



Agricultural Commission Staff Report

Date: November 8, 2018, 2018
To: El Dorado County Agricultural Commission
From: LeeAnne Mila; Deputy Agricultural Commissioner
Subject: **ADM18-0267/Visman Ag Setback Relief**
Administrative Relief from Agricultural Setback
Assessor's Parcel Number: 048-080-34-100

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 new single family dwelling. The proposed building site is fifty feet (50') from the property line of the adjacent Planned Agriculture-20 acre zoned parcel (PA-20) to the west (APN: 048-080-62-100). The applicant's parcel, identified by APN 048-080-34-100 consists of 18.36 acres and is located on the west side of High Hill Road approximately 300 feet west of the intersection with Michaelangelo Lane (Supervisor District: 3).

Parcel Description:

- Parcel Number and Acreage: 048-080-34, 18.36 Acres
- Agricultural District: Yes
- Land Use Designation: AL = Agricultural Lands
- Zoning: PA-20 (Planned Agriculture, 20 Acres).
- Soil Type:
 - Choice Soils: All soils on this property are choice soils.

Discussion:

A site visit was conducted on November 1, 2018 to review the placement of the single family dwelling.

Staff Recommendation:

Staff recommends APPROVAL of the Visman's request for relief from the agricultural setback for the construction of a single family dwelling, no less than fifty feet (50') from the property line of the adjacent Planned Agriculture-20 acre zoned parcel (PA-20) to the west (APN: 048-080-62-100), 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.***

This parcel is made up of 100% choice soils and is densely planted with well established perennial tree crops. The placement of the house limits the loss of agricultural crops on the applicants parcel.

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 location of the new construction has been located to reasonably minimize the impacts on adjacent agriculture and the applicants existing crops.***

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 adjacent crop land is buffered from the dwelling by two farm roads and an irrigation ditch. The topography of the applicants parcel places the proposed dwelling on an upslope from the ditch, which has tree and shrub vegetation along the side. All of these factors provide natural buffering reasonably minimizing potential negative impacts on neighboring agricultural operations.***

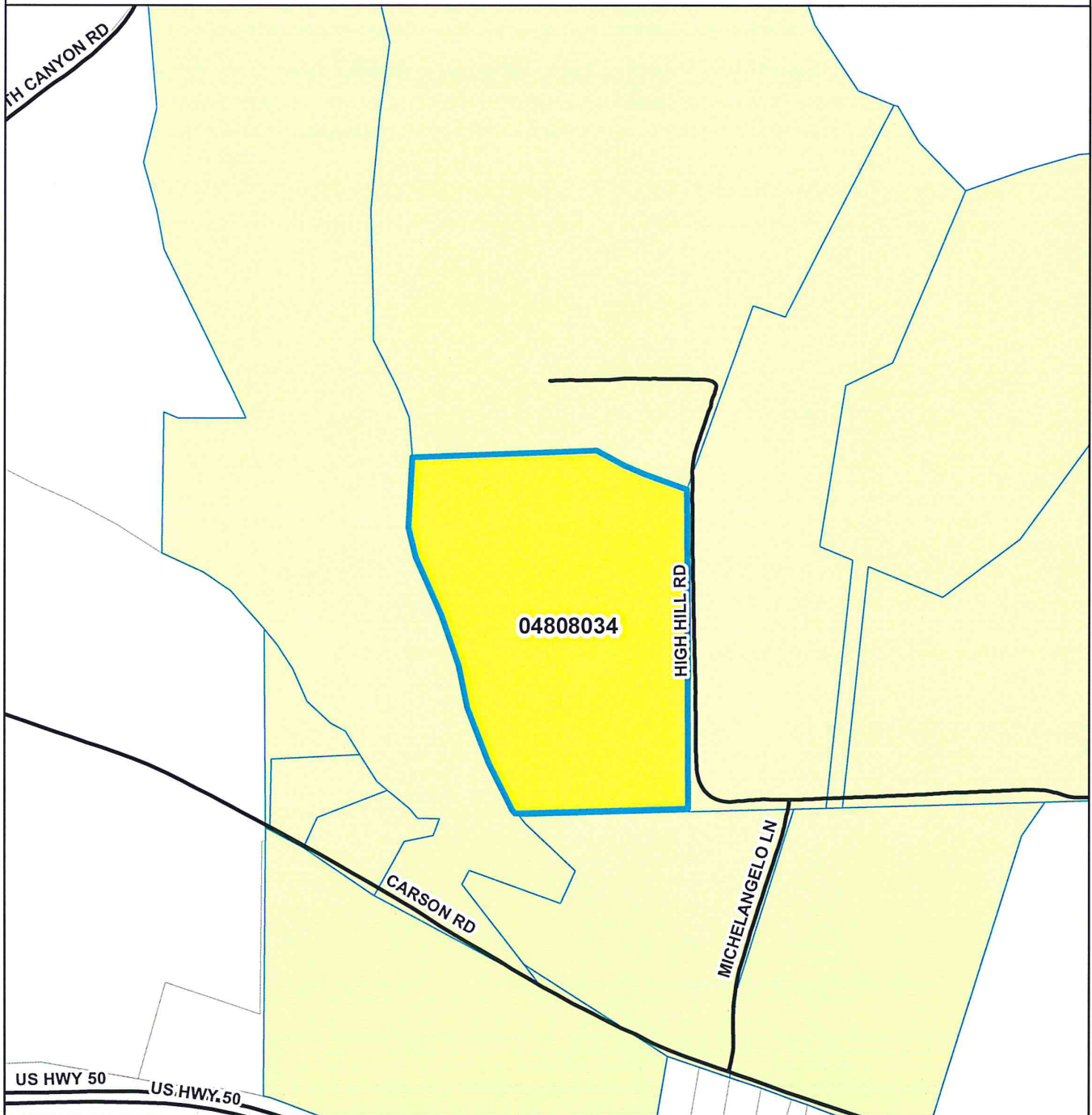
4. *There is currently no agricultural activity on the agriculturally zoned parcel adjacent to the subject parcel and the Commission determines that the conversion to a low or high intensive farming operation is not likely to take place*

