



Agricultural Commission Staff Report

Date: September 04, 2019
To: El Dorado County Agricultural Commission
From: LeeAnne Mila; Deputy Agricultural Commissioner
Subject: **ADM19-0026/Coyle**
Administrative Relief from Agricultural Setback
Assessor's Parcel Number: 087-010-013 (087-010-13)

Planning Request and Project Description:

Planning Services is requesting review of an application for administrative relief from the agricultural setback on the above referenced parcel. The relief request is for a proposed pool and pool house approximately 155 feet from the property line of the adjacent LA-40 zoned parcel to the East (APN:087-081-001). The applicant's parcel, identified by APN 087-010-013, consists of 40 acres and is located on Latrobe Road (Supervisor District 2).

Parcel Description:

- Parcel Number and Acreage: 087-010-013, 40 Acres
- Agricultural District: No
- Land Use Designation: RR = Rural Residential
- Zoning: PA-40, (Planned Ag, 40 Acres).
- Soil Type:
 - No Choice Soils

Discussion:

A site visit was conducted on August 28, 2019 to review the placement of the swimming pool and pool house.

Staff Recommendation:

Staff recommends APPROVAL of the Coyle's request for construction of a swimming pool and pool house to be located 155 feet from the eastern property line, 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 bisected by Latrobe road and has some steep topography, both of which present challenges for the pool's location.**
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 non-compatible structure will be located on the property to minimize potential negative impacts.**
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 155 feet from the pool to the adjacent agriculturally zoned parcel has a steep upsloping topography which provides a buffer. There is a permanent storage facility that also provides a buffer in between the pool and the adjacent agriculturally zoned parcel.**
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

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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 11, 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: ADM19-0026/Coyle Administrative Relief from Agricultural Setback, Less than 50% Reduction Assessor's Parcel Number: 087-010-013 (087-010-13)

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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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FAM REV TR
PO BOX 5006
EL DORADO HILLS CA 95762

