



Agricultural Commission Staff Report

Date: September 5, 2018

To: El Dorado County Agricultural Commission

From: LeeAnne Mila; Deputy Agricultural Commissioner

Subject: **ADM18-0183/James and Amy Fox
Administrative Relief from Agricultural Setback
Assessor's Parcel Number: 087-021-32**

Planning Request and Project Description:

Planning Services is requesting review for administrative relief from the agricultural setback for the above referenced project. This request is for the construction of a single family dwelling unit (Building Permit Application Nos. 300123, & 300126). According to the applicant, the proposed building site is approximately seventy-nine feet, four inches (79'4") from the property line of the adjacent Limited Agriculture-40 acre zoned parcel (LA-40) to the north (APN: 046-021-35). The applicant's parcel, identified by APN 087-021-32 consists of 20.609 acres and is located at 2990 White Thorn Road. (Supervisor District: 2).

Note: Applicant's request stated a relief request of a total of approximately 121-feet (Required 200 foot setback minus the proposed 79.34-foot building setback from the property line).

Parcel Description:

- Parcel Number and Acreage: 087-021-32, 20.609 acres
- Agricultural District: No
- Land Use Designation: RR = Rural Residential
- Zoning: LA-40 (Limited Agriculture, 40 Acres).
- No Choice Soils

Discussion:

A site visit was conducted on August 21, 2018 to review the placement of the single family dwelling.

Staff Findings:

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. There are other 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;*

- a. The proposed structure is located to reasonably minimize the potential negative impacts on the adjacent agriculturally zoned land.***

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 topography of the applicants property provides a buffer from the adjacent agriculturally zoned parcel, as the building site is on a upslope. The applicants property also has a vegetative buffer in the form of trees and shrubs downslope from the building site, adjacent to the agriculturally zoned property.***

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).*

- a. The adjacent agriculturally zoned parcel (APN: 046-21-35) is 9.86 acres and 270 feet wide. There is approximately 5.00 acres that is undeveloped, with only 0.3 acres of choice soils. Due to the above facts, it is unlikely that a commercial low or high intensive farming operation will occur.***

If the Agricultural Commission approves the Fox's request for relief from the agricultural setback for the construction of a single family dwelling, no less than 79.4 feet from the north property line (APN 046-021-35)

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: ADM18-0183/James and Amy Fox
Administrative Relief from Agricultural Setback
Assessor's Parcel Number: 087-021-32
Mark Millard, Senior Planner

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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.

Étiquettes d'adresse Easy Peel®

08702131

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1682 GALLINGER CT
FOLSOM, CA 95630

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VAROZZA DANIEL C
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SHINGLE SPRINGS, CA 95682

