



Agricultural Commission Staff Report

Date: March 7, 2019

To: El Dorado County Agricultural Commission

From: LeeAnne Mila; Deputy Agricultural Commissioner

Subject: **ADM18-0197/Evans AG Setback Reduction
Administrative Relief from Agricultural Setback
Assessor's Parcel Number: 100-110-11**

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 an existing conversion of a garage to an accessory residential structure. According to the applicant, the proposed building site for the accessory residential structure is approximately 35 feet from the property line of the adjacent LA-20 and FR-160 zoned parcels to the North (APNs: 110-110-44, and 100-040-28 with FR-160 zone). Also, the proposed building site is approximately 34 feet from the property line of the adjacent LA-20 and PA-20 zoned parcels to the South (APNs: 100-110-10 and 100-110-04). The applicant's parcel, identified by APN 100-110-11, consists of 3.1 acres and is located on Cable Road (Supervisor District 3).

Parcel Description:

- Parcel Number and Acreage: 100-110-11, 3.10 Acres
- Agricultural District: Yes
- Land Use Designation: RR = Rural Residential
- Zoning: LA-20 (Limited Agriculture, 20 Acres).
- Soil Type: Cohasset loam, 15 to 30 percent slopes

Discussion:

A site visit was conducted on March 6, 2019 to review the placement of the swimming pool.

Staff Recommendation:

Staff recommends APPROVAL of the Evan's request is for an existing conversion of a garage to an accessory residential structure (utilizing the requested setbacks), 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 parcel is 120 feet at the widest portion. The entire parcel is within the 200 foot setback. There are no new building sites being requested.***
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 existing garage has a granny flat dwelling above the storage area. The conversion of the garage will not expand the footprint of the building site. The granny flat/garage will be converted to the main living structure and with the other dwelling on the parcel becoming the new granny flat. Utilizing the existing dwellings, on site for more than 10 years will minimize the impact to the adjacent agriculturally zoned 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 utilization of the current garage/granny flat structure will minimize the potential negative impacts on agriculture or timber production.***
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 **March 13, 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: ADM18-0197/Evans AG Setback Reduction Administrative Relief from
Agricultural Setback Assessor's Parcel Number: 100-110-11
Planner: Efren Sanchez, Assistant Planner**

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Note: Applicants' request stated a relief request of a total of 170 feet (Required 200 foot setback minus the proposed 30-foot building setback from property lines).

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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100 FORNI RD
PLACERVILLE, CA 95667

