



## **Agricultural Commission Staff Report**

Date: April 25, 2017  
To: El Dorado County Agricultural Commission  
From: LeeAnne Mila; Deputy Agricultural Commissioner  
Subject: **Ag Setback Relief, Wells/Paquette, ADM 17-0022  
Administrative Relief from Agricultural Setback  
Assessor's Parcel Number: 104-220-15  
Construction of swimming pool**

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

ADM 17-0022 is for administrative relief from the required agricultural setbacks of 200' to no less than 139' from the southern property line (adjacent APN 104-060-48). Pursuant to El Dorado County Zoning Code Section 130.52.010.B.4, review by the El Dorado Agricultural Commission is required. This request is for a pool to be built approximately 139 feet from the property line of the PA-20 zoned parcel to the south (APN 104-060-48). The parcel, identified by Assessor's Parcel Number 104-220-15, consists of 11 acres and is located on Salmon Falls Road, Pilot Hill (District 4).

### **Parcel Description:**

- Parcel Number and Acreage: 104-220-15, 11.00 Acres
- Agricultural District: No
- Land Use Designation: RR – Rural Residential
- Zoning: RL-10, Rural Lands – 10 Acres
- Soil Type:
  - No choice Soils

Discussion:

A site visit was conducted on April 24, 2017 to determine the location of the proposed pool site. The proposed building site is to be no less than 139 feet from the property line of the adjacent PA-20 zoned parcel to the South (APN: 104-060-48).

Staff Recommendation:

*Staff recommends APPROVAL of applicants request for administrative relief of an agricultural setback, allowing for construction of a pool no less than 139 feet from the property line to the South (APN: 104-060-48), 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 topography of the property severely limits the available pool sites.***
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 location of the pool site is as far away as possible from the property line of the PA-20 property to the South.***
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 topography of the property provides a natural buffer between the agriculturally zoned property and the applicant's property.***
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](mailto: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 **May 10, 2017**. This meeting is a public hearing that will begin at **6:30 pm** in the **Board of Supervisors** located at 330 Fair Lane, Placerville, California.

RE:           **Ag Setback Relief, Wells/Paquette, ADM 17-0022**  
                  **Administrative Relief from Agricultural Setback**  
                  **Construction of swimming pool**

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

ADM 17-0022 is for administrative relief from the required agricultural setbacks of 200' to no less than 139' from the southern property line (adjacent APN 104-060-48). Pursuant to El Dorado County Zoning Code Section 130.52.010.B.4, review by the El Dorado Agricultural Commission is required. This request is for a pool to be built approximately 139 feet from the property line of the PA-20 zoned parcel to the south (APN 104-060-48). The parcel, identified by Assessor's Parcel Number 104-220-15, consists of 11 acres and is located on Salmon Falls Road, Pilot Hill (District 4).

**Note: Applicant's request stated a relief request of a total of 125 feet (Required 200 foot setback minus the proposed 75 foot building 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 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.

