning Ordinance defines Agricultural Employees as those persons hired to carry on agricultural pursuits on the premises.

Section 17.36.140 defines uses requiring a special use permit on Planned Agricultural zoning. Item K requires the special use permit for single-family dwellings used for agricultural labor housing only when the parcel is over 10 acres and satisfies the criteria for a Williamson Act Contract with a favorable recommendation from the Agricultural Commission.

**Discussion:**

The property is in a current Williamson Act Contract (#330), and continues to meet the criteria to qualify as such;

- (1) Capital outlay exceeded the \$10,000
- (2) Minimum acreage met the 50.00 acre requirement at 50.14 acres;
- (3) Gross income exceeded the \$2,000

The agricultural operation consists of a cattle operation that necessitates the need for agricultural labor, and the placement of the agricultural housing meets the Principles of Compatibility (Section 51238.1 of the California Government Code);

- (1) The use will not significantly compromise the long-term productive agricultural capability of the subject contracted parcel(s) or on other contracted lands,
- (2) The use will not significantly displace or impair current or reasonably foreseeable agricultural operations on the subject contracted parcels(s), and
- (3) The use will not result in the significant removal of adjacent contracted land from agricultural use.

**Staff Recommendation:** *Staff recommends APPROVAL of ADM18-0122*





# 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 **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: ADM18-0122/Thomas Van Noord**  
**Administrative Application for Temporary Ag Employee Housing**  
**Assessor's Parcel Number: 089-010-70-100**  
**Planner: Emma Carrico**

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### Planning Request and Project Description:

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- a) The need for such housing exists; and
- b) Agricultural employee housing shall be related to agricultural production, including livestock operations, and may serve agricultural employees who work off-site in serially seasonal, agriculturally-related employment.

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.



