



Agricultural Commission Staff Report

Date: October 3, 2019
To: El Dorado County Agricultural Commission
From: LeeAnne Mila; Deputy Agricultural Commissioner
Subject: **ADM19-0043/Carlan and Susan Meyer
Administrative Relief from Agricultural Setback
Assessor's Parcel Number: 321-160-003**

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 an as-built room addition (built without permit by previous owner) that is located 35' 3 3/8" from the north eastern property line. The properties to the south and west include Assessor's Parcel Numbers 321-160-004 and 321-130-013 are 35.503 acres and 53.03 acres respectively and are zoned Planned Agricultural-20 acre (PA-20) with a General Plan designation of Agricultural Lands (AL). The property to the north and east, 321-160-001, is 16.37 acres and zoned Limited Agricultural Zone-20 acre (LA-20) with a General Plan designation of Rural Residential (RR). The applicant's parcel, identified as APN 321-160-003, is 1.72 acres, zoned Limited Agriculture-20 acre (LA-20) and the address is 2224 State Highway 49 in Supervisor District 3. All above properties are within a General Plan designated Agricultural District.

Parcel Description:

- Parcel Number and Acreage: 321-160-003, 1.72 Acres
- Agricultural District: Yes
- Land Use Designation: AL = Agricultural Lands
- Zoning: LA-20, (Limited Ag, 20 Acres).
- Choice Soil Type:
 - BhC-Boomer Gravelly Loam, 3 to 15 percent slopes

Discussion:

A site visit was conducted on September 25, 2019 to review the as built addition (built without permit by previous owner).

Staff Recommendation:

Staff recommends APPROVAL of the Meyers's request for an as-built room addition (built without permit by previous owner) that is located 35' 3 3/8" from the north 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 entire parcel is constrained by setbacks from the adjacent agriculturally zoned parcels.***
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 as built addition encroaches 6 inches further into the setback than the original single family dwelling.***
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. ***There is a permanent structure on the adjacent property that provides a buffer from the as built addition.***
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.

ADM19-0043/Carlan and Susan Meyer
Administrative Relief from Agricultural Setback
Assessor's Parcel Number: 321-160-003

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Please see attached application packet that includes

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) 621-5351.



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BEALS GREGORY B TR & GB
PO BOX 2237
PLACERVILLE CA 95667

MEYER CARLAN V TR & SUSAN M TR
2280 COLOMA RD
PLACERVILLE CA 95667

MEYER CARLAN V TR & SUSAN M TR
2280 COLOMA RD
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HENDRICKS LONNIE CLAYTON JR &
BACCHI LINDA MAE
2240 STATE HIGHWAY 49
PLACERVILLE CA 95667-3308

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MAP PREPARED BY: Lee Anne Mila DATE: December 21, 2018
PROJECT ID: Cordellos_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)

