



Agricultural Commission Staff Report

Date: January 3, 2019
To: El Dorado County Agricultural Commission
From: LeeAnne Mila; Deputy Agricultural Commissioner
Subject: **ADM18-0319/Cordellos Ag Setback Relief
Administrative Relief from Agricultural Setback
Assessor's Parcel Number: 089-120-28-100**

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 conversion of a manufactured dwelling from a temporary hardship to a permanent single family dwelling. The proposed building site is one hundred feet (100') from the property line of the adjacent Limited Agriculture-20 acre zoned parcel (LA-20) to the west (APN: 089-120-16-100). The applicant's parcel, identified by APN 089-120-28-100 consists of 11.17 acres and is located on the south side of Gold Hill Road approximately 1000 feet west of the intersection with Goldorado Road (Supervisor District: 4).

Parcel Description:

- Parcel Number and Acreage: 089-120-28, 11.17 Acres
- Agricultural District: No
- Land Use Designation: RR = Rural Residential
- Zoning: RE-5 (Residential Estate, 5 Acres).
- Soil Type: No choice soils

Discussion:

A site visit was conducted on December 20, 2018 to review the placement of the single family dwelling.

Staff Recommendation:

Staff recommends APPROVAL of the Cordellos request for conversion of a manufactured dwelling from a temporary hardship to a permanent single family dwelling that is approximately 100 feet from the adjacent LA-10 zoned property to the west (APN: 089-120-16-100), 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. **Existing developments and topography of this parcel limits 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 current structure was built in 1986 and has been utilized as a temporary hardship single family dwelling continually to date. Conversion of the existing dwelling to a permanent single family dwelling limits the impact additional construction would have on the LA-10 zoned land to the west. The dwelling is congregated with all of the accessory structures.**
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. **Conversion of the current temporary hardship home into a single family dwelling limits the impacts to the adjacent agriculturally zoned land that would be associated with further development on the property. Rancho vista lane provides a buffer between the two parcels.**
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 **January 9, 2019**. 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: ADM18-0319/Cordellos Ag Setback Relief
Administrative Relief from Agricultural Setback
Assessor's Parcel Number: 089-120-28-100 Emma Carrico Planner

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Note: Applicant's request stated a relief request of a total of approximately 100-feet (Required 200 foot setback minus the proposed 100-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.

