



Agricultural Commission Staff Report

Date: July 2, 2018
To: El Dorado County Agricultural Commission
From: LeeAnne Mila; Deputy Agricultural Commissioner
Subject: **ADM18-0153/Thomas & Patricia Crowley
Administrative Relief from Agricultural Setback
Assessor's Parcel Number: 089-110-87-100**

Planning Request and Project Description:

Planning Services is requesting review for administrative relief from the agricultural setback for the above referenced project. This request is for potential future development of a residential dwelling unit, on a parcel zoned Planned Agricultural minimum of 20 acres (PA-20). The applicant is requesting a setback reduction to 76.5 feet from the western property line, 91.4 feet from the eastern property line, rather than the 200 foot setbacks. These border APN 089-110-85-100 zoned Planned Agriculture minimum of 20 acres (PA-20) and APN 089-090-08-100 also zoned PA-20. The applicant's parcel, identified by APN 089-110-87-100 consists of 23.29 acres and is located at 2769 Hay Ranch Rd. (Supervisor District: 4).

Parcel Description:

- Parcel Number and Acreage: 089-110-87, 23.29 Acres
- Agricultural District: Yes, Gold Hill
- Land Use Designation: Agricultural Lands, AL
- Zoning: PA-20 (Planned Agriculture, 20 Acres).
- Soil Type: Choice Soils
 - AsC – Auberry Rocky Coarse Sandy Loam, 5 to 15 percent slopes

Discussion:

A site visit was conducted on June 26, 2018 to assess the placement of the proposed dwelling.

Staff Findings:

Staff recommends APPROVAL of the request is for potential future development of a residential dwelling unit, on a parcel zoned Planned Agriculture minimum of 20 acres (PA-20). The applicant is requesting a setback reduction to 76.5 feet from the western property line, 91.4 feet from the eastern property line, rather than the 200 foot setbacks. These border APN 089-110-85-100 zoned Planned Agriculture minimum of 20 acres (PA-20) and APN 089-090-08-100 also zoned PA-20., 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. Utilizing the area within the 200 foot setback would severely limit the ability to have an agricultural operation utilizing the choice soils 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 proposed site for the permanent residential dwelling unit is in an area that places all the developed sites on the property together.

- 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 single family dwelling site has been located to limit the impact on agricultural production on the subjects parcel and the surrounding parcels. The placement of congregates all development in one site.

- 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

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 **July 11, 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: ADM18-0153/Thomas & Patricia Crowley
Administrative Relief from Agricultural Setback
Assessor's Parcel Number: 089-110-87-100
Planner: Emma Carrico

Planning Request and Project Description:

Planning Services is requesting review for administrative relief from the agricultural setback for the above referenced project. This request is for potential future development of a residential dwelling unit, on a parcel zoned Planned Agricultural minimum of 20 acres (PA-20). The applicant is requesting a setback reduction to 76.5 feet from the western property line, 91.4 feet from the eastern property line, rather than the 200 foot setbacks. These border APN 089-110-85-100 zoned Planned Agriculture minimum of 20 acres (PA-20) and APN 089-090-08-100 also zoned PA-20. The applicant's parcel, identified by APN 089-110-87-100 consists of 23.29 acres and is located at 2769 Hay Ranch Rd. (Supervisor District: 4).

Note: Applicant's request stated a relief request of a total of approximately 123.5-feet from the western property line and 108.6 feet from the eastern property line. (Required 200 foot setback minus the proposed 76.5 and 91.4 foot setbacks from the property lines).

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.