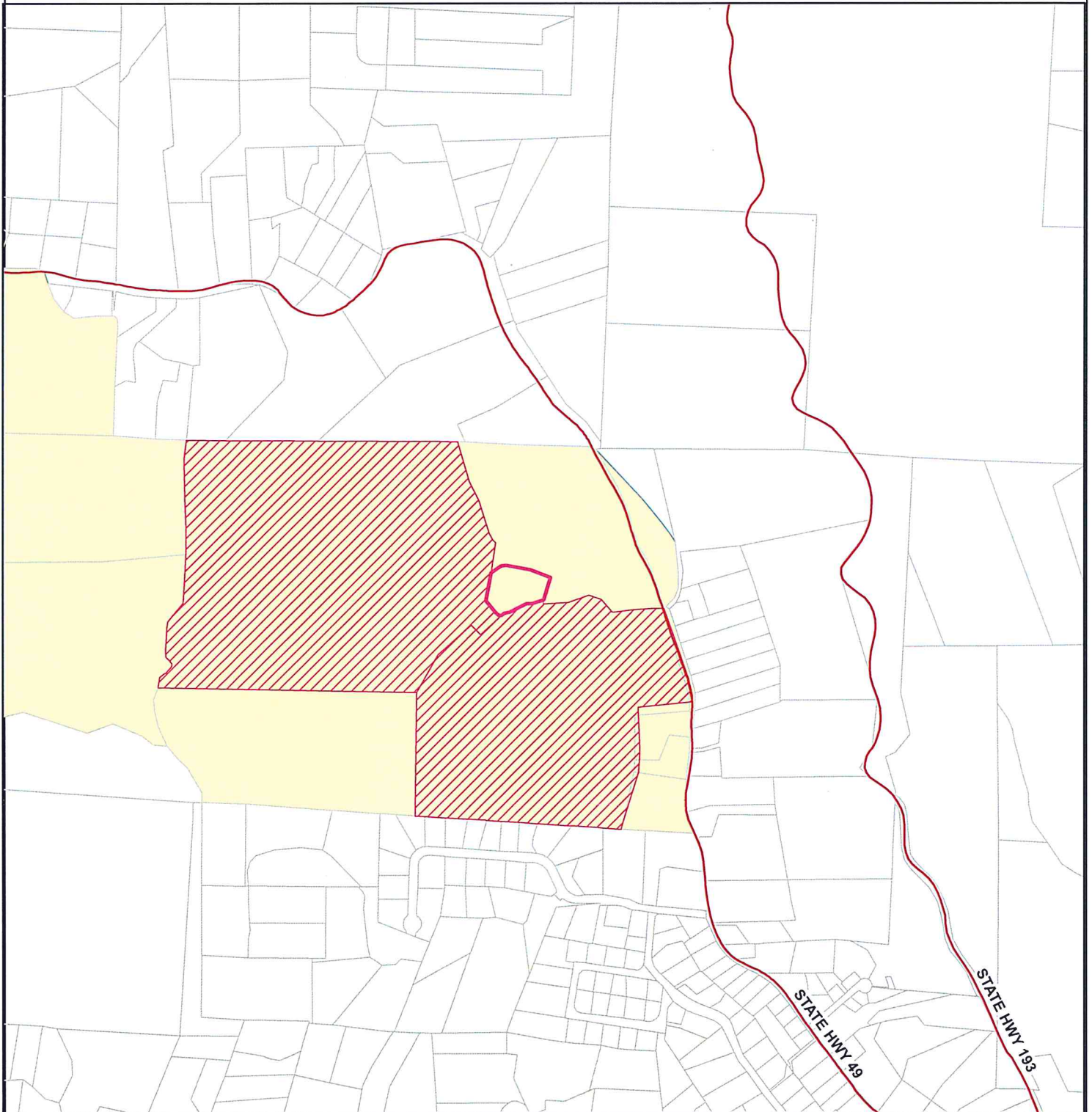


El Dorado County Agricultural Commission

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Meyer

Proximity to Agricultural District



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

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

