



Agricultural Commission Staff Report

Date: May 14, 2025

To: El Dorado County Agricultural Commission

From: Corrie Larsen; Assistant Agricultural Commissioner

Subject : **ADM25-0020 Bailey Ag Setback Relief**

Administrative relief from agricultural setback to construct a new pool. Assessor's
Parcel Number: 060-200-038

Planning Request and Project Description:

This request is for the construction of a new swimming pool adjacent to the existing property owner's residence, 5.3 acres, zoned Rural Lands (RL-10). The proposed building site is one hundred six feet (106') from the southwestern property corner adjacent to a parcel; APN 060-220-020, that is 10 acres and zoned Limited Agricultural 10-acre minimum (LA-10). The adjacent parcel is located within an agricultural district. The parcel is not in a Community Region or Rural Center, is in Supervisor District 4, and is located within an agricultural district.

Parcel Description:

- Parcel Number and Acreage: 060-200-038, 5.3 Acres
- Agricultural District: Yes
- Land Use Designation: Rural Residential, RR
- Zoning: Rural Lands – 10 Acres, RL-10
- Choice Soils: Josephine silt loam (JtD), Mariposa gravelly silt loam (MaD)

Discussion:

A site visit was conducted on April 25, 2025 to assess the placement of the proposed pool.

Staff Findings:

Staff recommends APPROVAL of the request for the construction of a new pool no less than 100' from the property line with APN:060-220-020. For this request staff believes that three of the four finding 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 subject parcel is constrained for building sites due to topography and existing structures.

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 impact on agriculture is limited by the site for the pool being near the existing structures and main driveway.

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;*

The proposed site for the pool is near the existing structures limiting the impact on adjacent agriculturally zoned land. In addition the planned site is an area of non-choice soils. The proposed site for the pool is in an area of the parcel that contains Serpentine rock land (SaF) soil.

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

Address Change: Planning Commission Meeting Room 2850 Fair Lane Court, Placerville, CA 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 **May 14, 2025**. This meeting is a public hearing that will begin at **4:00 pm in the Planning Commission Meeting Room 2850 Fair Lane Court, Placerville, CA.** 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 5/14/25 and will be posted with the Agenda on May 9, 2025.

Planning Request and Project Description:

**ADM25-0020 Bailey's Ag Setback Relief Administrative Relief from
Agricultural Setback to Construct a New Pool Assessor's Parcel Number:
060-200-038**

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, 5.3 acres, zoned Rural Lands (RL-10). The proposed building site is one hundred six feet (106') from the southwestern property corner adjacent to a parcel; APN 060-220-020, that is 10 acres and zoned Limited Agricultural 10-acre minimum (LA-10). The adjacent parcel is located within an agricultural district. The parcel is not in a Community Region or Rural Center, is in Supervisor District 4, and is 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.*

