



## **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  
[eldcaq@edcgov.us](mailto:eldcaq@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**

#### 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).

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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Allez à [avery.ca/gabaris](http://avery.ca/gabaris)

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®  
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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

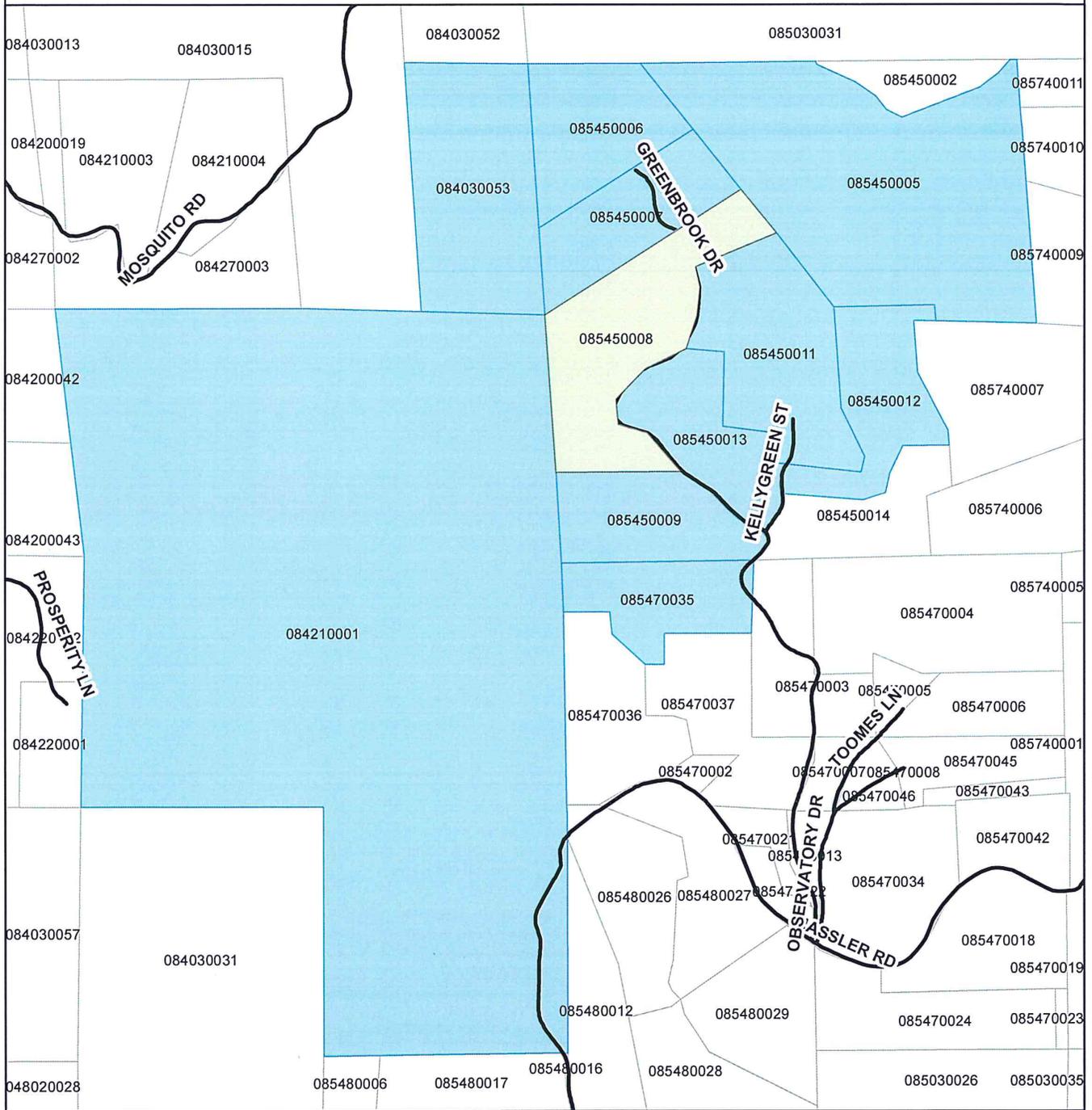
Pat: avery.com/patents

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

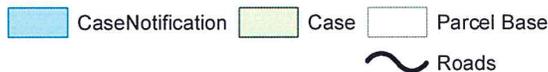
# Case Notification



**DISCLAIMER**

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MAP PREPARED BY: LeeAnne Mills DATE: December 21, 2018  
 PROJECT ID: Cordoba\_n  
 EL DORADO COUNTY SURVEYOR G.I.S. DIVISION  
 PHONE (530) 621-6511 FAX (530) 626-4371



