



## **Agricultural Commission Staff Report**

Date: April 14, 2021

To: El Dorado County Agricultural Commission

From: Charlene Carveth

Subject: **ADM21-0010 Tuttle Agricultural Setback Relief  
Administrative Relief from Agricultural Setback to Build Dwelling  
Assessor's Parcel Number: 099-150-059**

### **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 68 feet from the south west corner of the panhandle of parcel 099-150-058 for a dwelling through building permit number 336095.

The applicant's parcel, APN 099-150-059, is 7.36 acres and zoned Rural Lands -10 acre (RL-10). The parcel located to the north is 099-150-058 is zoned Limited Agriculture 10 acre (LA-10); the parcel to the east is 099-150-042 is zoned RL-10; the parcel located to the south is 099-160-011 zoned RL-10; and the parcels located to the west is 099-150-016 & 099-150-020 is zoned Residential Estates 5 acre (RE-5). The parcels to the north, east, west, and the subject parcel are in Supervisor District 3. The properties to the south are in Supervisor District 2. The subject parcel and those to the north, east and south are located in an Agricultural District.

### **Parcel Description:**

- Parcel Number and Acreage: 099-150-059, 7.36 acres
- Agricultural District: Pleasant Valley
- Land Use Designation: Rural Residential, RR
- Zoning: RL-10 (Rural Land, 10 Acres)
- Soil Type: Choice Soils – Wet Aluvial Land (WaB)

## **Discussion:**

A site visit was conducted on March 24, 2021 to assess the placement of the proposed development.

## **Staff Findings:**

*Staff recommends APPROVAL of the request for the project setback reduced to 68 feet from the southwest corner of the panhandle of parcel 099-150-058, 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 200 foot setback limits the available building sites. The building structure placement options are limited due to natural drainages and powerline easements on 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 building structure minimizes the potential negative impact to the adjacent agricultural properties as much as possible. The adjacent agricultural properties to the west have a driveway and the road bordering the parcel.**

- 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 topography of the area slopes downhill from the properties north of the parcel. The drainage on the project parcel is fed from these uphill parcels and limits the buildable area.**

- 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](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 **April 14, 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/97881517357?pwd=Q1N4VXVXeWRIM0svWldncWJhV25PUT09> Meeting ID: 978 8151 7357 Passcode: 199681 One tap mobile +16699006833,,97881517357#,,, \*199681# US (San Jose) +13462487799,,97881517357#,,, \*199681# US (Houston) Dial by your location +1 669 900 6833 US (San Jose) +1 346 248 7799 US (Houston) +1 253 215 8782 US (Tacoma) +1 929 205 6099 US (New York) +1 301 715 8592 US (Washington DC) +1 312 626 6799 US (Chicago) Meeting ID: 978 8151 7357 Passcode: 199681 Find your local number:  
<https://zoom.us/j/97881517357?pwd=Q1N4VXVXeWRIM0svWldncWJhV25PUT09>

**ADM21-0010 Tuttle Agricultural Setback Relief**  
**Administrative Relief from Agricultural Setback to Build Dwelling**  
**Assessor's Parcel Number: 099-150-059-000**  
**099-150-059-000 Planning Services Jon Philip Mijat,**  
**Assistant Planner**

### Planning Request and Project Description:

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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.**

## Agricultural Commission Meeting Notice

Meeting Date: April 14, 2021

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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04/03/18  
4640 MOON LAKE DR  
PLACERVILLE CA 95667

