



Agricultural Commission Staff Report

Date: August 1, 2018
To: El Dorado County Agricultural Commission
From: LeeAnne Mila; Deputy Agricultural Commissioner
Subject: **ADM18-0152/Gorvad**
Administrative Relief from Agricultural Setback
Assessor's Parcel Number: 046-690-27

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 swimming pool. According to the applicant, the proposed building site is approximately 175 feet from the property line of the adjacent PA-20 zoned parcel to the west (APNs: 046-081-73). The applicant's parcel, identified by APN 046-690-27, consists of 10.31 acres and is located on Flat Creek Drive. (Supervisor District 2).

Note: Applicant's request stated a relief request of a total of 25 feet (Required 200 foot setback minus the proposed 175 foot building setback from the property line).

Parcel Description:

- Parcel Number and Acreage: 046-690-27, 10.31 Acres
- Agricultural District: Yes
- Land Use Designation: RR = Rural Residential, AL = Agricultural Lands to the west.
- Zoning: RL-10 (Rural Land, 10 acres); PA-20 (Planned Agriculture, 20 Acres) to the west.
- Soil Type:
 - Choice Soils:
 - ScC – Shaver Rocky Coarse Sandy Loam, 5 to 15 Percent Slopes

Discussion:

A site visit was conducted on August 1, 2018 to review the placement of the swimming pool.

Staff Recommendation:

Staff recommends APPROVAL of the Gorvad's request for relief from agricultural setback for the construction of a swimming pool, no less than 175 feet from the property line of the adjacent PA-20 zoned parcel to the west (APN:46-081-73) as staff believes the 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 pool has been placed to limit the removal of oak woodlands.***
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 pool placement limits the amount of natural vegetation and oak removal. The mature oak woodlands and existing vegetation effectively act as a buffer to the adjacent parcel. The pool is also located so that the existing house is also acting as a partial buffer.***
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 **August 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: ADM18-0152/Gorvad
Administrative Relief from Agricultural Setback
Assessor's Parcel Number: 046-690-27
Planner: Isaac Wolf

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 swimming pool. According to the applicant, the proposed building site is approximately 175 feet from the property line of the adjacent PA-20 zoned parcel to the east (APNs: 046-081-73). The applicant's parcel, identified by APN 046-690-27, consists of 10.31 acres and is located on Flat Creek Drive. (Supervisor District 2).

Note: Applicant's request stated a relief request of a total of 25 feet (Required 200 foot setback minus the proposed 175 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®

04608157
D AGOSTINI ROBERT A
PO BOX 2
MOUNT AUKUM, CA 95656

04608173
LINEBARIER HARVEY L TR
6261 BRINKWOOD LN
SOMERSET, CA 95684

04671017
PINETTE MICHAEL
PO BOX 217
MOUNT AUKUM, CA 95656

Easy Peel™ Address Labels
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04669027
GORVAD MICHAEL
8710 SIERRA VISTA RD
ATASCADERO, CA 93422