ACKLEY ROBERT LLOYD TR
5201 GOLD HILL RD
PLACERVILLE, CA 95667

CAPONE FRANK G TR
3041 MORTARA CIR
PLACERVILLE, CA 95667

CORDELLOS JAMES P
5258 GOLD HILL RD
PLACERVILLE, CA 95667

CRAW CAROL
1550 IRON POINT RD APT 1822
FOLSOM, CA 95630

HOFFMAN ESTHER M
5250 GOLD HILL RD
PLACERVILLE, CA 95667

GARAMENDI ANNA R
1408 AKASHIC DR
PLACERVILLE, CA 95667

ZIZEK STEVEN
3160 CATAWBA DR
CAMERON PARK, CA 95682

MOFFITT THOMAS K TR
4759 FELDSPAR LN
PLACERVILLE, CA 95667

HARTMAN CLAYTON R
4771 FELDSPAR LN
PLACERVILLE, CA 95667

STOECKER EDDIE
1430 AKASHIC DR
PLACERVILLE, CA 95667

HARRIMAN JAY
1536 AKASHIC DR
PLACERVILLE, CA 95667

ALEXANIAN ARA A
PO BOX 4876
CARMEL BY THE SEA, CA 93921

UDVARDY MONICA L
1944 BLAIRMORE RD
LEXINGTON, KY 40502

HARRIMAN JAY R
1536 AKASHIC DR
PLACERVILLE, CA 95667

GLENN RICHARD EUGENE TR
1320 RANCHO VISTA LN
PLACERVILLE, CA 95667

MURPHY THOMAS TR
1655 SCOTTSDALE RD
PLACERVILLE, CA 95667

MURPHY THOMAS TR
1655 SCOTTSDALE RD
PLACERVILLE, CA 95667

JUNG BETTY W SURV TR
2021 CARLTON LN
PLACERVILLE, CA 95667

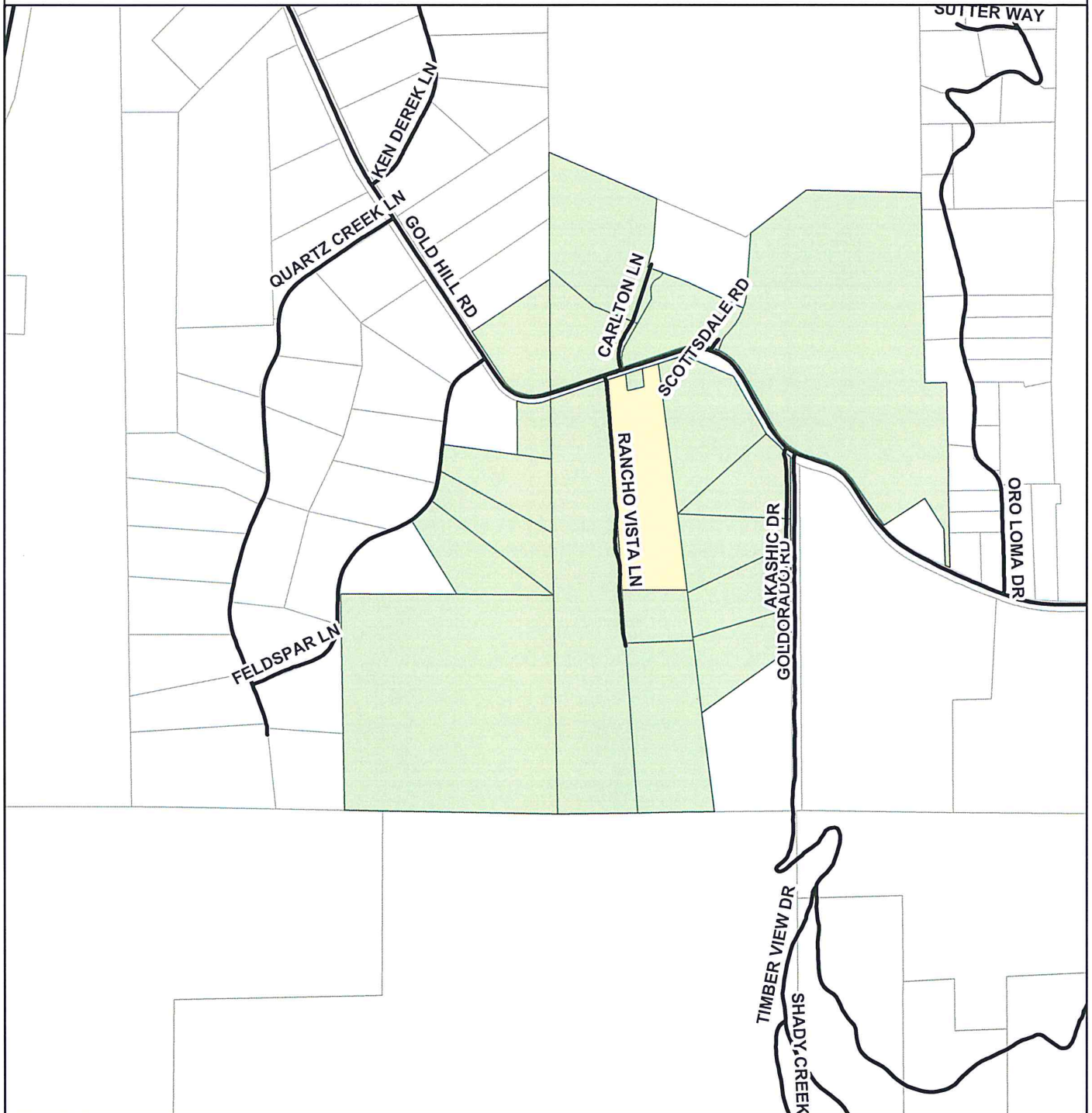
OERTWIG MICHAEL F TR
2010 CARLTON LN
PLACERVILLE, CA 95667

HARRISON DAVID LEE
2040 CARLTON LN
PLACERVILLE, CA 95667

MURPHY TIMOTHY P TR
5230 GOLD HILL RD
PLACERVILLE, CA 95667

Cordellos

Notification



DISCLAIMER

THIS DEPICTION WAS COMPILED FROM UNVERIFIED PUBLIC AND PRIVATE SOURCES AND IS ILLUSTRATIVE ONLY. NO REPRESENTATION IS MADE AS TO ACCURACY OF THIS INFORMATION. PARCEL BOUNDARIES ARE PARTICULARLY UNRELIABLE. USERS MAKE USE OF THIS DEPICTION AT THEIR OWN RISK.