DRYER JOHN W SURV TR & DRYER  
JOHN W TR  
4745 MOON LAKE DR  
PLACERVILLE CA 95667-9251

MATоба TIM I TR & CAROLYN J TR  
2648 KNOLLWOOD DR  
CAMERON PARK CA 95682

LEACH LAWRENCE A & K M  
3300 PLEASANT VALLEY RD  
PLACERVILLE CA 95667-7307

MARTEL ZACHERY Z & SHEALEEN K  
4910 SHALOHM WAY  
PLACERVILLE CA 95667-7813

PEDERSEN FREDERICK ARTHUR SR &  
SUSAN LOUISE DEAL  
4220 SAVAGE RD  
PLACERVILLE CA 95667-7615

LANDI ROBERT CIRO  
133 30TH AVE  
SAN MATEO CA 94403

CARBINE JOHN E JR & JOYCE  
3441 PLEASANT VALLEY RD  
PLACERVILLE CA 95667-7839

WRAY MICHAEL P & ANGELA E  
4717 MOON LAKE DR  
PLACERVILLE CA 95667-9251

TUTTLE NATHAN & CHEYENNE  
4004 COWBOY TRL  
PLACERVILLE CA 95667-7892

TUFT CONNIE A  
3315 PLEASANT VALLEY RD  
PLACERVILLE CA 95667-7838

HEWITT BRUCE IVAN TR & JERI MARCIA  
TR  
3286 PLEASANT VALLEY RD  
PLACERVILLE CA 95667-7826

VILLARREAL BEVERLY & GIL L  
3321 KINCADE DR  
PLACERVILLE CA 95667-9238

FRERE ERNEST MATHEW & SELLNOW  
FRERE AMBER  
4900 SHALOHM WAY  
PLACERVILLE CA 95667-7813

HALL DUSTIN W & CORINNE K  
4001 COWBOY TRL  
PLACERVILLE CA 95667-7892

MARSH WILLIAM C & HYSEN BARBARA  
4780 MOON LAKE DR  
PLACERVILLE CA 95667-9251

BOURDEAU RANDOLPH L & KATHLEEN  
R  
3401 PLEASANT VALLEY RD  
PLACERVILLE CA 95667-7839  
COUNTY OF EL DORADO  
330 FAIR LN  
PLACERVILLE CA 95667-4103

CALLAWAY KENT T & THORNE  
CALLAWAY JEAN C  
3270 PLEASANT VALLEY RD  
PLACERVILLE CA 95667-7826  
OLIVE SCOTT & MELISSA  
3340 PLEASANT VALLEY RD  
PLACERVILLE CA 95667-7827