04669013
MADDEN MARK S
PO BOX 228
MOUNT AUKUM, CA 95656

04669011
SNYDER BELVA M
6801 FLAT CREEK DR
SOMERSET, CA 95684

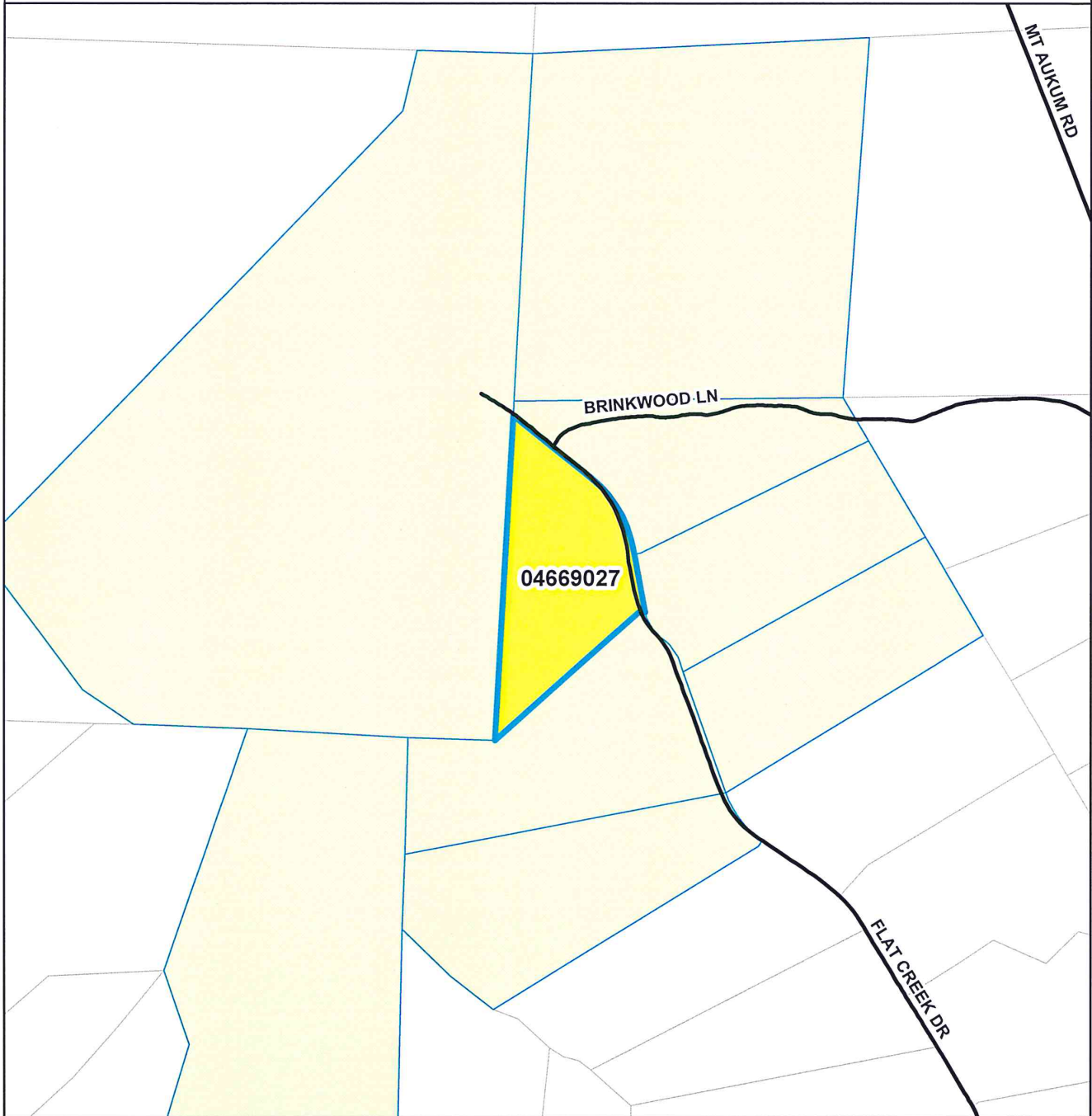
Go to avery.com/templates
Use Avery Template 5160

04669026
JENSEN LANCE
6854 FLAT CREEK DR
MT AUKUM, CA 95656

04669025
MATTHEWS JOHN D TR
62 ZACATE PL
FREMONT, CA 94539

04669012
WADE GREGORY A TR
PO BOX 429
MT AUKUM, CA 95656

GORVAD Notification



DISCLAIMER

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MAP PREPARED BY: Frank Bruijn DATE: July 20, 2018
PROJECT ID: 0073490
EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-4731



