



Agricultural Commission Staff Report

Date: October 3, 2019

To: El Dorado County Agricultural Commission

From: LeeAnne Mila; Deputy Agricultural Commissioner

Subject: **ADM19-0031/Case
Administrative Relief from Agricultural Setback
Assessor's Parcel Number: 085-450-008**

Planning Request and Project Description:

Planning Services 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 manufactured home replacement to be located 130 feet from the northern property line (a 35% reduction). The property to the north is identified as Assessor's Parcel Numbers 085-450-007, is 10.24 acres, is zoned Limited Agricultural-20 acre (LA-20), and has a General Plan Designation of Rural Residential-Agricultural District (RR-A). The applicant's parcel, identified as APN 085-450-008, is 17.57 acres, zoned Planned Agriculture-20 acre (PA-20), has a General Plan Designation of Agricultural Lands – Agricultural District (AL-A) and is located at 3100 Greenbrook Drive (Supervisor District 3).

Parcel Description:

- Parcel Number and Acreage: 085-450-008, 17.57 Acres
- Agricultural District: Yes
- Land Use Designation: AL = Agricultural Lands
- Zoning: PA-20, (Planned Ag, 20 Acres).
- Choice Soil Type:
 - MrD – Musick sandy loam, 15 to 30% slopes

Discussion:

A site visit was conducted on October 4, 2019 to review the placement of the manufactured home.

Staff Recommendation:

Staff recommends APPROVAL of the Case's request for a manufactured home replacement to be located 130 feet from the northern property line (a 35% reduction), 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 original manufactured home was entirely within the setback imposed by the northern property line. The new manufactured home is located on the exact location of the original home site.***
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. ***This manufactured home is replacing a smaller manufactured home that has been there since 1971.***
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 manufactured home has been placed to reasonably minimize potential impacts.***
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.

RE: ADM19-0031/Case
Administrative Relief from Agricultural Setback
Assessor's Parcel Number: 085-450-008

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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.

Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

CLIFFORD MICHAEL R & DEANA
626 2ND ST
WOODLAND CA 95695

SARETTE NINA L & RAYMOND V
PO BOX 2122
PLACERVILLE CA 95667

MARKS DONOVAN ANTHONY TR &
FIEGENSCHUH THOMAS MICH
1390 BROADWAY STE B PMB 291
PLACERVILLE CA 95667

LINARES KIM
1390 BROADWAY B236
PLACERVILLE CA 95667

Étiquettes d'adresse Easy Peel®
Repliez à la hachure afin de révéler le rebord Pop-up®