GROSSO JACQUELYN SUC TR
3736 SUDBURY RD
CAMERON PARK CA 95682-8642

SAC PLACERVILLE TRANS CORRIDOR &
JOINT POWERS AUTH
2811 O ST
SACRAMENTO CA 95816-6410

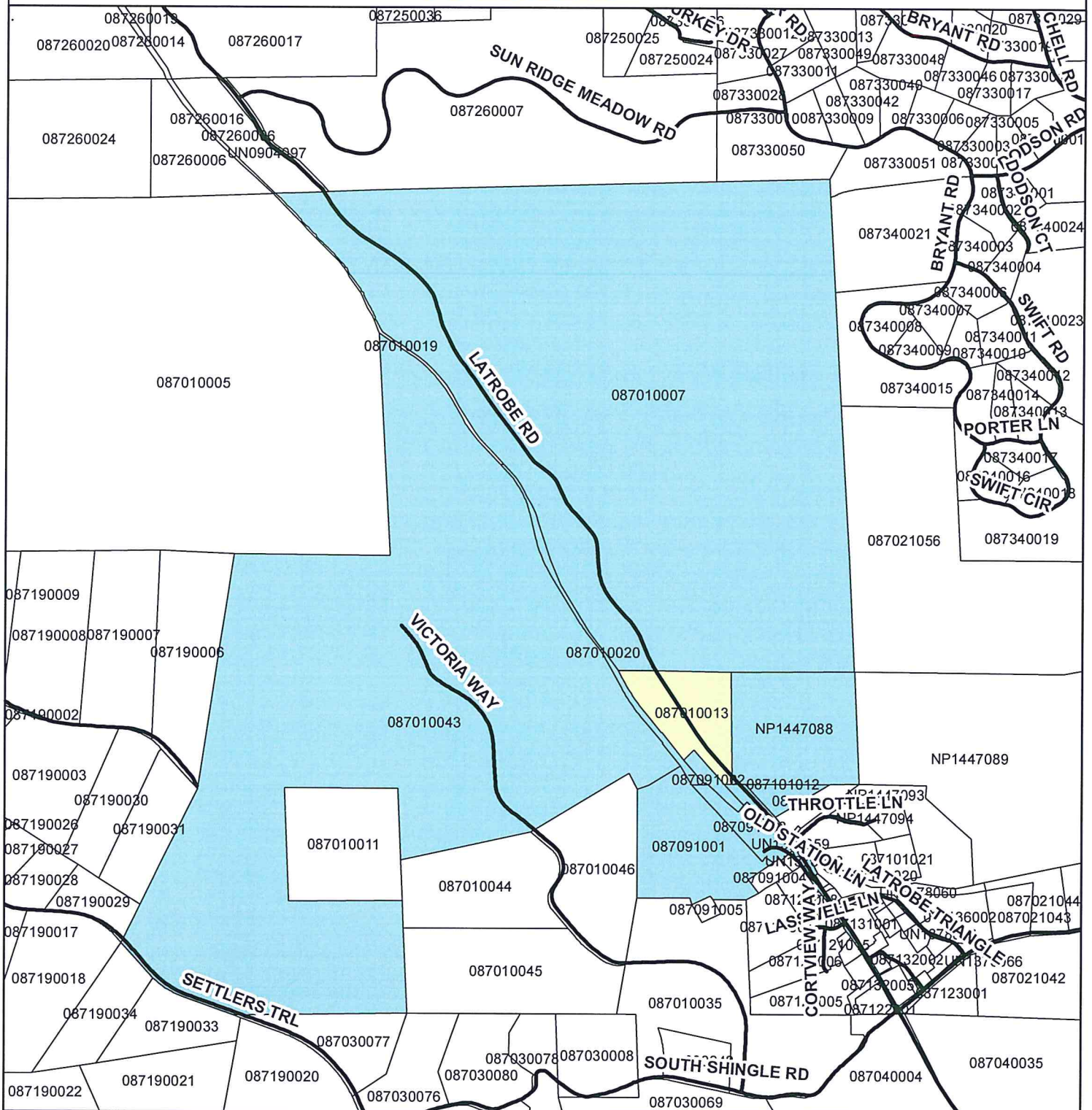
COYLE JAMES ALBERT III & TARA LEIGH
4033 RAPHAEL DR
EL DORADO HILLS CA 95762-5224

BATTISTONE DAVID & CARIE
7411 LATROBE RD
SHINGLE SPRINGS CA 95682

GRIFFITH MICHELLE E & SETTEN SUE
7400 LATROBE RD
SHINGLE SPRINGS CA 95682-8047

SAC PLACERVILLE TRANS CORRIDOR &
JOINT POWERS AUTH
2811 O ST
SACRAMENTO CA 95816-6410
BRYTE GARDENS ASSOCIATES LTD
401 WATT AVE
SACRAMENTO CA 95864-7237