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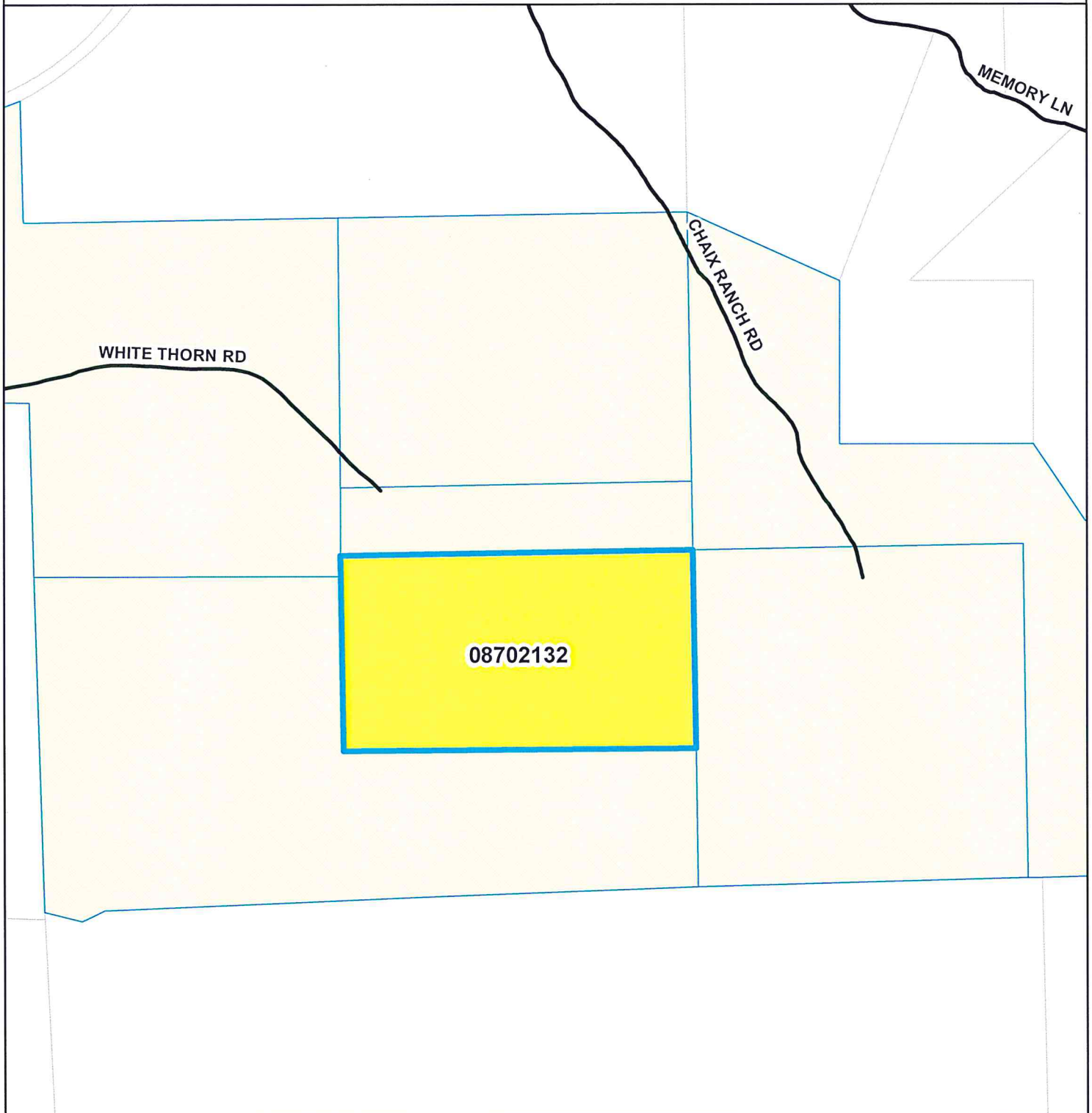
FOX JAMES R
1281 MOCCASIN TRL
PLACERVILLE, CA 95667

08702136

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

FOX

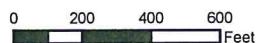
Notification



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MAP PREPARED BY: Frank Bruijn DATE: August 21, 2018
PROJECT ID: 0073516a
EL DORADO COUNTY SURVEYOR G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-8731



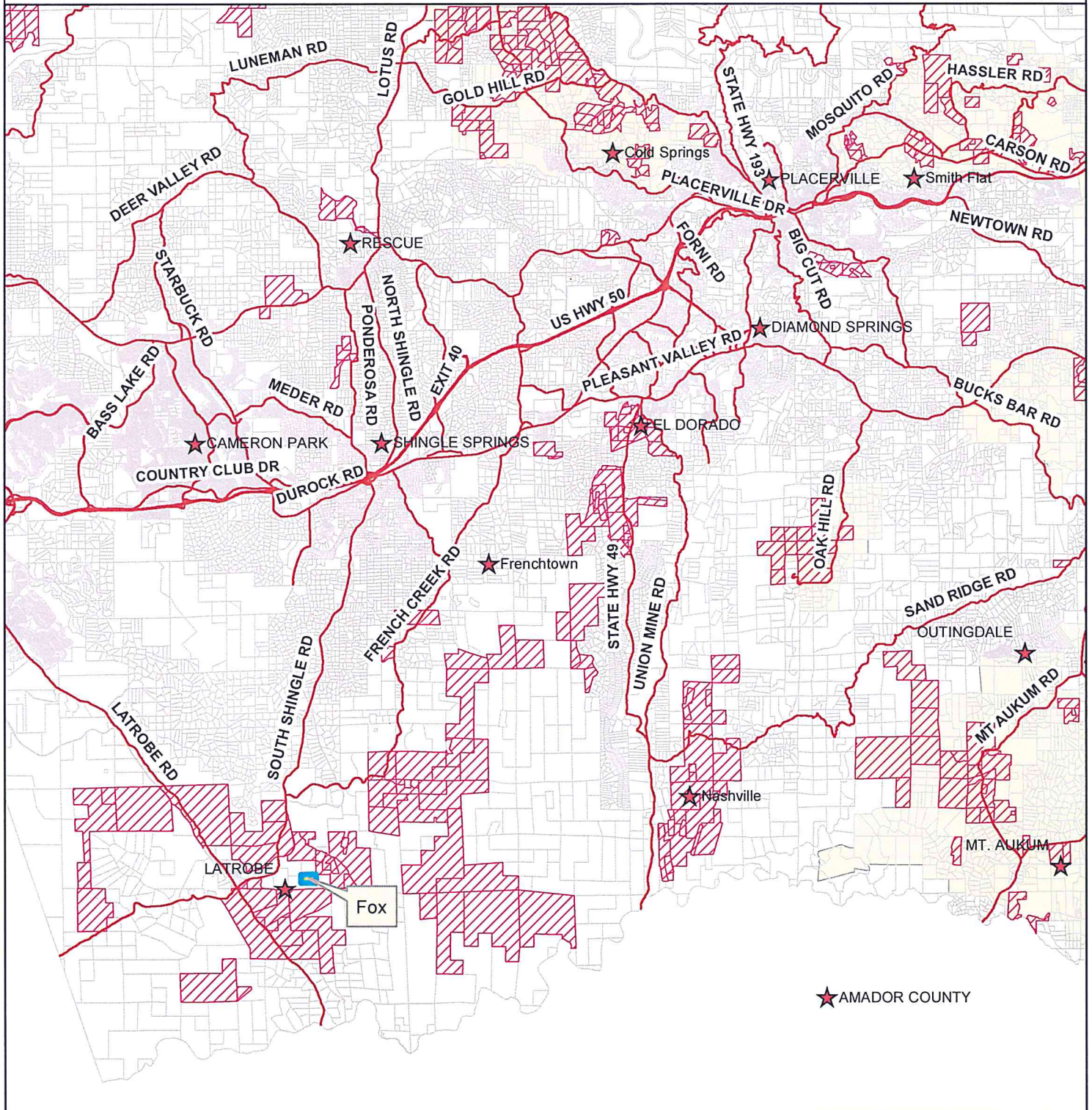
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El Dorado County Agricultural Commission