08911086
5661 GOLD HILL LLC CA LLC
2215 PLAZA DR #100
ROCKLIN, CA 95765

08907031
AKIN CYNTHIA M
5741 GOLD HILL RD
PLACERVILLE, CA 95667

08909001
BUNCH BOBBY W CO TR
5675 MANZANITA LN
PLACERVILLE, CA 95667

08911087
CROWLEY THOMAS FRANCIS TR
1950 STAGECOACH RD
PLACERVILLE, CA 95667

08911085
GAMEZ RICHARD L
2760 HAY RANCH RD
PLACERVILLE, CA 95667

08911079
GGP INVESTMENTS CA GP
5601 GOLD HILL RD
PLACERVILLE, CA 95667

08911066
GRECO MICHAEL G TR
8327 HIDDEN VALLEY CIR
FAIR OAKS, CA 95628

08907001
HOBBS CHRISTOPHER
5689 GOLD HILL RD
PLACERVILLE, CA 95667

08909008
JACKSON GARY W
5841 GOLD HILL RD
PLACERVILLE, CA 95667

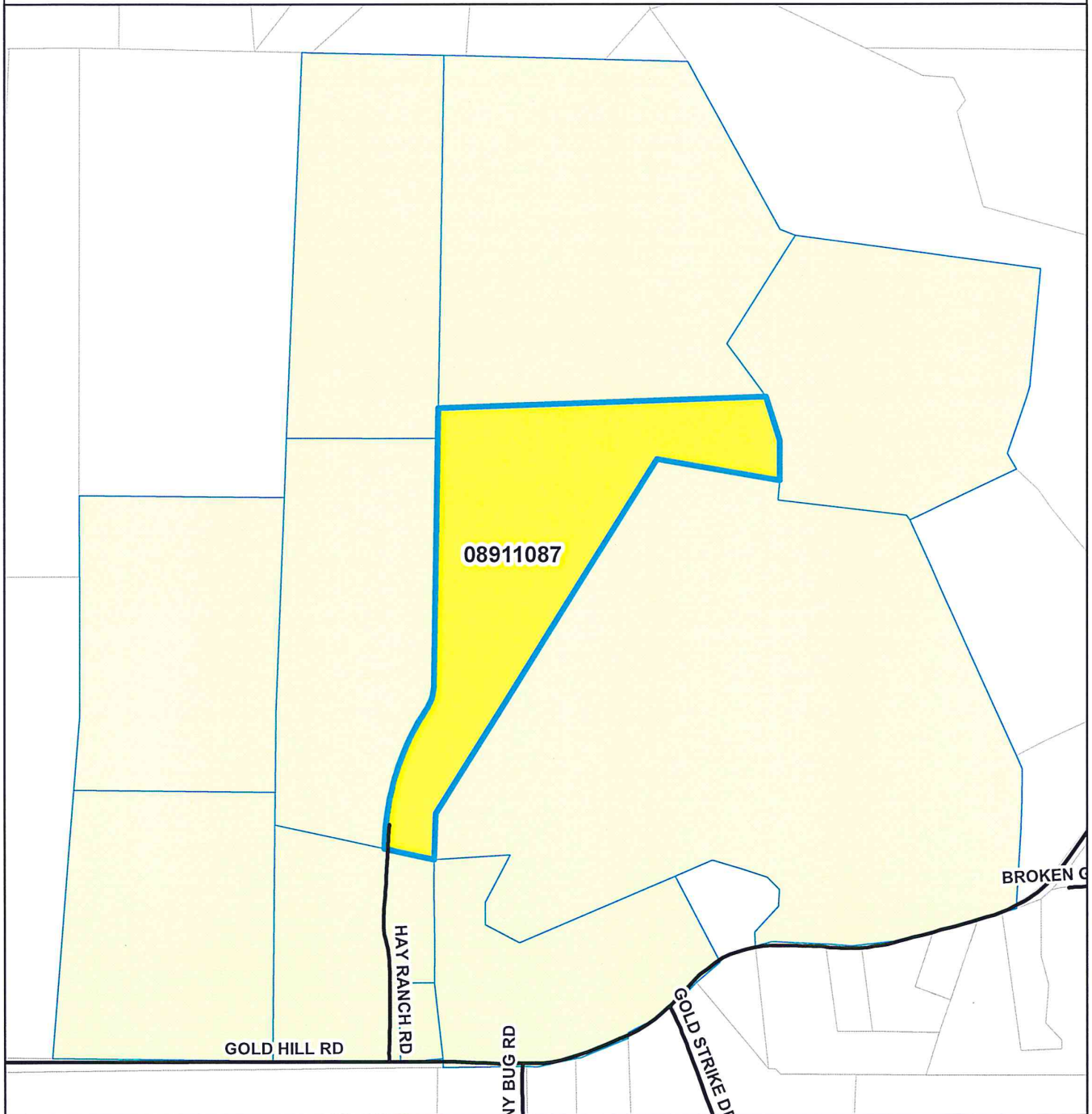
08911084
JENIKA GROUP INC CA CORP
PO BOX 278232
SACRAMENTO, CA 95827

08911083

Crowley

CROWLEY

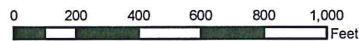
Notification



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MAP PREPARED BY: Frank Bruijn DATE: June 15, 2018
PROJECT ID: 00734456
EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-8731