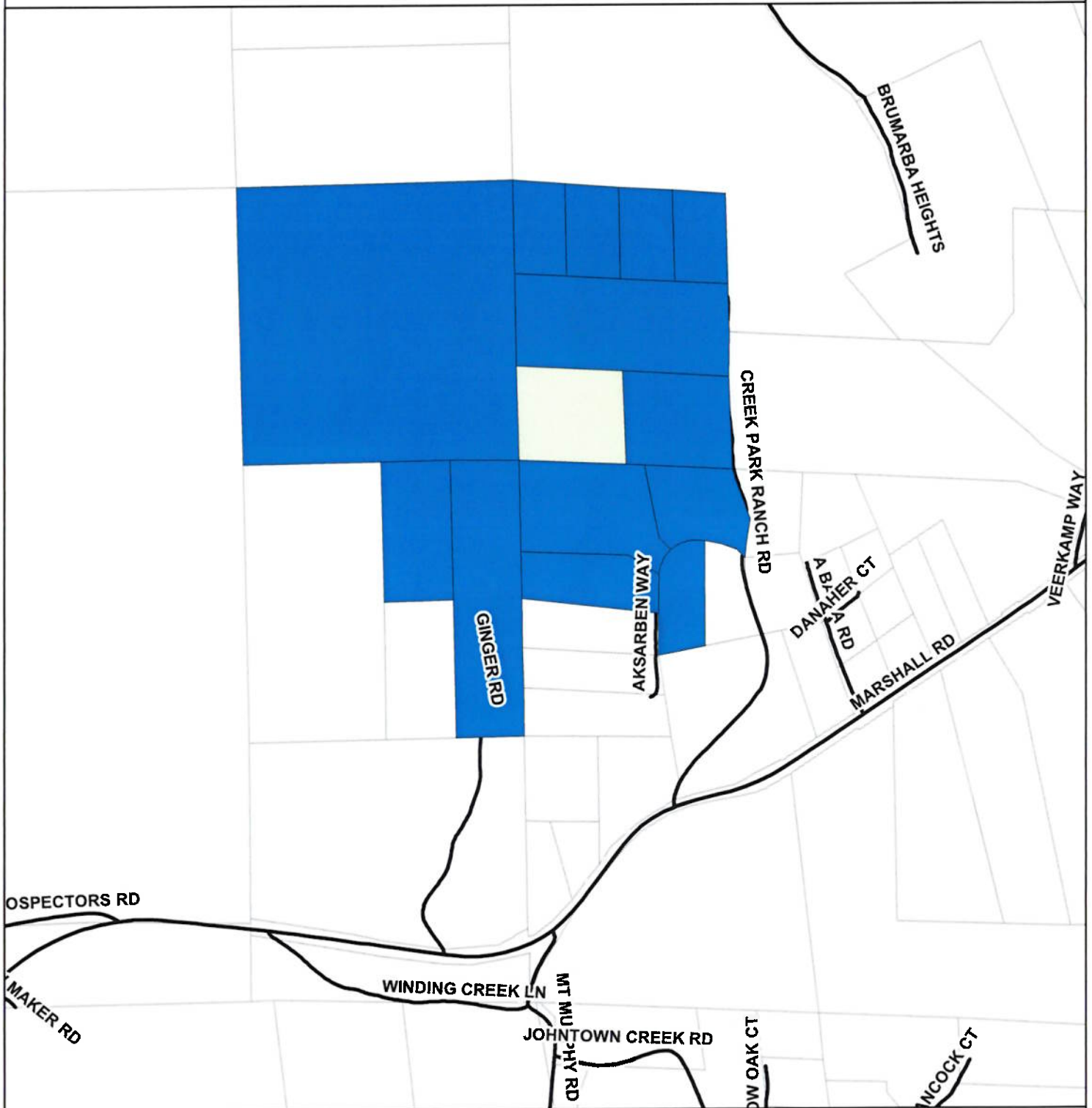
All interested parties for the above-mentioned project are encouraged to attend this meeting. Public testimony will be received on each agenda item as it is called. Individual comments are limited to 3 minutes; and individuals representing a group are allocated 5 minutes.

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, Rebecca Leisher, Development Technician 1 with Planning Services, (530) 621-5355. This notice was sent to you on 5/1/2025.

Bailey

500 Ft. Notification



DISCLAIMER

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MAP PREPARED BY: LouAnne Mula DATE: November 27, 2018
PROJECT ID: projJackson a
EL DORADO COUNTY SURVEYOR GIS DIVISION
PHONE: (530) 621-6511 FAX: (530) 626-8711