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.

VISMAN Notification



DISCLAIMER

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MAP PREPARED BY: Frank Bruijs DATE: October 30, 2018
PROJECT ID: 6075916
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

COUNTY OF EL DORADO



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 **November 14, 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: ADM18-0267/Visman Ag Setback Relief
Administrative Relief from Agricultural Setback
Assessor's Parcel Number: 048-080-34-100 Planner Emma Carrico

Planning Request and Project Description:

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Note: Applicant's request stated a relief request of a total of approximately 150-foot (Required 200 foot setback minus the proposed 50-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.



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04816042
BUSH PAUL HANNAFORD TR
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CARDANINI LINDA TR
P O BOX 587
CAMINO, CA 95709

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GREENLEE TRAVIS S TR
17822 N JAVELINA DR
SURPRISE, AZ 85374

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54 WAWONA ST
SAN FRANCISCO, CA 94127

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04809004
BUSH RICHARD H & LESLIE H TR
PO BOX 783
CAMINO, CA 95709

04809011
CRADANINI MICHAEL R TR
P O BOX 2205
PLACERVILLE, CA 95667

04808009
HERNANDEZ RICK A
2957 CARSON RD
PLACERVILLE, CA 95667

04816017
MORGAN CATHRYN M TR
3041 CARSON RD
PLACERVILLE, CA 95667

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CARDANINI ANGELO TR
PO BOX 966
CAMINO, CA 95709

