



**Agricultural Commission
Staff Report**

Date: May 31, 2022
To: El Dorado County Agricultural Commission
From: LeeAnne Mila; Deputy Agricultural Commissioner
Subject: **ADM22-0016 Valdez Pool Ag. Setback Relief
Administrative Relief from Agricultural Setback to Construct a pool
adjacent to an existing Single-Family Dwelling
Assessor's Parcel Number: 100-090-002-000**

Planning Request and Project Description:

The applicant is requesting administrative relief from the required 200-foot agricultural setback for the above-referenced project. Applicant currently has a 2,280 square foot Single Family Dwelling (SFD) on the parcel, and is applying to construct a swimming pool adjacent to the existing residence.

The applicant's parcel, APN 100-090-002-000, is 10 acres, zoned Residential Estate 5 acre (RE-5) and located west of Copperton Road approximately 912 feet west of the intersection with Hanks Road in the Agricultural District, supervisorial district 3. The parcel is located within a General Plan designated Agricultural District.

The applicant's parcel is bordered by five parcels; of which one parcel has agricultural zoning: APN 100-090-001-000 borders the applicant's parcel along the entire west boundary and is approximately 10 acres, and zoned Limited Agriculture 10-Acres(LA-10).

Applicant is requesting that the setbacks for this parcel be reduced to 50 feet for the pool construction (150' reduction) on the west, which allows the pool to be adjacent to the existing single family dwelling.

Parcel Description:

- Parcel Number and Acreage: 100-090-002-000, 10 Acres
- Agricultural District: Yes
- Land Use Designation: Rural Residential, RR

- Zoning: Rural Lands 5 Acres, RE-5.
- No choice soils

Discussion:

A site visit was conducted on May 13, 2022 to assess the placement of the proposed pool.

Staff Findings:

Staff recommends APPROVAL of the request for construction of a swimming pool, no less than 50 ft. from the western property line from APN: 100-090-002, 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;*

Topography of the parcel severely limits available placement sites for the pool.

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 next to the house placing all the developed sites on the property together. The topography of the agriculturally zoned parcel and the applicants parcel are slopping aways from the pool providing a natural buffer.

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 sites available to place a pool are limited due to the topography of the parcel. Placing the pool next to the house keeps all non-compatible uses together, reasonably minimizing non-compatibilites with any future agricultural operation.

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 Agricultura Interest
Chuck Bacchi – Livestock Industry
Bill Draper – Forestry/Related Industries
Tim Neilsen – Livestock Industry
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 **June 8, 2022**. 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**. This will also be a Zoom meeting. The link information to join the zoom meeting will be available on the county Legistar calendar at this website: <https://eldorado.legistar.com/Calendar.aspx> under Ag Commission Meetings for 6/8/2022 and will be posted with the Agenda on June 3, 2022.

ADM22-0016 Valdez Pool Ag. Setback Relief Administrative Relief from Agricultural Setback to Construct a pool adjacent to an existing Single-Family Dwelling Assessor's Parcel Number: 100-090-002-000

Planning Request and Project Description:

Planning Division is requesting review for administrative relief from the agricultural setback for the above referenced project. This request is for the construction of a new swimming pool adjacent to the existing property owner's residence. The proposed building site is one hundred and eighty one feet (181') from the north eastern property line adjacent to a parcel zoned Planned Agricultural 20-acre minimum (PA-20), APN 090-026-007.

The applicant's parcel, APN 090-260-017, is 10.59 acres, zoned Rural Lands 10 acres (RL-10). The parcel is located in the town of El Dorado, is in Supervisor District 3, and is not located within an agricultural district.

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) 621-6647. All questions relating to specific details of the project should be addressed to the Planner Lela Shelley, Assistant Planner at Planning Services, (530) 621-5355.



Betcher William W Tr & Patricia R Tr
Po Box 644
Camino Ca 95709



Bjornsson Eyjolf S & Chinlund Nancy L
Po Box 512
Placerville Ca 95667



Bolsters Hilltop Ranch
2000 Larsen Dr
Camino Ca 95709-9788

Brown Teresa
2521 Blackbarri Dr
Camino Ca 95709

Chaves John Bentley & Michele Alena
Tr
8578 Almond Bluff Ct
Orangevale Ca 95662-4419

Clark Annamarie
Po Box 528
Camino Ca 95709

Clark James S & Mary Jane
1640 Honeycomb Dr
Camino Ca 95709-9759

Conforti Trevor A & Dawson Philip Co
Tr & Conforti
2300 Apple Tree Ln
Camino Ca 95709

