



## **Agricultural Commission Staff Report**

Date: June 30, 2025

To: El Dorado County Agricultural Commission

From: Tom Williams, Agricultural Biologist/Standards Inspector Supervisor

Subject: **ADM25-0033 Dohman and Burt Agricultural Setback Relief  
Administrative Relief from Agricultural Setback for Swimming Pool  
and Spa. Assessor's Parcel Number: 049-380-010-000**

### **Planning Request and Project Description:**

The Applicant is requesting administrative relief from the required 200-foot agricultural setbacks for the above referenced project be reduced 92 feet to 108 feet from the southeastern adjacent parcel (APN 049-380-010-000) to permit the proposed location of a swimming pool and spa. They are proposed within the same borders of the previously permitted Single Family Dwelling.

The Applicant's parcel, APN 049-380-010-000, is located on the south end of Madden Lane, approximately 0.2 miles south of the intersection with Carson Road in the Placerville area of El Dorado County, Supervisor District 3. The subject parcel is 21.61 acres and zoned Planned Agriculture – 20 Acres (PA-20) with a General Plan Land Use Designation of Agricultural Land (AL). The subject parcel is within an Agricultural District. Adjacent properties to the north, east, west and south are similarly zoned PA-20, all of which are located within an Agricultural District.

### **Parcel Description:**

- Parcel Number and Acreage: 049-380-010-000, 21.61 acres
- Agricultural District: Camino/Fruitridge
- Land Use Designation: Agricultural Land, (AL)
- Zoning: Planned Agriculture-20 Acres, (PA-20)
- Soil Type: Choice Soils
  - Mariposa Gravelly Silt Loam (MaD), 3% to 30% slopes
  - Sites Loam, 15% to 30% slopes
  - -Josephine Silt Loam, 15% to 30% slopes
  - -Holland Coarse Sandy Loam, 9% to 15% slopes

### **Discussion:**

A site visit was conducted on June 19, 2025 to assess the placement of the proposed pool and spa development.

### **Staff Findings:**

*Staff recommends APPROVAL of the request for the project setback being reduced to 108 feet from the southeastern adjacent parcel 049-080-011-000, 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 swimming pool and spa will be located adjacent to the existing residence, keeping all non-compatible uses together. As this parcel is entirely comprised of choice soils the proposed pool and spa site will eliminate any reduction in agricultural uses on the parcel.**

- 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 placement of the pool and spa minimize the potential negative impact to the adjacent agricultural properties as much as possible. The pool and spa are proposed adjacent to the previously permitted Single Family Dwelling. Accumulating all development in one area minimizes the potential negative impacts.**

- 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 pool and spa are located in the same area as the residential dwelling that received setback relief and approval from the agricultural commission in 2006. This will limit negative impacts to any agricultural uses in the future.**

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.*



# *The County of El Dorado*

## **AGRICULTURAL COMMISSION**

311 Fair Lane  
Placerville, CA 95667-4197

Phone (530) 621-5520  
Fax (530) 626-4756

Greg Boeger, Chair- Agricultural Processing Industry  
David Bolster, Vice Chair - Fruit and Nut Farming Industries  
Lloyd Walker - Other Agricultural Interest  
Shamarie Tong- Livestock Industry  
Bill Draper- Forestry Related Industries  
Chuck Mansfield- Fruit and Nut Farming Industries  
Tim Neilsen- Livestock 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 1,000 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 9, 2025**. This meeting is a public hearing that will begin at **4:00 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 7/9/25 and will be posted with the Agenda on July 5, 2025.