Notification

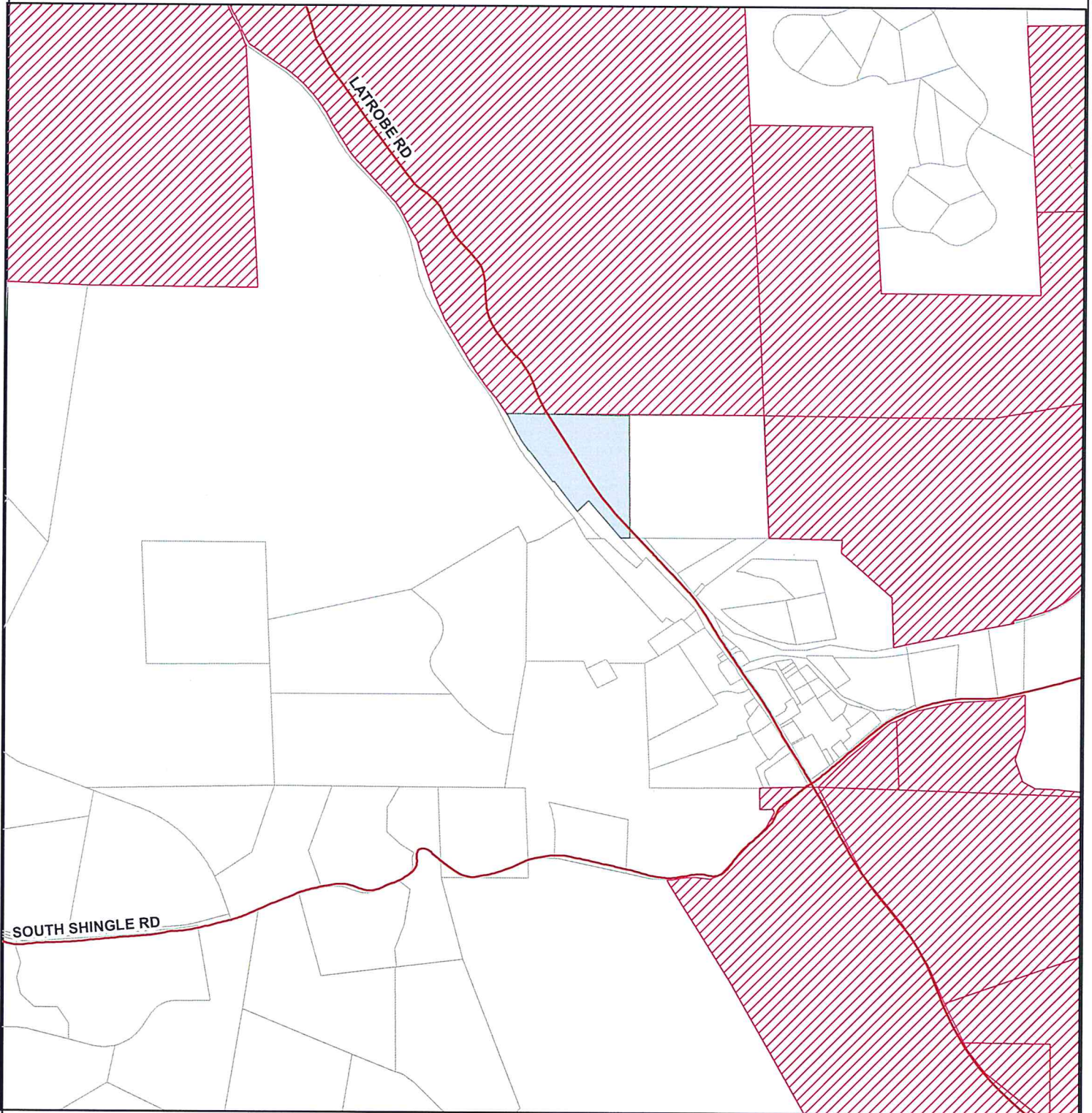


Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)

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Coyle

Proximity to Agricultural District



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 Nila DATE: December 21, 2018
PROJECT ID: Cordelia_p