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08911037

BAKER BRUCE ALBERT TR  
1146 ORO LOMA DR  
PLACERVILLE, CA 95667

08911004

BROWN MAX E  
1150 ORO LOMA DR  
PLACERVILLE, CA 95667

08911002

CHAITOW STEVEN D  
5501 SUTTER WAY  
PLACERVILLE, CA 95667

08910041

ERICKSON MARK  
5580 BOOT HILL RD  
PLACERVILLE, CA 95667

08911036

HALLANGER ROBERT L TR  
484 E JAHANT RD  
ACAMPO, CA 95220

08910039

HANSEN JAMES ROBERT TR  
5530 BOOT HILL CT  
PLACERVILLE, CA 95667

08910053

HILL THOMAS A TR  
PO BOX 391  
COLOMA, CA 95613

08911003

HUGGINS BRENDA EPPERLY  
1151 ORO LOMA DR  
PLACERVILLE, CA 95667

08911062

KOHLER SUSAN TR  
4525 NEEF LN  
SHINGLE SPRINGS, CA 95682

08901071

KOHMESCHER SEAN  
2829 S ST  
SACRAMENTO, CA 95816

08910035

MERRILL CHARLES W  
1731 TAI PAN DR  
PLACERVILLE, CA 95667

08910050

MULLINS CHARLENE  
5532 BOOT HILL RD  
PLACERVILLE, CA 95667

08910049

PAYNE MARK TROY  
5526 BOOT HILL RD  
PLACERVILLE, CA 95667

08910040

PETERSON SHANE J  
1560 TAI PAN DR  
PLACERVILLE, CA 95667

08910038

PIGNATELLO ANNE MARGARET TR  
PO BOX 72  
COLOMA, CA 95613

08910048

STEDMAN DANIEL D TR  
5520 BOOT HILL RD  
PLACERVILLE, CA 95667

08901074

STIGALL TERRY LEE TR  
PO BOX 738  
SHINGLE SPRINGS, CA 95682

08901067

VANNOORD THOMAS R TR  
3350 COUNTRY CLUB DR #202  
CAMERON PARK, CA 95682

08901070

VANNOORD THOMAS R TR  
3350 COUNTRY CLUB DR #202  
CAMERON PARK, CA 95682

08901045

WELLBORN LYNN ALLEN JR TR  
5400 THOMPSON HILL RD  
PLACERVILLE, CA 95667

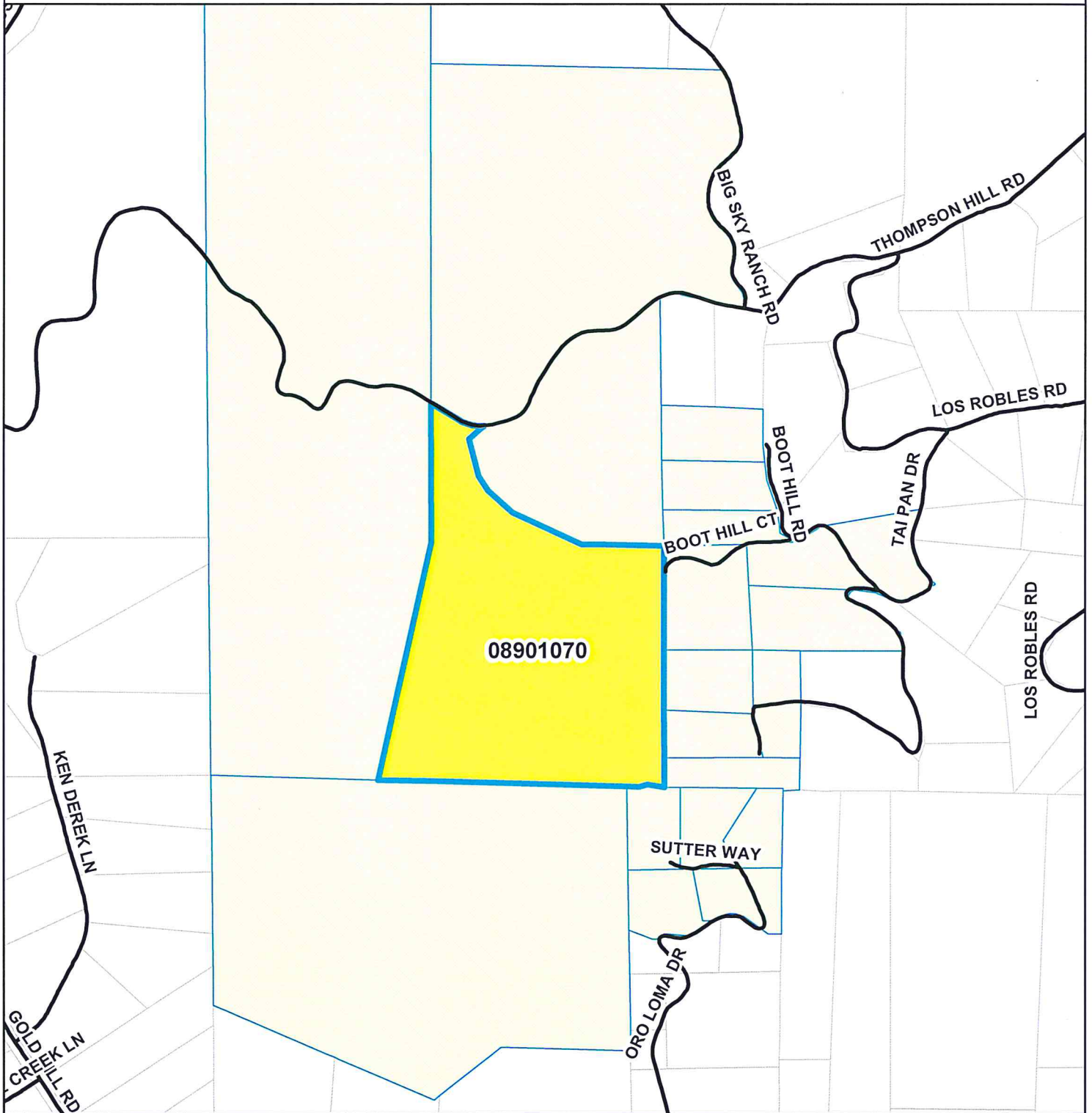
08910037

WILLIAMS JANETH  
1730 TAI PAN DR  
PLACERVILLE, CA 95667



# VAN NOORD

## Notification



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MAP PREPARED BY: Frank Bruijn DATE: June 15, 2018  
PROJECT ID: 0073448a  
EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION  
PHONE (530) 621-6511 FAX (530) 626-8731