Everson Kari & Munson Jon
1504 Briartree Dr
San Jose Ca 95131-2963

Foster Donn M & Lois M
385 Canal Street
Placerville Ca 95667

Foxworthy Jeffrey A & Rebecca A
1670 Gold Dust Ln
Camino Ca 95709-9654

Gobec Daniel L & Ruby
1840 Henry Pl
Camino Ca 95709

Holmes Cornell J Tr & Pamela K Tr
7857 Chestnut Way
Pleasanton Ca 94588-3605

Lawrence Bart & Sue Ann
4300 Hanks Rd
Camino Ca 95709-9650

Osborne Ashley
1695 Beech St
Reno Ca 89512

Pippin Michael S & Charelle R
788 Crystal Garden Ct
Brentwood Ca 94513-1928

Rasmussen Michael D & Jacqueline C Tr
1718 Copperton Rd
Camino Ca 95709-9692

Reyes Jeffrey & Jamie
1296 Hartwick Dr
Camino Ca 95709-9775

Siebert Julie Wentworth
2134 Larsen Drive
Camino Ca 95709

Stewart Stefanie Joan Tr & Sj Rev Tr
5307 Rimwood Dr
Fair Oaks Ca 95628-3628

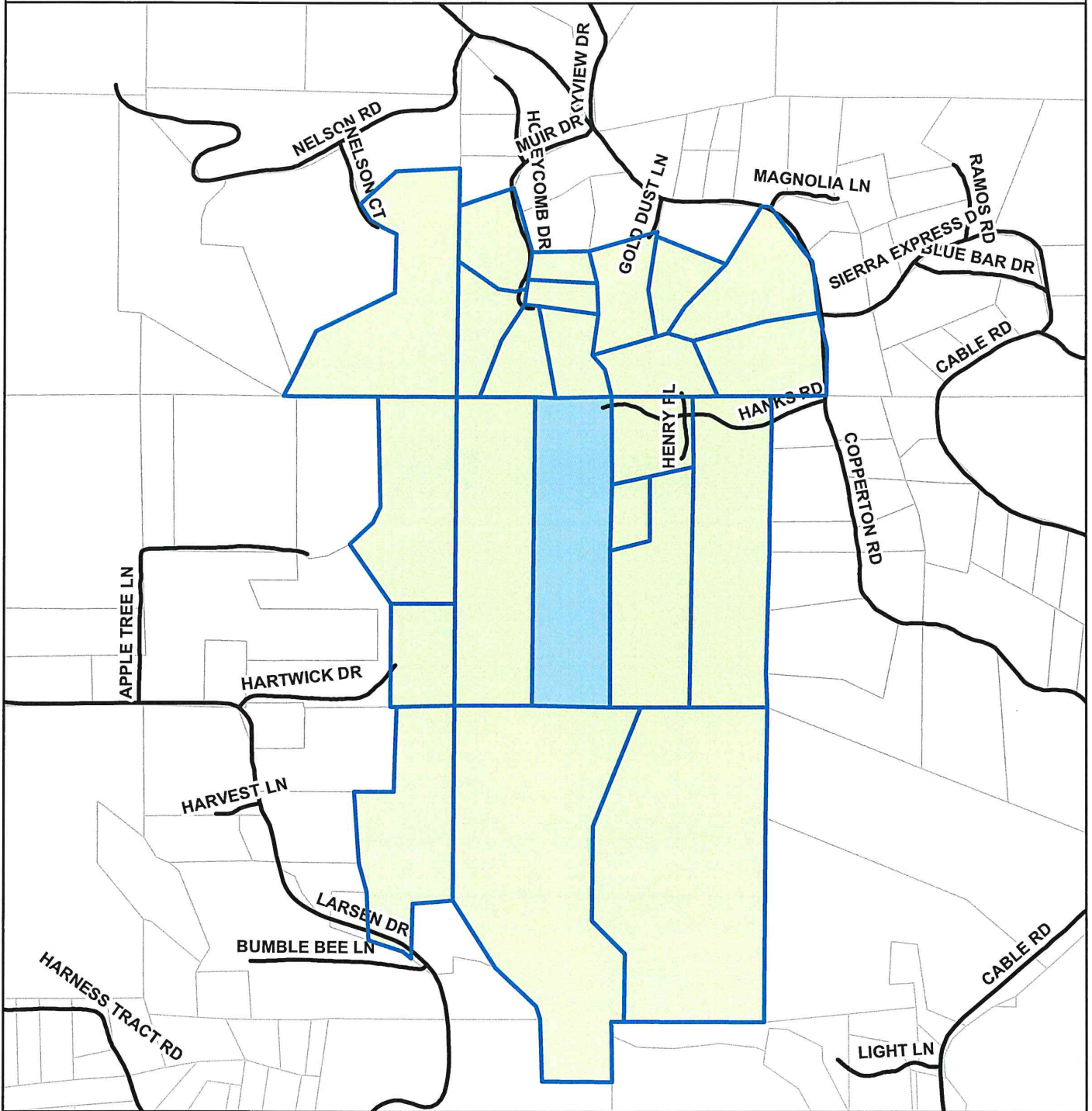
Terra Inc Ca Corp
3300 Sundance Trl
Placerville Ca 95667