O HALLORAN MICHAEL E
2261 CABLE ROAD
CAMINO, CA 95709

MATHIS KENNETH
150 MORGAN RANCH CT
RENO, NV 89510

CHIOUSANO LEE A SURV TR
PO BOX 196
CAMINO, CA 95709

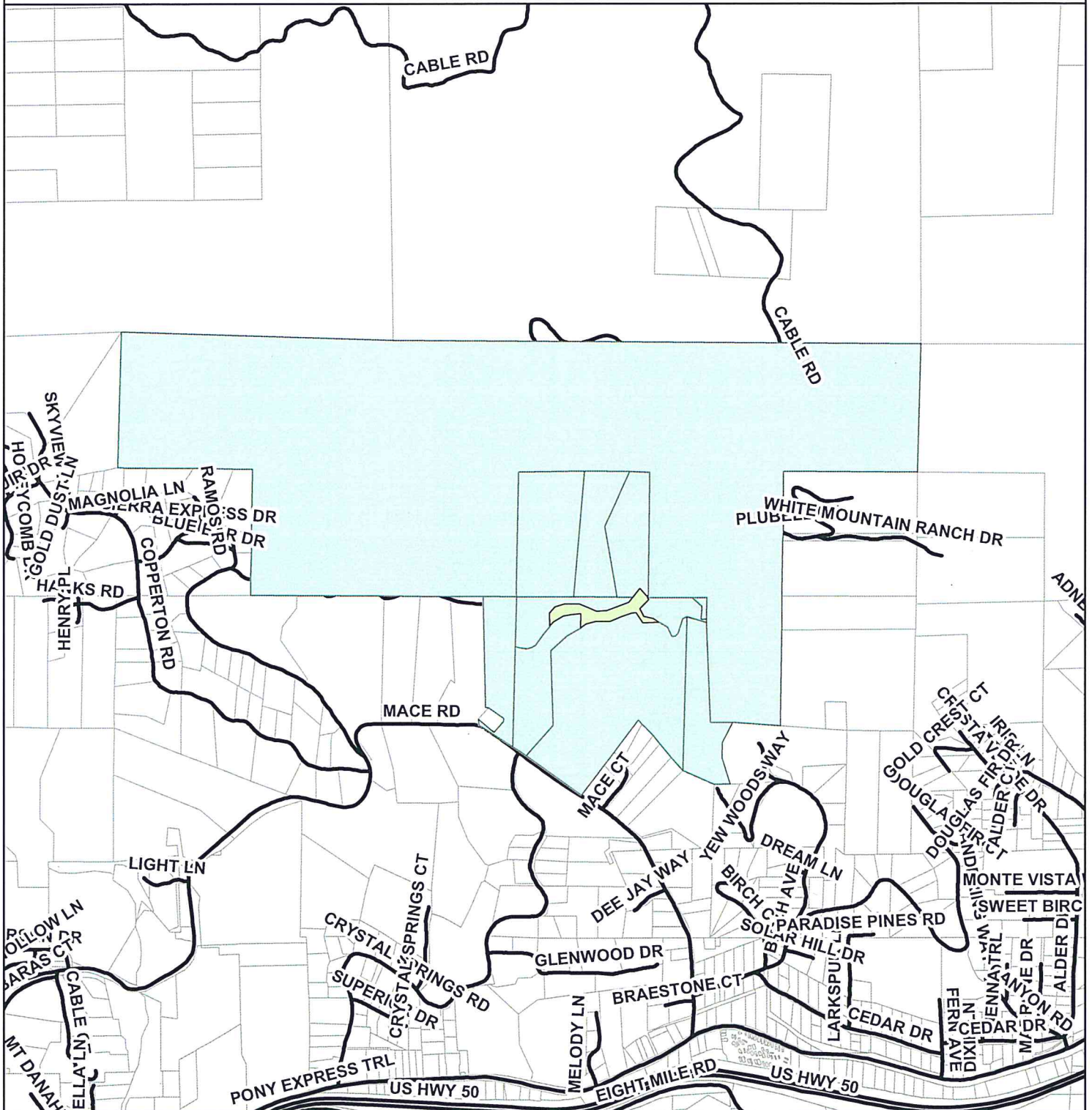
TRAYSER VOGEL LAURA C
2641 MACE RD
CAMINO, CA 95709

SARTIN ROBERT D WAYNE
2685 MACE RD
CAMINO, CA 95709

EVANS CAMERON
