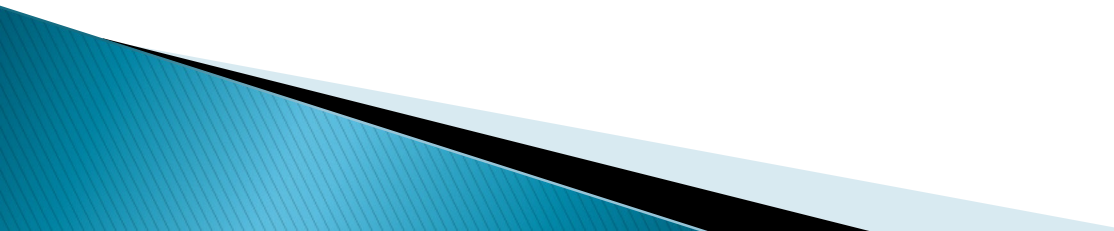


**ADM21-0032 Gibson Agricultural
Setback Relief for Accessory
Dwelling Unit
Administrative Relief from
Agricultural Setback to Permit
Accessory Dwelling Unit
Assessor's Parcel Number:
074-300-017-000**

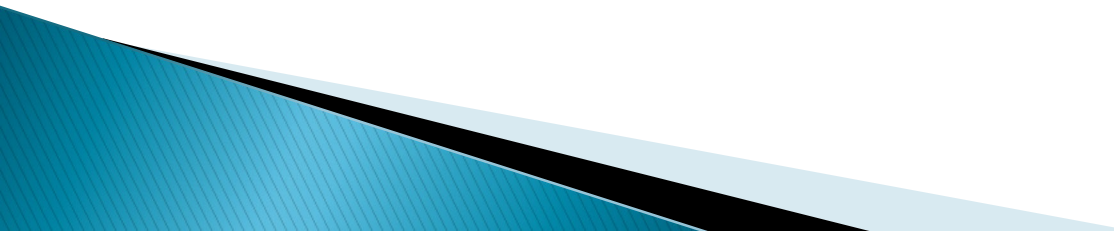


Planning Request and Project Description:

The applicant is requesting administrative relief from the required 200-foot agricultural setback for the above-referenced project be reduced to about 124 feet from the northern property line to place an accessory dwelling unit.

The applicant's parcel, APN 074-300-017, is 20.83 acres and zoned Rural Lands -20 acre (RL-20). The parcel located to the north is 074-300-016 is zoned Limited Agriculture 20-acre (LA-20); the parcel to the west is 074-300-014 is zoned LA-20 too. The remaining neighboring properties are zoned Rural Lands 20 acre minimum (RL-20). All parcels are in Supervisor District 4 and are not within agriculture districts.

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



Parcel Description:

Parcel Number and Acreage: 074-300-017,
20.83 Acres

Agricultural District: No

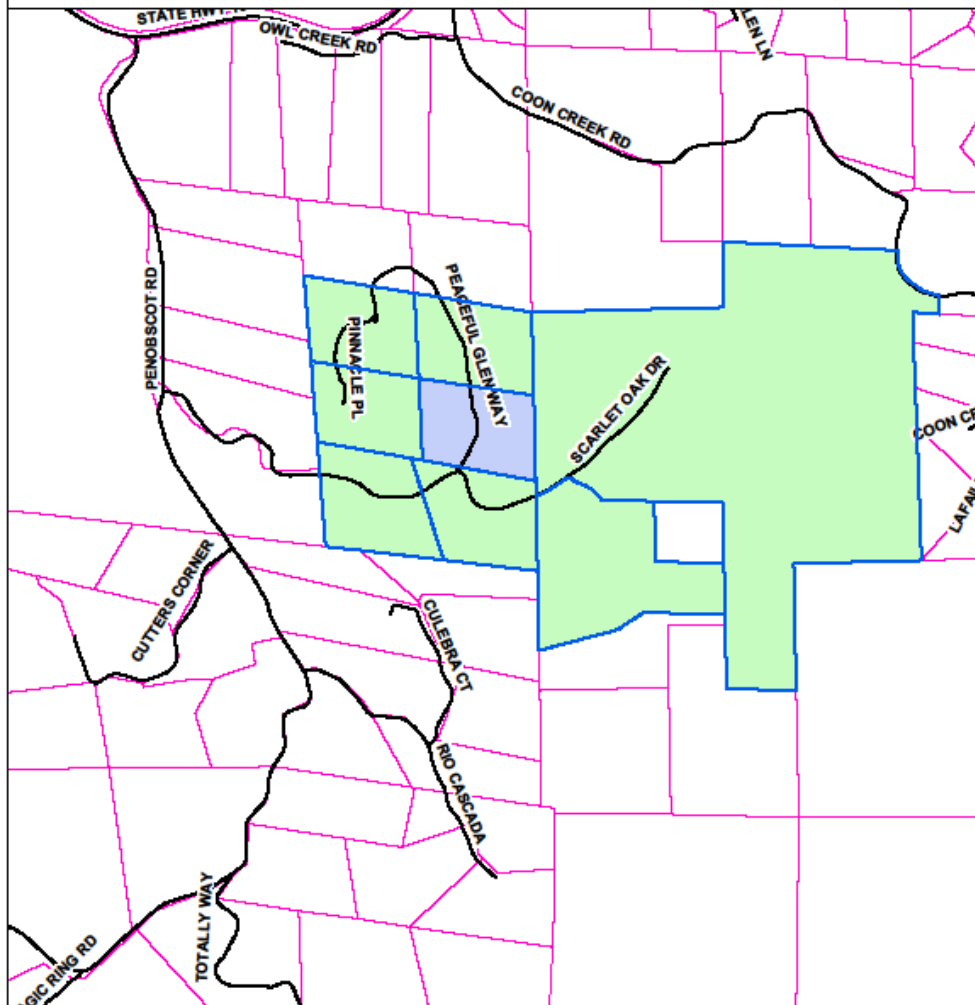
Land Use Designation: Rural Residential, RR

Zoning: RL-20 (Rural Lands, 20 Acres).

Soil Type: No Choice Soils



Gibson Notification



DISCLAIMER

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NOT PREPARED BY: Landmark Mfg. 24/75, November 07, 2018
PROJECT ID: 20180000000000000000
EL DORADO COUNTY AGRICULTURAL COMMISSION
PHONE (916) 421-4511 FAX (916) 421-4511

Notification Gibson Parcel Parcel Roads

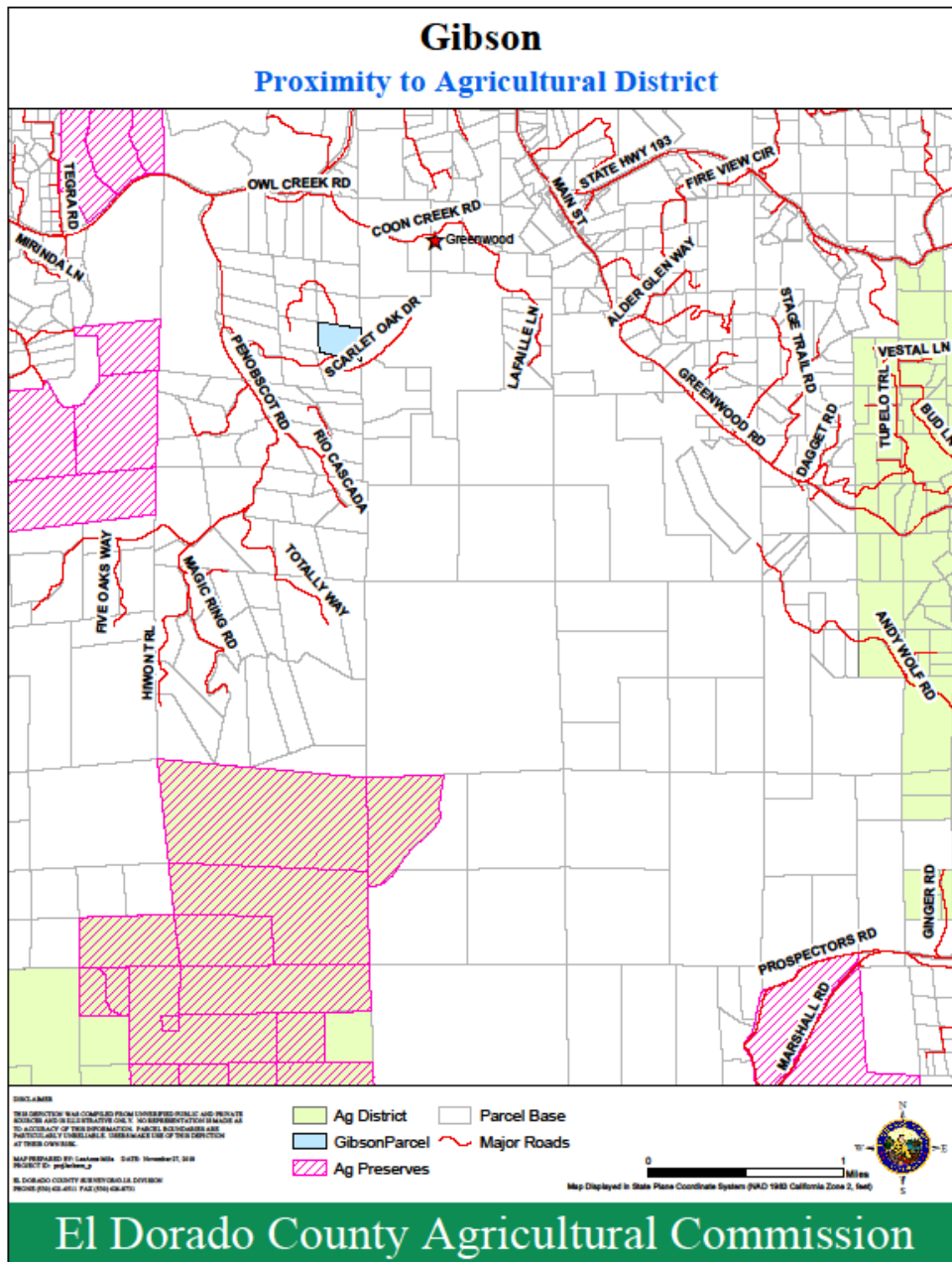
0 200 400 600 800 1,000 2,000 4,000 6,000 8,000 Feet

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



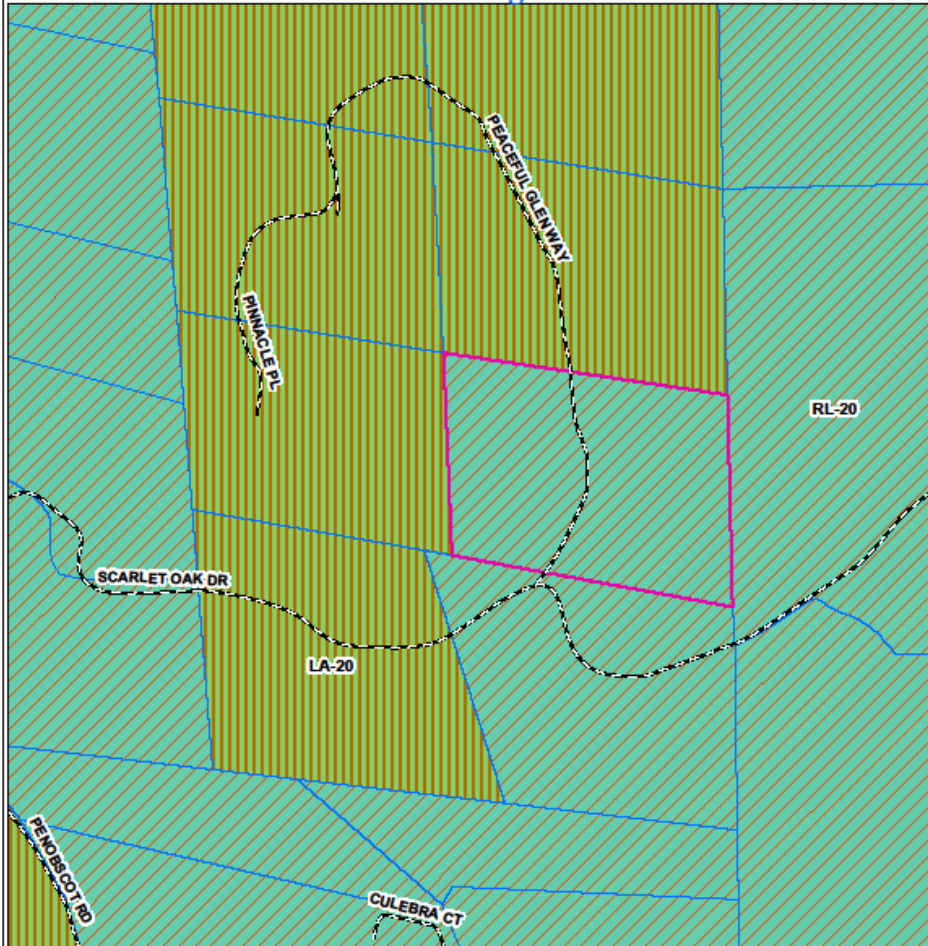
500 Ft. Notification

El Dorado County Agricultural Commission



Agricultural District:
NO

Gibson Zoning



DISCLAIMER
THIS ZONING MAP WAS COMPILED FROM UNVERIFIED PUBLIC AND PRIVATE SOURCES AND IS FOR INFORMATION ONLY. NO REPRESENTATION IS MADE AS TO THE ACCURACY OF THIS INFORMATION. PARTICULARLY UNRELIABLE. UNDER NO CIRCUMSTANCES SHALL THE ZONING COMMISSION BE LIABLE FOR ANY DAMAGES, INCLUDING BUT NOT LIMITED TO, SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES, ARISING OUT OF OR IN CONNECTION WITH THE USE OF THIS ZONING MAP.

MAP PREPARED BY: Gage & Co. DATE: November 27, 2018
PROJECT ID: gage000001

IN SOUTHERN CALIFORNIA COUNTY OF SOUTHERN CALIFORNIA
PROVIDER (714) 431-4811 FAX (951) 624-8111

Legend:
Parcel Base
Gibson Parcel
Roads

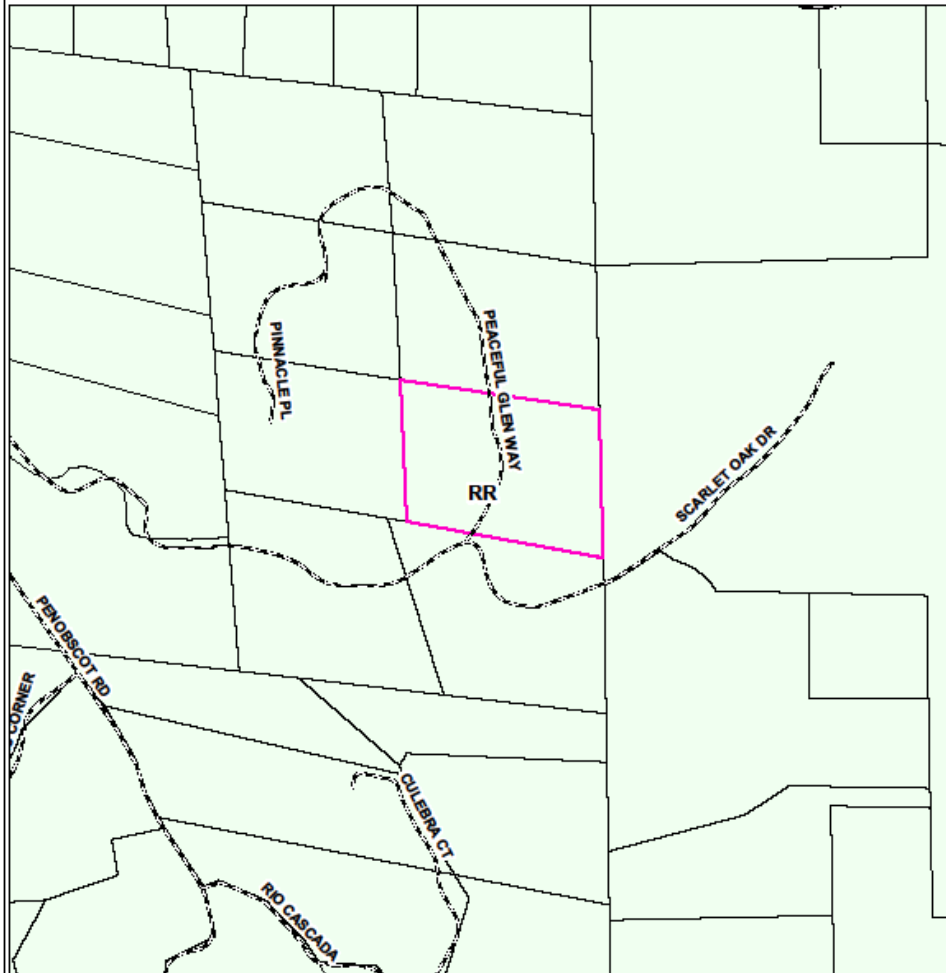
LA-20 = Limited Agriculture 20 Acres
RL-20 = Rural Land 20 Acres

Scale: 0 100 200 300 400 500 Feet
Map Prepared in State Plane Coordinate System
(NAD 83) California Zone 10 North

Zoning:
RL-20: Rural Lands, 20 Acres

El Dorado County Agricultural Commission

Gibson Land Use



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MAP PREPARED BY: Leland Mills DATE: November 27, 2018
PROJECT ID: 2018000001

EL DORADO COUNTY REVENUE & SERVICE DIVISION
PHONE (916) 421-4111 FAX (916) 421-4111

Parcels Rural Residential
Gibson Parcel
Roads

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

0 100 200 300 400 500 600 700 Feet

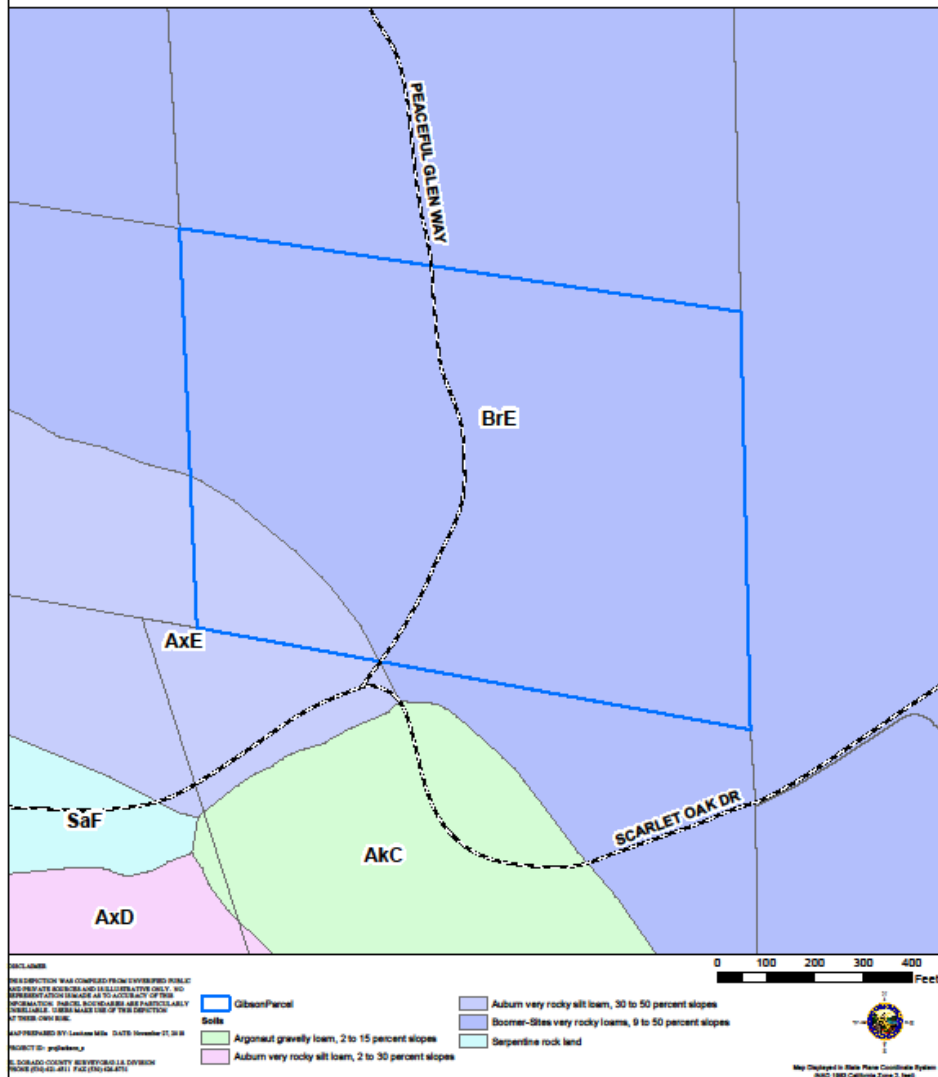


Land Use Designation:

RR – Rural Residential

El Dorado County Agricultural Commission

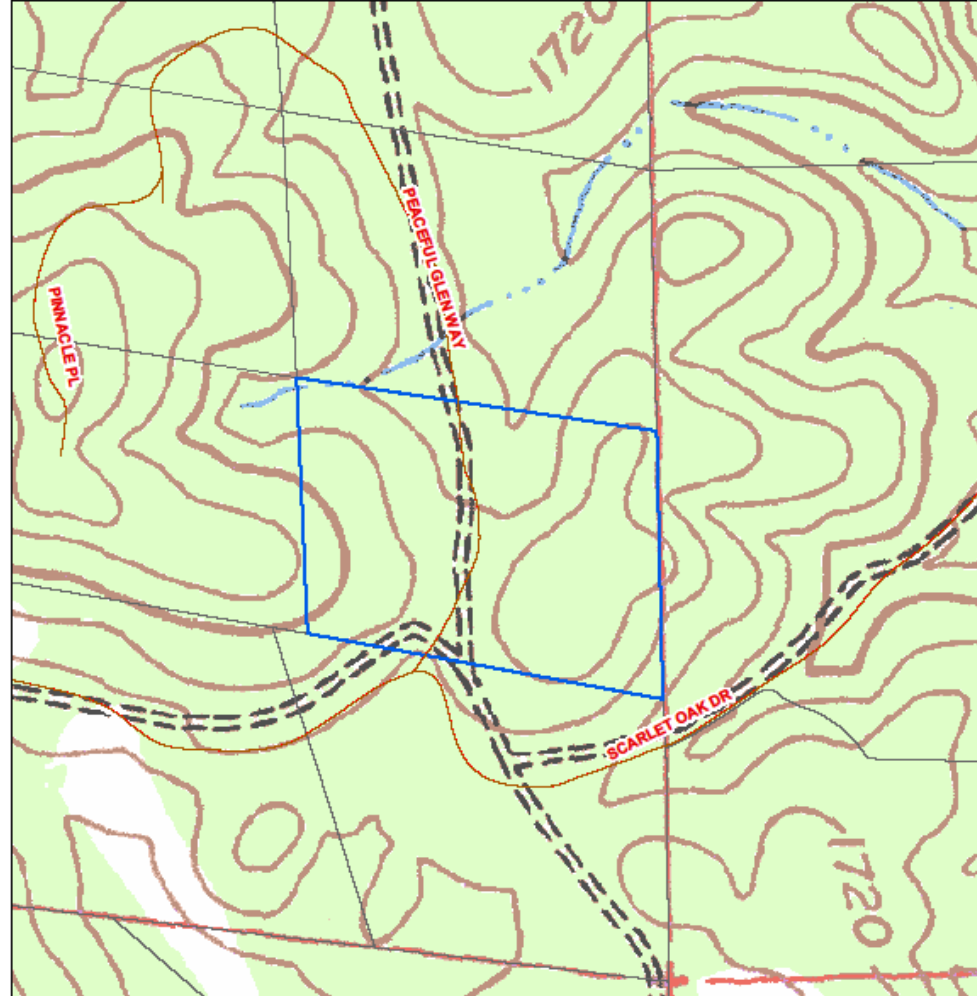
Gibson Soils



No Choice Soils

El Dorado County Agricultural Commission

Gibson Topography



DISCLAIMER

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MAP PREPARED BY: Lucinda M. Smith, Inc. Date: November 17, 2018

PROJECT ID: 2018010001

EL DORADO COUNTY AGRICULTURAL COMMISSION
PO BOX 604411 | FID 1700 604411

Legend

curroads Parcels GibsonParcel 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

















Discussion:

A site visit was conducted on July 19, 2021 to assess the placement of the proposed dwelling.

Staff Findings:

Staff recommends APPROVAL for the above-referenced project, reducing the setback to no less than 124 feet from the northern property line to place 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;*

Topography limits the buildable sites. Structures have been grouped together to use infrastructure already in place.

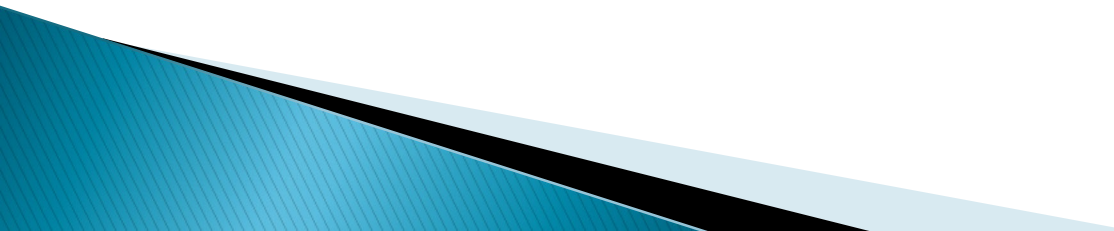
2. The proposed non-compatible structure will be located on the property to reasonably minimize the potential negative impact on adjacent agriculturally zoned land;

The proposed building has been located to minimize any negative impacts.

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 site is buffered by existing shrubs and oak stands at the fence line. The LA-20 zoned land slopes away from the applicants property effectively acting as a buffer.

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.

