



COMMUNITY DEVELOPMENT AGENCY DEVELOPMENT SERVICES DIVISION

<http://www.edcgov.us/DevServices/>

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TO: El Dorado County Agricultural Commission

FROM: Evan Mattes, Assistant Planner evan.mattes@edcgov.us

DATE: January 4, 2017

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.



DEPARTMENT OF AGRICULTURE WEIGHTS AND MEASURES

Charlene Carveth
Agricultural Commissioner
Sealer of Weights and Measures

311 Fair Lane
Placerville, CA 95667
(530) 621-5520
(530) 626-4756 FAX
eldcag@edcgov.us

REQUEST FOR ADMINISTRATIVE RELIEF FROM AN AGRICULTURAL SETBACK – APPLICATION

APPLICANT(S) NAME(S): Scott and Lynne deBie

SITE ADDRESS: 3840 Omo Ranch Road, Somerset, CA 95684

MAILING ADDRESS: 920 N. Lincoln Street, Dixon, CA 95620

TELEPHONE NUMBER(S): (DAY) (707) 301-1875 (EVE) (707) 678-1390

APN#: 09S-250-08 PARCEL SIZE: 10.008 acres ZONING: RL-10

LOCATED WITHIN AN AG DISTRICT? ☒ YES ☐ NO ADJACENT PARCEL ZONING: LA-10

IF THE ADJACENT PARCEL IS ZONED TPZ OR NATURAL RESOURCES, IS YOUR PROPERTY LOCATED WITHIN A COMMUNITY REGION OR RURAL CENTER? ☐ YES ☒ NO ☐ NOT APPLICABLE

REQUIRED AG SETBACK: 200 foot SETBACK YOU ARE REQUESTING: 101.5 foot

REQUESTED USE (AGRICULTURALLY-INCOMPATIBLE):

Construction of 2076 sq.ft. residence : Application ADM16-0032

DO YOU HAVE A BUILDING PERMIT FOR REQUESTED USE? ☐ YES (Permit # 249986) ☐ NO

(Pending)

PLEASE ANSWER THE FOLLOWING:

- ☒ YES ☐ NO Does a natural barrier exist that reduces the need for a setback?
(☒ Topography ☐ Other A ravine separates the properties)
- ☐ YES ☒ NO Is there any other suitable building site that exists on the parcel except within the required setback?
- ☒ YES ☐ NO Is your proposed agriculturally-incompatible use located on the property such that it minimize any potential negative impact on the adjacent agricultural land?
- List any site characteristics of your parcel and the adjacent agricultural land that the Agricultural Commission should consider (including, but not limited to, topography, vegetation, and location of agricultural improvements, etc.).

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Please refer to attached narrative

- Protecting Agriculture, People and the Environment -

IN THE DIAGRAM BELOW, SHOW THE FOLLOWING:

- A. Zoning of your parcel
- B. Zoning of adjacent parcels
- C. Placement of agriculturally-incompatible use
- D. Indicate requested setback distance
- E. Indicate any unique site characteristics of property

N

A. RL-10

B. LA-10
(095-250-09-10)

APPLICANT'S PARCEL
(095-250-08)

C. Residence: See site plan

D. 101.5'


E. Ravine

ANY ADDITIONAL COMMENTS?

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 Lyne deBrie

APPLICANT'S SIGNATURE

12/30/2016

DATE

OFFICE USE ONLY: ☒ Fee Paid Date: 1/12/17 Receipt #: 011738 Initials: CC

CK#1004 \$350.00

NARRATIVE OF PROJECT AND REQUEST FOR VARIANCE

We purchased this 10 acre property, located at 3840 Omo Ranch Road, Somerset, in 2011 with the anticipation of building our retirement home and moving there permanently. The property fronts on Omo Ranch Road near the intersection with Fair Play Road and runs upslope to the South. The property had been largely cleared before we purchased it and there existed a rough building pad near the high point of the acreage with a view of vineyards across the valley. We had a barn built approximately half-way up the sloping property two years ago and now wish to construct our home. We anticipate planting a vineyard of 1-2 acres, but have no plans for a commercial wine making operation or tasting room. We hope only to sell the grapes to local wineries while retaining a limited amount for our personal use.

