



Agricultural Commission Staff Report

Date: August 31, 2018

To: El Dorado County Agricultural Commission

From: LeeAnne Mila; Deputy Agricultural Commissioner

Subject: **ADM18-0210/James Robert Conrads**
Administrative Relief from Agricultural Setback
Assessor's Parcel Number: 087-021-83

Planning Request and Project Description:

Planning Services is requesting review for administrative relief from the required 200 foot agricultural setback for the above referenced project. The applicant's request is for a single family dwelling to be located 150 feet from the north property line (APN 087-021-82) and 185 feet from the east property line (APN 087-021-82). Assessor's Parcel Number 087-021-82 is a 24.1 acre property zoned Planned Agricultural-20 acre (PA-20). The applicant's parcel, identified as APN 087-021-83, is 98.1 acres, zoned Planned Agricultural-20 acre (PA-20) and is located at 4835 Memory Lane (Supervisor District 2).

Parcel Description:

- Parcel Number and Acreage: 087-021-83, 98.1 Acres
- Agricultural District: No
- Land Use Designation: AL = Agricultural Lands
- Zoning: PA-20 (Planned Agriculture, 20 Acres).
- Soil Type:
 - Choice Soils:
 - SuC – Sobrante Silt Loam, 3 to 15 percent slopes

Discussion:

A site visit was conducted on August 29, 2018 to review the placement of the single family dwelling.

Staff Recommendation:

Staff recommends APPROVAL of the James Conrads request for relief from the agricultural setback for the construction of a single family dwelling, no less than 150 feet from the north property line (APN 087-021-82) and 185 feet from the east property line (APN 087-021-82). 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 General Plan Agriculture and Forestry element, Goal 8. states: Long-term conservation and use of existing and potential agricultural lands within the County and limiting the intrusion of incompatible uses into agricultural lands.**

The parcel is bisected by memory lane, with the southern section of the parcel having approximately 77 acres and the north side 21 acres. The 21 acre section currently consists of the house site and a 12 acre vineyard. The placement of the single family dwelling in the footprint of the existing residential dwelling will limit intrusion into the largest portion of the parcel, preserving this area that has been historically used for grazing.

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. **Locating the new construction in essentially the footprint of the current structure minimizes potential negative impacts to adjacent agriculture.**

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 new dwelling is located so that the developed area of the applicants parcel and the adjacent parcel are clustered in the same general area limiting potential negative impacts on agricultural use.**

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 **September 12, 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: ADM18-0210/James Robert Conrads
Administrative Relief from Agricultural Setback
Assessor's Parcel Number: 087-021-83
Planner: Alex Guilbert, Associate Planner

Planning Request and Project Description:

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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.