10406048  
AMERICAN RIVER CONSERVANCY  
PO BOX 562  
COLOMA, CA 95613

10406049  
AMERICAN RIVER CONSERVANCY  
P O BOX 562  
COLOMA, CA 95613

10422016  
BEAGLE JOSEPH  
6540 SALMON FALLS RD  
PILOT HILL, CA 95664

10422016  
BEAGLE JOSEPH  
6540 SALMON FALLS RD  
PILOT HILL, CA 95664

10422014  
GILES PHILIP S  
7401 CHALET WAY  
PILOT HILL, CA 95664

10422013  
GLISAN GARY R TR  
7220 GALLAGHER RD  
PILOT HILL, CA 95664

10450008  
LEIBER PHILIP  
440 SOLANO AVE APT 7  
LOS ANGELES, CA 90012

10422015  
PAQUETTE SEAN  
6381 SALMON FALLS RD  
PILOT HILL, CA 95664

10450002  
PETERSEN POLLY TR  
4032 MINERS VALLEY CT  
PILOT HILL, CA 95664

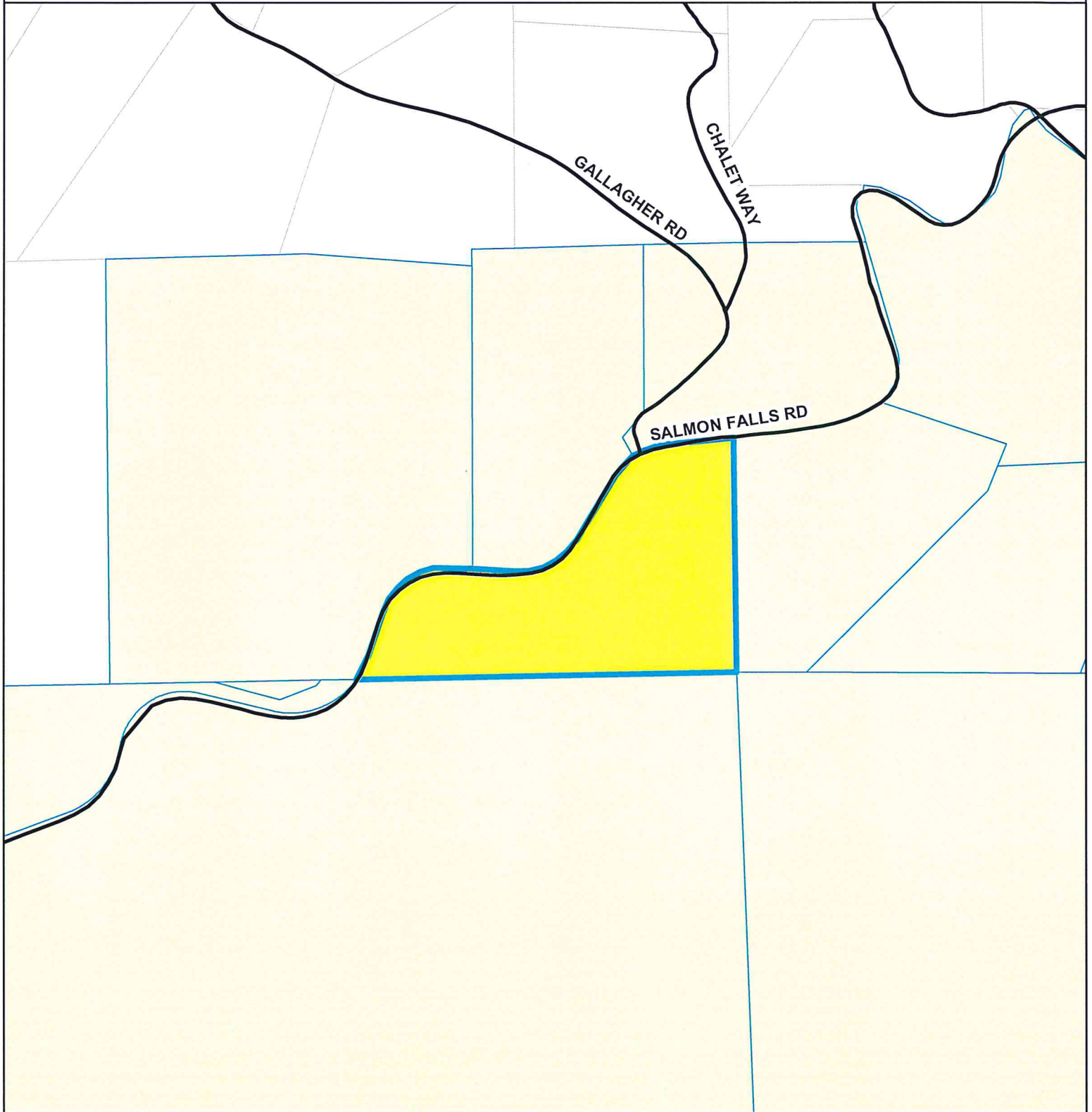