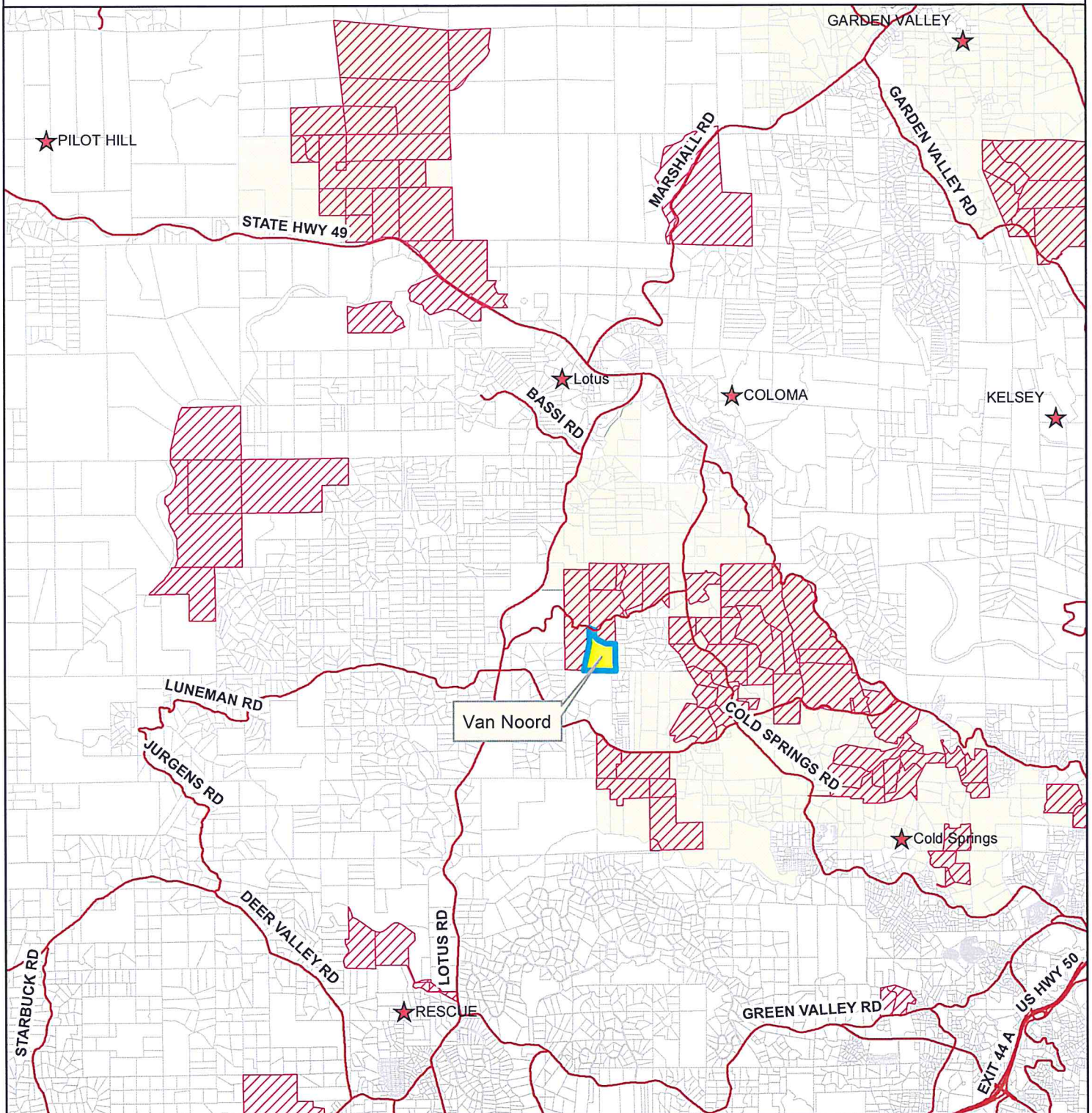
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)





# VAN NOORD

## Proximity to Agricultural District



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

PROJECT ID: 0073448p

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

- Van Noord Parcel
- Parcel Base
- Ag District
- Ag Preserves
- 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)