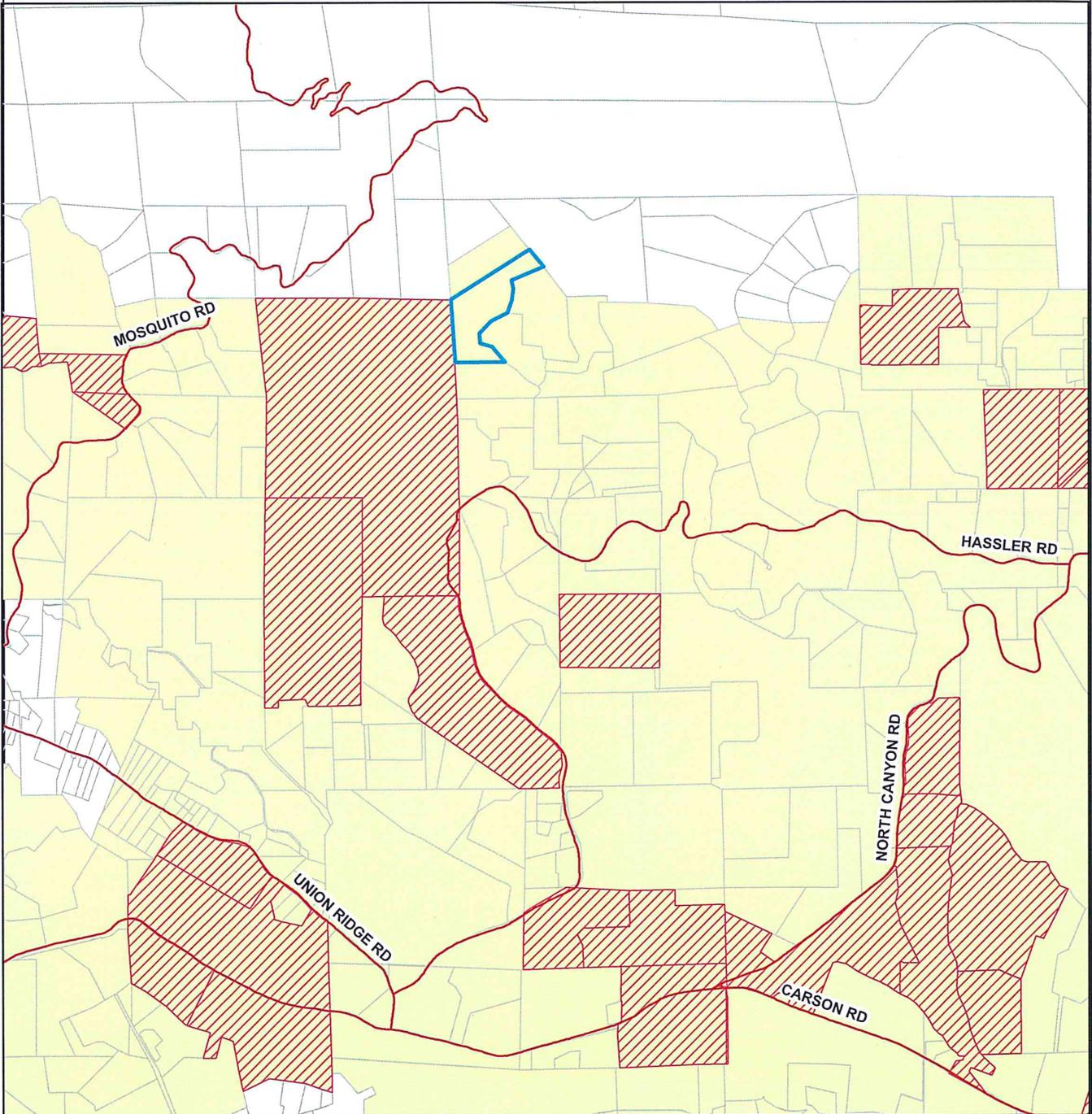
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**El Dorado County Agricultural Commission**