10450001  
SMITH ROBERT MYRON SR  
6365 SALMON FALLS RD  
PILOT HILL, CA 95664

10409057  
USA FOREST SERVICE  
100 FORNI RD  
PLACERVILLE, CA 95667

10406049  
AMERICAN RIVER CONSERVANCY  
P O BOX 562  
COLOMA, CA 95613

# WELLS

## 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: Frank Bruijn DATE: April 25, 2017

PROJECT ID: 0072945n  
EL DORADO COUNTY SURVEYOR G.I.S. DIVISION  
PHONE (530) 621-6511 FAX (530) 626-8731



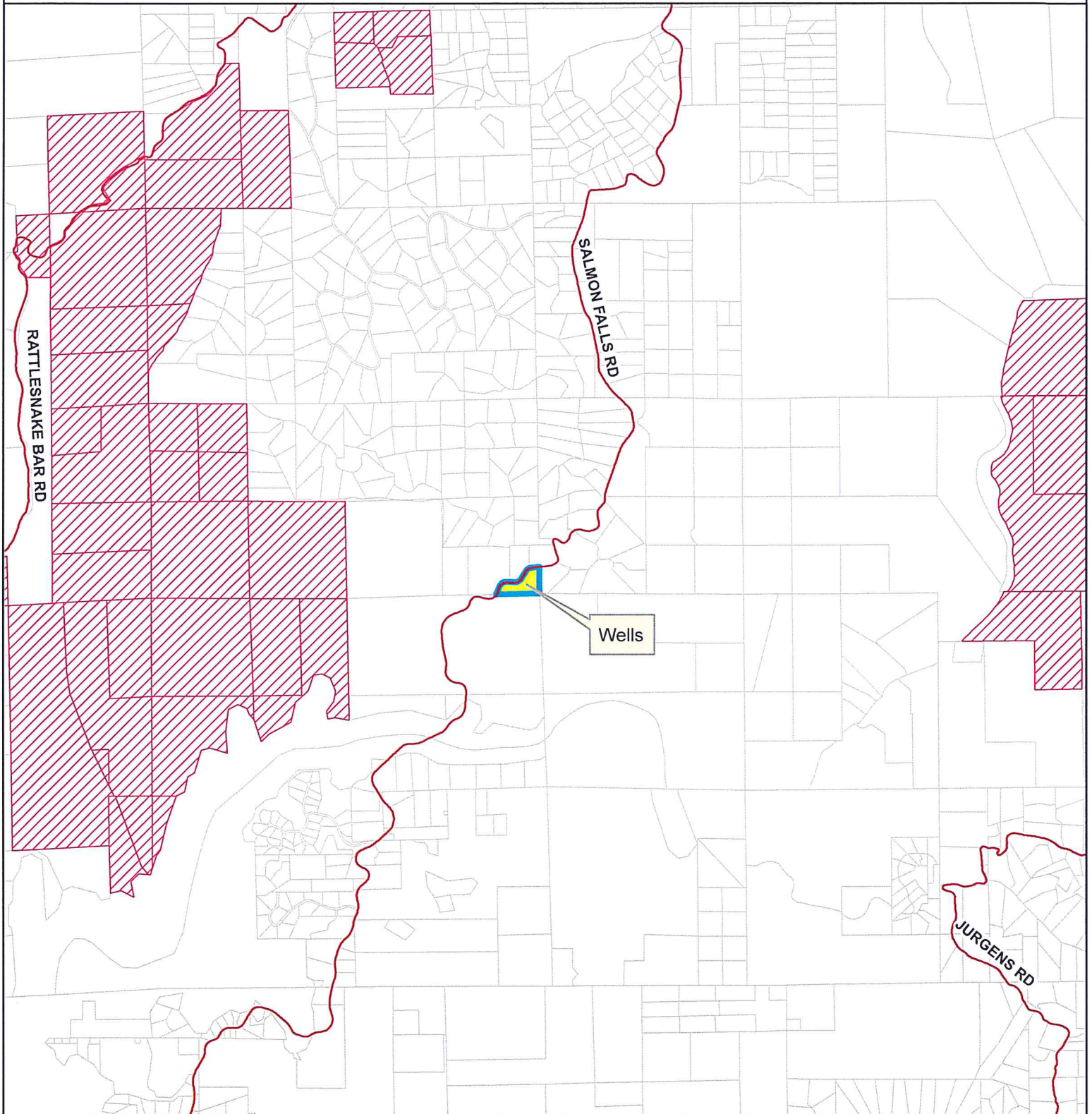
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)





# WELLS

## Proximity to Agricultural District



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MAP PREPARED BY: Frank Bruijn DATE: April 25, 2017

