



Agricultural Commission Staff Report

Date: December 22, 2020

To: El Dorado County Agricultural Commission

From: Charlene Carveth

Subject: **ADM20-0028 Surfside Hawaii Agricultural Setback Relief**
Administrative Relief from Agricultural Setback for Accessory Dwelling Unit
Assessor's Parcel Number: 087-021-082

Planning Request and Project Description:

The applicant is requesting administrative relief from the required 200-foot agricultural setback for the above-referenced project be reduced to 62 feet from the southeastern property line and 179 feet from the southwestern property line to build an Accessory Dwelling Unit for the homeowner's mother.

The applicant's parcel, APN 087-021-082, is 24.4 acres and zoned Planned Agriculture-20 acre (PA-20). The parcel located to the north and east is 087-021-010 is zoned (PA-20); the parcel located to the south and west is 087-021-083 and zoned Planned Agriculture 20 acre (PA-20). All parcels are in Supervisor District 2. None of the parcels above are within agricultural districts.

Parcel Description:

- Parcel Number and Acreage: 087-021-082, 24.4 acres
- Agricultural District: No
- Land Use Designation: Agricultural Lands, AL
- Zoning: PA-20 (Planned Agriculture, 20 Acres).
- The parcel is in Ag Preserve #242 and is in rollout
- Soil Type: No Choice Soils

- **Discussion:**

A site visit was conducted on December 21, 2020 to assess the placement of the proposed accessory dwelling unit.

Staff Findings:

Staff recommends APPROVAL of the request for the project to be reduced to 62 feet from the southeastern property line and 179 feet from the southwestern property line to build an Accessory Dwelling Unit, as staff believes that three of the four 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;*

The placement options are limited due to topography and other developments on the property. The parcel drops towards Slug Gulch to the north and east sides of the property.

2. *The proposed non-compatible structure will be located on the property to reasonably minimize the potential negative impact on adjacent agriculturally zoned land;*

The placement of the proposed accessory dwelling unit minimizes the potential negative impact to the vineyard on the adjacent parcel to the west. The residential structure on the vineyard property is between the vineyard and the proposed dwelling site.

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*

The proposed structure is placed near the existing main house. The adjacent agriculturally zoned parcel to the east has rocky non-choice soils and drops off steeply to Slug Gulch.

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 **January 13, 2021, 6:30 pm. You may join the waiting room anytime after 6:25pm If you have any questions about the meeting please call Myrna at the office at (530) 621-6647 before 12:00pm on 1/13/2021.**

Myrna Tow is inviting you to a scheduled Zoom meeting. Join Zoom Meeting
<https://zoom.us/j/98024121328?pwd=Y2k5cyt3OEf5N1J1N2VIRTh1ZkpMdZ09> Meeting ID: 980 2412 1328 Passcode: 095516 One tap mobile +16699006833,,98024121328#,,, *095516# US (San Jose) +12532158782,,98024121328#,,, *095516# US (Tacoma) Dial by your location +1 669 900 6833 US (San Jose) +1 253 215 8782 US (Tacoma) +1 346 248 7799 US (Houston) +1 929 205 6099 US (New York) +1 301 715 8592 US (Washington D.C) +1 312 626 6799 US (Chicago) Meeting ID: 980 2412 1328 Passcode: 095516 Find your local number:
<https://zoom.us/u/acj6aHW3F6>

ADM20-0028 Surfside Hawaii Agricultural Setback Relief
Administrative Relief from Agricultural Setback for
Accessory Dwelling Unit Assessor's Parcel Number:
087-021-082 Planning Services Jon Philip Mijat,
Assistant Planner

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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

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

Brandon Ranch LLC
5836 Raymond Way
Sacramento, CA 95820

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

Latrobe Vineyards
4835 Memory Lane
Shingle Springs, CA 95682-9730

Pat: avery.com/patents

Surfside Hawaii Inc.
715 Segovia Court
San Ramon, CA 94683

Go to avery.com/templates
Use Avery Template 5160

Easy Peel Address Labels
Bend along line to expose Pop-up Edge

5160
AVERY

Surfside Hawaii

Notification



DISCLAIMER

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MAP PREPARED BY: LeeAnne Milla DATE: December 21, 2020
PROJECT ID: rec0074300 SurfsideHill a
EL DORADO COUNTY SURVEYOR-G.I.S. DIVISION
PHOSU(530) 621-6511 FAX (530) 626-8731



