



## **Agricultural Commission Staff Report**

Date: March 7, 2019  
To: El Dorado County Agricultural Commission  
From: LeeAnne Mila; Deputy Agricultural Commissioner  
Subject: **ADM18-0342/Buford Ag Setback Relief**  
**Administrative Relief from Agricultural Setback**  
**Assessor's Parcel Number: 085-600-06-100**

### **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.

### **Parcel Description:**

- Parcel Number and Acreage: 085-600-06, 2.054 Acres
- Agricultural District: Yes
- Land Use Designation: RR = Rural Residential
- Zoning: R2-A (Residential, 2 Acres).
- Soil Type: All soils are choice

### **Discussion:**

A site visit was conducted on March 1, 2019 to review the placement of the swimming pool.

Staff Recommendation:

Staff recommends APPROVAL of the Buford's request for construction of a new swimming pool 160 feet from the adjacent PA-20 zoned property to the west (APN: 048-010-31-100), as staff believes the 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;
  - a. **The existing single family dwelling and topography of this parcel severely limits pool construction 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;
  - a. **The proposed non-compatible structure will be located on the property to minimize 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
  - a. **The topography of the applicants parcel buffers the agriculturally zoned parcel from any negative impacts due to the pool site**
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 **March 13, 2019**. 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.

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

---

### 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).

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.

