



COMMUNITY DEVELOPMENT SERVICES

PLANNING AND BUILDING DEPARTMENT

<http://www.edcgov.us/DevServices/>

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

(530) 621-5315 / (530) 622-1708 Fax

bldgdept@edcgov.us

PLANNING

(530) 621-5355 / (530) 642-0508 Fax

planning@edcgov.us

LAKE TAHOE OFFICE:

924 B Emerald Bay Rd

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

TO: County of El Dorado Agricultural Commissioner/Commission

FROM: Gina Hamilton, Senior Planner

DATE: January 24, 2020

RE: **ADM19-0059/R&C Rorden Family Trust**
Administrative Relief from Agricultural Setback and
Conversion of a TMA to a permanent second dwelling
Assessor's Parcel Number: 093-210-12

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 the conversion of a previously-approved TMA to a permanent secondary dwelling and approval of a 30-foot setback. The structure was originally permitted in 2015 (TMA-15-0001/Bldg Permit 240097-1) and renewed in 2017. At the time of original approval in 2015, the Agricultural Commission approved 30-foot setback. The existing structure is located 51 feet from the northern property line and 328.7 feet from the east property line at Meyers Lane. The applicant has also initiated a building permit application with the Building Department (Permit #315703). No structural changes are proposed.

The applicant's parcel, APN 093-210-12, is 20 acres, zoned Planned Agricultural-20 acre (PA-20), and is located at 5980 Meyers Lane (Supervisor District 2). The property to the north, APN 093-210-15 is 7.28 acres and zoned PA-20. The property to the north is not currently being used for agricultural activities. The subject parcel and the adjacent parcel to the north are both located within an Agricultural District; neither parcel is located within a designated Community Region or Rural Center.

The property to the south, APN 093-210-13 is 27 acres and zoned Planned Agricultural-20 acre (PA-20). The subject parcel is bordered by four parcels to the east; all of which are zoned Residential Estate-5. North to south these parcels are APNs 093-180-45 (2.8 acres), 093-180-44 (2.5 acres), 093-180-21 (7.12 acres), and 093-180-23 (4.71 acres).

Please see attached application packet that includes site plans that illustrate this request.



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The applicant's parcel, APN 093-210-12, is 20 acres, zoned Planned Agricultural-20 acre (PA-20), and is located at 5980 Meyers Lane (Supervisor District 2). The property to the north, APN 093-210-15 is 7.28 acres and zoned PA-20. The property to the north is not currently being used for agricultural activities. The subject parcel and the adjacent parcel to the north are both located within an Agricultural District; neither parcel is located within a designated Community Region or Rural Center.

The property to the south, APN 093-210-13 is 27 acres and zoned Planned Agricultural-20 acre (PA-20). The subject parcel is bordered by four parcels to the east; all of which are zoned Residential Estate-5. North to south these parcels are APNs 093-180-45 (2.8 acres), 093-180-44 (2.5 acres), 093-180-21 (7.12 acres), and 093-180-23 (4.71 acres).

Please see attached application packet that includes site plans that illustrate this request.



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667
Phone: (530) 621-5355 www.edcgov.us/Planning/

APPLICATION FOR: **ADMINISTRATIVE PERMIT** FILE # ADM 19-0059

ASSESSOR'S PARCEL NO.(s) 093-210-12-1

PROJECT NAME/REQUEST: (Describe proposed use) Convert TMA to permanent second dwelling

APPLICANT/AGENT Christine Rorden, Trustee, R & C Rorden Family Trust

Mailing Address PO Box 66, Somerset, CA 95684
P.O. Box or Street City State & Zip

Phone (530) 621-1696 EMAIL: chris@cantigawine.com

PROPERTY OWNER R & C Rorden Family Trust

Mailing Address PO Box 66, Somerset, CA 95684
P.O. Box or Street City State & Zip

Phone (530) 621-1696 EMAIL: chris@cantigawine.com

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT N/A

Mailing Address _____
P.O. Box or Street City State & Zip

Phone () _____ EMAIL: _____

LOCATION: The property is located on the North side of Meyers Ln
N/E/W/S street or road

500 feet/miles West of the intersection with Grizzly Flat Rd.
N/E/W/S major street or road

in the Somerset area. PROPERTY SIZE 20 A
acreage / square footage

X CR signature of property owner or authorized agent Date 12/11/2019

FOR OFFICE USE ONLY

AG CHECK FOR \$350 IN PLANNING SAFE
Date 12/13/2019 Fee \$507.00 Receipt # R18237 Rec'd by AG Census _____
Zoning PA-20 GPD RR Supervisor Dist 2 Sec 8 Twn 8N Rng 12E

ACTION BY: _____ DIRECTOR

_____ ZONING ADMINISTRATOR

Hearing Date _____

Approved _____ Denied _____
Findings and/or conditions attached

Approved _____ Denied _____
Findings and/or conditions attached

APPEAL: Approved _____ Denied _____

Title

Application Revised 11/2017



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

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Phone: (530) 621-5355 www.edcgov.us/Planning/

ADMINISTRATIVE PERMIT, RELIEF, OR WAIVER

REQUIRED SUBMITTAL INFORMATION

The following information must be provided with all applications as indicated below. If all the information is not provided, the application will be deemed incomplete and will not be accepted. For your convenience, please use the check (✓) column on the left to be sure you have all required information.

FORMS AND MAPS REQUIRED (Required for all applications)

Check (✓)
Applicant County

- | | | | |
|-------------------------------------|--------------------------|----|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1) | Application form, completed and signed. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2) | Letter of authorization from all property owners authorizing agent to act as applicant, when applicable. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3) | Proof of ownership (Grant Deed), if the property has changed title since the last tax roll. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4) | An 8 ½ x 11" vicinity map showing the location of the project in relation to the distance to major roads, intersections, and town sites. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5) | Narrative of project and request. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6) | Provide name, mailing address and phone number of all property owners and their agents. |

OAK TREE/OAK WOODLAND REMOVAL (Required for all oak tree/oak woodland removal permits)

The following information shall be required if any Oak Woodlands, Individual Native Oak Trees, or Heritage Trees, as defined in Oak Resources Conservation Ordinance Section 130.39.030 (Definitions) will be impacted by the project (i.e., cut down) consistent with Section 130.39.060 (Oak Tree and Oak Woodland Removal Permits – Ministerial Development Projects).