FOX

Proximity to Agricultural District



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MAP PREPARED BY: Frank Bruijn DATE: August 21, 2018
PROJECT ID: 007316p

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

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

0 1 2 3 4 Miles

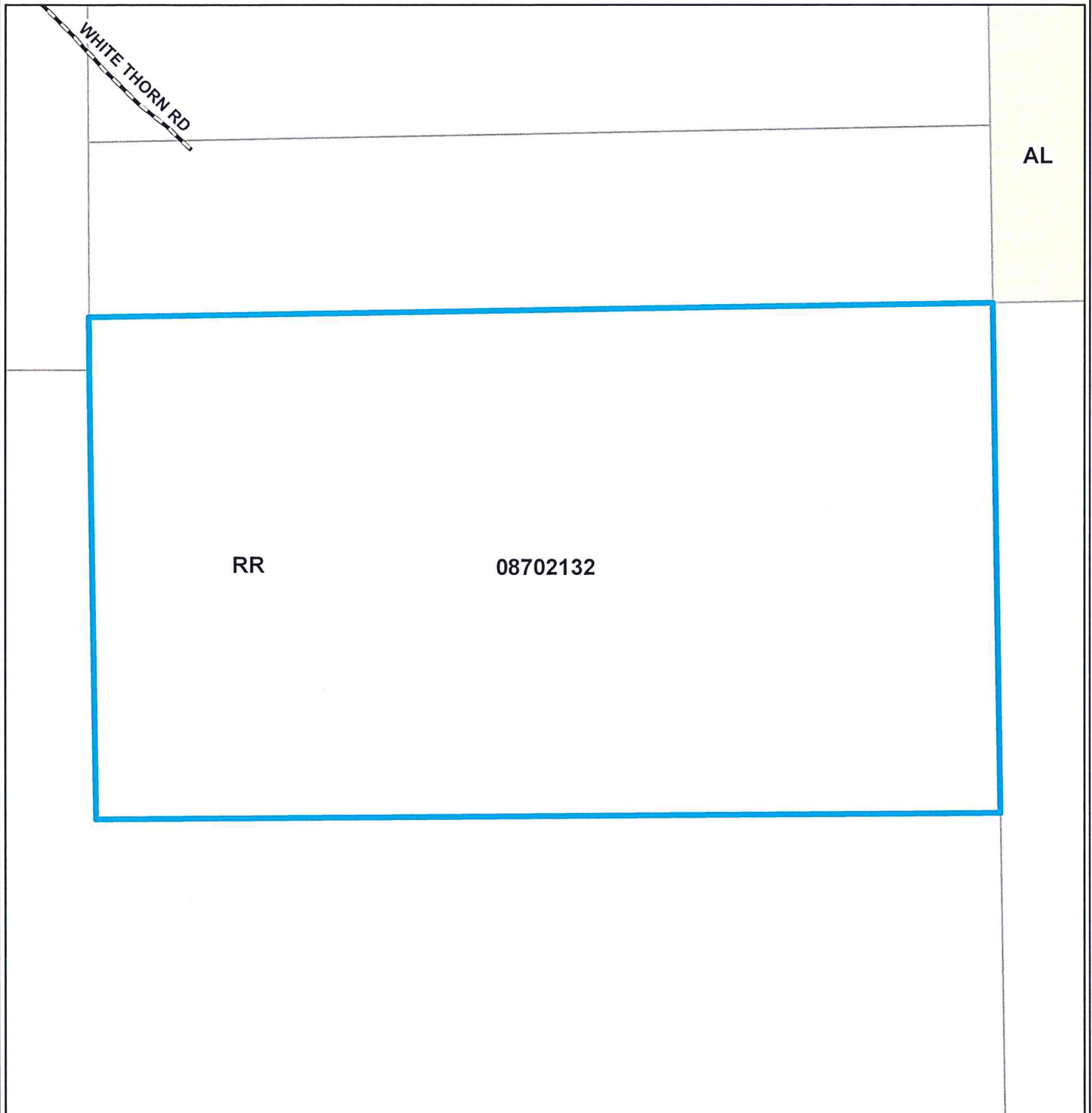
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El Dorado County Agricultural Commission