Meyer
 Ag Preserves
 Ag District
 Parcel Base

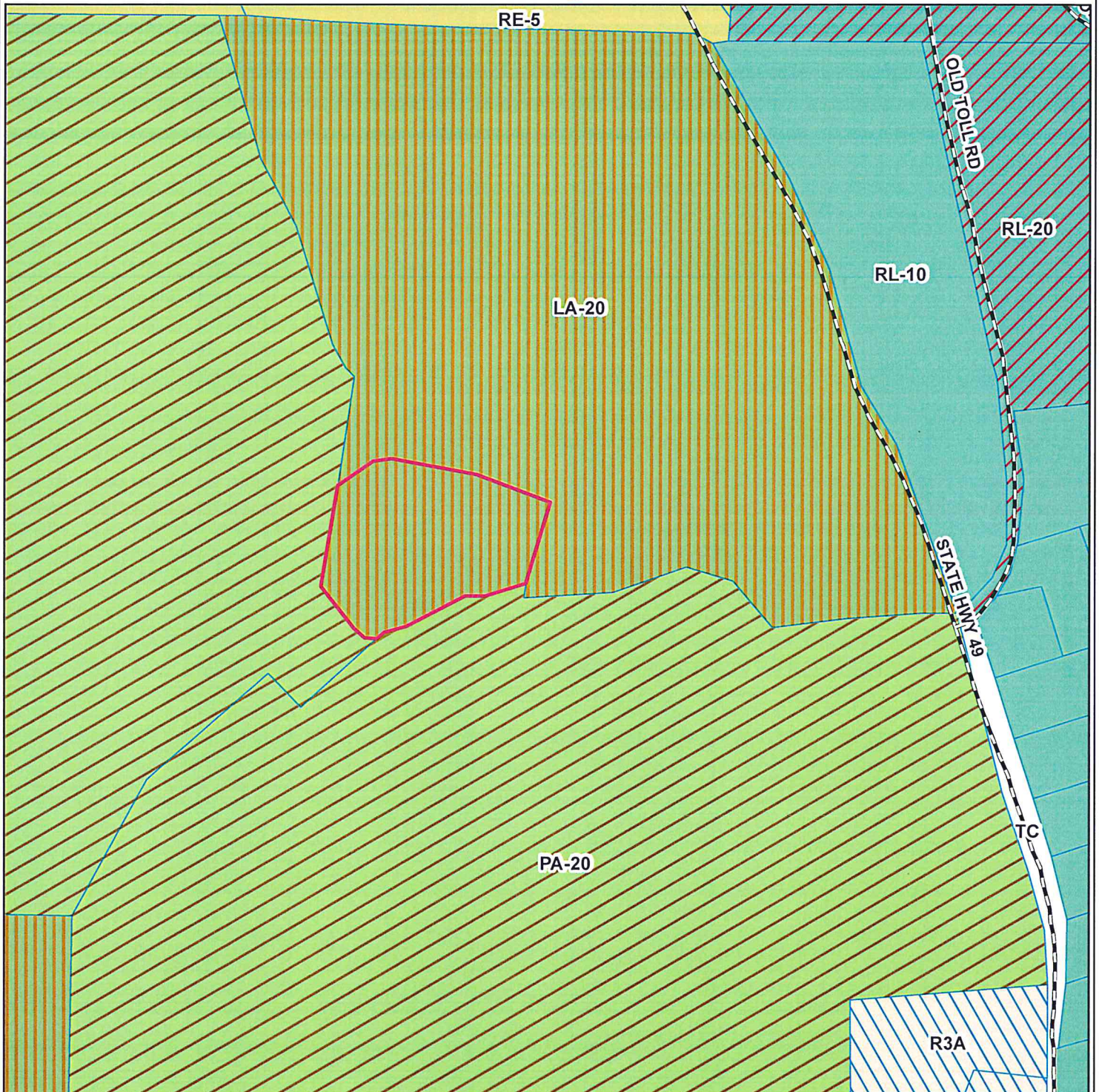


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Meyer Zoning



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MAP PREPARED BY: LeeAnne Mita