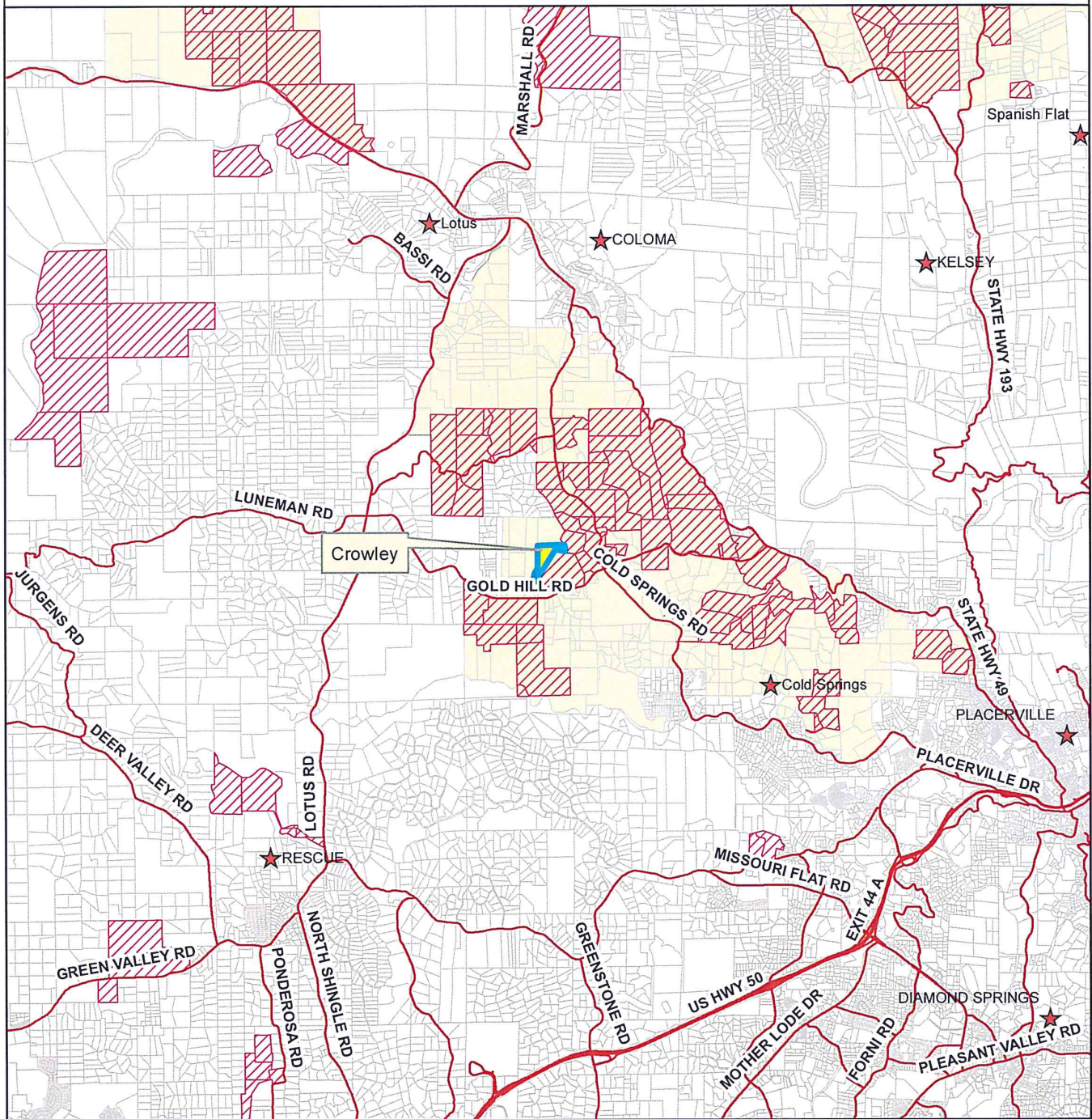
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

CROWLEY

Proximity to Agricultural District



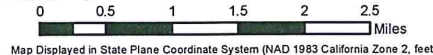
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MAP PREPARED BY: Frank Drupis DATE: June 15, 2018

