



Agricultural Commission Staff Report

Date: October 3, 2019
To: El Dorado County Agricultural Commission
From: LeeAnne Mila; Deputy Agricultural Commissioner
Subject: **ADM19-0036/Ronald and Louise Arata
Administrative Relief from Agricultural Setback
Assessor's Parcel Number: 085-540-042**

Planning Request and Project Description:

The Planning Department is requesting review for administrative relief from the required 200-foot agricultural setback for the above referenced project. The applicant's request is for a single family residence and garage to be located 140 feet from northern property line, 83 feet from the eastern property line, 33 feet from the southern property line, and 192 feet from the western property line. The properties to the north, south and west include Assessor's Parcel Numbers 085-540-048, 085-540-064 and 085-540-062 are 6.02, 10.04 acres and 10.19 acres respectively and are zoned Planned Agricultural-20 acre (PA-20). The property to the east, 085-540-003, is 33.22 acres and zoned Timber Protection Zone (TPZ). The applicant's parcel, identified as APN 085-540-042, is 2.00 acres, zoned Planned Agriculture-20 acre (PA-20) and the address has yet to be determined (Supervisor District 3). All above properties have a General Plan designation of Agricultural Lands (AL) and are within a General Plan designated Agricultural District.

Parcel Description:

- Parcel Number and Acreage: 085-540-042, 2.00 Acres
- Agricultural District: Yes
- Land Use Designation: AL = Agricultural Lands
- Zoning: PA-20, (Planned Ag, 20 Acres).
- Choice Soil Type:
 - MrC – Musick Sandy Loam, 9 to 15 percent

Discussion:

A site visit was conducted on October 2, 2019 to review the placement of the single family residence.

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. ***The parcel is two acres in size. The widest portion of the property from north to south is approximately 269 feet and 359 feet from the east to west property line. There is no where to build on this property that is not within the setback area.***
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 possibly 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. ***North canyon rd. provides a buffer on the northern side. The western side is buffered by the shadow creek ct. road. There is an upsloping topography that provides a buffer to the eastern adjacent 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).*

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 **October 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.

ADM19-0036/Ronald and Louise Arata
Administrative Relief from Agricultural Setback
Assessor's Parcel Number: 085-540-042
Planning Request and Project Description:

The Planning Department is requesting review for administrative relief from the required 200-foot agricultural setback for the above referenced project. The applicant's request is for a single family residence and garage to be located 155 feet from northern property line, 83 feet from the eastern property line, 33 feet from the southern property line, and 192 feet from the western property line. The properties to the north, south and west include Assessor's Parcel Numbers 085-540-048, 085-540-064 and 085-540-062 are 6.02, 10.04 acres and 10.19 acres respectively and are zoned Planned Agricultural-20 acre (PA-20). The property to the east, 085-540-003, is 33.22 acres and zoned Timber Protection Zone (TPZ). The applicant's parcel, identified as APN 085-540-042, is 2.00 acres, zoned Planned Agriculture-20 acre (PA-20) and the address has yet to be determined (Supervisor District 3). All above properties have a General Plan designation of Agricultural Lands (AL) and are within a General Plan designated Agricultural District.

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.