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

Coyle
 Ag Preserves
 Ag District
 Parcel Base

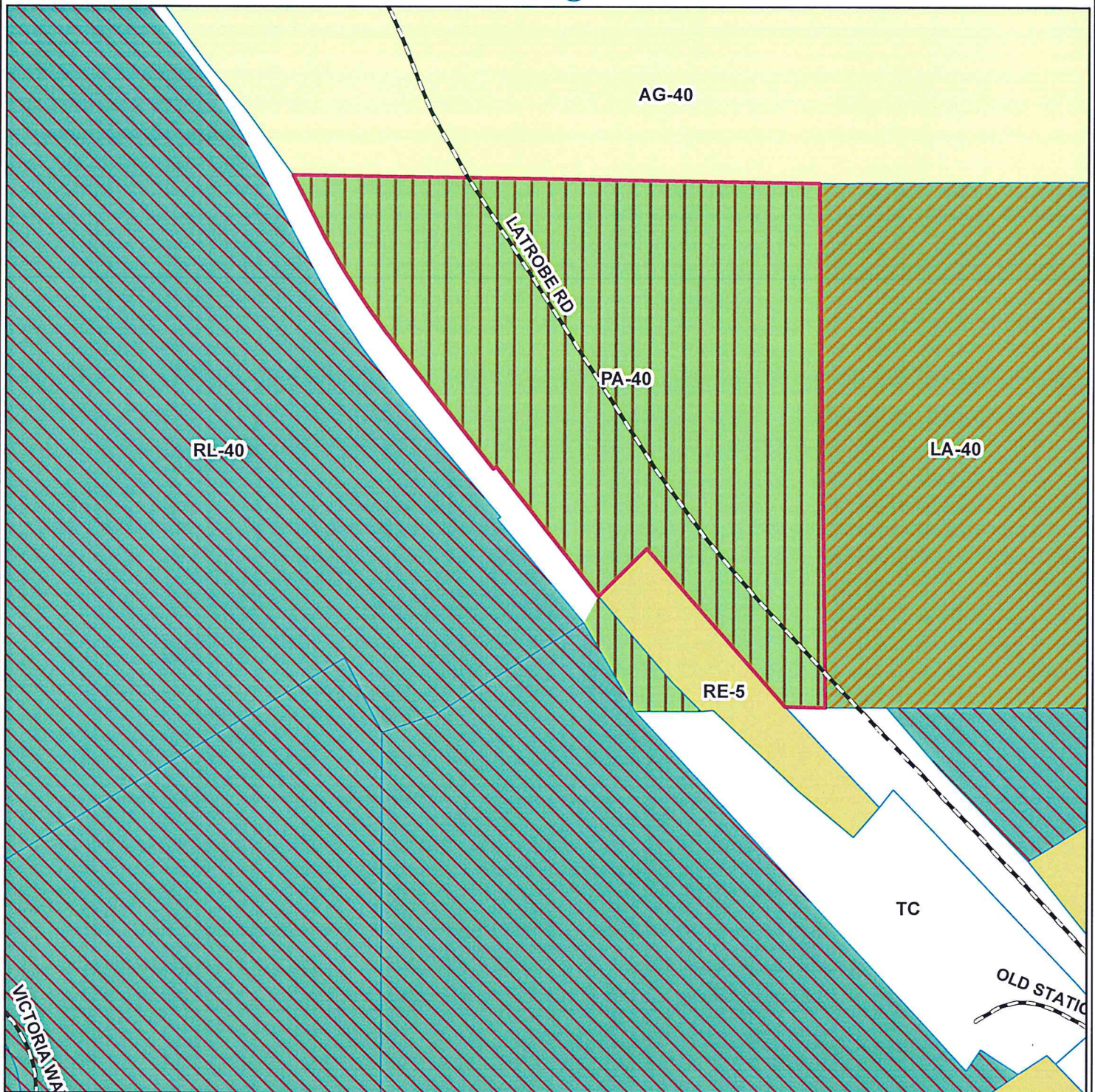


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El Dorado County Agricultural Commission

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Coyle Zoning



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MAP PREPARED BY: LeeAnne Milla