#### **Planning Request and Project Description:**

**RE: ADM25-0033 Dohman and Burtt Agricultural Setback Relief  
Administrative Relief from Agricultural Setback for Swimming Pool  
and Spa Assessor's Parcel Number: 049-380-010-000**

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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.*

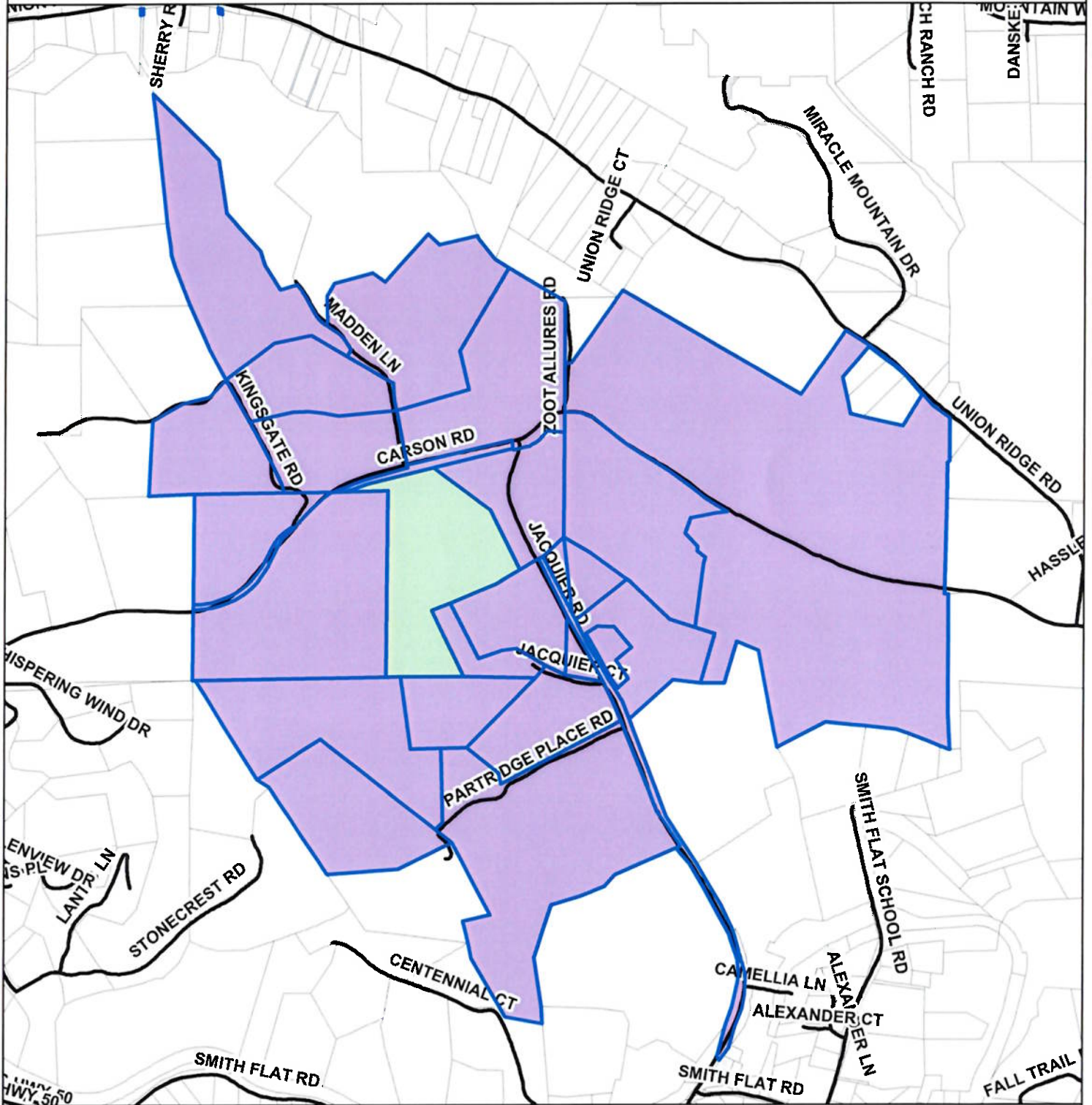
All interested parties for the above-mentioned project are encouraged to attend this meeting. Public testimony will be received on each agenda item as it is called. Individual comments are limited to 3 minutes; and individuals representing a group are allocated 5 minutes.