CASE RICHARD E TR & R E LIV REV TR
3090 GREENBROOK DR
CAMINO CA 95709-9769

MC ALISTER ADA R & ALISTER JASON E
2841 GREENBROOK DR
CAMINO CA 95709-9769

HUFF CURTIS W & DUSTIN C
1607 MIZTEC CT
SOUTH LAKE TAHOE CA 96150-4712

10 case

Pat: avery.com/patents

LYNCH JOHN S & BARBARA S
3045 GREENBROOK DR
CAMINO CA 95709-9769

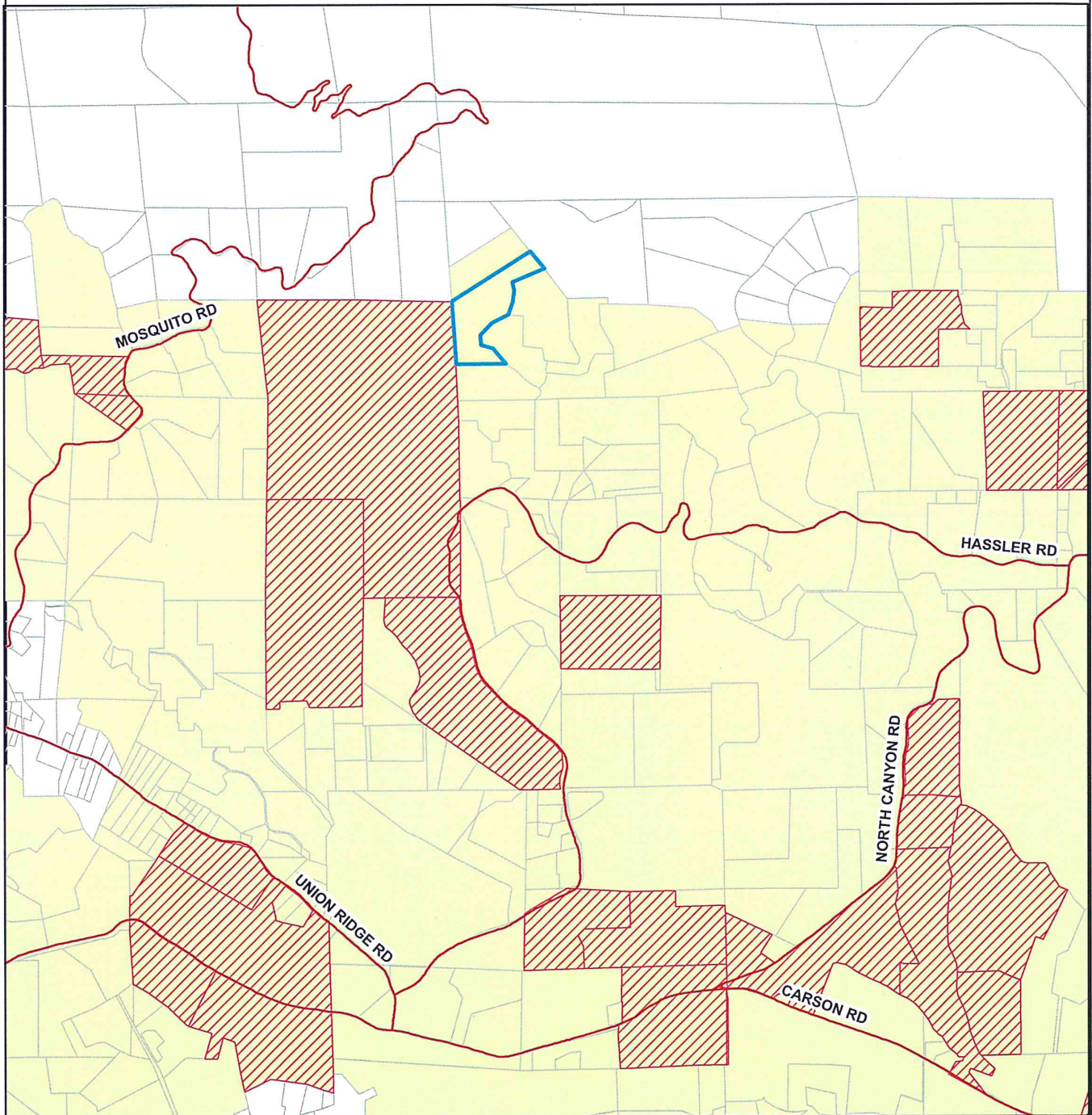
SHER BENJAMIN D TR & TR 08/13/94
PO BOX 81
PLACERVILLE CA 95667-0081

GREEN DAVID ALAN
9110 NE 147TH AVE
VANCOUVER WA 98682

[illegible]

Case

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 Milla DATE: December 21, 2018