PROJECT ID: 0073445p

EL DORADO COUNTY SURVEYOR G.L.S. DIVISION
PHONE (530) 621-4511 FAX (530) 626-8731



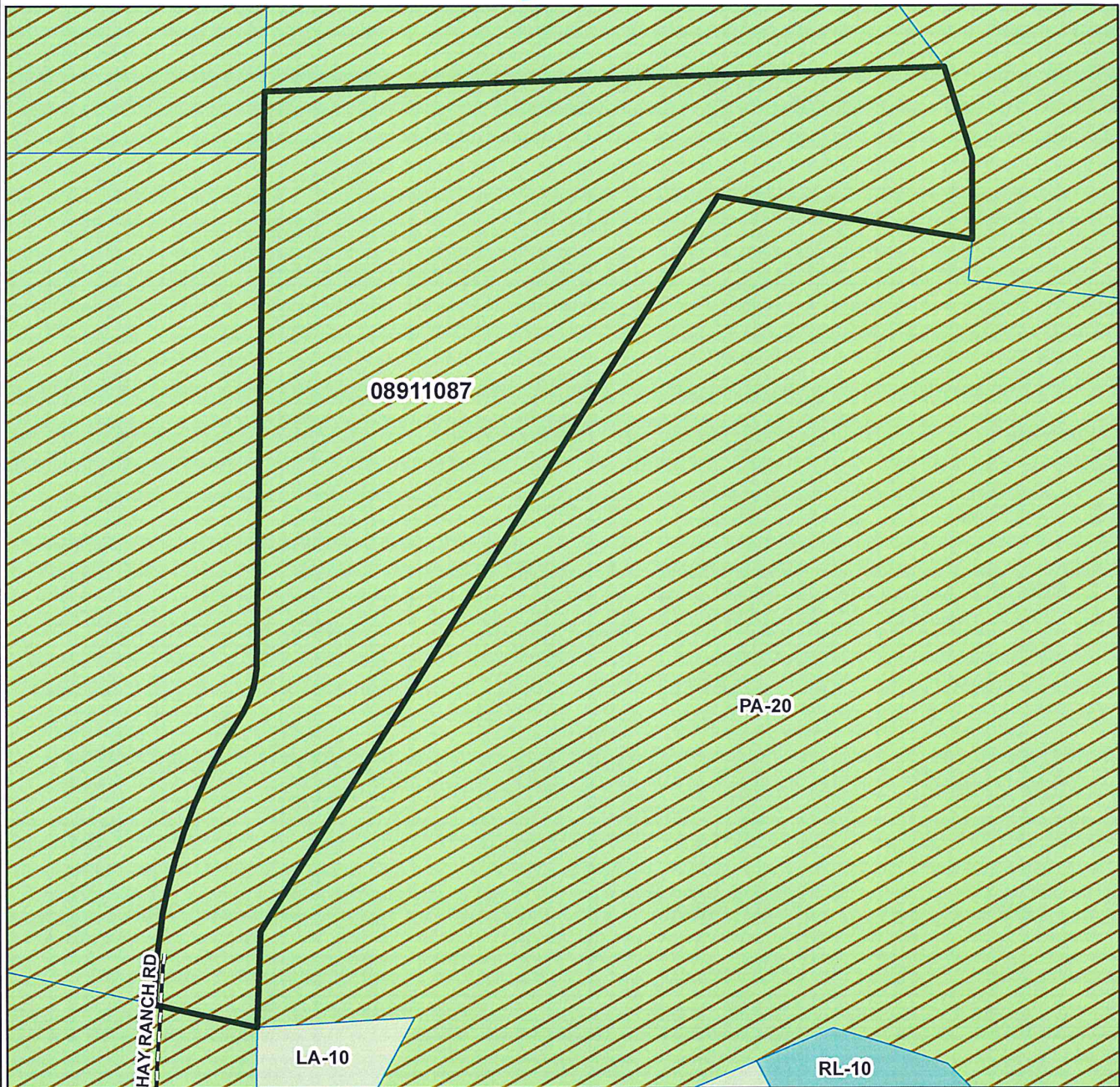
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

CROWLEY

Zoning 4-10-2017



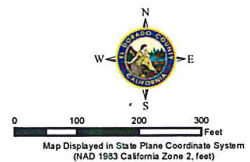
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MAP PREPARED BY: Frank Bruijn DATE: June 15, 2018
PROJECT ID: 0073445z

EL DORADO COUNTY SURVEYOR G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-4731