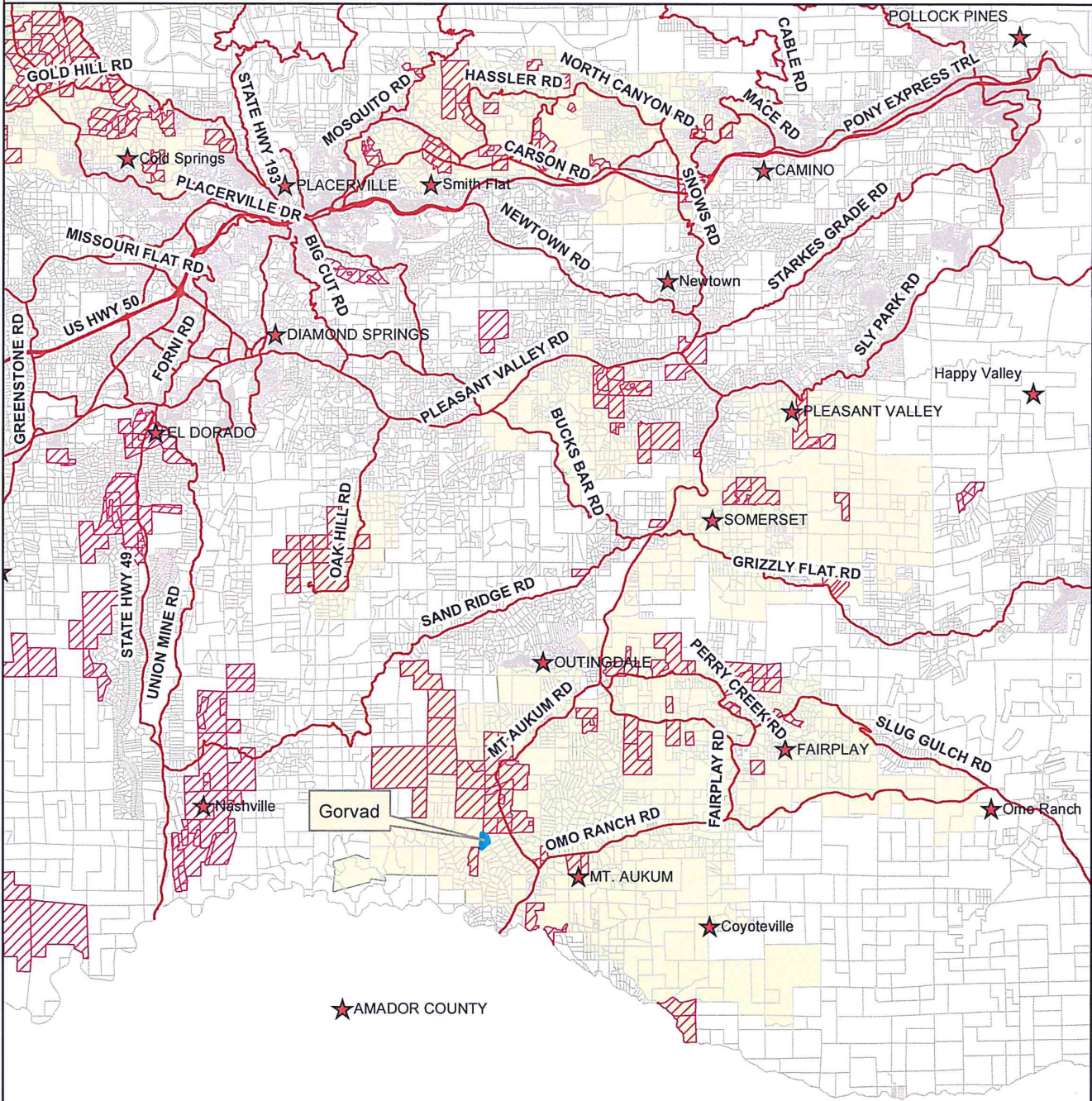
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

GORVAD

Proximity to Agricultural District

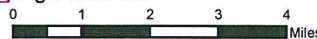


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MAP PREPARED BY: Frank Brugin DATE: July 20, 2019
PROJECT ID: 0073462p

EL DORADO COUNTY SURVEYOR G.I.S. DIVISION
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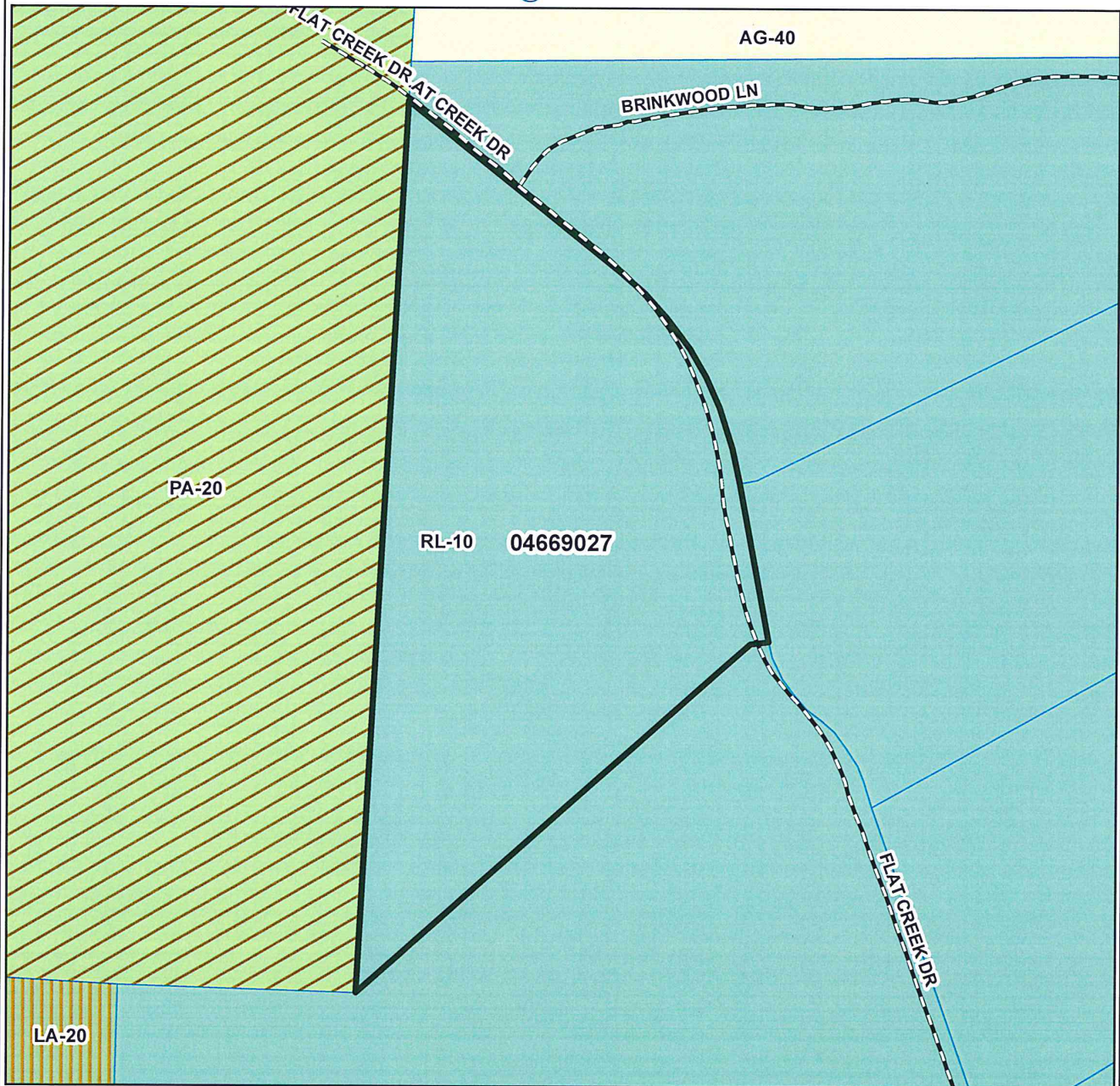
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El Dorado County Agricultural Commission