Parcel Base



Surfside Hawaii -
500 ft Buffer



Surfside Hawaii



Roads



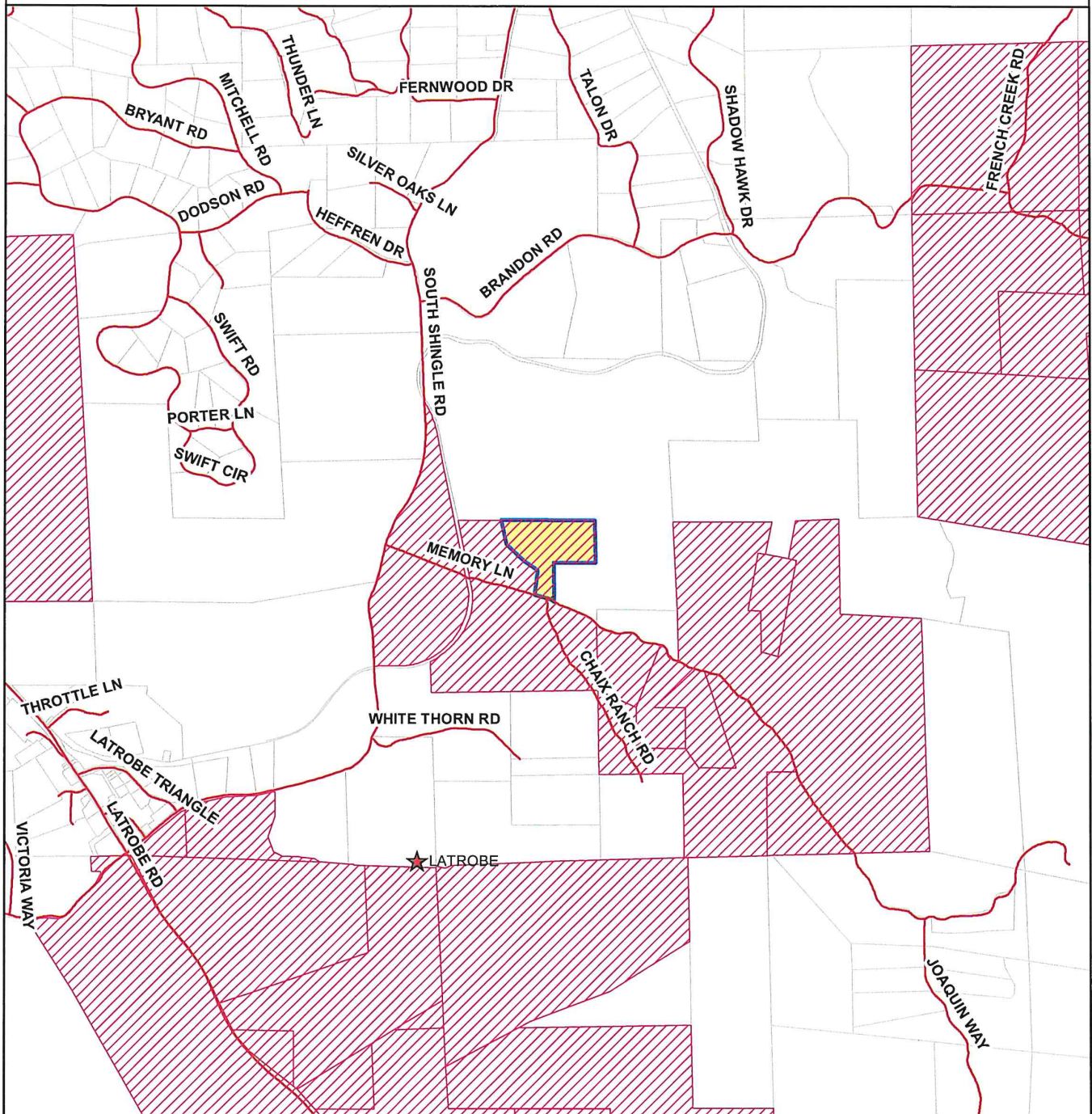
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

Surfside Hawaii

Proximity to Agricultural District



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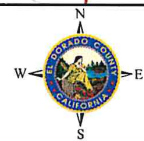
MAP PREPARED BY: Lee Anne Milla DATE: December 21, 2020
PROJECT ID: see0074300_SurfsideH.p