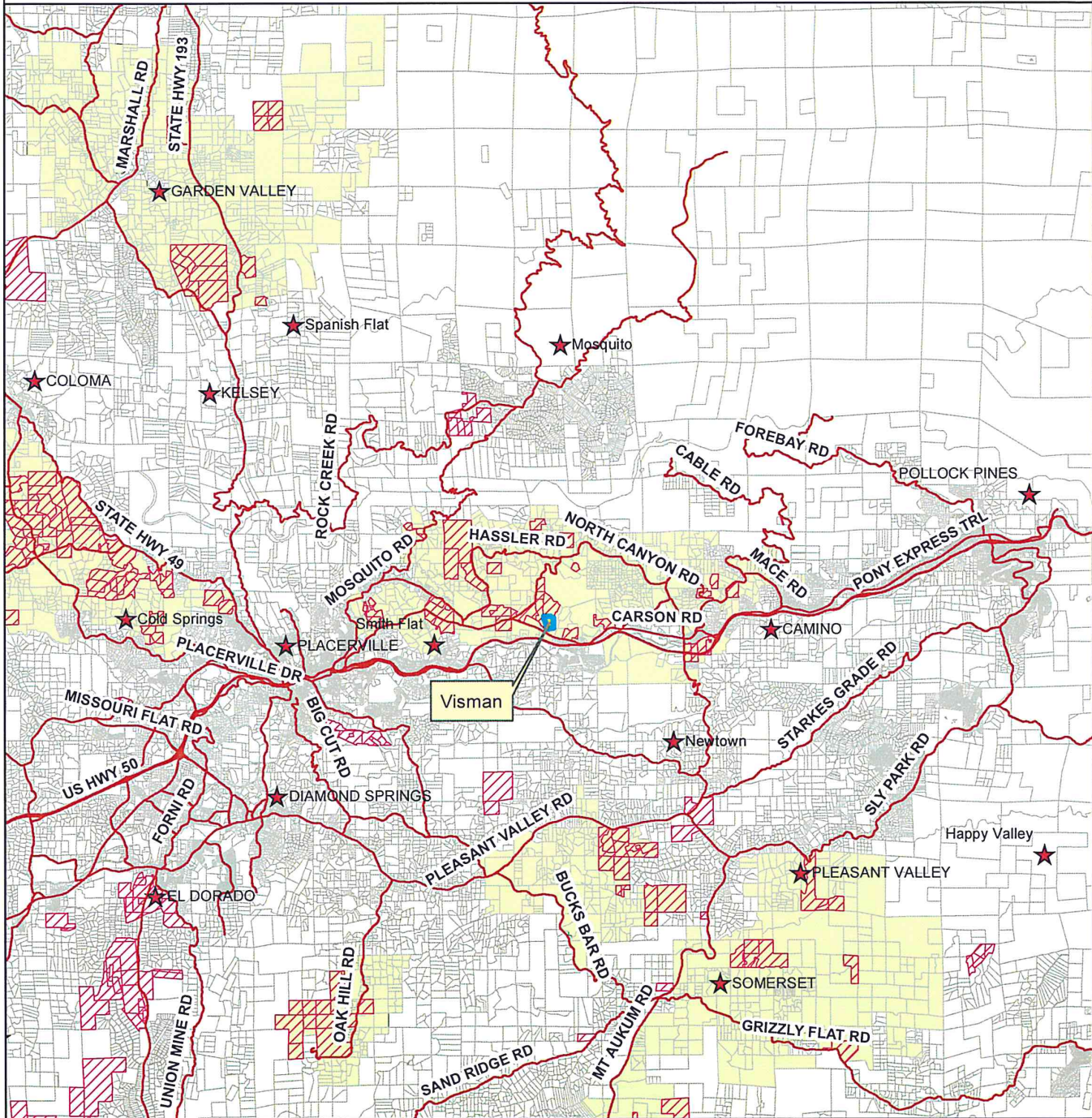
04808062
GANESH VINEYARDS LLC
4825 MASSEY LN
FAIR OAKS, CA 95628

04816021
MCGEE MICHAEL G TR
3131 CARSON RD
PLACERVILLE, CA 95667

04808034
VISMAN BRAD DOUGLAS TR
2952 CARSON RD
PLACERVILLE, CA 95667

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Proximity to Agricultural District

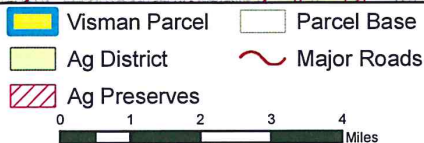


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MAP PREPARED BY: Frank Bruijn DATE: October 30, 2018
PROJECT ID: 007391p

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-6311 FAX (530) 626-8731



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



El Dorado County Agricultural Commission

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Zoning 7-10-2017



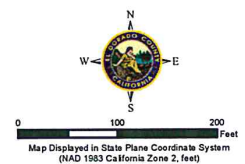
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MAP PREPARED BY: Frank Bruijn DATE: October 30, 2018
PROJECT ID: 0073591z

