



Agricultural Commission Staff Report

Date: August 6, 2020
To: El Dorado County Agricultural Commission
From: LeeAnne Mila; Deputy Agricultural Commissioner
Subject: **ADM20-0017/Thomas & Patricia Crowley
Administrative Relief from Agricultural Setback
Assessor's Parcel Number: 089-110-087-100**

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 pool, on a parcel zoned Planned Agricultural minimum of 20 acres (PA-20). The applicant is requesting a setback reduction to 50 feet from the eastern property line, rather than the 200 foot setbacks to accommodate the proposed pool. These border APN 089-090-008-000 zoned Planned Agriculture minimum of 20 acres (PA-20) with a General Plan Land Use Designation of Agricultural Lands (AL). Both the subject parcel and eastern neighboring parcel are located within an Agricultural District. The applicant's parcel, identified by APN 089-110-087-000 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 July 14, 2020 to assess the placement of the proposed pool.

Staff Findings:

Staff recommends APPROVAL of the request for potential future development of a swimming pool, no less than 50 ft. from the eastern property line, 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. The pool site has been placed directly behind the house. Clustering all building together.

- 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 pool is directly behind the house placing 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 was located to limit the impact on agricultural production on the subjects parcel and the surrounding parcels. The setback relief for the permanent dwelling was granted by the Agricultural Commission at the July 11, 2018 meeting. The placement of the swimming pool congregates all development in one site. The applicant in conjunction with the neighbor to the east runs approximately 100 head of cattle. The placement of the pool allows them to maximize the area available for grazing activities.

- 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 **August 12 2020 on a scheduled ZOOM Meeting. The Meeting starts at 6:30 however the start time is listed at 6:00 pm. You may join the waiting room anytime after 6:00pm** **If you have any questions about the meeting please call Myrna at the office at (530) 621-6647.**

Description: Myrna Tow is inviting you to a scheduled Zoom meeting. Join Zoom Meeting <https://zoom.us/j/91190997516?pwd=UzhBRmVpa1lwODI3QXdtLzFoOG5Jdz09> Meeting ID: 911 9099 7516 Passcode: 666922 One tap mobile +16699006833,,91190997516#,,,,,0#,,666922# US (San Jose) +12532158782,,91190997516#,,,,,0#,,666922# US (Tacoma) Dial by your location +1 669 900 6833 US (San Jose) +1 253 215 8782 US (Tacoma) +1 346 248 7799 US (Houston) +1 301 715 8592 US (Germantown) +1 312 626 6799 US (Chicago) +1 929 205 6099 US (New York) Meeting ID: 911 9099 7516 Passcode: 666922 Find your local number: <https://zoom.us/j/91190997516?pwd=UzhBRmVpa1lwODI3QXdtLzFoOG5Jdz09>

RE: ADM20-0017/Thomas & Patricia Crowley
Administrative Relief from Agricultural Setback
Assessor's Parcel Number: 089-110-087-100

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Note: Applicant's request stated a relief request of a total of approximately 50-feet from the eastern property line. (Required 200 foot setback minus the proposed 150 foot setback from the property line).

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**

BUNCH BOBBY W CO TR & JUDY L
5675 MANZANITA LN
PLACERVILLE CA 95667

JACKSON GARY W
5841 GOLD HILL RD
PLACERVILLE CA 95667-9432

DIBASILIO AURELIO A & AKIN CYNTHIA
5741 GOLD HILL RD
PLACERVILLE CA 95667-9433

HOBBS CHRISTOPHER
5689 GOLD HILL RD
PLACERVILLE CA 95667-9434

GRECO MICHAEL G TR & KIMBERLY D
2739 HAY RANCH RD
PLACERVILLE CA 95667-7542

MITCHELL SCOTT P
1408 AKASHIC DR
PLACERVILLE CA 95667-9434

JENIKA GROUP INC CA CORP
PO BOX 278232
SACRAMENTO CA 95827

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PO BOX 278232
SACRAMENTO CA 95827