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) 621-6647. All questions relating to specific details of the project should be addressed to the Planner, LaDiva Boody, Development Technician I with Planning Services, (530) 621-5355. This notice was sent to you on 6/26/2025.

# Dohman

## 1000 Ft. Notification



### DISCLAIMER

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MAP PREPARED BY: LeeAnn Mills DATE: November 27, 2018  
PROJECT ID: proj1adon001  
EL DORADO COUNTY SURVEYOR/GIS DIVISION  
PHONE (530) 621-6311 FAX (530) 626-8731

Parcel Base Dohman1000 Dohman Roads

0 200 400 600 800 1,000 1,200 Feet

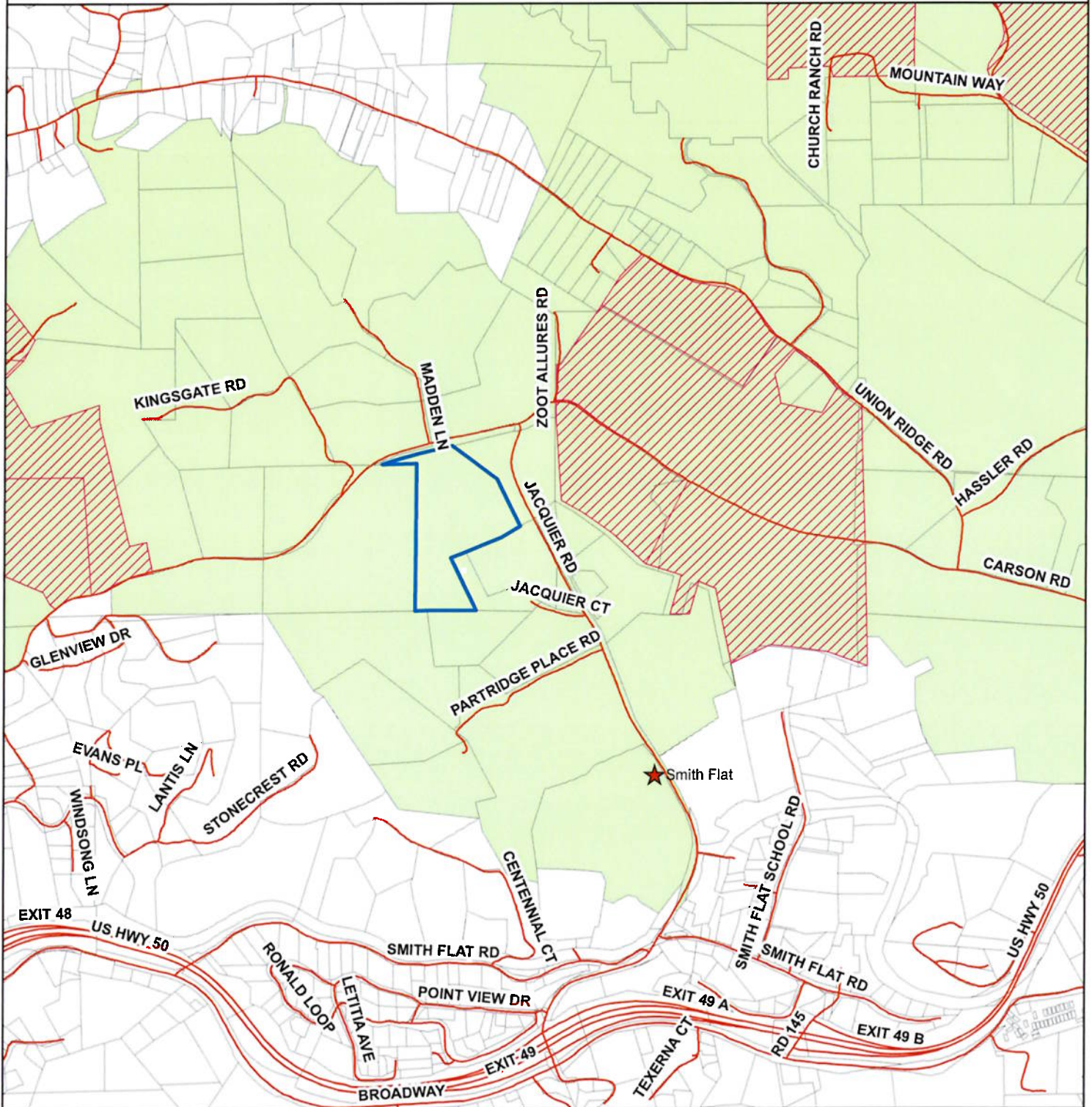
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)





