



Agricultural Commission Staff Report

Date: May 1, 2018
To: El Dorado County Agricultural Commission
From: LeeAnne Mila; Deputy Agricultural Commissioner
Subject: S17-0014: Kelley Bed and Breakfast (Kelley Bonnie) - APN 048-050-11

Planning Request and Project Description:

Planning Services has requested a review by the Agricultural Commission for a Conditional Use Permit for a Bed and Breakfast, located on a 11 acre parcel south of Union Ridge Road, approximately 0.16 miles north of the intersection with Carson Road in the Apple Hill area.

Request: The applicant is requesting the Approval of a Conditional Use Permit that would allow a Bed and Breakfast Inn with no ancillary activities such as special events to operate in the Apple Hill area. The current farming/orchard operation, which is allowed on the site by right, would continue. The 11-acre site has an existing apple orchard that will remain intact, even with the bed and breakfast inn operation. The property includes a residence that was built in 1980, and an existing secondary dwelling. No new structures are proposed with the approval of the Conditional Use Permit.

The project would allow the use of an existing primary dwelling as a three guestroom bed and breakfast inn. Proposed operations are to be conducted in developed portions of the site, and no additional structures, development, or operations are proposed for the undisturbed/undeveloped portions of the site. No agricultural land would be disturbed or removed. No special events are proposed as part of the bed and breakfast inn. The maximum occupancy of six people is anticipated for the bed and breakfast inn, excluding owners.

Agricultural-zoned parcels to the east, west, and north (Planned Agricultural, PA-20) including Abel's Apples Acres surround the project site. South of the site includes Open Space (OS) Zoned parcels, owned by the US Forestry Department.

The following General Plan Policy directs Commission guidance:

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.

Parcel Description:

- Parcel Number and Acreage: 048-050-113, 11 Acres
- Agricultural District: Yes
- Land Use Designation: AL – Agricultural Lands
- Zoning: PA-20, Planned Agriculture – 20 Acres

Discussion:

A site visit was conducted on April 26, 2018 to ensure compatability with General Plan policy 8.4.1.

Special Events such as weddings, fund raisers, music venues will not be held at the site; therefore, excluded from this conditional use permit application.

The proposed project would allow for the establishment of a Bed and Breakfast Inn within lands designated for Agricultural Lands. The proposed Bed and Breakfast Inn within the existing residence is allowed under this General Plan designation with a Conditional Use Permit and complies with the development standards of the PA-20 zone.

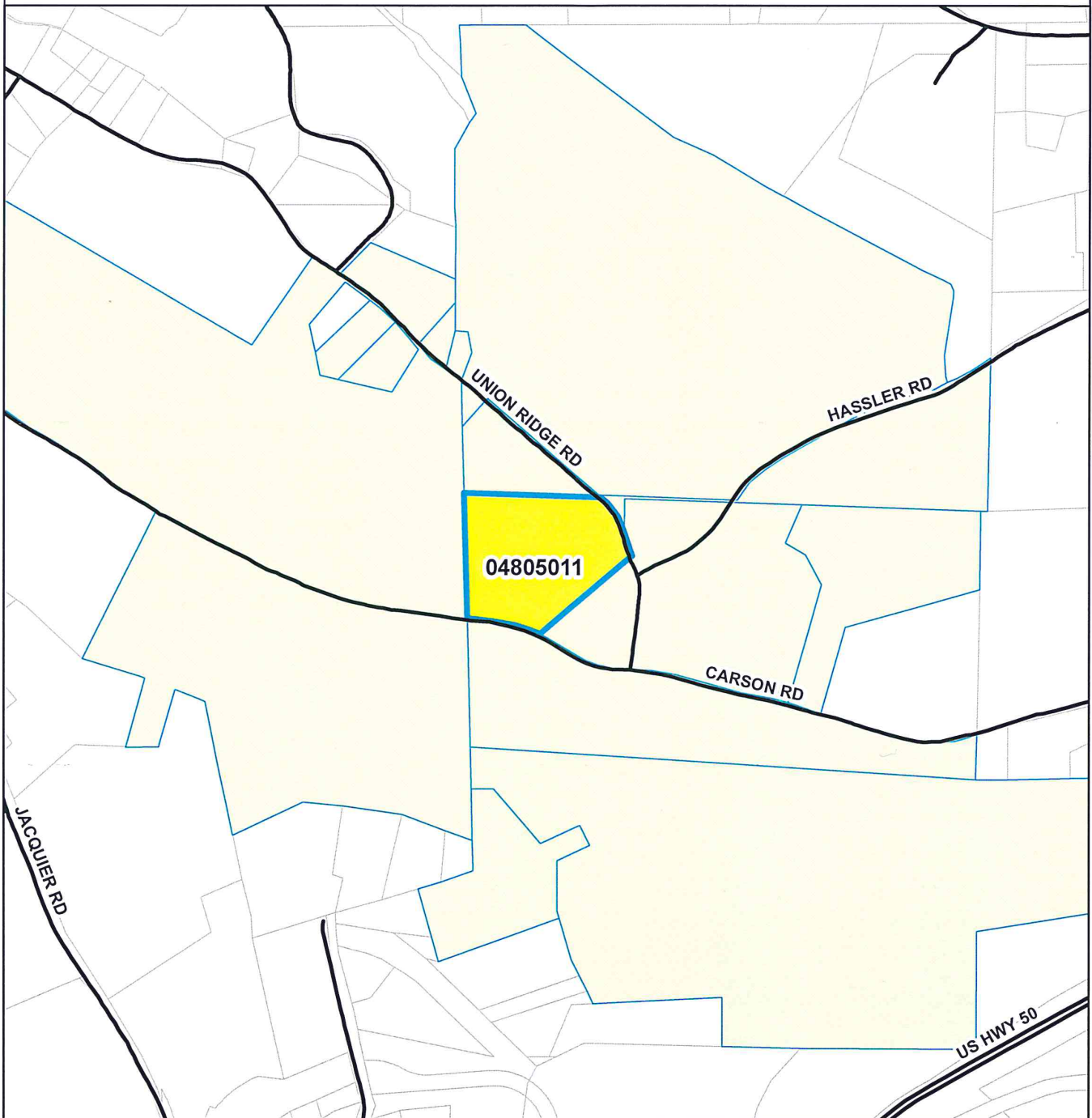
The proposed Bed and Breakfast would be located in an area with both residential development and agricultural uses. No new structures are proposed and the residential character of the property would be maintained. New impacts would be the Bed and Breakfast Inn and the limited guests that would visit. The amount of visitors of the Bed and Breakfast Inn is minor in comparison to the amount of people who visit the adjoining Agricultural Lands during the Apple Hill Season. It is believed that the proposed use, as conditioned, would be compatible with the agricultural lands of the neighborhood and would be compatible with the surrounding land uses.

