



EL DORADO COUNTY DEPARTMENT OF AGRICULTURE
WEIGHTS AND MEASURES

MEMORANDUM

Date: February 6, 2020

To: The Agricultural Commission

FROM: LeeAnne Mila, Deputy Agricultural Commissioner

SUBJECT: **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

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.
- Soils: Choice Soils
 - MrC – Musick Sandy Loam, 9 to 15 percent slopes

El Dorado County Zoning Ordinance:

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).

Discussion:

This single family dwelling was originally approved as temporary agricultural housing in 2015 and renewed in 2017 by the Agricultural Commission. The dwelling was approved at the current location not less than 50ft. from the northern boundary of a PA-20 zoned parcel (APN: 093-210-15).

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.

Staff Recommendation:

Staff recommends APPROVAL of the Rorden's request to allow for the Conversion of a TMA to a permanent second dwelling, with no change in construction. The setback will remain, as previously approved, at 51 feet from the northern property line APN: 093-210-15, 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 agricultural development, the vineyard and winery, on the applicants parcel limits 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 residence has been clustered with the winery to limit developmental impacts to the adjacent property. The development is placed on the

applicant's property to conserve choice soils for crop production. There are no choice soils on the adjacent northern parcel.

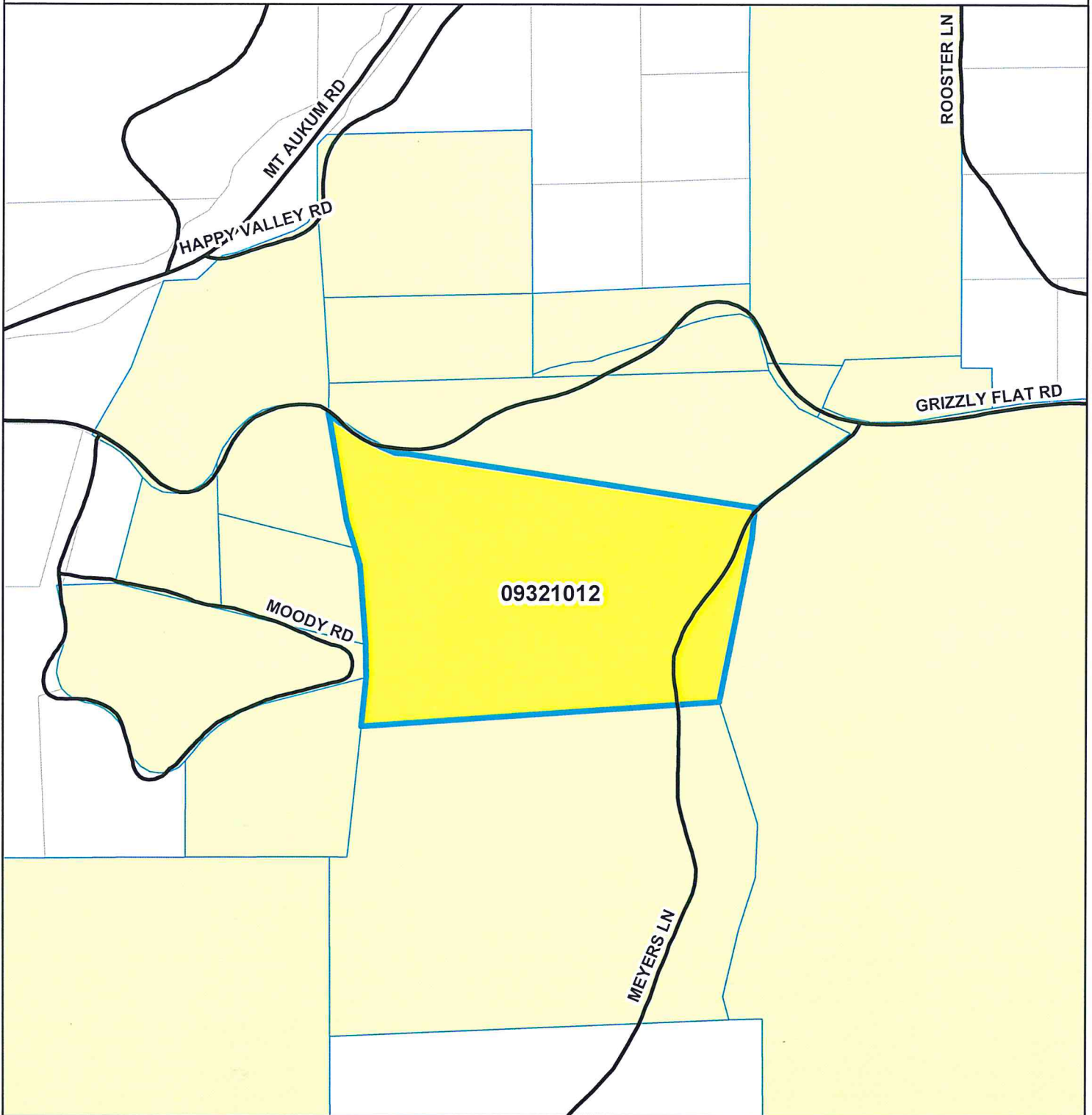
- a) *There is currently no agricultural activity on the agriculturally zoned parcel adjacent to the subject parcel and the Commission determines that the conversion to a low or high intensive farming operation is not likely to take place due to the soil and/or topographic characteristics of the adjacent 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.