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
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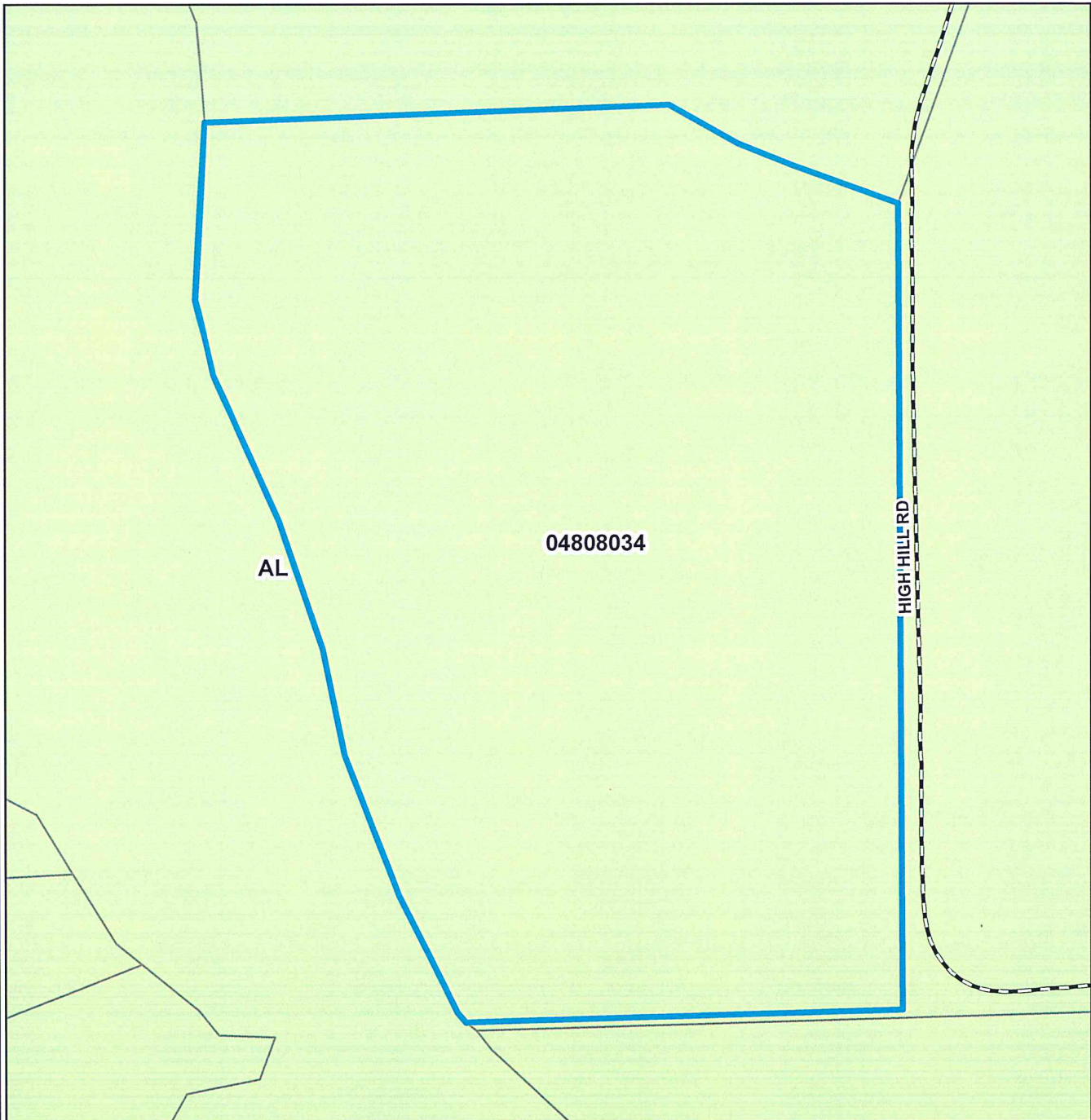
- Visman Parcel
- PA-20 = Planned Agriculture 20 Acres
- TPZ = Timber Preserve
- Parcel Base
- Roads



El Dorado County Agricultural Commission

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Land Use 7-10-2018



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MAP PREPARED BY: Frank Bruijn DATE: October 30, 2018