GORVAD

Zoning 7-10-2017



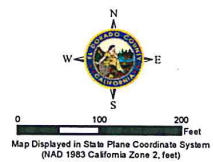
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MAP PREPARED BY: Frank Brojda DATE: July 20, 2018
PROJECT ID: 0973490z

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
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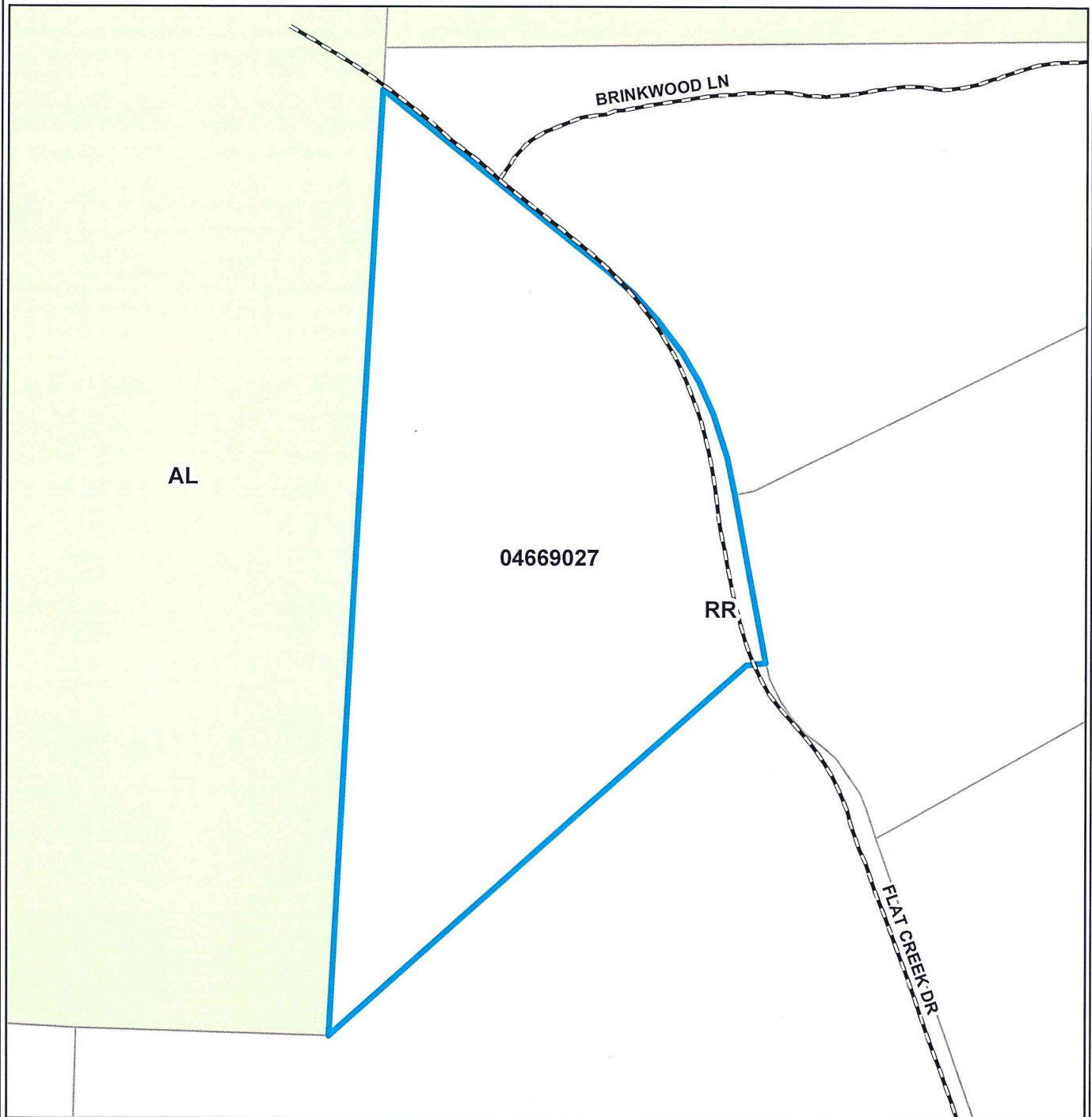
- Gorvad Parcel
- AG-40 = Agricultural Grazing 40 Acres
- LA-20 = Limited Agriculture 20 Acres
- PA-20 = Planned Agriculture 20 Acres
- RL-10 = Rural Land 10 Acres
- Parcel Base
- Roads