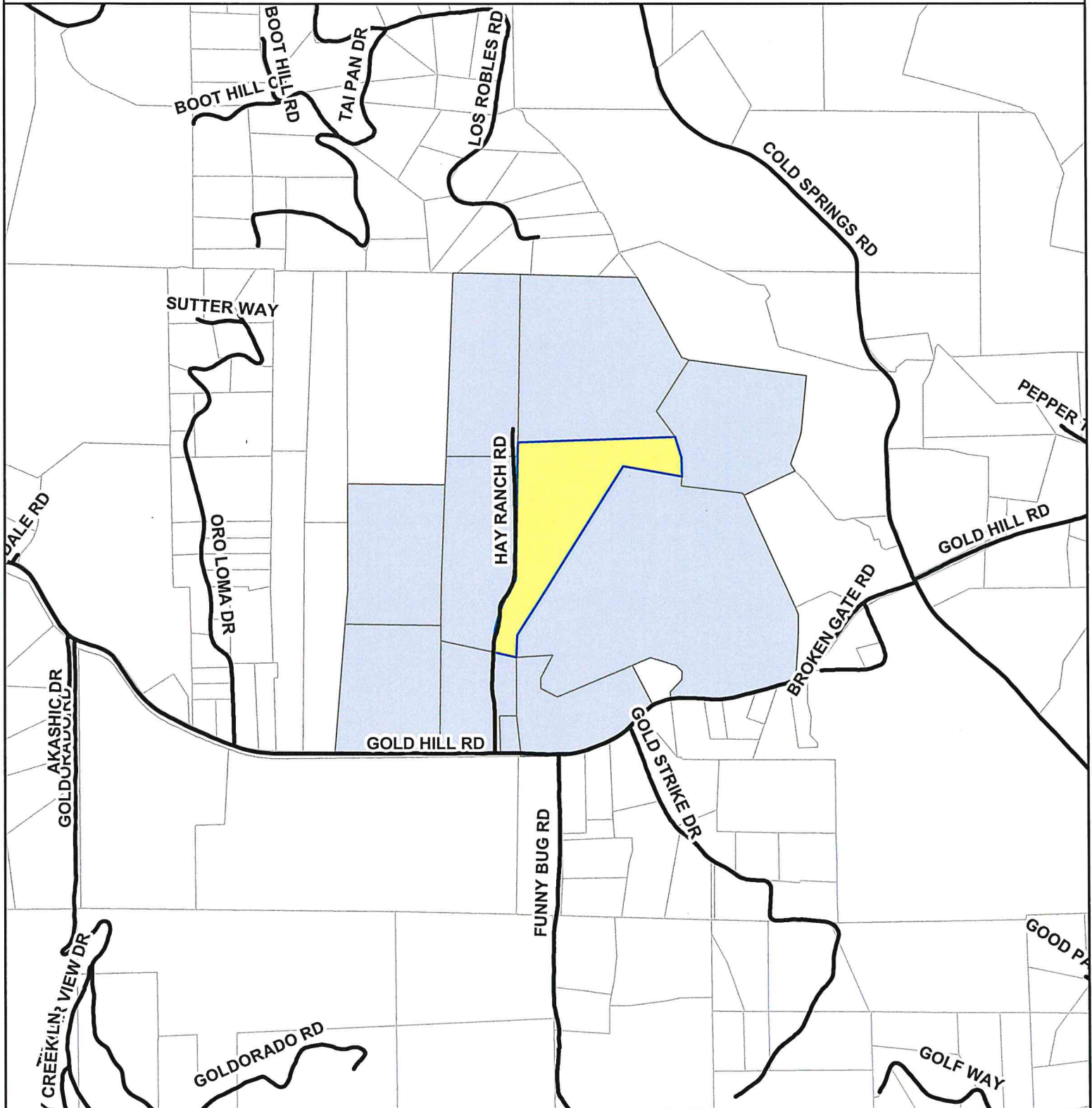
GAMEZ RICHARD L & FLEMING GAMEZ
10215 FAIR OAKS BLVD
FAIR OAKS CA 95628-7111

CROWLEY THOMAS FRANCIS TR &
PATRICIA COLE TR
2769 HAY RANCH RD
PLACERVILLE CA 95667

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

CROWLEY

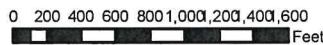
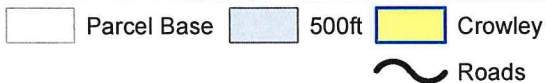
Notification



DISCLAIMER

THIS DEPICTION WAS COMPILED FROM UNVERIFIED PUBLIC AND PRIVATE SOURCES AND IS ILLUSTRATIVE ONLY. NO REPRESENTATION IS MADE AS TO ACCURACY OF THIS INFORMATION. PARCEL BOUNDARIES ARE PARTICULARLY UNRELIABLE. USERS MAKE USE OF THIS DEPICTION AT THEIR OWN RISK.

MAP PREPARED BY: LeeAnne Mills DATE: November 27, 2018
PROJECT ID: proj123456789 EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-8731