MICHAELS TODD R & ALISON E
8825 BOLD RULER WAY
FAIR OAKS CA 95628-6416

SACRAMENTO MUNICIPAL UTIL
PO BOX 15830
SACRAMENTO CA 95813

WAGNER JEREMY & BRENDA TR
3983 CANYON RD
LAFAYETTE CA 94549-2701

GOYETTE LARRY E TR & BARBARA J TR
3825 NORTH CANYON RD
CAMINO CA 95709

PRESGRAVE CHRISTOPHER BLAIR &
TIFFANY JILL
9340 MOSQUITO RD
PLACERVILLE CA 95667-3630

GRIFFIS SAMUEL M & TERESA J
3751 NORTH CANYON RD
CAMINO CA 95709

NEVADA TRUSTEES/ADMIN TR &
RUNNER MICHAEL LYNN TR
4001 ROADRUNNER LN
CAMINO CA 95709-9656

WATSON DUANE TR
2115 CHUTE CAMP RD
CAMINO CA 95709-9728

ARATA RONALD J & LOUISE E CO TR
5015 SAGAN COURT
CAMERON PARK CA 95682

DELFINO ROBYN J
PO BOX 215
CAMINO CA 95709

SANTANA DAVID & MARY
PO BOX 18292
SOUTH LAKE TAHOE CA 96151

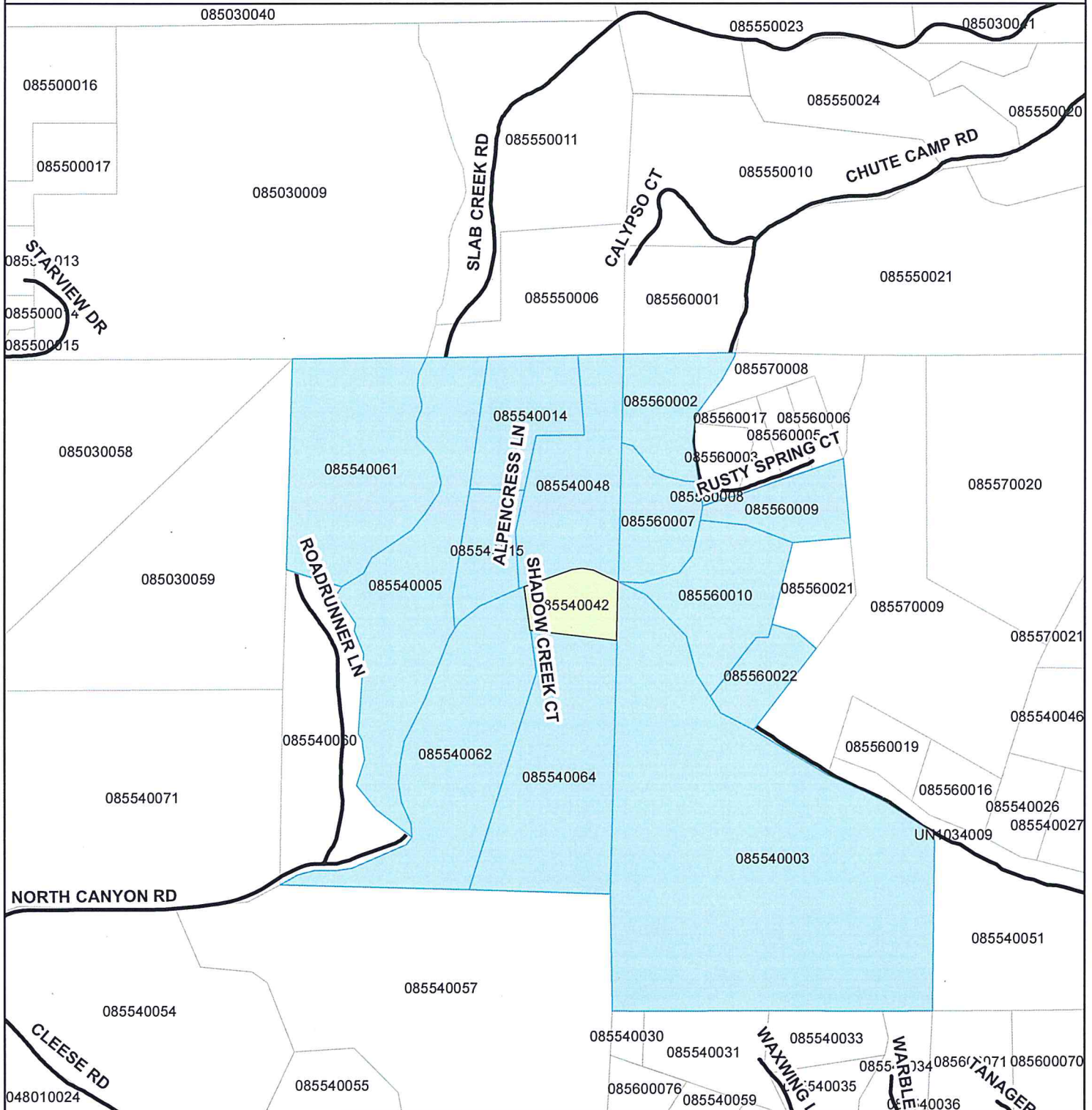
GOYETTE LARRY E TR & BARBARA J TR
3825 NORTH CANYON RD
CAMINO CA 95709

PETERSON ERIN RENEE TR & E FM LV
3725 N CANYON RD
CAMINO CA 95709-9712

HYDER RAYMOND L TR
3800 NORTH CANYON RD
CAMINO CA 95709

GOYETTE LARRY E TR & BARBARA J TR
3825 NORTH CANYON RD
CAMINO CA 95709

Arrata 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 Mils DATE: December 21, 2018
PROJECT ID: Cordellios_n
EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-8731

