



**Agricultural Commission
Staff Report**

Date: January 23, 2017
To: El Dorado County Agricultural Commission
From: LeeAnne Mila; Deputy Agricultural Commissioner
Subject: 4 Directions Farm Conditional Use Permit
Project File No. S16-0005

Planning Request and Project Description:

Planning Services is processing the attached application for a new Conditional Use Permit. The applicants are requesting the following:

S16-0005 is based on the following project description: Conditional Use Permit for a 56.8 acre parcel, APN 087-021-66. The parcel has a General Plan designation of Rural Residential (RR) and a zoning designation of Rural Lands 20 Acre (RL-20). The conditional use permit proposes the operation of a private school, teaching organic farming skills to disabled youths and young adults. The project would result in the construction of five single story structures, paving and widening of the existing driveway, a new paved parking lot, fire lanes, a new water well and septic system. The project site is located on the south side of Brandon Road, 0.5 mile east of the intersection with South Shingle Road in the Latrobe area. (District 2).

Relevant Policies:

General Plan Policy 8.1.4.1 - The County Agricultural Commission shall review all discretionary development applications and the location of proposed public facilities involving land zoned for or designated agriculture, or lands adjacent to such lands and shall make recommendations to the reviewing authority. Before granting approval, a determination shall be made by the approving authority that the proposed use:

- A. Will not intensify existing conflicts or add new conflicts between adjacent residential areas and agricultural activities; and
- B. Will not create an island effect wherein agricultural lands located between the project site and other non-agricultural lands will be negatively affected; and

- C. Will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to agricultural lands.

General Plan Policy 8.1.4.2 - The Agricultural Commission shall review all school site development applications involving agricultural lands and lands within Agricultural Districts, or lands adjacent to agricultural lands and lands adjacent to Agricultural Districts, and shall make recommendations to the approving authority. To determine consistency with the General Plan, the approving authority shall find that the school site development is "in the public interest." For purposes of this policy, the approving authority, in determining if the school development is "in the public interest," shall consider the following factors:

- A. The objectives of the Agricultural Element, to ensure that agricultural lands are conserved and protected, and the Public Services and El Dorado County General Plan Agriculture and Forestry Element July 2004 (Amended December 2015) Page 175 Utilities Element, to ensure that the need for adequate school facilities is met.
- B. Whether other school sites outside of the Agricultural District including rural centers were considered by the school district and whether such sites were considered acceptable or not feasible as a school site for the school district.
- C. The effect of the proposed school site upon adjacent agricultural lands and whether the proposed site would be incompatible with agricultural operations on adjacent or proximate agricultural lands.
- D. Whether the use of the land as a school site is consistent with the applicable provisions of this General Plan.

Rural Residential (RR): This land use designation establishes areas for residential and agricultural development. These lands will typically have limited infrastructure and public services and will remain for the most part in their natural state. This category is appropriate for lands that are characterized by steeper topography, high fire hazards, and limited or substandard access as well as "choice" agricultural soils. The RR designation shall be used as a transition between LDR and the Natural Resource (NR) designation. Clustering of residential units under allowable densities is encouraged as a means of preserving large areas in their natural state or for agricultural production. Typical uses include single family residences, agricultural support structures, a full range of agricultural production uses, recreation, and mineral development activities. The allowable density for this designation is one dwelling unit per 10 to 160 acres. This designation is considered appropriate only in the Rural Regions.

Parcel Description:

- Parcel Number and Acreage: 087-021-66, 56.8 acres
- Agricultural District: No
- Land Use Designation: RR – Rural Residential
- Zoning: RL-20 – Rural Land 20 Acres
- Soil Type:
 - No Choice Soils

Discussion:

A site visit was conducted on January 18, 2017 to review the conditional use permit application and proposed project in relation to surrounding agriculturally zoned properties. The conditional use permit requests the ability to build 5 buildings, which include a greenhouse and gazebo, along with two training workshops and a caretakers cottage. They propose to plant christmas trees and pumpkins for onsite and offsite sales. Alpacas and goats are already on the property and will be retained. Disabled youth and adults will be trained in various aspects of farming on site. Onsite parking will be developed. All setbacks have been observed in building placement. The site will be in agricultural production with the ultimate goal of training the youth, so that to be able to obtain employment on agricultural operations.