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

Roads

Coyle

Parcel Base

AG-40 = Agricultural Grazing 40 Acres

LA-40 = Limited Agriculture 40 Acres

PA-40 = Planned Agriculture 40 Acres

RE-5 = Residential Estate 5 Acres

RL-40 = Rural Land 40 Acres

TC = Transportation Corridor

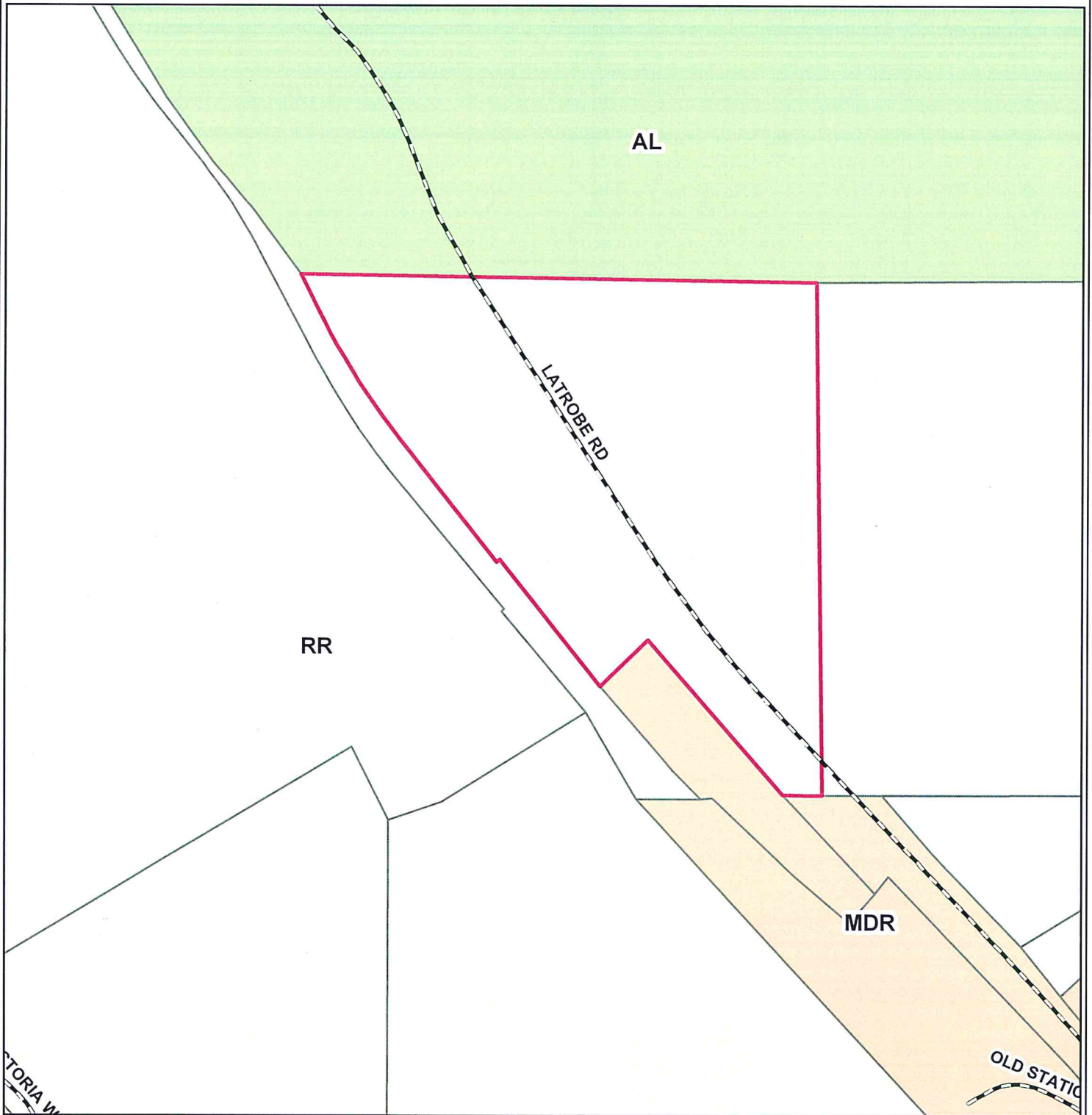


Map Displayed in State Plane Coordinate System
(NAD 1983 California Zone 2, feet)