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

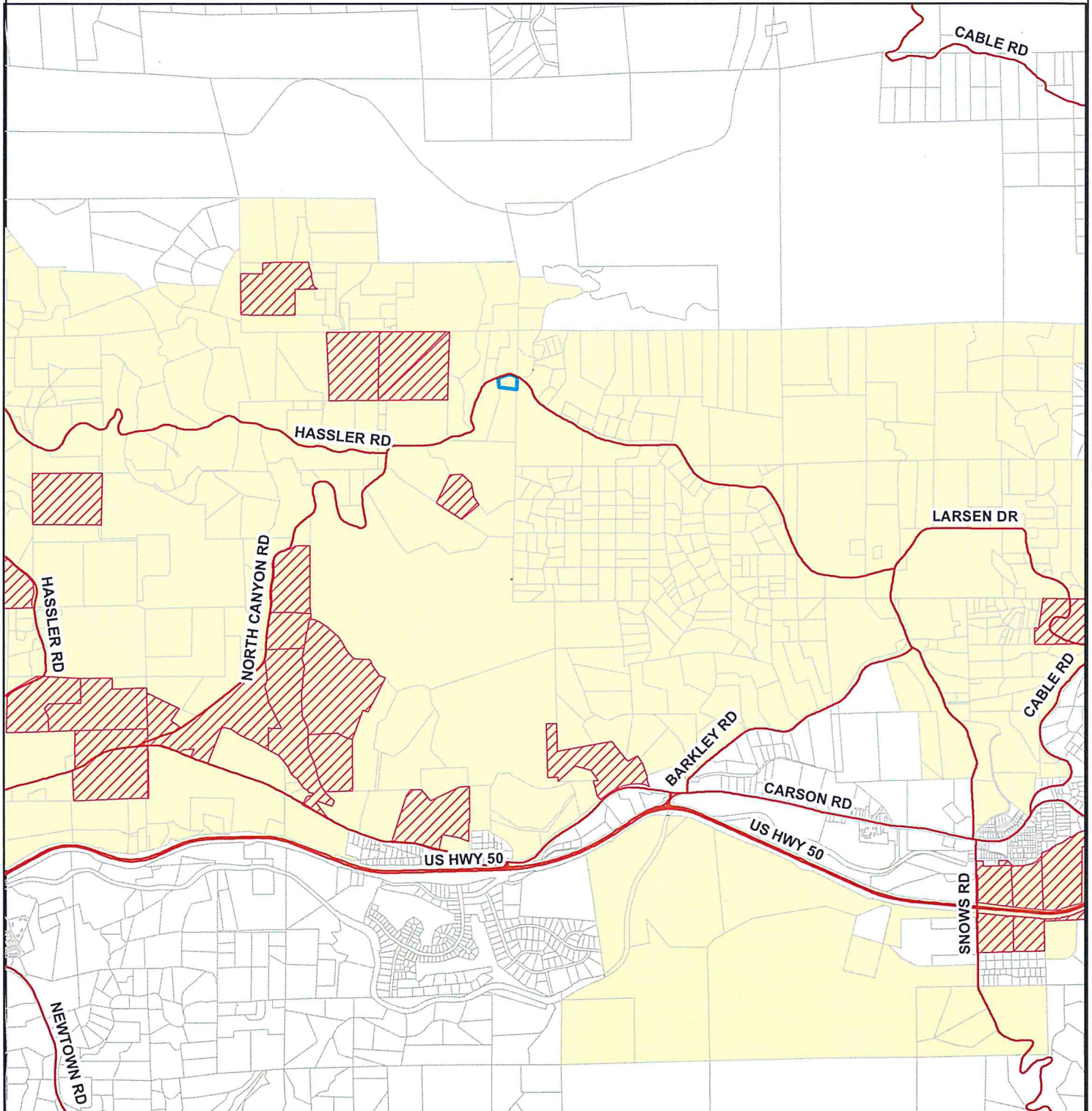


El Dorado County Agricultural Commission

ARATA AG STAFF REPORT 6 of 12

Arata

Proximity to Agricultural District



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MAP PREPARED BY: LeeAnne Mils DATE: December 21, 2018
PROJECT ID: Cordoba_p