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

 Roads


 Meyer

 Parcel Base

 LA-20 = Limited Agriculture 20 Acres

 PA-20 = Planned Agriculture 20 Acres

 R3A = Residential 3 Acres

 RE-5 = Residential Estate 5 Acres

 RL-10 = Rural Land 10 Acres

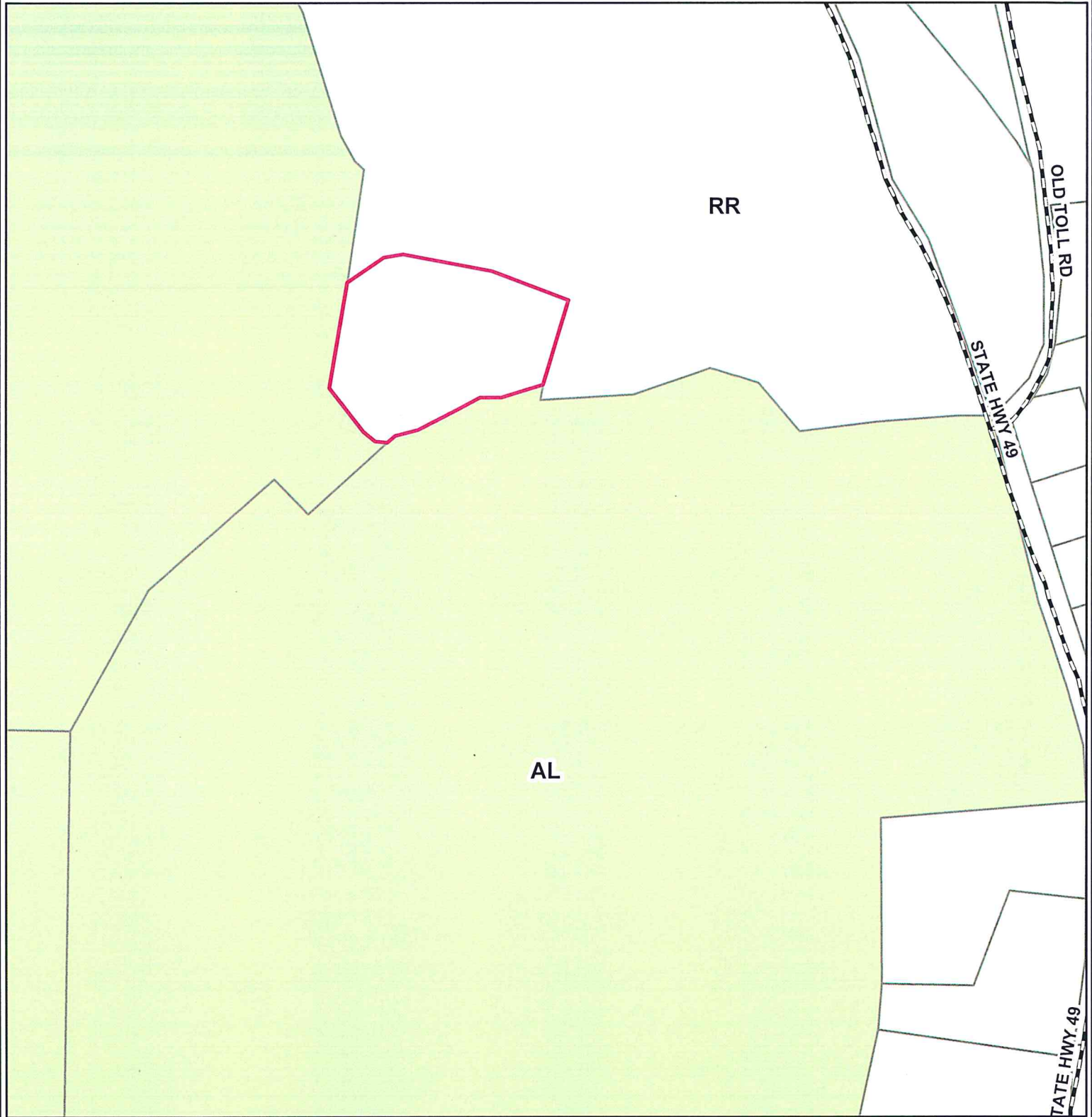
 RL-20 = Rural Land 20 Acres

 TC = Transportation Corridor



Map Displayed in State Plane Coordinate System
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Meyer Land Use



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

PROJECT ID: Cordillos_L

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

Parcel Base

Meyer

Roads

Agricultural Lands

Rural Residential

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



Meyer Soils

BkD

BhC

DfC

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MAP PREPARED BY: LeeAnne Mills