THIESSEN MARK A TR  
3640 AUDUBON  
CAMINO, CA 95709

THIESSEN MARK A TR  
3640 AUDUBON  
CAMINO, CA 95709

MARSHALL DONALD A  
3612 AUDUBON DR  
CAMINO, CA 95709

DAMAS RICHARD A TR  
3670 AUDUBON DR  
CAMINO, CA 95709

TARZIA CRAIG R TR  
3501 MAGPIE LN  
CAMINO, CA 95709

CLARKE INGE E SURV TR  
2606 WAXWING LN  
CAMINO, CA 95709

WILSON LARRY G TR  
P O BOX 314  
CAMINO, CA 95709

HENKEL STEVEN LYLE  
2637 WAXWING LN  
CAMINO, CA 95709

BUFORD RANDALL  
3500 MAGPIE LN  
CAMINO, CA 95709

KOPF RICHARD S TR  
64 TRACY CT  
ALAMO, CA 94507

CORNELIUS JOHN J  
2647 WAXWING LN  
CAMINO, CA 95709

HANDLING STEVEN F  
2681 WAXWING LN  
CAMINO, CA 95709

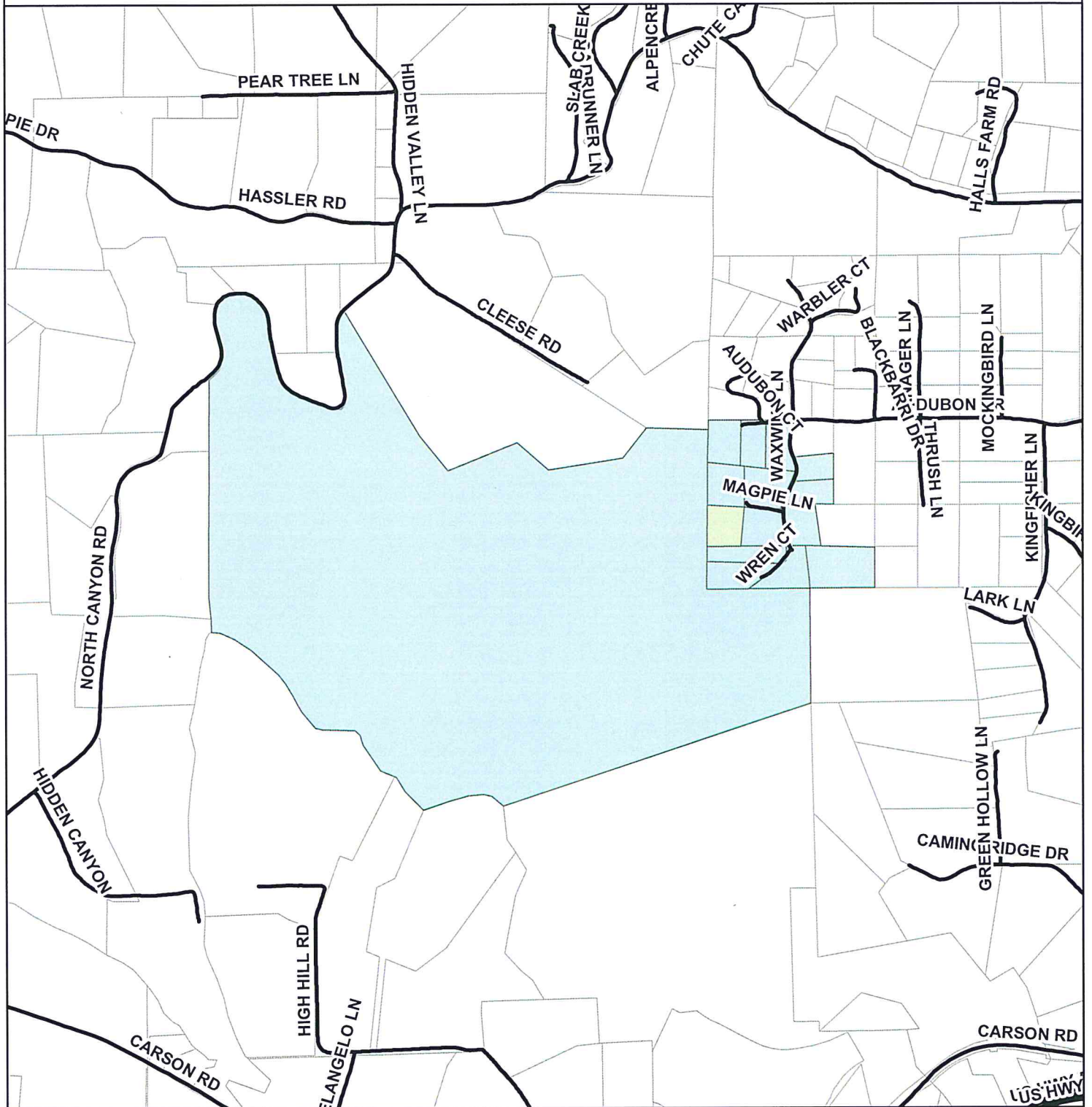
BURKE DANN G TR  
13145 WELCOME WAY  
RENO, NV 89511

DEPT OF VETERANS AFFAIRS CA %  
3604 WREN CT  
CAMINO, CA 95709

APPLE MOUNTAIN L P  
1111 CATTI VERDERA  
LINCOLN, CA 95648



# Buford 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: LeeAnne Mills DATE: December 21, 2018  
PROJECT ID: Cordell  
EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION  
PHONE (530) 621-6511 FAX (530) 626-8731