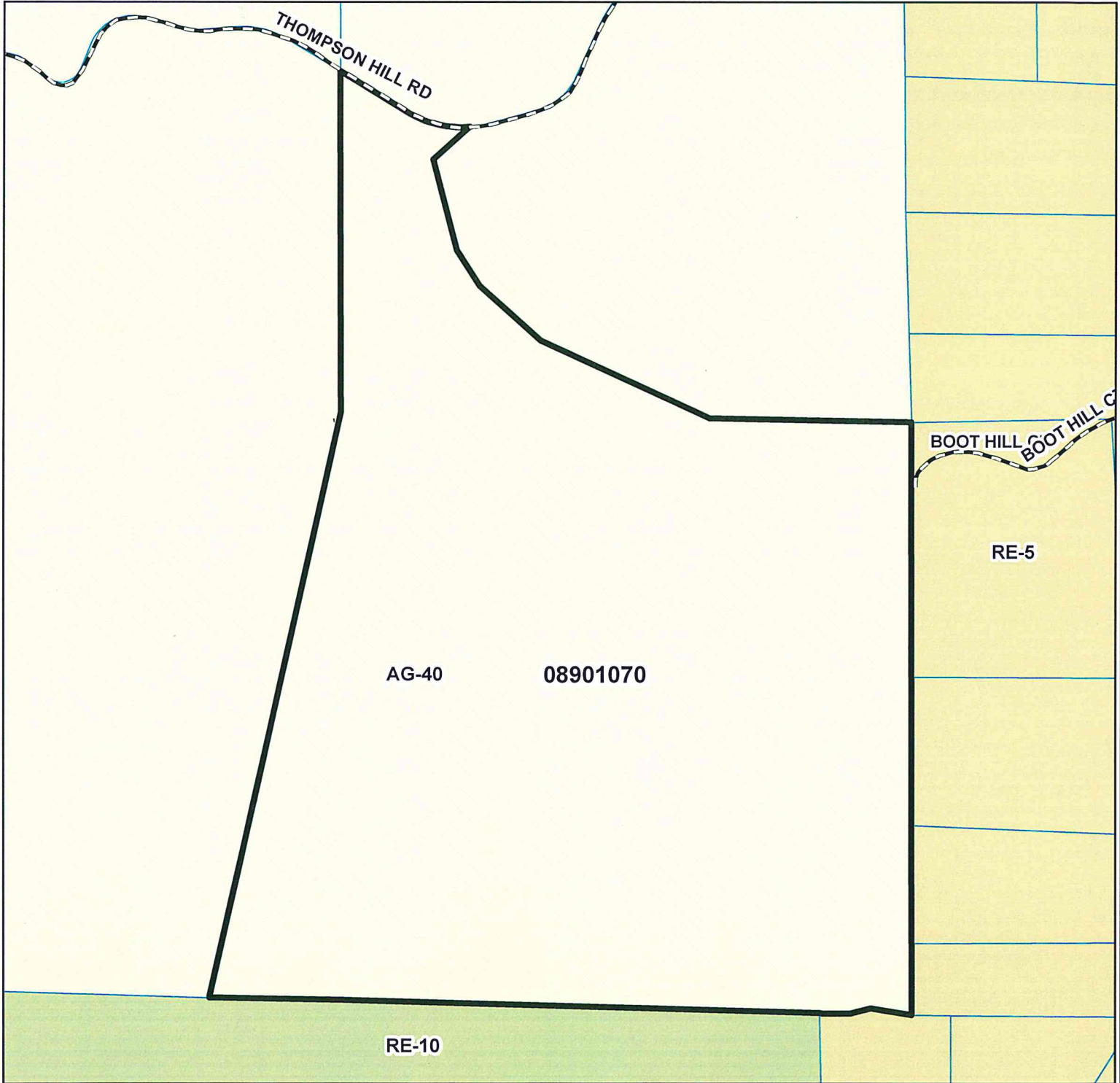
# El Dorado County Agricultural Commission

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# VAN NOORD

## Zoning 4-10-2017



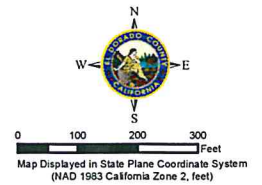
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PROJECT ID: 0073448z