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-8791

Legend

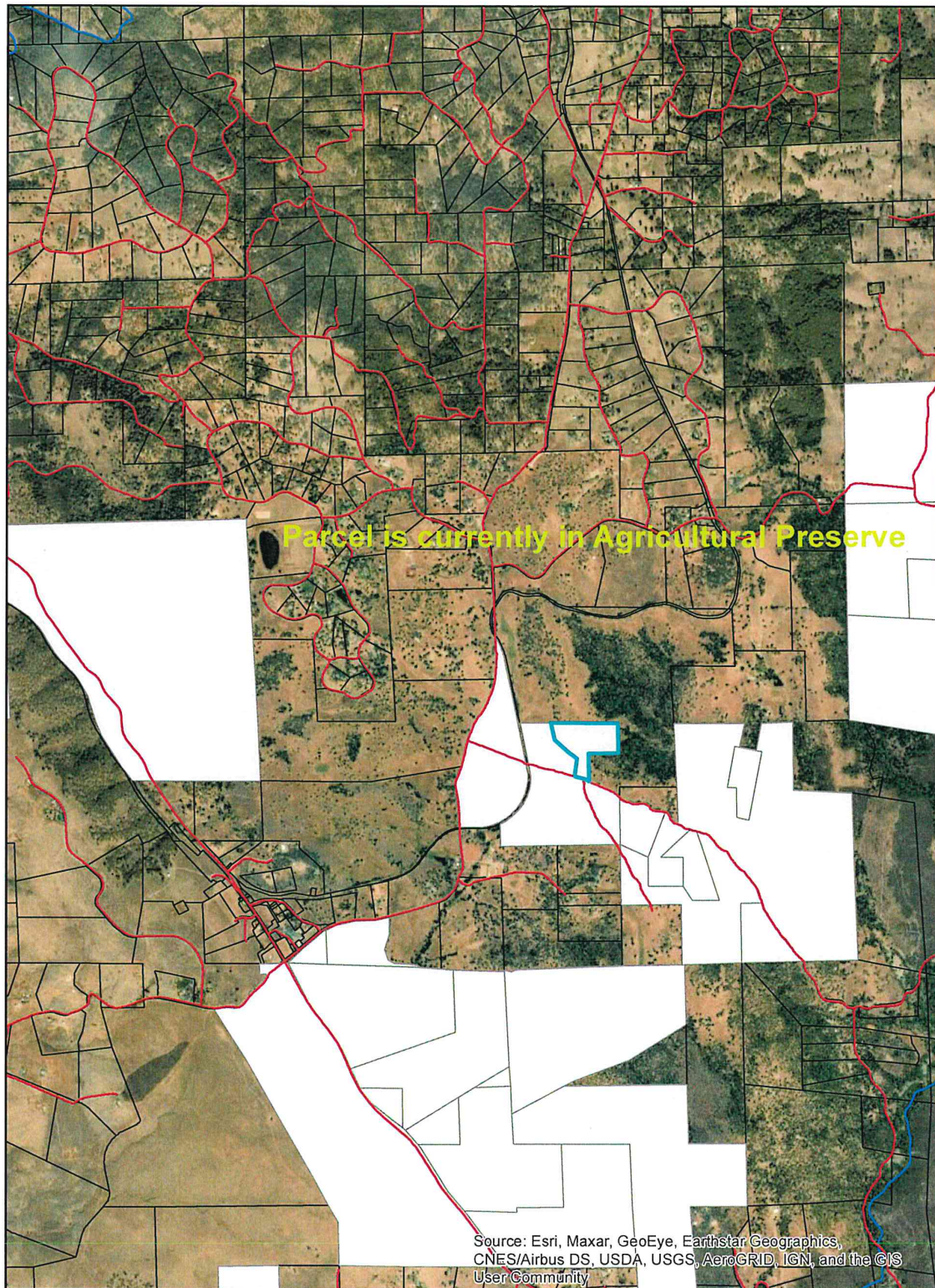
- Surfside Hawaii
- Ag Preserves
- Parcel Base
- Major Roads