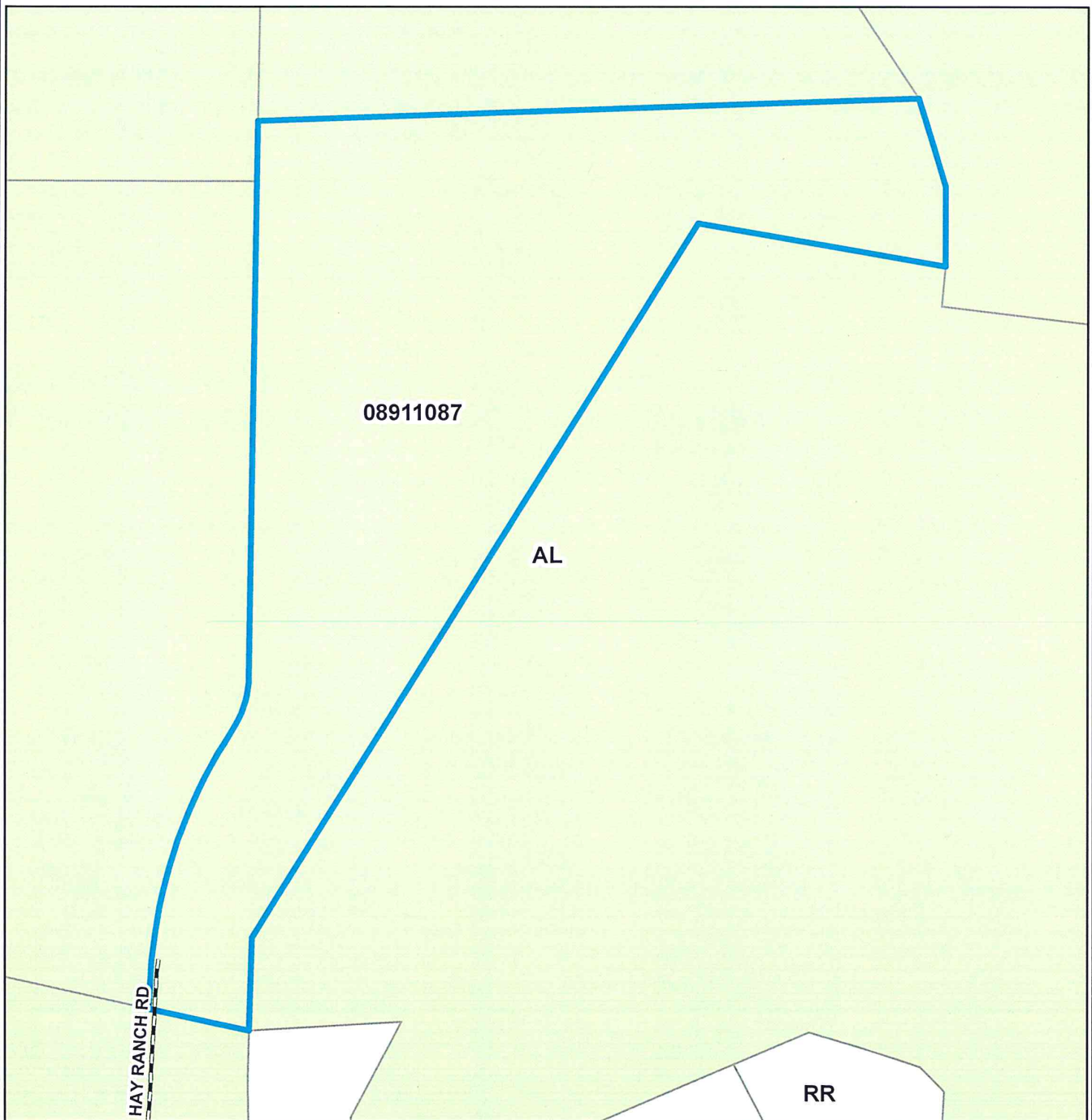
-  Crowley Parcel
-  LA-10 = Limited Agriculture 10 Acres
-  PA-20 = Planned Agriculture 20 Acres
-  RL-10 = Rural Land 10 Acres
-  Parcel Base
-  Roads



El Dorado County Agricultural Commission

CROWLEY

Land Use 4-10-2018



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MAP PREPARED BY: Frank Bruggs DATE: June 15, 2018