Check (✓)
Applicant County

- N/A
- | | | | |
|--------------------------|--------------------------|----|---|
| <input type="checkbox"/> | <input type="checkbox"/> | 1) | Oak Resources Code Compliance Certificate. |
| <input type="checkbox"/> | <input type="checkbox"/> | 2) | Oak Resources Technical Report prepared by a Qualified Professional consistent with Section 2.5 (Oak Resources Technical Reports) of the Oak Resources Management Plan. |
| <input type="checkbox"/> | <input type="checkbox"/> | 3) | Completed Oak Resources Technical Report Checklist, including supplemental data for impacted Individual Native Oak Trees within Oak Woodlands, as applicable. |
| <input type="checkbox"/> | <input type="checkbox"/> | 4) | Reason and objective for Impact to oak trees and/or oak woodlands. |

Revised 11/2017

SITE PLAN REQUIREMENTS (Not required for oak tree/oak woodland removal permits)

One full-sized site plan drawn to scale and of sufficient size to allow for a clear delineation of the following required information (where applicable) in an electronic PDF format (CD-ROM or other medium) and one 11"x17" version of the full-sized site plan. Both versions must include a graphic scale. For your convenience, please check the Applicant column on the left to be sure you have all the required submittal information.

FORMS AND MAPS REQUIRED

Check (✓)
Applicant County

- | | | | |
|-------------------------------------|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1) | Project name (if applicable). |
| N/A | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2) Name, address of applicant and designer (if applicable). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3) | Date, north arrow, and scale. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4) | Entire parcels of land showing perimeter with dimensions. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5) | All roads, alleys, streets, and their names. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6) | Location of easements, their purpose and width. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7) | All existing and proposed uses (i.e. buildings, driveways, dwellings, utility transmission lines, etc.). |
| N/A | <input type="checkbox"/> | 8) | Parking and loading stalls with dimensions (refer to Zoning Ordinance Chapter 130.35 (Parking and Loading, and the Community Design Standards – Parking and Loading Standards). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 9) | Trash and litter storage or collection areas, and propane tank location(s). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 10) | Total gross square footage of proposed buildings. |
| <input type="checkbox"/> | <input type="checkbox"/> | 11) | Proposed/existing fences or walls. |
| N/A | <input type="checkbox"/> | 12) | Sign location and size (if proposed). |
| N/A | <input type="checkbox"/> | 13) | Pedestrian walkways, courtyards, etc. (if proposed). |
| N/A | <input type="checkbox"/> | 14) | Exterior lighting (if proposed). (Refer to Zoning Ordinance Chapter 130.34 and the Community Design Standards – Outdoor Lighting Standards). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 15) | Existing/proposed water, sewer, septic systems, and wells (if applicable). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 16) | Existing/proposed fire hydrants. |
| N/A | <input type="checkbox"/> | 17) | The location, if present, of rock outcropping, lava caps, drainage courses, lakes, canals, reservoirs, rivers, streams, spring areas subject to inundation and wetlands. (Show respective 100-foot and 50-foot septic system setbacks when a septic system is proposed.) |

Revised 11/2017

FORMS AND MAPS REQUIRED

Check (✓)

Applicant County

- N/A ☐ ☐ 18) Identify areas subject to a 100-year flood on perennial streams or creeks, and show high water level (100-year) on map.
- N/A ☒ ☐ 19) Note any proposed trails within the project; and where applicable, connection to existing or proposed trail systems.
- N/A ☒ ☐ 20) Summary table on plans (or attached) demonstrating compliance with zoning regulations regarding the following:
- Signs (Zoning Ordinance Chapter 130.16 – Signs);
 - Parking (Zoning Ordinance Chapter 130.35 – Parking and Loading, and Community Design Standards – Parking and Loading Standards);
 - Landscaping (Zoning Ordinance Chapter 130.33 – Landscaping Standards, and Community Design Standards – Landscaping and Irrigation Standards); and
 - Development standards regarding maximum coverage for the lot (see the applicable zone district development standards).

LANDSCAPE PLAN REQUIREMENTS (Not required for oak tree/oak woodland removal permits)
(Two copies required when parking facilities are proposed.)

Check (✓)

Applicant County

- N/A ☒ ☐ 1) Location, quantity, and a gallon size of proposed plant material (See Zoning Ordinance Chapter 130.33 – Landscaping Standards, and Community Design Standards – Landscaping and Irrigation Standards).
- N/A ☒ ☐ 2) Lists of both common and botanical names of plant material.
- N/A ☒ ☐ 3) Location/type of irrigation proposed. The Landscape Plan will be required to meet the County's Water Conserving Landscape Standards, available at Planning Services or online at www.edcgov.us/Planning/.

NOTE: APPLICATION WILL BE ACCEPTED BY APPOINTMENT ONLY. MAKE YOUR APPOINTMENT IN ADVANCE BY CALLING (530) 621-5355.

Revised 11/2017



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667
Phone: (530) 621-5355 www.edcgov.us/Planning/

ADMINISTRATIVE PERMIT, RELIEF, OR WAIVER

PURPOSE

An Administrative Permit is required in cases where limited review of a proposed structure or use is necessary to verify compliance with established standards adopted to ensure compatibility with adjacent uses and availability of public services and infrastructure. The Administrative Permit is used for the processing of Oak Tree/Oak Woodland Removal Permits in compliance with Oak Resources Conservation Ordinance Section 130.39.060 (Oak Tree and Oak Woodland Removal Permits – Ministerial Development Projects), administrative relief or waiver requests in compliance with Zoning Ordinance Subsection 130.52.010.B (Administrative Relief or Waiver) or to establish the legal nonconforming status of a use or structure in compliance with Zoning Ordinance Chapter 130.61 (Nonconforming Uses, Structures, and Lots).

The issuance of an Administrative Permit shall be a ministerial project pursuant to the California Environmental Quality Act (CEQA).