FOX

Land Use 7-10-2018



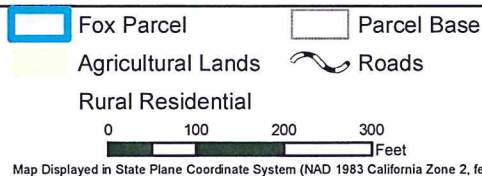
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MAP PREPARED BY: Frank Brugn DATE: August 21, 2018

PROJECT ID: 0073516L

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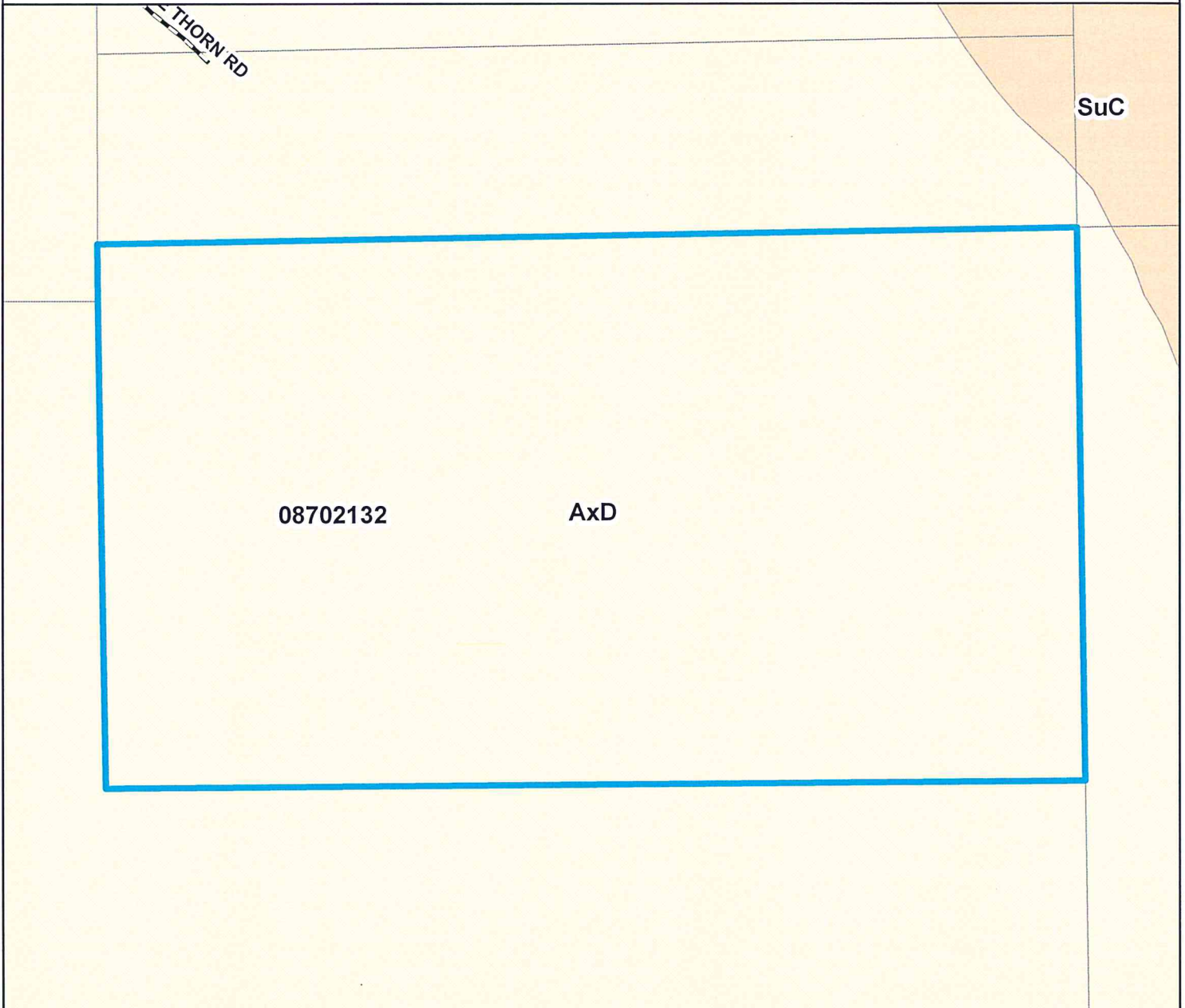