PROJECT ID: 0073591L

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

PHONE (530) 621-6511 FAX (530) 626-8721

 Visman Parcel
 Parcel Base
 Agricultural Lands
 Roads

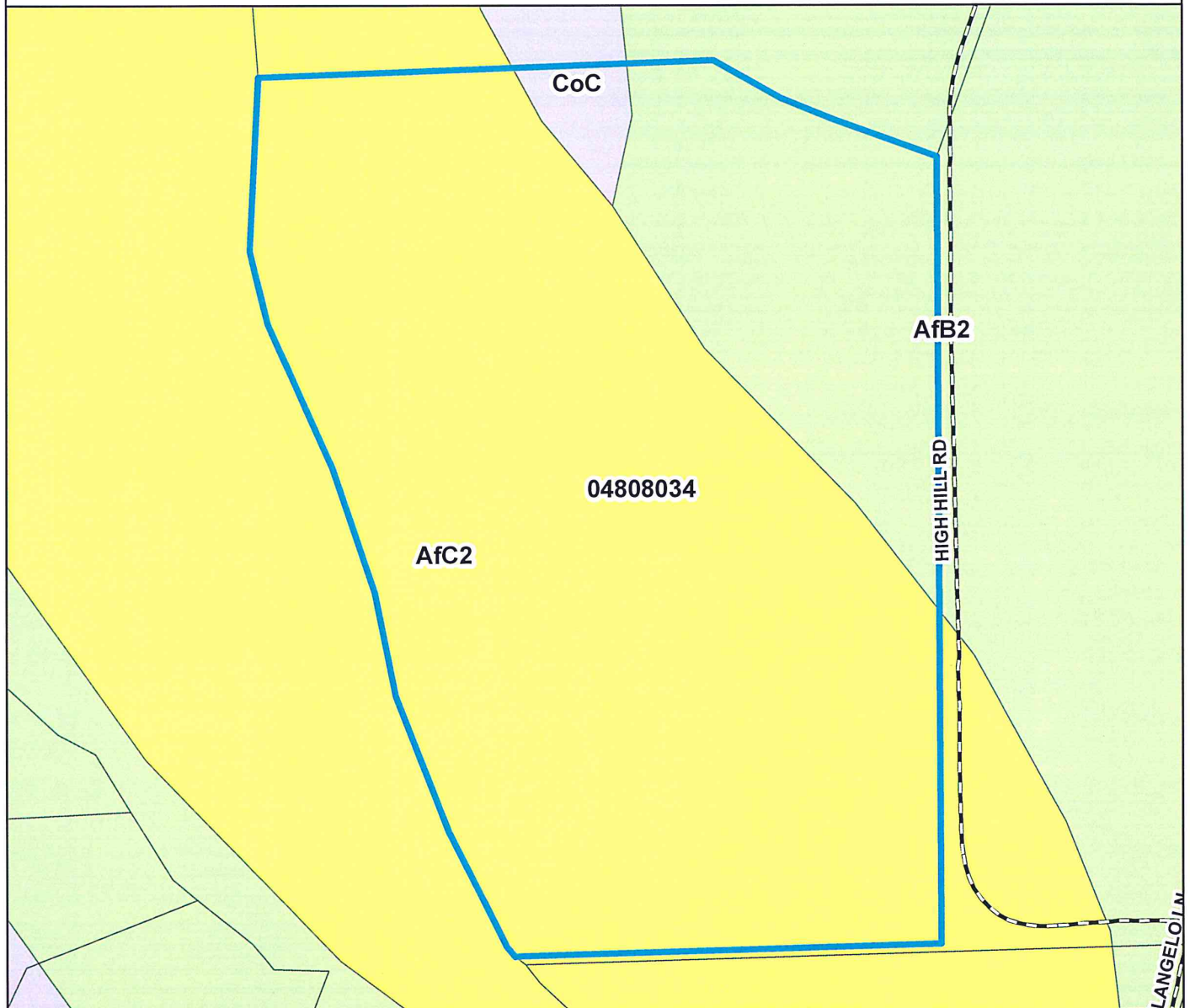
0 100 200 Feet

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



El Dorado County Agricultural Commission

VISMAN Soils









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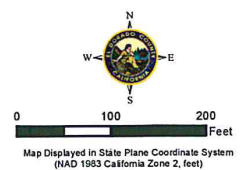
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MAP PREPARED BY: Frank Bruijn DATE: October 30, 2018