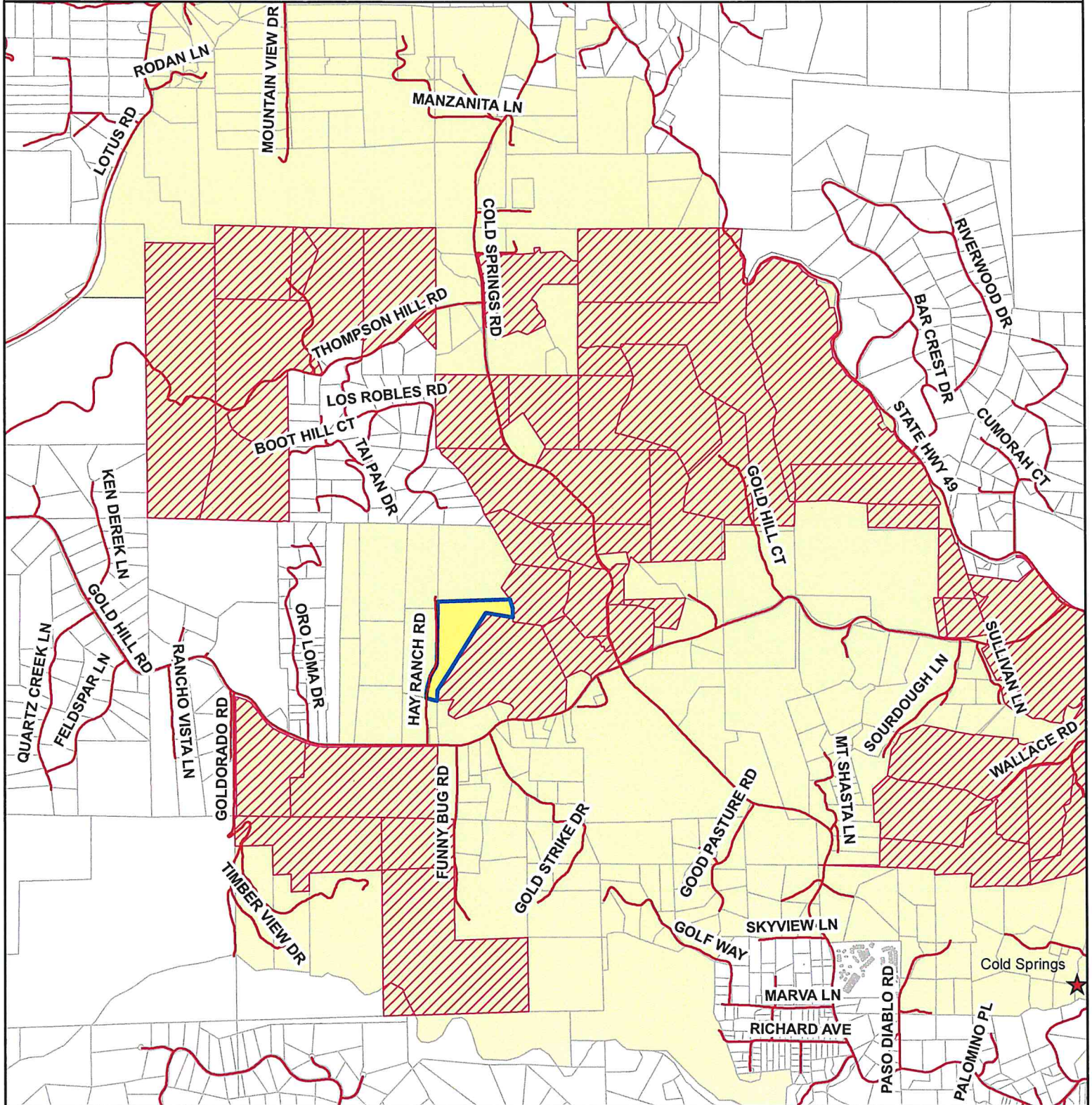


Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



CROWLEY

Proximity to Agricultural District



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MAP PREPARED BY: LeeAnne Nila DATE: November 27, 2018