Staff Recommendation:

Staff recommends support of the request by the applicant for a conditional use permit for for a Bed and Breakfast Inn with a maximum occupancy of 6 visitors, with no on site events..

KELLEY

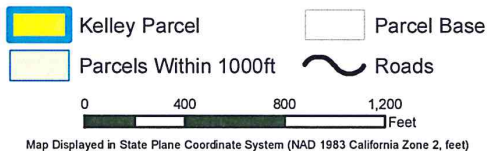
Notification



DISCLAIMER

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MAP PREPARED BY: Frank Bruijn DATE: April 24, 2018
PROJECT ID: 00793976
EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-8731



El Dorado County Agricultural Commission



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 **May 8, 2018**. This meeting is a public hearing that will begin at **6:30 pm** in the **Building A Board of Supervisors Hearing Room** 330 Fair Lane, Placerville, California.

RE: SUBJECT: S17-0014: Kelley Bed and Breakfast (Kelley Bonnie) - APN 048-050-11

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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 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.

04805015
ABEL EVELYN TR
2100 HASSLER RD
PLACERVILLE, CA 95667

04805011
KELLEY BONNIE J
2360 UNION RIDGE RD
PLACERVILLE, CA 95667

04804009
KOSTA JAMES A
P O BOX 1017
CAMINO, CA 95709

04804008
LEE LAURIE JANE
2237 UNION RIDGE RD
PLACERVILLE, CA 95667

04845025
LEE LAURIE TR
2237 UNION RIDGE RD
PLACERVILLE, CA 95667

04821049
MACKAY EDWARD
%23041 MILL CREEK DR
LAGUNA HILLS, CA 92653

04805017
MILLER WILLIAM ANTHONY
2453 CARSON RD
PLACERVILLE, CA 95667

04805004
NEU DENNIS J CO TR
2240 FROSTY FIR DR
PLACERVILLE, CA 95667

04805026
NEU DENNIS J CO TR
2240 FROSTY FIR DR
PLACERVILLE, CA 95667

04845022
SANGARA MARC L LE%
2253 UNION RIDGE RD
PLACERVILLE, CA 95667

04805028
SMITH MATTHEW W TR
2323 UNION RIDGE RD
PLACERVILLE, CA 95667

04805020
SMITH TODD A
7550 COTTONWOOD RD
BOZEMAN, MT 59718

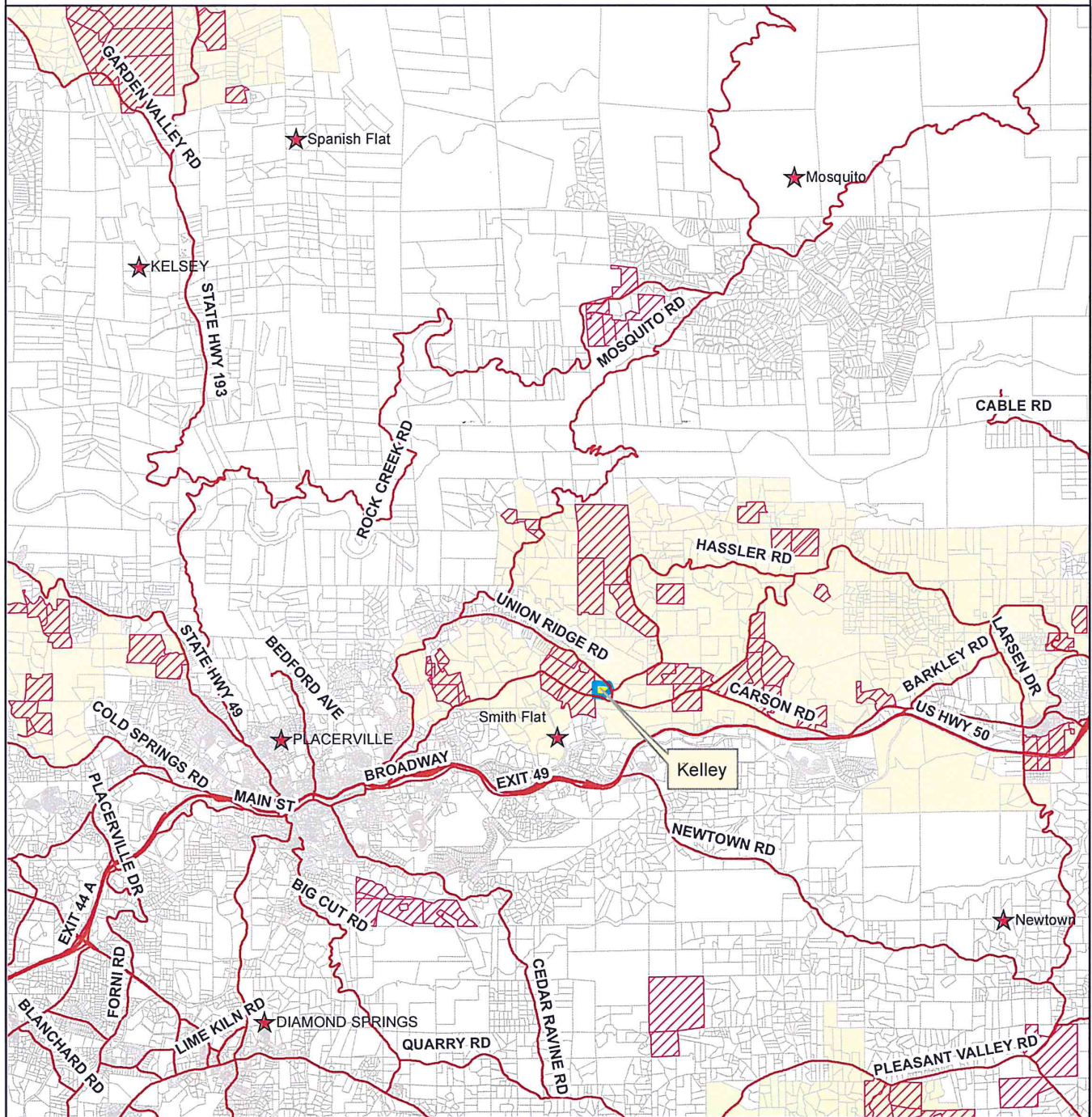
04804021
TAYLOR KIRK T TR
2160 CARSON RD
PLACERVILLE, CA 95667

04811005
UNITED STATES OF AMERICA

04805021
UNITED STATES OF AMERICA
0000

KELLEY

Proximity to Agricultural District



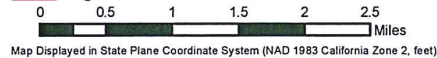
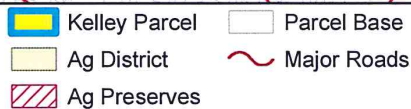
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MAP PREPARED BY: Frank Drujan DATE: April 24, 2018