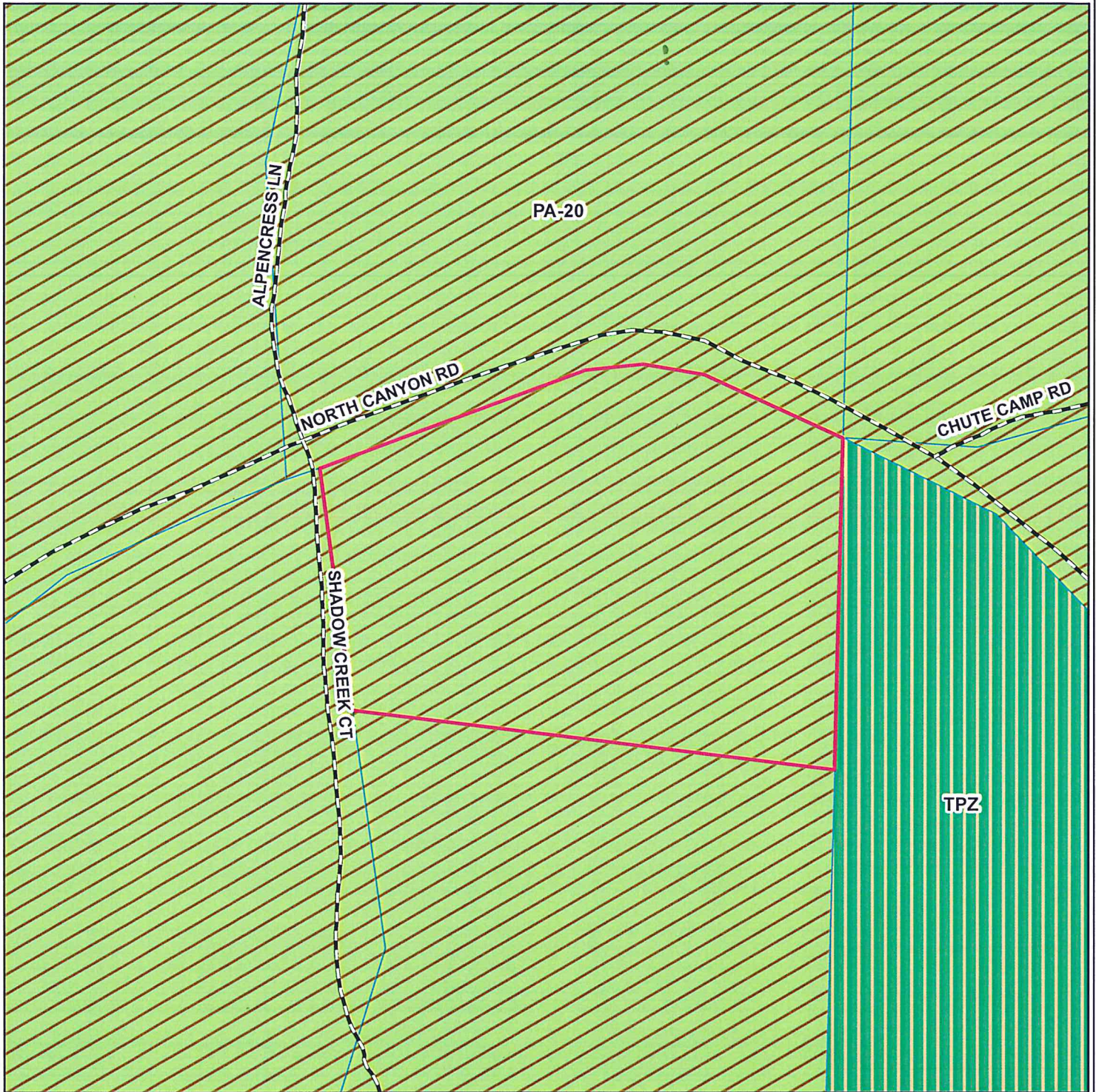
EL DORADO COUNTY SURVEYOR G.L.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-8731

Arata
 Ag District
 Ag Preserves
 Parcel Base



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

Arata Zoning



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MAP PREPARED BY: LeeAnne Mila