Bailey 500 feet
 Bailey
 Parcel Base
 Roads

0 200 400 600 800 Feet

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

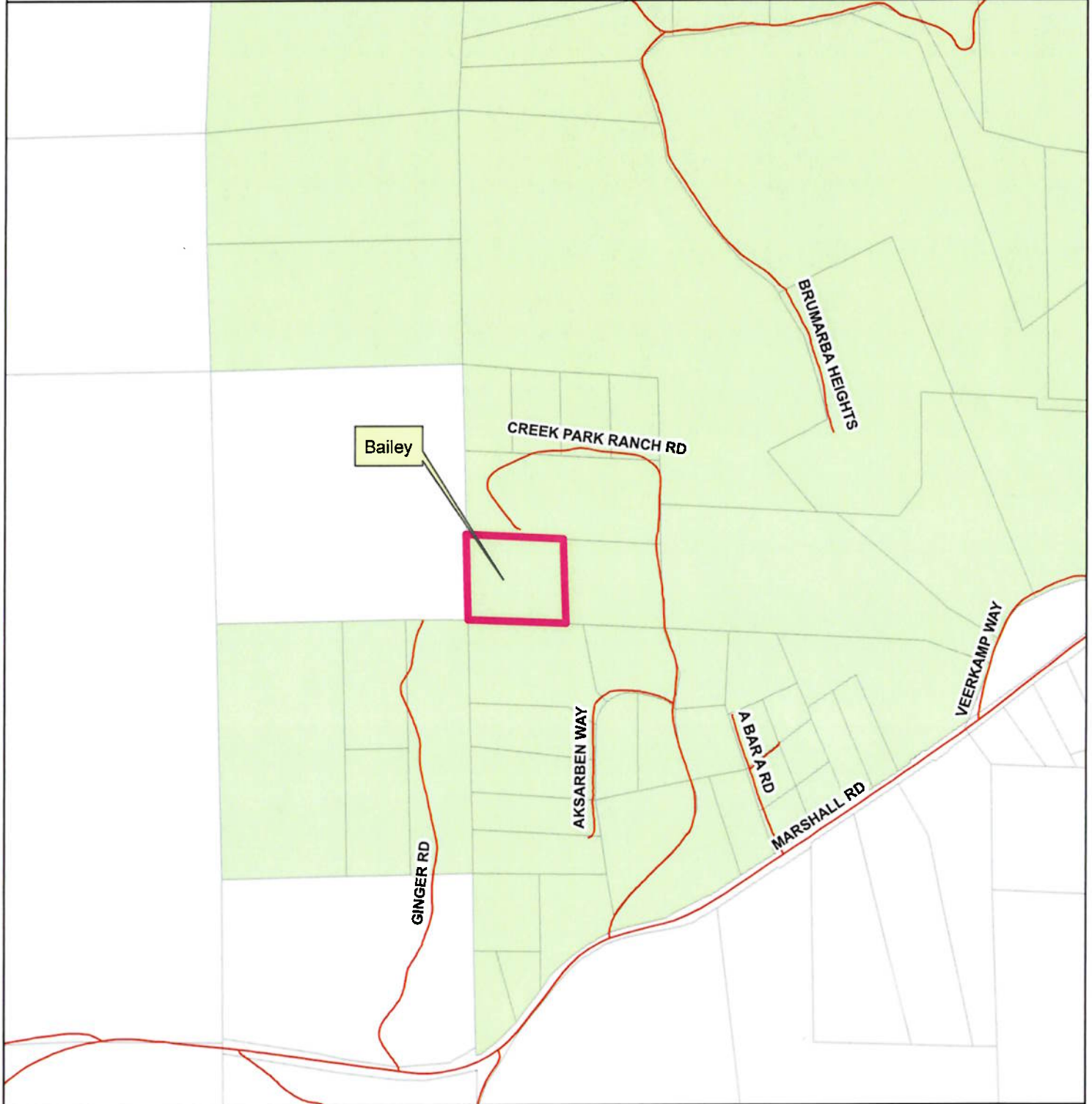


El Dorado County Agricultural Commission

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Bailey

Proximity to Agricultural District



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MAP PREPARED BY: LucAnne Mita DATE: November 27, 2018
PROJECT ID: projbailey.p

EL DORADO COUNTY SURVEYOR/GIS DIVISION
PHONE (930) 621-6511 FAX (930) 626-8731

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



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

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 CONSIDERED UNRELIABLE. USERS MAKE USE OF THIS DEPICTION AT
 THEIR OWN RISK.