RORDEN

Notification



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: Frank Bruijn DATE: Sept. 26, 2017

PROJECT ID: 0073160n
EL DORADO COUNTY SURVEYOR G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-4731



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





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 **March 11, 2020 Board of Supervisors Hearing Room** 330 Fair Lane, Placerville, California.

**RE: ADM19-0059/R&C Rorden Family Trust
Administrative Relief from Agricultural Setback and
Conversion of a TMA to a permanent second dwelling
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Planning Request and Project Description:

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MOORE TERI L & NICHOLS STANELY
PO BOX 1744
DIAMOND SPRINGS CA 95619

HAHN NICOLE
PO BOX 277
SOMERSET CA 95684

PRANGLEY TODD & PHYLLIS TR
PO BOX 315
SOMERSET CA 95684

CARPENTER SONYA TR & FAM TR B
3423 HICKERSON DR
SAN JOSE CA 95127-4315

MAXCY DONA L
PO BOX 646
SOMERSET CA 95684

HAUSAM KYLE A
6090 GRIZZLY FLAT RD
SOMERSET CA 95684

POOR CODY MITCHEL & MORRIS JAMIE
MORRIS 4607 MEADOWLARK WAY
PLACERVILLE CA 95667-8105

WICKHAM TROY & KRISTIE
868 MARIA VISTA WAY
PLACERVILLE CA 95667-4500

BROWN BARBARA D
6805 PENNY WAY
BROWNS VALLEY CA 95918-9799

MOODY GALE
PO BOX 164
SOMERSET CA 95684

HAMMONDS JIMMY & DEBRA J
PO BOX 682
SOMERSET CA 95684

GREINER MARY
6210 GRIZZLY FLAT RD
SOMERSET CA 95684-9350

RORDEN RICHARD E & CHRISTINE A
PO BOX 66
SOMERSET CA 95684

TRIGG JANET ELLEN & PHYLLIS ANNE
PO BOX 54
SOMERSET CA 95684-0054

ALBRIGHT DOUGLAS W
6340 GRIZZLY FLAT RD
SOMERSET CA 95684-9350

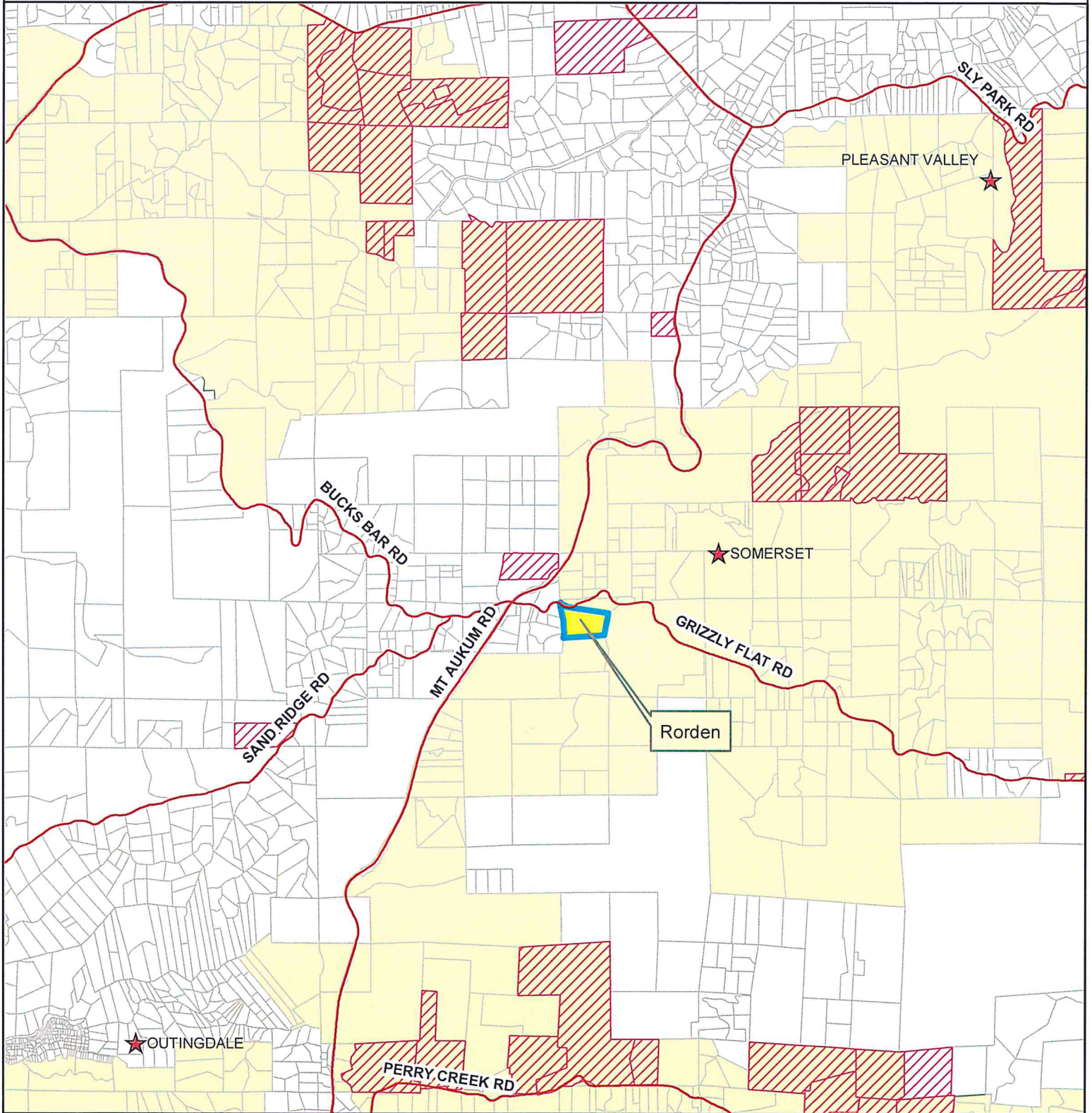
KERRUISH JACK R & RAMAH E
PO BOX 587
SOMERSET CA 95684

POWERSCAN CORP
2860 SPRING HILL RD
SOMERSET CA 95684-9229

WILLIAMSON GEORGE D
5087 EAST STATE HIGHWAY 22
HAMILTON TX 76531-1355

RORDEN

Proximity to Agricultural District



DISCLAIMER

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MAP PREPARED BY: Frank Bruijn DATE: Sept. 26, 2017