INITIAL PROCESS

1. Applicant/agent prepares all required submittal information and makes an appointment to submit the application to Planning Services.
2. Planning Services reviews submittal and makes a determination on zoning conformance or if public hearing is required within 20 working days.

NOTE: Ranch marketing and winery activities require Agricultural Commission review, extending the determination by approximately 30-45 days.

APPEALS

A decision on the Administrative Permit may be appealed pursuant to Zoning Ordinance Section 130.52.090 (Appeals). Appeals must be made within ten working days from date of decision and filed with Planning Services with the current appeal fee, as adopted by the Board of Supervisors through fee resolution.

FEES

Current application and revision fees may be obtained by contacting the Planning Services at (530) 621-5355 or by accessing the Planning Services online fee schedule at www.edcgov.us/Planning/.

NOTE: Should your application be denied, application fees are nonrefundable. Should you request withdrawal of the application, you may receive only that portion of the fee which has not yet been expended.

DEED RESTRICTIONS

Please review and understand any private deed restrictions recorded against your property to insure your proposed application does not violate such deed restrictions. If a conflict exists between the deed restrictions and your application, the County can still approve your application and issue necessary permits. However, County approval does not absolve your obligation to comply with deed restrictions.

Revised 11/2017

APPLICATION

If the application and submittal requirements are not attached to this information packet, please contact Planning Services. You may also call Planning Services at (530) 621-5355 for general assistance.

APPOINTMENT

Applications are accepted by appointment only. Please call ahead for an appointment with a planner when you are ready to submit your application. Please have all required submittal information completed before your appointment. Appointments are generally made within 48 hours of your call to Planning Services at (530) 621-5355.

Revised 11/2017



Cantiga
Wineworks LLC

PO Box 66 / 5980 Meyers Ln, Somerset, CA 95684
PH: (530) 621-1696 Fax: (530) 621-1693

December 11, 2019


Attn: Mark Millard or Planning Staff
County of El Dorado Planning
2850 Fairlane Ct.
Placerville, CA 95667

RE: Approval from property owners

Dear Mr. Millard or Planning Staff Member:

As Trustees of the R & C Rorden Family Trust, the legal owner of the property APN# 093-210-12 located at 5980 Meyers Lane, Somerset, CA 95684, we hereby grant our permission for the conversion of TMA-15-0001/240097-1 to a permanent second dwelling.

Yours truly,



12/11/2019

Richard E. Rorden
Trustee, C & R Rorden Family Trust



12/11/2019

Christine A. Rorden
Trustee, C & R Rorden Family Trust



El Dorado, County Recorder
Janelle K. Horne Co Recorder Office
DOC- 2019-0029079-00

Check Number 1246

Wednesday, JUL 24, 2019 14:08:36

Ttl Pd \$20.00 Rcpt # 0002024657

JLR/C1/1-2

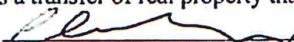
Recording Requested By:
Clara Yang, Attorney

When Recorded Mail To:
Richard E. Rorden
Christine A Rorden
PO BOX 66
Somerset, CA 95684

Mail Tax Statement To:
same as above

GRANT DEED

PCOS
FILED

Documentary transfer tax is NONE. Property Transfer to Revocable Trust. Revenue & Taxation Code J 1930. Exempt from fee per GC sec 27388.1 (a) (2); Document represents a transfer of real property that is a residential dwelling to an owner-occupier. Clara Yang, Attorney 

FOR NO CONSIDERATION, RICHARD E. RORDEN and CHRISTINE A. RORDEN, Husband and Wife as joint tenants, hereby grant to RICHARD E. RORDEN and CHRISTINE A. RORDEN, as Trustees of the R & C RORDEN FAMILY TRUST, all of their interest in the following described real property in the unincorporated area of the County of El Dorado, State of California, more particularly, described as follows:

A PORTION OF THE SOUTH ½ OF SECTION 8, T 9 N., R 12 E., M.D.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 3, AS SHOWN ON THAT CERTAIN PARCEL MAP, FILED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF EL DORADO, STATE OF CALIFORNIA, ON NOVEMBER 12, 1999, IN BOOK 47 OF PARCEL MAPS, AT PAGE 39.

Property Address: 5980 Meyers Ln., Somerset, CA 95684
APN: 093 210 121

Dated: July 22, 2019


RICHARD E. RORDEN

Dated: July 22, 2019


CHRISTINE A. RORDEN



Cantiga
Wineworks LLC

PO Box 66 / 5980 Meyers Ln, Somerset, CA 95684
PH: (530) 621-1696 Fax: (530) 621-1693

December 11, 2019

Attn: Mark Millard or Planning Staff
County of El Dorado Planning
2850 Fairlane Ct.
Placerville, CA 95667

RE: Request to convert TMA-15-0001 / 240097-1 to permanent second dwelling

Dear Mr. Millard or Planning Staff Member:

Our previously approved TMA for agricultural housing is up for renewal, and we wish at this point to permit the home as a permanent second dwelling. Originally permitted in 2015 as TMA-15-0001, this permit was subsequently assigned a building permit #: 240097-1, and renewed in 2017. We have initiated a new administrative permit application with the Building Department, #315703.

The parcel is located at 5980 Meyers Lane, Somerset (APN 093-210-12-1), and is zoned PA-20. The Agricultural Commission previously approved a reduction of the setback for this structure to 30 feet. We understand that we will need to seek the Commission's blessing on this setback relief once again, as we move from a temporary to permanent permit.

If you have any questions or need further documentation, you can reach us at (530) 621-1696 or info@cantigawine.com.

Thanks very much for your time and assistance!