Parcel Base Notified Parcels Buford Roads

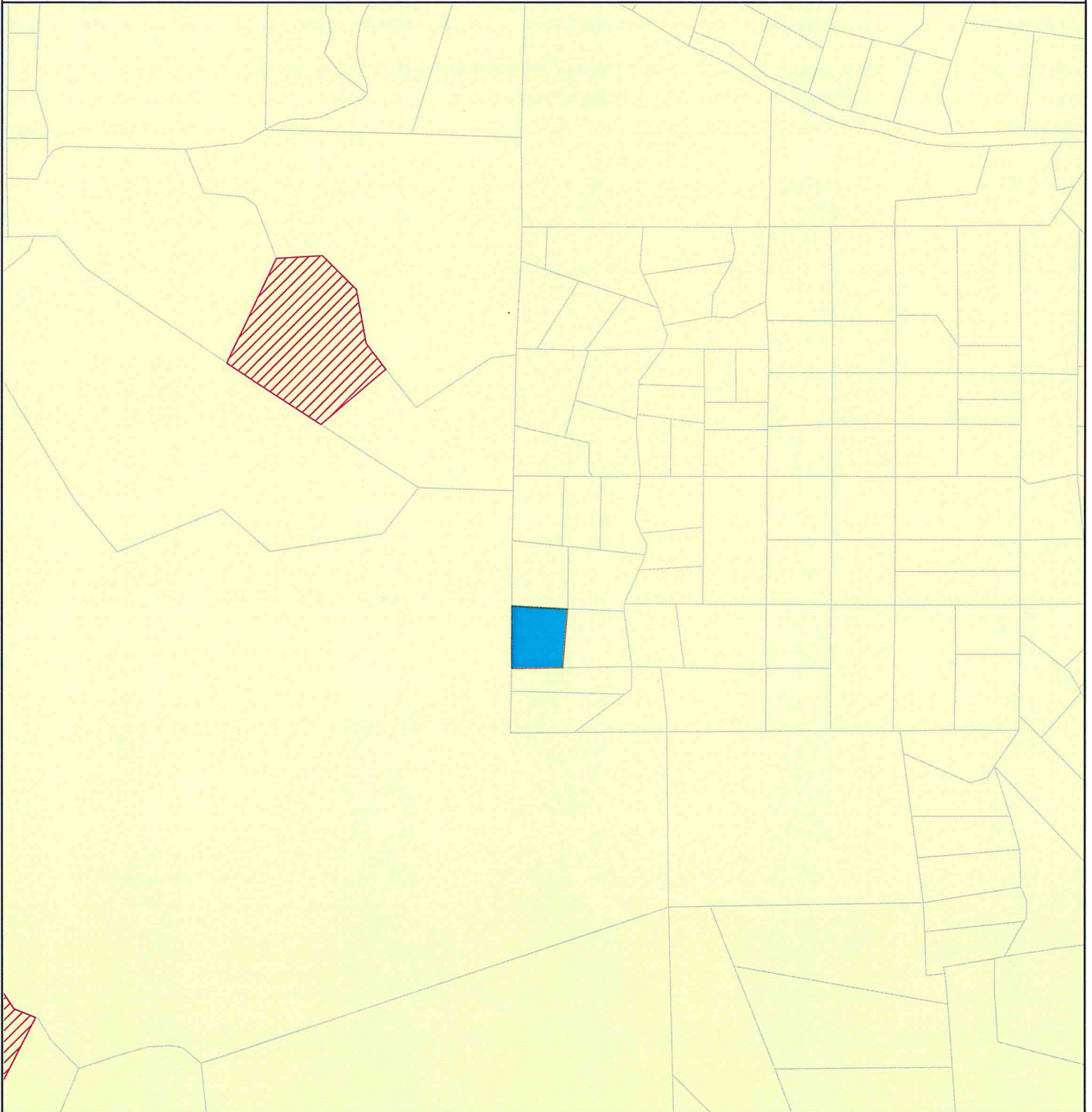
0 1,000  
Feet

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



# Buford

## Proximity to Agricultural District



### 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: LeeAnne Mila DATE: December 21, 2018  
PROJECT ID: Cordkv\_p

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

Buford
  Ag Preserves
  Ag District