MAP PREPARED BY: LeeAnne Mills DATE: December 21, 2018
PROJECT ID: Cordellos_n
EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-4731



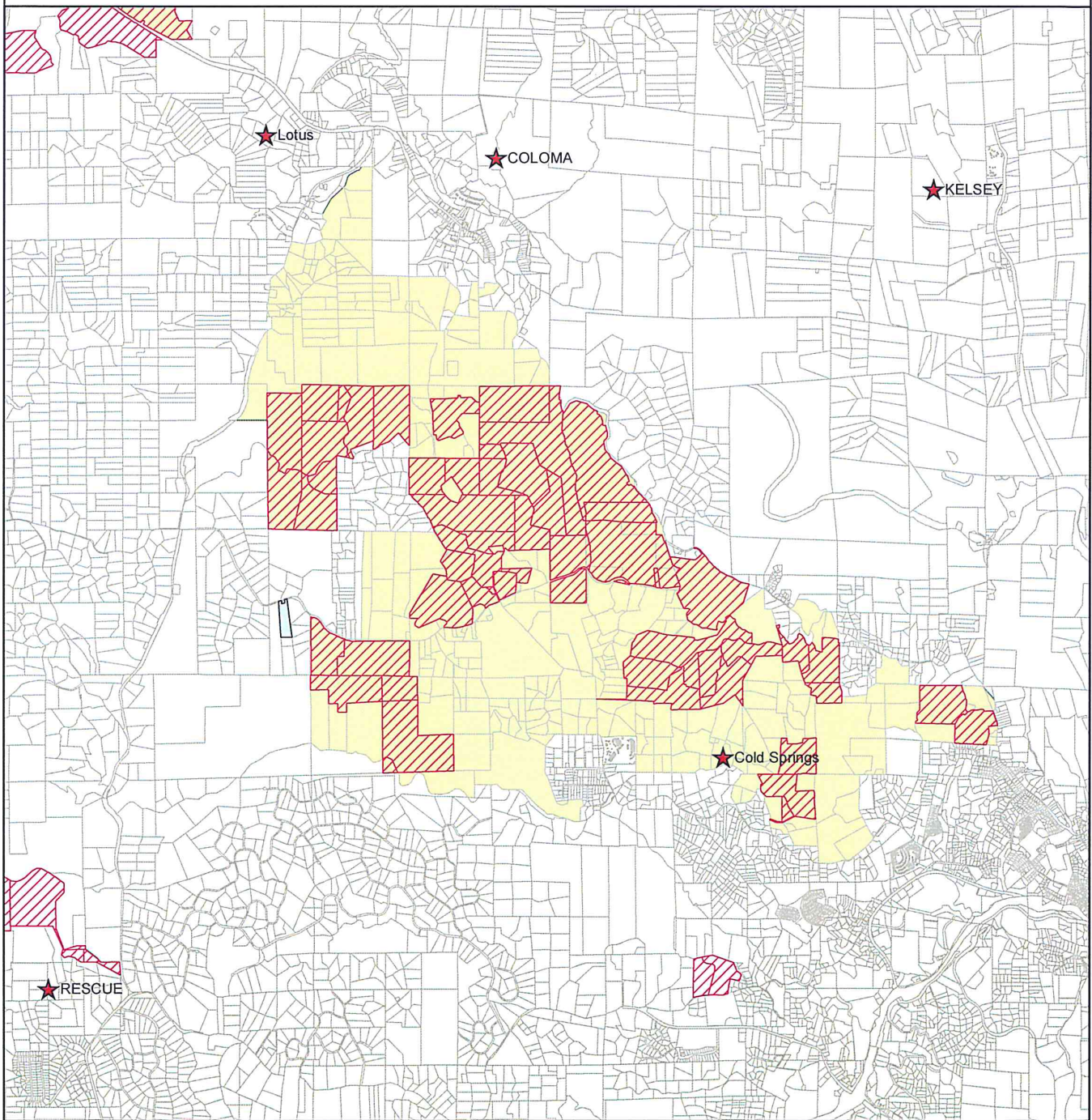
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

Cordellos

Proximity to Agricultural District



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MAP PREPARED BY: LeeAnne Mita DATE: December 21, 2018
PROJECT ID: Cordellos_p