PROJECT ID: 0072945p

EL DORADO COUNTY SURVEYOR G.I.S. DIVISION  
PHONE (530) 621-4511 FAX (530) 626-4731

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

0 0.5 1 1.5 Miles

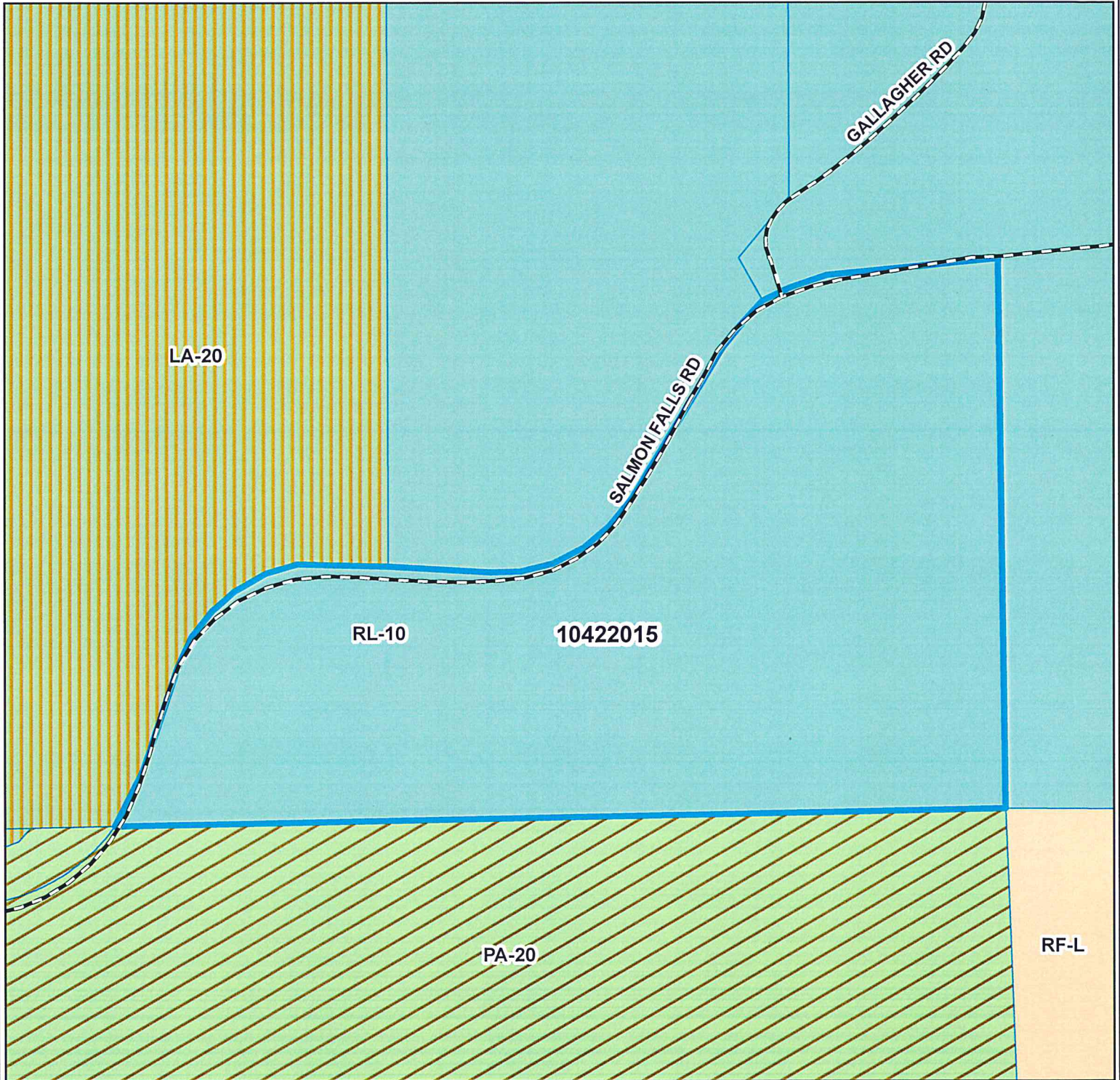
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# WELLS

## Zoning 9-14-2016



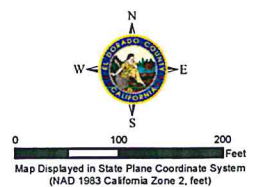
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MAP PREPARED BY: Frank Bruijn DATE: April 25, 2017