PROJECT ID: Cordillera_p

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

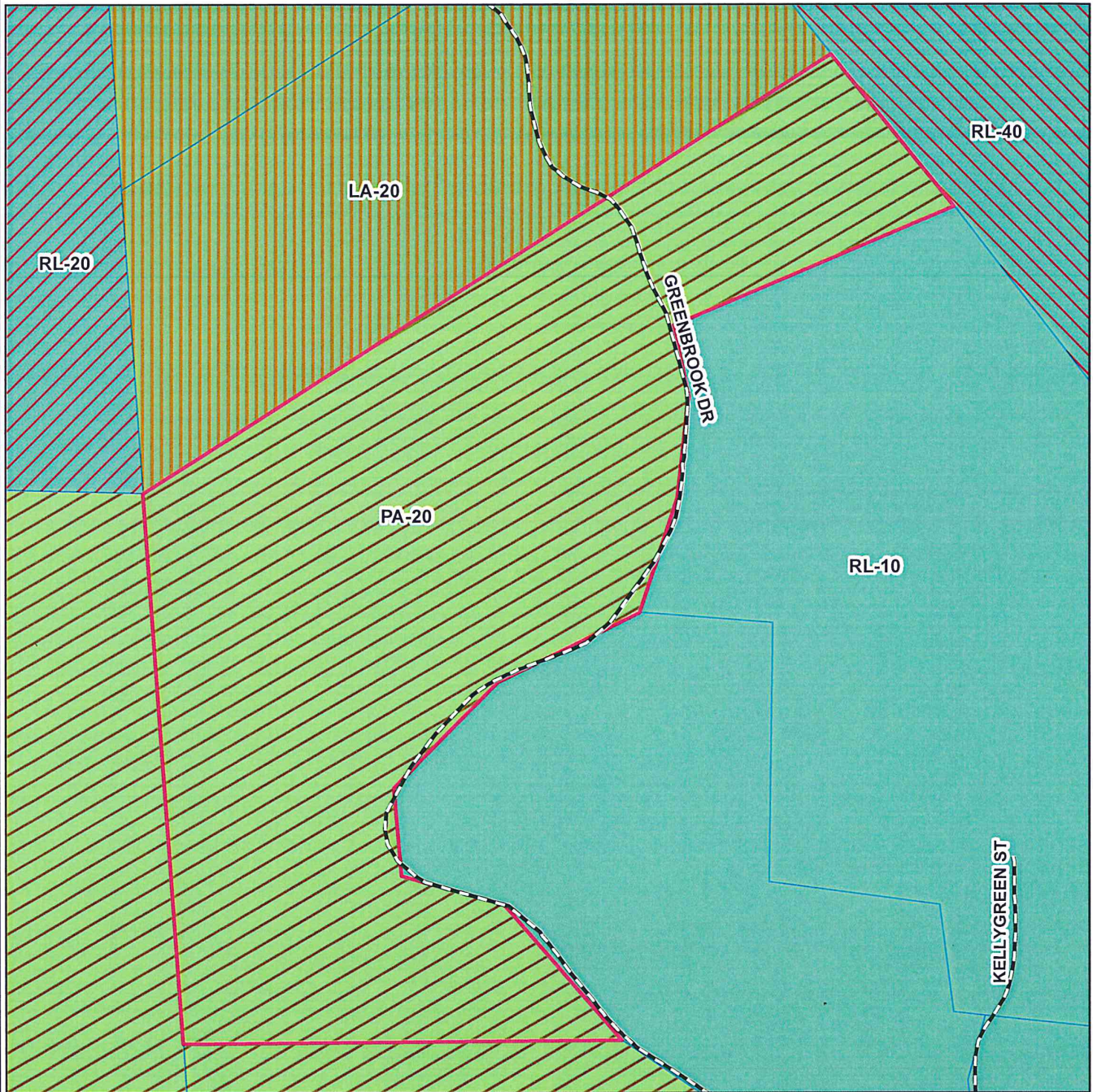
 Case
 Ag Preserves
 Ag District
 Parcel Base

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



El Dorado County Agricultural Commission

Case Zoning



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MAP PREPARED BY: LeeAnne Mils