PROJECT ID: 0073397p

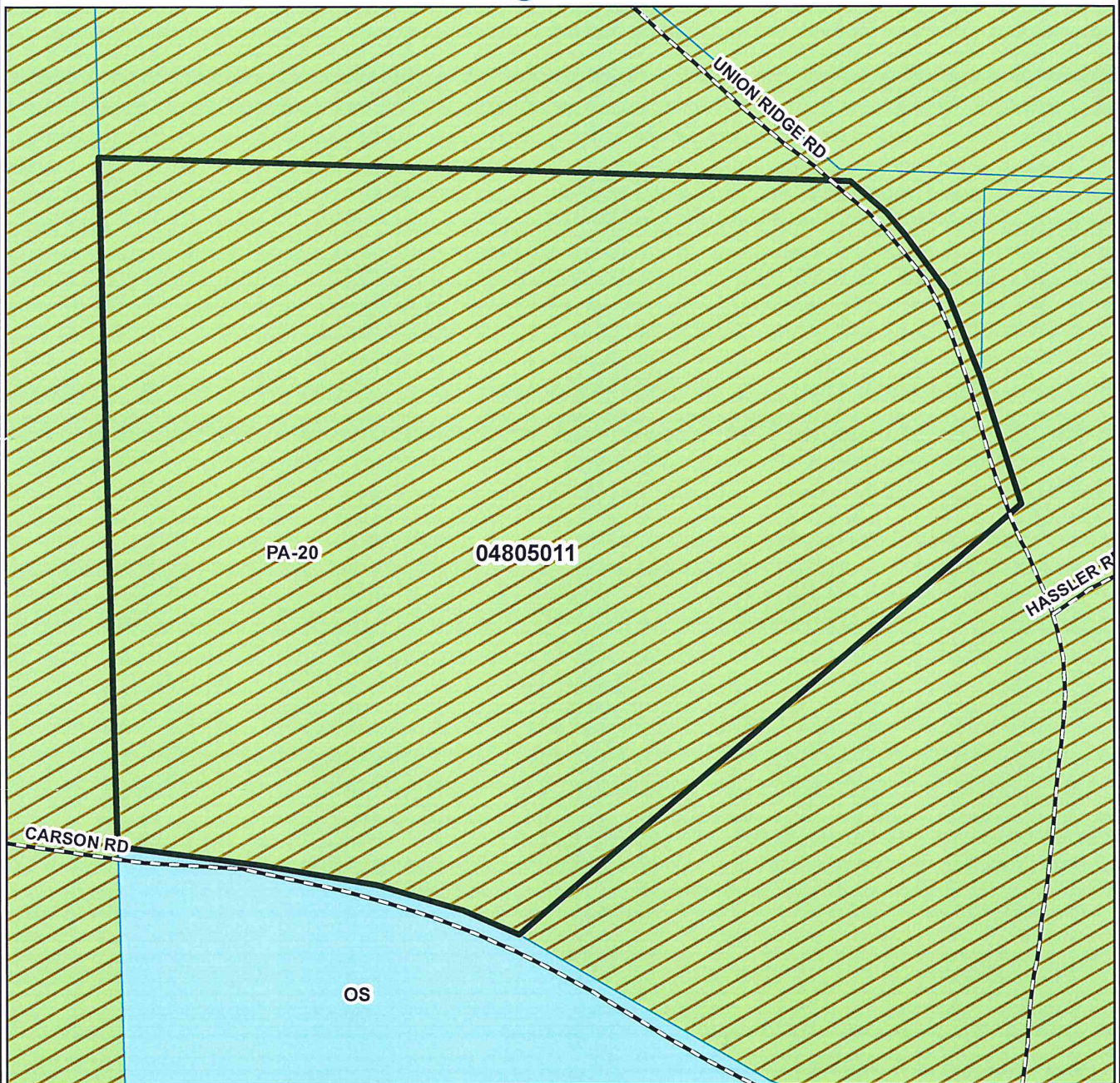
EL DORADO COUNTY SURVEYOR/G.L.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-6731



El Dorado County Agricultural Commission

KELLEY

Zoning 4-10-2017



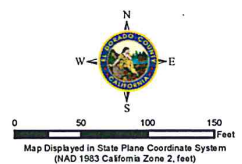
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MAP PREPARED BY: Frank Bruijn DATE: April 24, 2018
PROJECT ID: 0073397z

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
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- Kelley Parcel
- PA-20 = Planned Agriculture 20 Acres
- OS = Open Space
- Parcel Base
- Roads



