



# COMMUNITY DEVELOPMENT SERVICES

## PLANNING AND BUILDING DEPARTMENT

<http://www.edcgov.us/DevServices/>

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### PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

#### BUILDING

(530) 621-5315 / (530) 622-1708 Fax

[bldgdept@edcgov.us](mailto:bldgdept@edcgov.us)

#### PLANNING

(530) 621-5355 / (530) 642-0508 Fax

[planning@edcgov.us](mailto:planning@edcgov.us)

### LAKE TAHOE OFFICE:

924 B Emerald Bay Rd

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

TO: County of El Dorado Agricultural Commissioner/Commission

FROM: Emma Carrico, Assistant Planner

DATE: February 13, 2019

RE: **ADM18-0342/Buford Ag Setback Relief**  
**Administrative Relief from Agricultural Setback**  
**Assessor's Parcel Number: 085-600-06-100**

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### 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 the construction of a new swimming pool. The proposed building site is one hundred and sixty feet (160') from the property line of the adjacent Planned Agriculture-20 acre zoned parcel (PA-20) to the west (APN: 048-010-31-100). The applicant's parcel, identified by APN 085-600-06-100 consists of 2.054 acres and is located on Magpie Lane (Supervisor District: 3).

The request is for a less than fifty percent (50%) reduction, however finding B from Resolution No. 079-2007 cannot be made by the project planner as the subject and adjacent parcels both contain choice soils. Thus, the request is being referred to the Agricultural Commission.

**Note: Applicant's request stated a relief request of a total of approximately 40 feet (Required 200 foot setback minus the proposed 160-foot building setback from the property line).**



# COMMUNITY DEVELOPMENT AGENCY

## DEVELOPMENT SERVICES DIVISION

<http://www.edcgov.us/DevServices/>

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**LAKE TAHOE OFFICE:**

924 B Emerald Bay Rd.

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

TO: County of El Dorado Agricultural Commissioner

FROM: Emma Carrico, Assistant Planner

DATE: January 23, 2019

RE: **ADM18-0342/Buford Ag Setback Relief**  
**Administrative Relief from Agricultural Setback, Less than 50%**  
**Reduction Assessor's Parcel Number: 085-600-06-100**

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

Planning Services is requesting review of a request for administrative relief from the agricultural setback for the above referenced project. This request is for the constructions of a new swimming pool and spa. According to the applicant, the proposed building site is approximately 160 feet from the property line of the adjacent PA-20 zoned parcel to the East (APN: 048-010-31-100). The applicant's parcel, identified by APN 085-600-06-100, consists of 2.054 acres and is located on Magpie Lane (Supervisor District 3).

As specified in Resolution No. 079-2007, "the Development Services Director, shall approve a reduction in the required setback for a proposed non-compatible use/structure of up to fifty percent (50%) when all of the following exists:

- a) No suitable building site exists on the subject parcel except within the required setback;
- b) The adjacent agricultural land does not contain choice soils or choice timber production soils as defined in the General Plan;
- c) The adjacent land is not located within an agricultural district as designated in the General Plan or within a Natural Resource designated area if timberland;
- d) The portion of the adjacent agricultural land is not zoned AE-Exclusive Agricultural, AP-Agricultural Preserve, or TPZ-Timberland Production Zone;
- f) The Agricultural Commissioner concurs with the proposed setback reduction."

**Note: Applicant's request stated a relief request of a total of 40 feet (Required 200 foot setback minus the proposed 160 foot building setback from the property line).**





# COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667

Phone: (530) 621-5355 [www.edcgov.us/Planning/](http://www.edcgov.us/Planning/)

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APPLICATION FOR: **ADMINISTRATIVE PERMIT**

FILE # ADM 18-0342

ASSESSOR'S PARCEL NO.(s) 085-600-06

PROJECT NAME/REQUEST: (Describe proposed use) Swimming Pool Construction  
(To be used by occupants of personal residence)

APPLICANT/AGENT Randall Buford

Mailing Address 3500 Maggie Ln. Camino CA 95709  
P.O. Box or Street City State & Zip