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

Roads

Case

Parcel Base

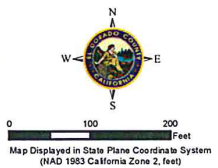
LA-20 = Limited Agriculture 20 Acres

PA-20 = Planned Agriculture 20 Acres

RL-10 = Rural Land 10 Acres

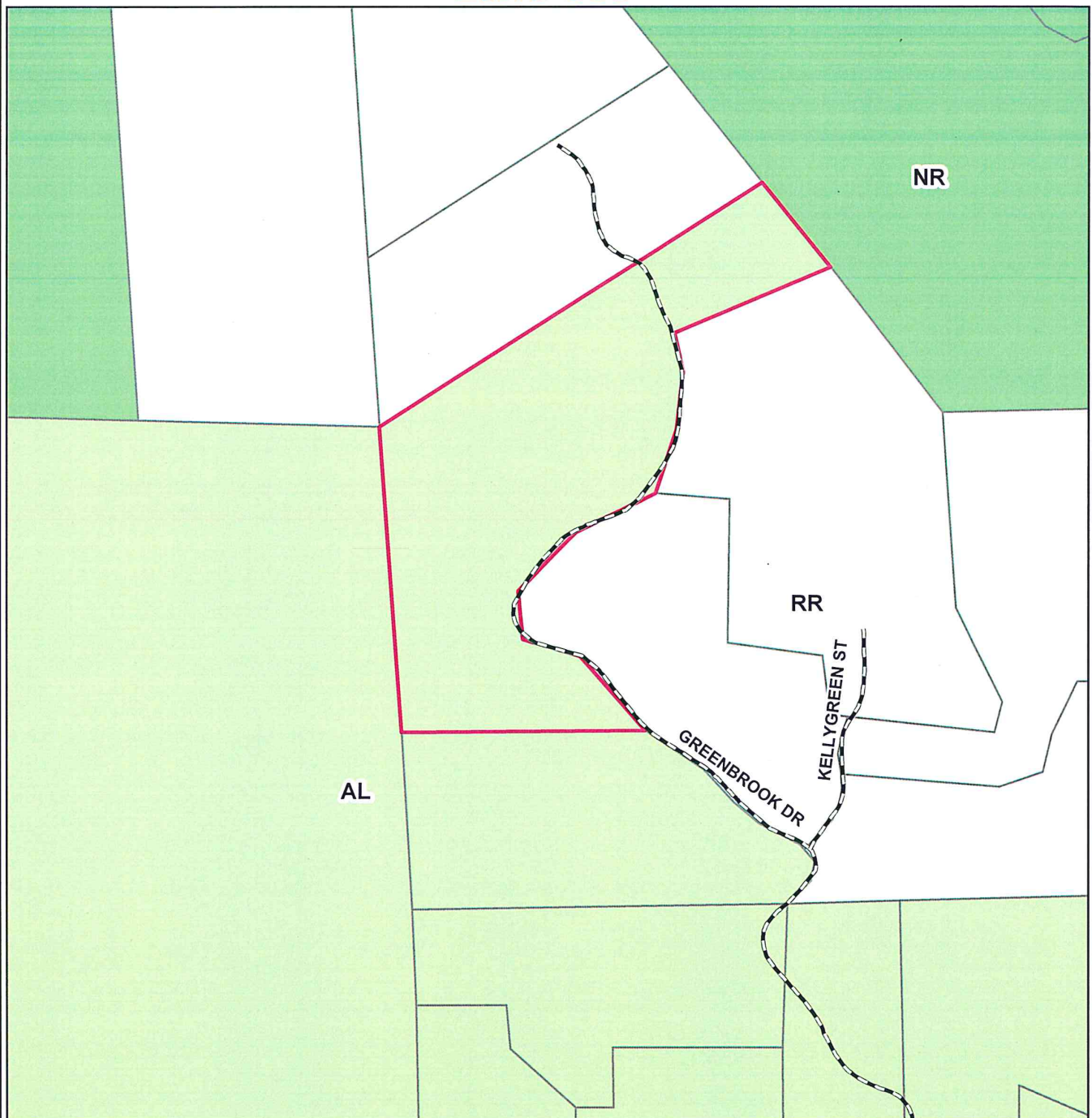
RL-20 = Rural Land 20 Acres

RL-40 = Rural Land 40 Acres



El Dorado County Agricultural Commission

Case Land Use



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