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El Dorado County Agricultural Commission

FOX Soils








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MAP PREPARED BY: Frank Kruijn DATE: August 21, 2018

PROJECT ID: 00755164

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

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



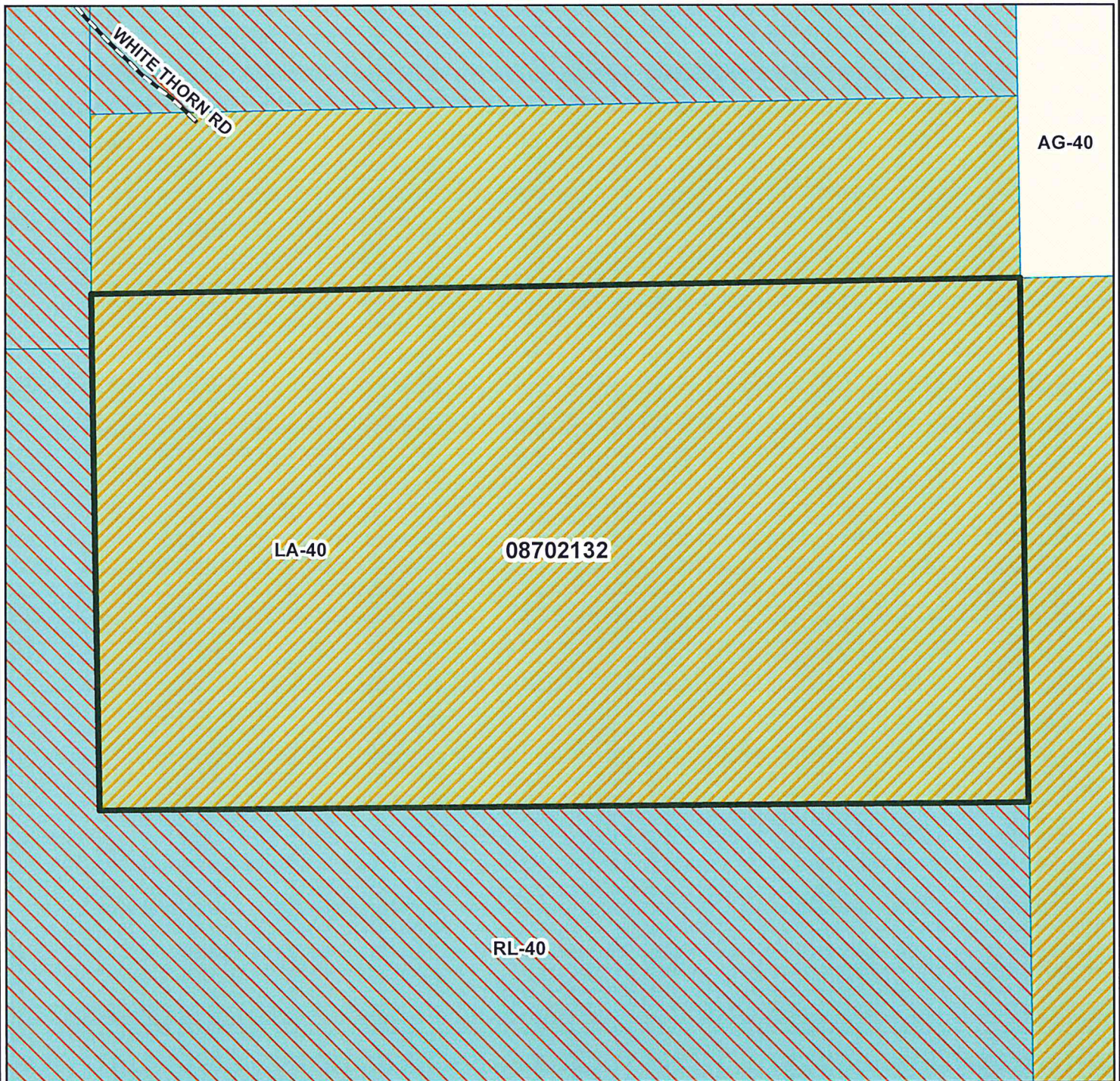
0 100 200 Feet

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