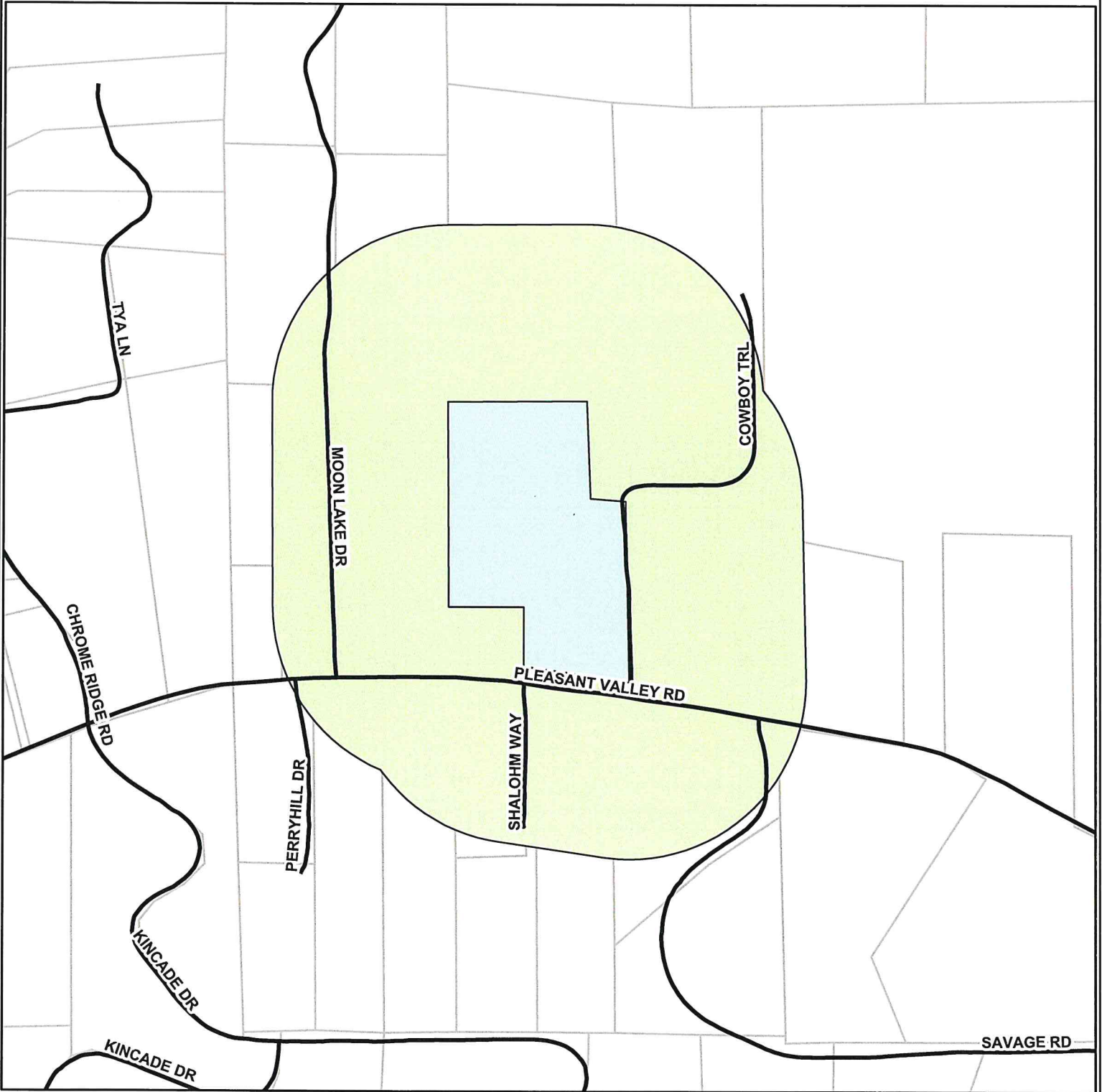
DRAKE GARRY LLOYD & BEVERLY JO  
4880 SHALOHM WAY  
PLACERVILLE CA 95667-7813

CORP OF PRESIDING BISHOP OF LDS &  
LDS CHURCH TAX AD  
50 E NORTH TEMPLE ST #548-1775  
SALT LAKE CITY UT 84150



# Tuttle

## Notification



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MAP PREPARED BY: Sara Dougherty DATE: March 23, 2021