0 0.25 0.5 1 Miles



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

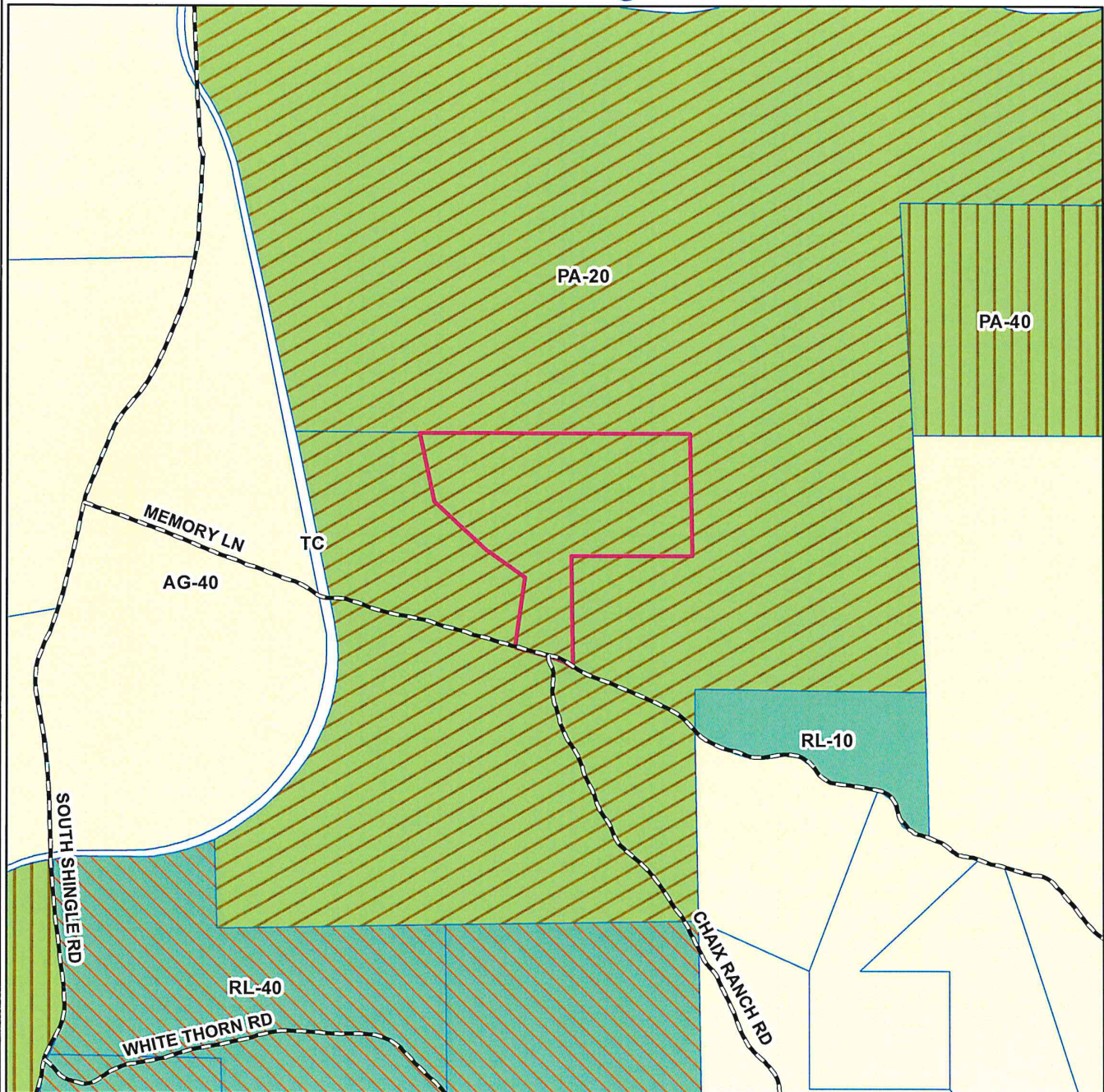
El Dorado County Agricultural Commission



Agricultural Preserves
Surfside Hawaii
087-021-082

SURFSIDE HAWAII

Zoning



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MAP PREPARED BY: LeeAnne Mils DATE: December 21, 2020

PROJECT ID: ssc0071300_SurfsideH2

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-6911 FAX (530) 626-8731

Legend



AG-40 = Agricultural Grazing 40 Acres
PA-20 = Planned Agriculture 20 Acres
PA-40 = Planned Agriculture 40 Acres
RL-10 = Rural Land 10 Acres
RL-40 = Rural Land 40 Acres
TC = Transportation Corridor