# Case

## Proximity to Agricultural District



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MAP PREPARED BY: LeeAnne Mella DATE: December 21, 2018  
PROJECT ID: Cordillera\_p

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

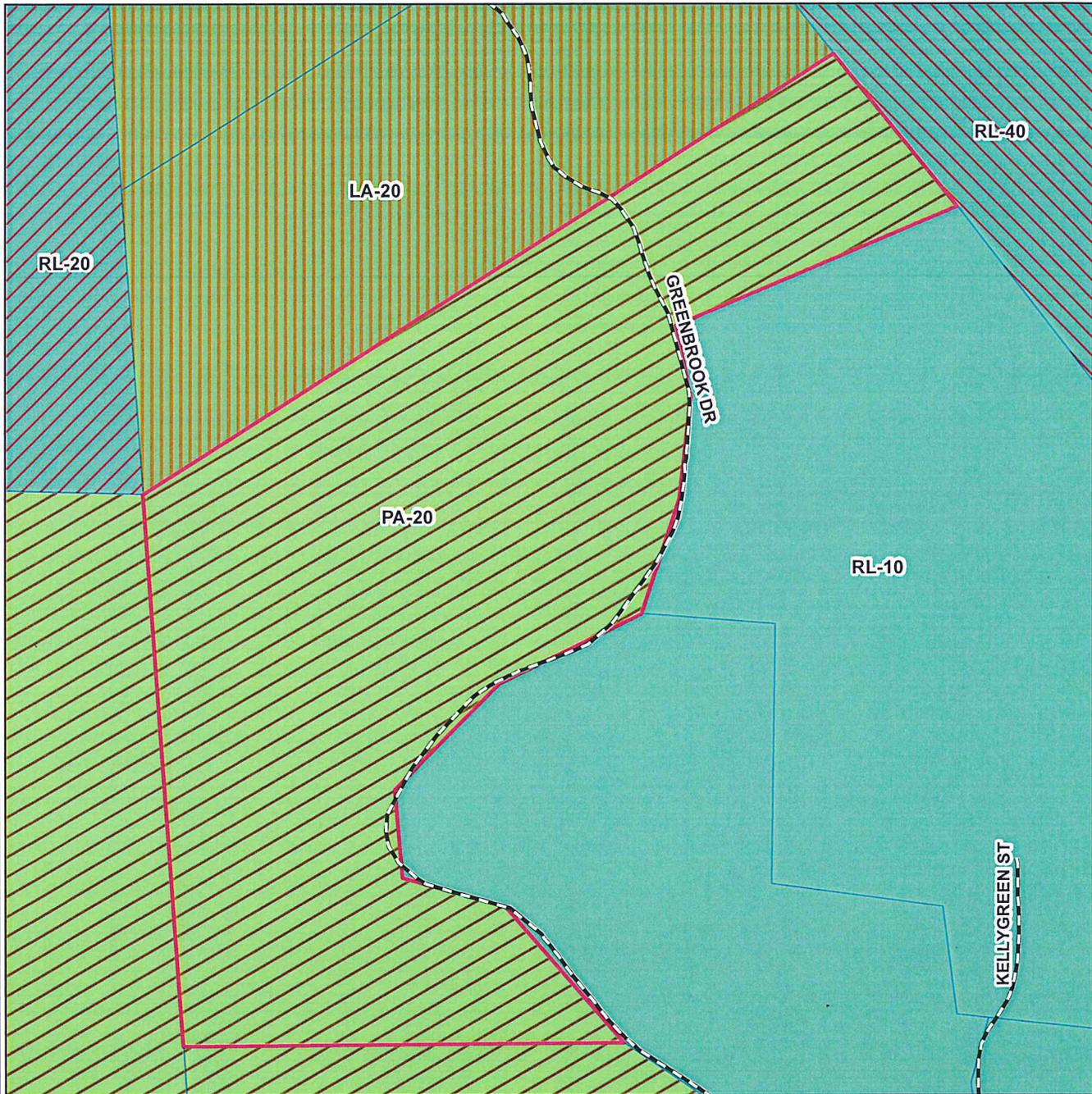
- Case
- Ag District
- Parcel Base
- Ag Preserves