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Coyle Land Use



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

PROJECT ID: Cordellor_L

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

Parcel Base

Coyle

Roads

Agricultural Lands

High Density Residential

Medium Density Residential

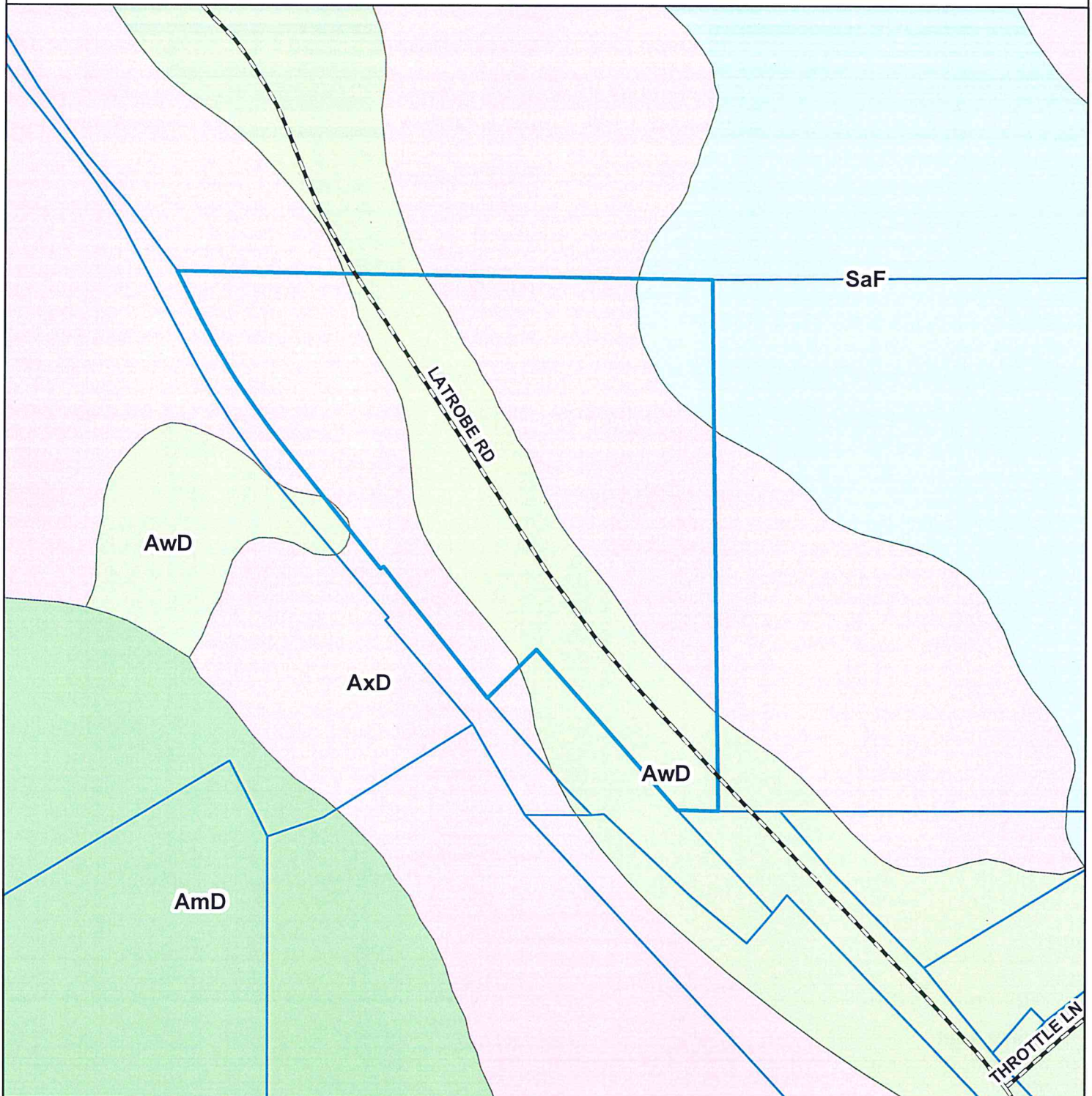
Rural Residential

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El Dorado County Agricultural Commission

Coyle Soils



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MAP PREPARED BY: LeeAnne Mills