Valdez Nicholas & Emily
4260 Hanks Rd
Camino Ca 95709-9650

Walthall Stacy L Tr & Corfu Rev Tr
07/15/14
1750 Copperton Rd
Camino Ca 95709-9692



Valdez Notification



DISCLAIMER

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MAP PREPARED BY: LeaAnne Mills DATE: November 27, 2018
 PROJECT ID: proj_nelson_2
 EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
 PHONE (530) 621-6511 FAX (530) 626-4731

Parcel Base
 Valdez500ft
 Valdez
 Roads



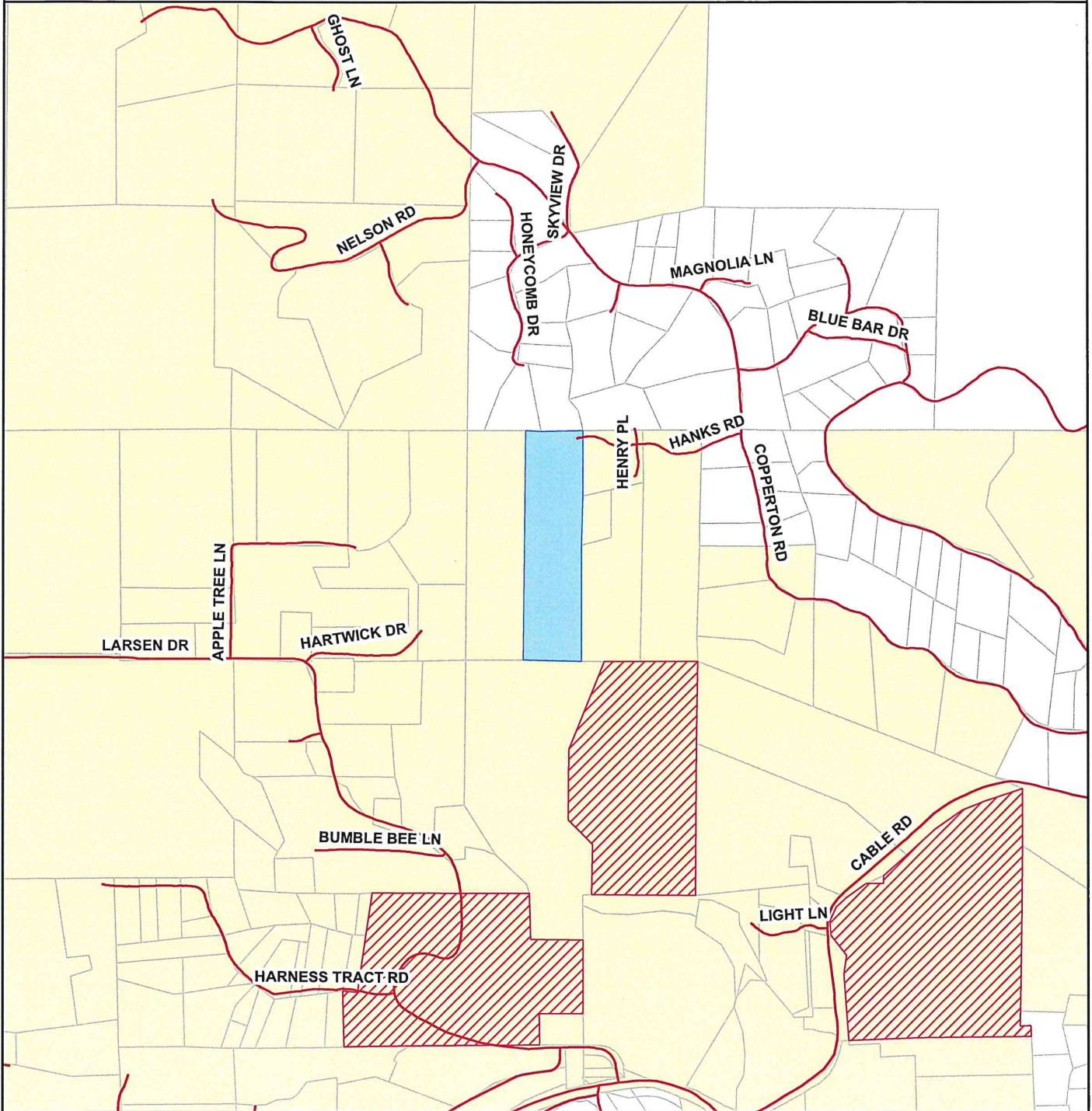
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