0 200 400 600 800 1,000
Feet

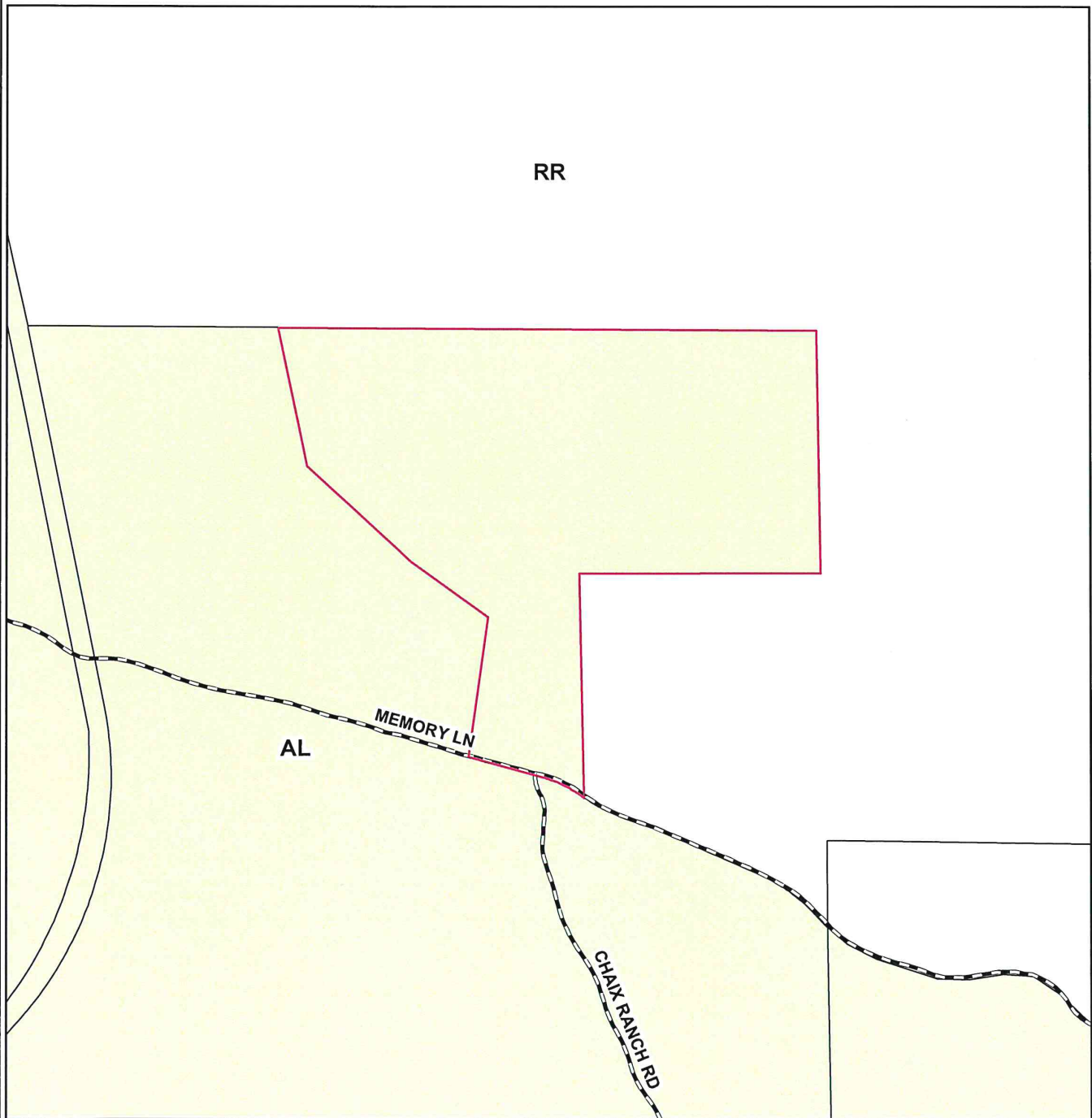


Map Displayed in State Plane Coordinate System
(NAD 1983 California Zone 2, feet)

El Dorado County Agricultural Commission

SURFSIDE HAWAII

Land Use



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MAP PREPARED BY: Lee Anne Mills DATE: December 21, 2020

PROJECT ID: rec0074300_SurfsideHI_L

EL DORADO COUNTY SURVEYOR, G.I.S. DIVISION
PHONE (530) 621-6311 FAX (530) 626-4734

Legend

- | | | | |
|---|-----------------|---|--------------------|
|  | Surfside Hawaii |  | Agricultural Lands |
|  | Parcel Base |  | Natural Resources |
|  | Roads | | Rural Residential |