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

Cordellos
 Ag Preserves
 Ag District
 Parcel Base

0 1 Miles

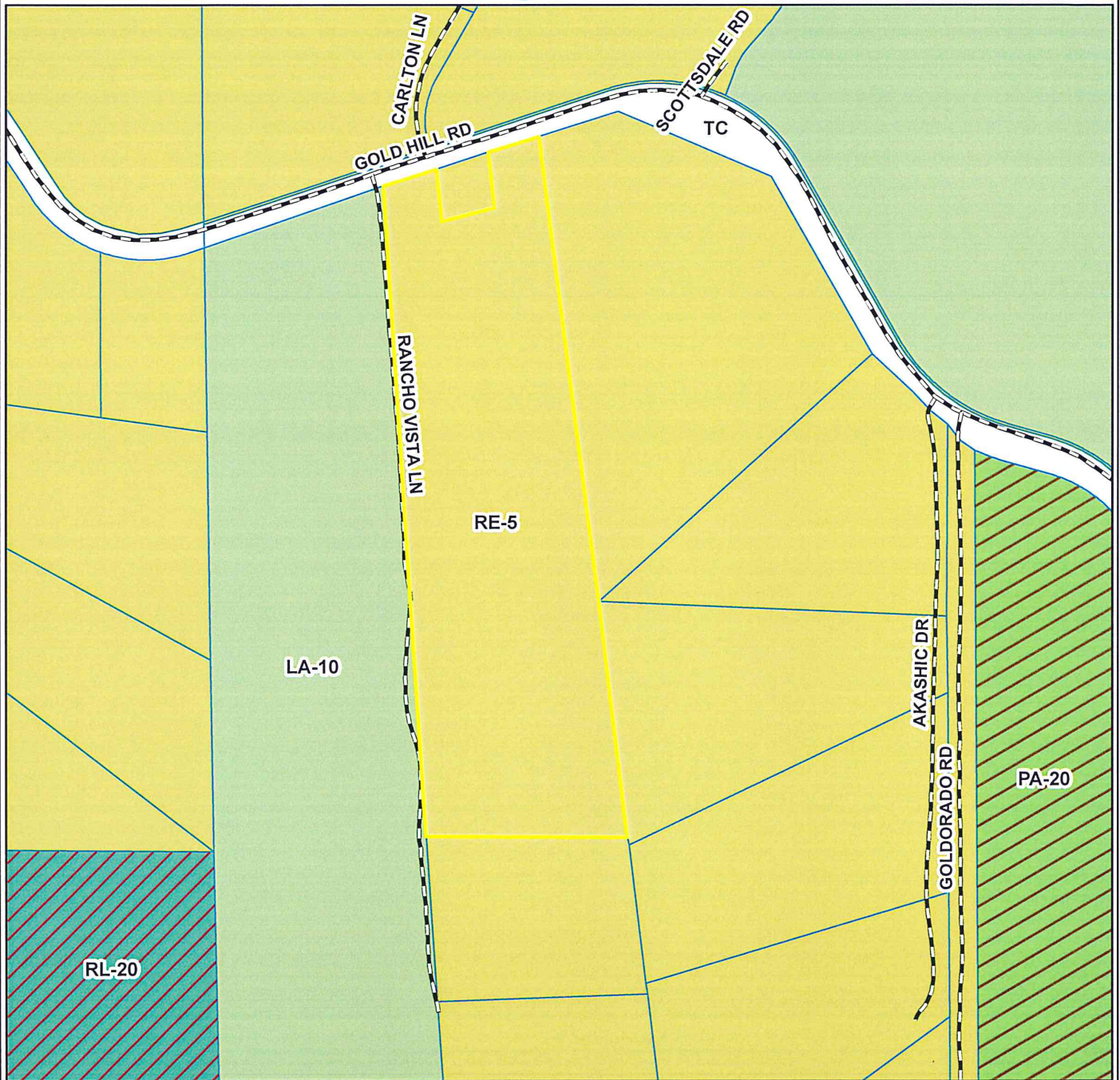
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

Cordellos

Zoning 7-10-2017



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MAP PREPARED BY: LeeAnne Mills DATE: December 21, 2018
PROJECT ID: projJackson_e

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (959) 621-6511 FAX (959) 626-4731