Roads

Coyle

Parcel Base

Soils

Argonaut very rocky loam, 3 to 30 percent slopes

Auburn silt loam, 2 to 30 percent slopes

Auburn very rocky silt loam, 2 to 30 percent slopes

Serpentine rock land

0 100 200 300 400 500 600 Feet

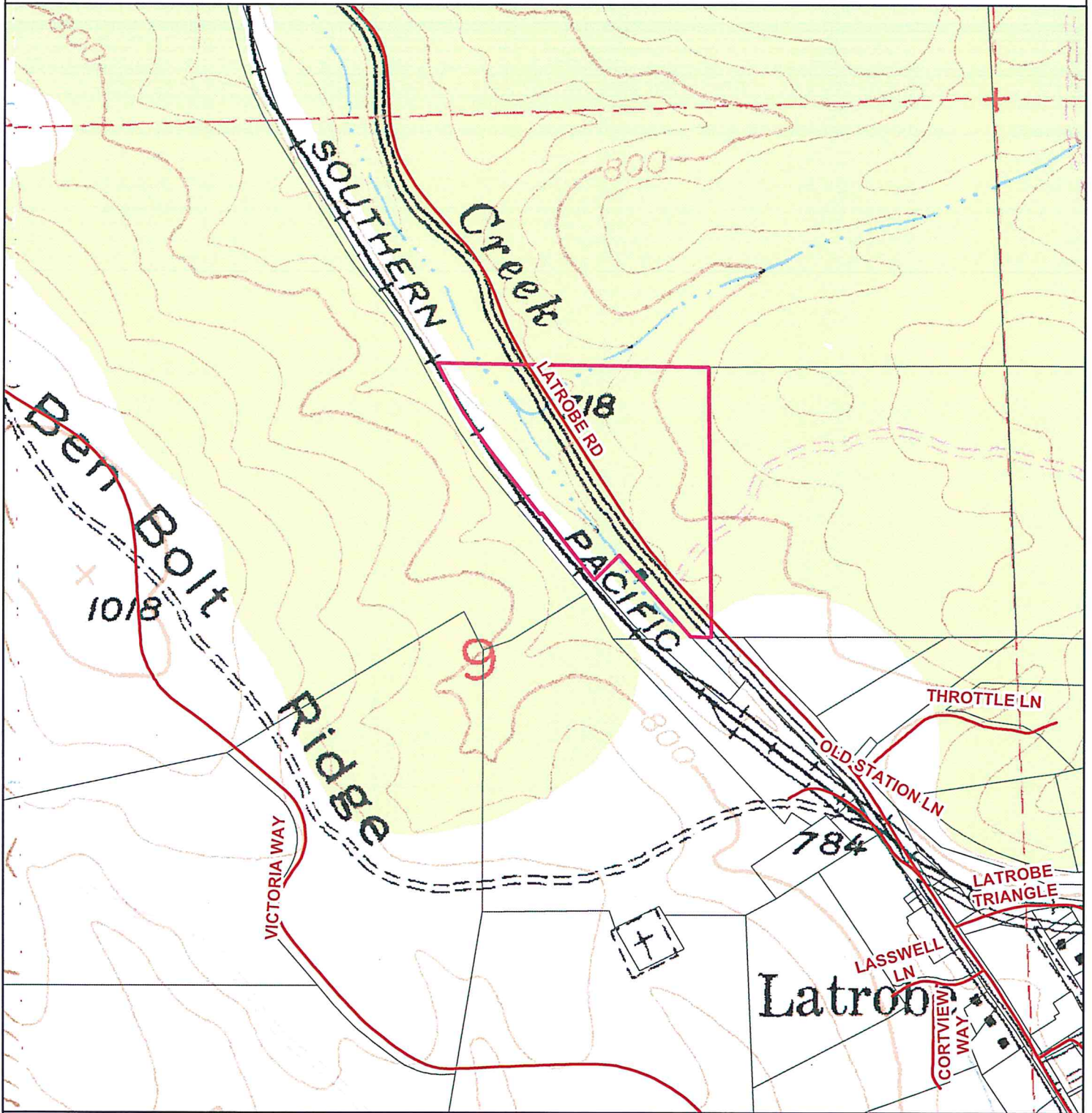


Map Displayed in State Plane Coordinate System
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Coyle Topography



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MAP PREPARED BY: Lee Anne Mills