PROJECT ID: 0073591x

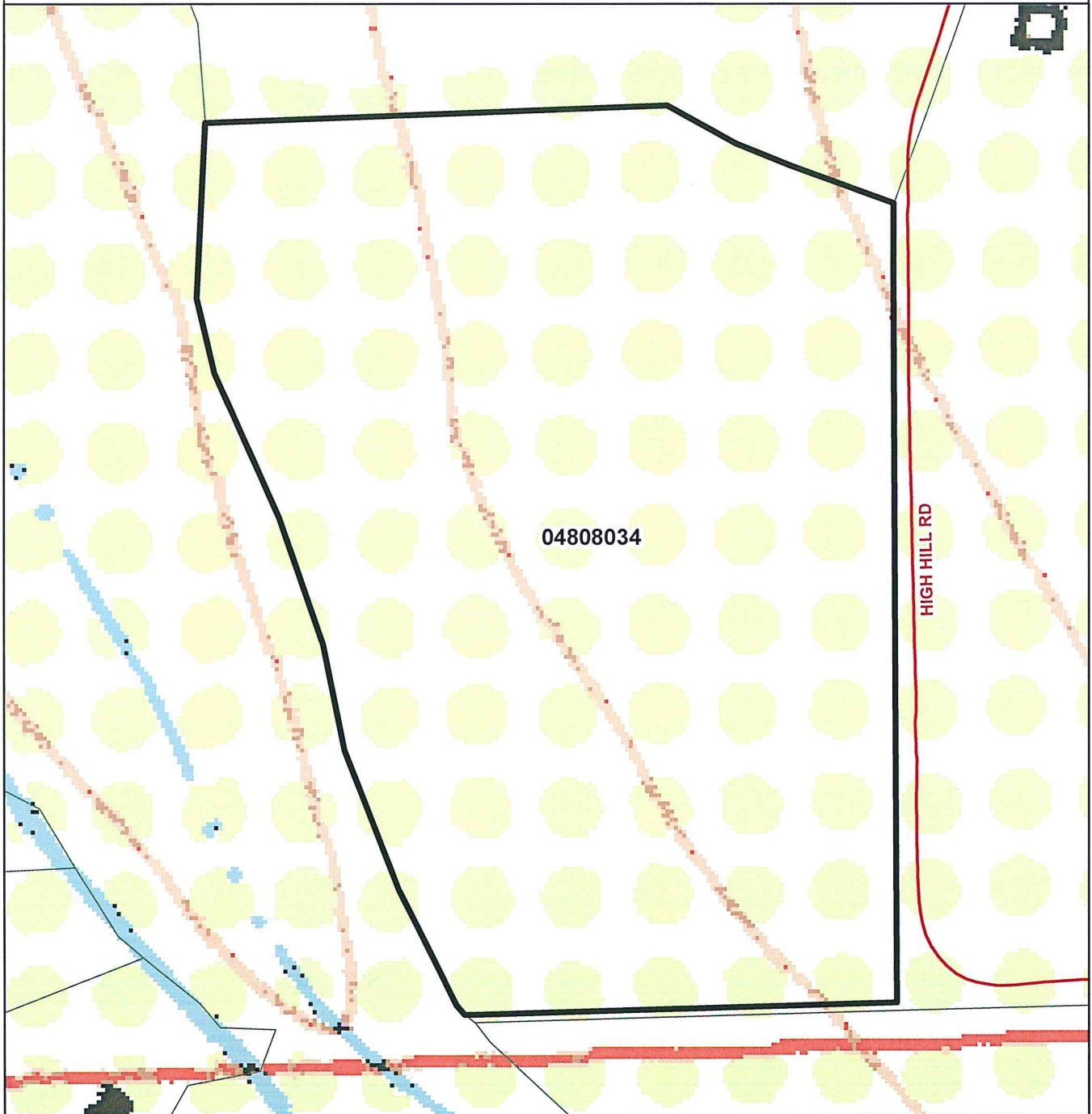
EL DORADO COUNTY SURVEYOR & L.S. DIVISION
PHONE (530) 621-6311 FAX (530) 626-8731

-  Visman Parcel
-  Afb2 -AIKEN LOAM, 3 TO 9 PERCENT SLOPES, ERODED
-  Afc2 -AIKEN LOAM, 9 TO 15 PERCENT SLOPES, ERODED
-  CoC -COHASSET COBBLY LOAM, 3 TO 15 PERCENT SLOPES
-  Parcel Base
-  Roads



El Dorado County Agricultural Commission

VISMAN Topography



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MAP PREPARED BY: Frank Bruijs DATE: October 30, 2018

PROJECT ID: 00735914

EL DORADO COUNTY SURVEYOR, G.L.S. DIVISION
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Legend