El Dorado County Agricultural Commission

KELLEY

Land Use 4-10-2018



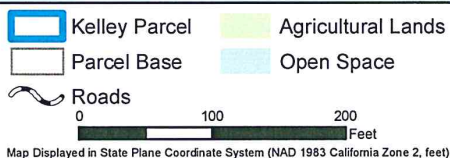
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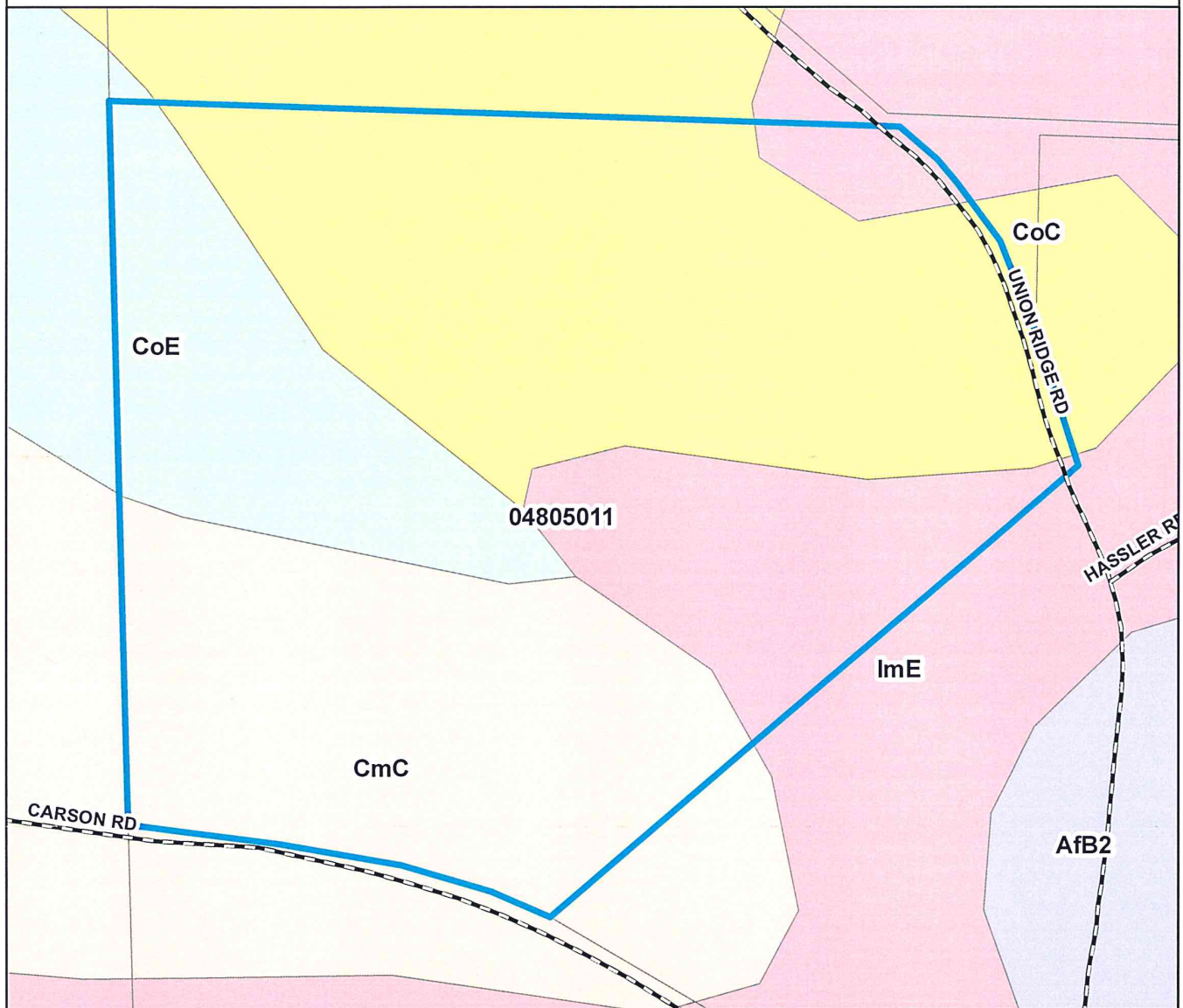
PROJECT ID: 0073397L

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PHONE (530) 621-6511 FAX (530) 626-4731



El Dorado County Agricultural Commission

KELLEY Soils



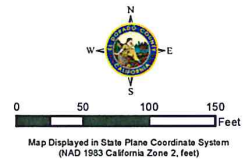
- Kelley Parcel
- AfB2 - AIKEN LOAM, 3 TO 9 PERCENT SLOPES, ERODED
- CmC - COHASSET LOAM, 9 TO 15 PERCENT SLOPES
- CoC - COHASSET COBBLY LOAM, 3 TO 15 PERCENT SLOPES
- CoE - COHASSET COBBLY LOAM, 15 TO 50 PERCENT SLOPES
- ImE - IRON MOUNTAIN VERY ROCKY SANDY LOAM, 3 TO 50 PERCENT SLOPES
- Parcel Base
- Roads