PROJECT ID: 0072945z

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

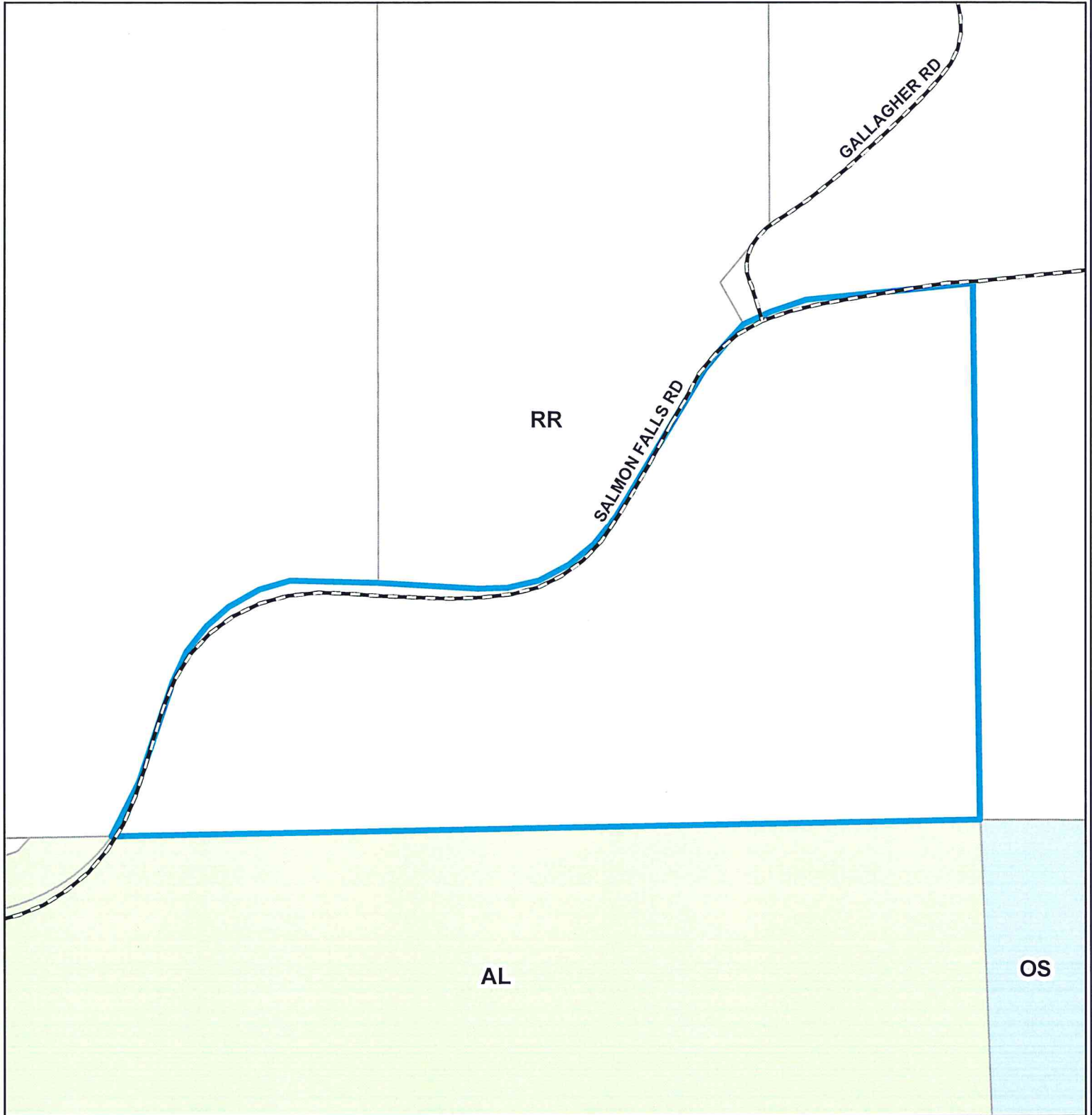
- Wells Parcel
- LA-20 = Limited Agriculture 20 Acres
- PA-20 = Planned Agriculture 20 Acres
- RL-10 = Rural Land 10 Acres
- RF-L = Recreational Facility Low
- Parcel Base
- Roads





# WELLS

## Land Use 9-14-2016

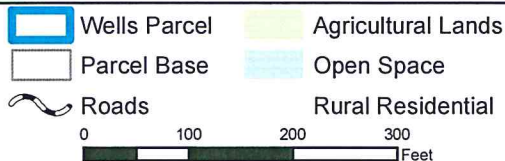


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MAP PREPARED BY: Frank Bruijn DATE: April 25, 2017