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



# El Dorado County Agricultural Commission

# Case Zoning

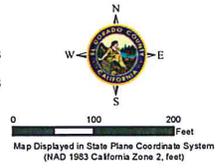


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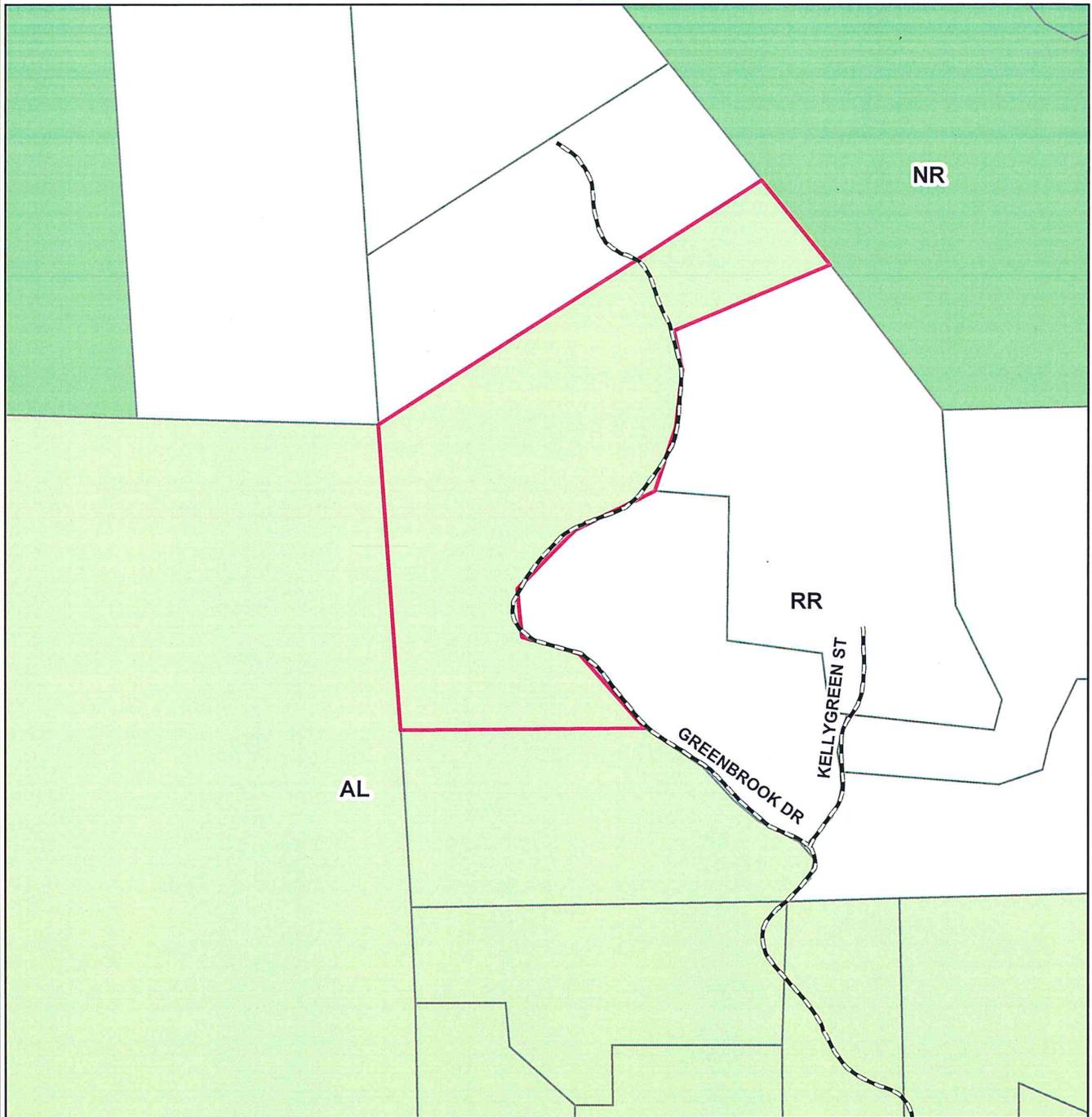
MAP PREPARED BY: LeeAnne Miba  
 EL DORADO COUNTY SURVEYOR G.I.S. DIVISION  
 PHONE (530) 621-6511 FAX (530) 626-8731

-  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 Miles DATE: December 21, 2018