Despite hiring a local architect and a local engineering firm, we were not advised that there was a 200 foot set back requirement until our grading and building plans were submitted to the county for approval. We are now seeking a variance so that our home may be constructed within the set back on the East side of our property.

As presently designed, the nearest point of the 2076 square foot house would be 101.5 feet from the property line on the East. Between our property and that of our neighbor on the East there exists a small ravine—varying between 5 and 15 feet in depth. Near the location of the house, our property line runs along the western top of the ravine where the ravine is relatively shallow. The ravine makes any construction by our neighbor virtually impossible within 100 feet of his side of the property line. He has rebuilt an old barn on his property that is approximately 110 feet from his western property line about midway up the slope or about 550 feet from Omo Ranch Road (the North edge of our properties). Our neighbor's property is heavily treed and he has indicated that he has no intention of clearing more than is necessary for the construction of a house in the future. His property is steep and not very suitable for agriculture. Our neighbors on the West have also mostly treed property with space for their horses. On the West side of our proposed building site our property slopes down sharply and is not suitable for building. We cannot therefore move the house to the west to any appreciable degree.

Our electrical supply is above ground for the first 400 feet from Omo Ranch Road and then underground for the next 400 feet to our water storage tanks. There is a 400 foot easement granted to PG &E for 400 feet up slope from Omo Ranch Road along the eastern edge of our property for the power pole and lines. Our well is located at the near Omo Ranch Road. We have the water pumped 800 feet up the slope to two 2500 gallon

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storage tanks located approximately 165 feet from the South property line. We use gravity flow pressure to supply water to the barn. These would also be the water supply tanks for the house and fire control. We anticipate locating the propane tank approximately 210 feet from the East property line.

Since the property is only 395 feet wide at its widest point, we are requesting your consideration for this variance as without it the setback restrictions would prevent us from building a home anywhere on the property.

Thank you for your consideration.

Sincerely,



W. Scott de Bie



Lynne de Bie

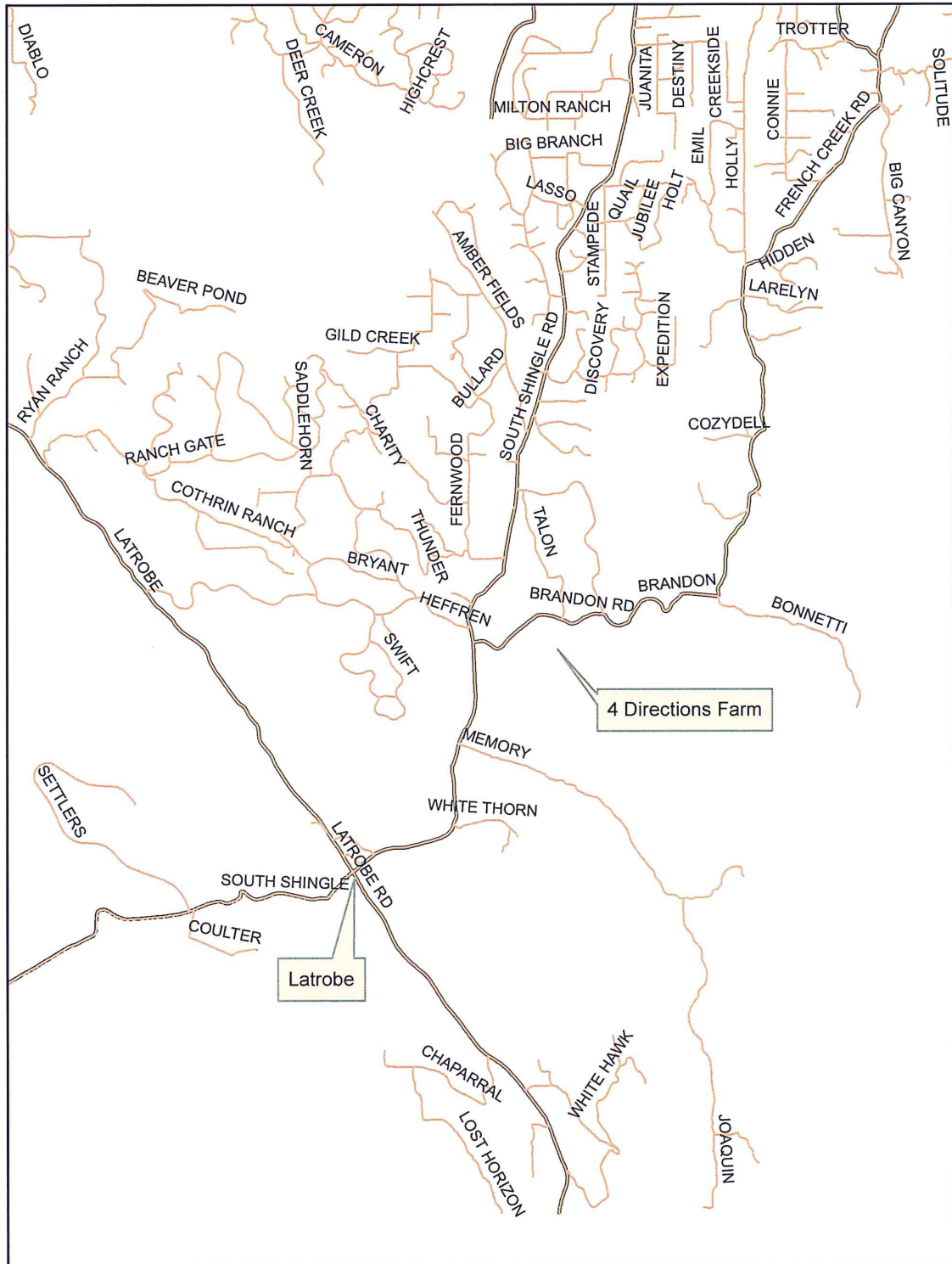
Property owner contact information:

Scott and Lynne de Bie
920 North Lincoln Street
Dixon, CA 95620
707-678-1390 (Home phone)
707-301-1875 (Scott cell)
Email: wscottdebie@yahoo.com or lynneдебie@yahoo.com

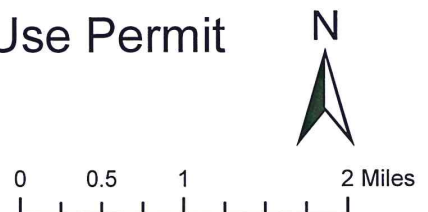
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4 Directions Farm Conditional Use Permit
S16-0005
Exhibit A
Location Map



***Parcel Notes**

- ① - PM 46/108/1, 10.24 A
- ② - PM 46/108/2, 10.01 A
- ③ - PM 46/108/3, 10.02 A
- ④ - PM 46/108/4, 10.02 A
- ⑤ - PM 50/11/1R, 3.530 A, NA
- ⑥ - PM 50/11/2, 58.6 A
- ⑦ - PM 50/11/1, 65.0 A

***Parcel Notes**

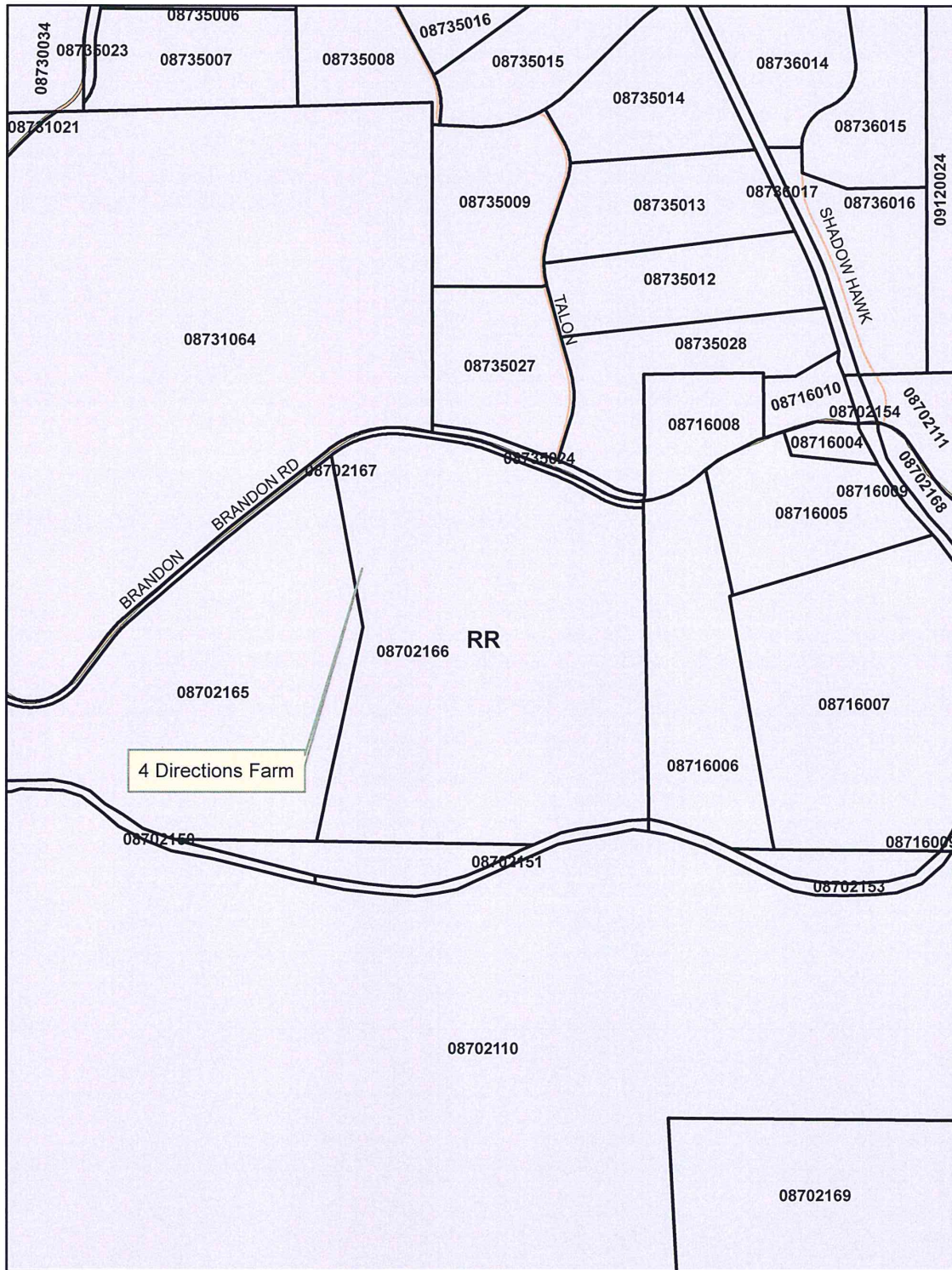
- ① - PM 46/108/1, 10.24 A
- ② - PM 46/108/2, 10.01 A
- ③ - PM 46/108/3, 10.02 A
- ④ - PM 46/108/4, 10.02 A
- ⑤ - PM 50/11/R, 3.530 A, N