Roads

Parcel Base

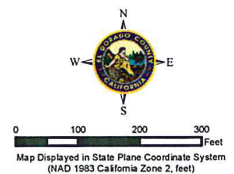
LA-10 = Limited Agriculture 10 Acres

PA-20 = Planned Agriculture 20 Acres

RE-5 = Residential Estate 5 Acres

RL-20 = Rural Land 20 Acres

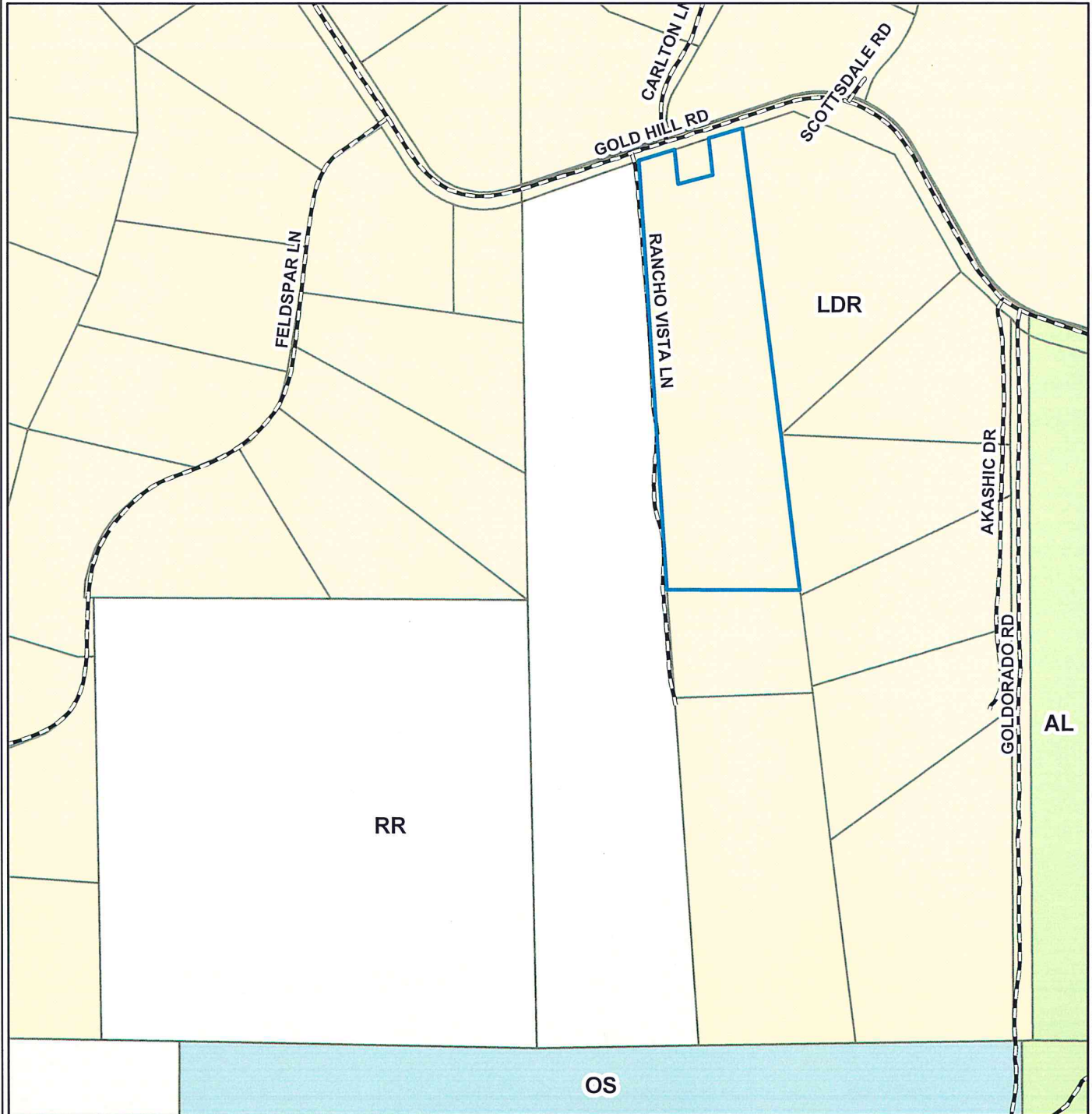
TC = Transportation Corridor



El Dorado County Agricultural Commission

Cordellos

Land Use 7-10-2018



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MAP PREPARED BY: Lee Anne Mills DATE: December 21, 2018

PROJECT ID: Cordellos_L

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

- Agricultural Lands
- Low Density Residential
- Open Space
- Parcel Base
- Cordellos
- Roads
- Rural Residential