El Dorado County Agricultural Commission

FOX

Zoning 7-10-2017



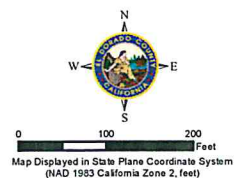
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MAP PREPARED BY: Frank Bruijn DATE: August 21, 2018
PROJECT ID: 007516z

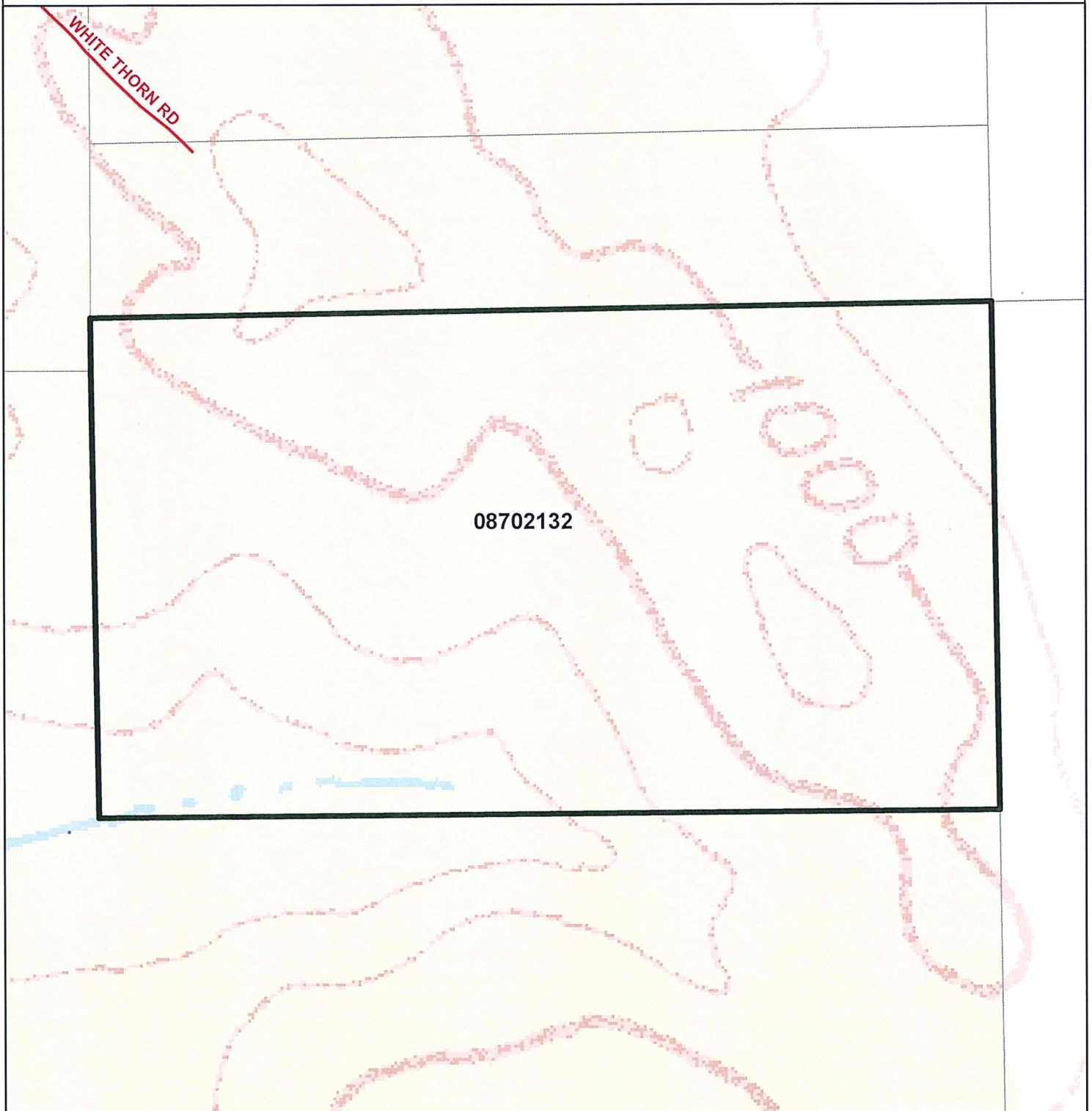
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- Fox Parcel
- AG-40 = Agricultural Grazing 40 Acres
- LA-40 = Limited Agriculture 40 Acres
- RL-40 = Rural Land 40 Acres
- Parcel Base
- Roads