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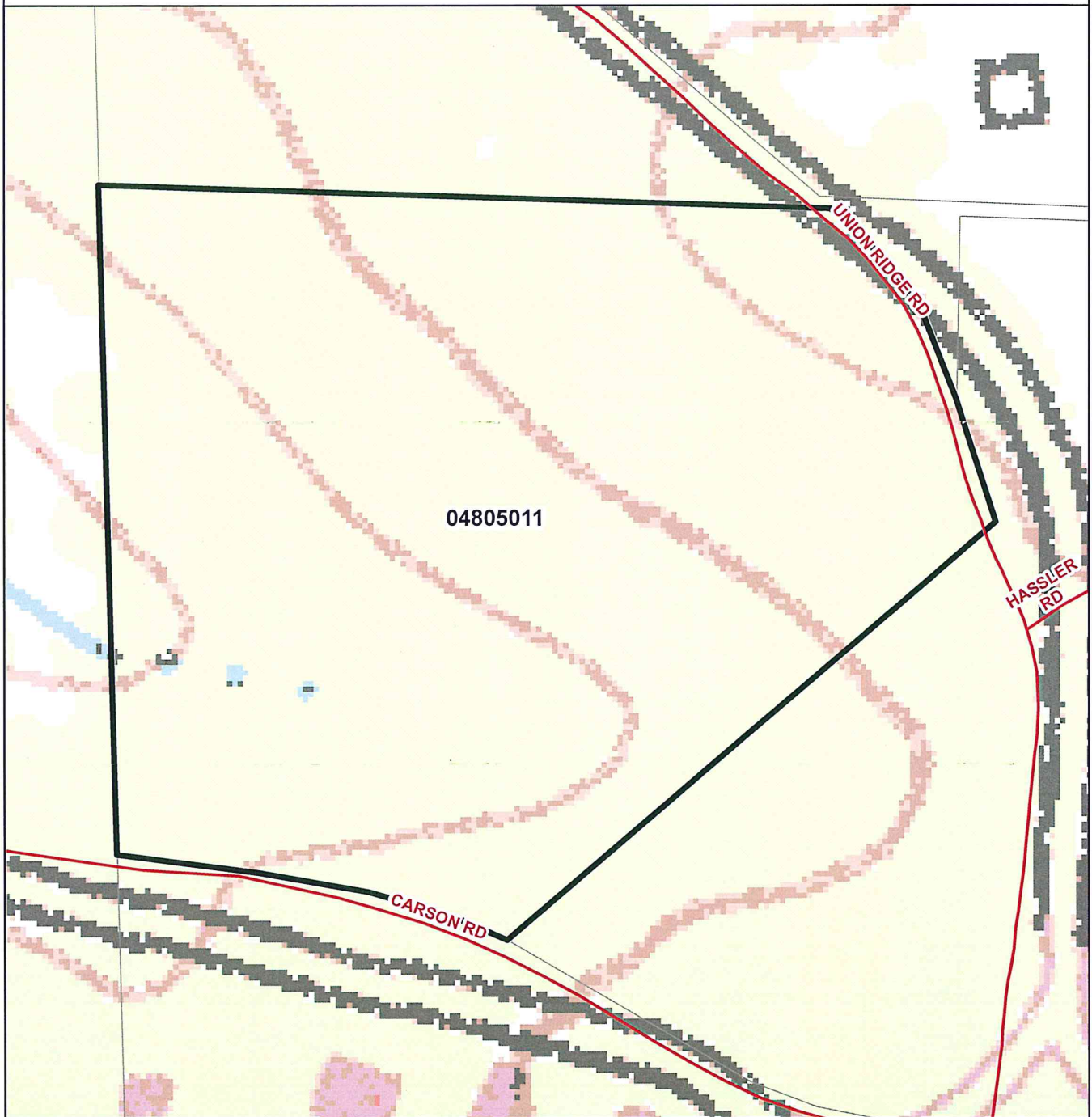
PROJECT ID: 00733976

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KELLEY Topography



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MAP PREPARED BY: Frank Bruijn DATE: April 24, 2018

PROJECT ID: 00733971

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
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Legend