PROJECT ID: sec0074390\_Tuttle\_n

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

**Legend**

Parcel Base

Roads

Tuttle

500ft Buffer

0 100 200 300 400 500 600  
Feet

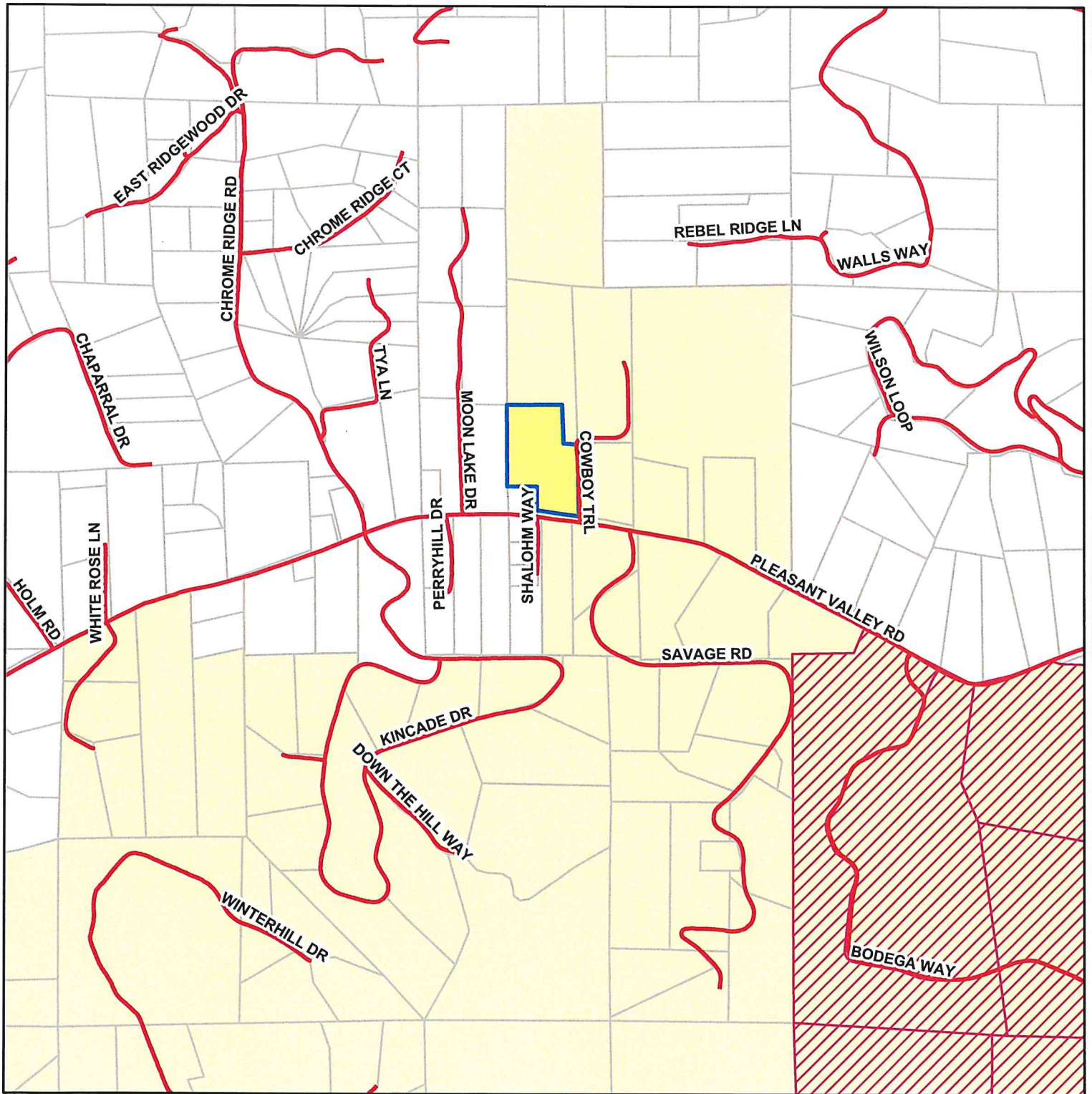
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