Phone (408) 515-3955 EMAIL: randybuford@gmail.com

PROPERTY OWNER Randall Buford + Erin Buford

Mailing Address 3500 Maggie Ln. Camino CA 95709  
P.O. Box or Street City State & Zip

Phone (408) 515-3955 EMAIL: randybuford@gmail.com

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT James Majewski - Premier Pools

Mailing Address 11250 Pyrites Way Rancho Cordova 95670  
P.O. Box or Street City State & Zip

Phone (916) 715-5721 EMAIL: jmajewski@ppas.com

LOCATION: The property is located on the SW side of Maggie Ln.  
N/E/W/S street or road

286 feet/miles W of the intersection with Waxwing Ln.  
N/E/W/S major street or road

in the Camino / Audubon area. PROPERTY SIZE 2.054

acreage/ square footage

X Randall Buford Erin Buford Date 12/20/2018  
signature of property owner or authorized agent

## FOR OFFICE USE ONLY

Date 12/20/2018 Fee \$ 501.00 Receipt # R 7091 Rec'd by AG Census

Zoning R2A GPD MDR Supervisor Dist 3 Sec 36 Twn 11 Rng 11

ACTION BY: DIRECTOR

ZONING ADMINISTRATOR

Hearing Date

Approved \_\_\_\_\_ Denied \_\_\_\_\_  
Findings and/or conditions attached

Approved \_\_\_\_\_ Denied \_\_\_\_\_  
Findings and/or conditions attached

APPEAL:

Approved \_\_\_\_\_ Denied \_\_\_\_\_

Title

Application Revised 11/2017

To: Community Development Services  
Planning and Building Department

Regarding: Relief From An Agricultural Setback

I, Erin Buford, allow my husband Randall Buford to act as our agent and applicant in order to submit the appropriate forms requesting relief from an agricultural setback. We are the sole owners of the property at 3500 Magpie Lane, Camino, CA 95709.

Thank You,

A handwritten signature in cursive script that reads "Erin Buford". The signature is written in dark ink and is positioned below the "Thank You," text.

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## Narrative of Project and Request

We (Randall and Erin Buford) would like to build a swimming pool and spa next to our home at 3500 Magpie Lane in Camino, CA. It would be constructed by Premier Pools.

We are requesting relief from an agricultural setback. On the property there is only one area that can be used for the construction of the pool and spa due to the topography of the property. In the front of the property there is a slope from the driveway to our home and behind the home is another slope from the home to the agricultural zone (Apple Mountain Golf Course). The only area suitable for a swimming pool and spa is next to our home. The required setback is 200 feet however we are requesting a setback of 160 feet which would allow us to build the pool and spa in the level area.

Between our home and the agricultural zone is a natural barrier of approximately 150 feet of natural forest. From the agricultural zone/golf course the pool and spa cannot be seen due to the terrain. There would be no negative impact to the adjacent agricultural zone.

Please approve our request for the relief. Your consideration is greatly appreciated.

Thank you,

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## Property Owners

Name	Address	Phone Numbers
Randall Buford	3500 Magpie Lane, Camino, CA 95709	408-515-3955
Erin Buford	3500 Magpie Lane, Camino, CA 95709	408-315-2348

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DEPARTMENT OF AGRICULTURE  
WEIGHTS AND MEASURES

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Charlene Carveth  
Agricultural Commissioner  
Sealer of Weights and Measures

311 Fair Lane  
Placerville, CA 95667  
(530) 621-5520  
(530) 626-4756 FAX  
eldcag@edcgov.us

ADM18-0342

REQUEST FOR ADMINISTRATIVE RELIEF FROM AN  
AGRICULTURAL SETBACK - APPLICATION

APPLICANT(S) NAME(S): Randall Buford + Erin Buford

SITE ADDRESS: 3500 Magpie Ln, Camino, CA 95709

MAILING ADDRESS: 3500 Magpie Ln, Camino, CA 95709

TELEPHONE NUMBER(S): (DAY) 408-515-3955 (EVE) 408-515-3955

APN#: 085-600-06 PARCEL SIZE: 2.054 ZONING: AG District

LOCATED WITHIN AN AG DISTRICT? ☒ YES ☐ NO ADJACENT PARCEL ZONING: AG Zone

IF THE ADJACENT PARCEL IS ZONED TPZ OR NATURAL RESOURCES, IS YOUR PROPERTY LOCATED WITHIN  
A COMMUNITY REGION OR RURAL CENTER? ☐ YES ☐ NO ☒ NOT APPLICABLE