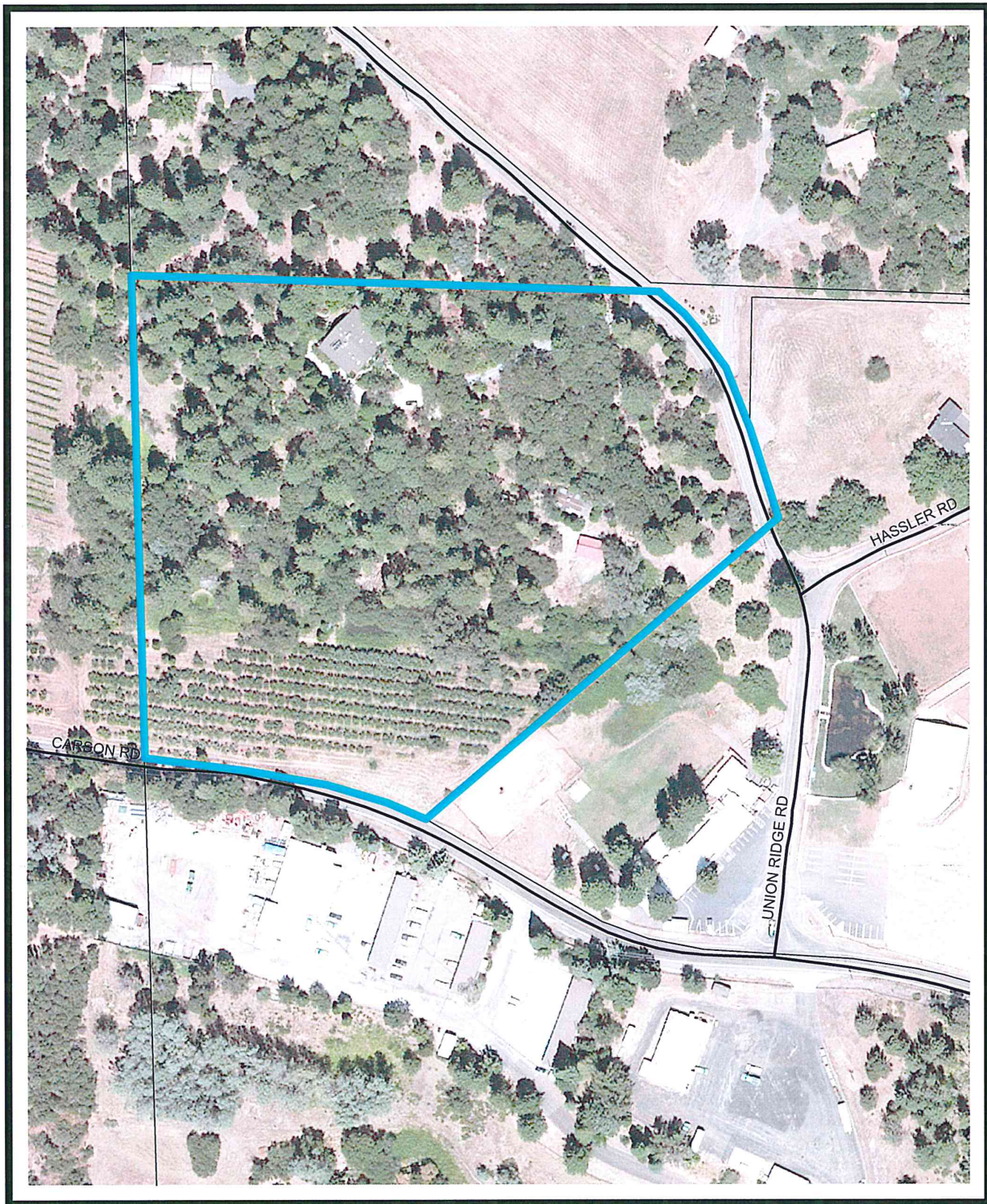
Kelley Parcel Parcels Roads

0 100 200 Feet

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



El Dorado County Agricultural Commission



S17-0014/Kelley B&B
Aerial Map
Exhibit E

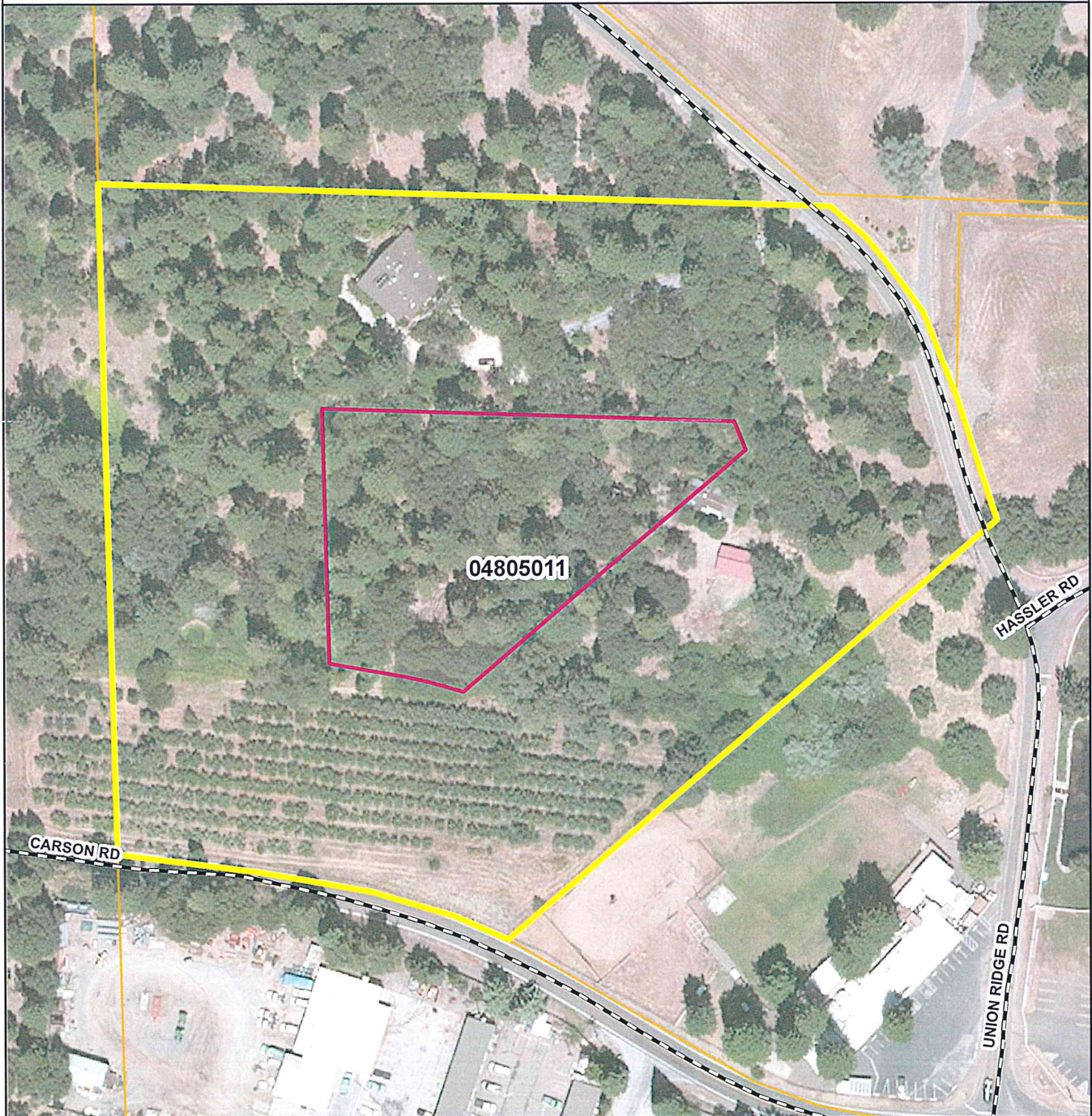