El Dorado County Agricultural Commission

GORVAD

Land Use 7-10-2018



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MAP PREPARED BY: Frank Bruijn DATE: July 20, 2018

PROJECT ID: 0073490L

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

Gorvad Parcel Parcel Base
 Agricultural Lands Roads
Rural Residential

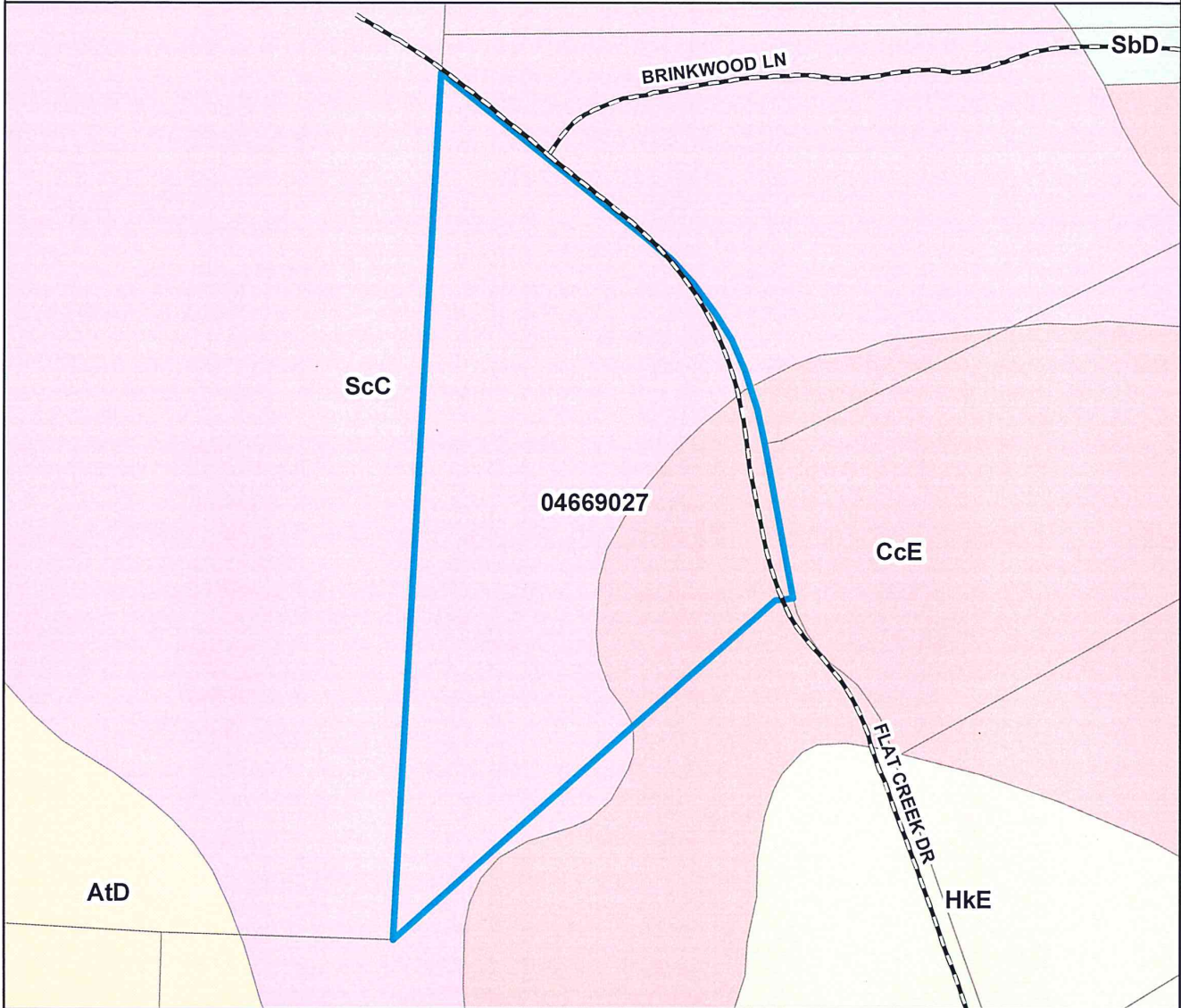
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Feet