PROJECT ID: Codellos\_L

EL DORADO COUNTY SURVEYOR G.I.S. DIVISION  
PHONE (530) 621-6111 FAX (530) 626-4721

-  Parcel Base
-  Case
-  Roads

-  Agricultural Lands
-  Natural Resources

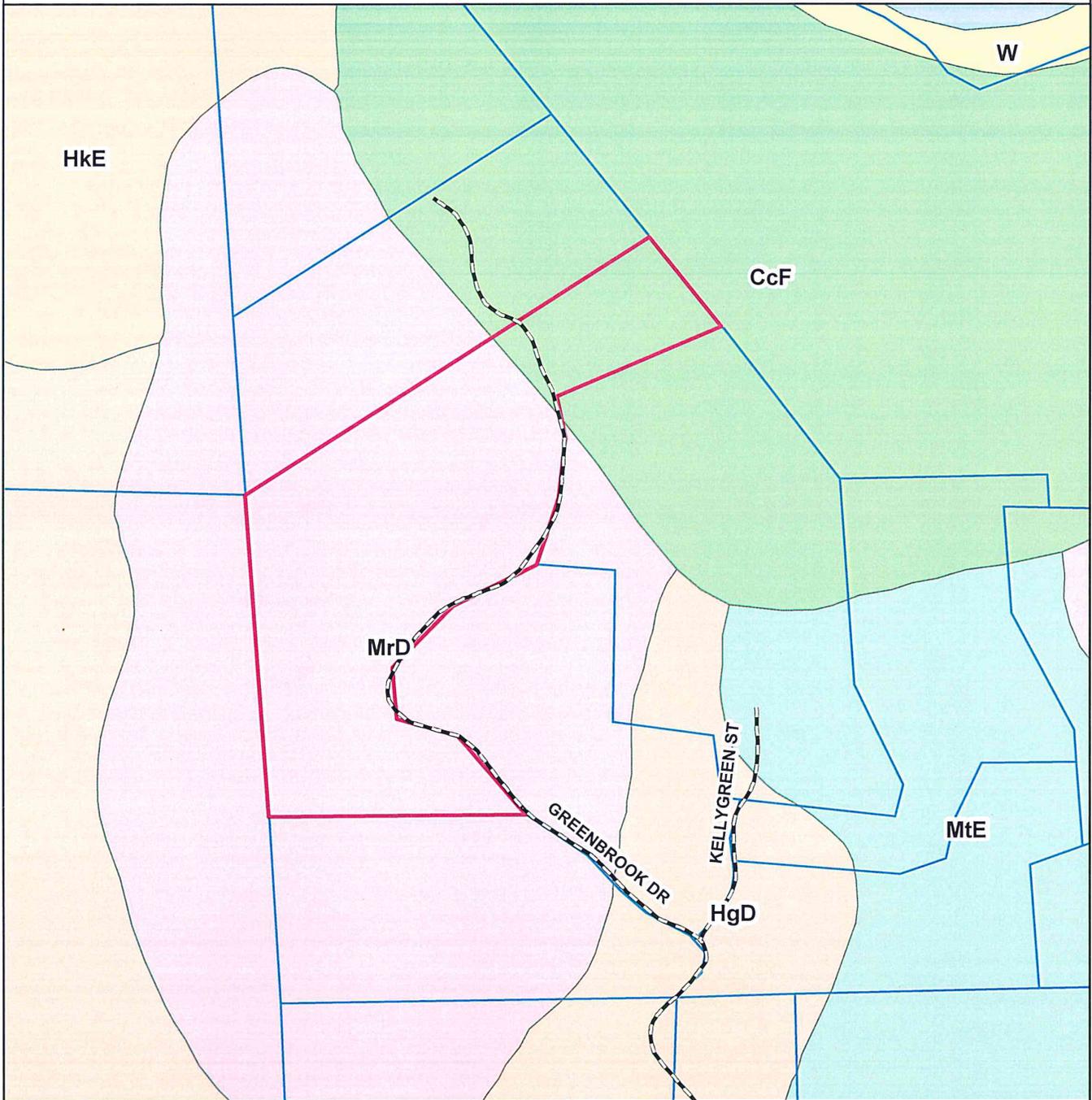
Rural Residential

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



## El Dorado County Agricultural Commission

# Case Soils



- |             |   |   |
|-------------|---|---|
| Roads       | <b>Soils</b>  | Holland very rocky coarse sandy loam, 15 to 50 percent slopes |
| Case        | Acidic rock land  | Musick sandy loam, 15 to 30 percent slopes                    |
| Parcel Base | Chaix very rocky coarse sandy loam, 50 to 70 percent slopes | Musick very rocky sandy loam, 15 to 50 percent slopes         |
|             | Holland coarse sandy loam, 15 to 30 percent slopes          | Water   |

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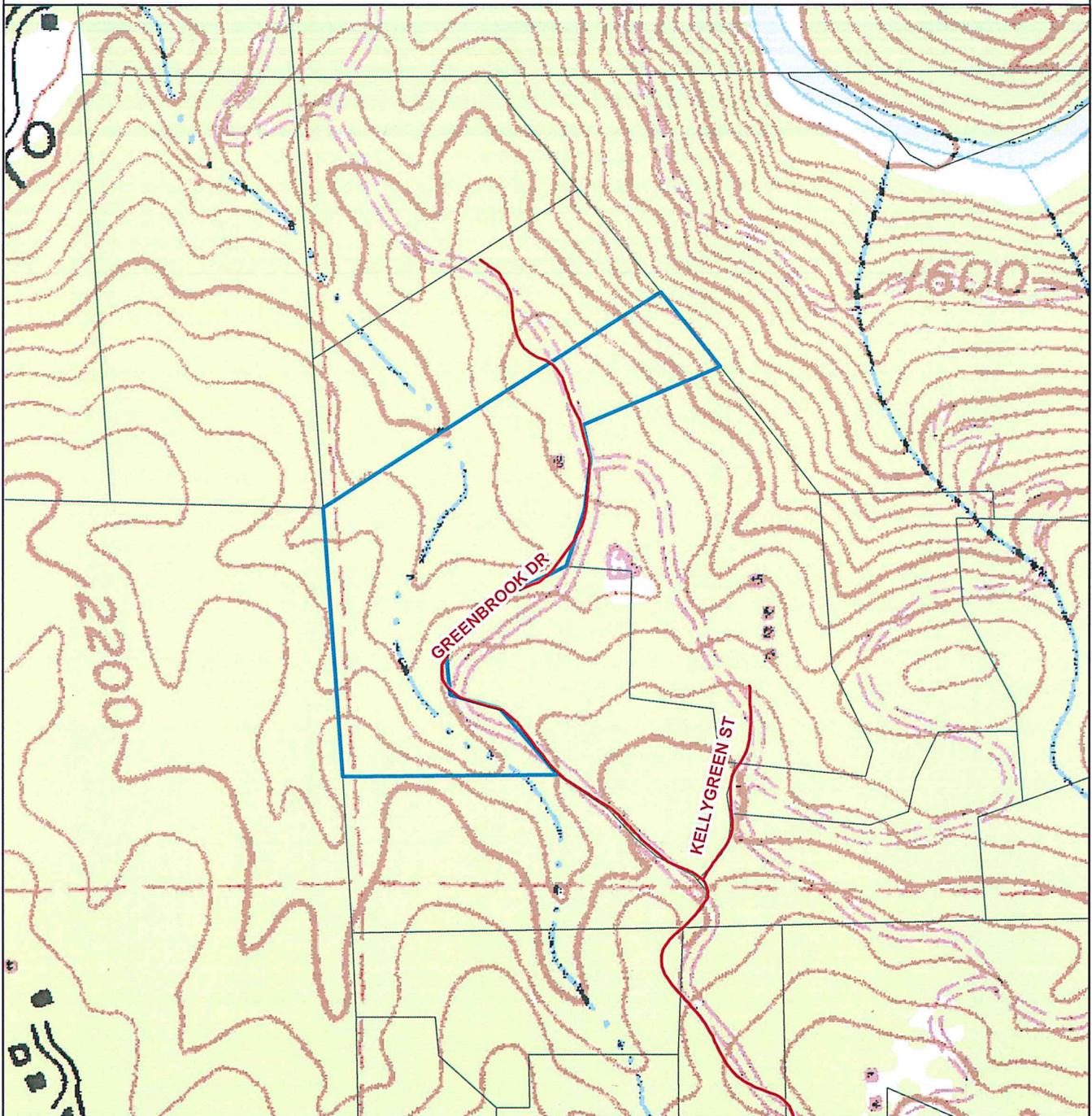


Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



# El Dorado County Agricultural Commission

# Case Topography



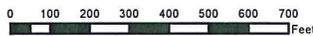
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MAP PREPARED BY: LeeAnne Mills

**Legend**

-  Parcels
-  Case
-  Roads

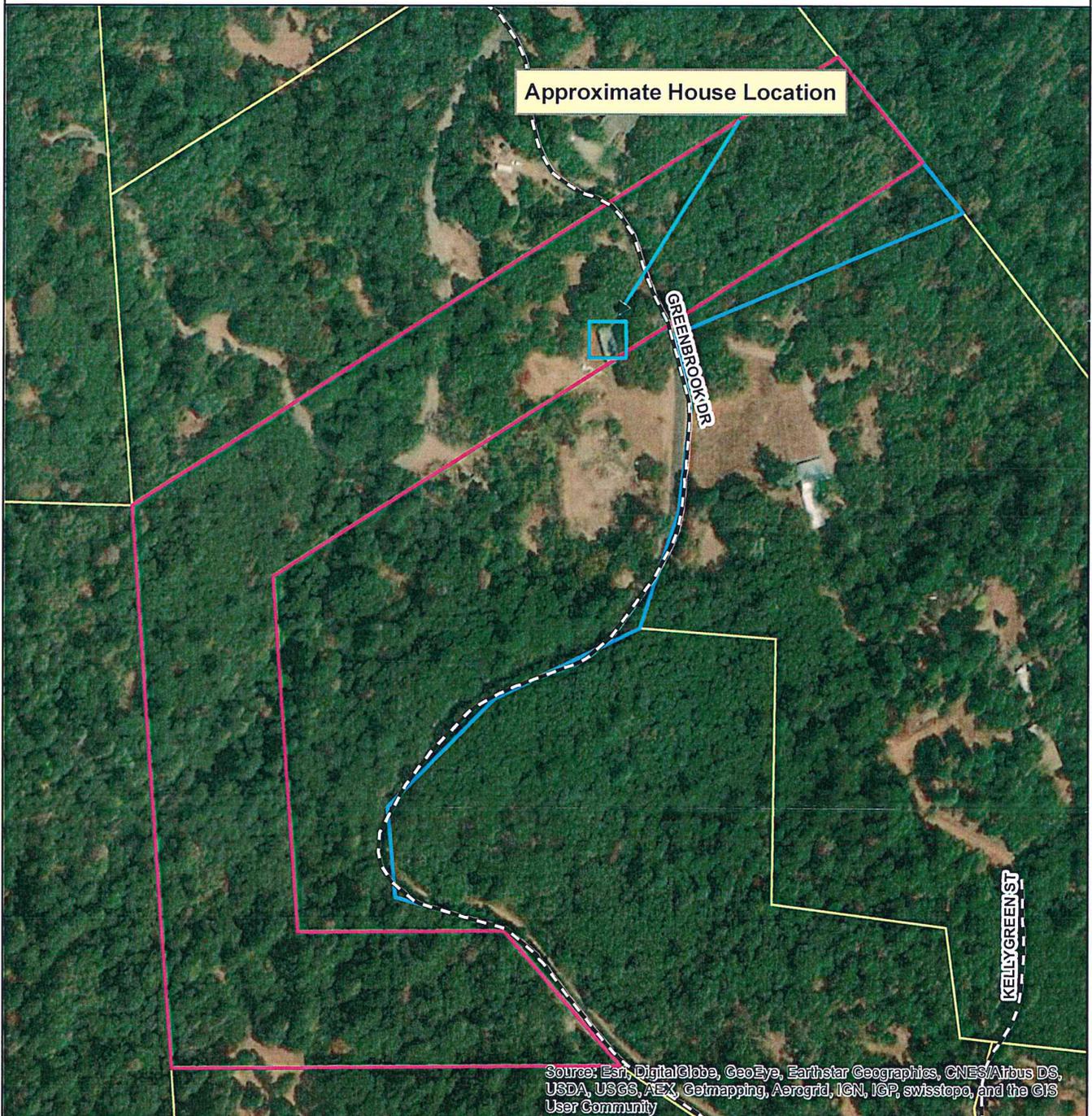


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## El Dorado County Agricultural Commission

# Case



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

PROJECT ID: Jackson\_3

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

**Legend**

- Parcel Base
- 200 Ft. Setback
- Case
- Roads



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# El Dorado County Agricultural Commission