# Dohman

## Proximity to Agricultural District



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MAP PREPARED BY: Luc Vero Nilsa D 41F November 27, 2018  
PROJECT ID: jpn-jackson.jp

EL DORADO COUNTY SAFETY OR GIS DIVISION  
PHONE (530) 621-6111 FAX (530) 626-8711

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



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

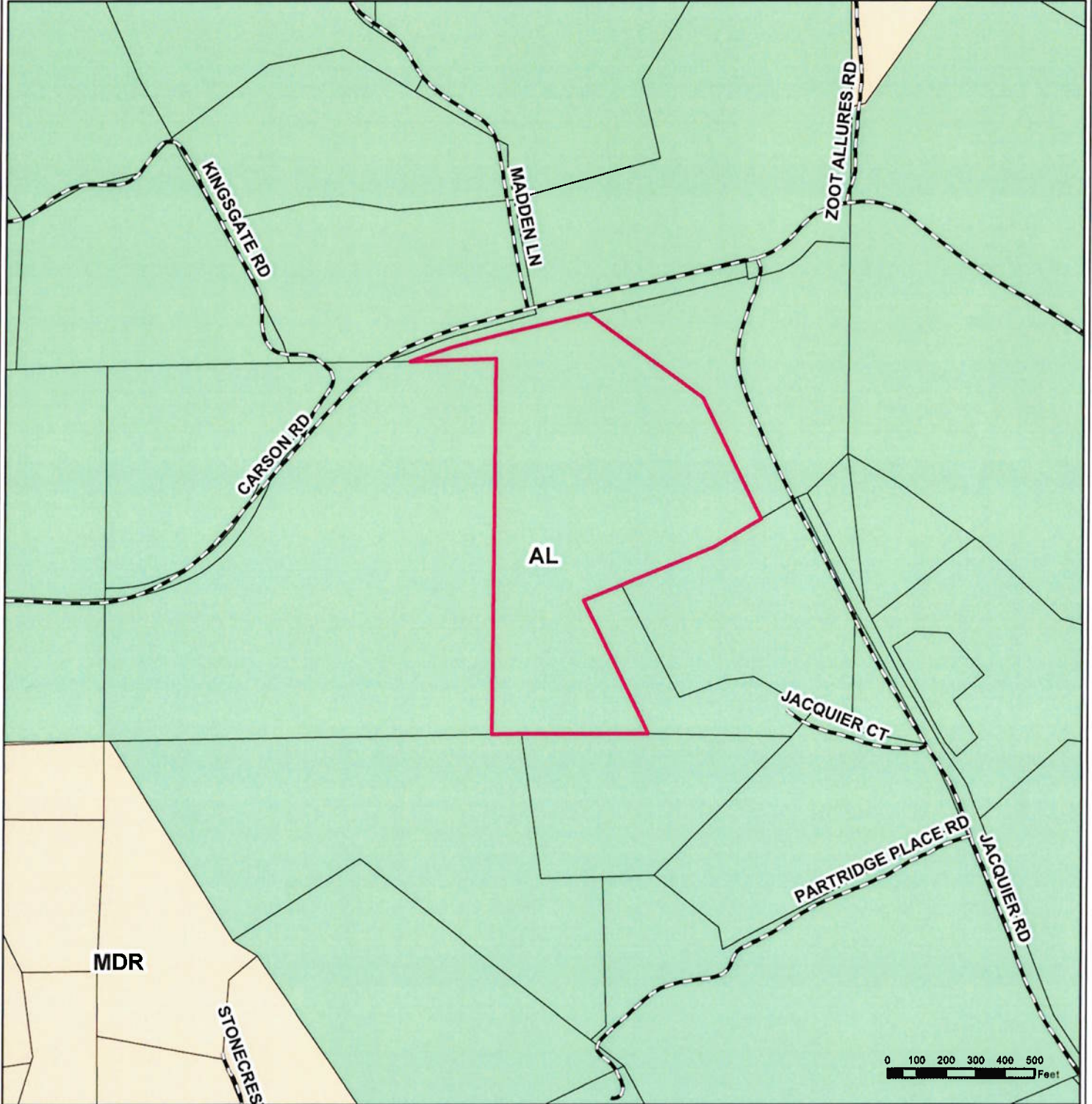