PROJECT ID: 0072945L

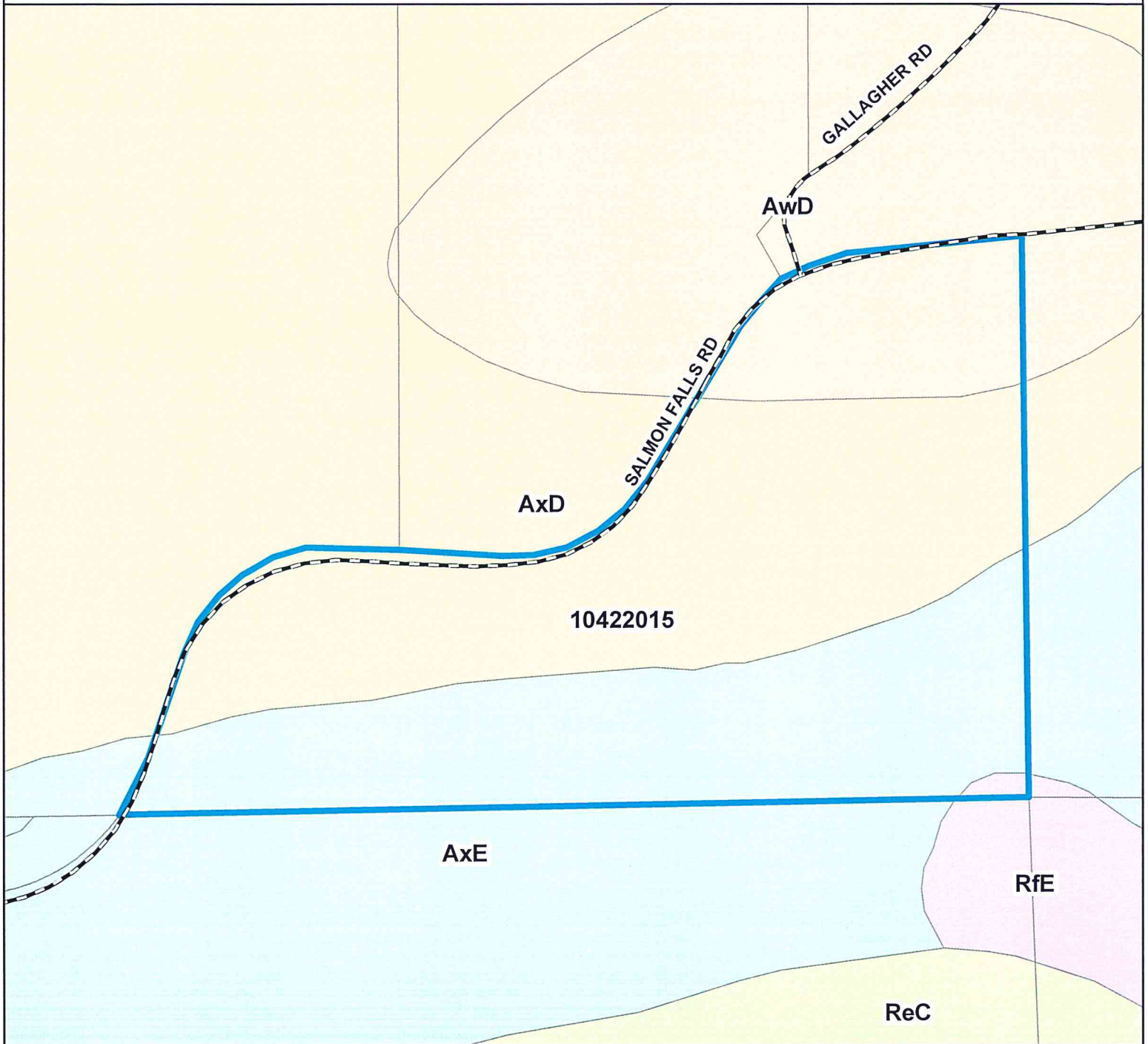
EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION  
 PHONE (530) 621-6511 FAX (530) 626-8731



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

# WELLS

## Soils



- Wells Parcel
- AwD -AUBURN SILT LOAM, 2 TO 30 PERCENT SLOPES
- AxD -AUBURN VERY ROCKY SILT LOAM, 2 TO 30 PERCENT SLOPES
- AxE -AUBURN VERY ROCKY SILT LOAM, 30 TO 50 PERCENT SLOPES
- ReC -RESCUE SANDY LOAM, 9 TO 15 PERCENT SLOPES
- RfE -RESCUE VERY STONY SANDY LOAM, 30 TO 50 PERCENT SLOPES
- Parcel Base
- Roads