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



El Dorado County Agricultural Commission

GORVAD Soils



- Gorvad Parcel
- AID - AUBERRY VERY ROCKY COARSE SANDY LOAM, 15 TO 30 PERCENT SLOPES
- CcE - CHAIX VERY ROCKY COARSE SANDY LOAM, 9 TO 50 PERCENT SLOPES
- HkE - HOLLAND VERY ROCKY COARSE SANDY LOAM, 15 TO 50 PERCENT SLOPES
- SbD - SHAVER COARSE SANDY LOAM, 15 TO 30 PERCENT SLOPES
- ScC - SHAVER ROCKY COARSE SANDY LOAM, 5 TO 15 PERCENT SLOPES
- Parcel Base
- Roads

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MAP PREPARED BY: Frank Bruijn DATE: July 20, 2018

PROJECT ID: 0073490

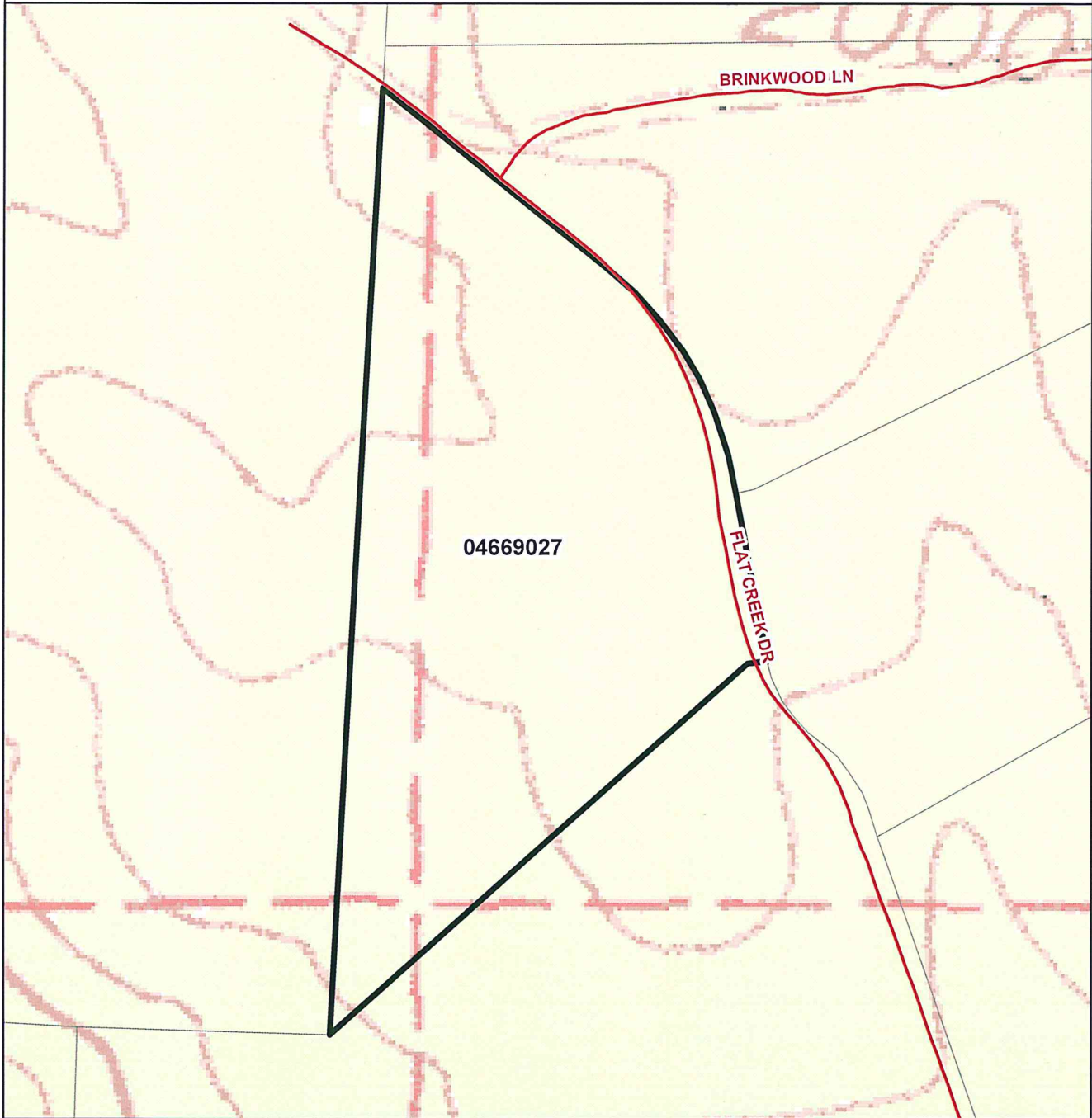
EL DORADO COUNTY SURVEYOR & L.S. DIVISION
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0 100 200 Feet
Map Displayed in State Plane Coordinate System
(NAD 1983 California Zone 2, feet)