Meyer
Parcel Base

Soils

Boomer gravelly loam, 3 to 15 percent slopes

Boomer very rocky loam, 3 to 30 percent slopes

Diamond Springs very fine sandy loam, 9 to 15 percent slopes

0 100 200 300 Feet

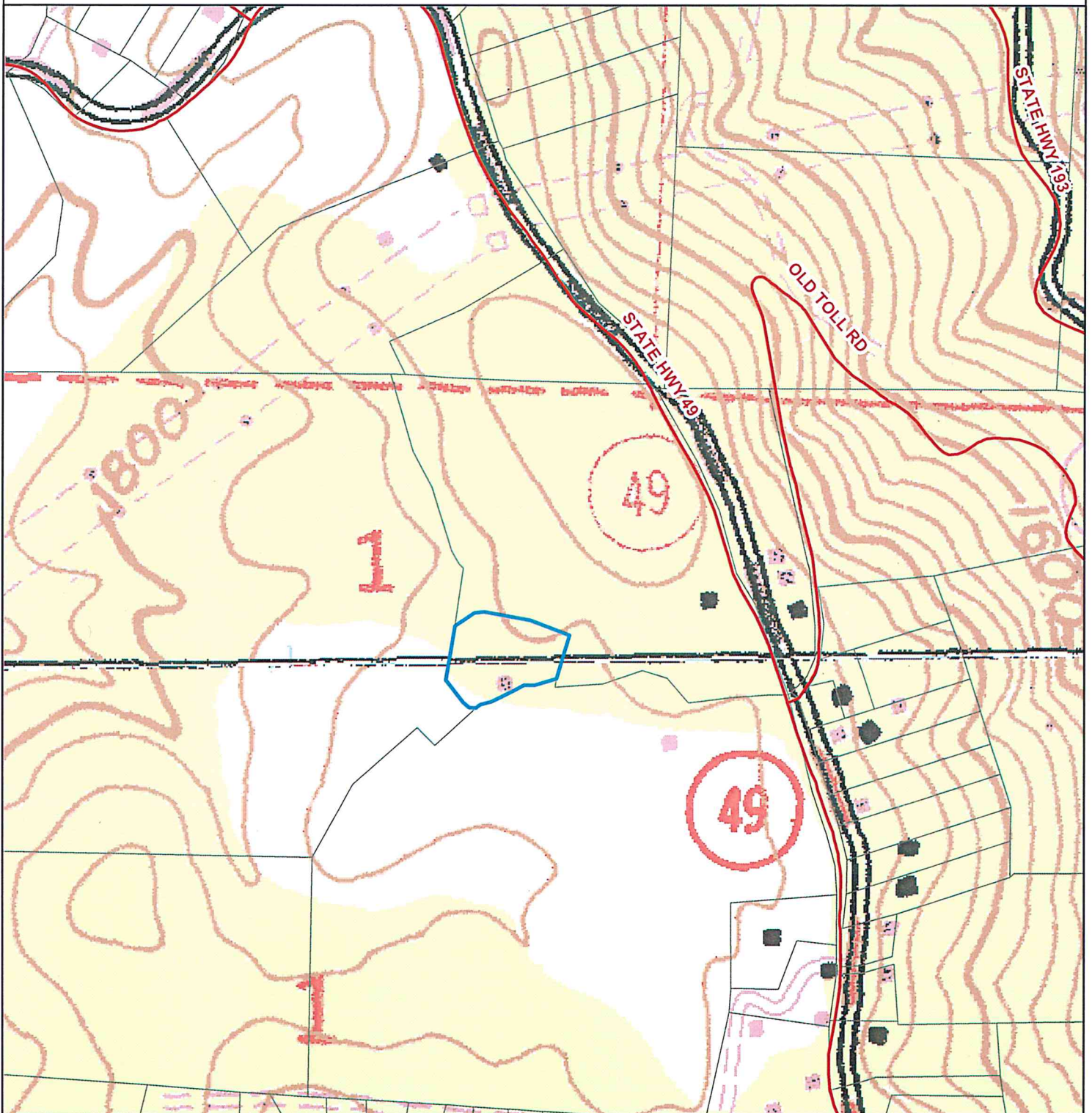


Map Displayed in State Plane Coordinate System
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Meyer Topography



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MAP PREPARED BY: Lee Anne Mita