MAP PREPARED BY: LucAnne kkk Date: November 27, 2018
 PROJECT ID: prep-lucanne x

FLORADO COUNTY SURVEY OR GIS DIVISION
 PHONE (351) 621-6511 FAX (351) 621-6711



Bailey



LA-10 = Limited Agriculture 10 Acres



R2A = Residential 2 Acres



2 Acres
Estate 5 Acres



RE-10 = Residential Estate 10 Acres



RL-10 = Rural Land 10 Acres
RL-20 = Rural Land 20 Acres

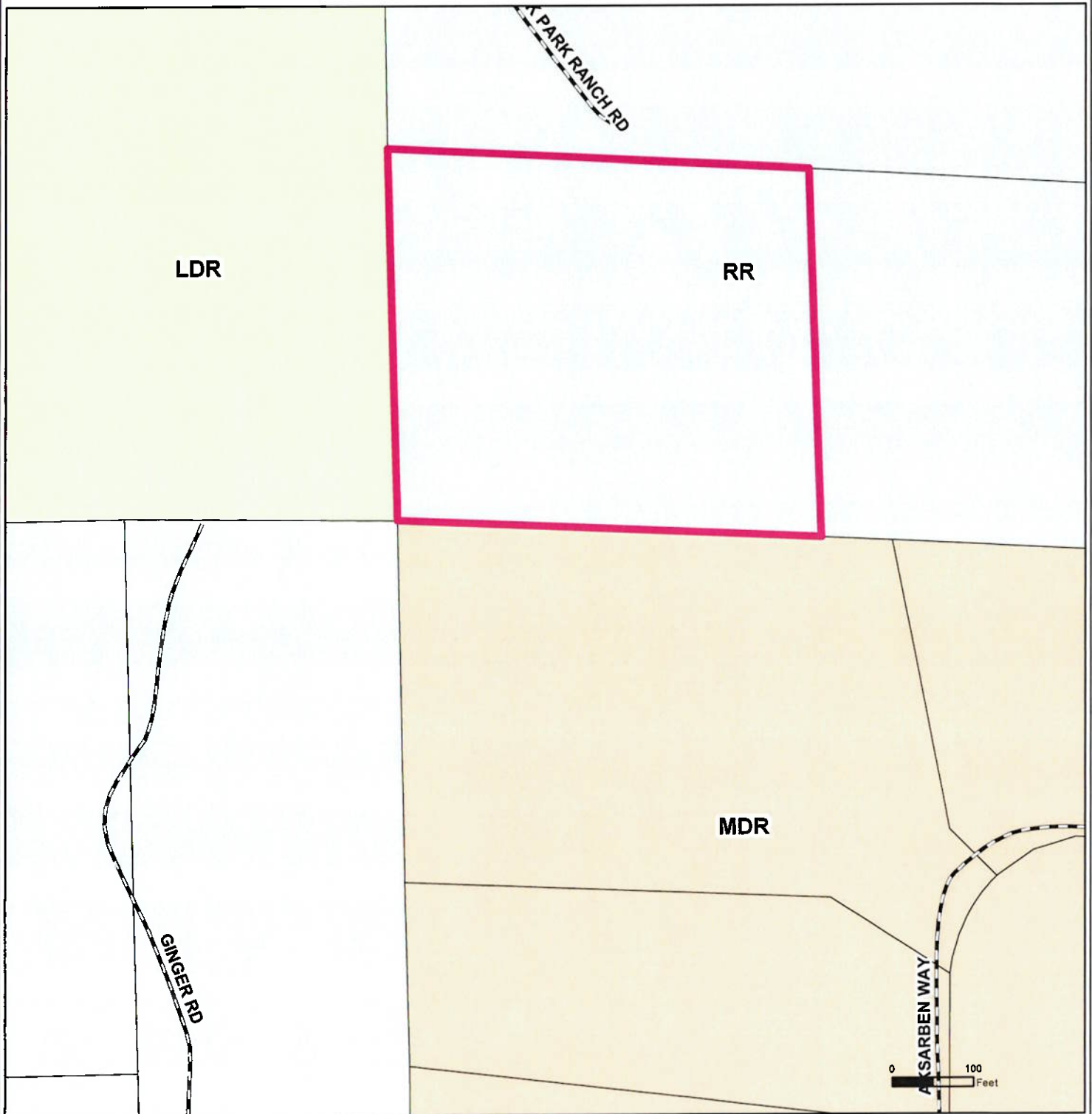


RE-20 - Rural Land 20 Acres
Map District



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

Bailey Land Use



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MAP PREPARED BY LeeAnne Mile DATE November 27, 2018