Valdez

Proximity to Agricultural District



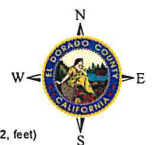
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MAP PREPARED BY: LeeAnne Mills DATE: November 27, 2018
PROJECT ID: projJackson_p

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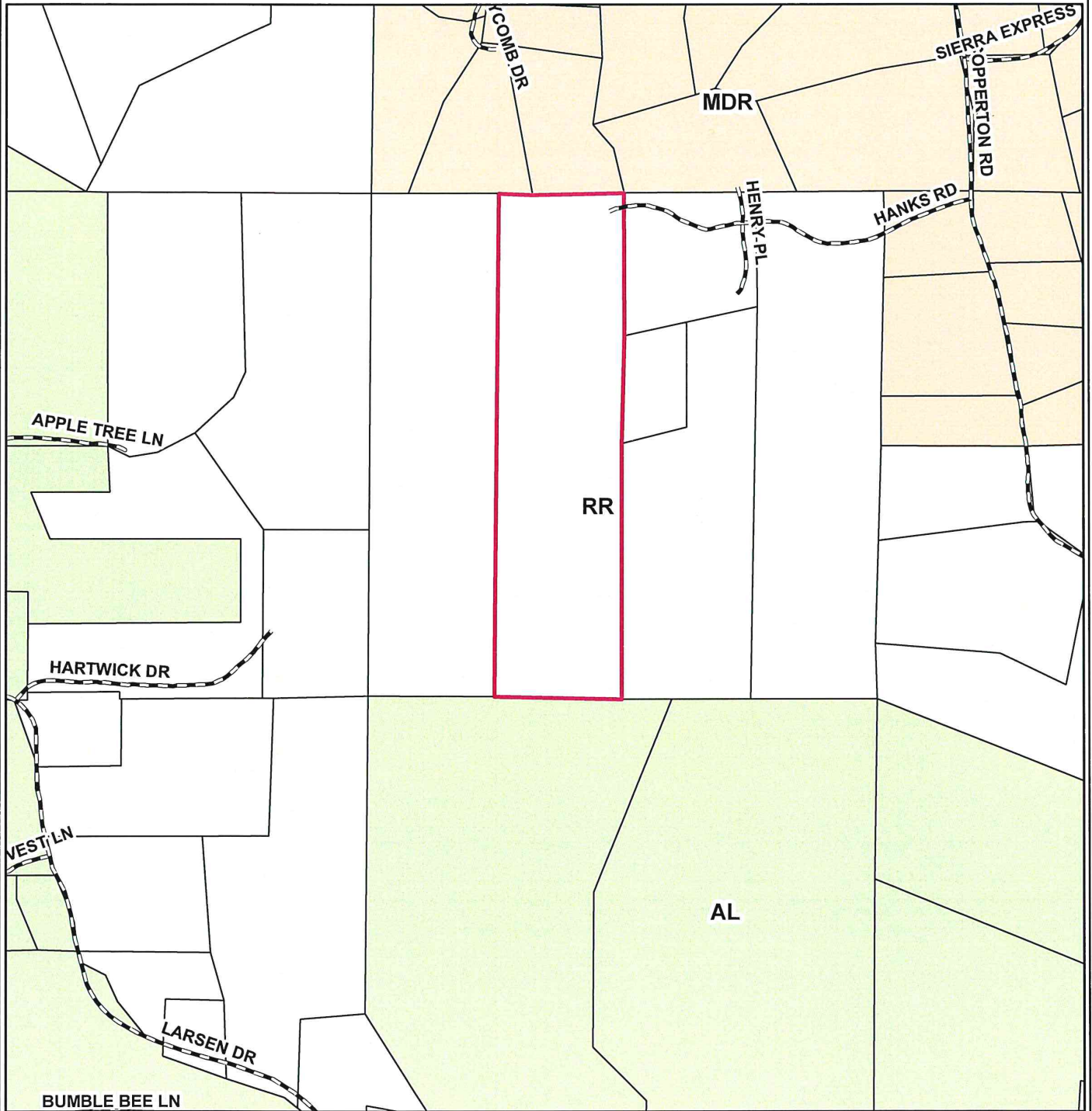
- Ag District
- Valdez
- Ag Preserves
- Parcel Base
- Major Roads