El Dorado County Agricultural Commission

GORVAD Topography



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MAP PREPARED BY: Frank Bruijn DATE: July 20, 2018

PROJECT ID: 00724901

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Legend

Gorvad Parcel Parcels Roads

0 100 200 300 Feet

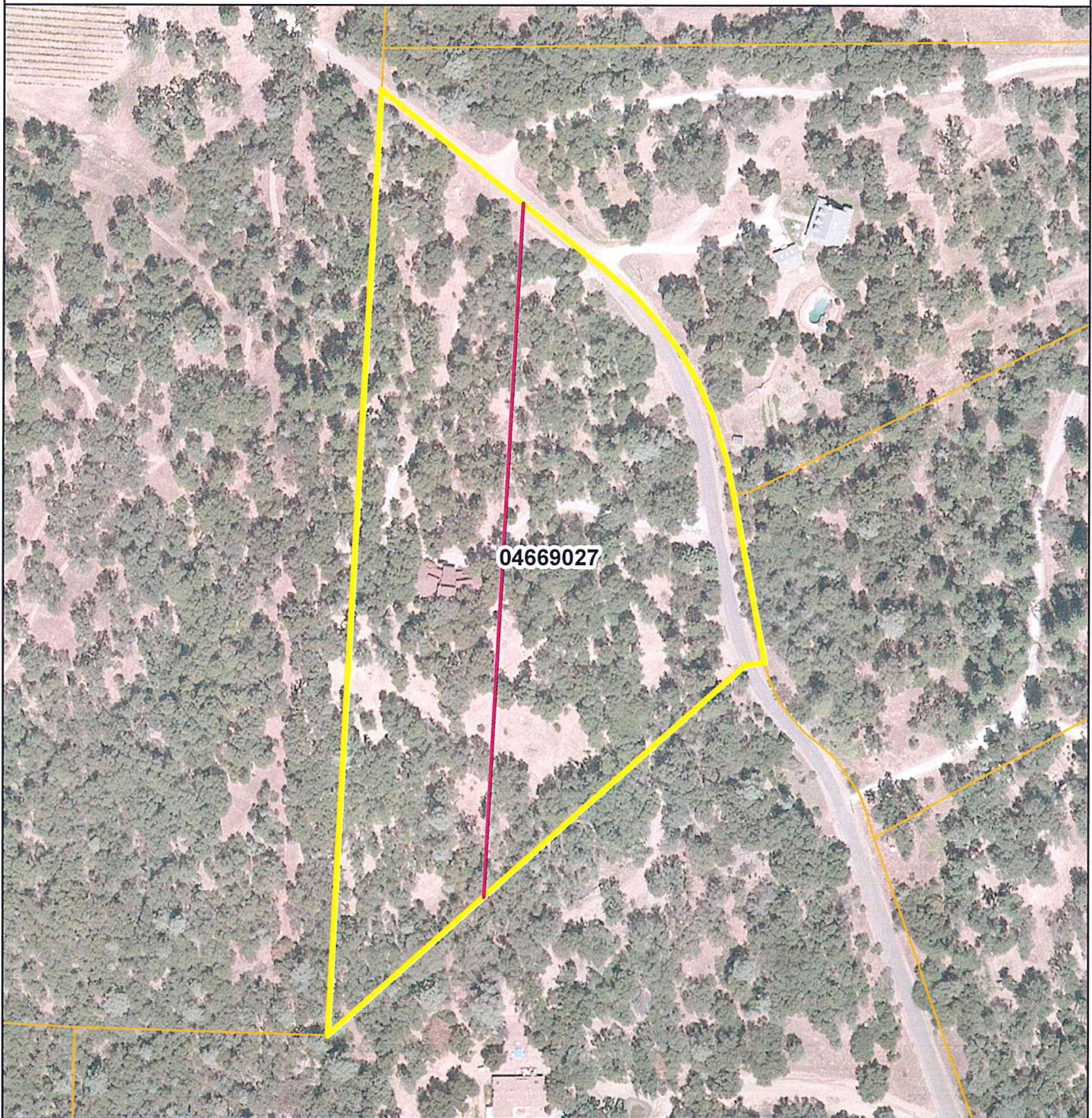
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