PROJECT ID: 0073160p

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

- Rorden Parcel
- Ag District
- Ag Preserves
- Parcel Base
- Major Roads

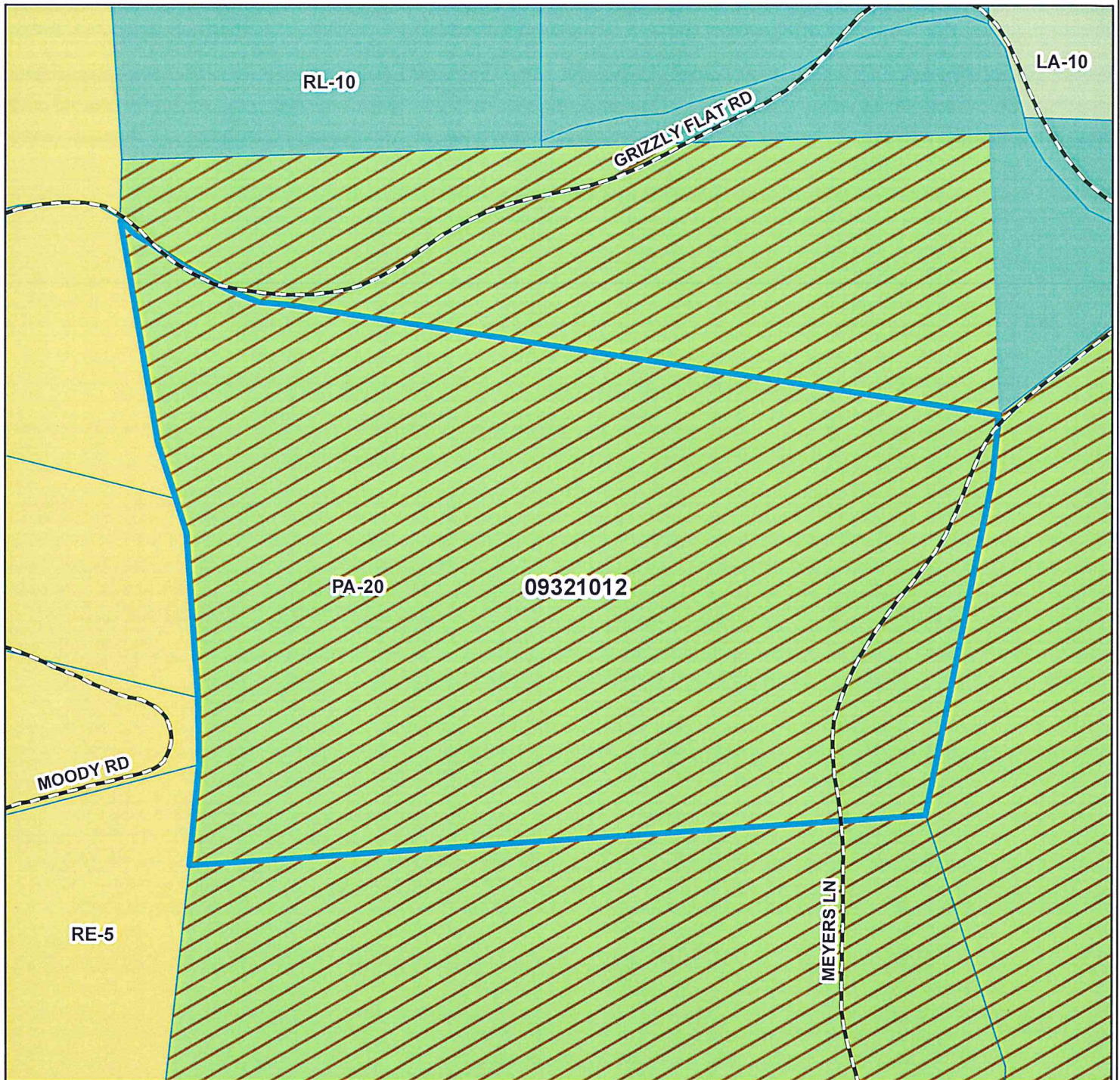
0 0.5 1 1.5 Miles

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



RORDEN

Zoning 8-11-2017



- Rorden Parcel
- LA-10 = Limited Agriculture 10 Acres
- PA-20 = Planned Agriculture 20 Acres
- RE-5 = Residential Estate 5 Acres
- RL-10 = Rural Land 10 Acres
- Parcel Base
- Roads

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MAP PREPARED BY: Frank Brujin DATE: Sept. 26, 2017