# El Dorado County Agricultural Commission

# Tuttle

## Proximity to Agricultural District



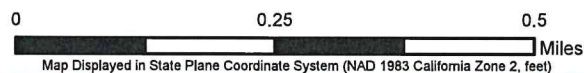
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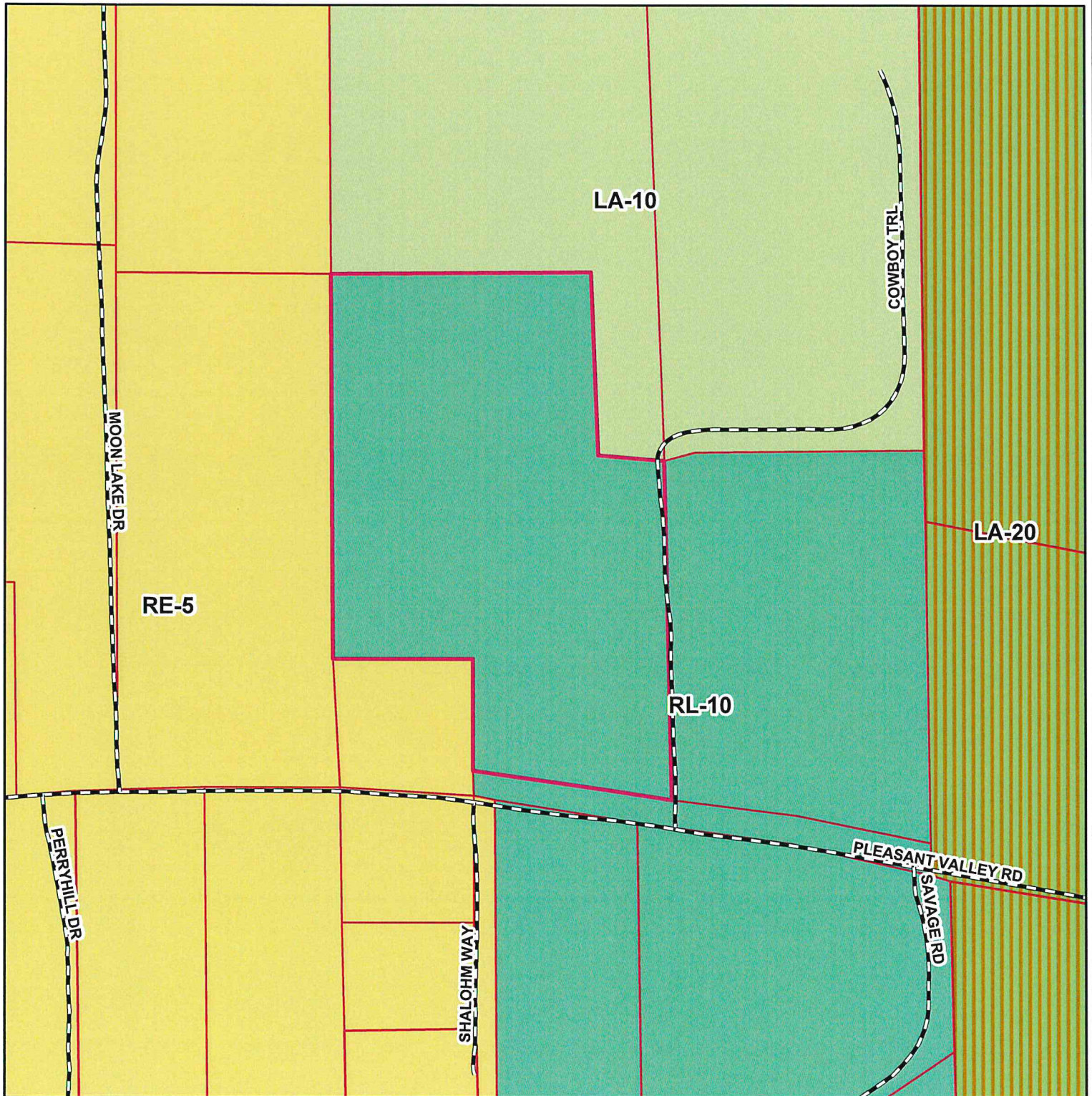


# El Dorado County Agricultural Commission



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## Zoning



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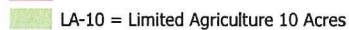
Roads