Staff Recommendation:

Staff recommends a finding that the project supported by the conditional use permit does not conflict with General Plan Policy 8.1.4.1.



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 **February 8, 2017**. This meeting is a public hearing that will begin at **6:30 pm** in the **Building C Hearing Room** located at 2850 Fair Lane Court, Placerville, California.

RE: **4 Directions Farm Conditional Use Permit**
Project File No. S16-0005

Planning Services is processing the attached application for a new Conditional Use Permit and requests the project be placed on the Agricultural Commission's Agenda. The applicants are requesting the following:

S16-0005 is based on the following project description: Conditional Use Permit for a 56.8 acre parcel, APN 087-021-66. The parcel has a General Plan designation of Rural Residential (RR) and a zoning designation of Rural Lands 20-Acre (RL-20). The conditional use permit proposes the operation of a private school, teaching organic farming skills to disabled youths and young adults. The project would result in the construction of five single story structures, paving and widening of the existing driveway, a new paved parking lot, fire lanes, a new water well and septic system. The project site is located on the south side of Brandon Road, 0.5 mile east of the intersection with South Shingle Road in the Latrobe area. (District 2)

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 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.

08716008
BONNICI JOHN
7281 BRANDON RD
SHINGLE SPRINGS, CA 95682

08716007
BOWLES PROPERTIES CA LLC
3502 PARK DR
EL DORADO HILLS, CA 95762

08702110
BRANDON RANCH LLC
690 CORONDO BLVD
SACRAMENTO, CA 95864

08702167
COUNTY OF EL DORADO
330 FAIR LANE
PLACERVILLE, CA 95667

08735024
COUNTY OF EL DORADO
330 FAIR LANE
PLACERVILLE, CA 95667

08716005
DRUMMOND SCOTT TR
2720 ROLLING RANCH RD
SHINGLE SPRINGS, CA 95682

08731064
GRANADE DOUGLAS G TR
7501 BRANDON RD
SHINGLE SPRINGS, CA 95682

08702166
KELLER CINDY A
1437 SHADOW HAWK DR
LATROBE, CA 95682

08702165
NELSON WILLIS E TR
P O BOX 323
SHINGLE SPRINGS, CA 95682

08716006
PUTNAM DONALD R TR
% S MCCAULEY P O BOX 990
SHINGLE SPRINGS, CA 95682

08702150
SAC PLACERVILLE TRANS CORRIDOR
2811 O ST
SACRAMENTO, CA 95812

08702151
SAC PLACERVILLE TRANS CORRIDOR
2811 O ST
SACRAMENTO, CA 95812

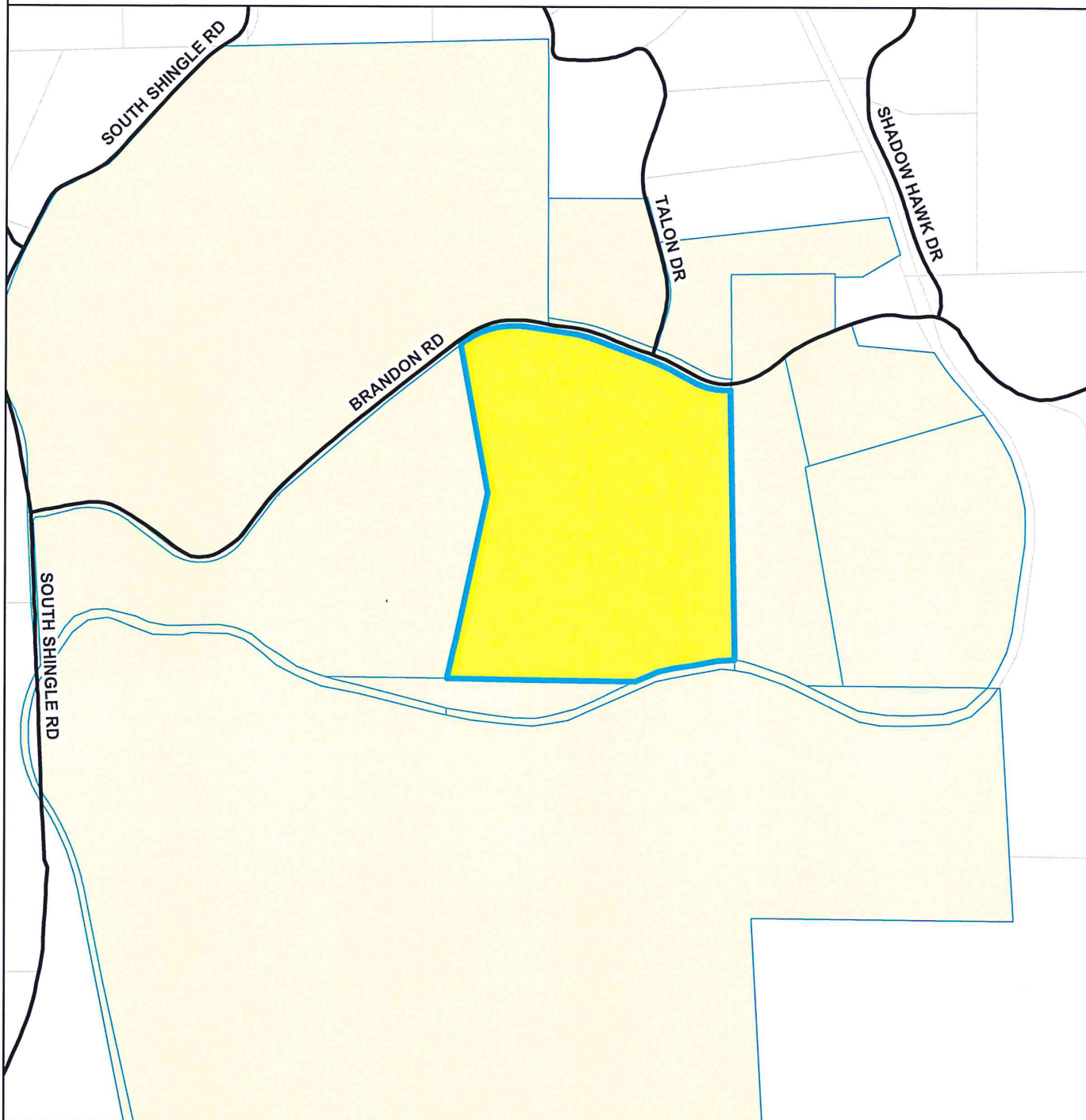
08702153
SAC PLACERVILLE TRANS CORRIDOR
2811 O ST
SACRAMENTO, CA 95812

08735028
SCHULTZ THOMAS R
2421 TALON DR
SHINGLE SPRINGS, CA 95682

08735027
WYNNE MARK A
2390 TALON DR
SHINGLE SPRINGS, CA 95682

4 DIRECTIONS

Notification

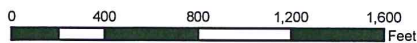


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MAP PREPARED BY: Frank Bruijn DATE: Jan. 19, 2017