Legend

Parcels Meyer Roads

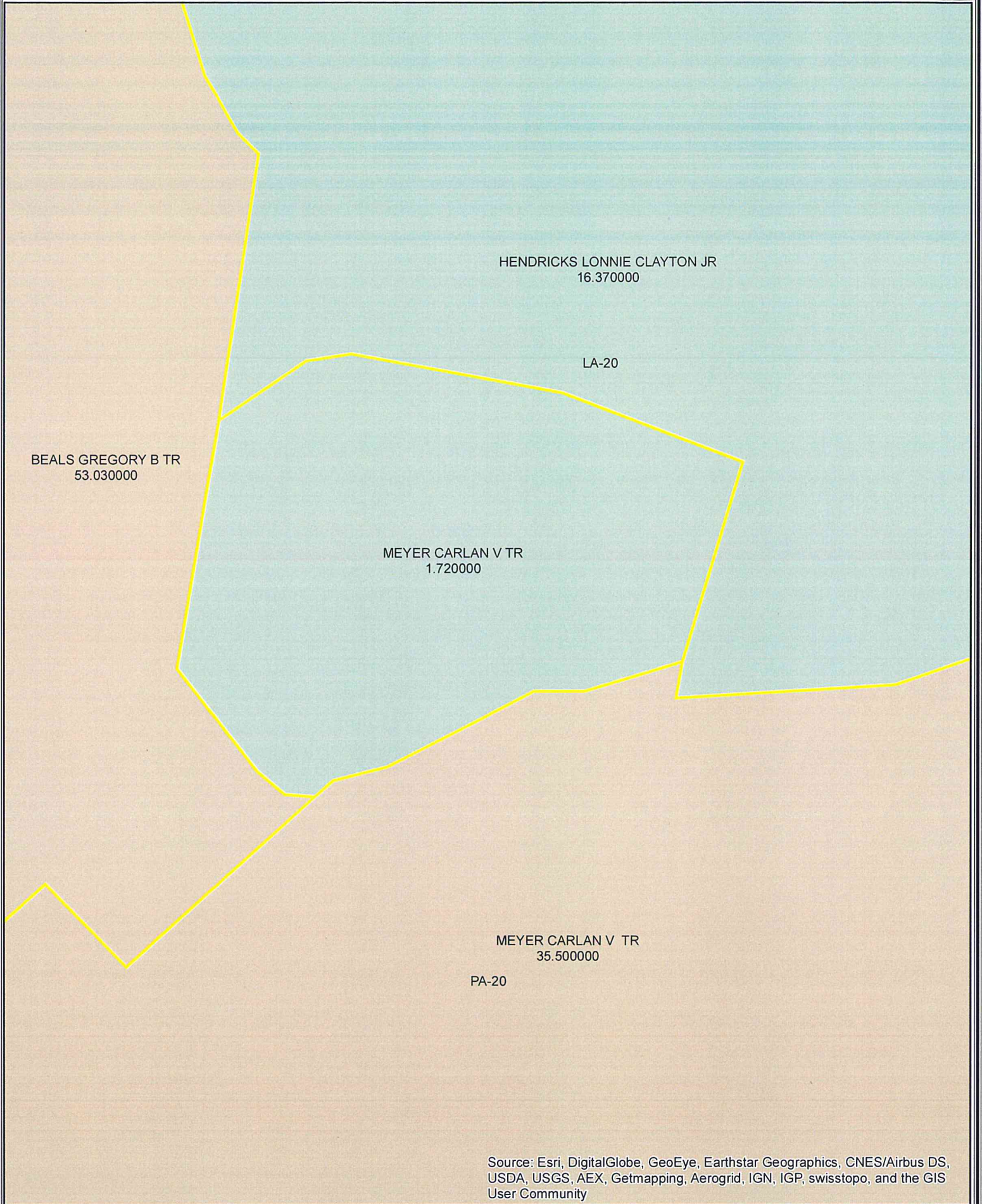
0 100 200 300 400 500 600 Feet

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



El Dorado County Agricultural Commission

MEYER AG STAFF REPORT 11 of 13



BEALS GREGORY B TR
53.030000

HENDRICKS LONNIE CLAYTON JR
16.370000

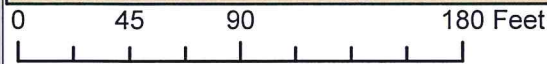
LA-20

MEYER CARLAN V TR
1.720000

MEYER CARLAN V TR
35.500000

PA-20

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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Meyer

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 Mils DATE: December 21, 2018

PROJECT ID: Jackson_2

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Legend

Parcel Base Northern 200 Ft. Setback Meyer Roads



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El Dorado County Agricultural Commission

MEYER AG STAFF REPORT 13 of 13