REQUIRED AG SETBACK: 200 foot SETBACK YOU ARE REQUESTING: 160 foot

REQUESTED USE (AGRICULTURALLY-INCOMPATIBLE):

To build a swimming pool and spa next to our home,

DO YOU HAVE A BUILDING PERMIT FOR REQUESTED USE? ☐ YES (Permit # \_\_\_\_\_) ☒ NO

PLEASE ANSWER THE FOLLOWING:

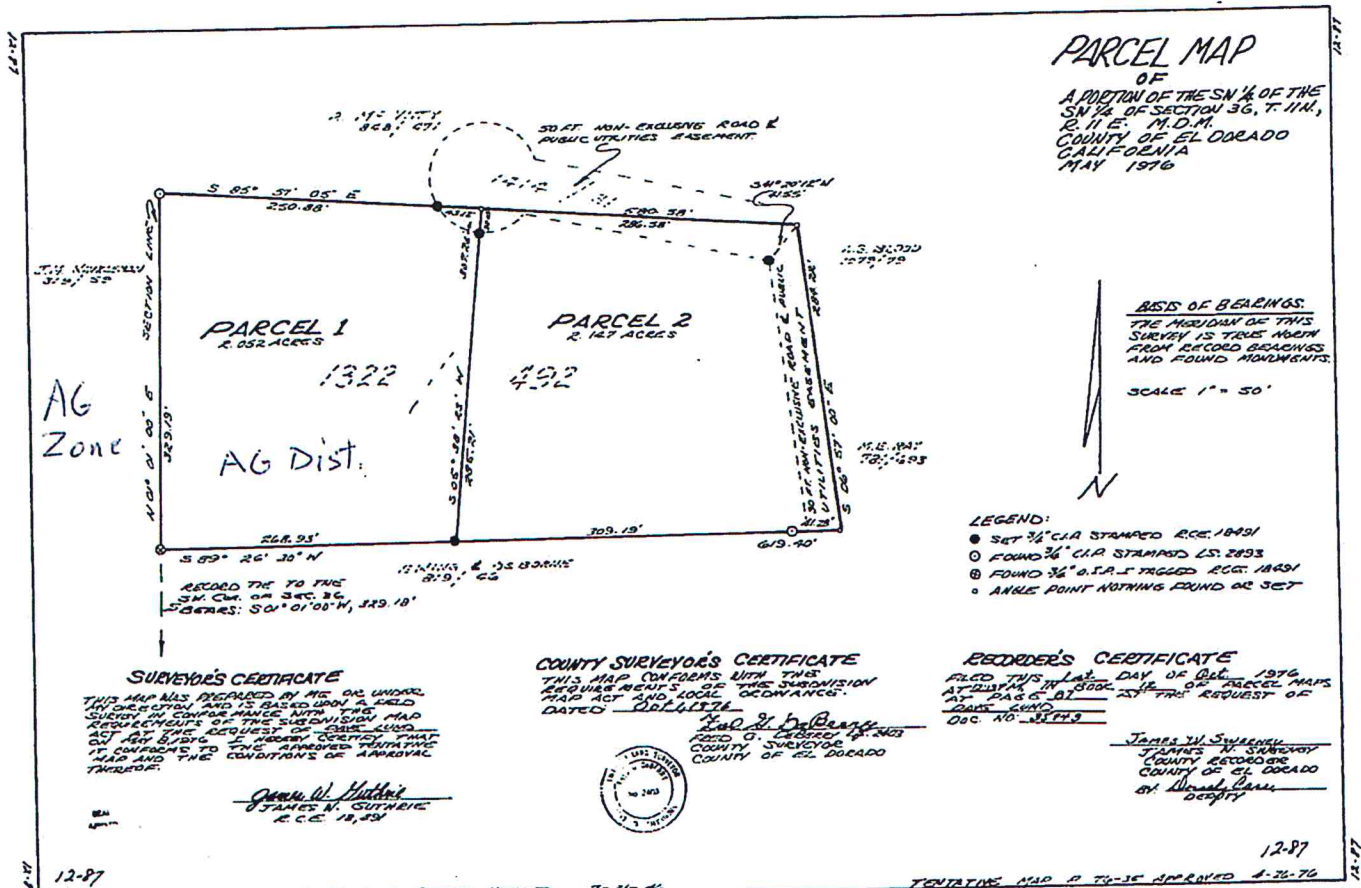
- ☒ YES ☐ NO Does a natural barrier exist that reduces the need for a setback?  
(☒ Topography ☐ Other 150' of sloping natural forest)
- ☐ YES ☒ NO Is there any other suitable building site that exists on the parcel except within the  
required setback?
- ☒ YES ☐ NO Is your proposed agriculturally-incompatible use located on the property to minimize any  
potential negative impact on the adjacent agricultural land?
- List any site characteristics of your parcel and the adjacent agricultural land that the Agricultural Commission  
should consider (including, but not limited to, topography, vegetation, and location of agricultural  
improvements, etc.).