Legend

Parcels Coyle Roads

0 100 200 300 400 500 600 700 800 900 1,000 Feet

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

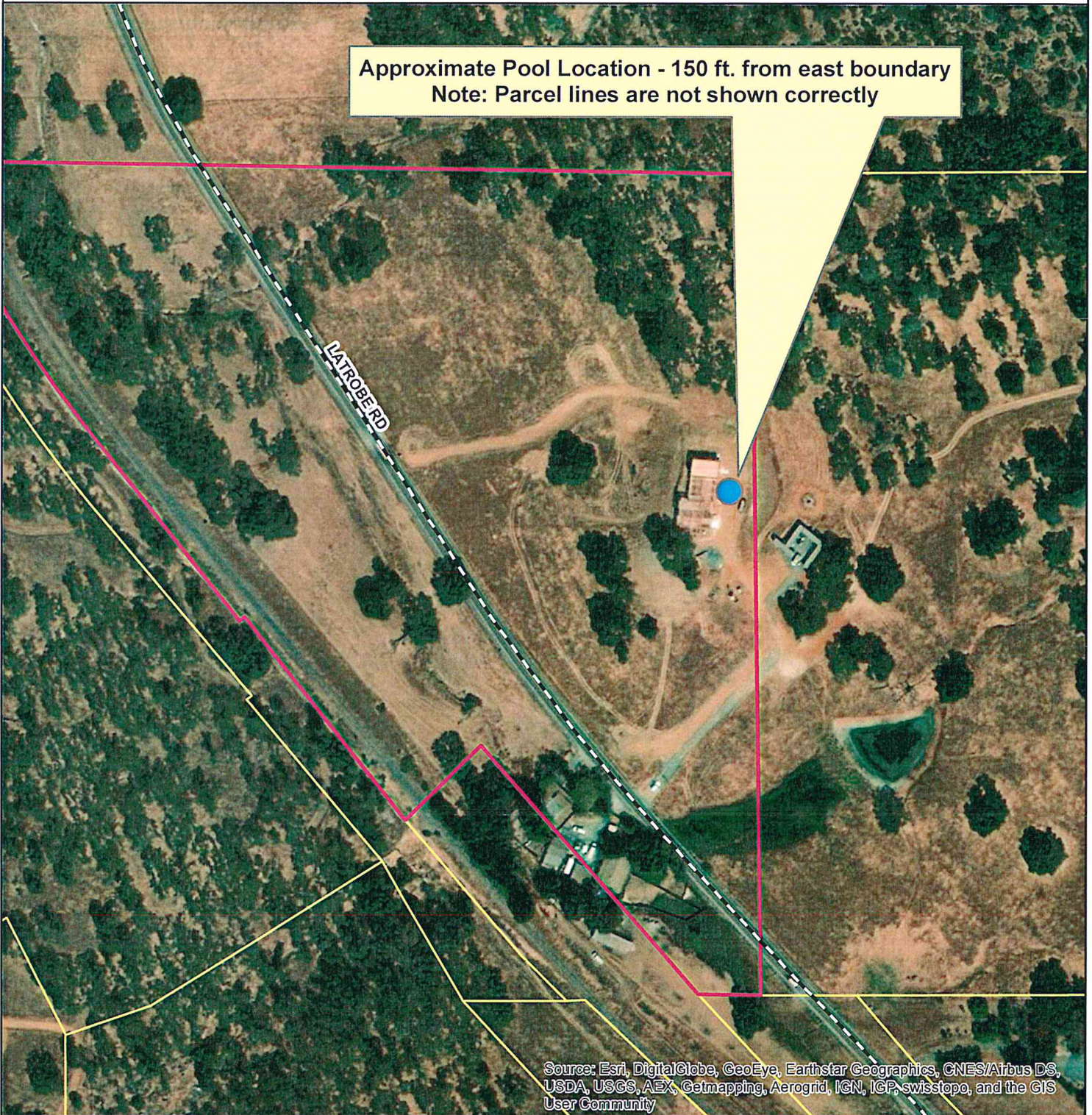


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Coyle

Approximate Pool Location - 150 ft. from east boundary
Note: Parcel lines are not shown correctly



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

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

PROJECT ID: Jackson_a

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Legend

Parcel Base Coyle Roads



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