PROJECT ID: projjackson_p

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

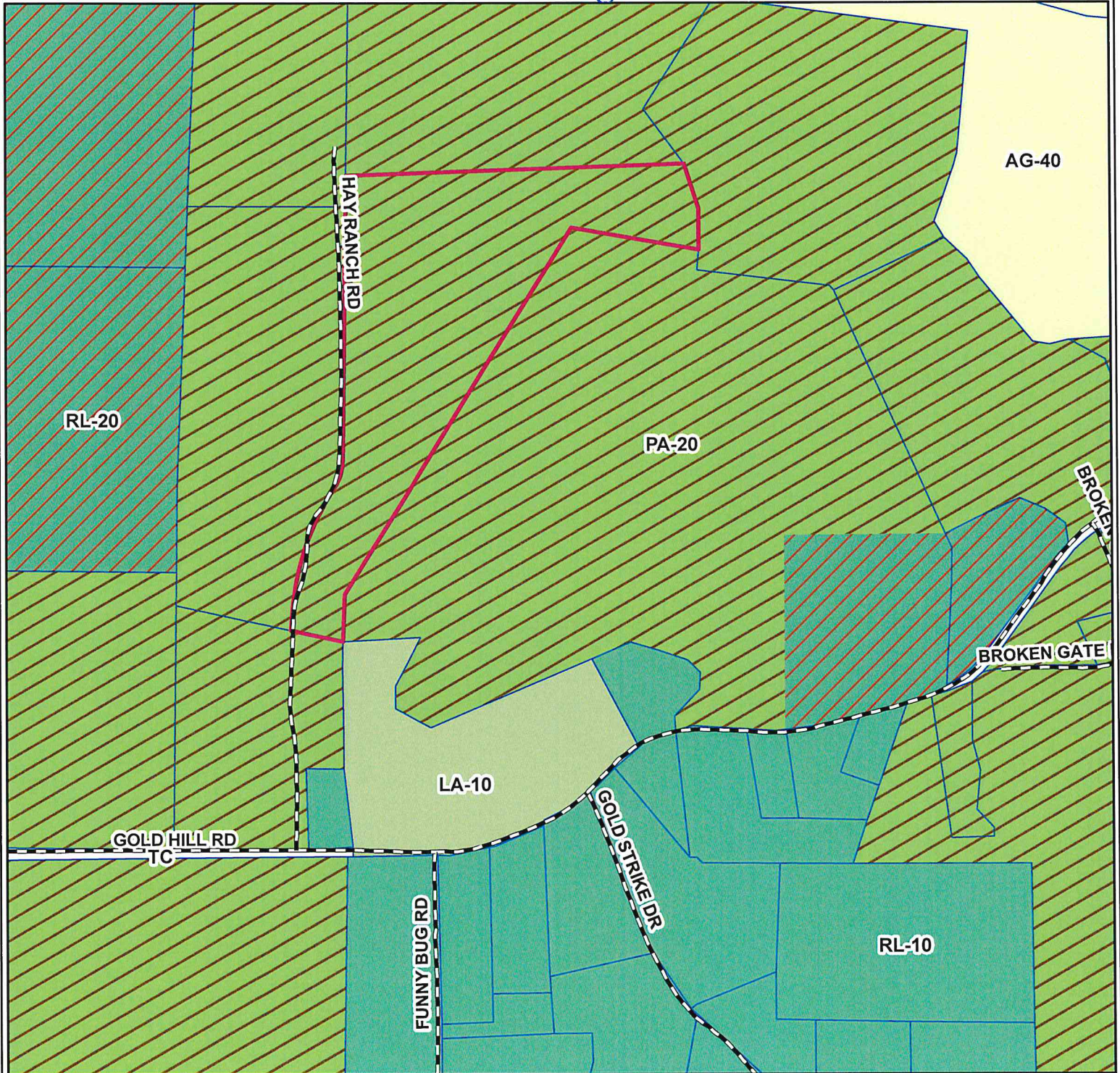
- Ag District
- Parcel Base
- Crowley
- Major Roads
- Ag Preserves