Acreages Are Estimates

Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Rev. JUL 11, 2014

Assessor's Map E
County of El C



4 Directions Farm Conditional Use Permit
S16-0005
Exhibit C

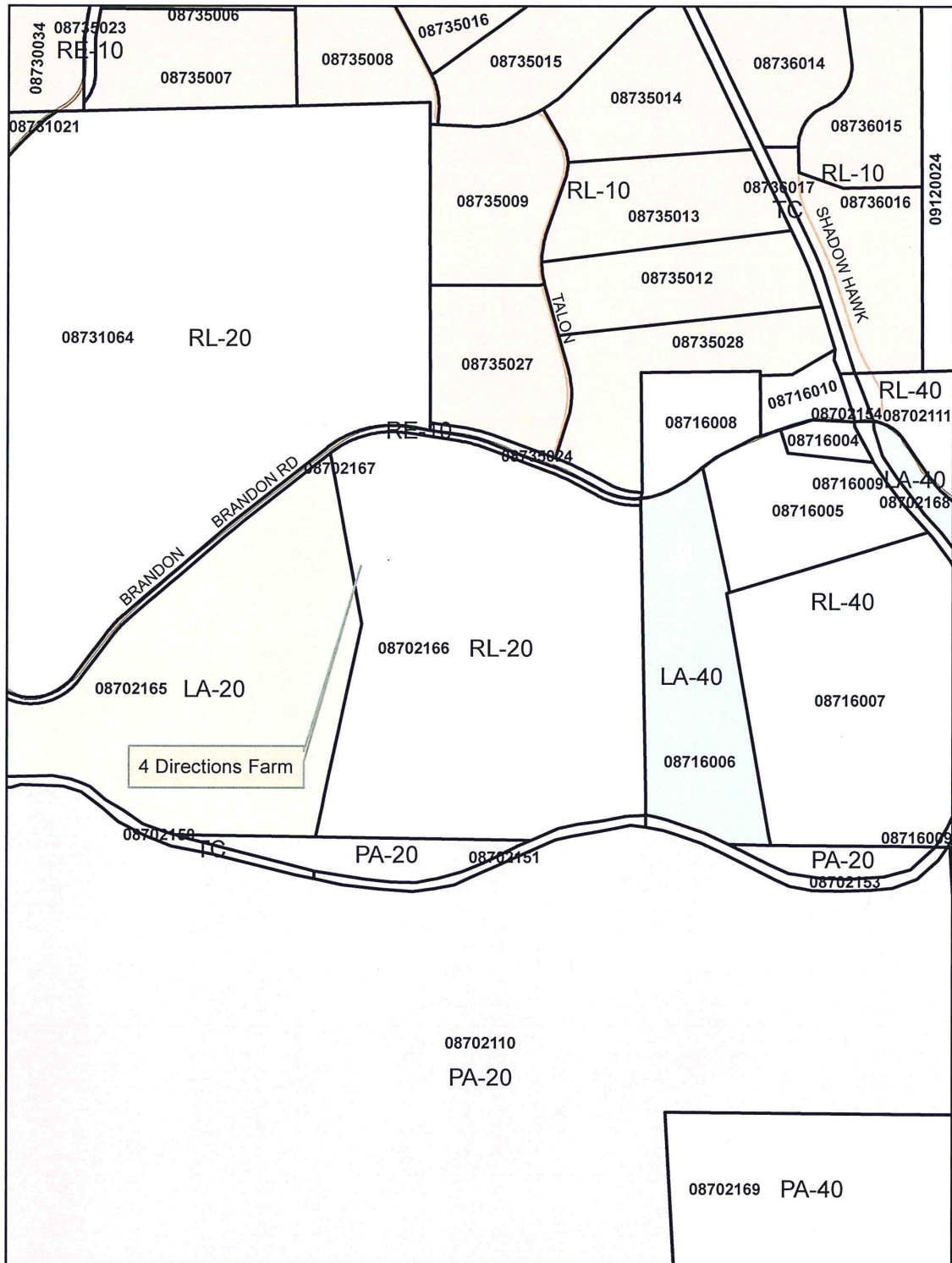
Legend

RR

General Plan Designation Map



0 0.05 0.1 0.2 Miles



- LA-20
- LA-40
- PA-20
- PA-40
- RE-10
- RL-10
- RL-20
- RL-40

4 Directions Farm Conditional Use Permit

S16-0005

Exhibit D

Zoning Designation Map



0 0.05 0.1 0.2 Miles



4 Directions Farm Conditional Use Permit
S16-0005
Exhibit E
Aerial Map



0 0.05 0.1 0.2 Miles

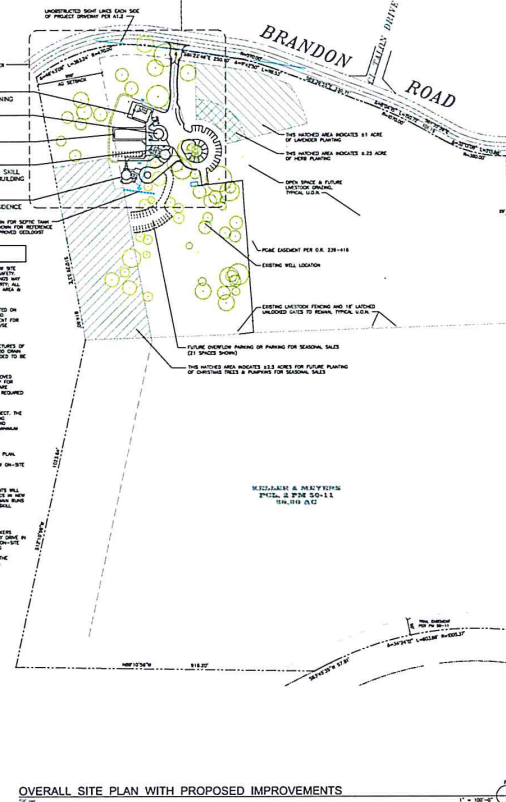
SPECIAL USE PERMIT #S 16 0005 - PLANNING REVIEW

DRAWING INDEX

OWNER		
A-1	DETAIL SET PLAN WITH PROPOSED IMPROVEMENTS, DRAINING RIDE, BASIC CODE SUMMARY, PROJECT DESCRIPTION, DIRECTORY, POINTS SHOT, PAVING CALCULATIONS	
CIVIL		
C-1	OWNER SHEET	SHEET 41 OF 41
C-1	GENERAL NOTES	DETAIL SET PLAN
C-1	DRAINING & DRAINAGE PLAN	
C-1	DRAINAGE CONTROL PLAN	BUDGET 1 - MANIFEST & 2
ARCHITECTURAL		
A-2	DETAIL SET PLAN	BUDGET 2 - CATERING
A-3	FLOOR PLANS	
A-3	ROOF PLANS	
A-3	BUILDING 1 EXTERIOR ELEVATIONS DRINKING GATE & WARDEN HOUSE ELEVATIONS	BUDGET 5 - GREENHOUSE
A-3	BUILDING 2 EXTERIOR ELEVATIONS	BUDGET 3 -

[illegible][illegible]

ARCHITECT	C&B ARCHITECTURE, INC. CINDY S. BENDER, AIA 5115 CARLETON DRIVE EL DORADO HILLS, CA 95762 PHONE: (916) 833-8033