1360 CABLE RD
CAMINO, CA 95709

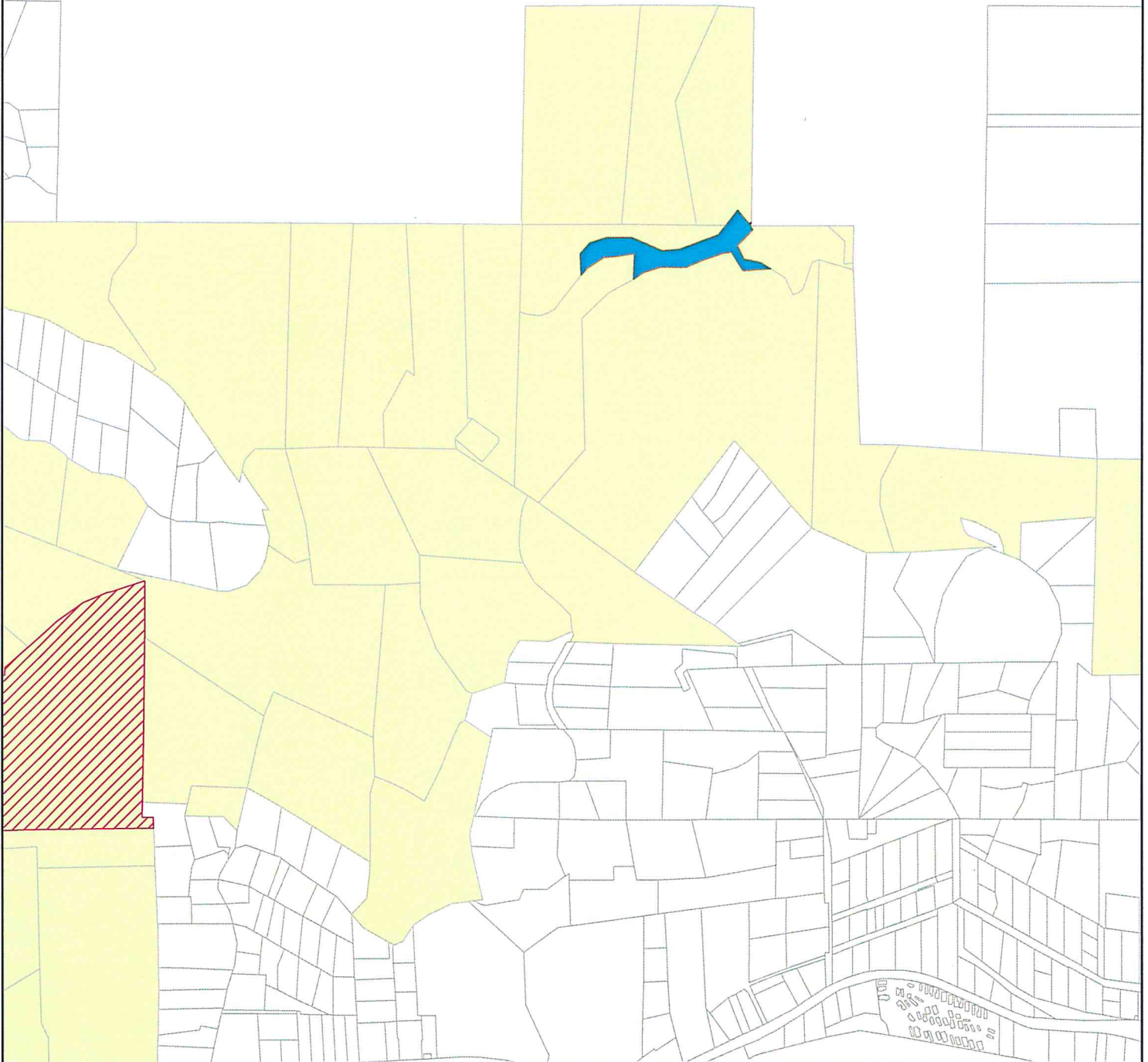
SIMKINS ELAINE S TR
2803 MACE RD
CAMINO, CA 95709

Evans Notification



Evans

Proximity to Agricultural District



DISCLAIMER

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

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

Evans
 Ag Preserves