0 100 200 300 400 Feet

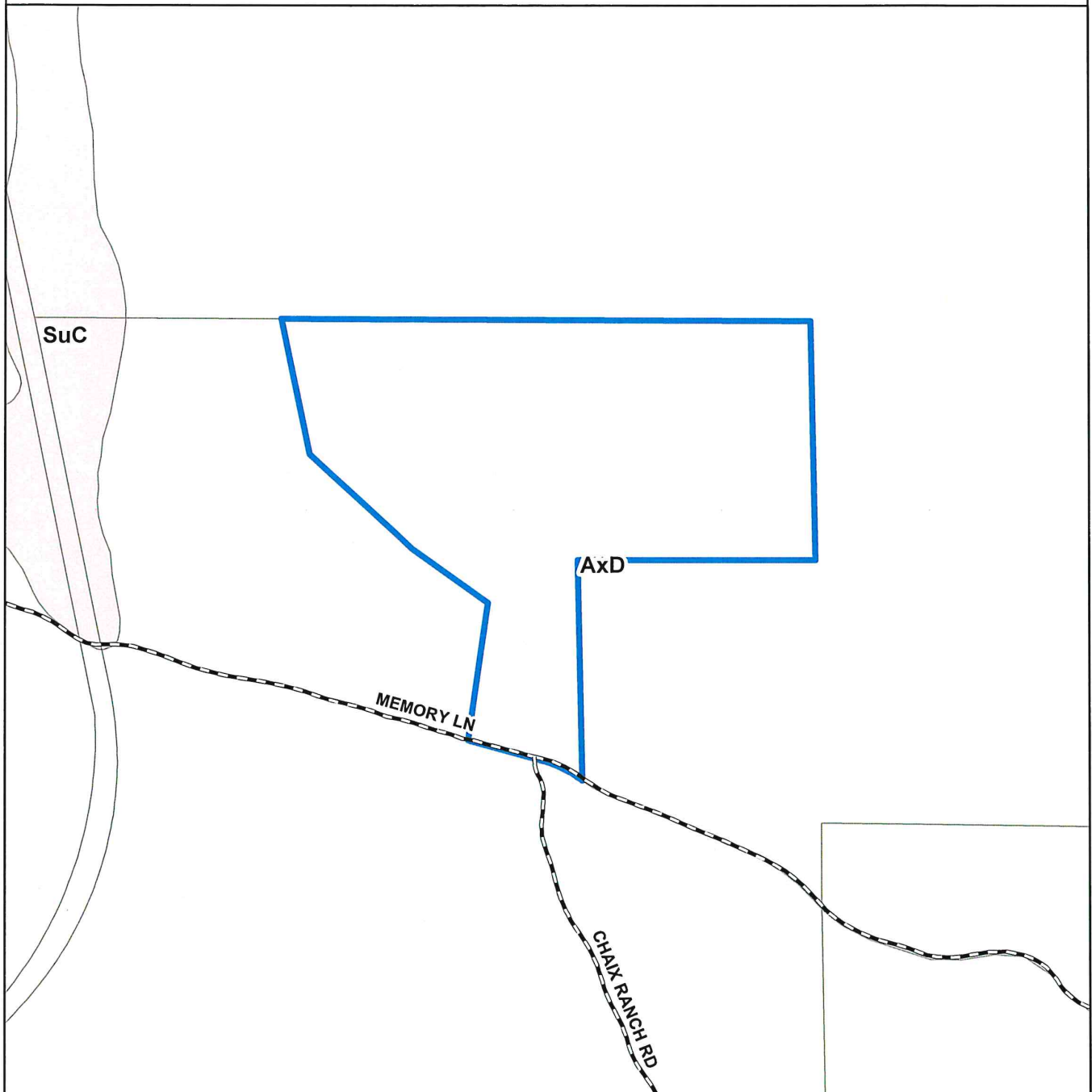
Map Displayed in State Plane Coordinate System
(NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

Surfside Hawaii

Soils



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MAP PREPARED BY: LeoAnne Mila DATE: December 21, 2020
PROJECT ID: sec0074300_SurfsideIII.s
EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
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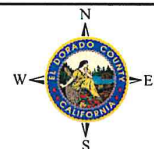
Legend

Soils

- Auburn very rocky silt loam, 2 to 30 percent slopes
- Sobranite silt loam, 3 to 15 percent slopes