PROJECT ID: 0075160z

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-4751



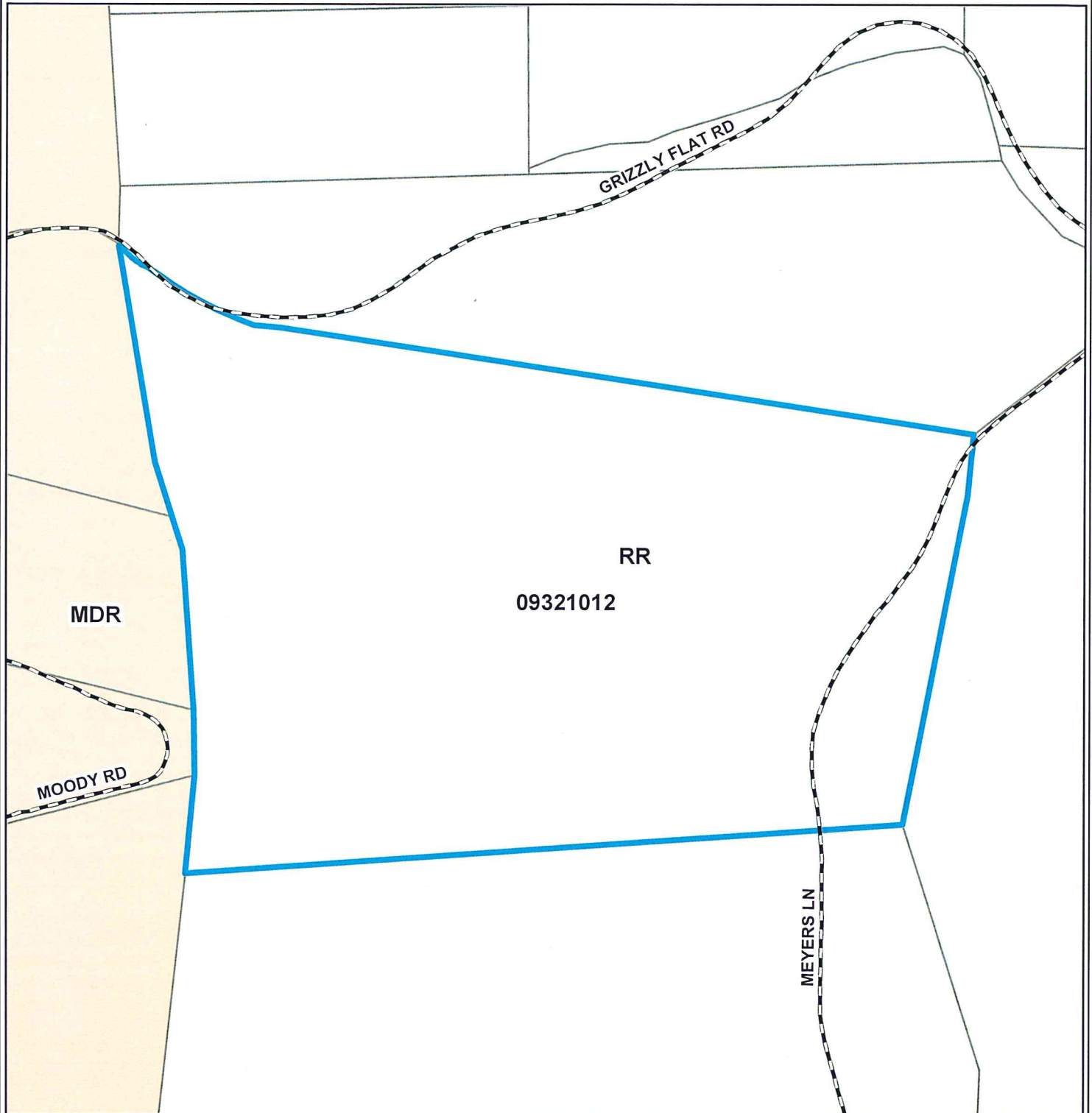
Map Displayed in State Plane Coordinate System
(NAD 1983 California Zone 2, feet)

El Dorado County Agricultural Commission

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RORDEN

Land Use 8-11-2017








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MAP PREPARED BY: Frank Brugin DATE: Sept. 26, 2017

PROJECT ID: 0073160L

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-8721

-  Rorden Parcel
-  Medium Density Residential
-  Parcel Base
-  Roads
-  Rural Residential