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

 Roads

 Arata

 Parcel Base

 PA-20 = Planned Agriculture 20 Acres

 TPZ = Timber Preserve

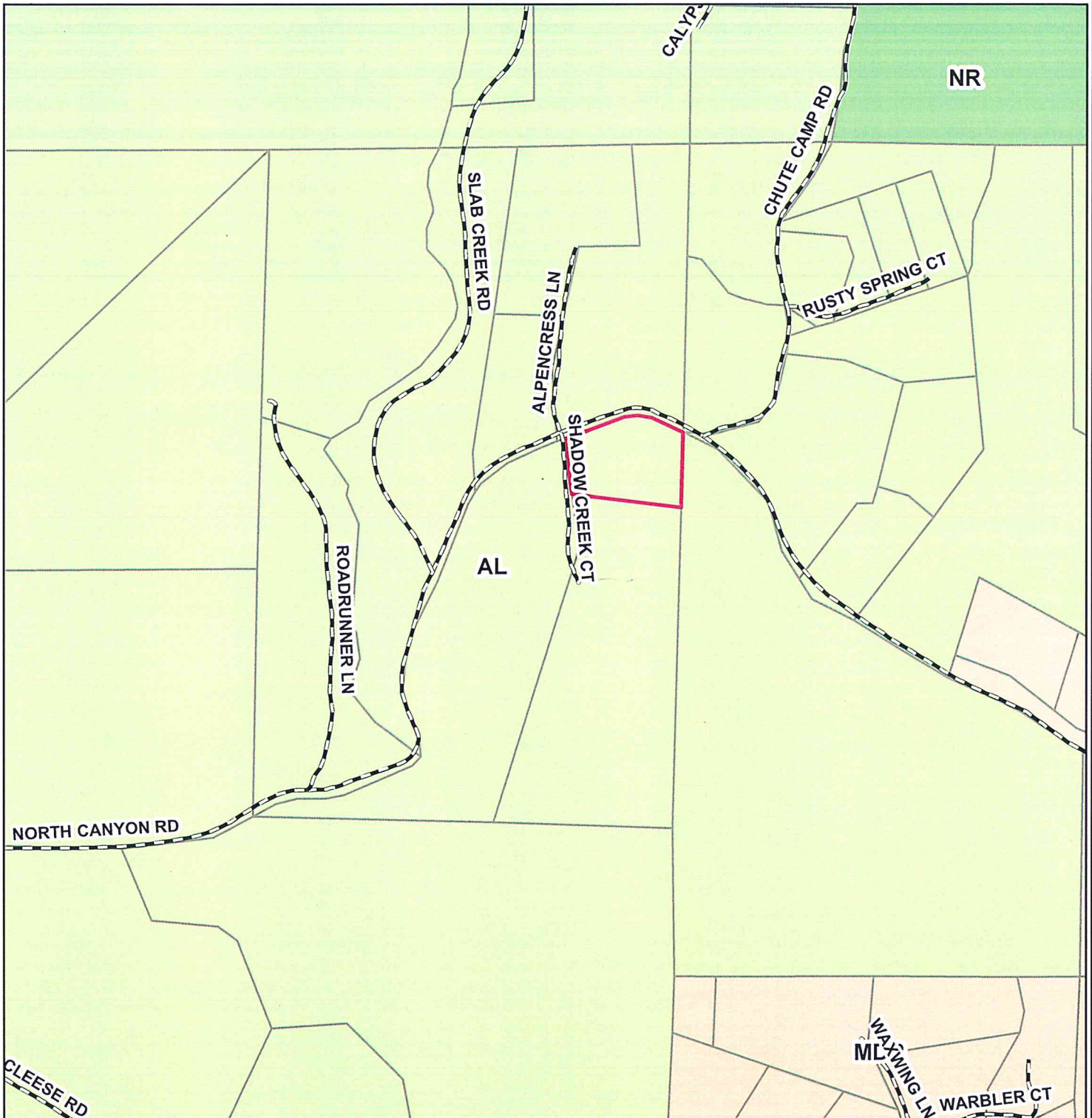


0 100 Feet
Map Displayed in State Plane Coordinate System
(NAD 1983 California Zone 2, feet)