Yours truly,

Rich & Christine Rorden
Managers, Cantiga Wineworks LLC
Trustees, C & R Rorden Family Trust



DEPARTMENT OF AGRICULTURE WEIGHTS AND MEASURES

Charlene Carveth
Agricultural Commissioner
Sealer of Weights and Measures

311 Fair Lane
Placerville, CA 95667
(530) 621-5520
(530) 626-4756 FAX
eldcag@edcgov.us

REQUEST FOR ADMINISTRATIVE RELIEF FROM AN AGRICULTURAL SETBACK – APPLICATION

APPLICANT(S) NAME(S): Christine Rorden
SITE ADDRESS: 5980 Meyers Ln, Somerset, CA 95684
MAILING ADDRESS: PO Box 66, Somerset, CA 95684
TELEPHONE NUMBER(S): (DAY) (530) 621-1696 (EVE) same
APN#: 093-210-12-1 PARCEL SIZE: 20 A ZONING: PA

LOCATED WITHIN AN AG DISTRICT? ☒ YES ☐ NO ADJACENT PARCEL ZONING: _____

IF THE ADJACENT PARCEL IS ZONED TPZ OR NATURAL RESOURCES, IS YOUR PROPERTY LOCATED WITHIN
A COMMUNITY REGION OR RURAL CENTER? ☐ YES ☐ NO ☒ NOT APPLICABLE

REQUIRED AG SETBACK: 200 foot SETBACK YOU ARE REQUESTING: 50 * foot
*Previously approved

REQUESTED USE (AGRICULTURALLY-INCOMPATIBLE):

Convert approved TMA - Farm Labor Housing to
Permanent Second Dwelling — Please see attached.

DO YOU HAVE A BUILDING PERMIT FOR REQUESTED USE? ☒ YES (Permit # 315703) ☐ NO

PLEASE ANSWER THE FOLLOWING:

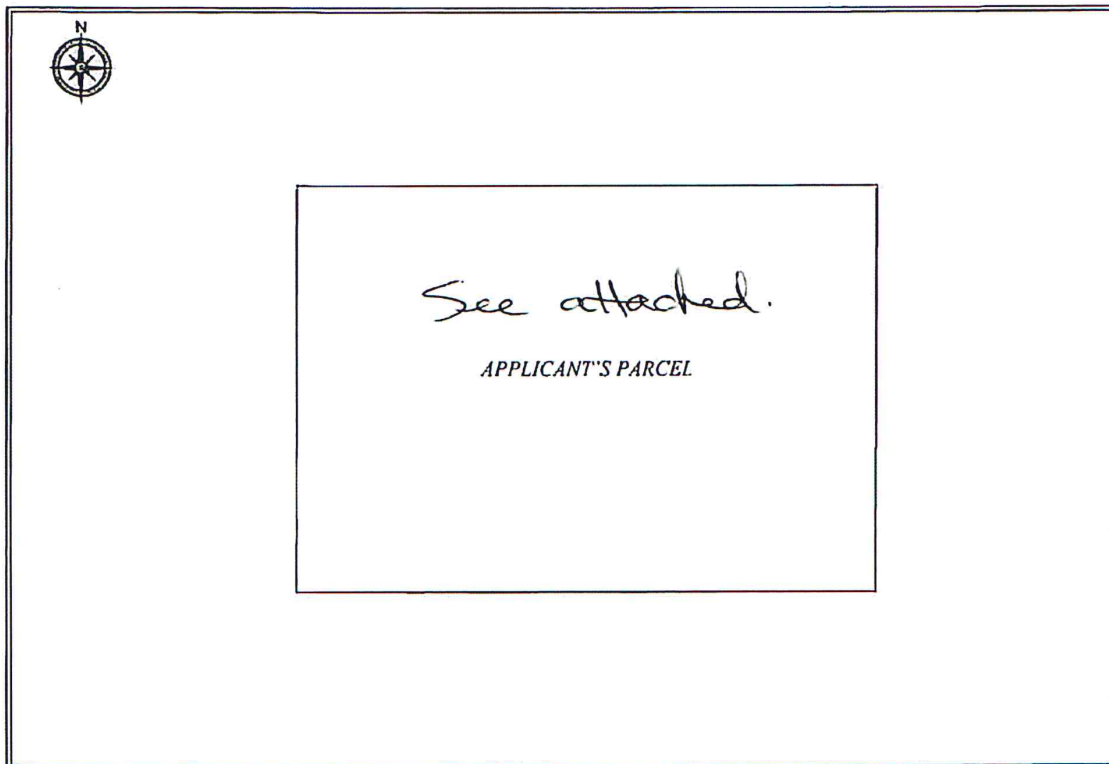
- ☐ YES ☐ NO Does a natural barrier exist that reduces the need for a setback?
(☐ Topography ☐ Other _____)
- ☐ YES ☒ NO Is there any other suitable building site that exists on the parcel except within the
required setback?
- ☒ YES ☐ NO Is your proposed agriculturally-incompatible use located on the property to minimize any
potential negative impact on the adjacent agricultural land?
- List any site characteristics of your parcel and the adjacent agricultural land that the Agricultural Commission
should consider (including, but not limited to, topography, vegetation, and location of agricultural
improvements, etc.).

Please see previous findings and basis for
approval.

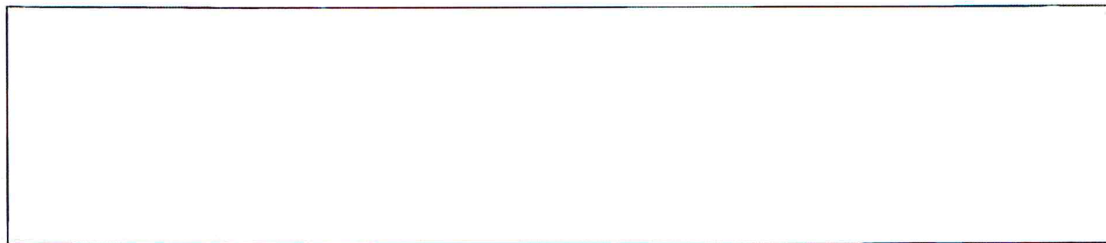
- Protecting Agriculture, People and the Environment -

IN THE DIAGRAM BELOW, SHOW THE FOLLOWING:

- A. Zoning of your parcel
- B. Zoning of adjacent parcels
- C. Placement of agriculturally-incompatible use
- D. Indicate requested setback distance
- E. Indicate any unique site characteristics of property



ANY ADDITIONAL COMMENTS?