0 200 400 Feet

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

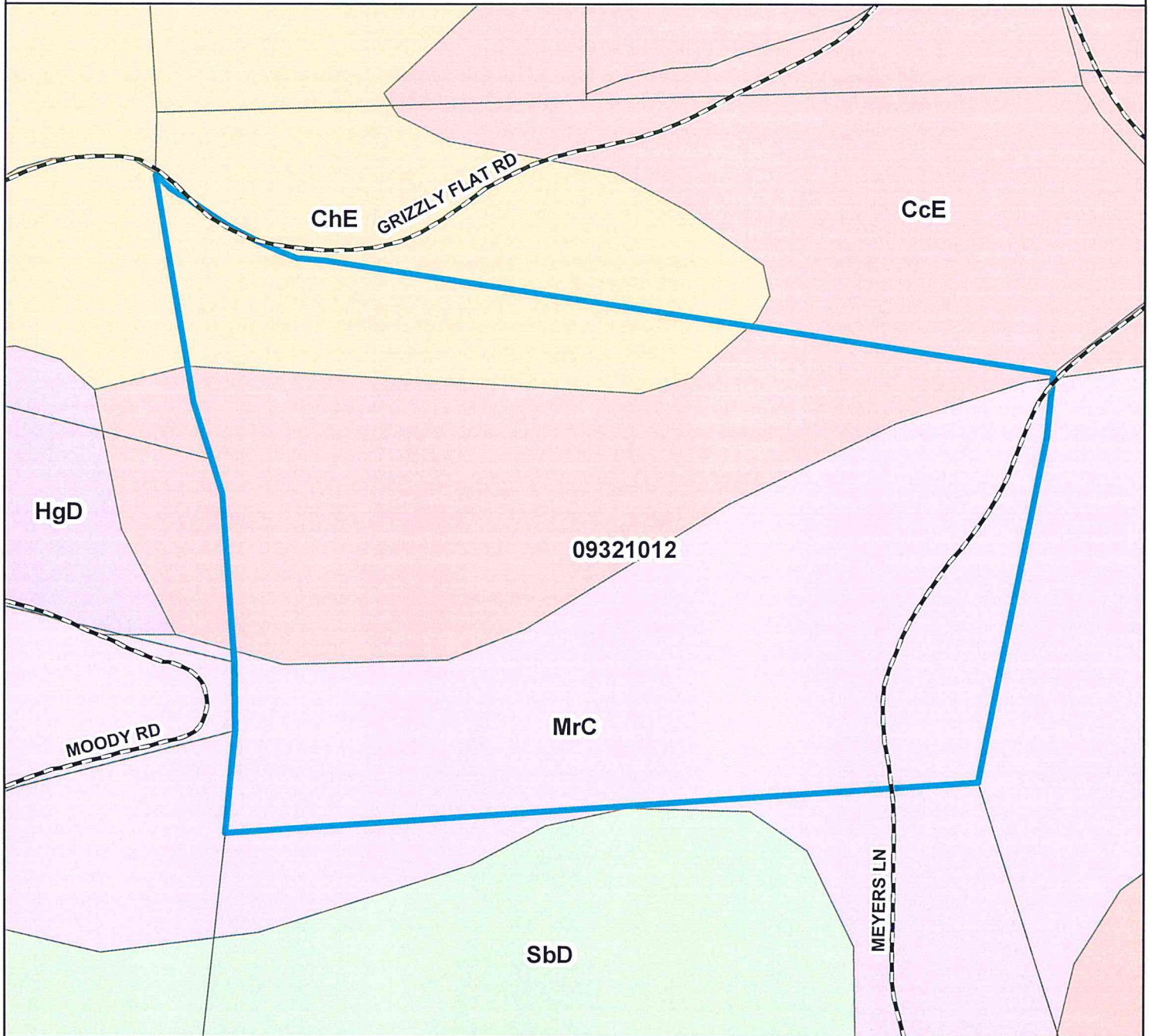


El Dorado County Agricultural Commission

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RORDEN

Soils












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MAP PREPARED BY: Frank Brujin DATE: Sept. 26, 2017