 Ag District
 Parcel Base



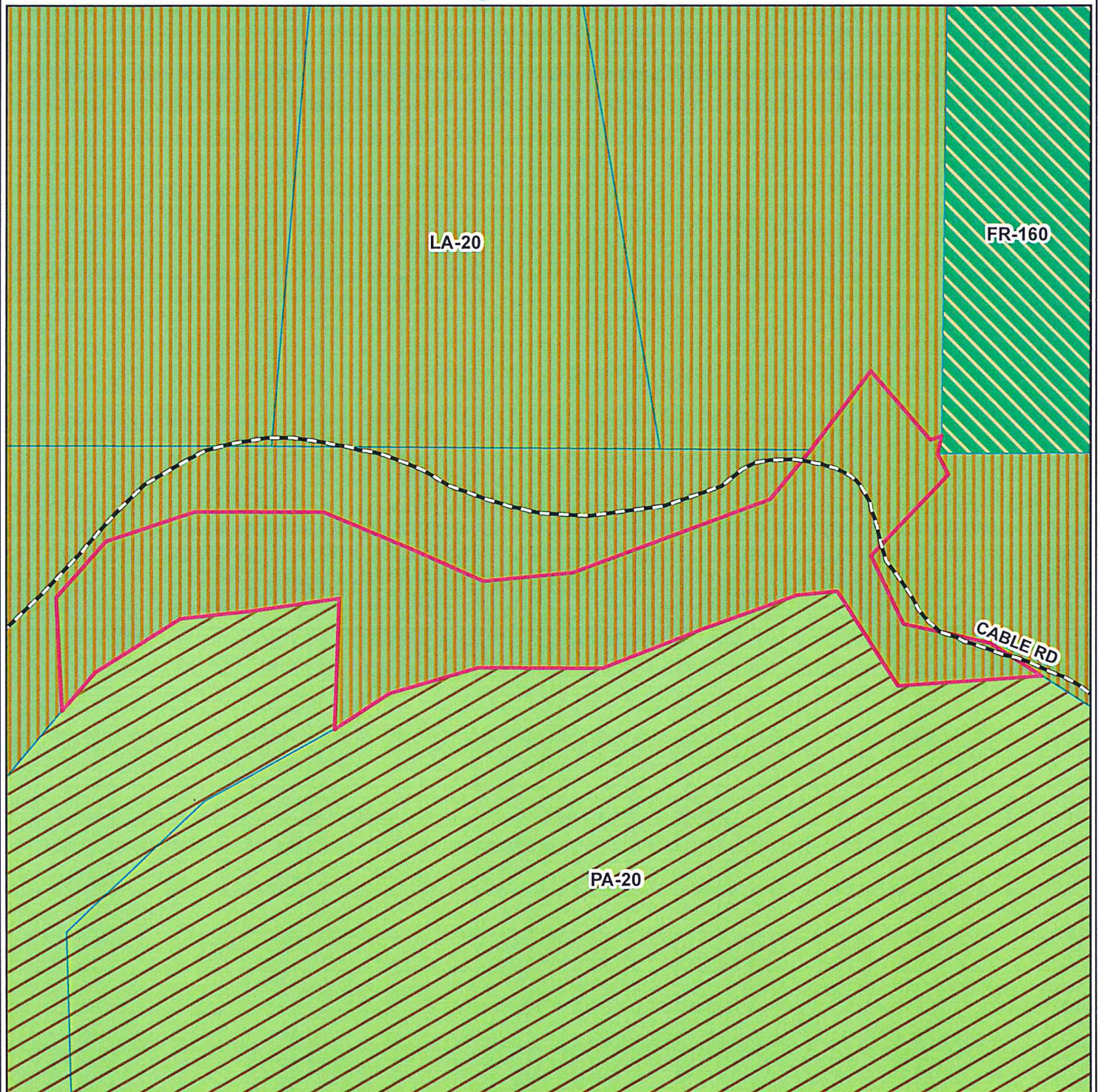
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)

El Dorado County Agricultural Commission

AG STAFF REPORT ADM18-0197 EVANS 7 of 12

Evans

Zoning 7-10-2017



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MAP PREPARED BY: LeeAnne Mila