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

El Dorado County Agricultural Commission

Valdez Land Use



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

PROJECT ID: peojackson_1

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PHONE (530) 621-6511 FAX (530) 626-8731

Parcels

Valdez

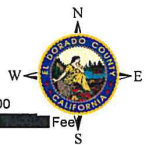
Roads

Agricultural Lands

Medium Density Residential

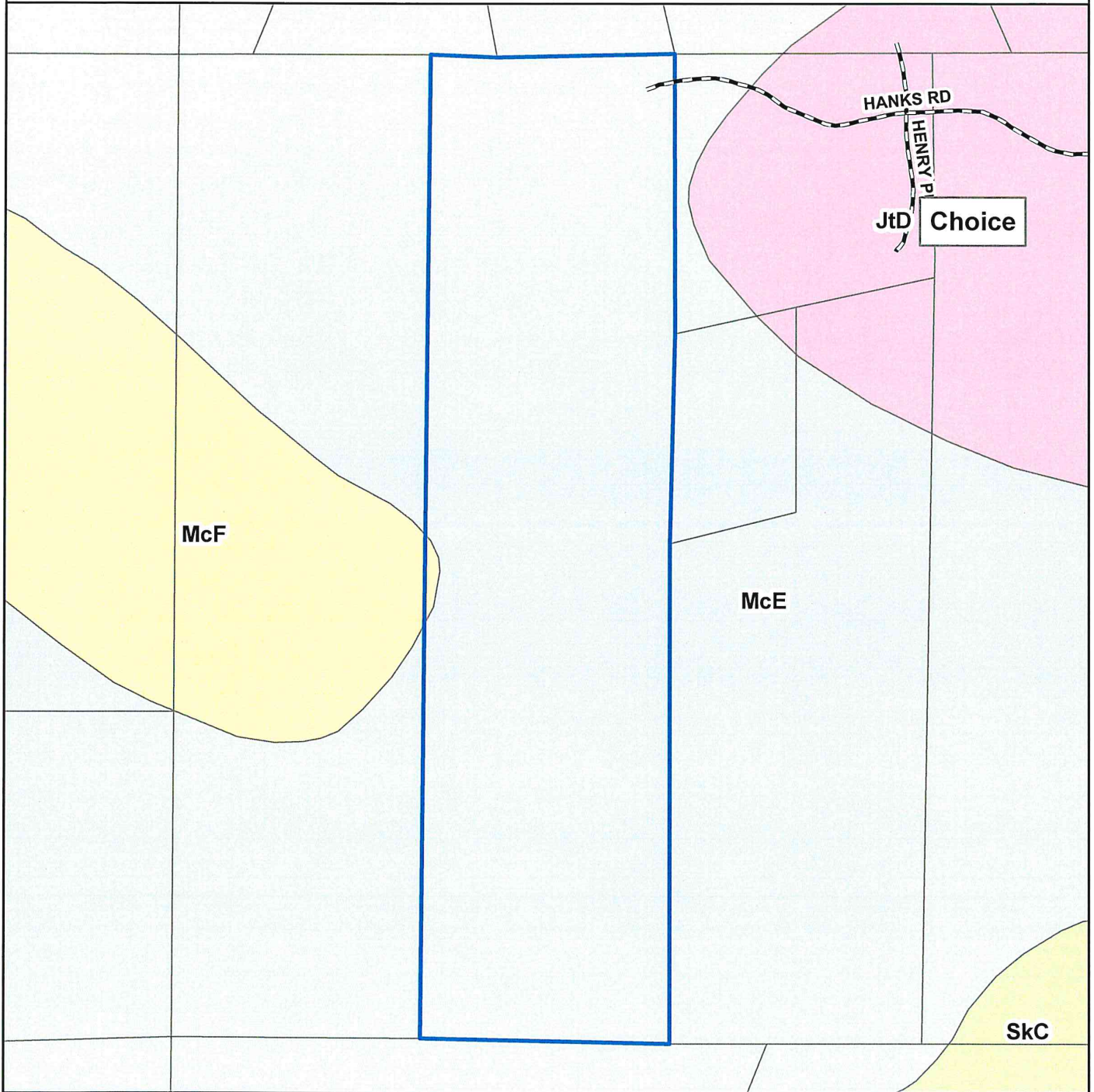
Rural Residential

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El Dorado County Agricultural Commission