El Dorado County Agricultural Commission

FOX Topography



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MAP PREPARED BY: Frank Bruijs DATE: August 21, 2018

PROJECT ID: 00735161

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Legend



Fox Parcel



Parcels



Roads

0 100 200 300 Feet

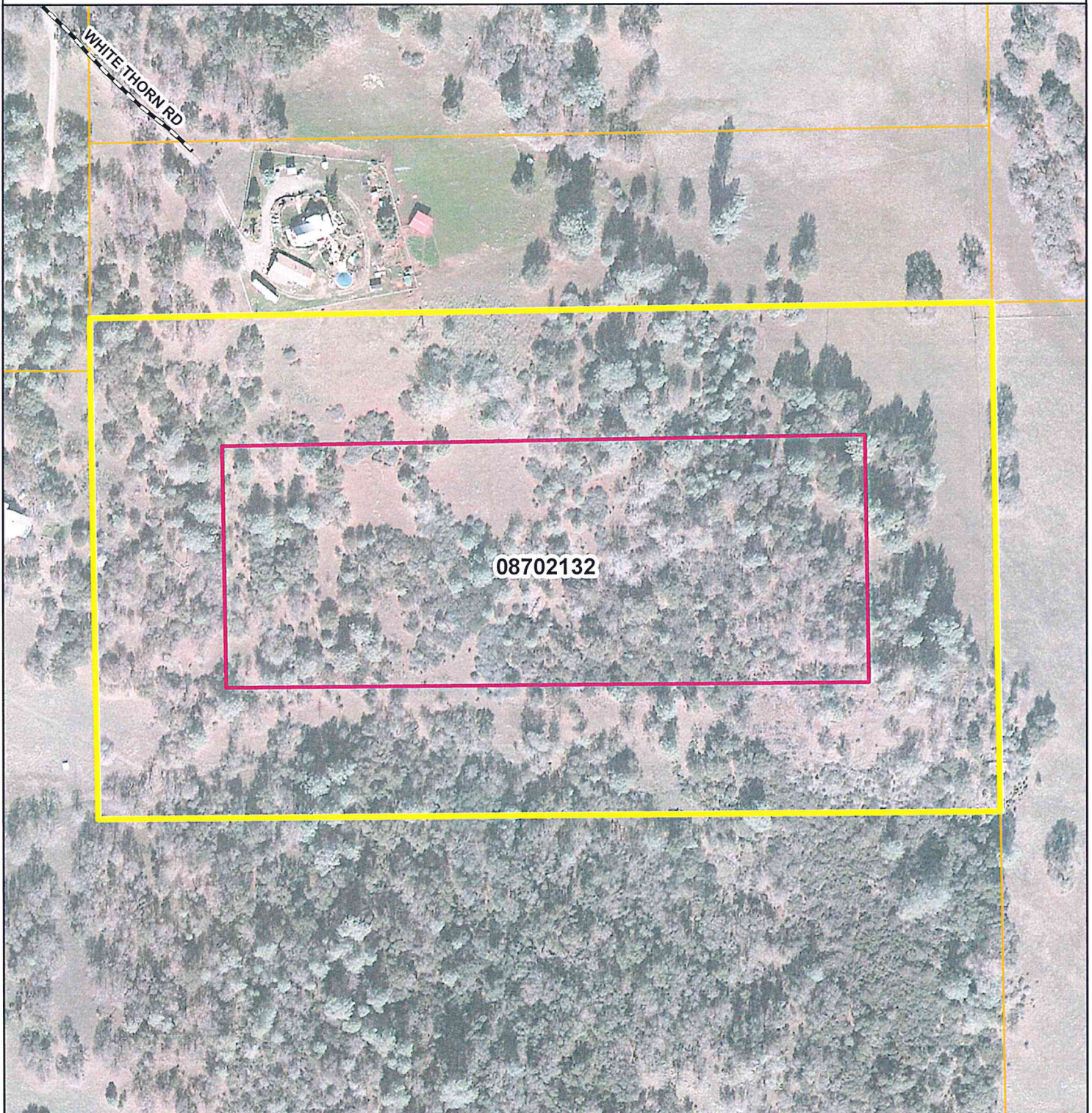
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El Dorado County Agricultural Commission