PROJECT ID: 0075160s

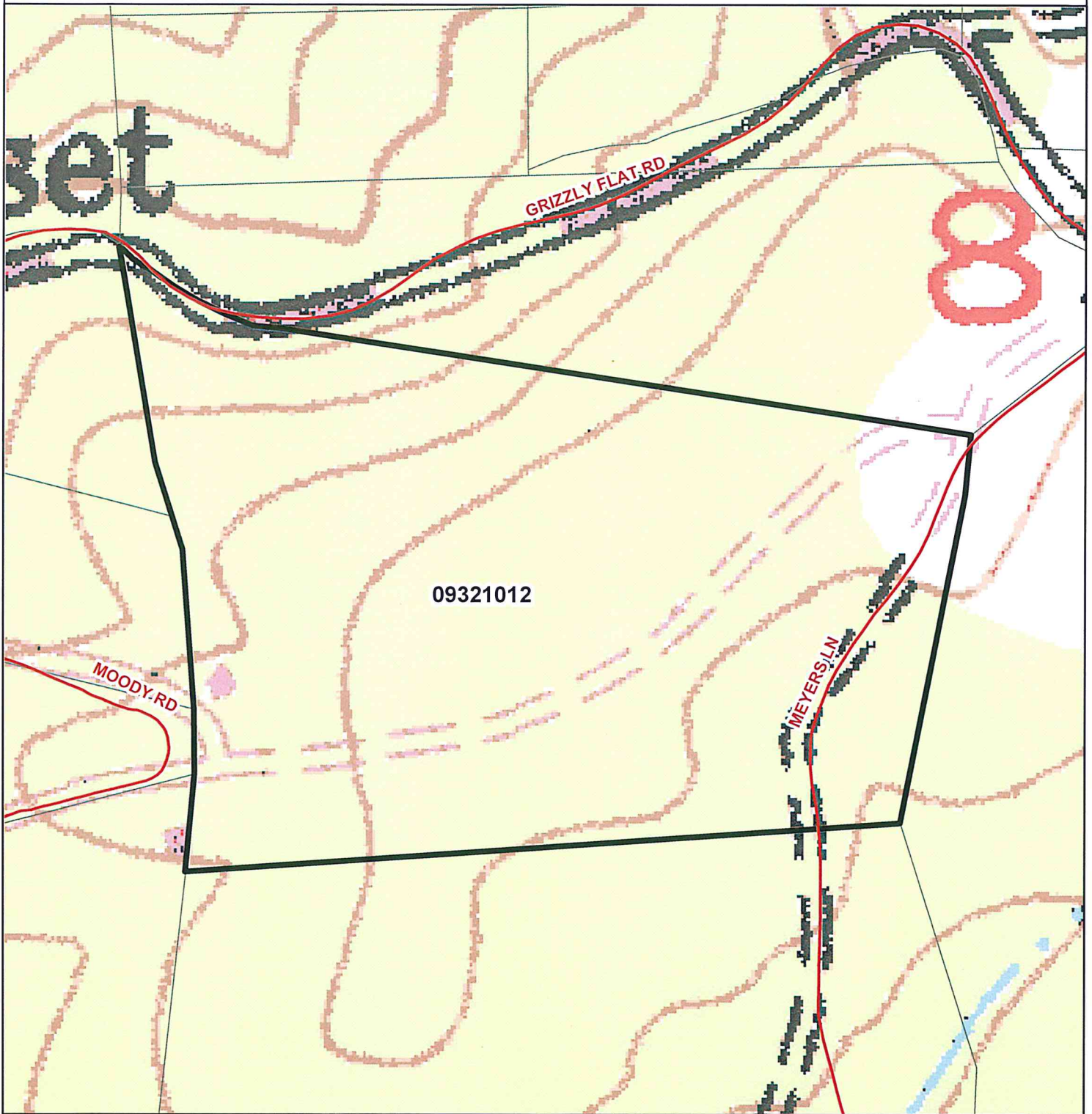
EL DORADO COUNTY SURVEYOR G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-8731

-  Rorden Parcel
-  CcE - CHAIX VERY ROCKY COARSE SANDY LOAM, 9 TO 50 PERCENT SLOPES
-  ChE - CHAWANAKEE VERY ROCKY COARSE SANDY LOAM, 9 TO 50 PERCENT SLOPES
-  HgD - HOLLAND COARSE SANDY LOAM, 15 TO 30 PERCENT SLOPES
-  MrC - MUSICK SANDY LOAM, 9 TO 15 PERCENT SLOPES
-  MsC - MUSICK ROCKY SANDY LOAM, 5 TO 15 PERCENT SLOPES
-  SbD - SHAVER COARSE SANDY LOAM, 15 TO 30 PERCENT SLOPES
-  Parcel Base
-  Roads



Map Displayed in State Plane Coordinate System
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RORDEN Topography



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MAP PREPARED BY: Frank Brujin DATE: Sept 26, 2017