  Parcel Base

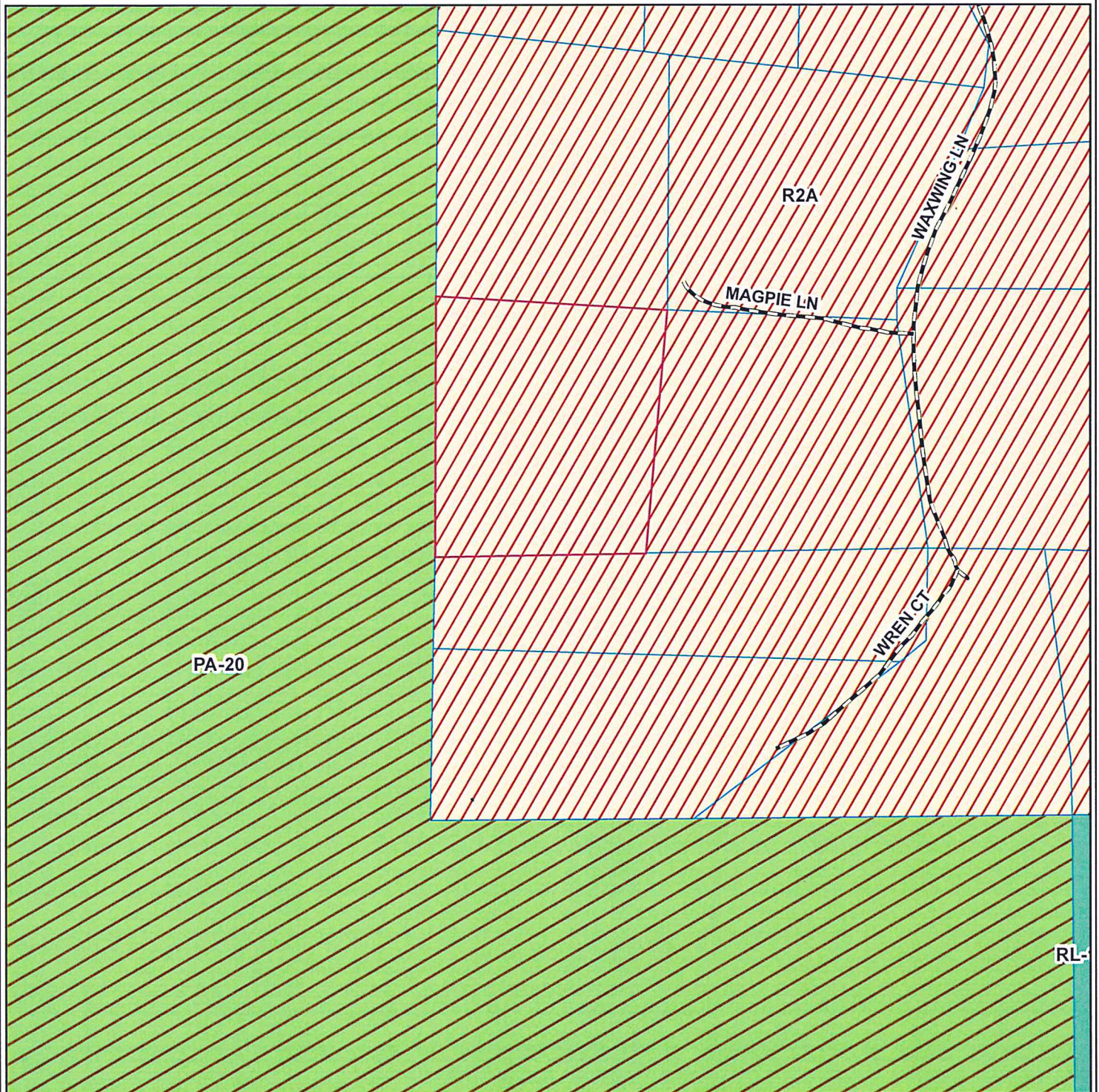


Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



# Buford

## Zoning 7-10-2017



### 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: LeeAnne Mita

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



Roads



PA-20 = Planned Agriculture 20 Acres



R2A = Residential 2 Acres



Buford Parcel



Parcel Base