Tuttle



Parcel Base



LA-10 = Limited Agriculture 10 Acres



LA-20 = Limited Agriculture 20 Acres



RE-5 = Residential Estate 5 Acres



RL-10 = Rural Land 10 Acres



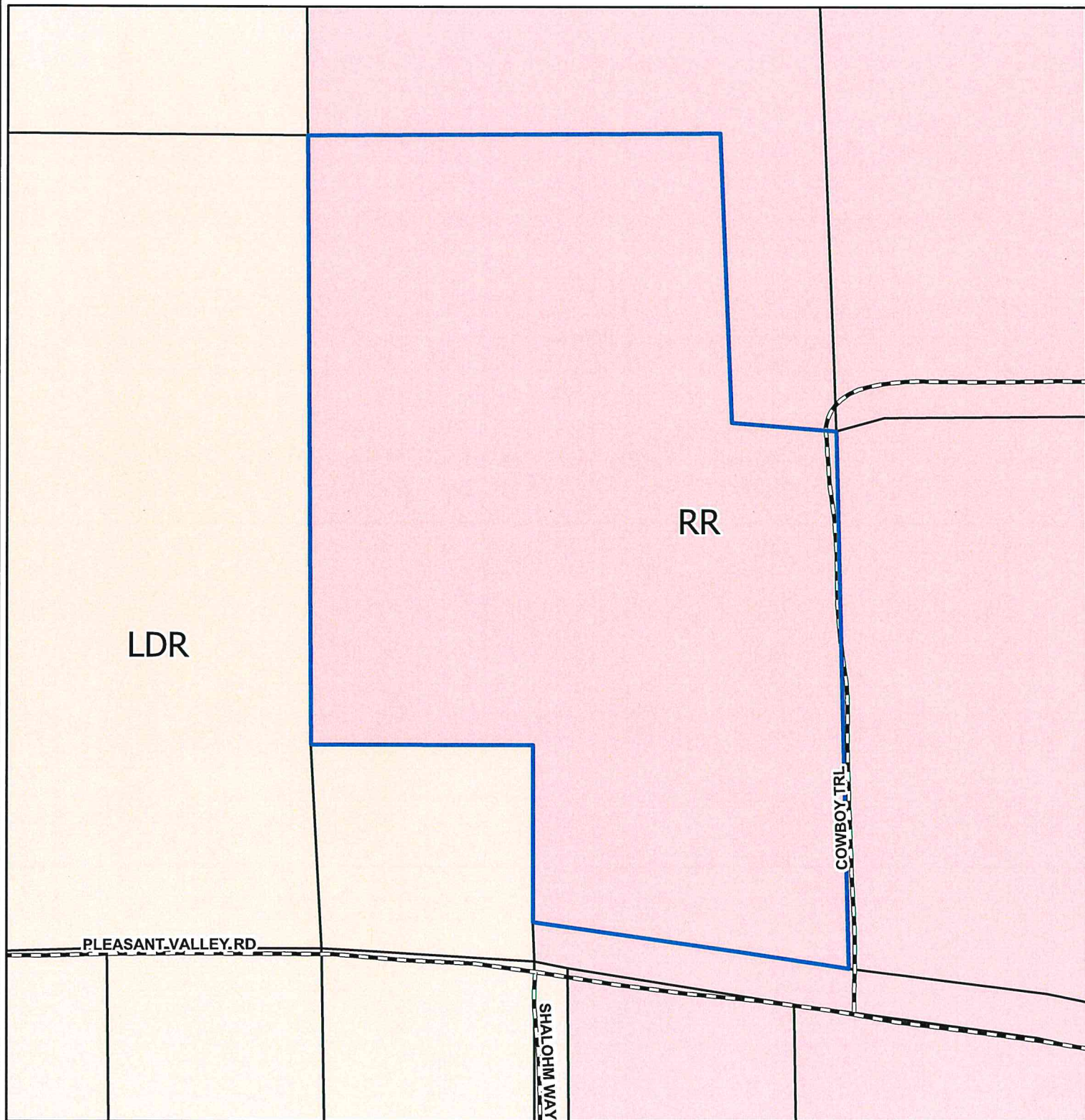
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# El Dorado County Agricultural Commission



# Tuttle Landuse



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MAP PREPARED BY: Sara Dougherty DATE: March 23, 2021