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08702110

BRANDON RANCH LLC
5836 RAYMOND WAY
SACRAMENTO, CA 95820

08702183

CONRAD'S JAMES ROBERT
4835 MEMORY LN
SHINGLE SPRINGS, CA 95682

08702134

JAGAMO CA LLC
1682 GALLINGER CT
FOLSOM, CA 95630

08702150

SAC PLACERVILLE TRANS CORRIDOR
2811 O ST
SACRAMENTO, CA 95812

08702182

SURFSIDE HAWAII INC
4861 MEMORY LN
SHINGLE SPRINGS, CA 95682

08702179

VAROZZA DANIEL C
5100 MEMORY LN
SHINGLE SPRINGS, CA 95682

08702176

VAROZZA DANIEL C
5100 MEMORY LN
SHINGLE SPRINGS, CA 95682

08702129

VAROZZA GEORGE E TR
5021 MEMORY LN
SHINGLE SPRINGS, CA 95682

08702139

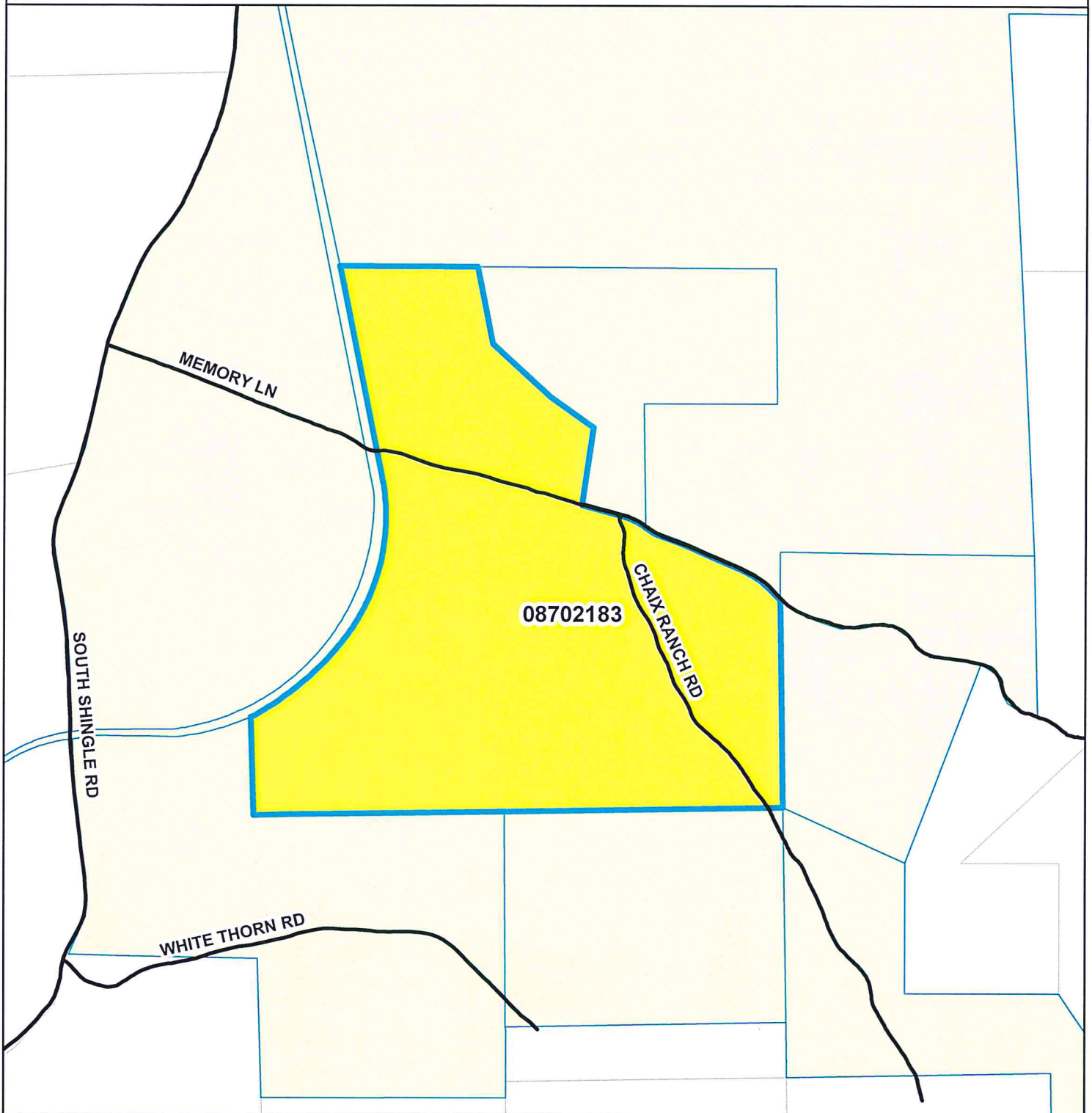
VAROZZA WAYNE L TR
7661 SOUTH SHINGLE RD
SHINGLE SPRINGS, CA 95682

08702136

WONNENBERG RANDAL
3941 PARK DR #20 487
EL DORADO HILLS, CA 95762

CONRADS

Notification



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MAP PREPARED BY: Frank Bruijn DATE: August 22, 2018
PROJECT ID: 0075517n
EL DORADO COUNTY SURVEYOR G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-8731