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

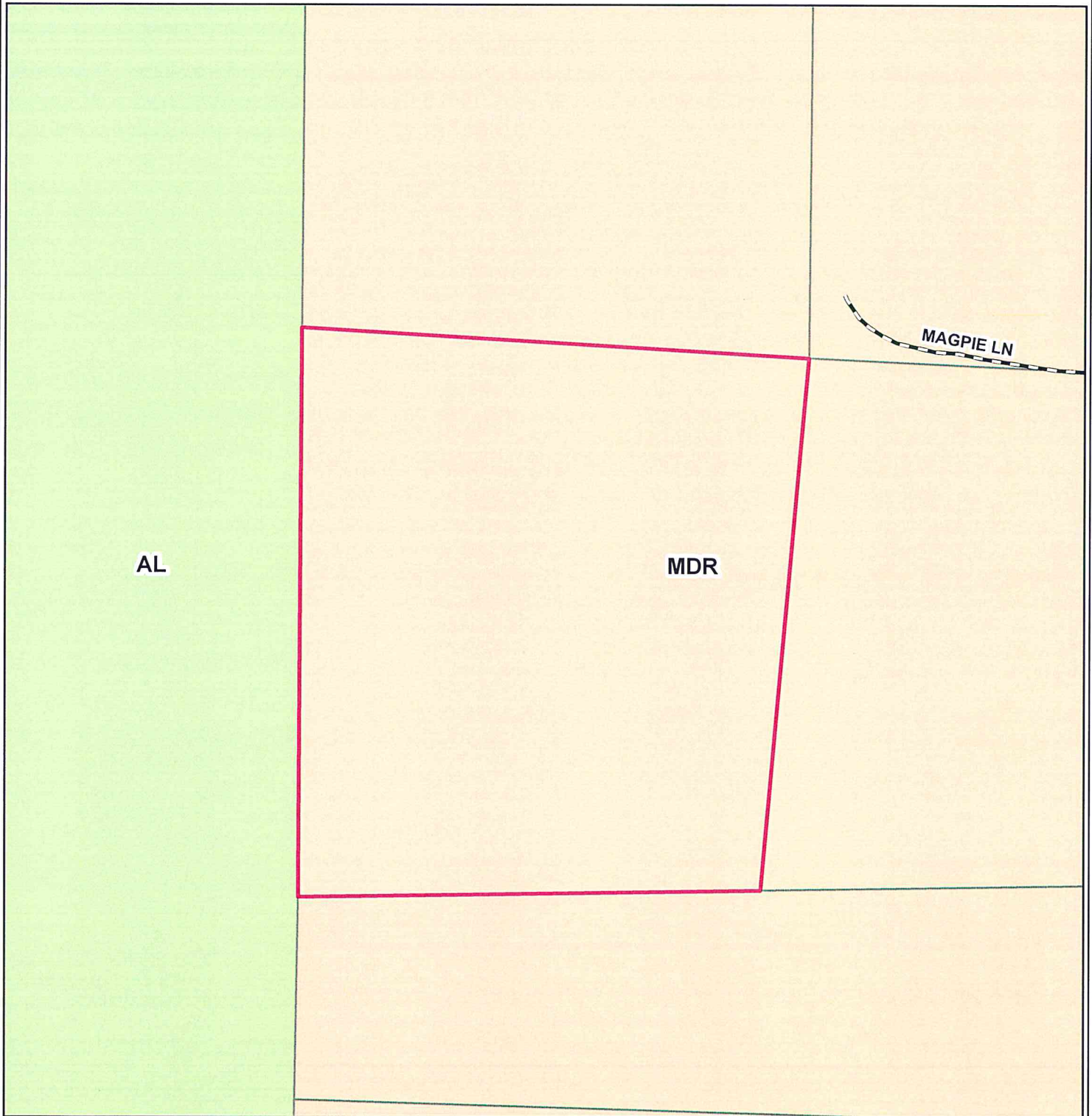
# El Dorado County Agricultural Commission

AG STAFF REPORT BUFORD 8 of 13



# Buford

## Land Use 7-10-2018



### 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: LeeAnne Mills DATE: December 21, 2018

PROJECT ID: Cordellor\_L

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION  
PHONE (530) 621-6511 FAX (530) 626-8751