FOX

Aerials: 2011



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MAP PREPARED BY: Frank Bruijn DATE: August 21, 2018

PROJECT ID: 00735164

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Legend

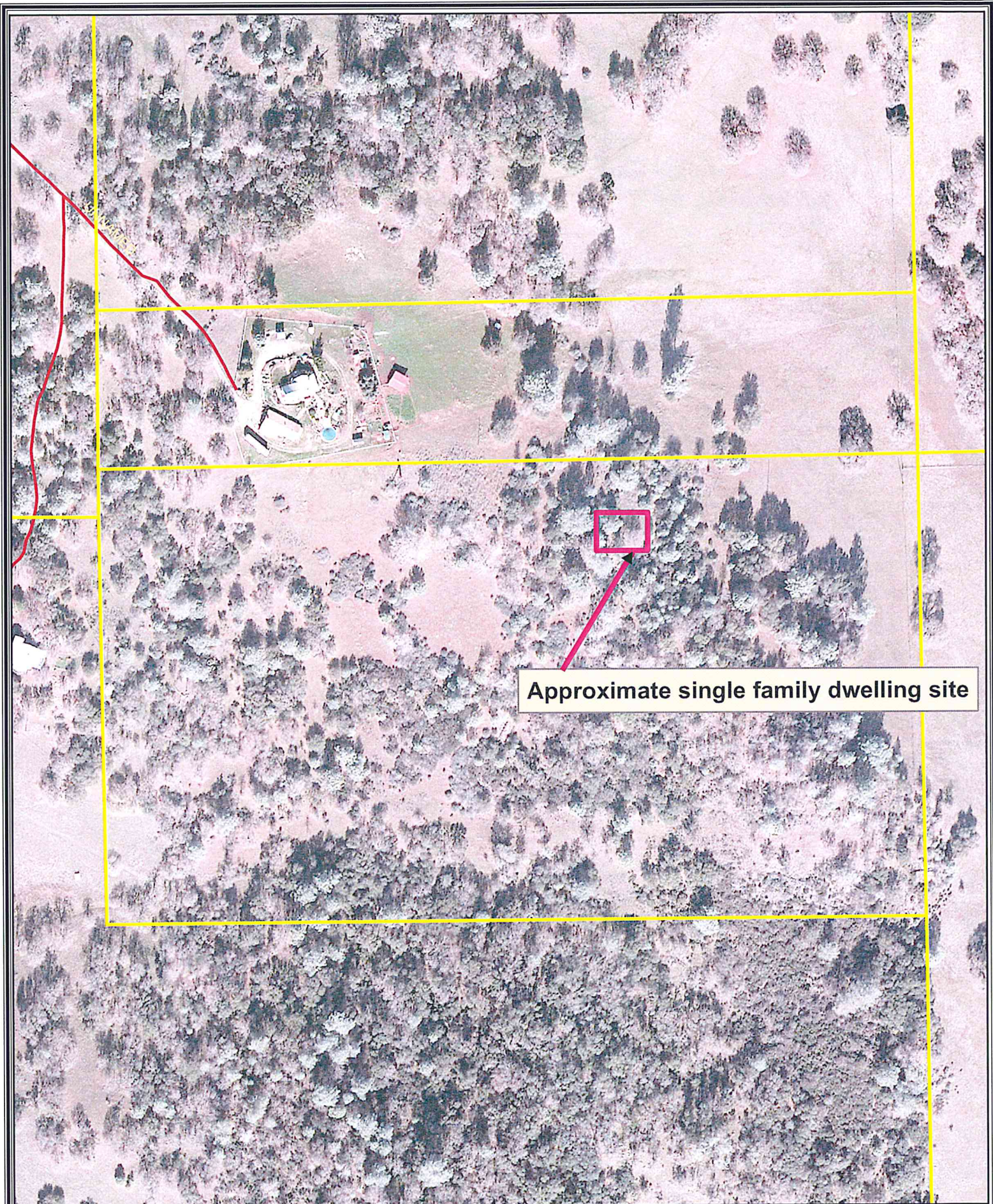
-  Fox Parcel
-  Parcel Base
-  200ft Setback
-  Roads

0 100 200 300 Feet

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



El Dorado County Agricultural Commission



Approximate single family dwelling site

0 125 250 500 Feet

Fox



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BY DORADO COUNTY DEPARTMENT OF AGRICULTURE PHONE (520) 633-5520