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


 Roads

 Evans

 Parcel Base

 LA-20 = Limited Agriculture 20 Acres

 PA-20 = Planned Agriculture 20 Acres

 FR-160 = Forest Resource 160 Acres



0 100 Feet

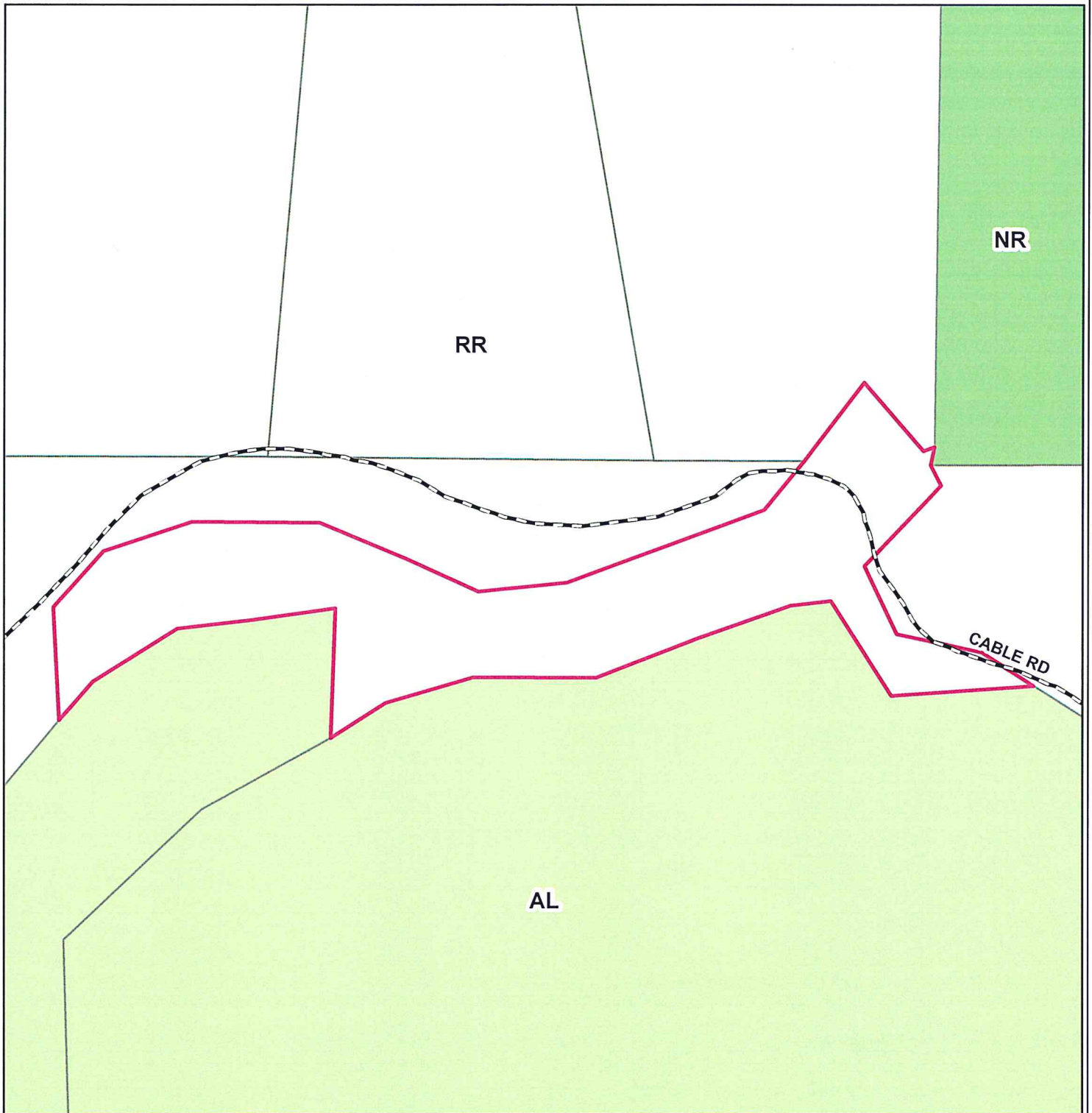
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(NAD 1983 California Zone 2, feet)

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AG STAFF REPORT ADM18-0197 EVANS 8 of 12

Evans

Land Use 7-10-2018



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

PROJECT ID: Cordell_1

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PHONE (530) 621-6511 FAX (530) 626-8731