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



# El Dorado County Agricultural Commission

AG STAFF REPORT BUFORD 9 of 13

# Buford Soils



## 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: LeeAnne Milla

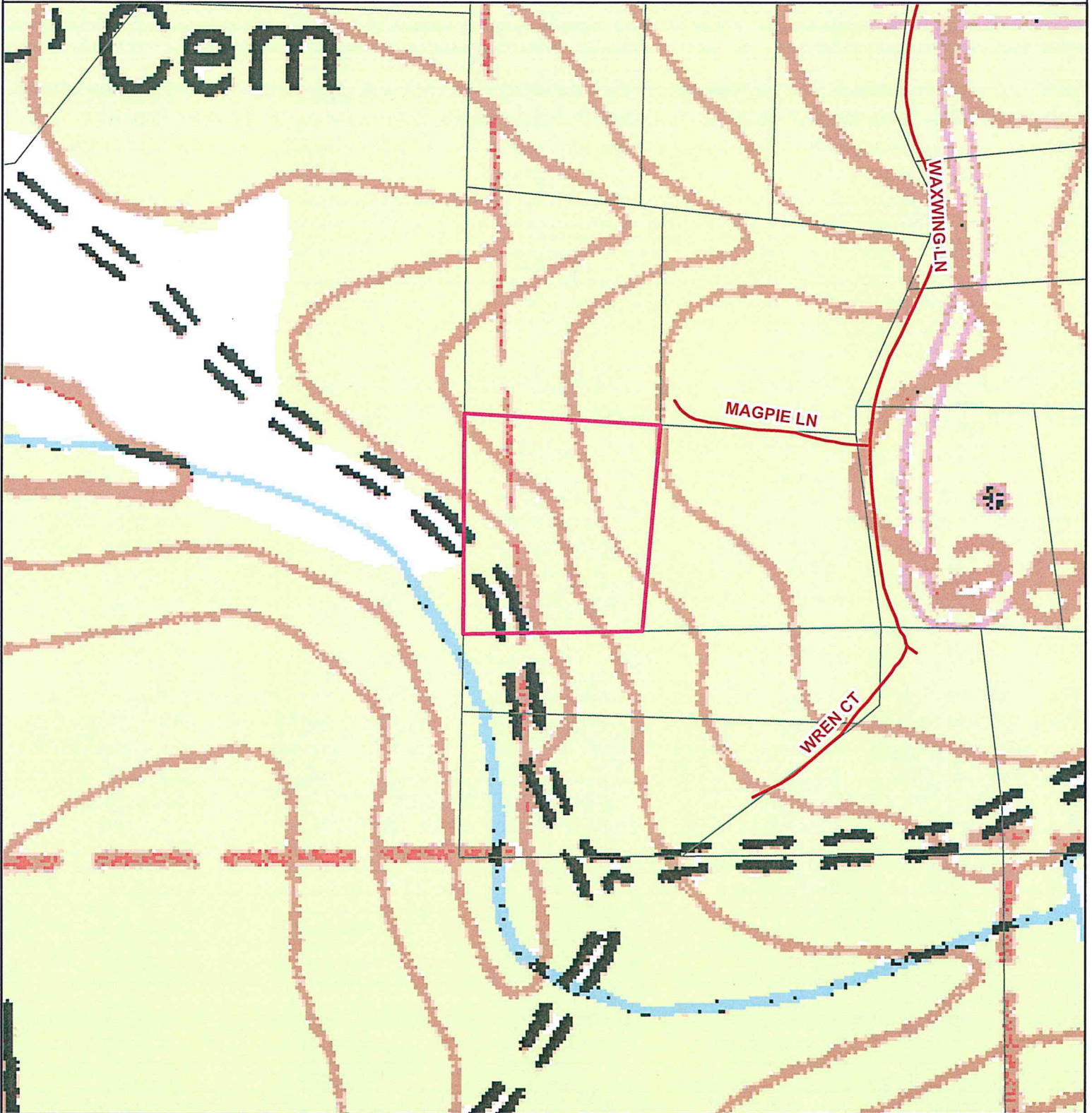
- |             |  |                                     |
|-------------|--|-------------------------------------|
| Roads       | Musick sandy loam, 15 to 30 percent slopes | Sites loam, 15 to 30 percent slopes |
| Buford      | Musick sandy loam, 9 to 15 percent slopes  | Sites loam, 9 to 15 percent slopes  |
| Parcel Base | Placer diggings                            |                                     |