PROJECT ID: projjackson L

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



Bailey



Parcels



Roads

Low Density Residential

Medium Density Residential

Rural Residential

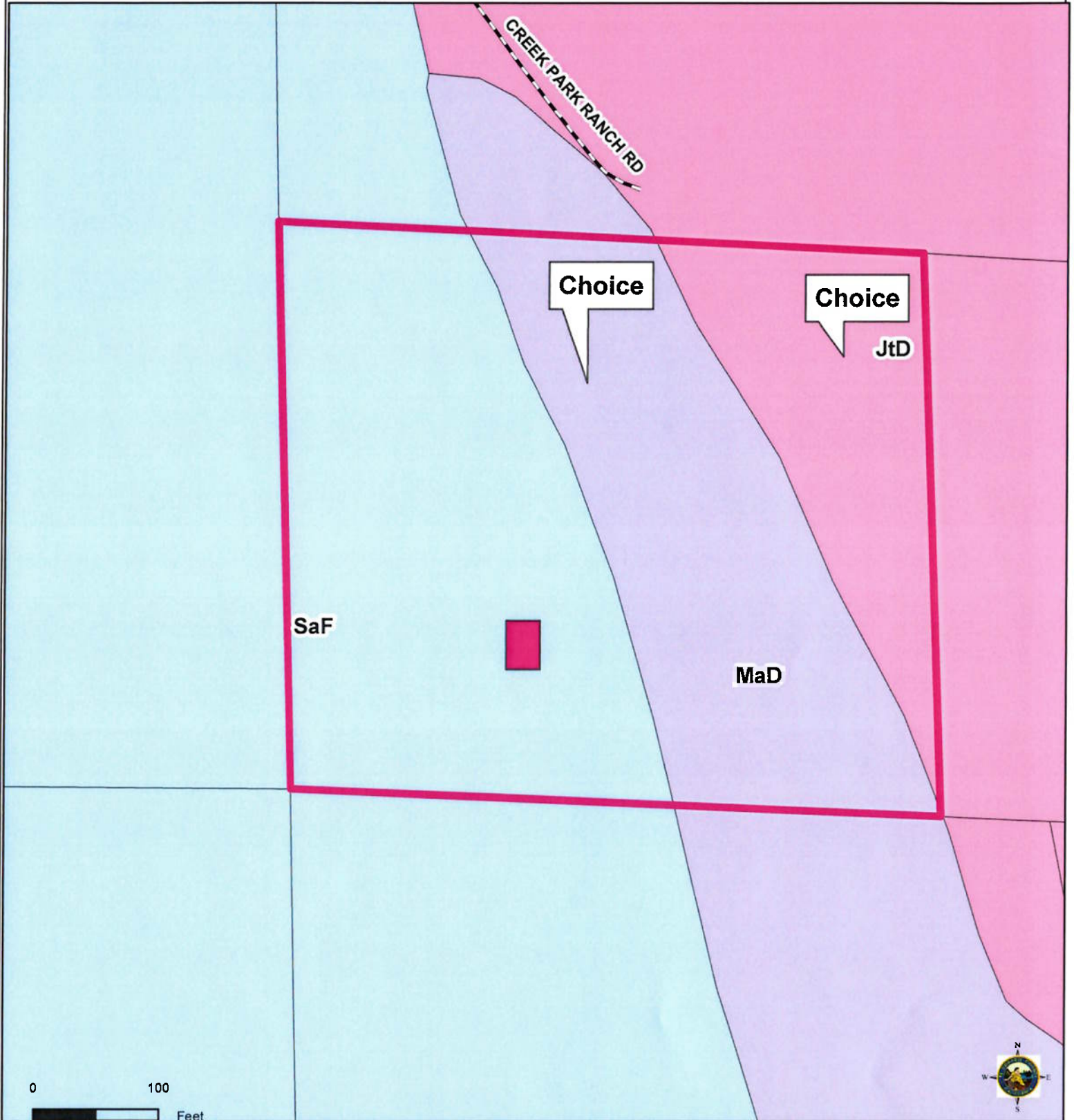


Map Displayed in State Plane Coordinate System
(NAD 1983 California Zone 2, feet)