Visman Parcel



Parcels



Roads

0 100 200 300 Feet

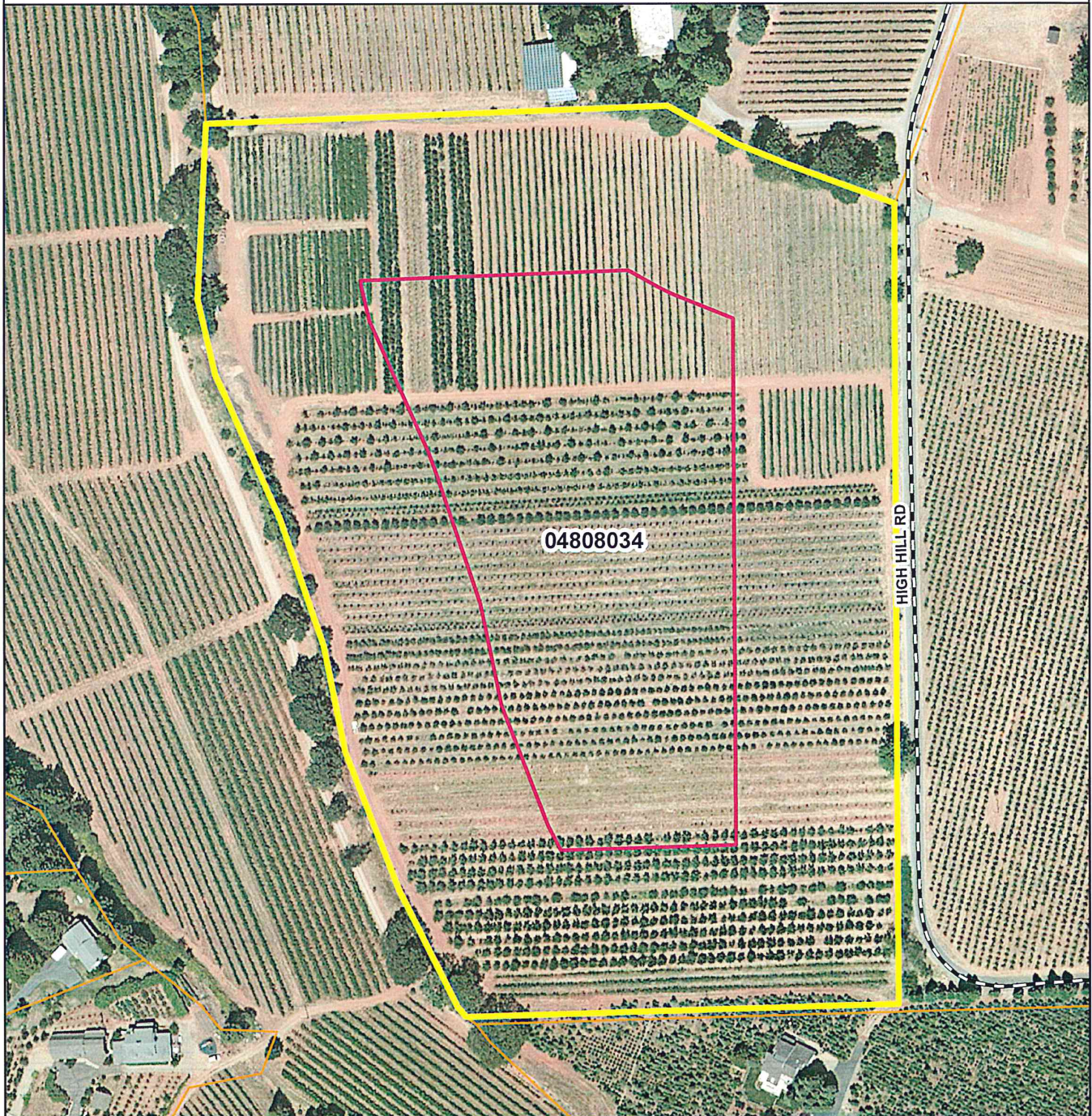
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El Dorado County Agricultural Commission

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Aerials: 2011



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MAP PREPARED BY: Frank Bruijn DATE: October 30, 2018

PROJECT ID: 0073591a

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (930) 621-6511 FAX (930) 626-4791

Legend

- Visman Parcel
- Parcel Base
- 200ft Setback
- Roads

0 100 200 Feet

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



El Dorado County Agricultural Commission