Valdez Soils



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
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
 Valdez

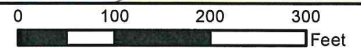
Soils

 Josephine silt loam, 15 to 30 percent slopes

 Mariposa-Josephine very rocky loams, 15 to 50 percent slopes

 Mariposa-Josephine very rocky loams, 50 to 70 percent slopes

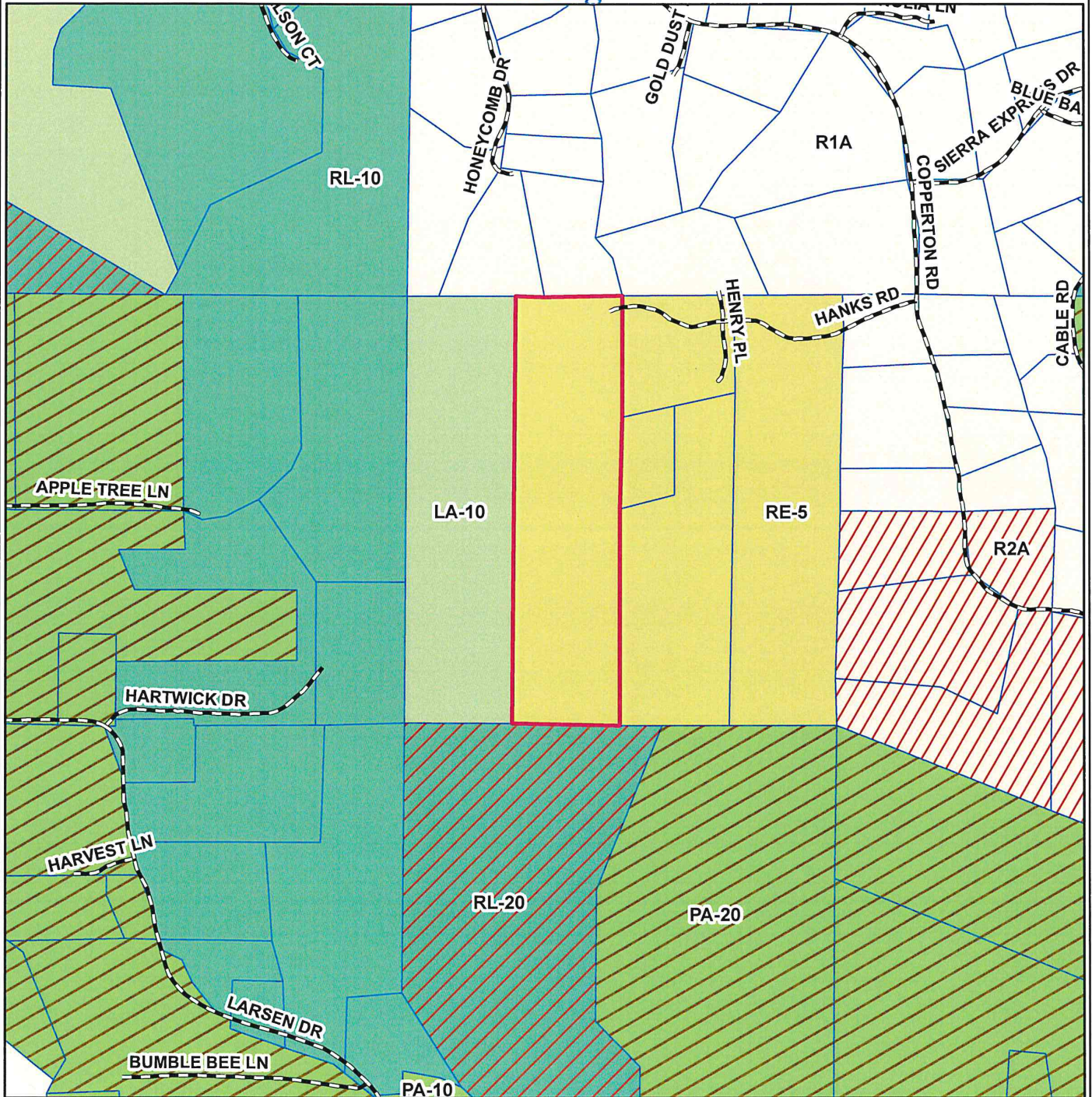
 Sites loam, 9 to 15 percent slopes



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

El Dorado County Agricultural Commission

Valdez Zoning



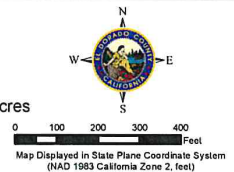
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MAP PREPARED BY: LeeAnne Mills DATE: November 27, 2018
PROJECT ID: projJackson_z