# Dohman Zoning





# Dohman Land Use



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MAP PREPARED BY LouAnne Mida DATE November 27, 2018

PROJECT ID prajackson L

EL DORADO COUNTY SURVEYOR GIS DIVISION  
PHONE (530) 621-6511 FAX (530) 626-8733

Dohman  Parcels  Agricultural Lands  Medium Density Residential

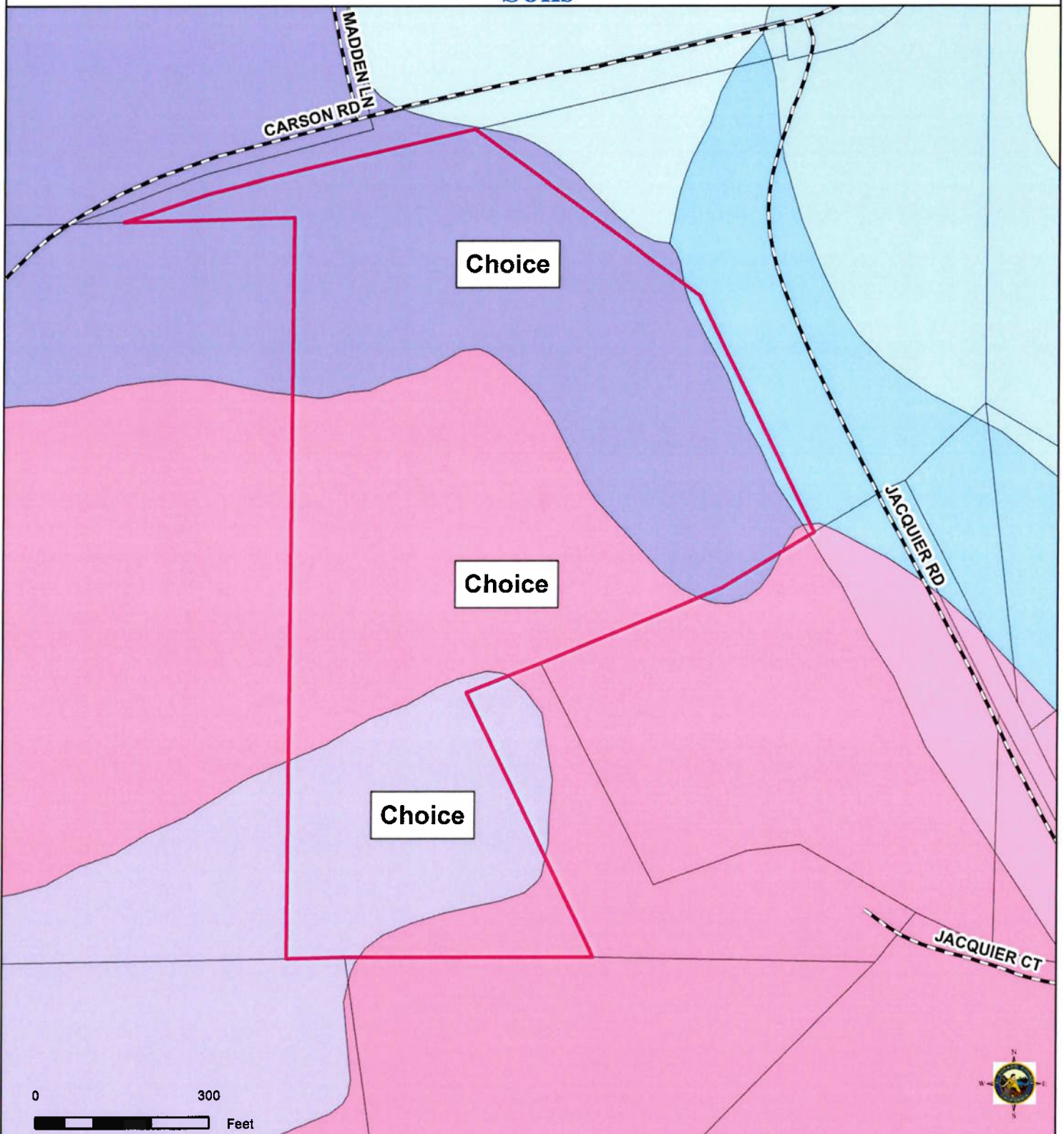
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(NAD 1983 California Zone 2, feet)