PROJECT ID: 0072804a
EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-4731



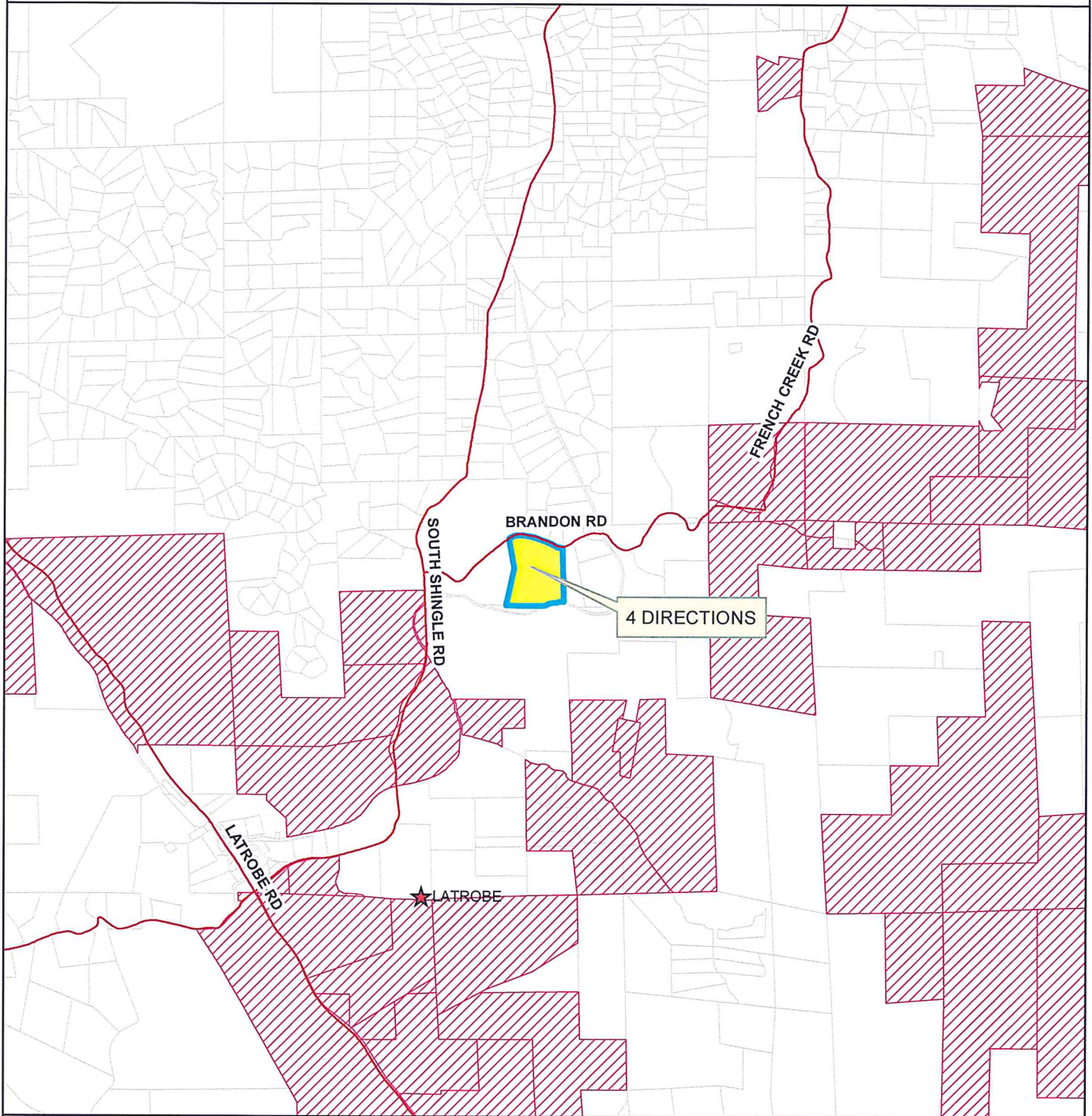
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

4 DIRECTIONS

Proximity to Agricultural District



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MAP PREPARED BY: Frank Bruijs DATE: Jan. 19, 2017

PROJECT ID: 0072804p

EL DORADO COUNTY SURVEYOR G.L.S. DIVISION
PHONE (530) 621-6311 FAX (530) 626-4731



0 0.5 1 1.5 Miles
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

4 DIRECTIONS

Zoning 9-14-2016



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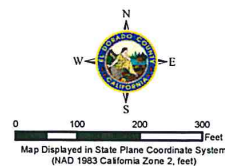
MAP PREPARED BY: Frank Bruijn DATE: Jan. 19, 2017

PROJECT ID: 0072804z

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

- 4 Directions Parcel
- LA-20 = Limited Agriculture 20 Acres
- LA-40 = Limited Agriculture 40 Acres
- PA-20 = Planned Agriculture 20 Acres
- RE-10 = Residential Estate 10 Acres
- RL-10 = Rural Land 10 Acres
- RL-20 = Rural Land 20 Acres
- RL-40 = Rural Land 40 Acres
- TC = Transportation Corridor
- Parcel Base
- Roads