Parcel Base
Evans
Roads

Agricultural Lands
Natural Resources

Rural Residential

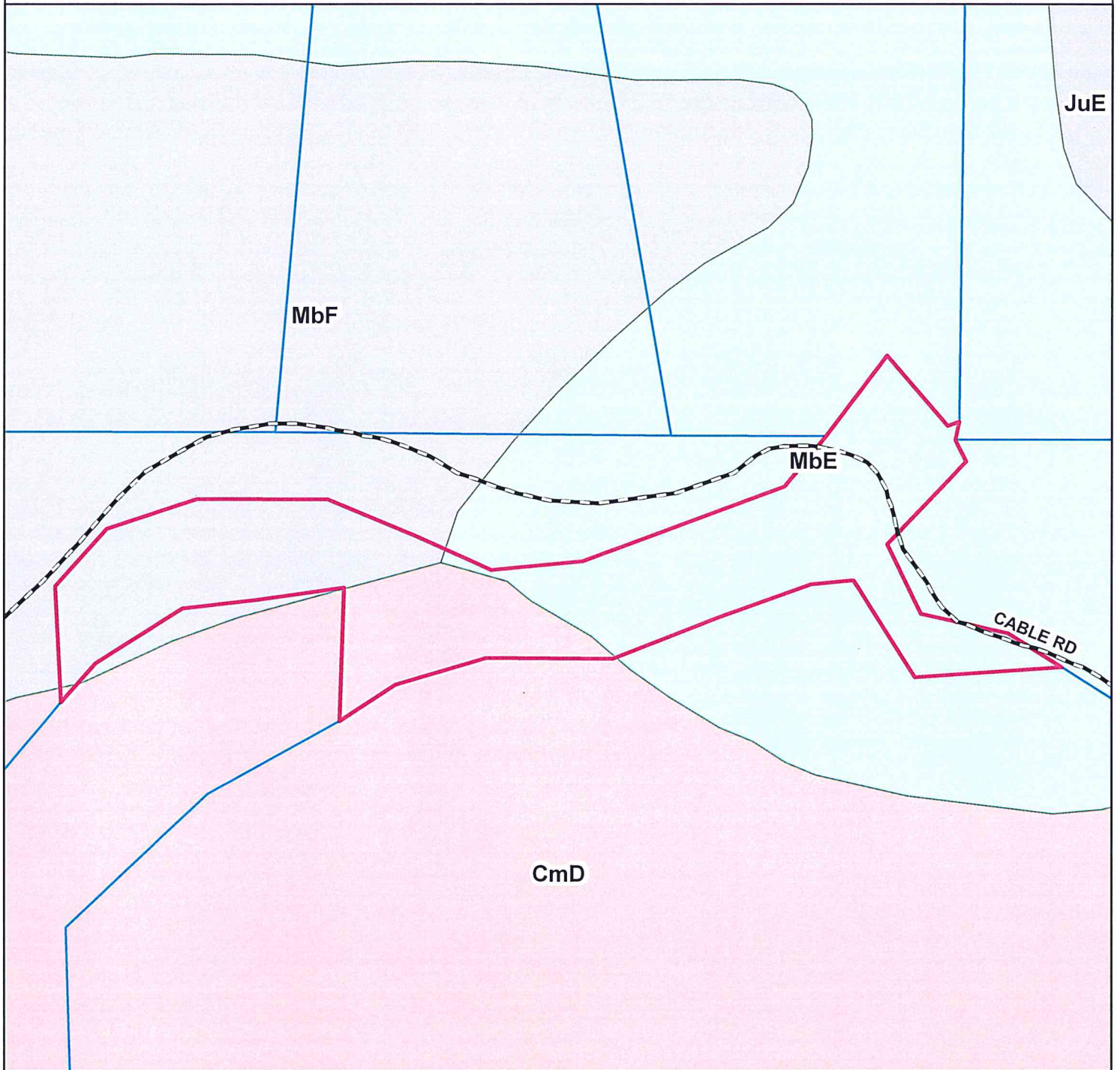
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Evans Soils



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MAP PREPARED BY: Lee Anne Mils