## El Dorado County Agricultural Commission

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# Dohman Soils

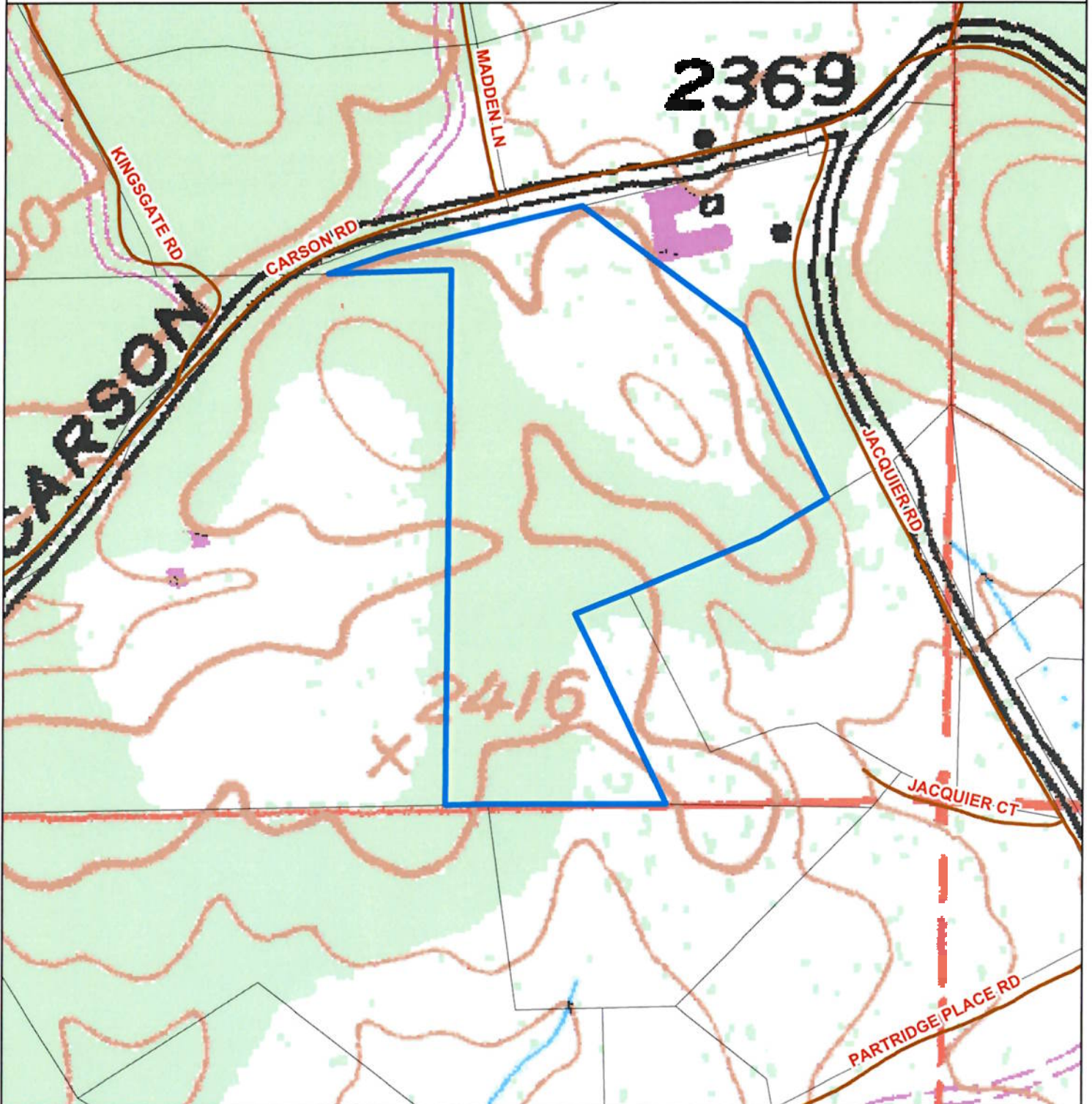


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|--|--|--|
| <span style="border: 2px solid red; padding: 2px;"> </span> Dohman   | <span style="background-color: #add8e6; border: 1px solid black; padding: 2px;"> </span> Holland coarse sandy loam, 9 to 15 percent slopes           | <span style="background-color: #d8bfd8; border: 1px solid black; padding: 2px;"> </span> Mariposa gravelly silt loam, 3 to 30 percent slopes |
| <span style="background-color: #add8e6; border: 1px solid black; padding: 2px;"> </span> Argonaut loam, seeped variant                 | <span style="background-color: #add8e6; border: 1px solid black; padding: 2px;"> </span> Iron Mountain very rocky sandy loam, 3 to 50 percent slopes | <span style="background-color: #ff69b4; border: 1px solid black; padding: 2px;"> </span> Mixed alluvial land                                 |
| <span style="background-color: #90ee90; border: 1px solid black; padding: 2px;"> </span> Cohasset cobbly loam, 15 to 50 percent slopes | <span style="background-color: #ff69b4; border: 1px solid black; padding: 2px;"> </span> Josephine silt loam, 15 to 30 percent slopes                | <span style="background-color: #9370db; border: 1px solid black; padding: 2px;"> </span> Sites loam, 15 to 30 percent slopes                 |

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



# Dohman Topography



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MAP PREPARED BY: Lee Anne Mula DATE: November 27, 2018

PROJECT ID: prop/jackson 1

EL DORADO COUNTY SURVEYOR & GIS DIVISION  
PHONE (951) 621-6511 FAX (951) 626-8751

## Legend

curroads Roads Dohman Parcels

0 100 200 300 400 500 Feet

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





# Dohman



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MAP PREPARED BY: LeeAnne M&A DATE: November 27, 2018

PROJECT ID: Jackson a

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

## Legend

Parcel Base Dohman Roads

0 100 200 300 400 500 600  
Feet

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



# El Dorado County Agriculture

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# Dohman



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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

PROJECT ID: Jackson 4

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION  
PHONE (530) 621-6511 FAX (530) 626-8721

**Legend**

Parcel Base Dohman Roads



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

## El Dorado County Agriculture

25-1224 A 13 of 13