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PROJECT ID: 0072945s

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



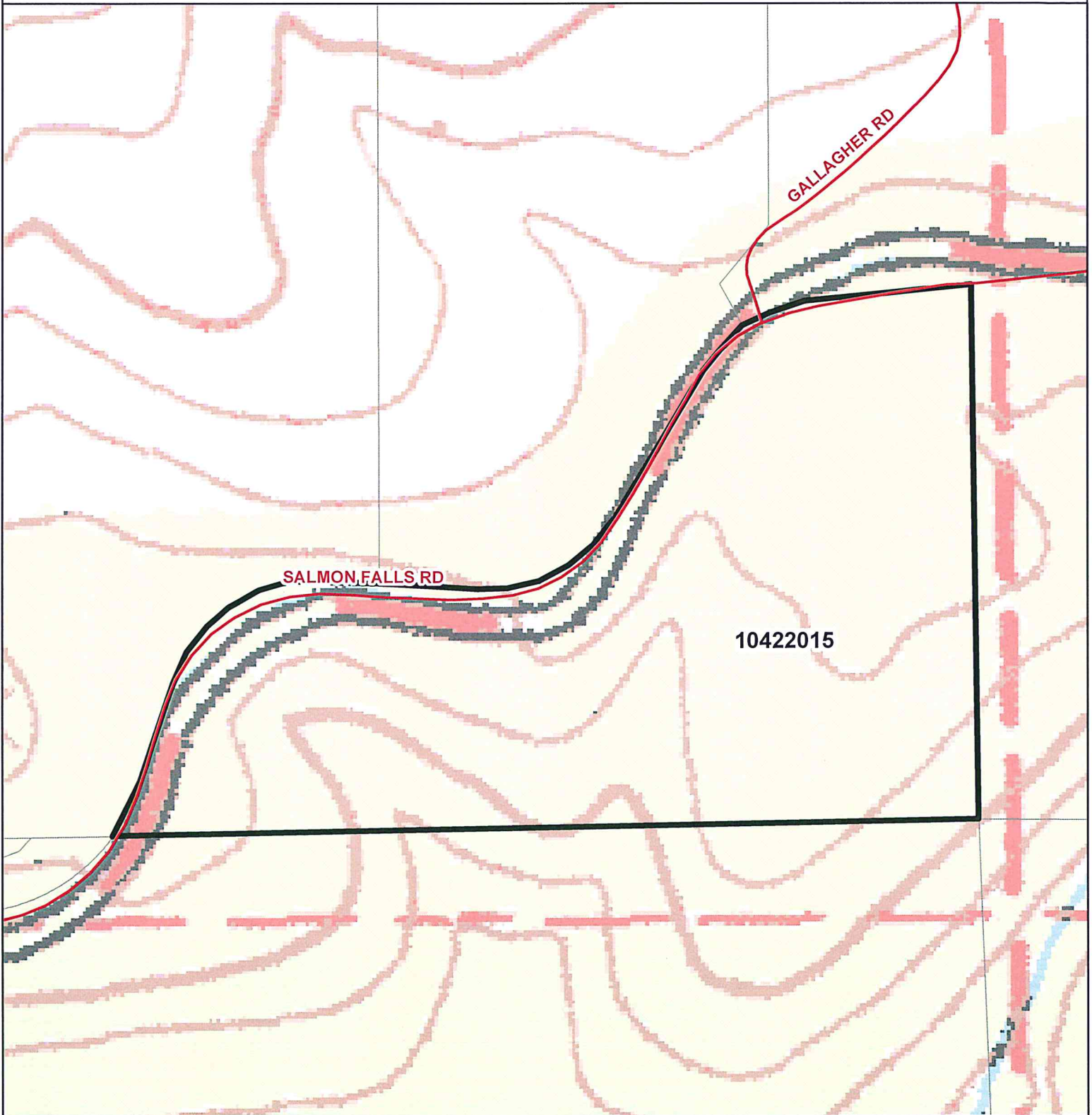
0 100 200  
Feet

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



# WELLS

## Topography



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MAP PREPARED BY: Frank Bruijn DATE: April 25, 2017