APPLICANT'S SIGNATURE

12/11/2019
DATE

OFFICE USE ONLY:	<input type="checkbox"/> Fee Paid	Date: _____	Receipt #: _____	Initials: _____
------------------	-----------------------------------	-------------	------------------	-----------------



Cantiga
Wineworks LLC

PO Box 66 / 5980 Meyers Ln, Somerset, CA 95684
PH: (530) 621-1696 Fax: (530) 621-1693

December 11, 2019

Attn: Charlene Carveth & LeAnn Mila
EDC Department of Agriculture
311 Fair Lane
Placerville, CA 95667

RE: Request to convert TMA-15-0001 / 240097-1 to permanent second dwelling

Dear Ms. Carveth & Ms. Mila:

Our previously approved TMA for agricultural housing is up for renewal, and we wish at this point to permit the home as a permanent second dwelling. Originally permitted in 2015 as TMA-15-0001, this permit was subsequently assigned a building permit #: 240097-1, and renewed in 2017. We have initiated a new administrative permit application with the Building Department, #315703.

The parcel is located at 5980 Meyers Lane, Somerset (APN 093-210-12-1), and is zoned PA-20. The Agricultural Commission previously approved a reduction of the setback for this structure to 30 feet. Planning is directing us to seek the Commission's blessing on this setback relief once again, as we move from a temporary to permanent permit.

In our original application in 2015, we stated the following:

"The ideal location of the house from a security standpoint (and really the only viable location near the winery) is just over 50 feet from a property line shared by a small, neighboring parcel zoned for agriculture. One question that will likely be raised by our application is whether an agricultural setback from this neighboring parcel applies. In our favor, according to Sec. 130.22.330 the requirements for general plan consistency are not applicable to our project. From the viewpoint of protecting existing and potential agriculture, the neighboring parcel in question does not currently have any agricultural activities—it serves as a residence. The parcel itself is small for agriculture (7.278 acres), and the majority of it is steep and treed. We have estimated that only about an acre of the property is suitable for agriculture, and most of that is taken up by the house, landscaping and outbuildings."

Please see a copy of the original approval, attached. If you have any questions or need further documentation, you can reach us at (530) 621-1696 or info@cantigawine.com.

Thanks very much for your time and assistance!

Yours truly,

Rich & Christine Rorden
Managers, Cantiga Wineworks LLC
Trustees, C & R Rorden Family Trust

COUNTY OF EL DORADO



AGRICULTURAL COMMISSION

311 Fair Lane
Placerville, CA 95667
(530) 621-5520
(530) 626-4756 FAX
eldcag@edcgov.us

Greg Boeger, Chair – Agricultural Processing Industry
Lloyd Walker, Vice-chair – Other Agricultural Interests
Chuck Bacchi – Livestock Industry
Bill Draper, Forestry /Related Industries
Ron Mansfield – Fruit and Nut Farming Industry
John Smith – Fruit and Nut Farming Industry
Tim Neilsen – Livestock Industry

MEMORANDUM

DATE: August 18, 2015
TO: Mark Milard, Development Services/Planning
FROM: Lloyd Walker, Vice Chair
SUBJECT: Request for Approval for Temporary Employee(s) Housing
Temporary Mobile Home Application TMA 15-0001; APN 093-210-12
Property Owners: Rorden, Richard & Christine

During the Agricultural Commission's regularly scheduled meeting held on August 12, 2015 a request for Approval for Temporary Employee(s) Housing Temporary Mobile Home Application TMA 15-0001 was presented for review and comments from the Agricultural Commission concerning Rorden's request for a set back of the temporary housing structure to be not less than 50 ft. from the northern boundary with APN: 093-210-15.

The owner(s) of the above referenced parcel are requesting Temporary Agricultural Housing (TMA 15-0001) pursuant to Section 130.52.030.D.

Planning Services is requesting written confirmation that the temporary housing for agricultural employee(s) has the Agricultural Commissioner's/Agricultural Commission's determination that the site and activity on the subject parcel satisfies three of the four criteria established by the County to qualify as an agricultural preserve and as such, is eligible for temporary agricultural employee housing, and has received a recommendation of approval. (District II).

Parcel Description:

- Property Address: 5980 Meyers Ln., Somerset
- Parcel Acreage: 20.00
- Ag District: Yes – Fairplay/Somerset
- Land Use Designation: Rural Residential (RR)
- Zoning: PA-20
- Average Elevation of Parcel: 2300 ft.

El Dorado County Zoning Ordinance:

Section 17.52.030 of the El Dorado County Zoning Ordinance allows, in addition to permanent residential dwellings, mobile homes for housing agricultural employees and their immediate families, for a limited period of time; provided that the Agricultural Commission advises in writing that the site and the activity satisfies three of the four criteria established by the County for an Agricultural Preserve (Williamson Act Contract). The Zoning Ordinance defines Agricultural Employees as those persons

hired to carry on agricultural pursuits on the premises.

Section 17.36.140 defines uses requiring a special use permit on Planned Agricultural zoning. Item K requires the special use permit for single-family dwellings used for agricultural labor housing only when the parcel is over 10 acres and satisfies the criteria for a Williamson Act Contract with a favorable recommendation from the Agricultural Commission.

Discussion:

The property is not currently in a Williamson Act Contract, but meets the criteria to qualify as such;

- (1) Capital outlay exceeded the \$45,000;
- (2) Minimum acreage met the 20.00 acre requirement at 20.00 acres;
- (3) Gross income exceeded the \$13,500 at \$21,000 (2014).

The agricultural operation consists of a vineyard and winery that necessitates the need for agricultural labor. The location of the temporary agricultural housing is to be located not less than 50ft. from the northern boundary of a PA-20 zoned parcel (APN:093-210-15).

Staff Recommendation: *Staff recommends APPROVAL of TMA 15-0001 based on the above findings; the set back of the temporary housing structure to be not less than 50 ft. from the northern boundary with APN: 093-210-15.*

The applicants were present and had no comments.

Commissioner's discussion of what an allowed minimum setback (30 feet) per General Plan and County Zoning requirements changed staff's recommendation from 50 feet to 30 feet.

It was moved by Mr. Draper to reduce the setback to 30 feet and seconded by Mr. Bacchi to recommend APPROVAL of the request for Richard and Christine Rorden's approval of temporary agricultural employee(s) housing temporary mobile home application, TMA-150001; APN 093-210-12 not less than 30 feet from the adjacent agriculturally zoned land (APN 093-210-15).