El Dorado County Agricultural Commission

ARATA AG STAFF REPORT 8 of 12

Arata Land Use



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

PROJECT ID: Cordellot_L

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

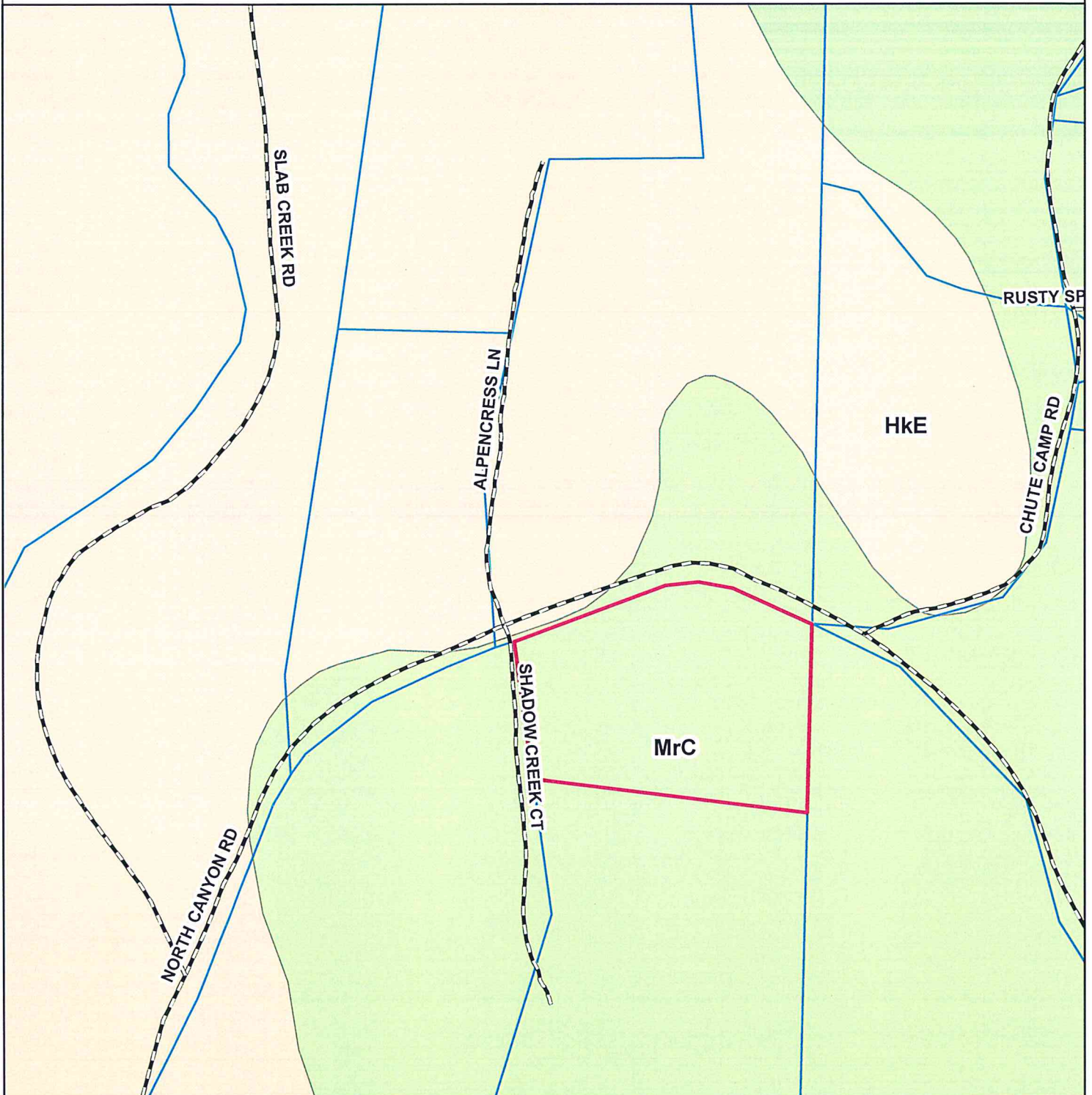
- Parcel Base
- Arata
- Roads
- Agricultural Lands
- Medium Density Residential
- Natural Resources

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



El Dorado County Agricultural Commission

Arata Soils



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MAP PREPARED BY: Lee Anne Mills

Roads



Soils

- Holland very rocky coarse sandy loam, 15 to 50 percent slopes
- Musick sandy loam, 9 to 15 percent slopes



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

El Dorado County Agricultural Commission

ARATA AG STAFF REPORT 10 of 12

Arata Topography



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MAP PREPARED BY: LeeAnne Mills