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



# Buford Topography



## 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: Lee Anne Mills

## Legend

Parcels Buford Roads

0 100 200 300 Feet

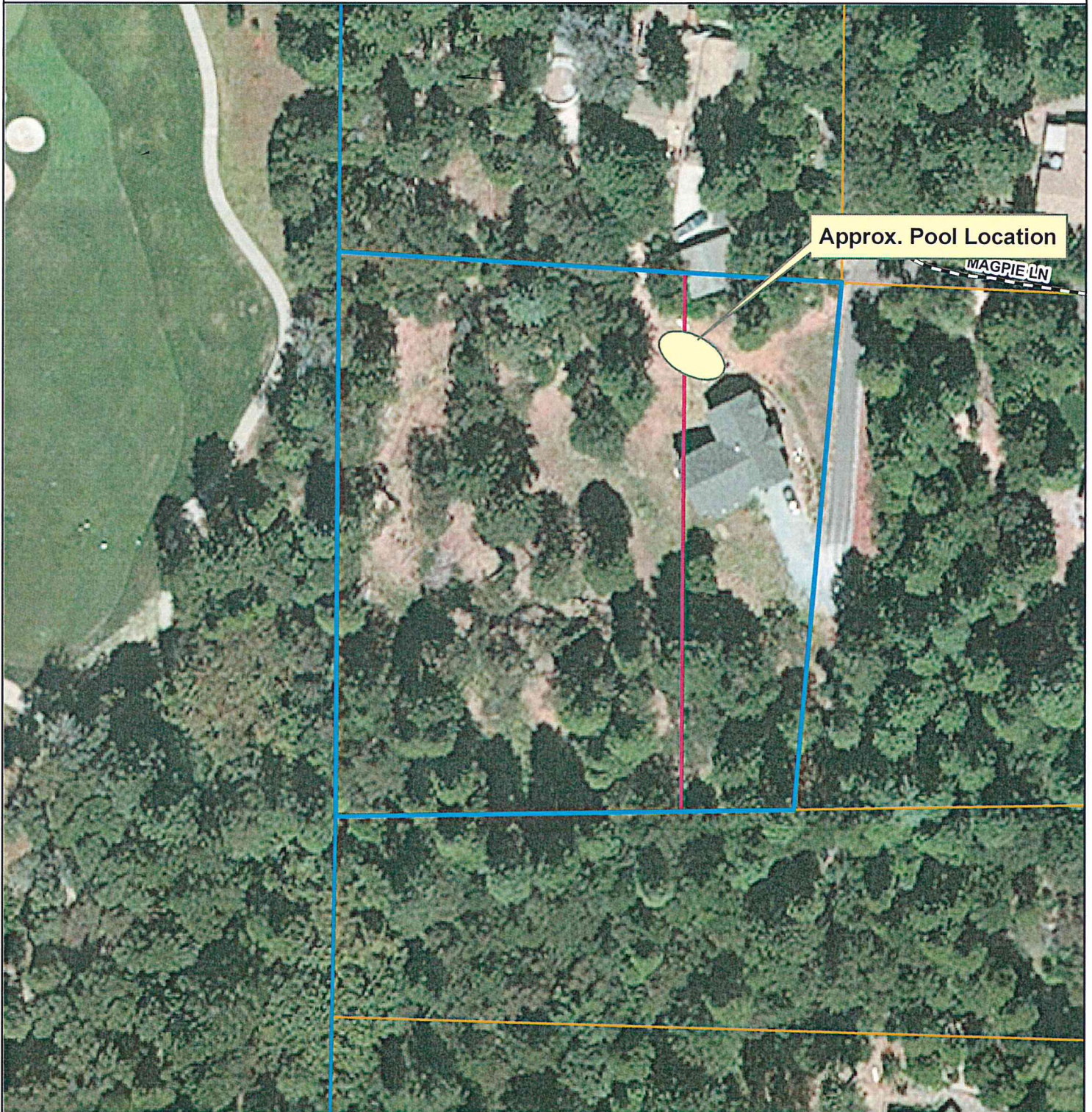
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)





# Buford

## Aerials: 2011



#### 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: LeeAnne Mda DATE: December 21, 2018

PROJECT ID: Jackson\_a

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

#### Legend

- 200 Foot Setback
- Parcel Base
- Buford Roads



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



# Buford

## Aerials: 2011



#### 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: LeeAnne Mda DATE: December 21, 2018

PROJECT ID: Jackson\_a

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

#### Legend

- Parcel Base
- Buford
- Roads



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

# El Dorado County Agricultural Commission

AG STAFF REPORT BUFORD 13 of 13