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

CROWLEY

Zoning



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MAP PREPARED BY: LeeAnne Mills DATE: November 27, 2018
PROJECT ID: projJackson_z

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (330) 621-6511 FAX (330) 626-8721

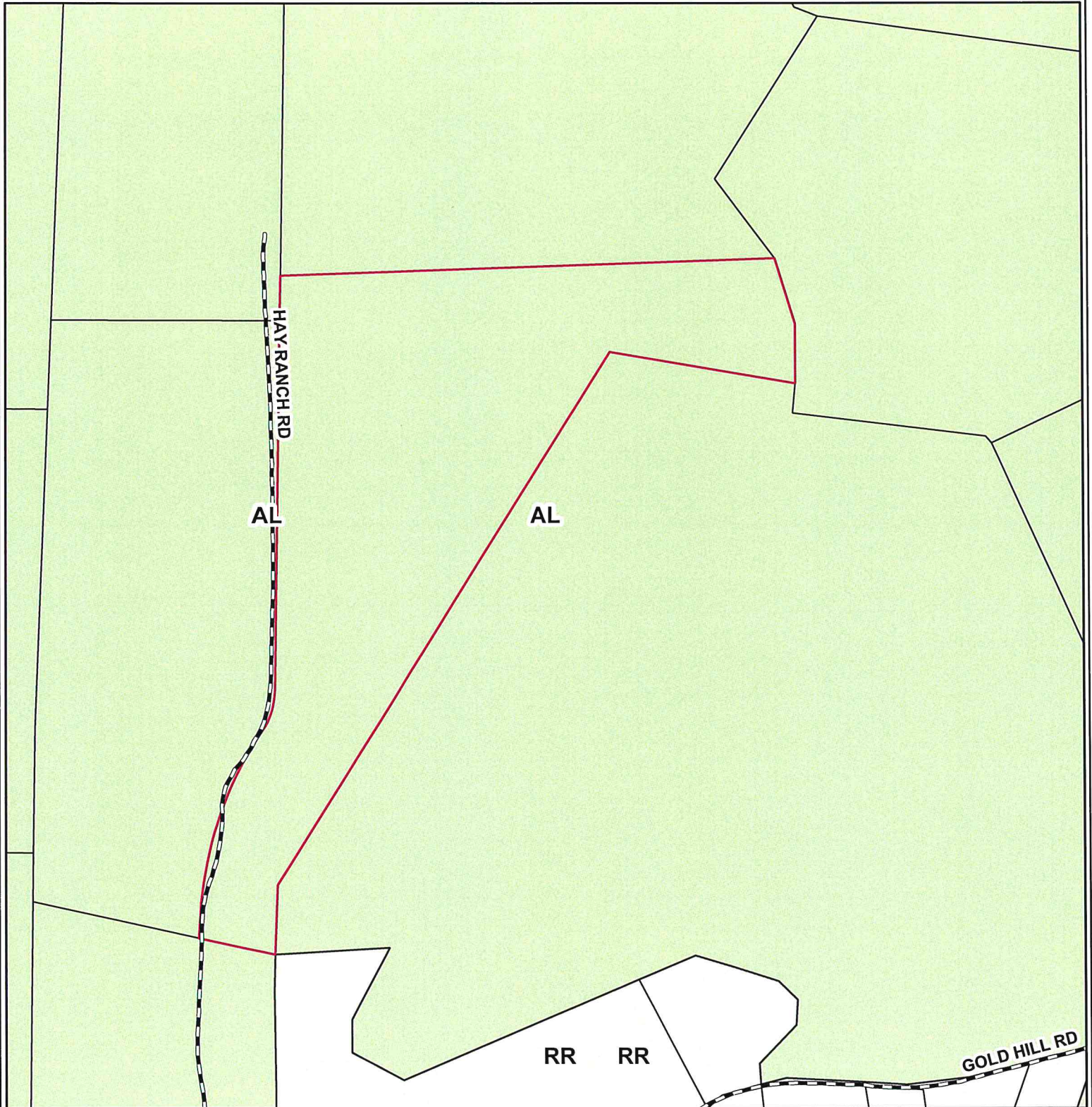
- | | | |
|-------------|---------------------------------------|------------------------------|
| Crowley | AG-40 = Agricultural Grazing 40 Acres | RL-10 = Rural Land 10 Acres |
| Parcel Base | LA-10 = Limited Agriculture 10 Acres | RL-20 = Rural Land 20 Acres |
| Roads | PA-20 = Planned Agriculture 20 Acres | TC = Transportation Corridor |



0 100 200 300 400 500 Feet
Map Displayed in State Plane Coordinate System
(NAD 1983 California Zone 2, feet)

CROWLEY

Land Use



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MAP PREPARED BY: LeeAnne Mila DATE: November 27, 2018

PROJECT ID: projJackson_L

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

- Parcel Base
- Crowley
- currprcl
- Roads
- Agricultural Lands
- Natural Resources
- Rural Residential