PROJECT ID: 0073445L

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

Crowley Parcel
 Agricultural Lands
 Parcel Base
 Roads
Rural Residential

0 100 200 300 400
Feet

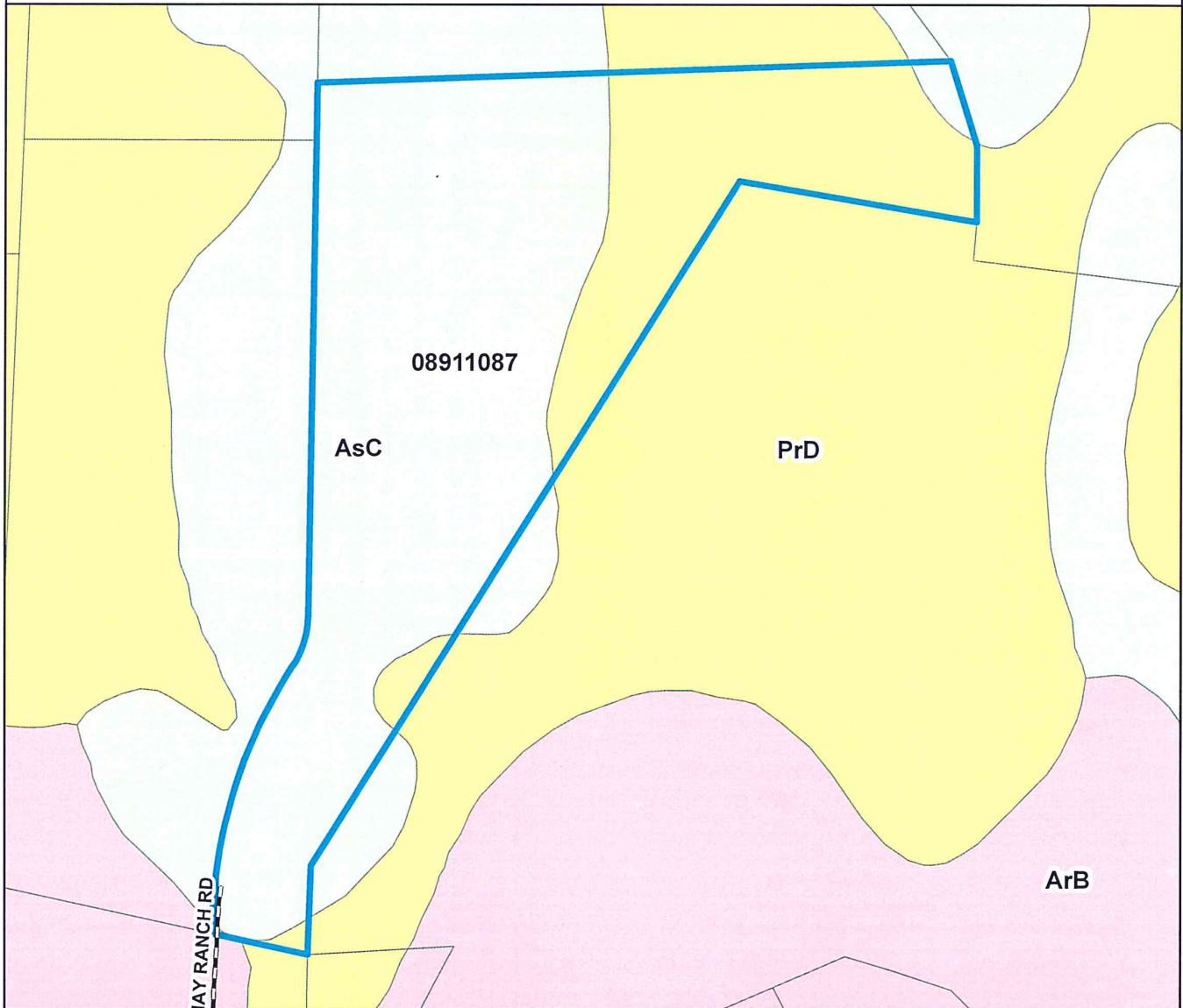
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El Dorado County Agricultural Commission

CROWLEY

Soils



DISCLAIMER

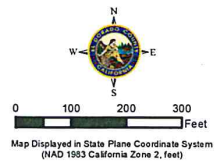
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MAP PREPARED BY: Frank Bruijn DATE: June 15, 2018