PROJECT ID: sec0074390\_Steward\_L

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## Legend

- Tuttle
- Roads
- Parcel Base
- Low Density Residential
- Rural Residential

0 100 200  
Feet

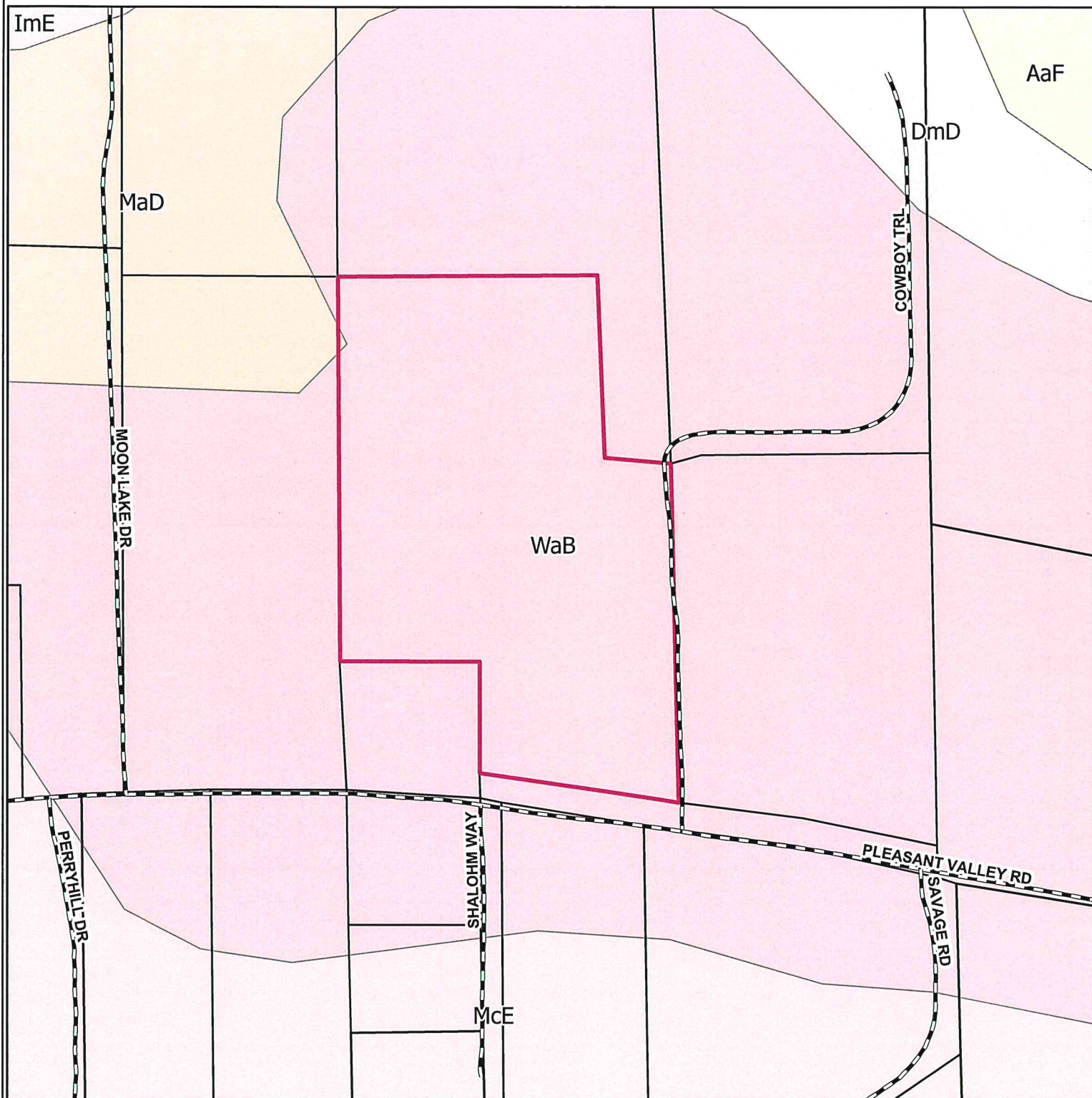


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# El Dorado County Agricultural Commission



# Tuttle Soils



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MAP PREPARED BY: Sara Dougherty DATE: March 23, 2021

PROJECT ID: sec0074390\_Tuttle\_s

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Roads

Tuttle

Parcel Base

Acidic Rock Land

Wet Alluvial Land

Iron Mountain Very Rocky Sandy Loam, 3 to 50 Percent Slopes

Mariposa Gravelly Silt Loam, 3 to 30 Percent Slopes

Diamond Springs Gravelly Sandy Loam, Grayish Subsoil Variant, 9 to 30 Percent Slopes