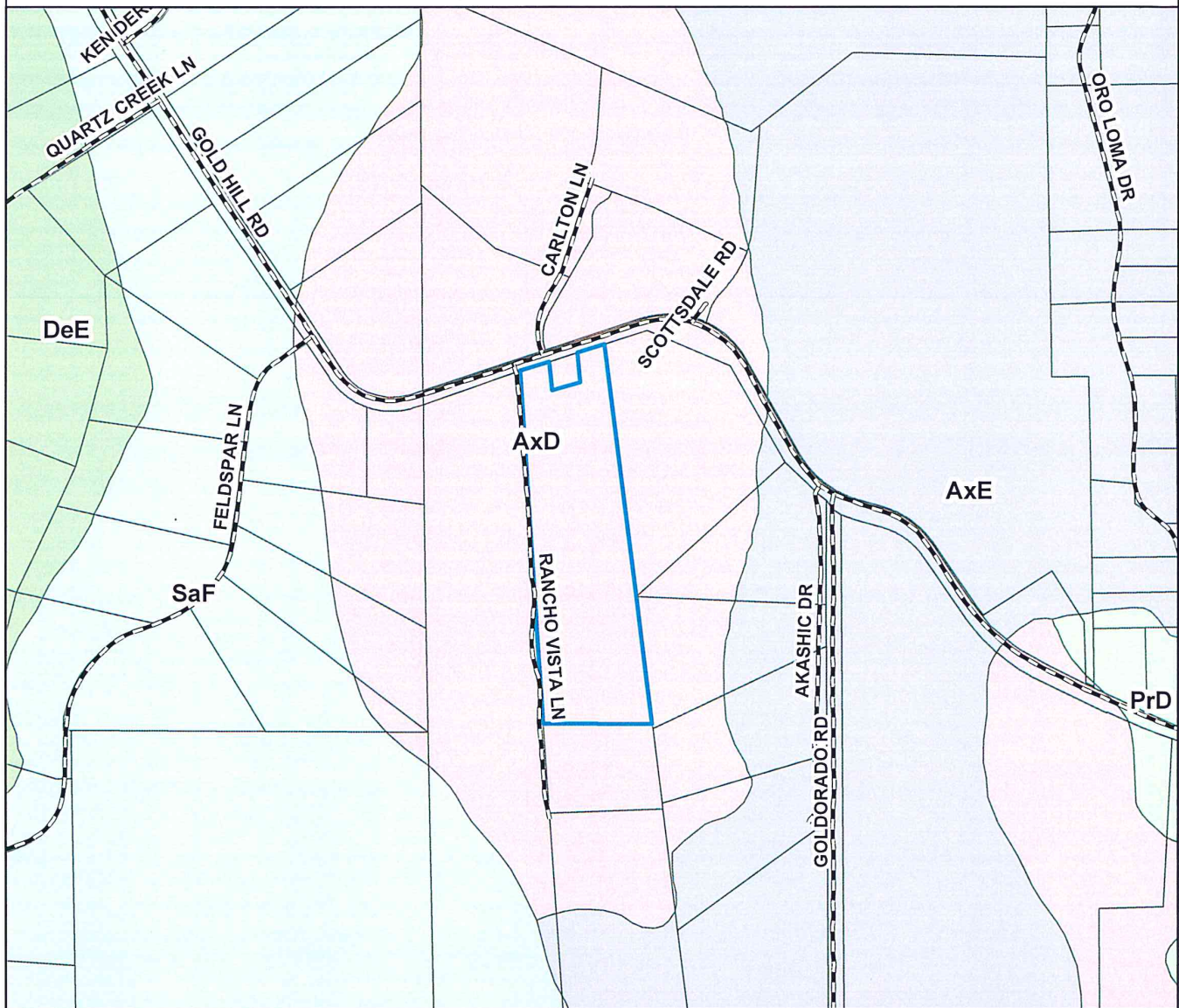
0 100 200 300 400 Feet

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



El Dorado County Agricultural Commission

Cordellos Soils



- Cordellos
- Parcel Base
- Roads
- Auburn very rocky silt loam, 2 to 30 percent slopes
- Auburn very rocky silt loam, 30 to 50 percent slopes
- Boomer very rocky loam, 30 to 50 percent slopes
- Delapiedra very rocky loam, 3 to 50 percent slopes
- Placer diggings
- Serpentine rock land

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MAP PREPARED BY: LeeAnne Mila DATE: December 21, 2018