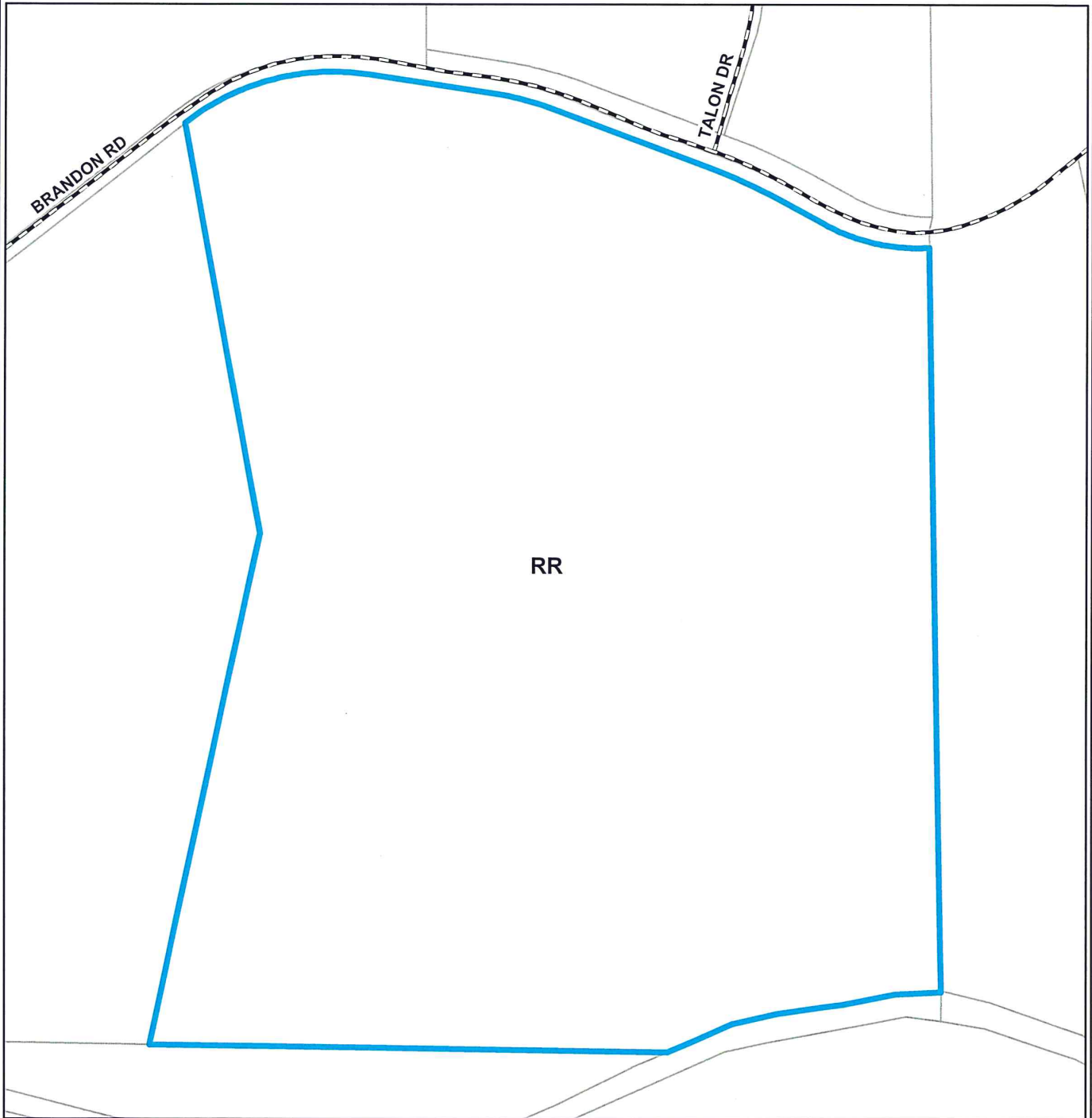
- RL-20 = Rural Land 20 Acres
- RL-40 = Rural Land 40 Acres
- TC = Transportation Corridor
- Parcel Base
- Roads



El Dorado County Agricultural Commission

4 DIRECTIONS

Land Use 9-14-2016



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MAP PREPARED BY: Frank Bruijn DATE: Jan. 19, 2017

PROJECT ID: 0072804L

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

4 Directions Parcel

Parcel Base

Rural Residential

Roads

0 200 400 Feet

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



El Dorado County Agricultural Commission

4 DIRECTIONS

Soils






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MAP PREPARED BY: Frank Bruijn DATE: Jan. 19, 2017

PROJECT ID: 0072804s

EL DORADO COUNTY SURVEYOR'S OFFICE DIVISION
PHONE (530) 621-6311 FAX (530) 626-4731

-  4 Directions Parcel
-  AxD - AUBURN VERY ROCKY SILT LOAM, 2 TO 30 PERCENT SLOPES
-  Parcel Base
-  Roads