PROJECT ID: 007445

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

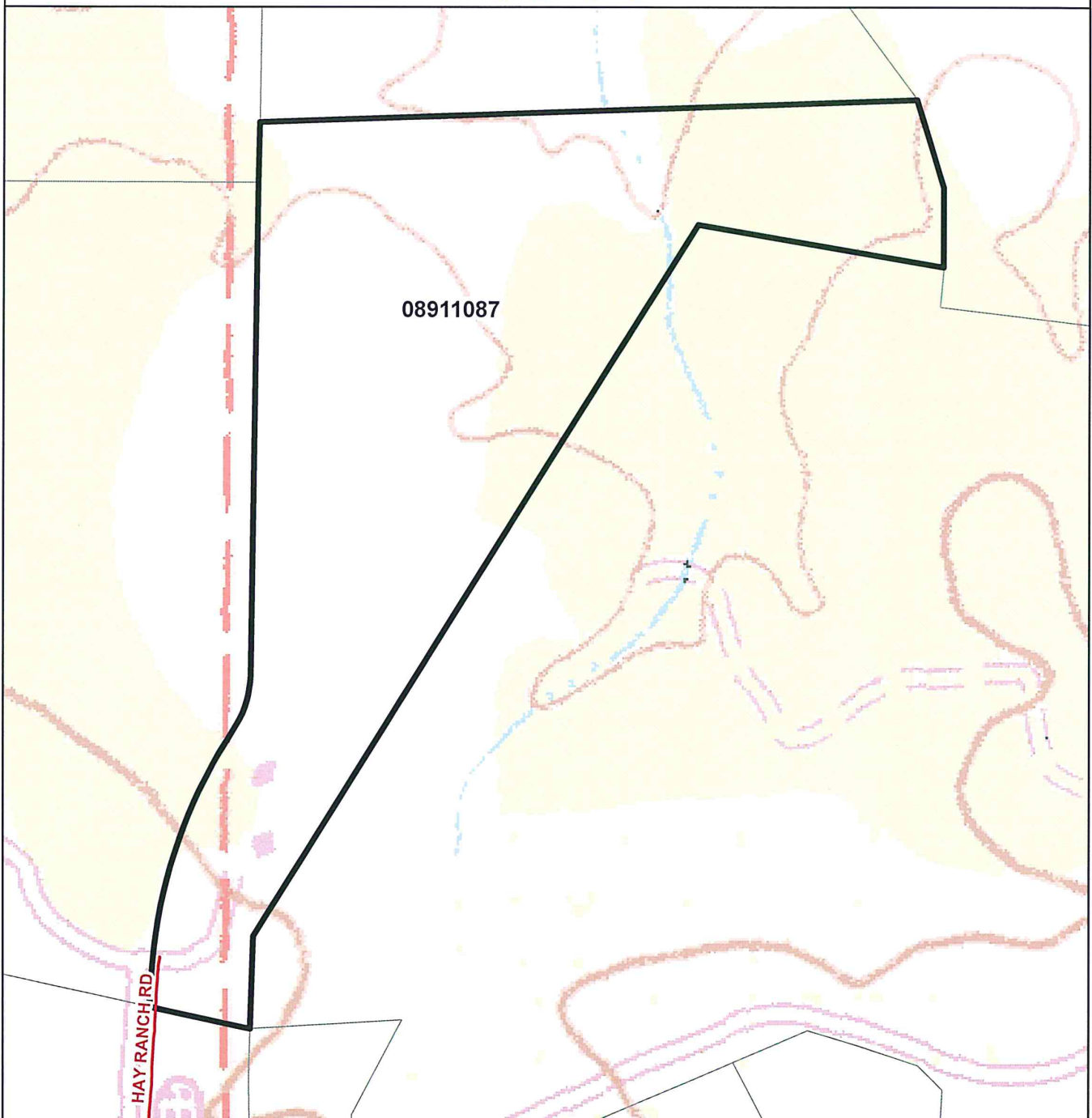
- Crowley Parcel
- Parcel Base
- ArB - AUBERRY COARSE SANDY LOAM, 5 TO 9 PERCENT SLOPES
- AsC - AUBERRY ROCKY COARSE SANDY LOAM, 5 TO 15 PERCENT SLOPES
- PrD - PLACER DIGGINGS
- Roads



El Dorado County Agricultural Commission

CROWLEY

Topography



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MAP PREPARED BY: Frank Bruijn DATE: June 15, 2018