My home is adjacent to the Apple Mountain Golf Course which is in an agricultural zone. The property slopes from my house to the course and is 150' of natural forest. From the golf course you will not be able to see the pool.

- Protecting Agriculture, People and the Environment -

IN THE DIAGRAM BELOW, SHOW THE FOLLOWING:

- Zoning of your parcel
- Zoning of adjacent parcels
- Placement of agriculturally-incompatible use
- Indicate requested setback distance
- Indicate any unique site characteristics of property



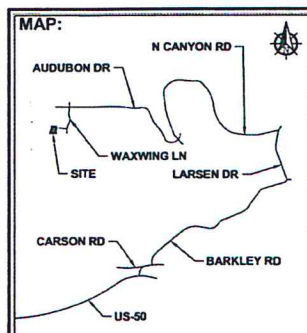
ANY ADDITIONAL COMMENTS?

Due to the topography of the property there is only one area that can be used to construct a swimming pool. Between our home and potential location for the swimming pool is 150 feet of natural forest dividing the construction site from the agricultural zone which is the Apple Mountain Golf Course. The swimming pool and spa will not be able to be seen from the AG Zone. Please allow the relief.

*Erin Buford*  
APPLICANT'S SIGNATURE  
12/20/2018  
DATE

OFFICE USE ONLY: <input type="checkbox"/> Fee Paid	Date: _____	Receipt #: _____	Initials: _____
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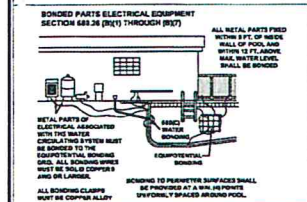
**BUILDING CODES**  
 ALL CONSTRUCTION SHALL COMPLY WITH:  
 2016 CALIFORNIA BUILDING CODE, VOL. 1 & 2  
 2016 CALIFORNIA RESIDENTIAL CODE  
 2016 CALIFORNIA PLUMBING CODE  
 2016 CALIFORNIA MECHANICAL CODE  
 2016 CALIFORNIA ELECTRICAL CODE  
 2016 CALIFORNIA FIRE CODE  
 2016 CALIFORNIA ENERGY CODE  
 2016 CALIFORNIA GREEN CODE  
 2016 REFERENCE STANDARDS CODE  
 UNIFORM SWIMMING POOL,  
 SPA, & HOT TUB CODE 2015 EDITION

COMPLIES WITH CA HEALTH & SAFETY  
 CODE SECT. 115920-115929  
 (SWIMMING POOL SAFETY ACT)

**NOTES**  
 GUNITED WASHOUT:  
 WADDLES & FILTER BAGS PER CODE TO BE  
 USED IF NEEDED. NO GUNITED WASHOUT  
 WILL GO DIRECTLY INTO GUTTERS OR  
 DRAINS.