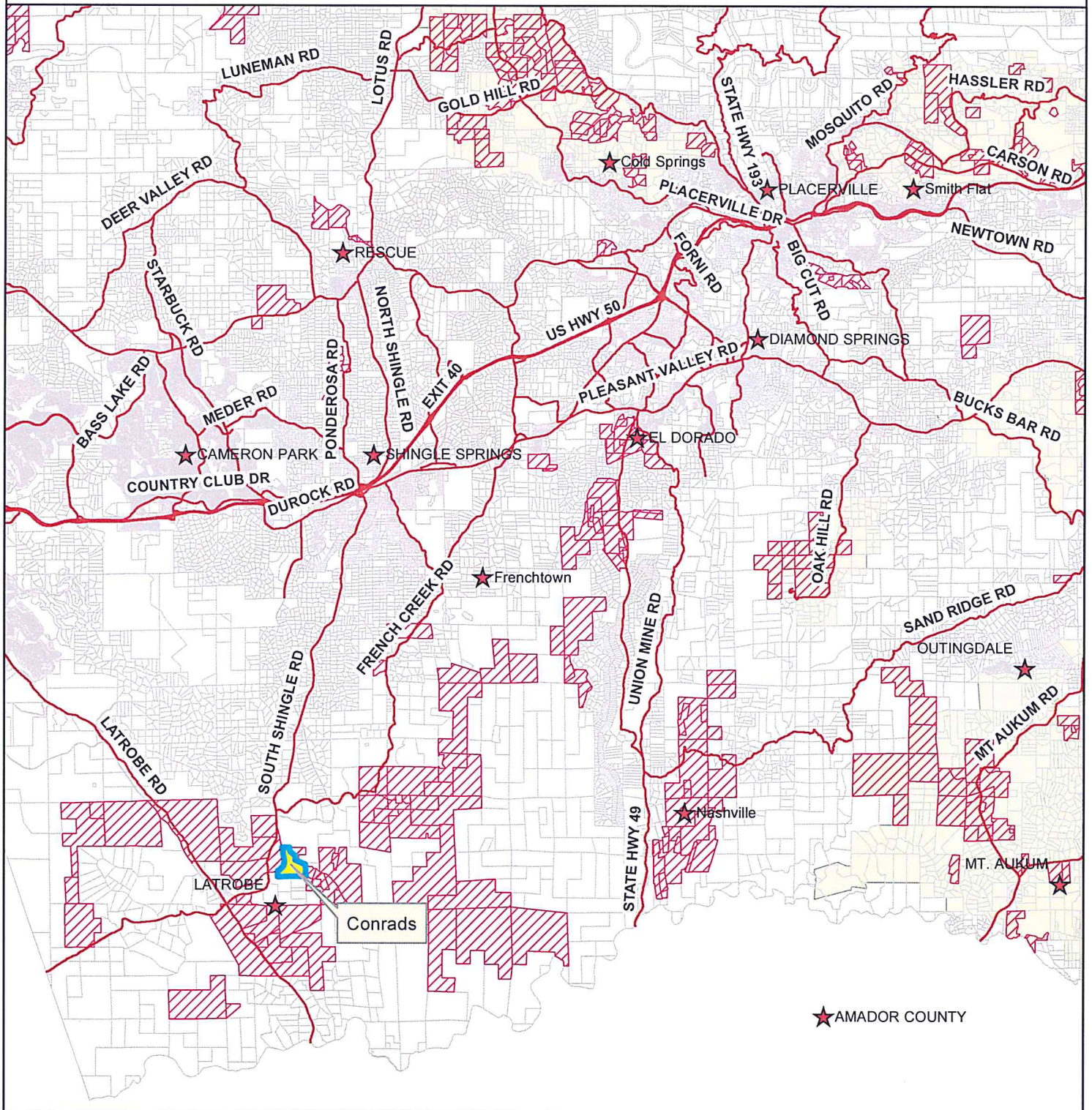
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

CONRAD'S

Proximity to Agricultural District



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MAP PREPARED BY: Frank Bejn DATE: August 22, 2018
PROJECT ID: 0073517p

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

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

0 1 2 3 4 Miles

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



El Dorado County Agricultural Commission

CONRADS

Land Use 7-10-2018



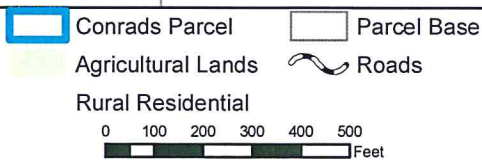
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MAP PREPARED BY: Frank Bruijn DATE: August 22, 2018