0 100 200 300 400 Feet

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

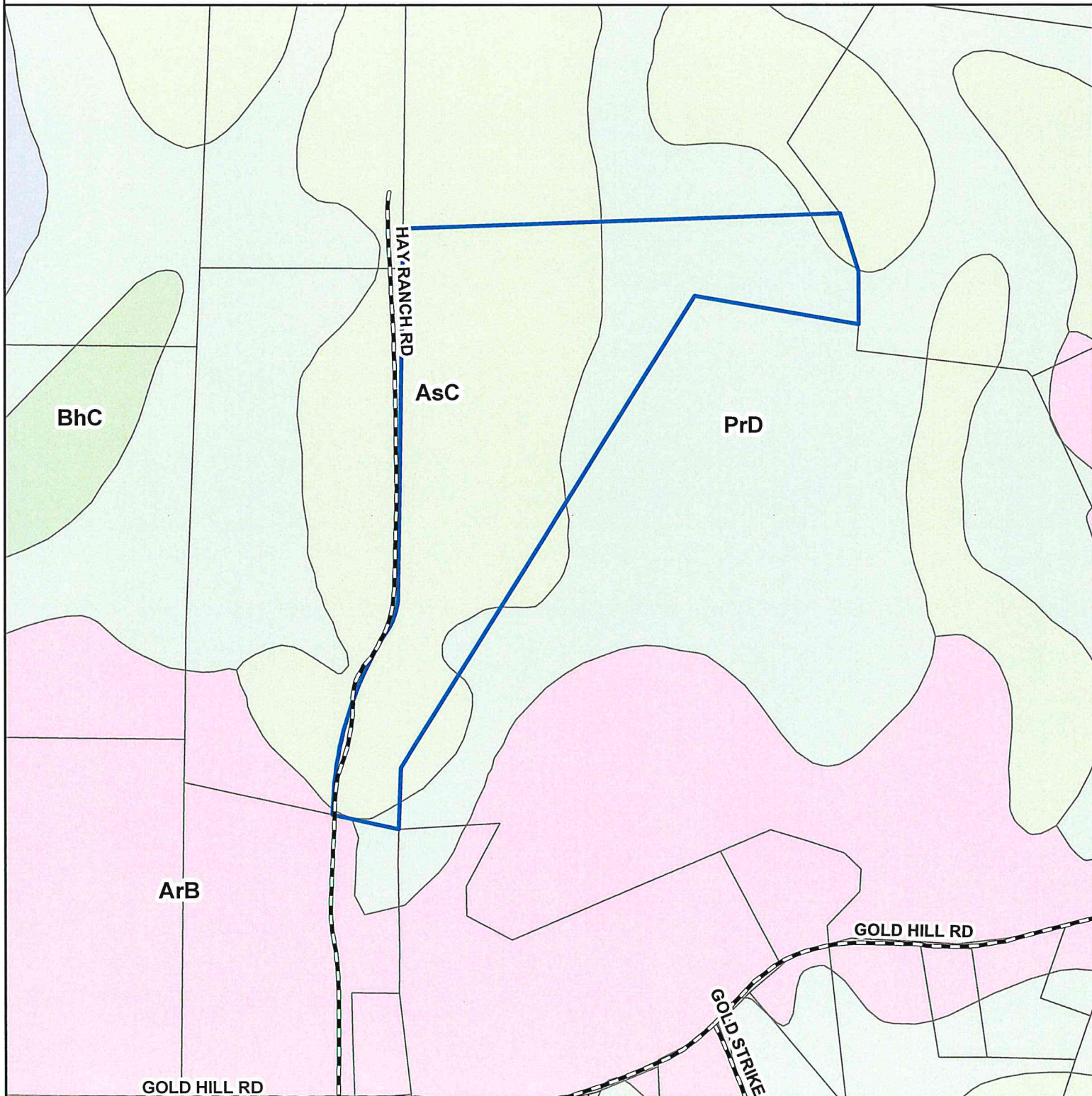


El Dorado County Agricultural Commission

20-1056 8/12/2020 AG STAFF REPORT CROWLEY POOL 9 of 12

CROWLEY

Soils



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MAP PREPARED BY: LeeAnne Milla DATE: November 27, 2018