PROJECT ID: Cordellot_L

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-4721

Parcel Base
Case
Roads

Agricultural Lands
Natural Resources

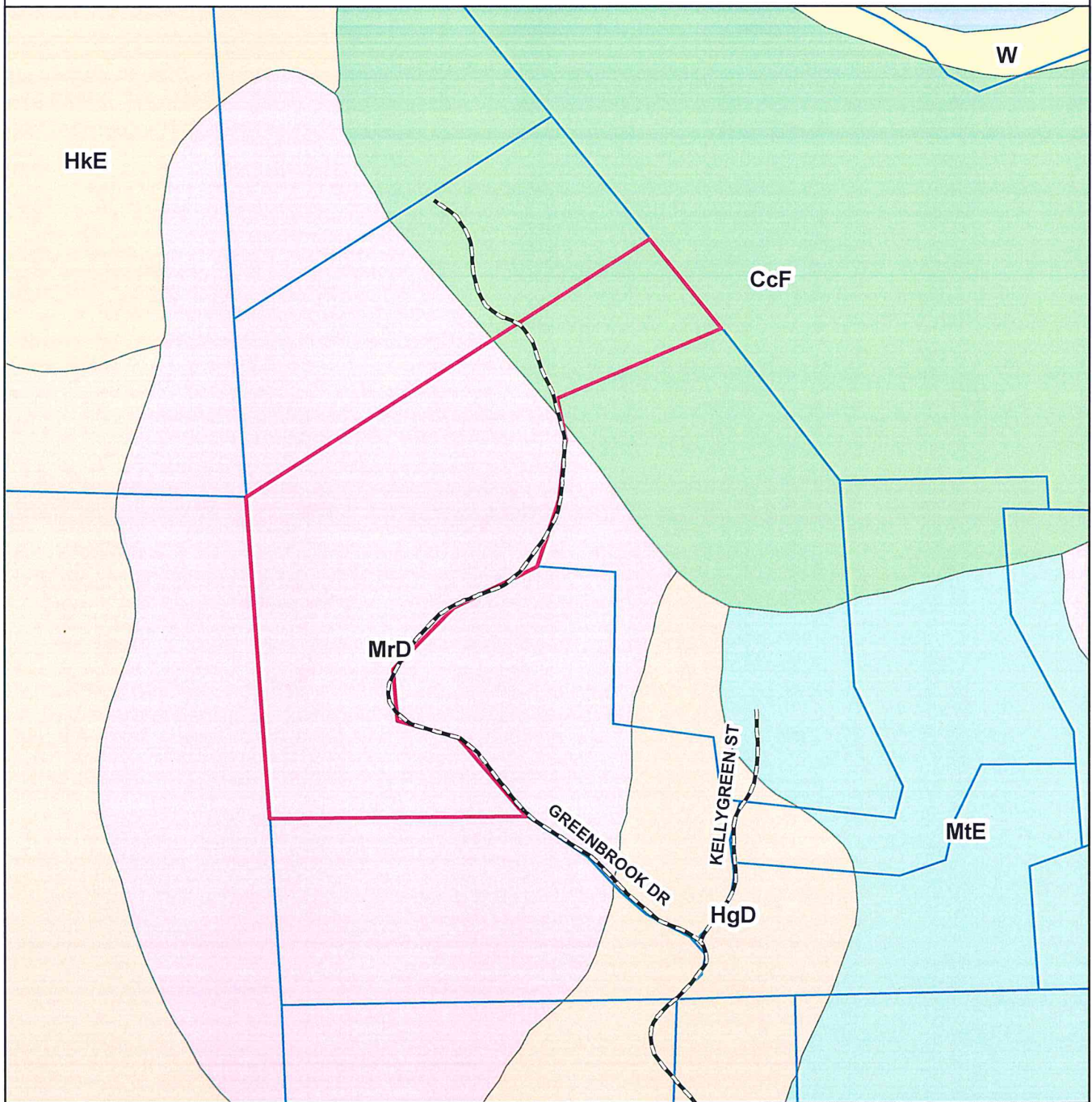
Rural Residential

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



El Dorado County Agricultural Commission

Case Soils



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MAP PREPARED BY: LeeAnne Mila