Motion passed

AYES: Walker, Draper, Bacchi, Mansfield

NOES: None

ABSENT: Boeger, Bolster, Neilsen

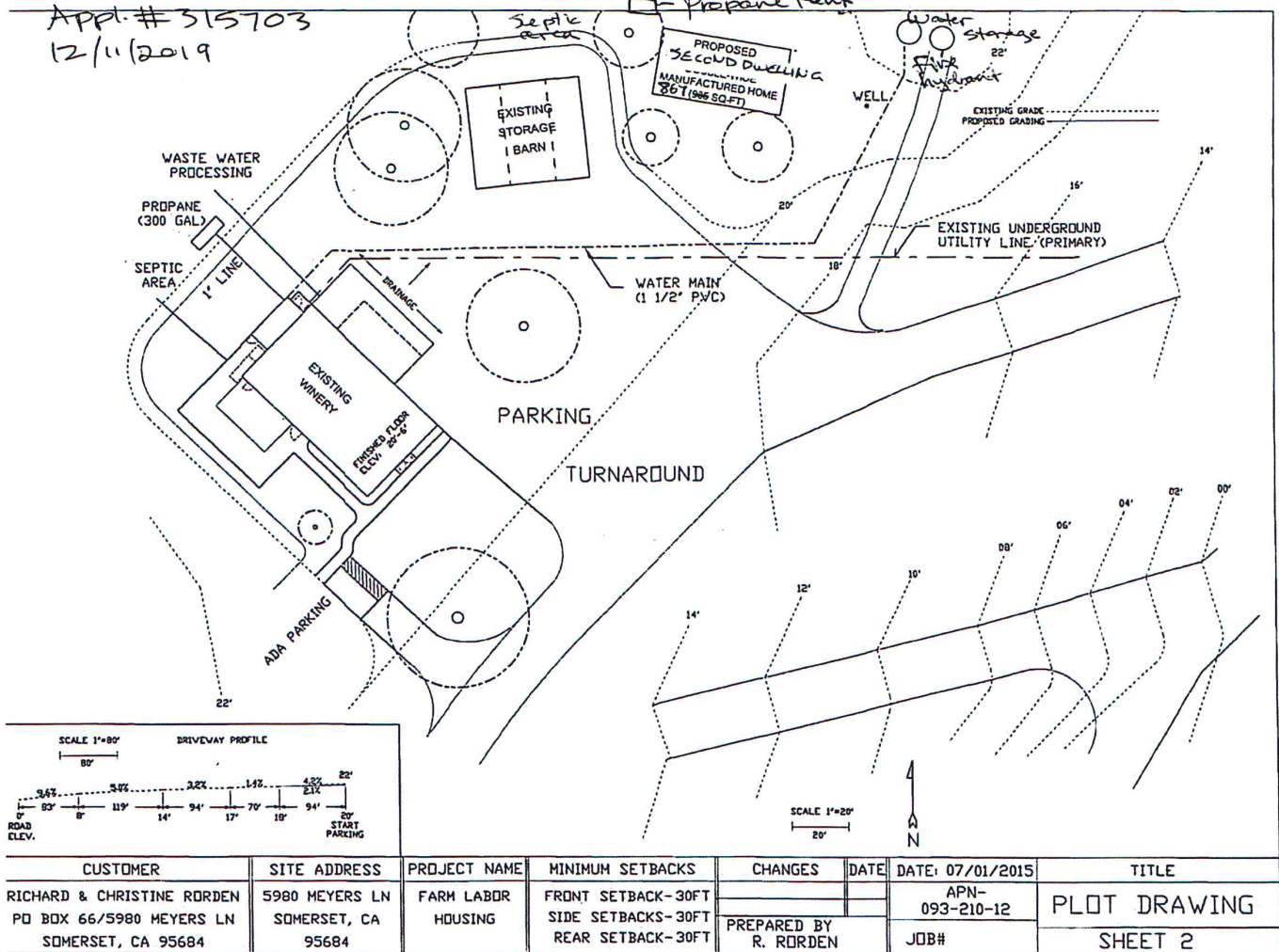
If you have any questions regarding the Agricultural Commission's actions, please contact the Agriculture Department at (530) 621-5520.