PROJECT ID: 0073517L

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



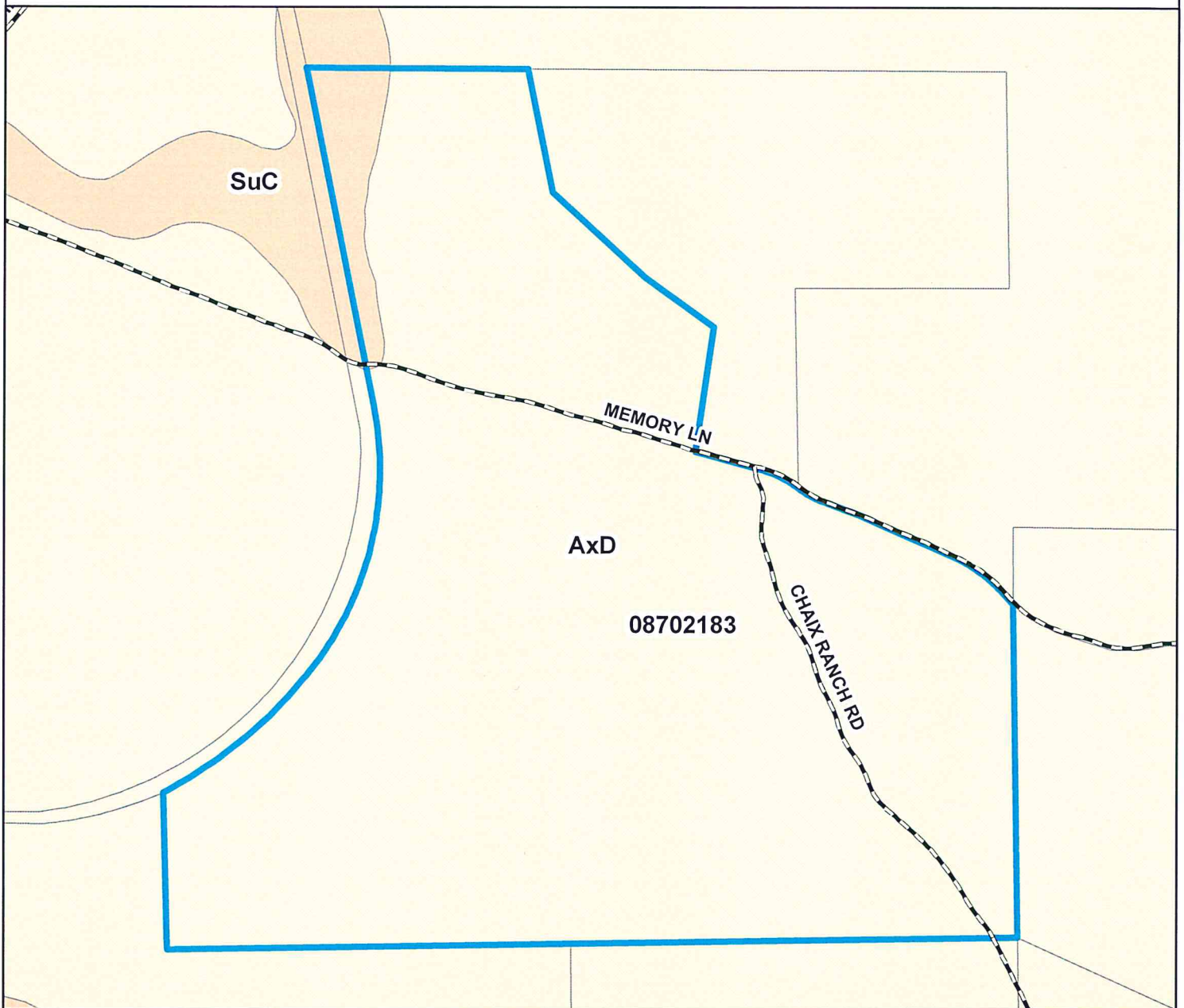
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El Dorado County Agricultural Commission

CONRAD'S

Soils








DISCLAIMER

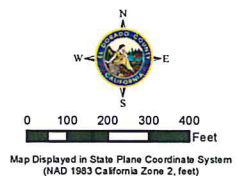
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MAP PREPARED BY: Frank Bruijn DATE: August 22, 2018