PROJECT ID: 00729451

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

### Legend

Wells Parcel Parcels Roads

0 100 200 300  
Feet

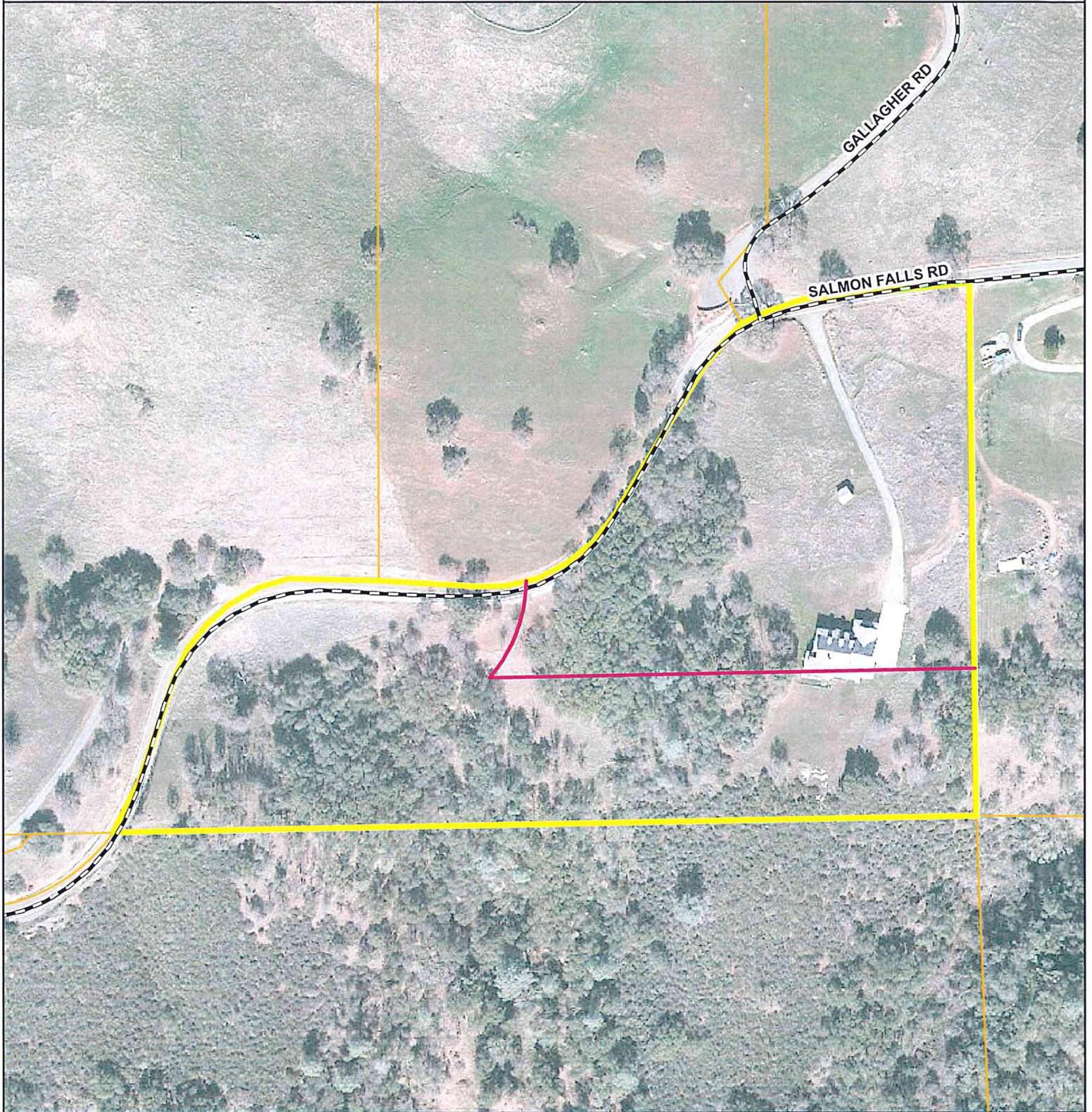
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)





# WELLS

## Aerials: 2011



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MAP PREPARED BY: Frank Bruijn DATE: April 25, 2017

PROJECT ID: 0072945a

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

#### Legend

- Wells Parcel
- Parcel Base
- 200ft Setback
- Roads

0 100 200 300 Feet

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