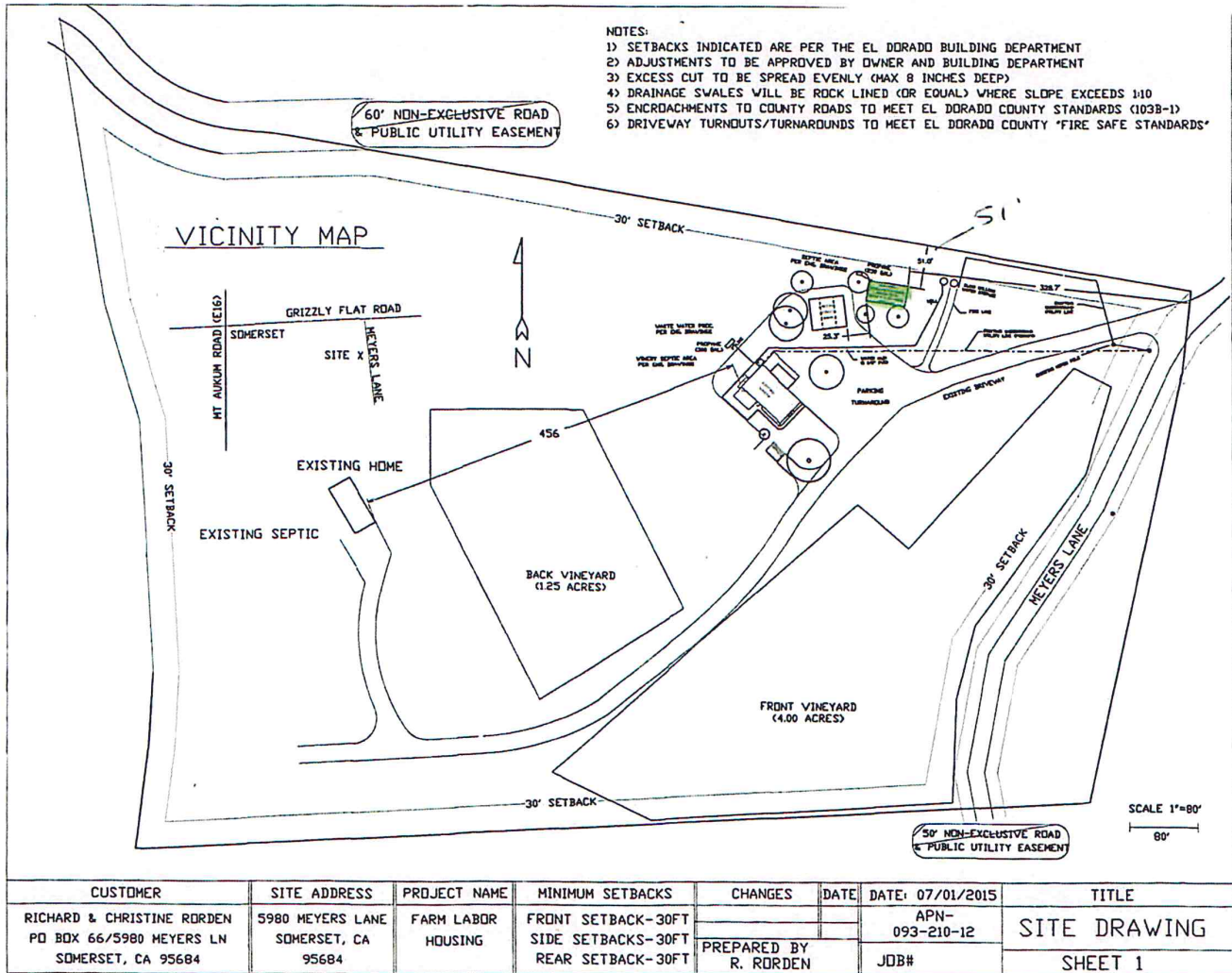
CC: Richard and Christine Rorden

TMA to Permanent Second Dwelling Conversion

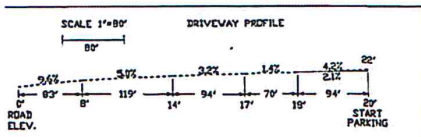
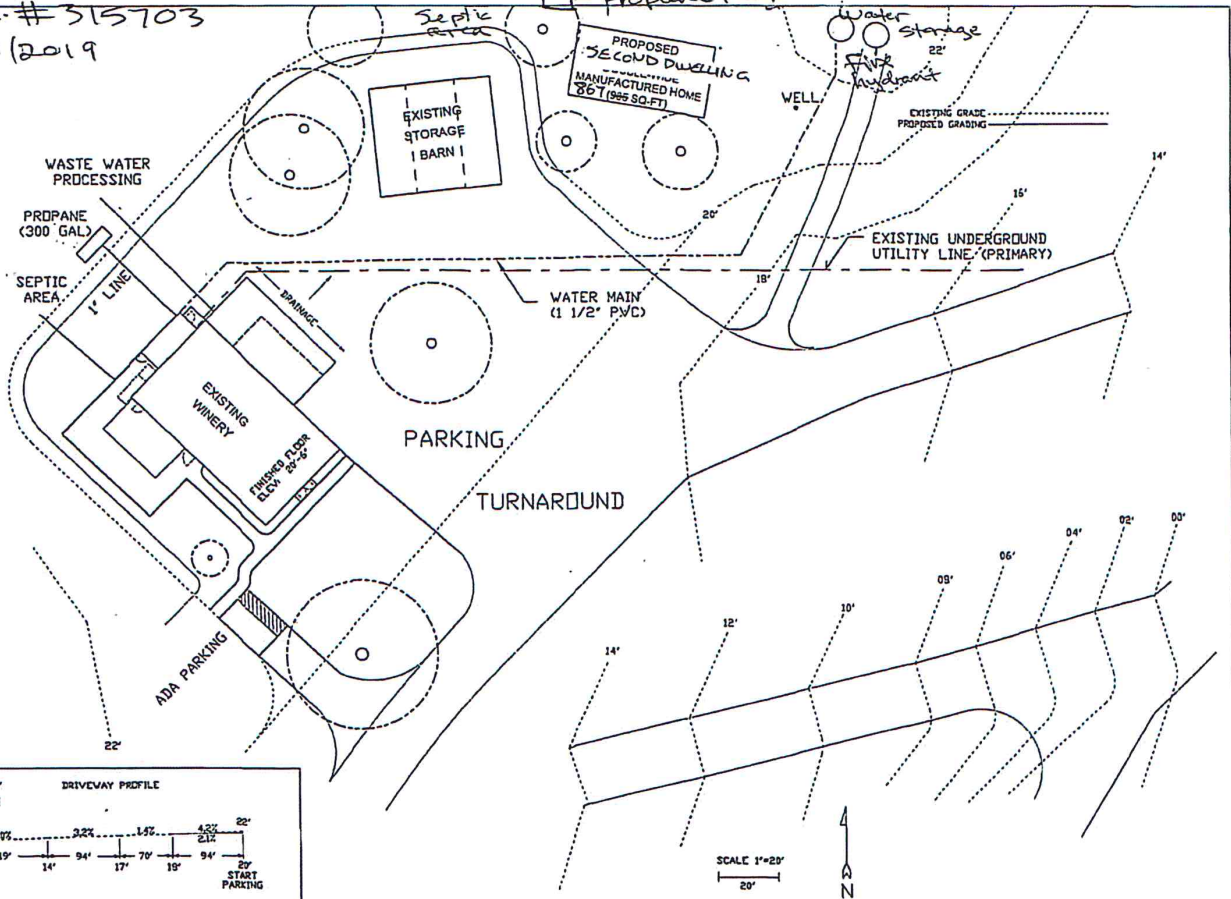
Appl. # 515703