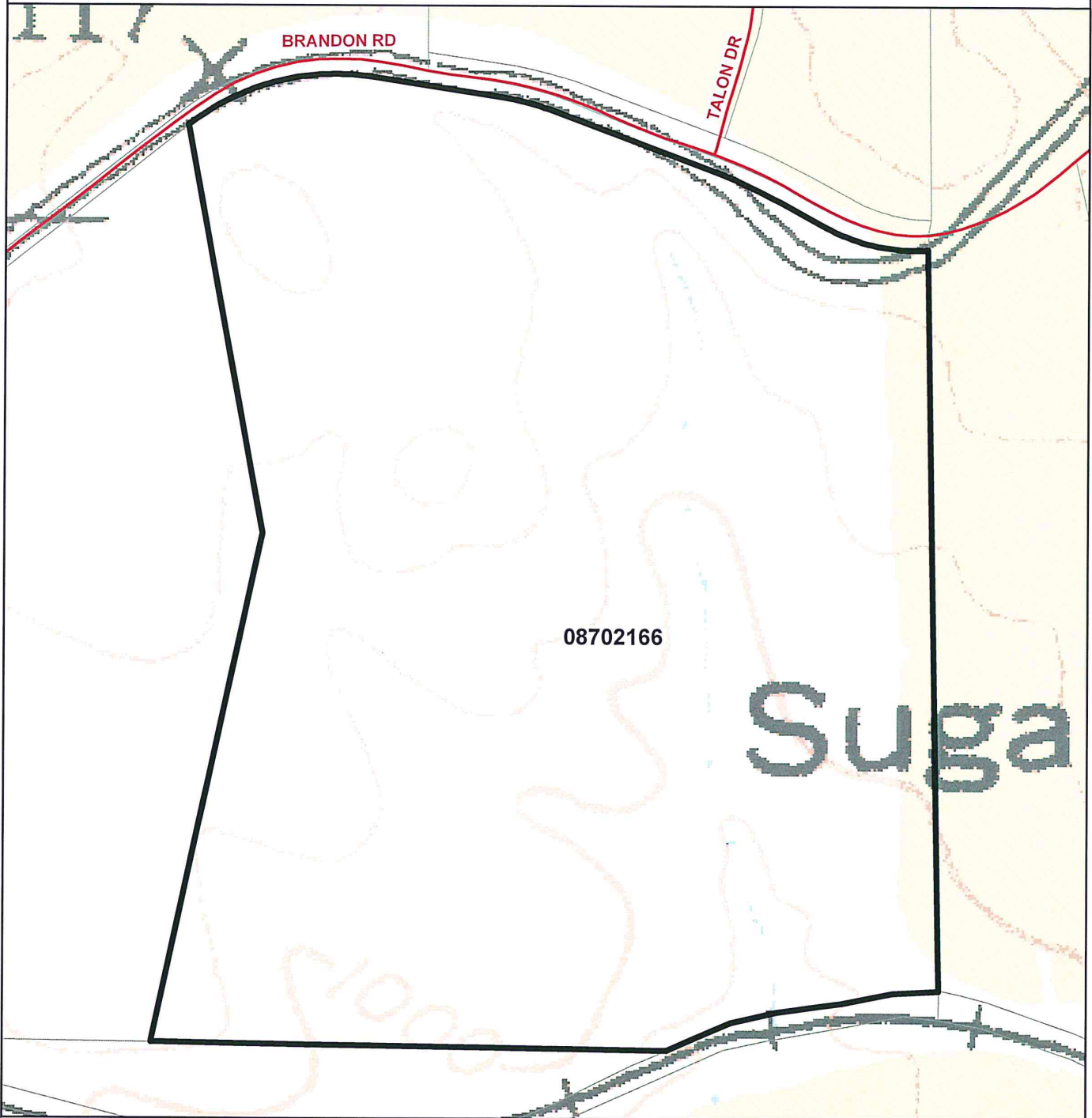


0 100 200 300 Feet
Map Displayed in State Plane Coordinate System
(NAD 1983 California Zone 2, feet)

El Dorado County Agricultural Commission

4 DIRECTIONS

Topography



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MAP PREPARED BY: Frank Bruijs DATE: Jan. 19, 2017