CIVIL	782 ENGINEERING, INC. 711 WATSON STREET, SUITE 180 OAKLAND, CA 94612 PHONE: (916) 838-0757



OVERALL SITE PLAN WITH PROPOSED IMPROVEMENTS

2/8/17 B 4 Directions Planning Request 17-0150 11 of 13

4 Directions Farm Phasing Summary

	Phase 1	Phase 2	Phase 3
Years Projected	2016-2018	2019-2020	2021-2024
Grading & Drainage	As shown on Architectural sheet A1.1, A1.2, and Civil sheet C-3 & C-4, all Building Pads, Driveway & Parking areas intend to be graded and improved with Phase 1, including any retaining walls, paving, underground utility work, and the like.	Normal Crop Furrowing as required for intended crops	Normal Crop Furrowing as required for intended crops
Buildings Constructed	Bldg 1 Market & Training & Bldg 2 Gazebo	Bldg 5 Greenhouse & Raised Planter Beds	Bldg 3 Training Workshop & Bldg 4 Caretakers Cottage
Crops Planted	Lavender & Flowers/herbs	Christmas Trees & Pumpkins	Additional Christmas Trees, Vegetables & Selling Organics
Farm Workers	10 to 15	15 to 35	25 to 50
Staffing	5 to 10	11 to 15	15 to 20
Volunteers	5 to 10	11 to 15	15+
Product Production	Organic Soap, Cards, Birdhouses, Flower/herbs, Herb Boxes	Add Lavender Products, Ceramic Products, Pumpkins, Living Christmas Trees in Pots, and Alpaca Fiber Weaving	Sale of Christmas Trees, Pumpkins Plus Previously Listed Products

Note: Grading and Drainage added. Building Labels modified to mimic drawings. GSB 4-13-2016