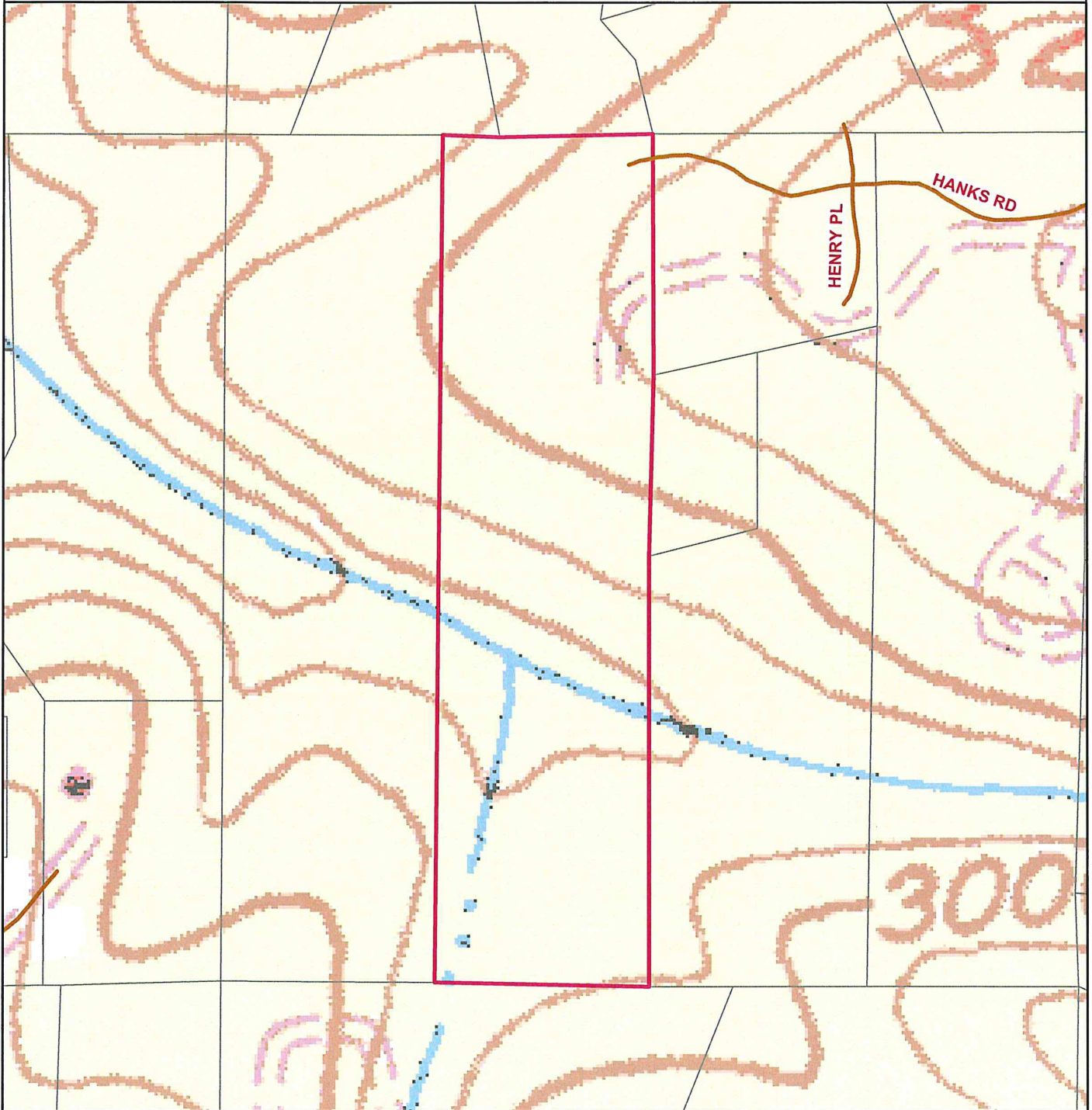
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PHONE (330) 621-6511 FAX (330) 626-8751