Legend

Parcels Arata Roads

0 100 Feet

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

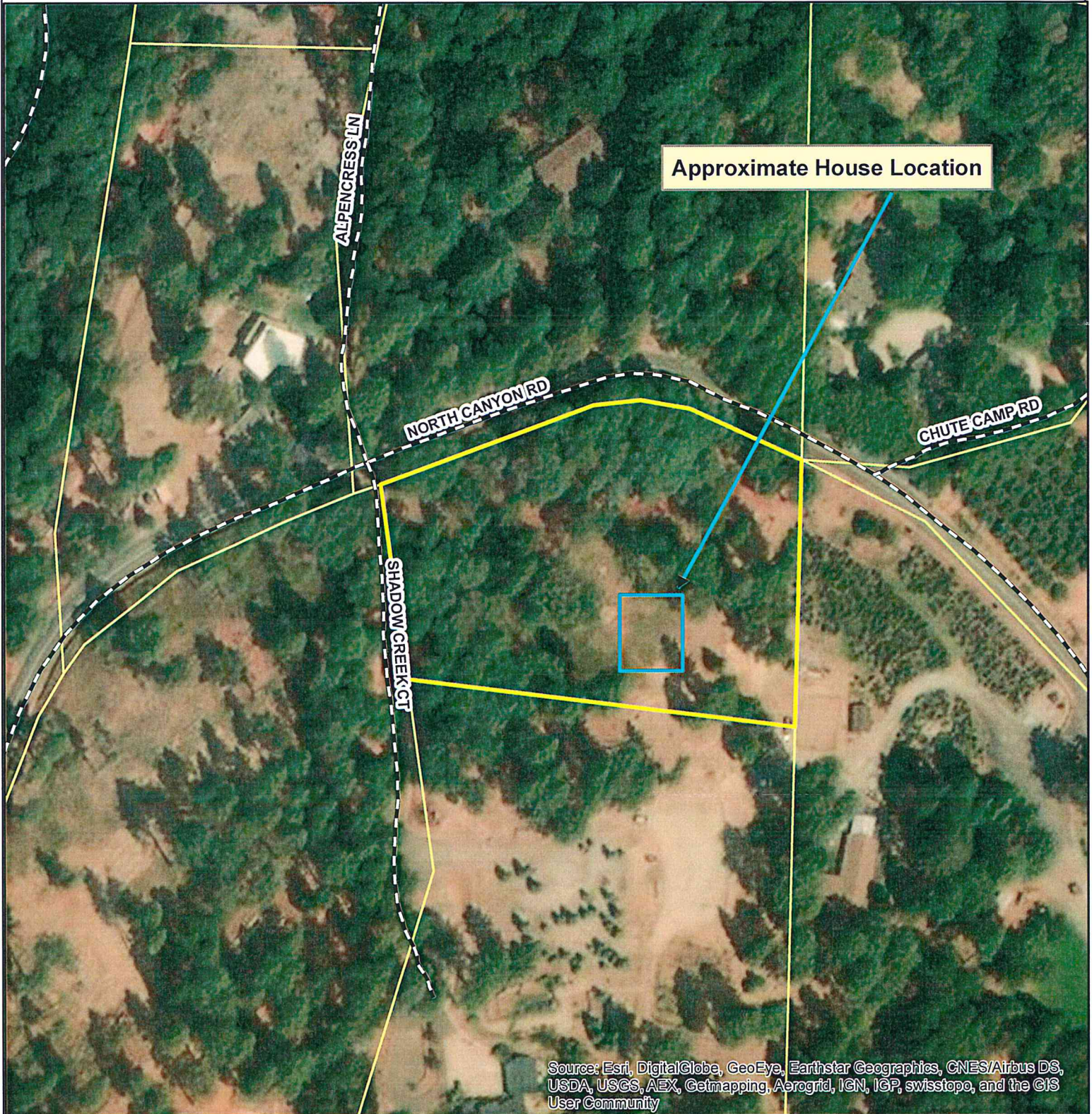


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ARATA AG STAFF REPORT 11 of 12

Arata

Note: The Entire Parcel is Constrained By Setbacks.



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 Mills DATE: December 21, 2018

PROJECT ID: Jackson_a

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

Legend

Parcel Base Arata Roads



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

El Dorado County Agricultural Commission

ARATA A/C STAFF REPORT 12/01/12