- Surfside Hawaii
- Parcel Base
- Roads

0 100 200 300 400 500 600 Feet

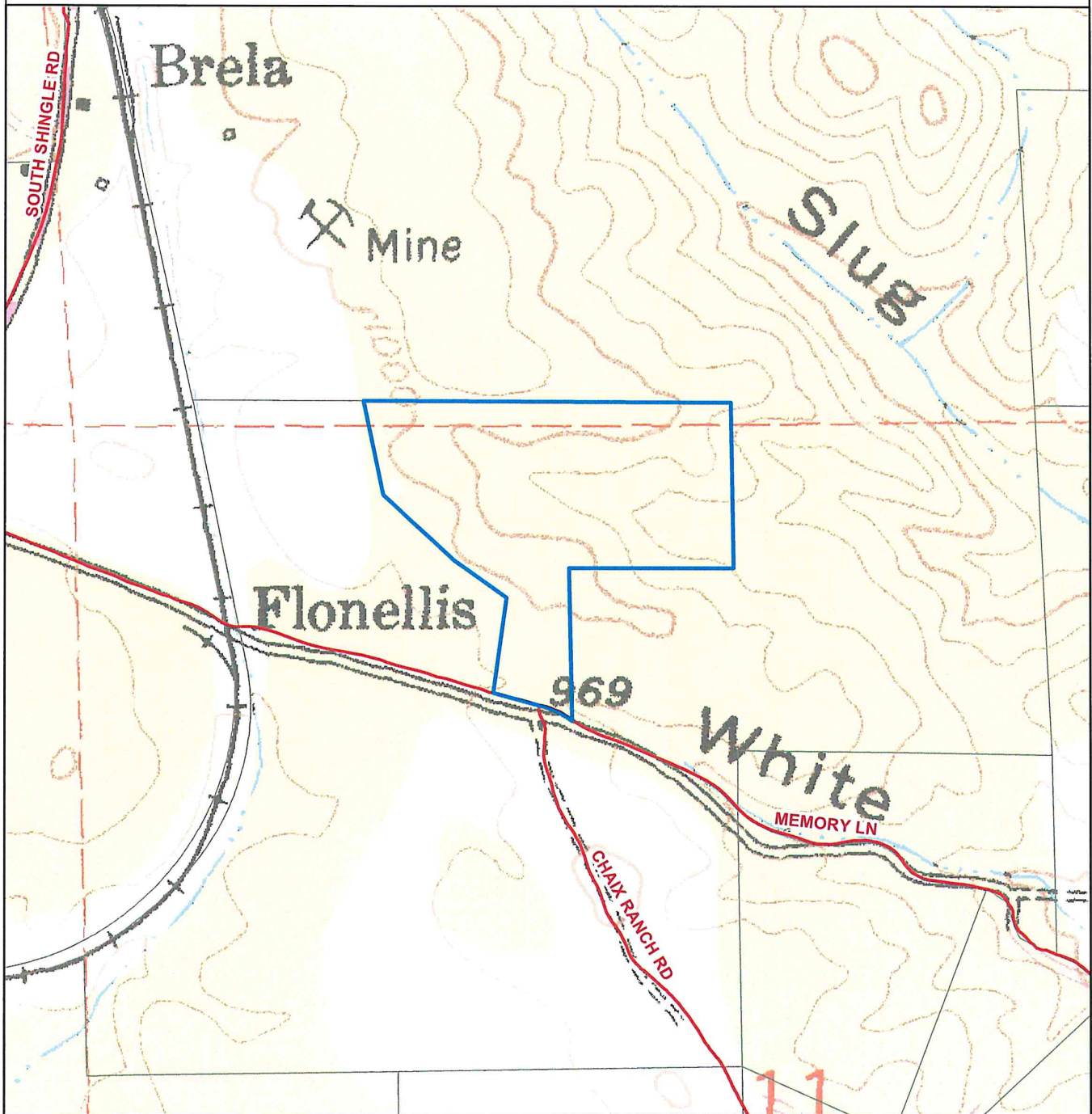


Map Displayed in State Plane Coordinate System
(NAD 1983 California Zone 2, feet)

El Dorado County Agricultural Commission

SURFSIDE HAWAII

Topography



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MAP PREPARED BY: LeeAnne Mita DATE: December 21, 2020