PROJECT ID: Cordellos

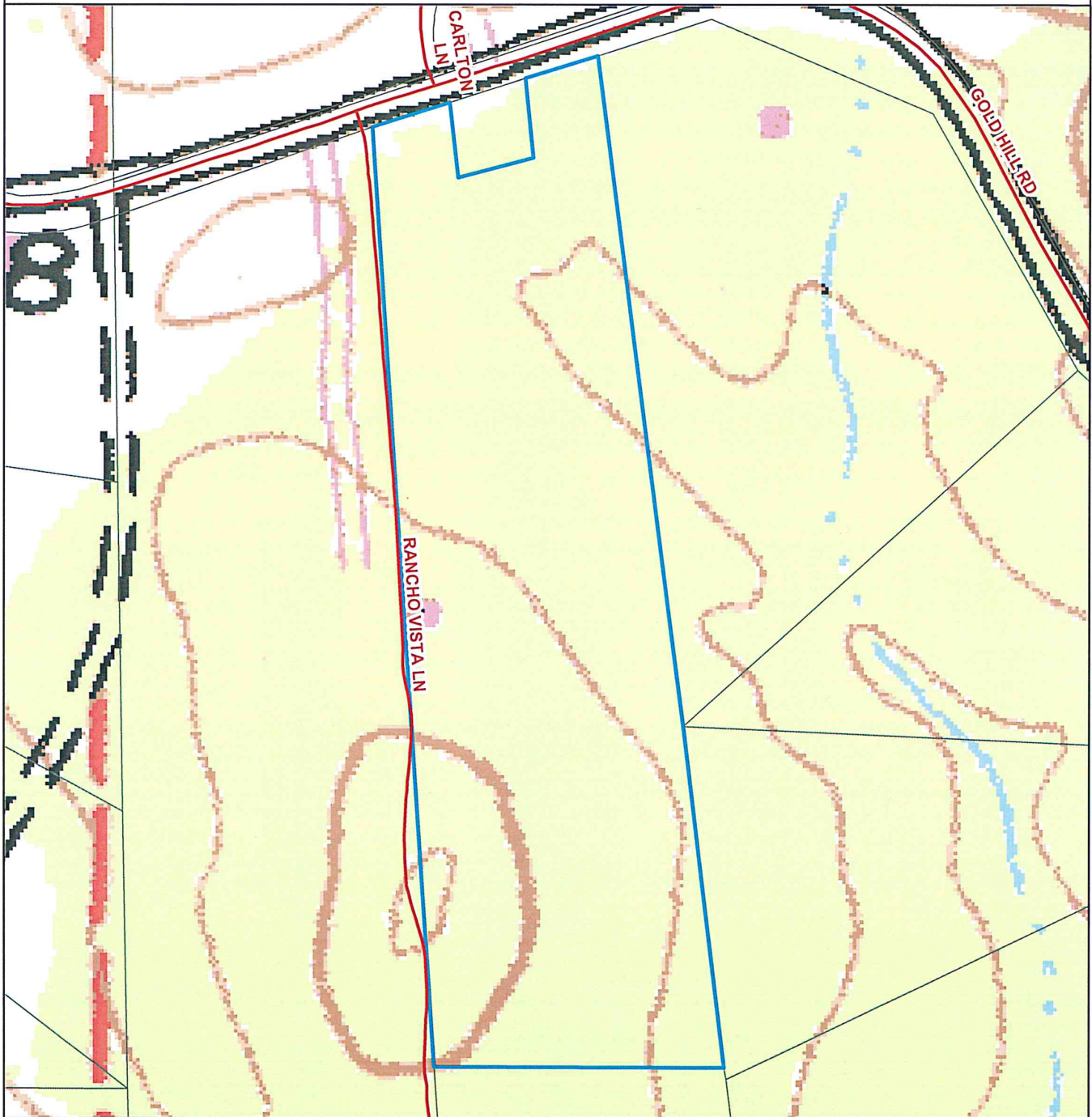
EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-4731



0 100 200 300 400 500 600 Feet
Map Displayed in State Plane Coordinate System
(NAD 1983 California Zone 2, feet)

El Dorado County Agricultural Commission

Cordellos Topography



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MAP PREPARED BY: LeeAnne Mills DATE: December 21, 2018

PROJECT ID: Cordellos_1

EL DORADO COUNTY SURVEYOR G.I.S. DIVISION
PHONE (530) 621-4511 FAX (530) 626-4721

Legend

Parcels Cordellos Roads

0 100 200 300 Feet

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



El Dorado County Agricultural Commission

Cordellos

Aerials: 2011



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MAP PREPARED BY: LeeAnne Mills DATE: December 21, 2018