El Dorado County Agricultural Commission

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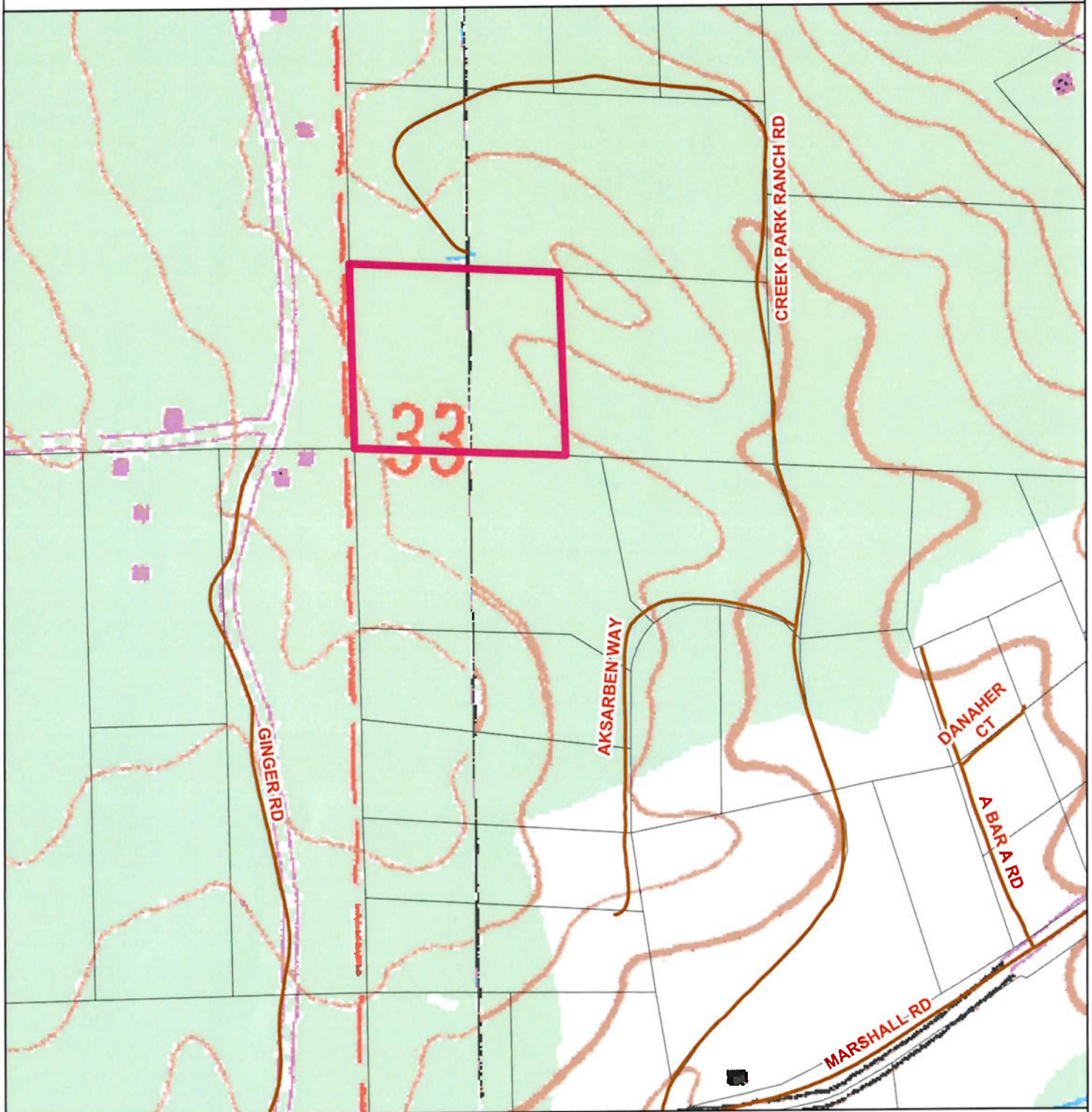
Bailey Soils



Bailey
 Mariposa gravelly silt loam, 3 to 30 percent slopes
 Serpentine rock land
 Josephine silt loam, 15 to 30 percent slopes

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

Bailey Topography



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MAP PREPARED BY: Leo And Mita DATE: November 27, 2018

PROJECT ID: proj100001

EL DORADO COUNTY SURVEYOR-GIS DIVISION
PHONE: (530) 621-6511 FAX: (530) 626-8731

Legend

Bailey curroads Roads Parcels

0 100 200 300 400 500
Feet

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



El Dorado County Agricultural Commission

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Bailey



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

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MAP PREPARED BY: LocAmc Mls DATE: November 27, 2018

PROJECT ID: Jackson 4

EL DORADO COUNTY SURVEYOR, G.I.S. DIVISION
PHONE (530) 621-6544 FAX (530) 626-8751

Legend

Bailey Parcel Base Roads

0 100
Feet

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



El Dorado County Agriculture

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