12/11/2019





TMA to Permanent Second Dwelling Conversion
 Appl. # 515703
 12/11/2019



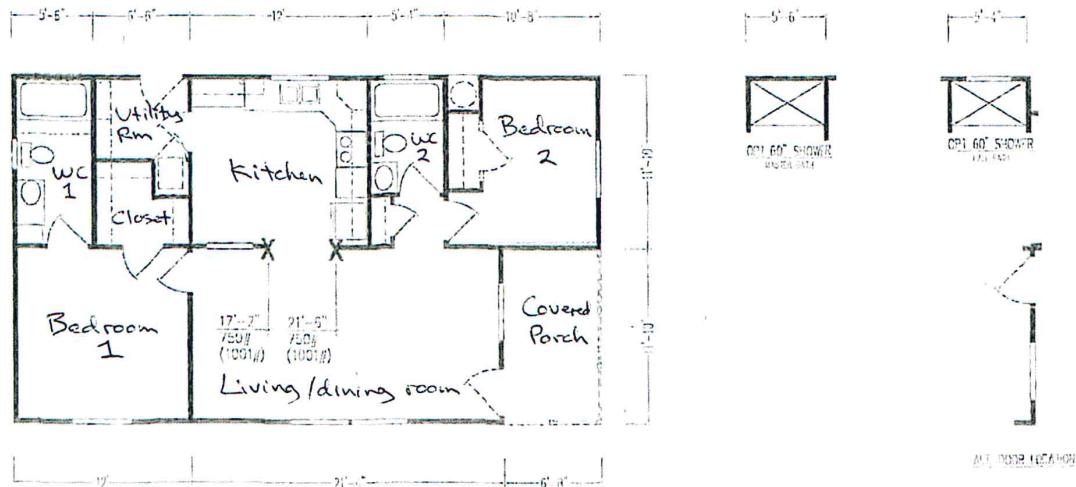
CUSTOMER	SITE ADDRESS	PROJECT NAME	MINIMUM SETBACKS	CHANGES	DATE	DATE: 07/01/2015	TITLE
RICHARD & CHRISTINE RORDEN	5980 MEYERS LN	FARM LABOR	FRONT SETBACK-30FT			APN-	PLOT. DRAWING
PO BOX 66/5980 MEYERS LN	SOMERSET, CA	HOUSING	SIDE SETBACKS-30FT			093-210-12	
SOMERSET, CA 95684	95684		REAR SETBACK-30FT	PREPARED BY R. RORDEN		JOB#	SHEET 2

TMA to Permanent Second Dwelling Conversion Floor Plan

Permit # 315703
Appl.

12/11/2019

SKYLINE WESTBROOK 3700-CTB
YEAR OF MANUFACTURE: 2002
TOTAL AREA: 867 SQ FT



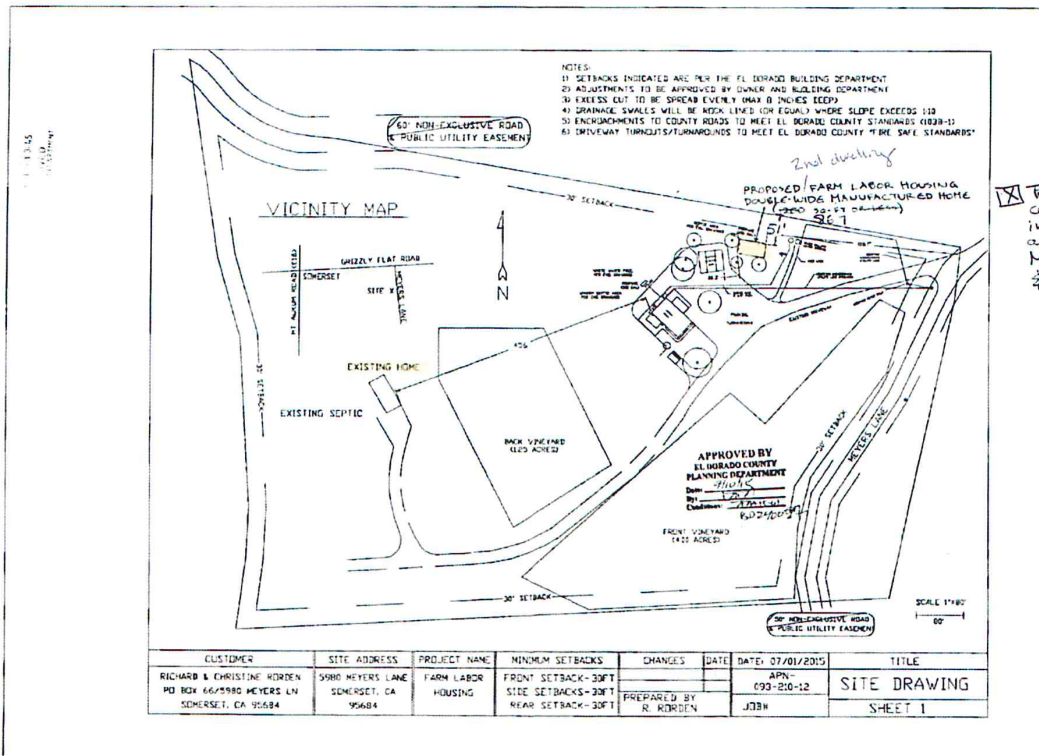
3700-CTB

CENTERLINE SUPPORT REQUIREMENTS

THIS SHEET IS TO BE INSERTED WITH SUPPLEMENT TO FIELD INSTALLATION MANUAL FOR 20(30)# ROOF ZONE SNOW LOAD. SEE ABOVE PERM FOR LOAD REQUIREMENTS AND LOC. () INDICATES 30# ROOF REQUIREMENTS

DIVISIONS			SKYLINE	
111	141	160	200	100
112	142	161	201	101
113	143	162	202	102
114	144	163	203	103
115	145	164	204	104
116	146	165	205	105
117	147	166	206	106
118	148	167	207	107
119	149	168	208	108
120	150	169	209	109
121	151	170	210	110
122	152	171	211	111
123	153	172	212	112
124	154	173	213	113
125	155	174	214	114
126	156	175	215	115
127	157	176	216	116
128	158	177	217	117
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131	161	180	220	120
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142	172	191	231	131
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Trash collection in group area at Meyers Ln & Grizzly Flat Rd.