Roads

Evans

Parcel Base

Soils

Cohasset loam, 15 to 30 percent slopes

Josephine very rocky silt loam, 9 to 50 percent slopes

Mariposa very rocky silt loam, 3 to 50 percent slopes

Mariposa very rocky silt loam, 50 to 70 percent slopes

0 100 200 300 Feet

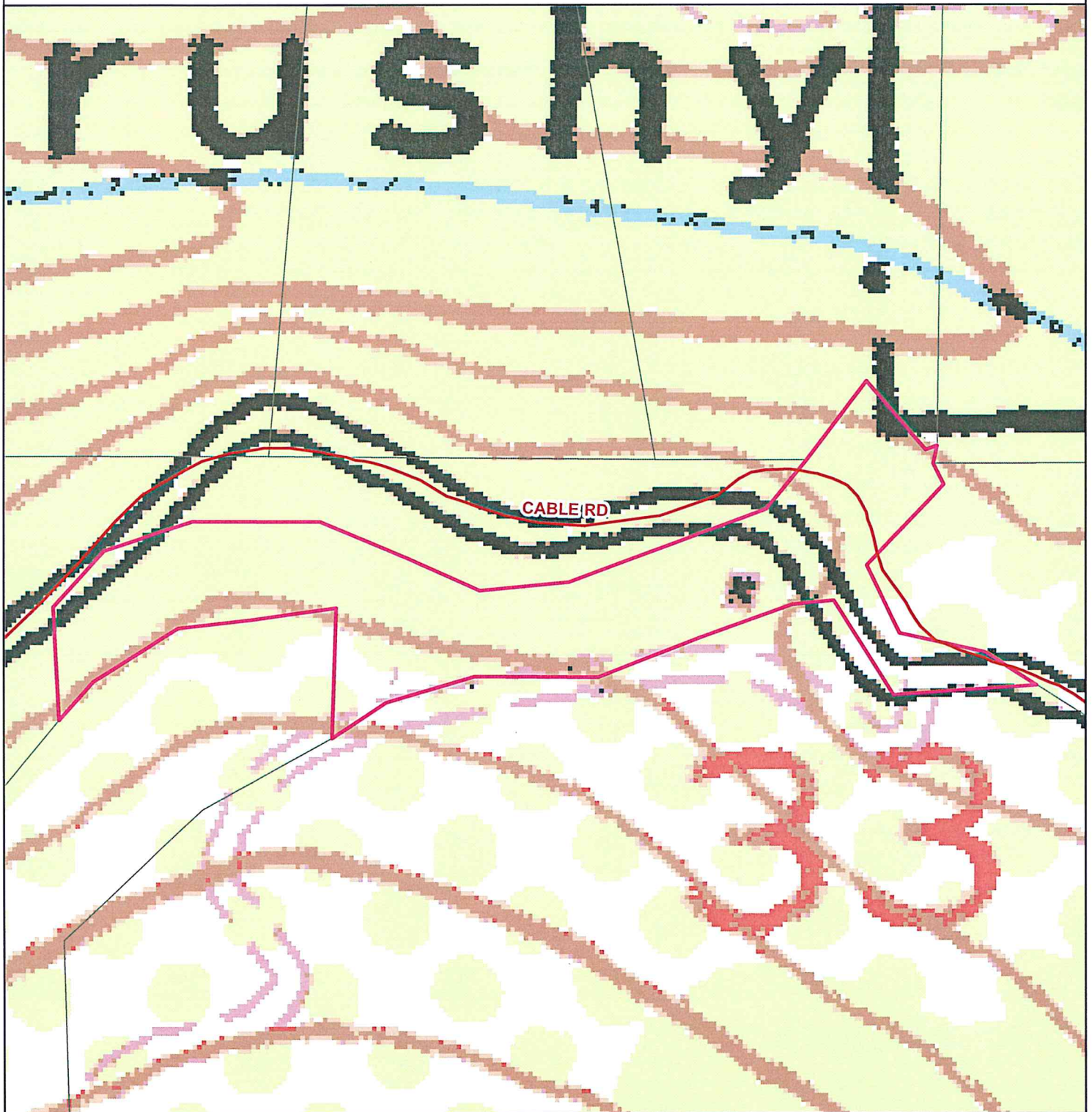


Map Displayed in State Plane Coordinate System
(NAD 1983 California Zone 2, feet)

El Dorado County Agricultural Commission

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Evans Topography



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MAP PREPARED BY: Lee Anne Mita

Legend

 Parcels  Evans  Roads

0 100 200
Feet

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



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Evans

Aerials: 2011

Location of Garage to be Converted

CABLE RD

Note: The entire parcel is within a setback. The parcel is approximately 120 feet at the widest.

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

PROJECT ID: Jackson_a

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Legend

Evans Parcel Base Roads

0 100 Feet

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



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