0 0.02 0.04 0.08 Miles

N



KELLEY

Aerials: 2011



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MAP PREPARED BY: Frank Bruggin DATE: April 24, 2018

PROJECT ID: 0073397a

EL DORADO COUNTY SURVEYOR G.I.S. DIVISION

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Legend

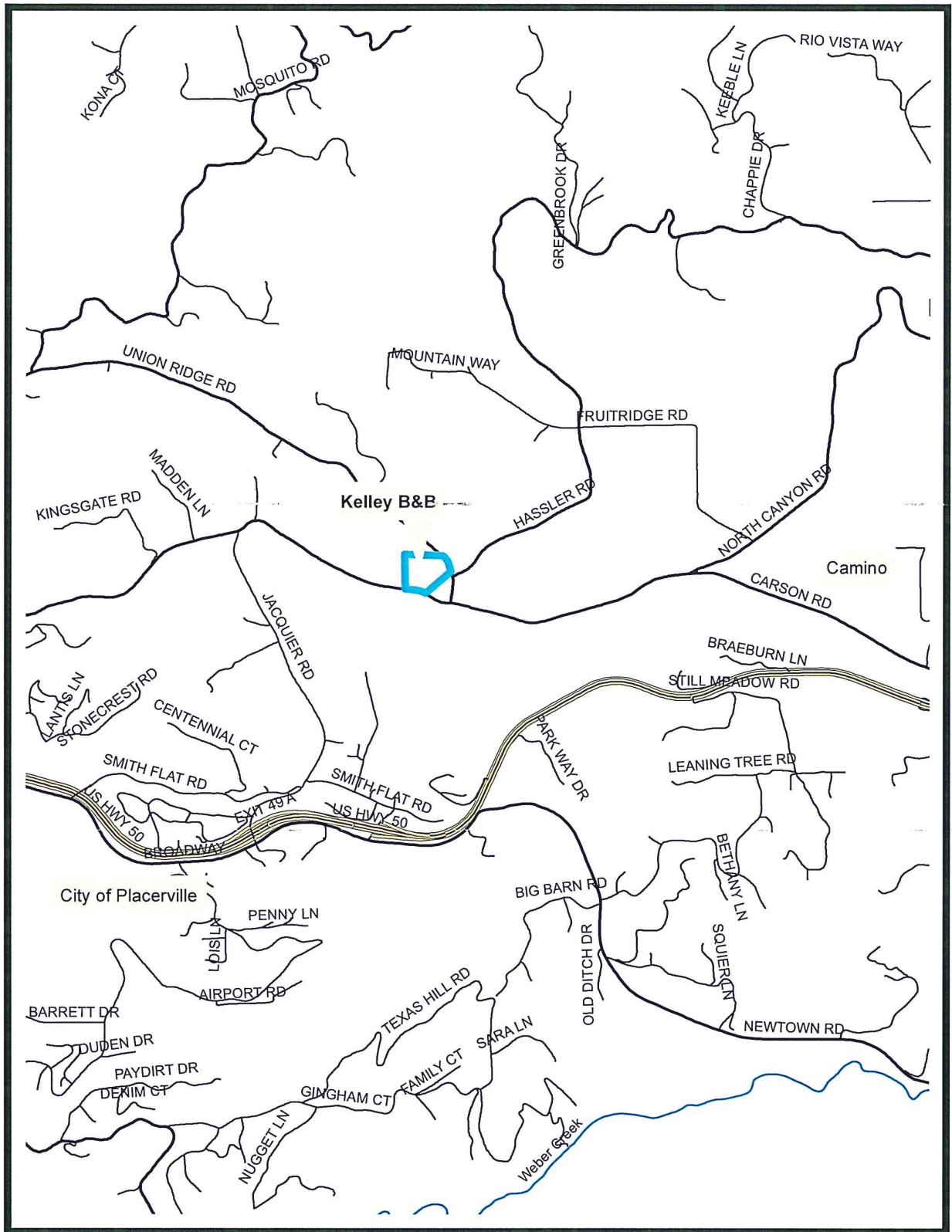
- Kelley Parcel
- 200ft Setback
- Parcel Base
- Roads

0 100 200 Feet

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



El Dorado County Agricultural Commission



S17-0014/Kelley B&B
Location Map - Exhibit A

0 0.275 0.55 1.1 Miles