Mariposa-Josephine Very Rocky Loams, 15 to 50 Percent Slopes

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

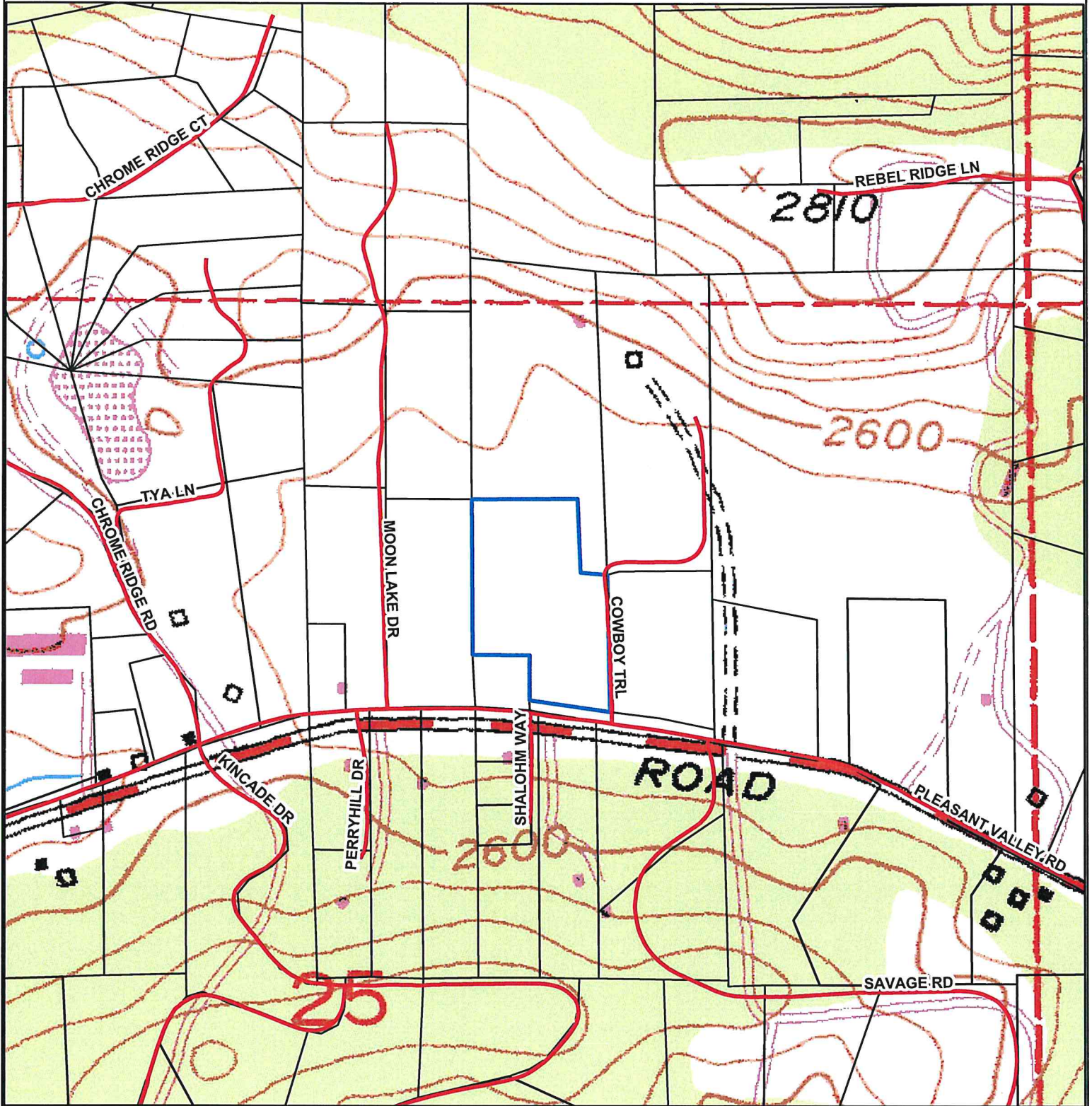
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# El Dorado County Agricultural Commission



# Tuttle Topography



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MAP PREPARED BY: Sara Dougherty DATE: March 24, 2021

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 Roads  Tuttle  Parcel Base

0 200 400 600 800  
Feet

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# El Dorado County Agricultural Commission



# Tuttle



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MAP PREPARED BY: Sara Dougherty DATE: March 23, 2021

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## Legend

Roads Parcel Base Tuttle 200ft Setback

0 100 200 Feet

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



# El Dorado County Agricultural Commission