PROJECT ID: scc0074300_SurfsideH1

EL DORADO COUNTY SURVEYOR-G.L.S. DIVISION
PHONE (530) 621-6311 FAX (530) 626-8731

Legend

Parcels Surfside Hawaii Roads

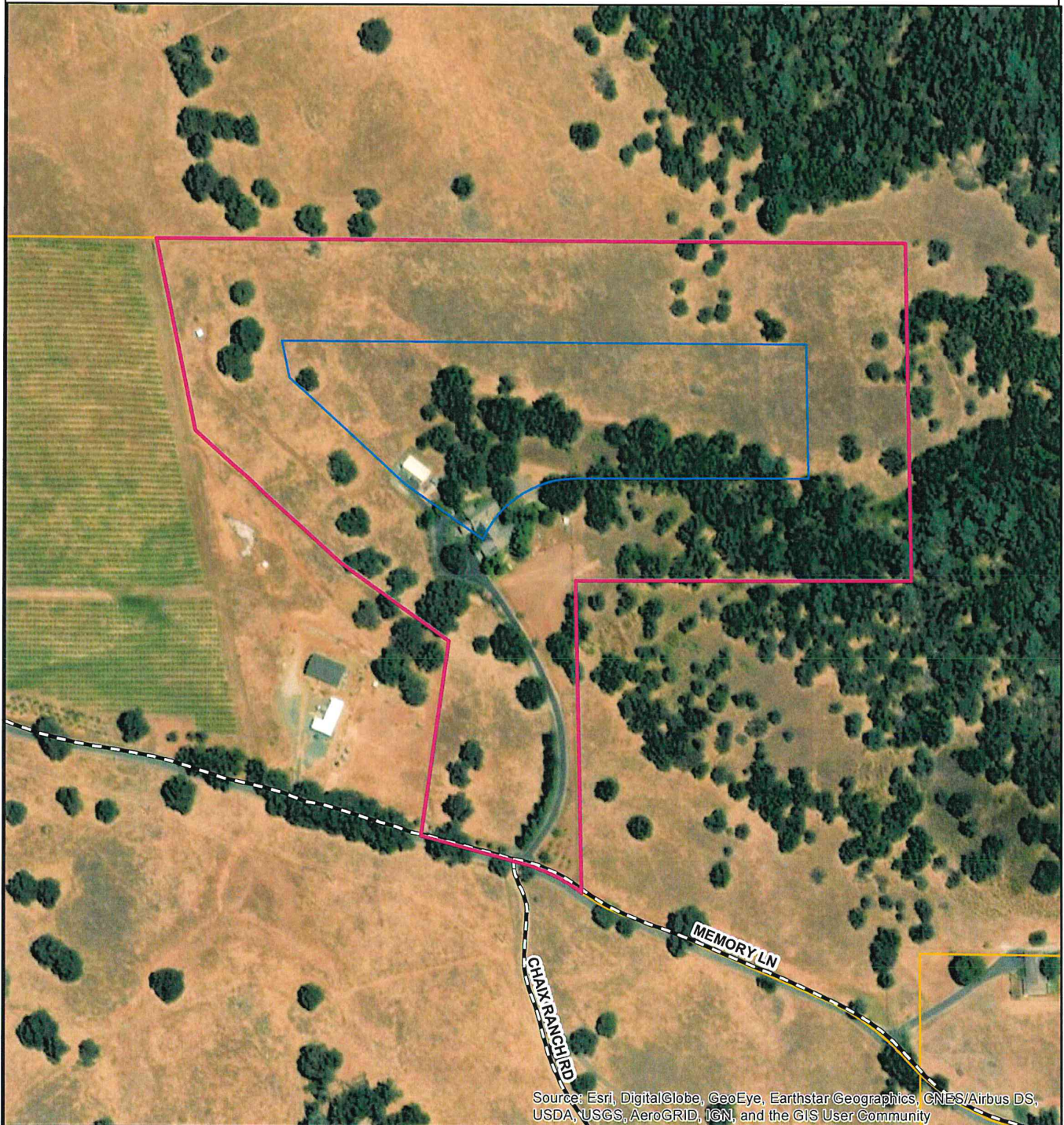
0 200 400 600 800 1,000 Feet

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



El Dorado County Agricultural Commission

Surfside Hawaii



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MAP PREPARED BY: LeeAnne Mita DATE: December 21, 2020

PROJECT ID: sec0074300_SurfsideHawaii

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

Legend

Parcel Base 200 Ft. Setback Surfside Hawaii

Roads

0 100 200 300 400 Feet

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



El Dorado County Agricultural Commission