Roads

Case

Parcel Base

Soils

Acidic rock land

Chaix very rocky coarse sandy loam, 50 to 70 percent slopes

Holland coarse sandy loam, 15 to 30 percent slopes

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

Musick sandy loam, 15 to 30 percent slopes

Musick very rocky sandy loam, 15 to 50 percent slopes

Water

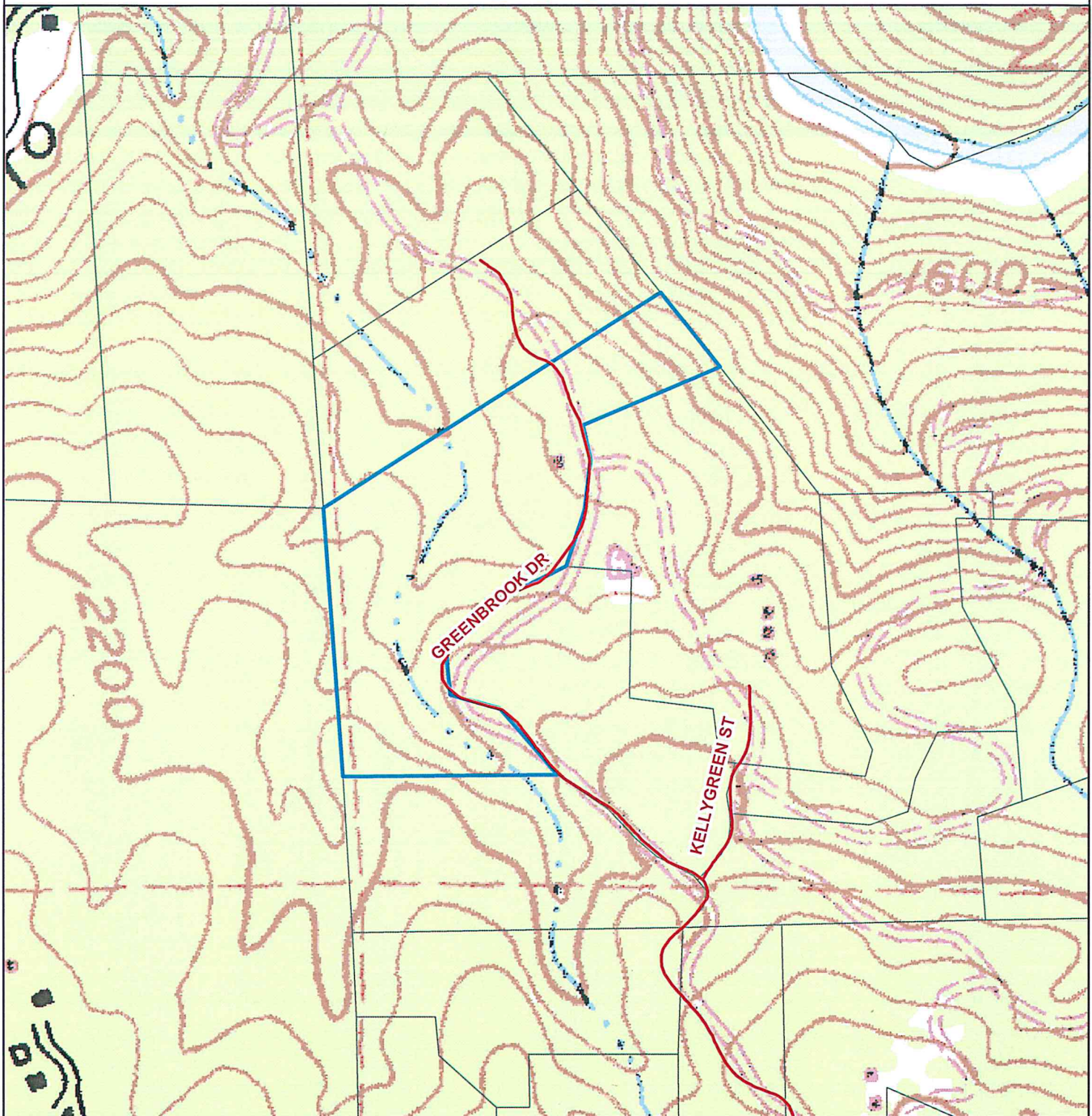


Map Displayed in State Plane Coordinate System
(NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

Case Topography



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MAP PREPARED BY: LucAnne Mills

Legend

Parcels Case Roads

0 100 200 300 400 500 600 700 Feet

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



El Dorado County Agricultural Commission

Case



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

PROJECT ID: Jackson, J

EL DORADO COUNTY SURVEYOR G.I.S. DIVISION
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Legend

Parcel Base 200 Ft. Setback Case Roads



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

El Dorado County Agricultural Commission