PROJECT ID: 00755176

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

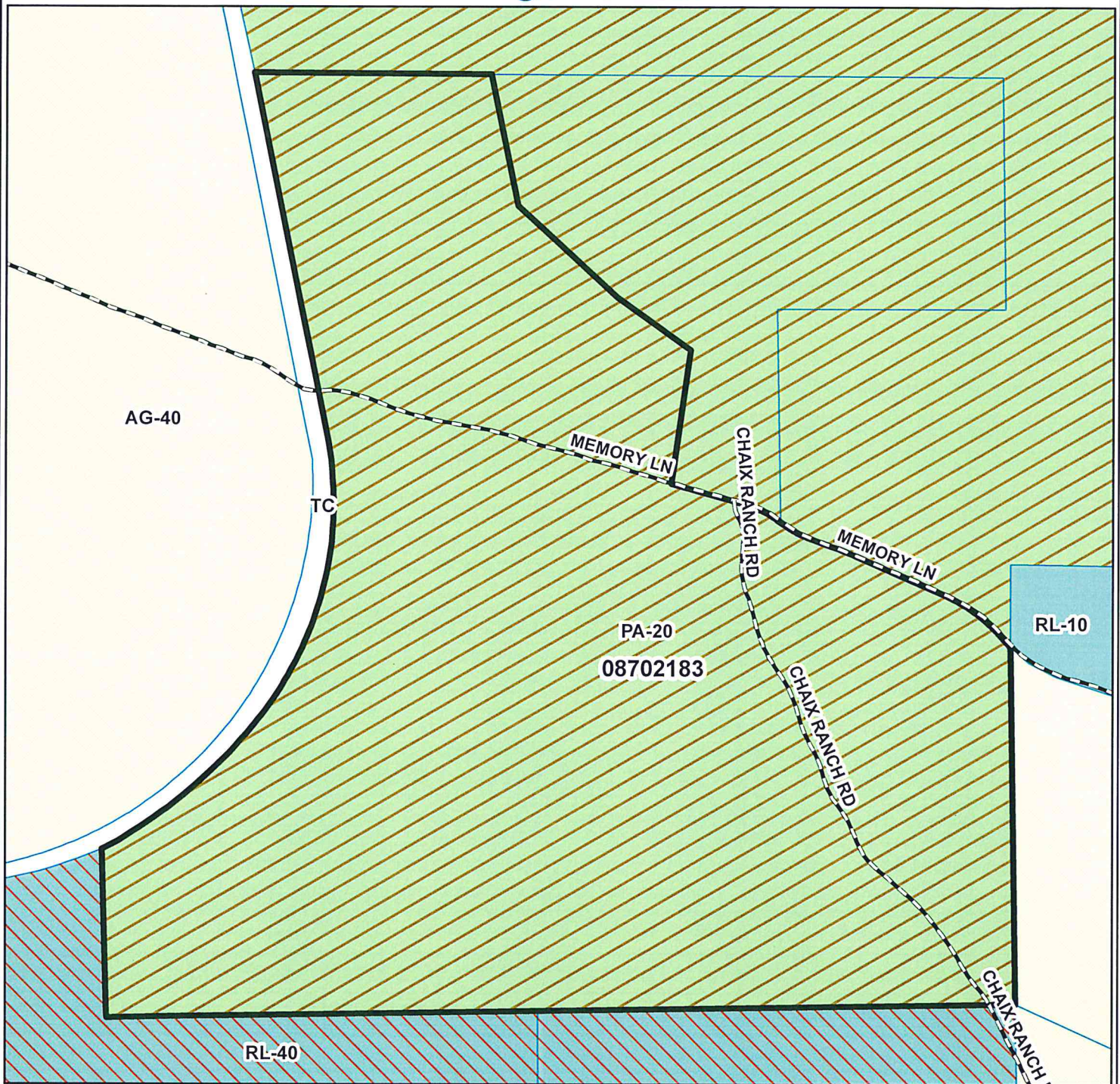
-  Conrads Parcel
-  Parcel Base
-  AxD - AUBURN VERY ROCKY SILT LOAM, 2 TO 30 PERCENT SLOPES
-  SuC - SOBRANTE SILT LOAM, 3 TO 15 PERCENT SLOPES
-  Roads



El Dorado County Agricultural Commission

CONRADS

Zoning 7-10-2017



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MAP PREPARED BY: Frank Brujin DATE: August 22, 2018
PROJECT ID: 0073517z

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

- Conrads Parcel
- AG-40 = Agricultural Grazing 40 Acres
- PA-20 = Planned Agriculture 20 Acres
- RL-10 = Rural Land 10 Acres
- RL-40 = Rural Land 40 Acres
- Parcel Base
- Roads

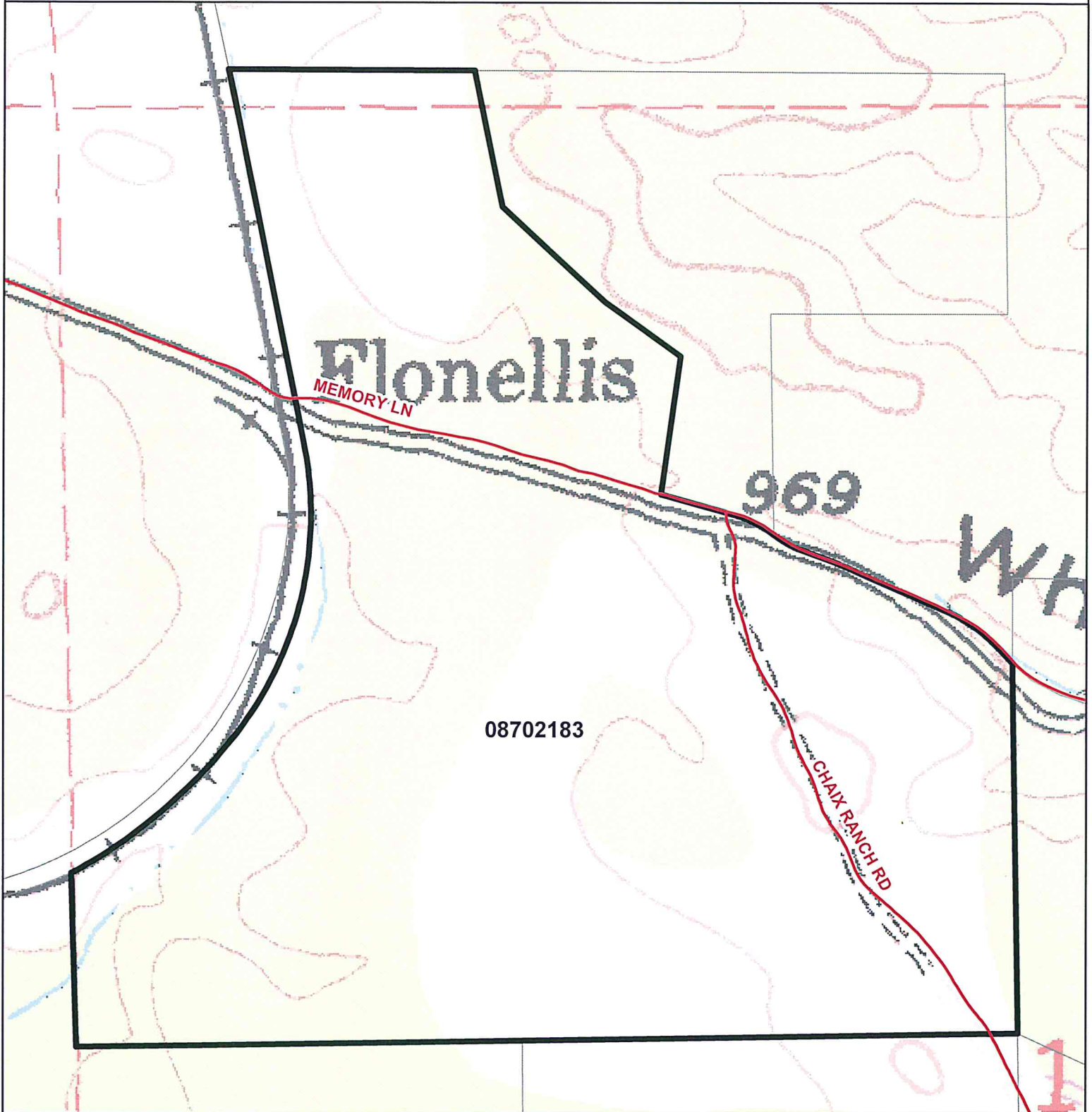


0 100 200 300 400 Feet
Map Displayed in State Plane Coordinate System
(NAD 1983 California Zone 2, feet)

El Dorado County Agricultural Commission

CONRAD'S

Topography



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MAP PREPARED BY: Frank Bruijn DATE: August 22, 2018

PROJECT ID: 00735171

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



Conrad's Parcel



Parcels



Roads

0 100 200 300 400 500
Feet

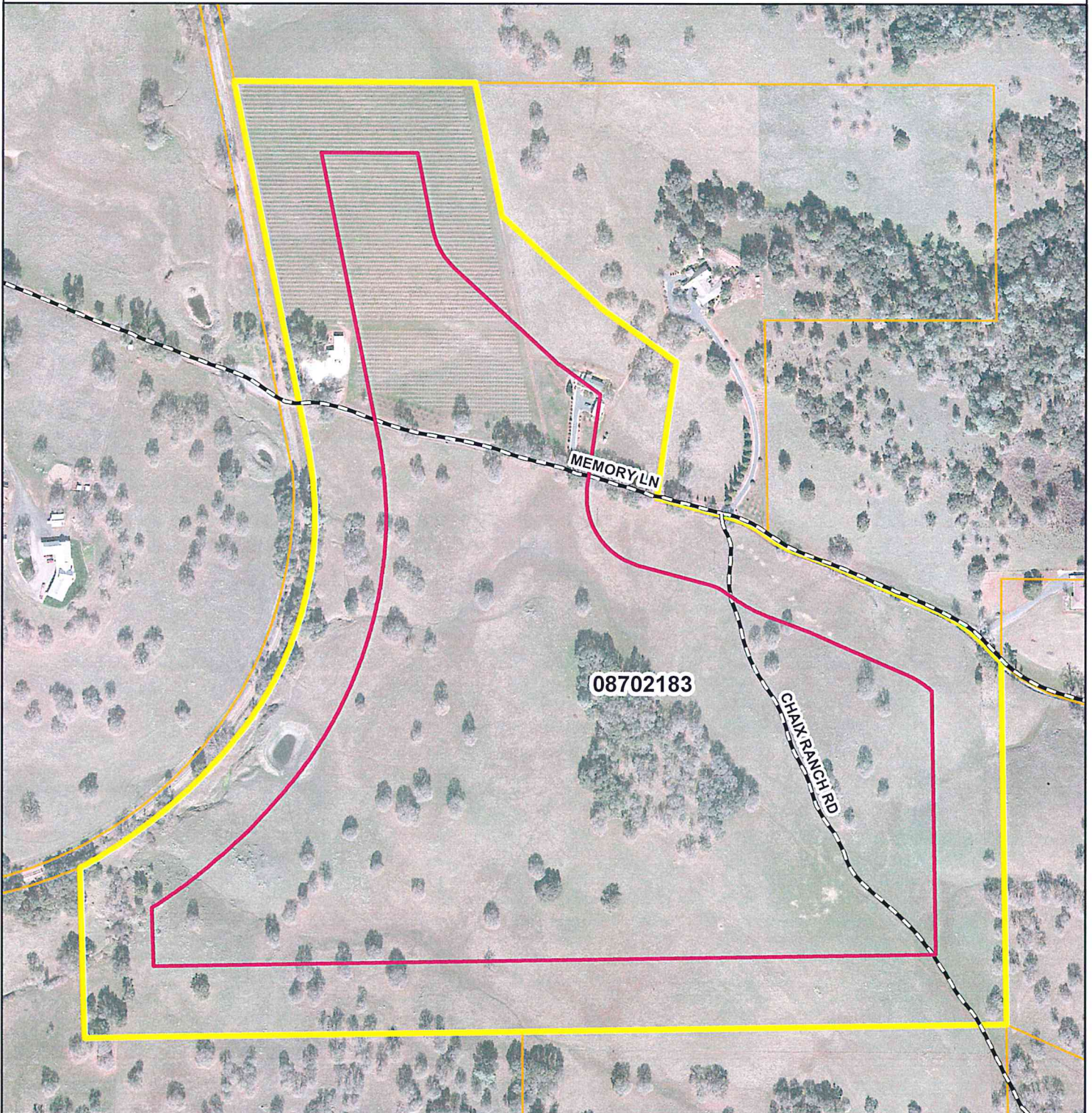
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El Dorado County Agricultural Commission

CONRAD'S

Aerials: 2011



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MAP PREPARED BY: Frank Bruijn DATE: August 22, 2018

PROJECT ID: 007517a

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

Legend

- Conrads Parcel
- Parcel Base
- 200ft Setback
- Roads

0 200 400 600
Feet

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



El Dorado County Agricultural Commission

Approximate single family dwelling site



MEMORY

0 230 460 920 Feet

Conrads



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