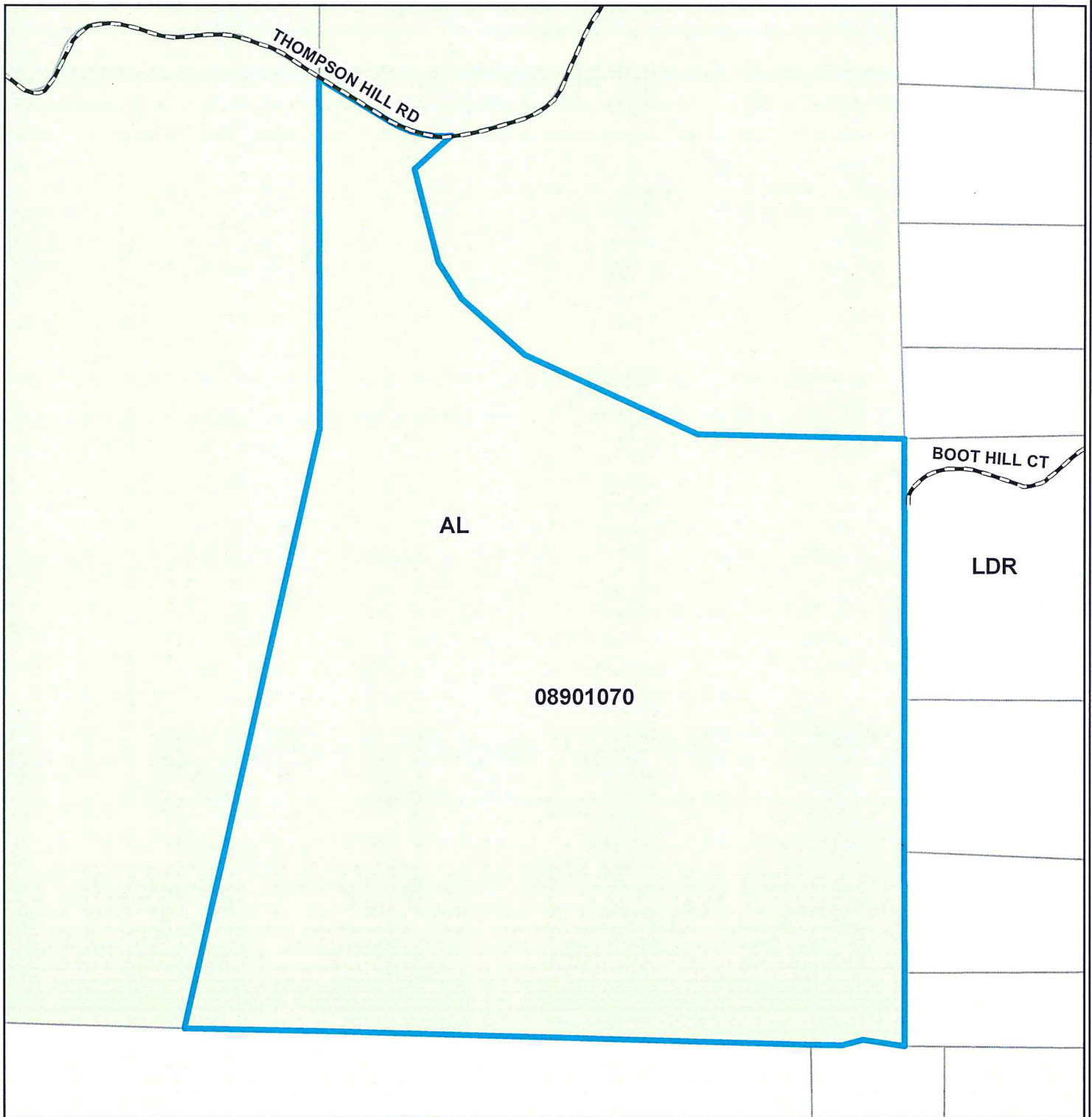
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-  Van Noord Parcel
-  AG-40 = Agricultural Grazing 40 Acres
-  RE-5 = Residential Estate 5 Acres
-  RE-10 = Residential Estate 10 Acres
-  Parcel Base
-  Roads