PROJECT ID: projJackson_s

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

Crowley

Parcel Base

Roads

Soils

Aubrey coarse sandy loam, 5 to 9 percent slopes

Aubrey rocky coarse sandy loam, 5 to 15 percent slopes

Auburn very rocky silt loam, 30 to 50 percent slopes

Boomer gravelly loam, 3 to 15 percent slopes

Placer diggings

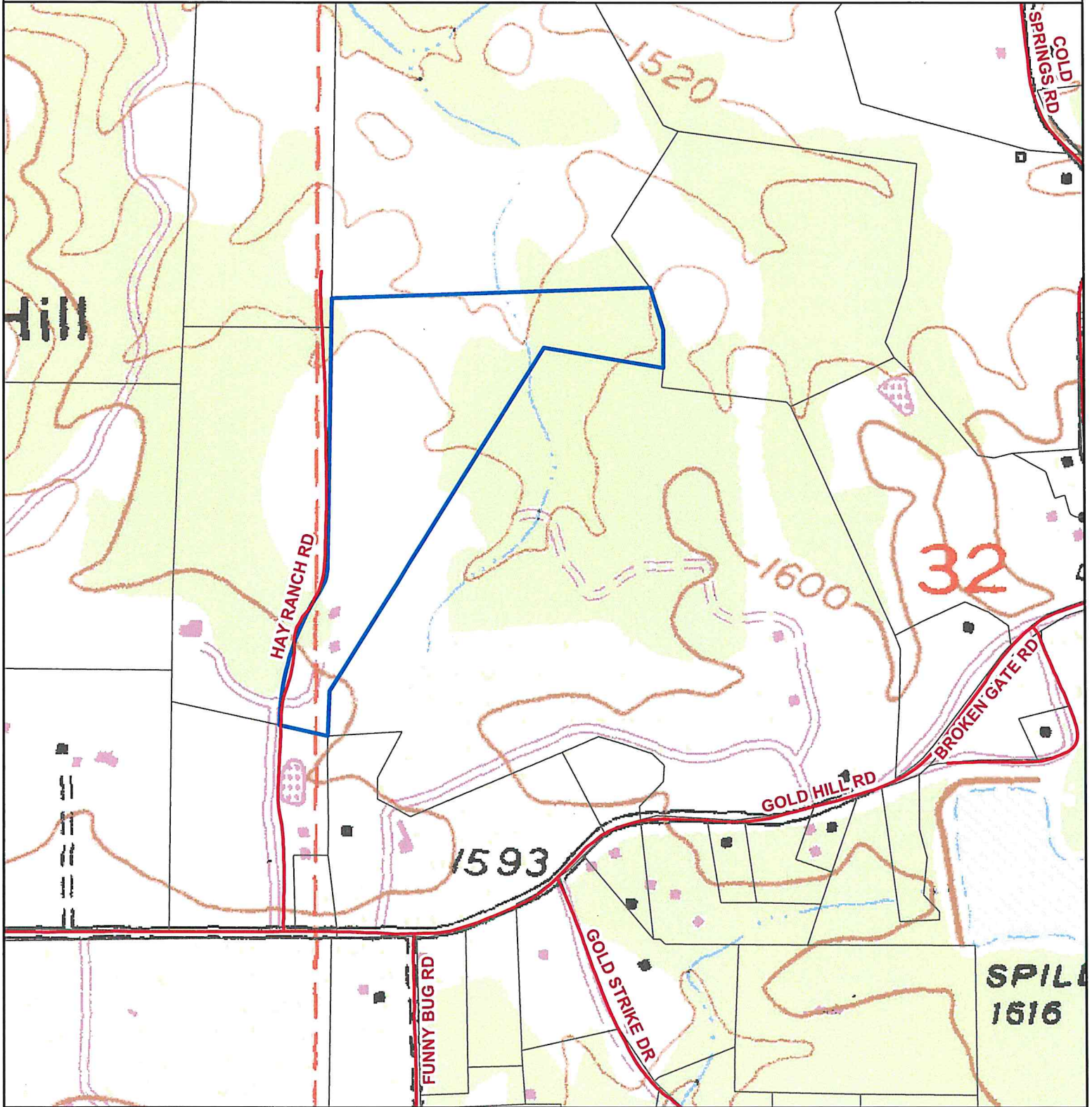
0 100 200 300 400 Feet



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

CROWLEY

Topography



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MAP PREPARED BY: LeeAnne Mills DATE: November 27, 2018

PROJECT ID: projjackson_1

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (951) 621-6511 FAX (951) 626-4731

Legend

Parcels Crowley Roads

0 100 200 300 400 500 600 700 800 900 Feet

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



CROWLEY



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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MAP PREPARED BY: LeeAnne Mills DATE: November 27, 2018

PROJECT ID: Jackson_s

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

Legend

- Parcel Base
- 200 Ft. Setback
- Crowley
- Roads

0 100 200
Feet

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