PROJECT ID: Jackson_a

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

Legend

- Parcel Base
- Cordellos
- Roads

0 100 200 Feet

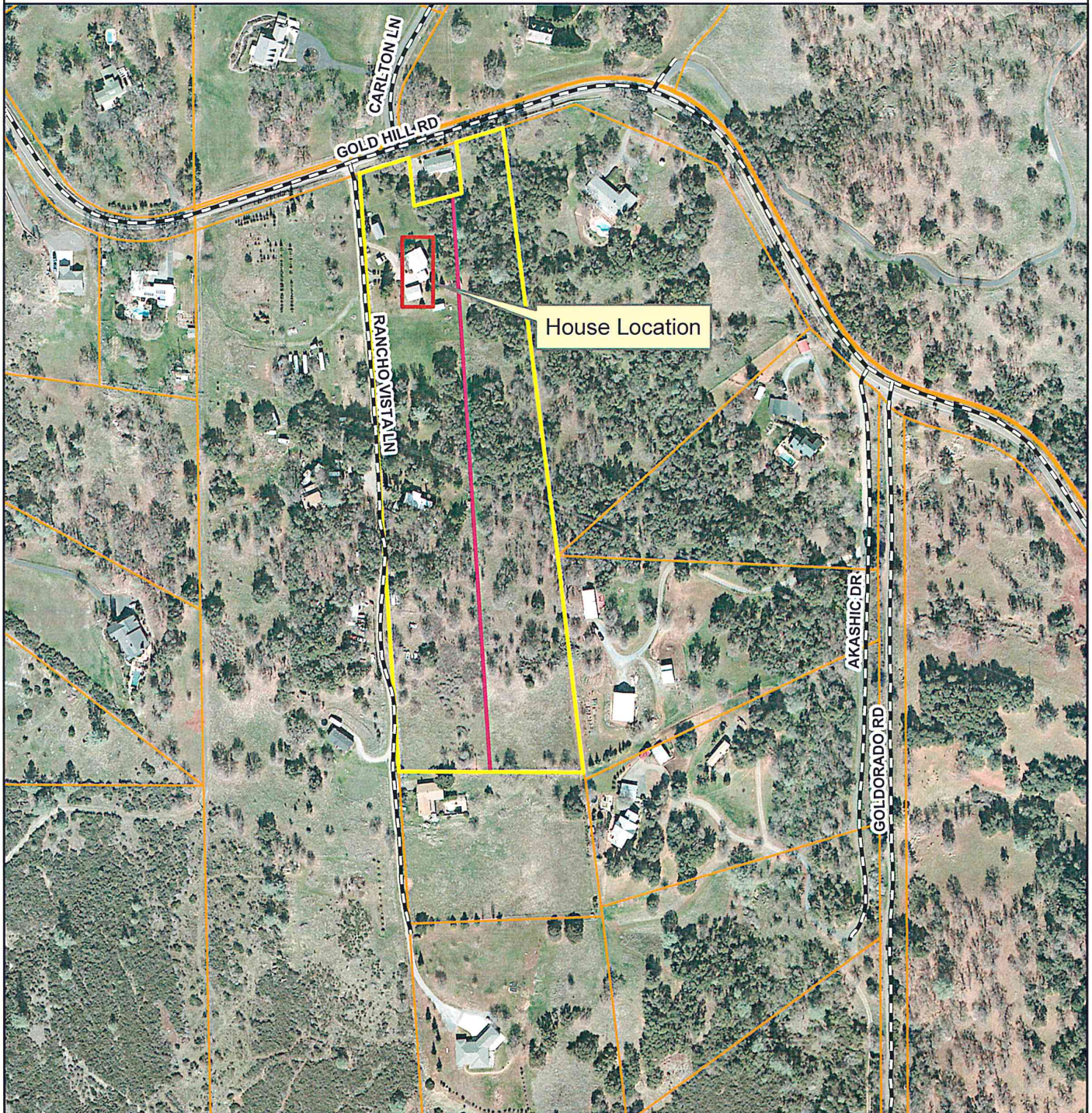
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

Cordellos

Aerials: 2011



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MAP PREPARED BY: LeeAnne Mills DATE: December 21, 2018

PROJECT ID: Jackson_s

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

Legend

- Parcel Base
- 200 Ft. Setback
- Cordellos
- Roads

0 100 200 300
Feet

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



El Dorado County Agricultural Commission