# VAN NOORD

## Land Use 4-10-2018



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

PROJECT ID: 0073448L

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

- Van Noord Parcel
- Agricultural Lands
- Parcel Base
- Roads

Low Density Residential

0 100 200 300 400 500 Feet

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



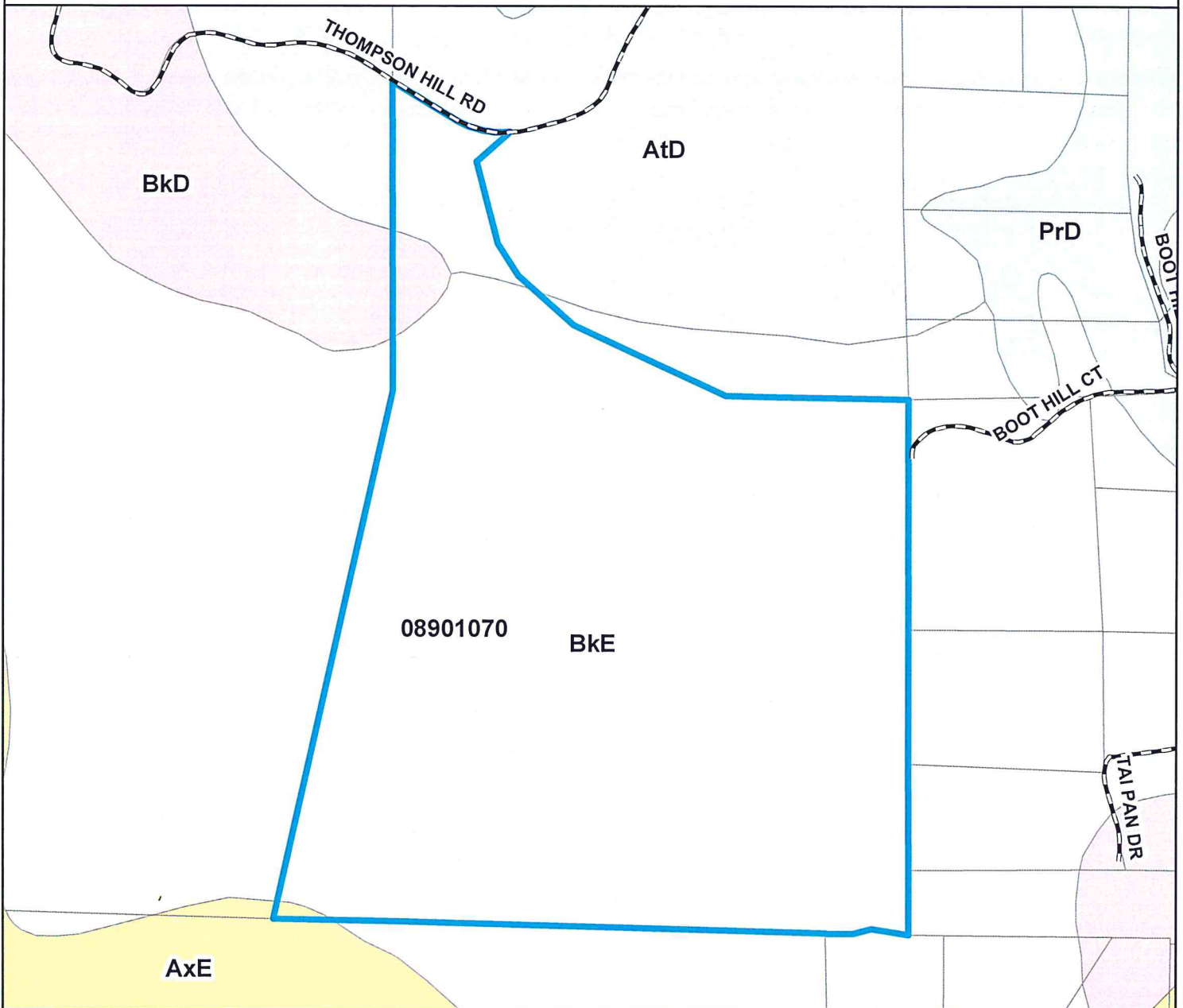
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# VAN NOORD

## Soils



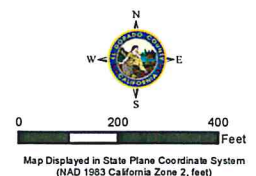
- Van Noord Parcel
- AtD -AUBERRY VERY ROCKY COARSE SANDY LOAM, 15 TO 30 PERCENT SLOPES
- AxE -AUBURN VERY ROCKY SILT LOAM, 30 TO 50 PERCENT SLOPES
- BkD -BOOMER VERY ROCKY LOAM, 3 TO 30 PERCENT SLOPES
- BkE -BOOMER VERY ROCKY LOAM, 30 TO 50 PERCENT SLOPES
- PrD -PLACER DIGGINGS
- Parcel Base
- Roads

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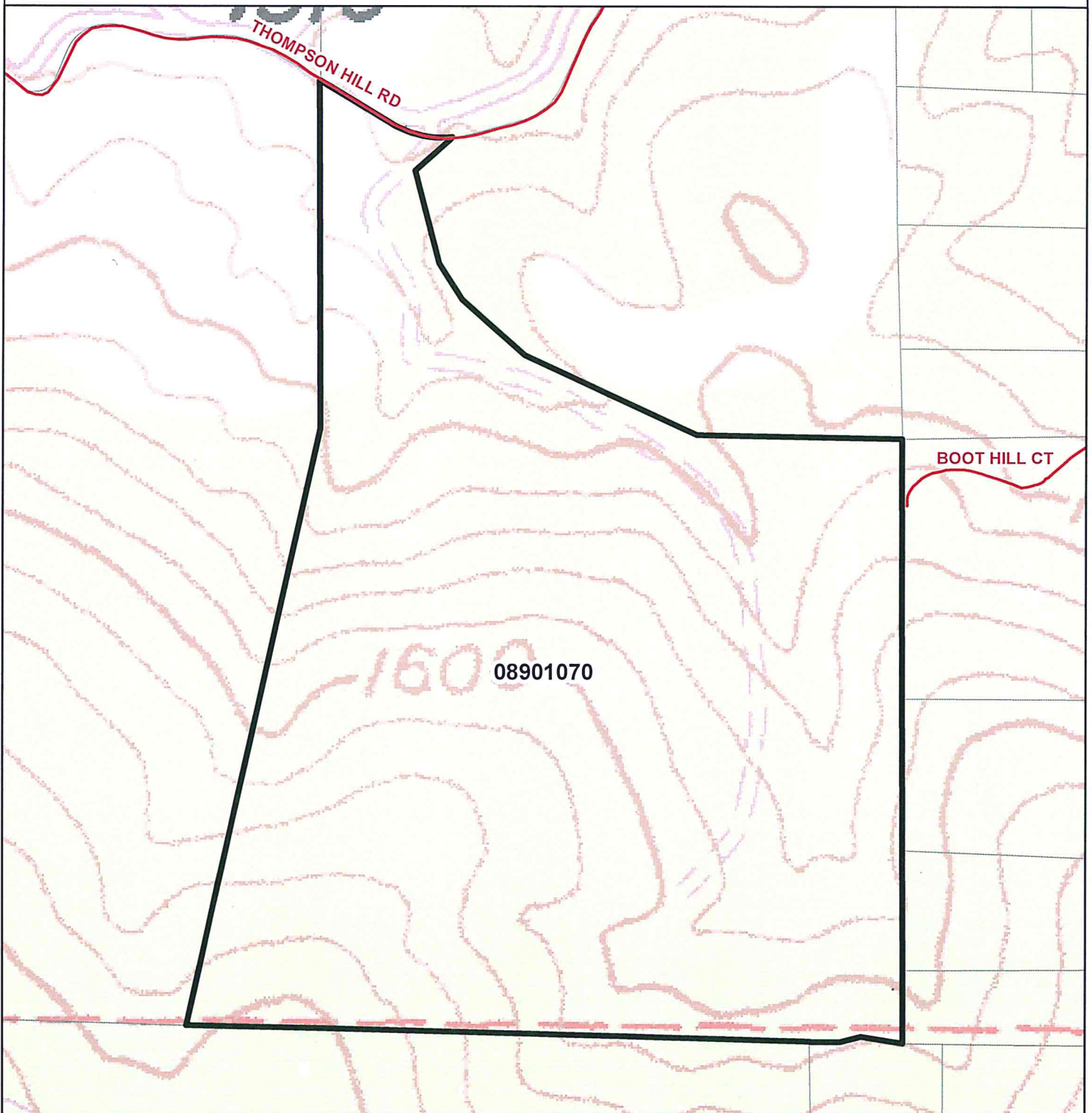
PROJECT ID: 0073448

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# VAN NOORD

## Topography



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#### Legend

Van Noord Parcel Parcels Roads

0 100 200 300 400 500  
Feet

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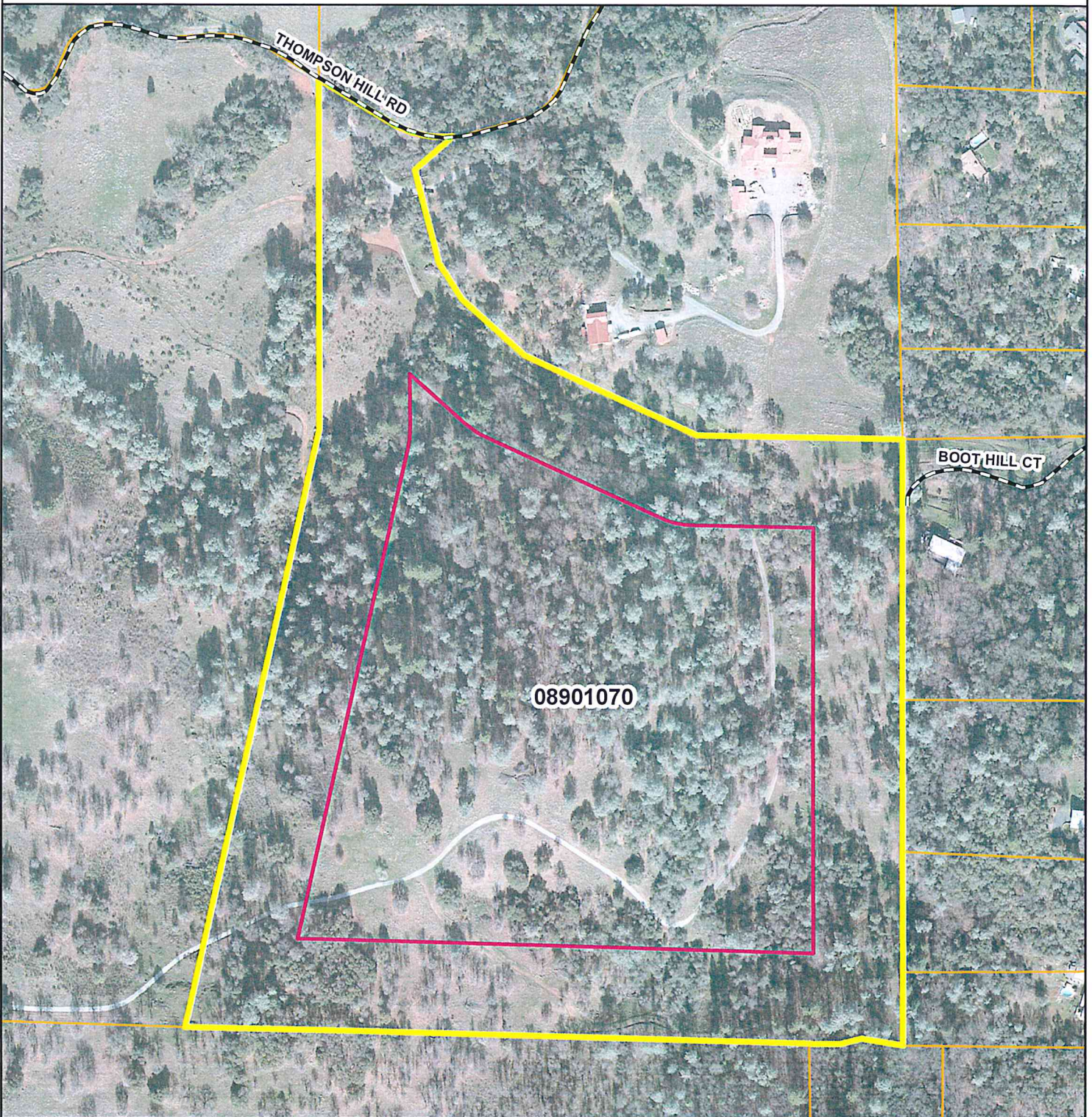
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# VAN NOORD

## Aerials: 2011



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PROJECT ID: 0073448a

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PHONE (530) 621-6511 FAX (530) 626-8731

#### Legend

- Van Noord Parcel
- Parcel Base
- 200ft Setback
- Roads

0 100 200 300 400 500 Feet

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



# El Dorado County Agricultural Commission

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