PROJECT ID: 00731601

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

Legend

Rorden Parcel Parcels Roads

0 200 400
Feet

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

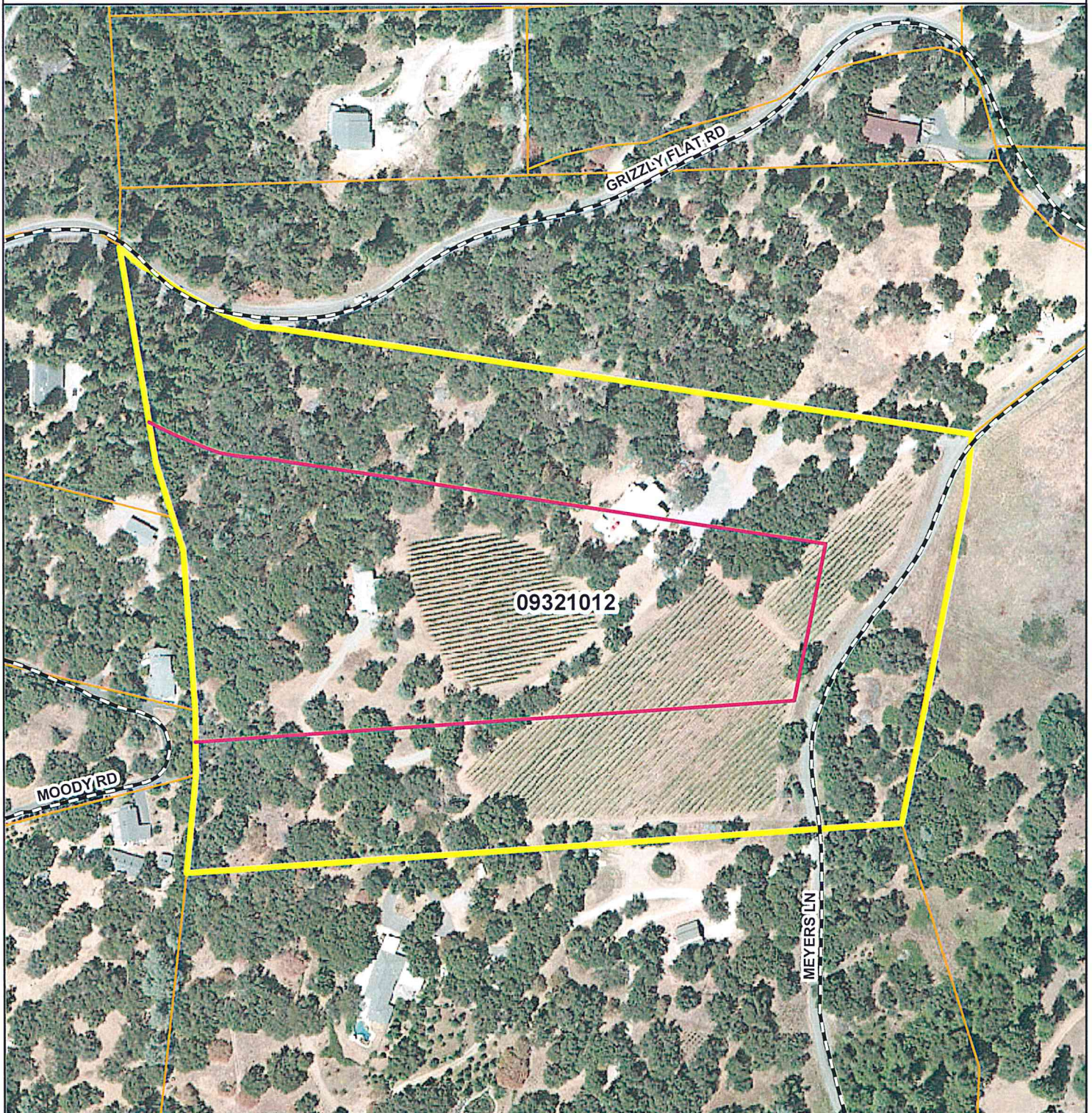


El Dorado County Agricultural Commission

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RORDEN

Aerials: 2011



DISCLAIMER

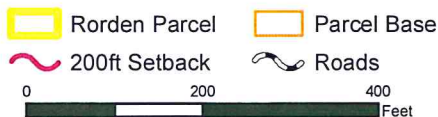
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MAP PREPARED BY: Frank Huijn DATE: Sept. 26, 2017

PROJECT ID: 0073160a

EL DORADO COUNTY SURVEYOR, G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-8751

Legend



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



El Dorado County Agricultural Commission

AG STAFF REPORT RORDEN 12 of 13

Rorden



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 Mita DATE: December 21, 2018

PROJECT ID: Jackson_a

EL DORADO COUNTY SURVEYOR G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-8751

Legend

 Parcel Base  Rorden  Roads



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El Dorado County Agricultural Commission

AG STAFF REPORT RORDEN 13 of 13