- Parcel Base
- Valdez
- Roads
- LA-10 = Limited Agriculture 10 Acres
- PA-10 = Planned Agriculture 10 Acres
- PA-20 = Planned Agriculture 20 Acres
- R1A = Residential 1 Acre
- RE-5 = Residential Estate 5 Acres
- RL-10 = Rural Land 10 Acres
- RL-20 = Rural Land 20 Acres
- R2A = Residential 2 Acres



El Dorado County Agricultural Commission

Valdez Topography



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PROJECT ID: projJackson_1

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Legend

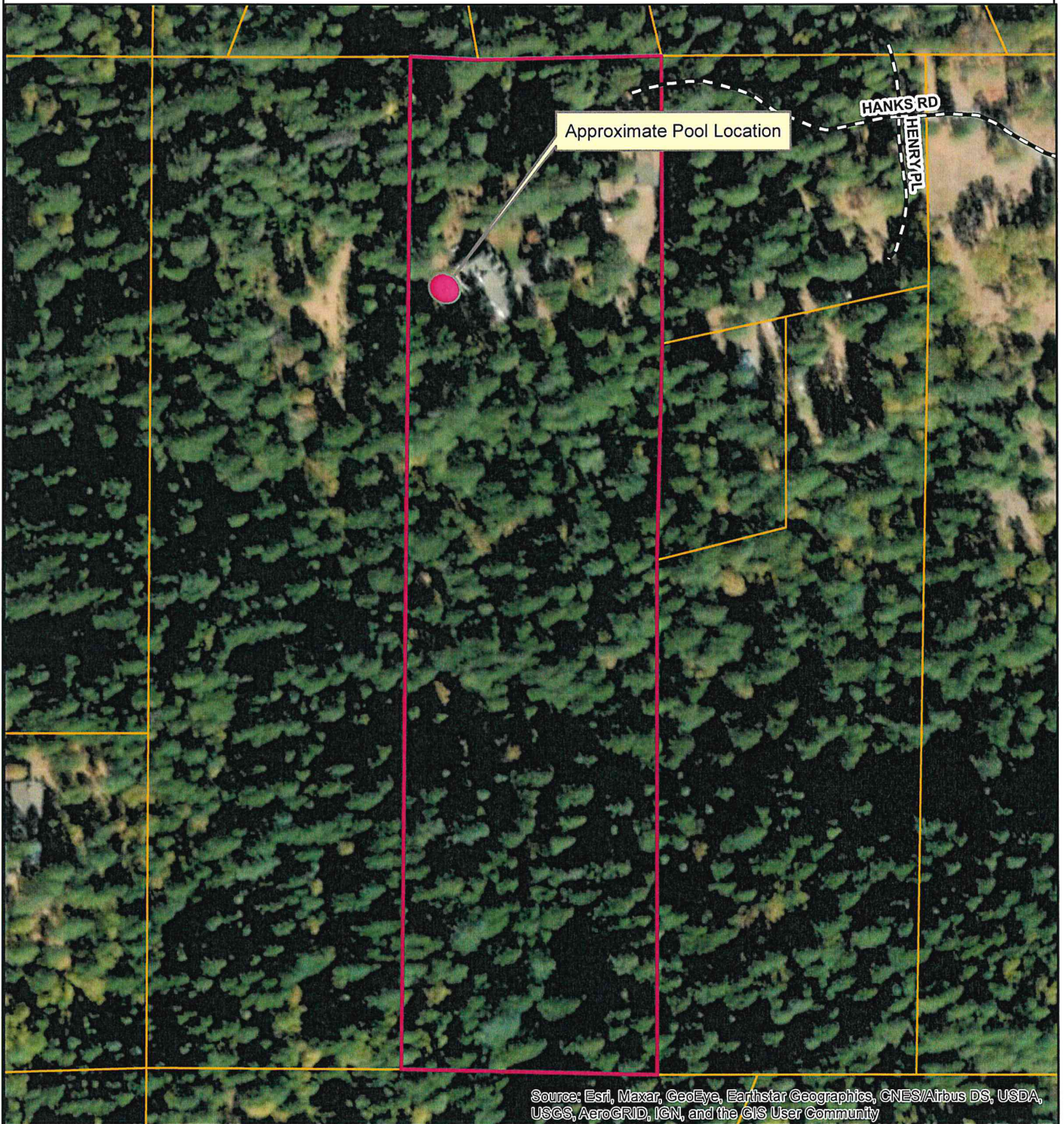
- curroads
- Parcels
- Valdez
- Roads



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



Valdez



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

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PROJECT ID: Jackson_s

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Legend

- Parcel Base
- Valdez
- Roads



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El Dorado County Agricultural Commission