MAIN DRAINS ARE SPACED AT LEAST 3 FEET  
 APART TO COMPLY WITH SAFETY CODES

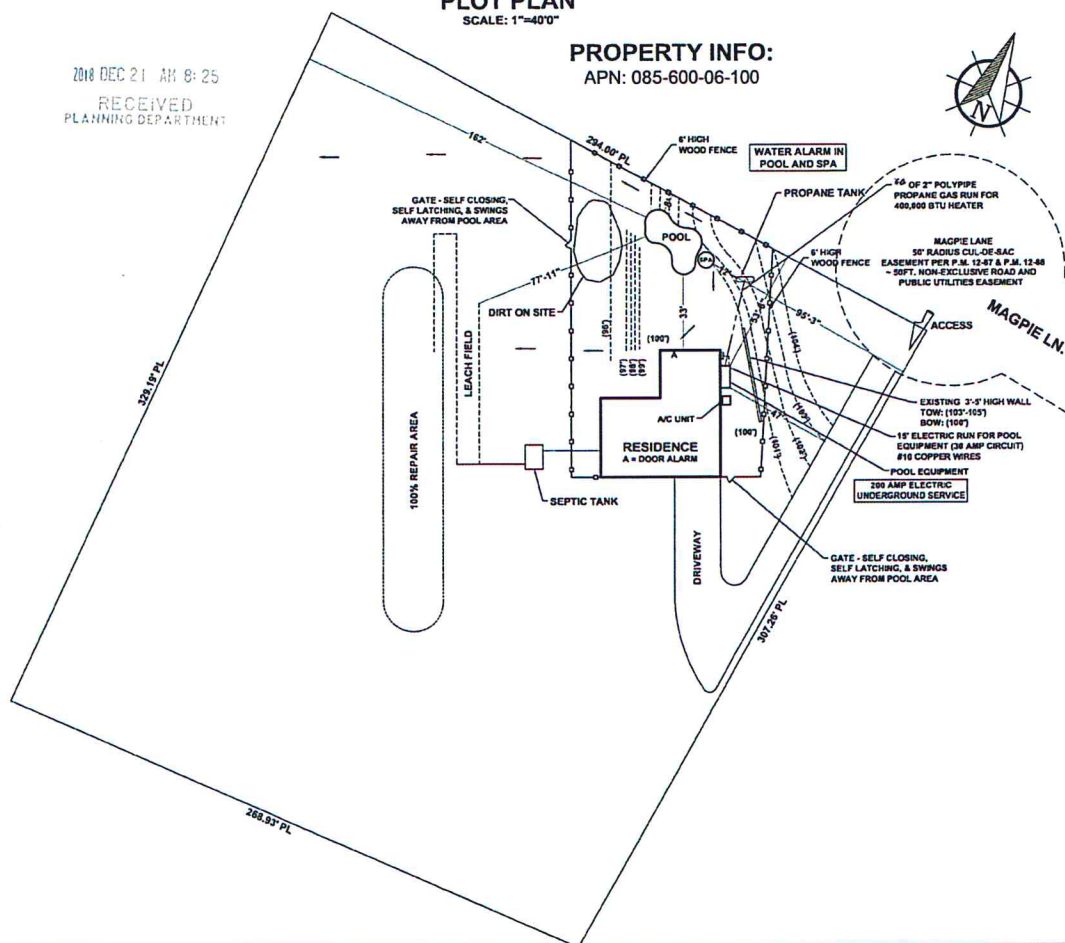
NO SIDEWALK DAMAGE  
 NO OAK TREES IN POOL AREA



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**PLOT PLAN**  
 SCALE: 1"=40'0"

**PROPERTY INFO:**  
 APN: 085-600-06-100



11320 PRYLES WAY  
 RANCHO CORDOVA, CA 95829  
 PHONE: (916) 841-8811  
 FAX: (916) 841-0811  
 LIC # 58934  
 www.primetoolsandpools.com

**12-18-16**

REV	DATE	BY	REASON
1	12-18-16	AV	
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100	12-18-16	AV	

NAME: Kim & Randy Buford  
 ADDRESS: 3501 Audubon Ln  
 CITY: Cordova, CA 95709  
 COUNTY: Butte  
 CONSULTANT: Jim Maternak  
 SUPERVISOR: Chris Fernandez  
 DRAFTSMAN: Jason Varoz  
 CONTRACT DATE: 08/06/2015  
 CUSTOMER SIGNATURE:

