



## **Agricultural Commission Staff Report**

Date: January 30, 2020  
To: El Dorado County Agricultural Commission  
From: LeeAnne Mila; Deputy Agricultural Commissioner  
Subject: **ADM19-0064/Bartolo Ag Setback Relief**  
**Administrative Relief from Agricultural Setback**  
**Assessor's Parcel Number: 085-540-069**

### **Planning Request and Project Description:**

Planning Services is requesting review for administrative relief from the agricultural setback for the above referenced project. This request is for the construction of a new single family dwelling. The proposed building site is one hundred thirty feet (130') from the north property line, adjacent to a parcel zoned Planned Agriculture-20 acre (PA-20) (APN: 085-540-039). The applicant's parcel, identified by APN 085-540-069, consists of 5.0 acres and is located within a General Plan Agricultural District. The property is located on the north side of North Canyon Road at the intersection with Sky Ranch Lane in the Camino area, Supervisorial District 3.

### **Parcel Description:**

- Parcel Number and Acreage: 085-540-69, 5 Acres
- Agricultural District: Yes
- Land Use Designation: AL = Agricultural Lands
- Zoning: PA-20 (Planned Agriculture, 20 Acres).
- Soil Type: All Choice Soils

### **Discussion:**

A site visit was conducted on January 29, 2020 to review the location for the proposed residence.

It should be noted that setback relief of 30 feet from the eastern property line (APN:

085-270-29) was granted for this parcel in May of 2019 by the Agricultural Commission. This is a request for additional setback relief on the northern property line (APN: 085-540-039) of 70 feet.

Staff Recommendation:

*Staff recommends APPROVAL of the Bartolo's request to allow for the construction of a residence no less than 130 feet from the northern property line with APN: 085-540-039, 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 bordered on the west, north, and eastern sides by agriculturally zoned parcels. The 200 foot setbacks imposed onto the applicants parcel limit the available building sites.***
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 residence has been placed to minimize the impact to adjacent agriculture as much as possible.***
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 non-compatible structure (single family dwelling) will be behind a shop that will be approximately 50 feet from the northern property line. The shop will effectively act as a buffer between the agricultural property and the single family dwelling. Driveway access on the applicants property as well as on the adjacent northern agriculturally zoned parcel (APN: 085-540-039), provide an additional buffer between the dwelling and the agriculturally zoned parcel.***





***Driveways on applicant parcels and adjacent northern parcel***



***View from edge of garage to adjacent northern parcel  
50 feet from the property line.***

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.*



## Notification



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 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

 WilliamsParcel  500  Parcel Base  Roads



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



# El Dorado County Agricultural Commission

LACANLALE ELMORE S  
PO BOX 641972  
SAN JOSE, CA 95164

CLEVELAND JOHN A  
2621 SKY RANCH LANE  
CAMINO, CA 95709

KNOX CRAIG A  
4001 NORTH CANYON RD  
CAMINO, CA 95709

PIERSON EDWARD C TR  
P O BOX 16  
CAMINO, CA 95709

JERMSTAD BARBARA B SURV TR  
3148 VERDE ROBLES  
DIAMOND SPRINGS, CA 95619

BOZZONE MICHAEL A TR  
P O BOX 526  
CAMINO, CA 95709

DAWES LYNNE M  
2565 SKY RANCH LN  
CAMINO, CA 95709

WILLIAMS RICK  
4065 NORTH CANYON RD  
CAMINO, CA 95709

WILLIAMS RICK FRANCIS  
4065 N CANYON RD  
CAMINO, CA 95709

JERMSTAD DAVID B TR  
4080 N CANYON RD  
CAMINO, CA 95709

PROUD DANIEL B  
4084 N CANYON RD  
CAMINO, CA 95709

WELLS JAMES R TR  
2510 KITTYWAKE LANE  
CAMINO, CA 95709

WIGGS LOIS  
2601 SKY RANCH LN  
CAMINO, CA 95709

WOODEN GENE A  
2260 HALLS FARM RD  
CAMINO, CA 95709

SNIDER MICHAEL LEE TR  
3967 NORTH CANYON RD  
CAMINO, CA 95709

MORGAN ROBIN M TR  
4737 JAN DR  
CARMICHAEL, CA 95608

MORGAN ROBIN M TR  
4737 JAN DR  
CARMICHAEL, CA 95608

LARSEN RAYMOND W TR  
2420 APPLE VISTA LN  
CAMINO, CA 95709





## AGRICULTURAL COMMISSION

311 Fair Lane  
Placerville, CA 95667  
(530) 621-5520  
(530) 626-4756  
[eldcag@edcgov.us](mailto: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 **February 12 2020**. 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: **ADM19-0064/Bartolo Ag Setback Relief**  
**Administrative Relief from Agricultural Setback**  
**Assessor's Parcel Number: 085-540-069**

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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.*

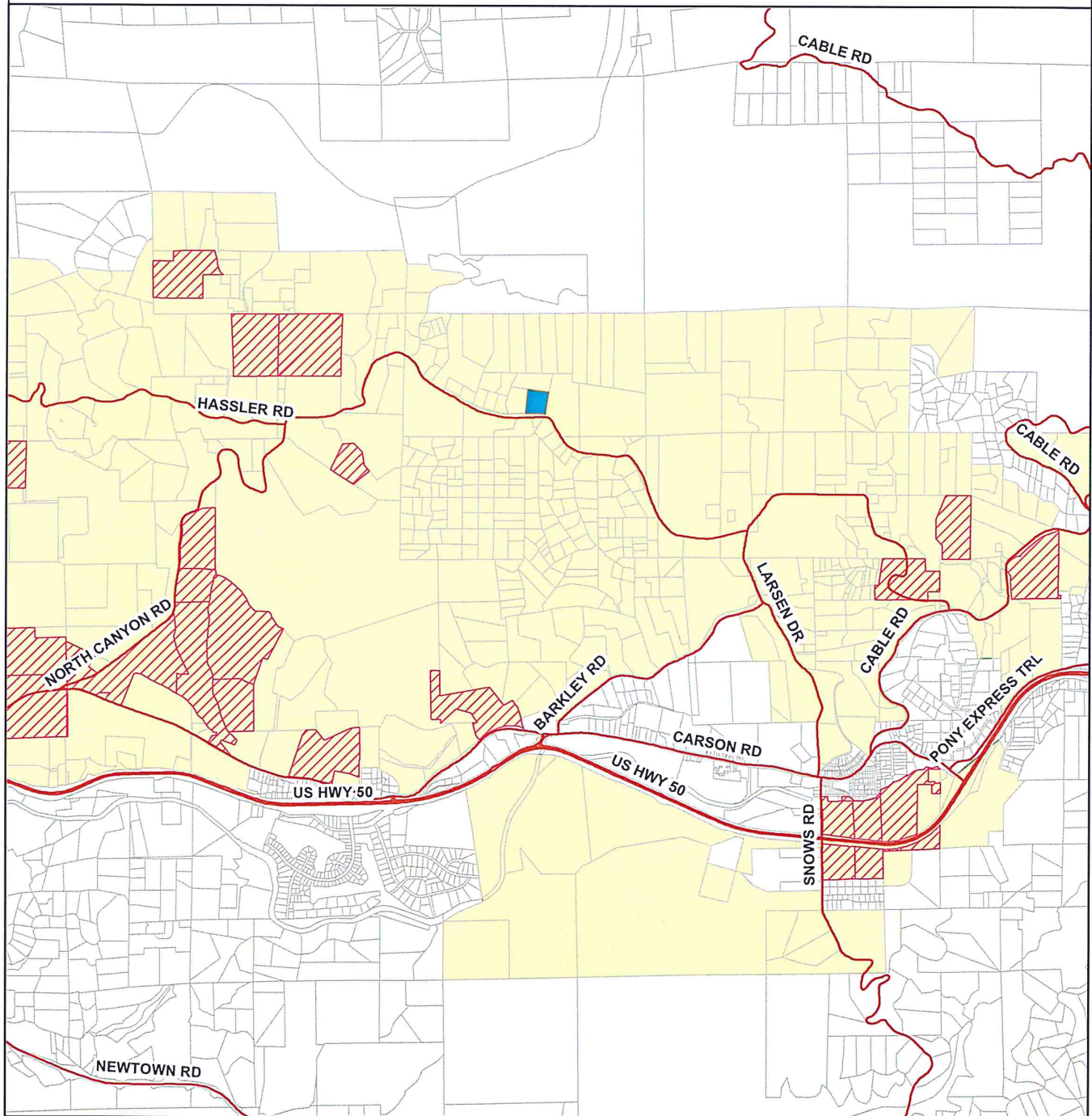
All interested parties for the above-mentioned project are encouraged to attend this meeting. Public testimony will be received on each agenda item as it is called. Individual comments are limited to 3 minutes; and individuals representing a group are allocated 5 minutes.

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.

Bartolo

## Proximity to Agricultural District



**DISCLAIMER**

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MAP PREPARED BY: LucAnne Mills DATE: December 21, 2018  
PROJECT ID: Cordillo.p

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

WilliamsParcel Ag Preserves  
Ag District Parcel Base



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

# El Dorado County Agricultural Commission



# Bartolo Zoning



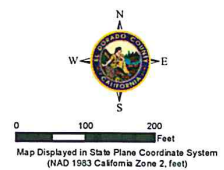
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MAP PREPARED BY: Lee Anne Mills

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION  
PHONE (951) 621-6511 FAX (951) 626-8791

- Parcel Base
- Roads
- Williams Parcel
- PA-20 = Planned Agriculture 20 Acres
- R2A = Residential 2 Acres
- TC = Transportation Corridor



# El Dorado County Agricultural Commission



# Bartolo

## Land Use 7-10-2018



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MAP PREPARED BY: LeeAnne Mils 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     | Agricultural Lands         | Natural Resources |
| Williams Parcel | Medium Density Residential |                   |
| Roads           |                            |                   |

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

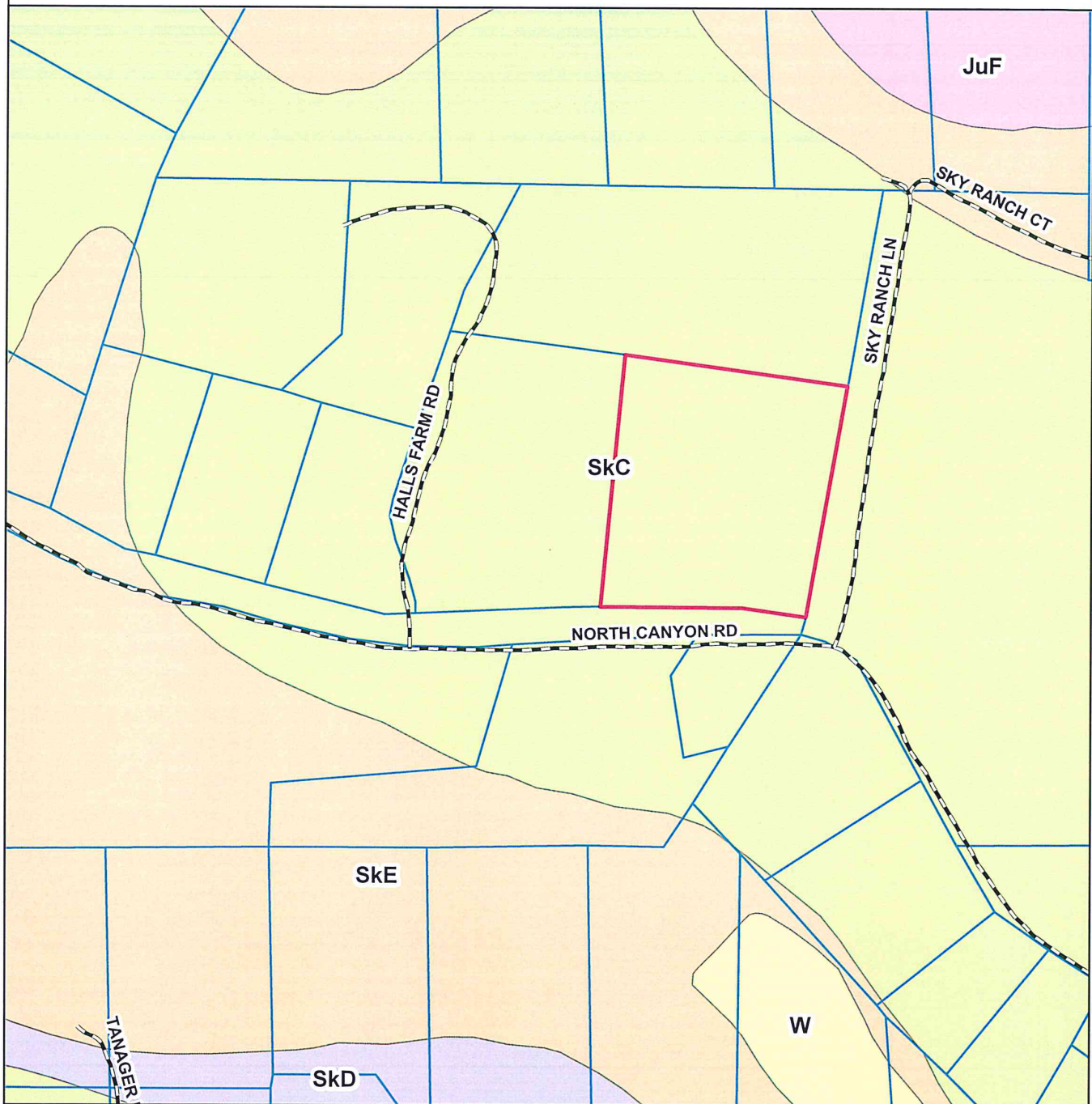


# El Dorado County Agricultural Commission



Bartolo

## Soils



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MAP PREPARED BY: LucAnne Mita

### Roads

- Williams Parcel
- Parcel Base

### Soils

- Josephine very rocky silt loam, 50 to 70 percent slopes
- Sites loam, 15 to 30 percent slopes

- Sites loam, 30 to 50 percent slopes
- Sites loam, 9 to 15 percent slopes
- Water

0 100 200 300 400 500 Feet

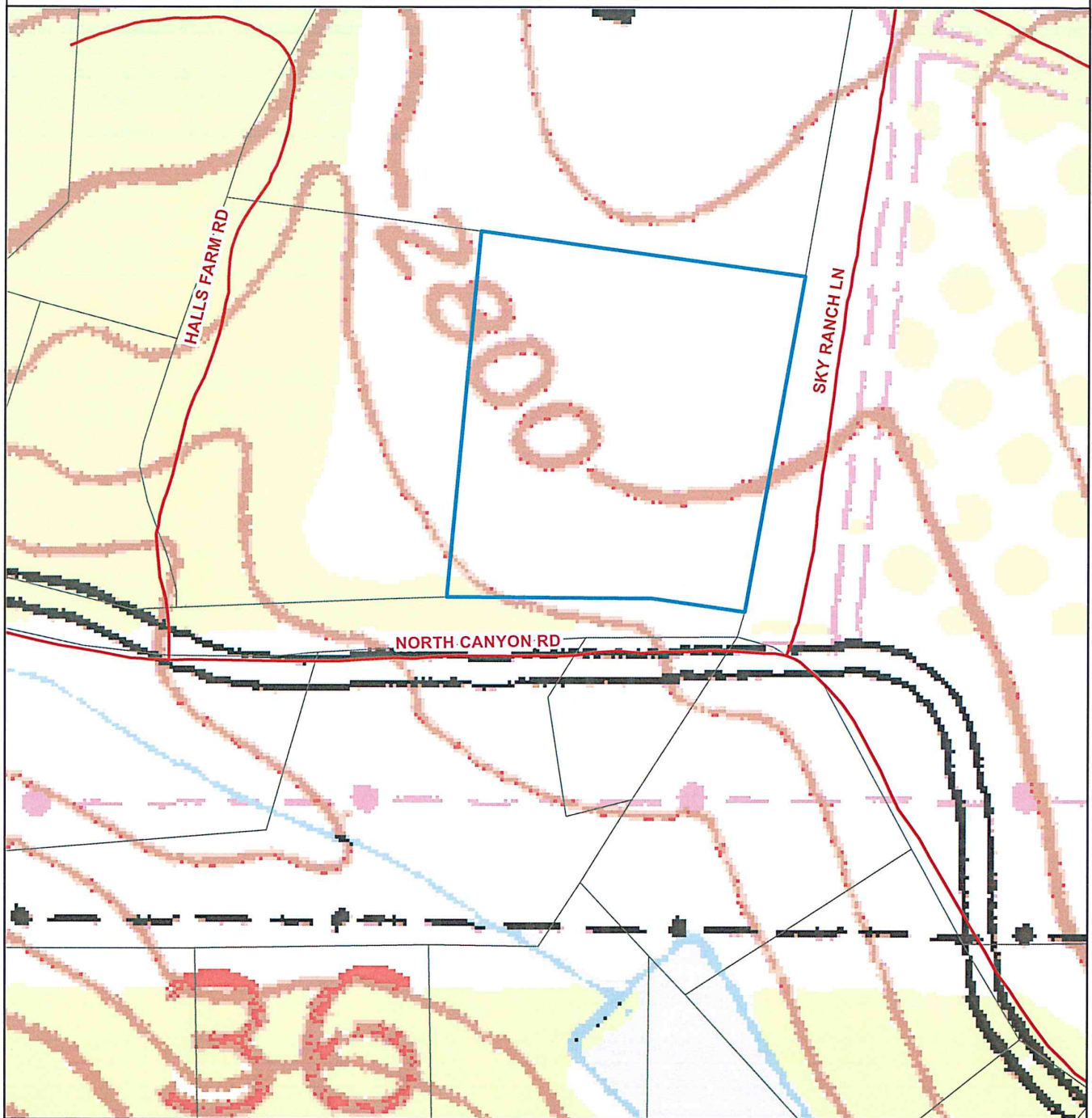


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# El Dorado County Agricultural Commission

Bartolo

## Topography



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MAP PREPARED BY: Lee Anne Mita

### Legend

Parcels Williams Parcel Roads

0 100 200 300 Feet

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# El Dorado County Agricultural Commission