PROJECT ID: 00734451

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

Legend



Crowley Parcel



Parcels



Roads



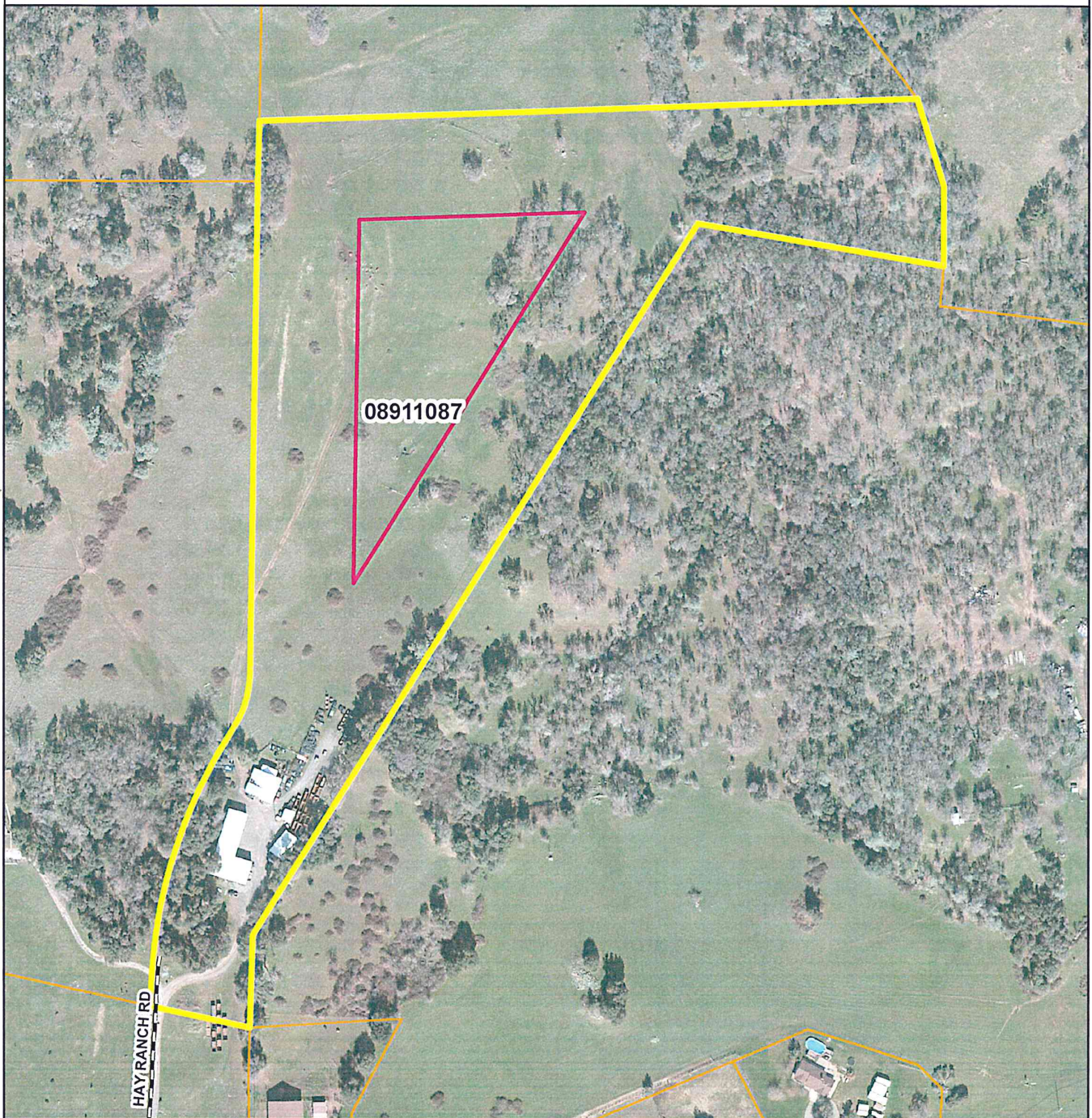
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

CROWLEY

Aerials: 2011



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MAP PREPARED BY: Frank Bruggin DATE: June 15, 2018

PROJECT ID: 00734454

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

Legend

- Crowley Parcel
- 200ft Setback
- Parcel Base
- Roads

0 100 200 300 400 Feet

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



El Dorado County Agricultural Commission