PROJECT ID: 00728041

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

Legend

4 Directions Parcel Parcels Roads

0 200 400 600 Feet

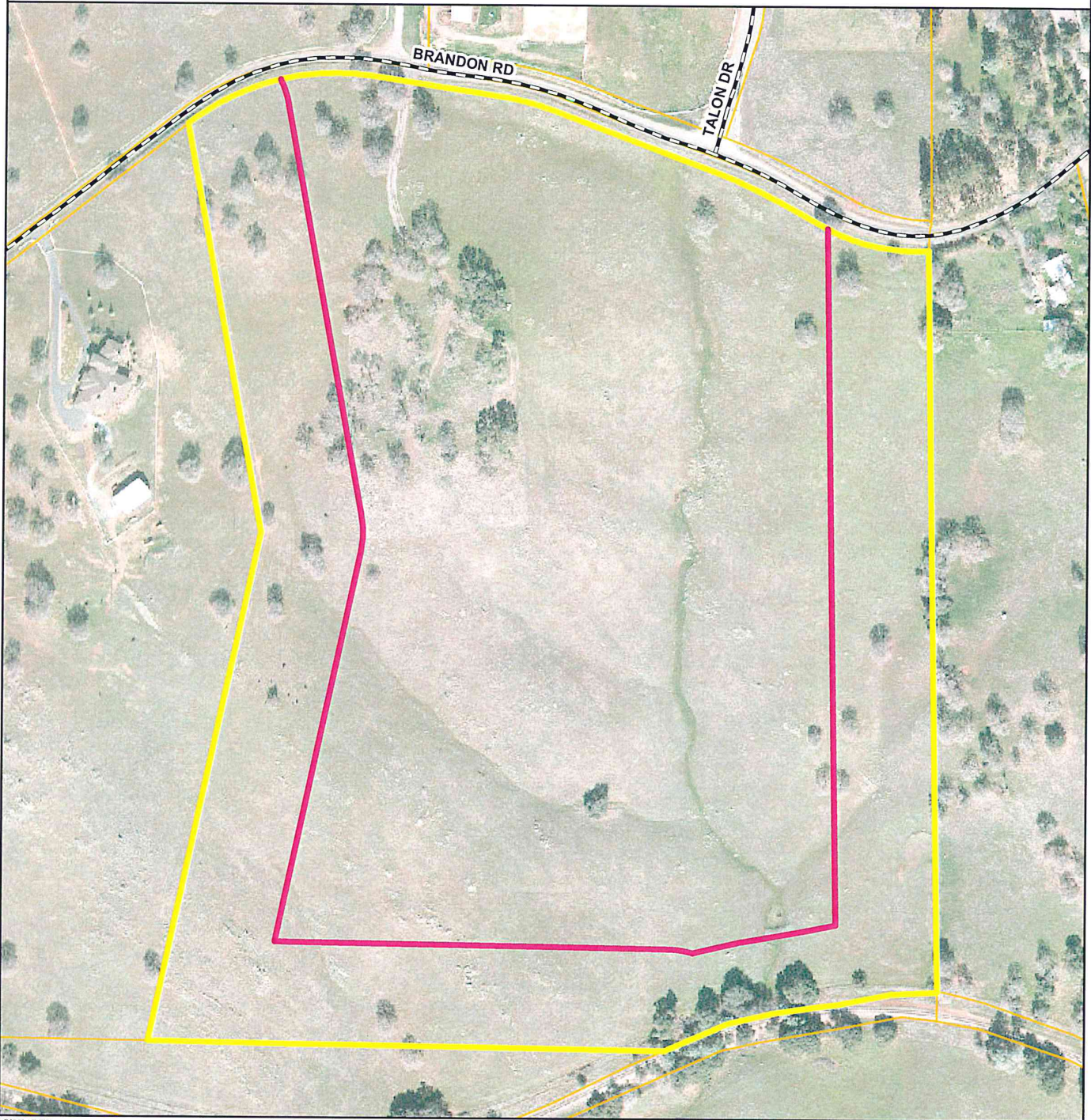
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El Dorado County Agricultural Commission

4 DIRECTIONS

Aerials: 2011



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MAP PREPARED BY: Frank Bruijs DATE: Jan. 19, 2017

PROJECT ID: 0072804a

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

Legend

- 4 Directions Parcel
- Parcel Base
- 200ft Setback
- Roads

0 200 400 Feet

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



El Dorado County Agricultural Commission