GORVAD

Aerials: 2011



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MAP PREPARED BY: Frank Breijn DATE: July 20, 2018

PROJECT ID: 0073490a

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

- 200ft Setback
- Parcel Base
- Gorvad Parcel

0 100 200 300 Feet

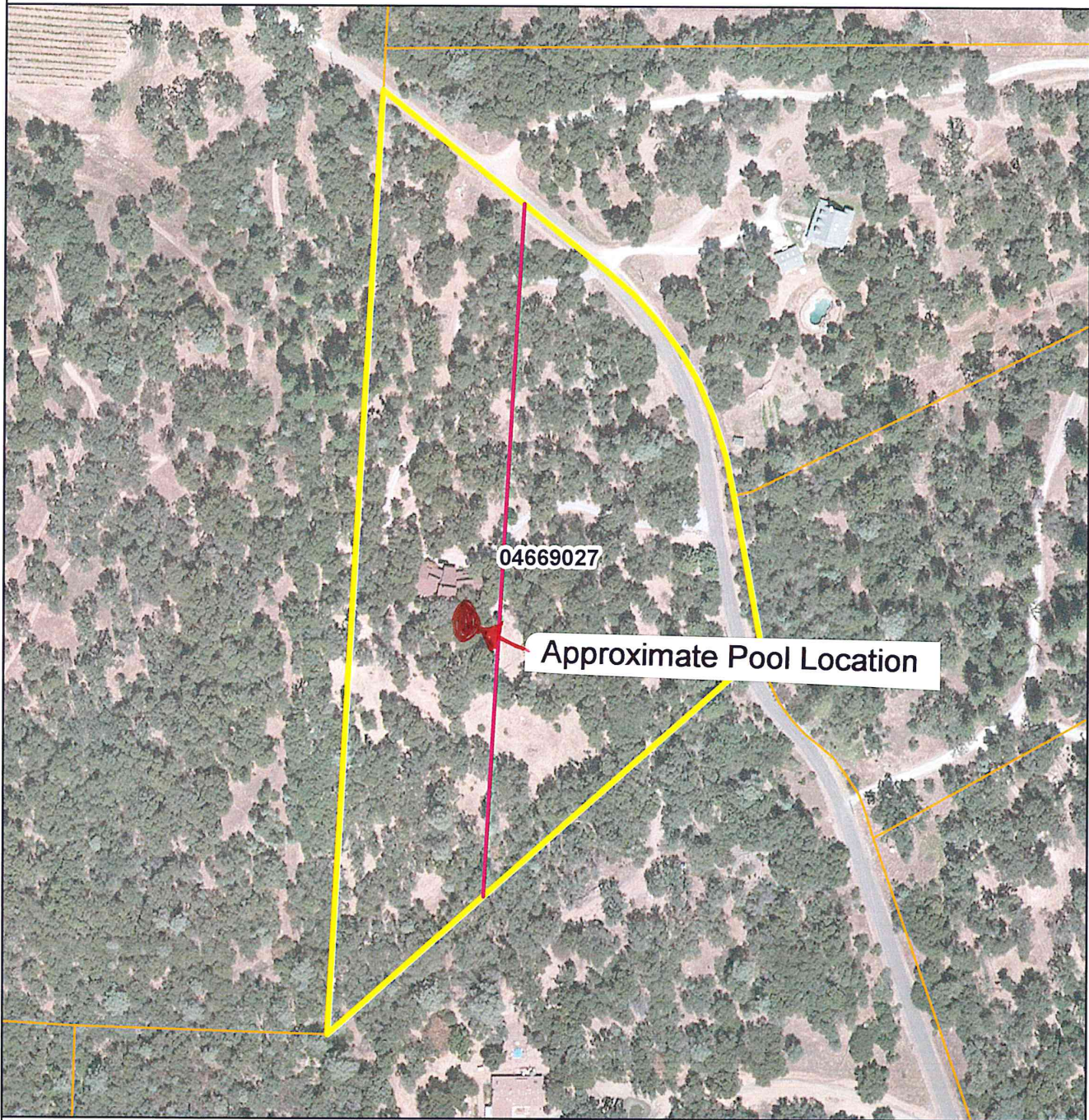
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El Dorado County Agricultural Commission

GORVAD

Aerials: 2011



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MAP PREPARED BY: Frank Bruggin DATE: July 20, 2018

PROJECT ID: 0073490a

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

Legend

200ft Setback
GORVAD Parcel

Parcel Base

0 100 200 300 Feet

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



El Dorado County Agricultural Commission