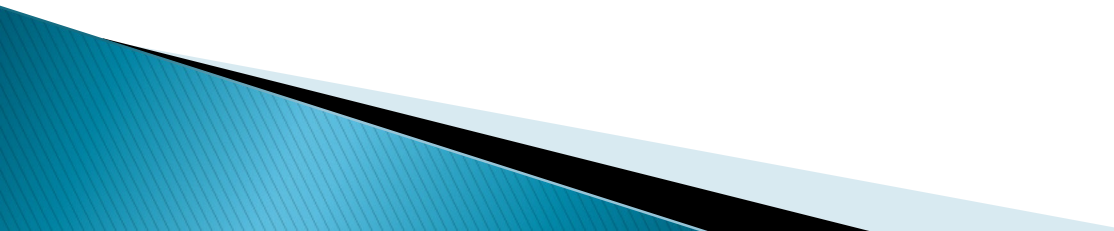


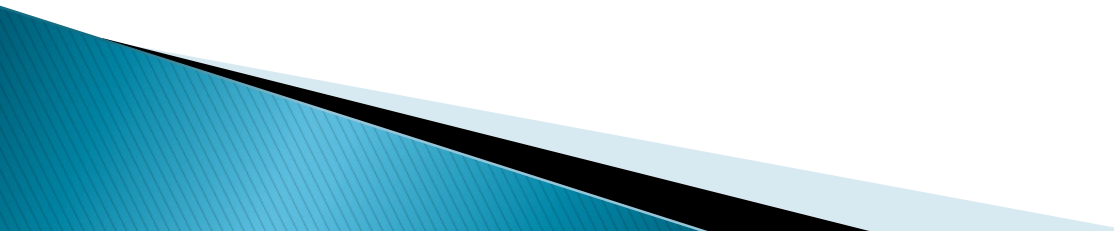
**ADM21-0046 Dawid's Ag
Setback Relief
Administrative Relief from
Agricultural Setback to
Construct a New Pool
Assessor's Parcel Number:
090-260-017**



Planning Request and Project Description:

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. The proposed building site is one hundred and eighty one feet (181') from the north eastern property line adjacent to a parcel zoned Planned Agricultural 20-acre minimum (PA-20), APN 090-026-007.

The applicant's parcel, APN 090-260-017, is 10.59 acres, zoned Rural Lands 10 acres (RL-10). The parcel is located in the town of El Dorado, is in Supervisor District 3, and is not located within an agricultural district.



Parcel Description:

Parcel Number and Acreage: 090-260-017, 10.59 Acres

Agricultural District: No

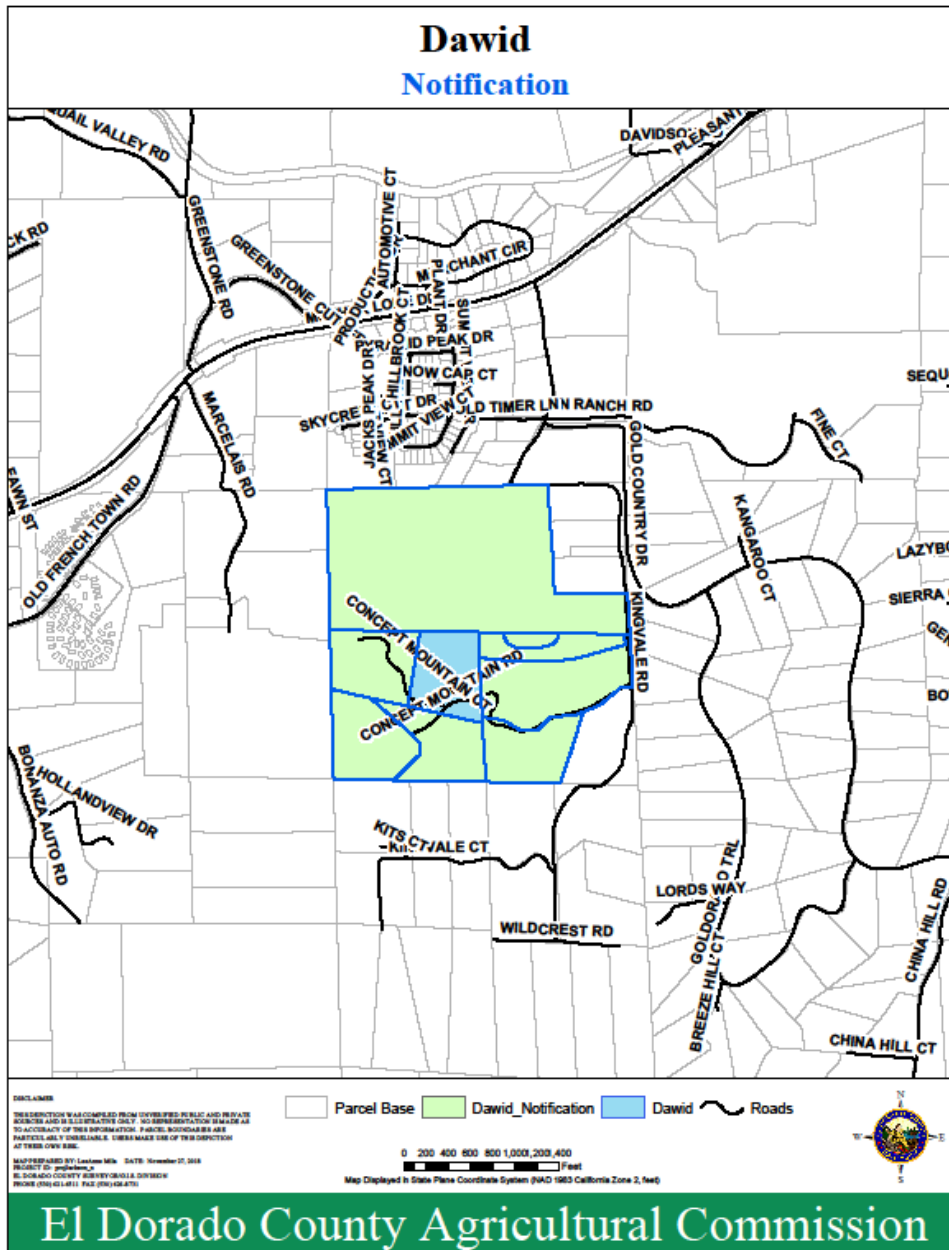
Land Use Designation: Rural Residential, RR

Zoning: Rural Lands 10 Acres, RL-10.

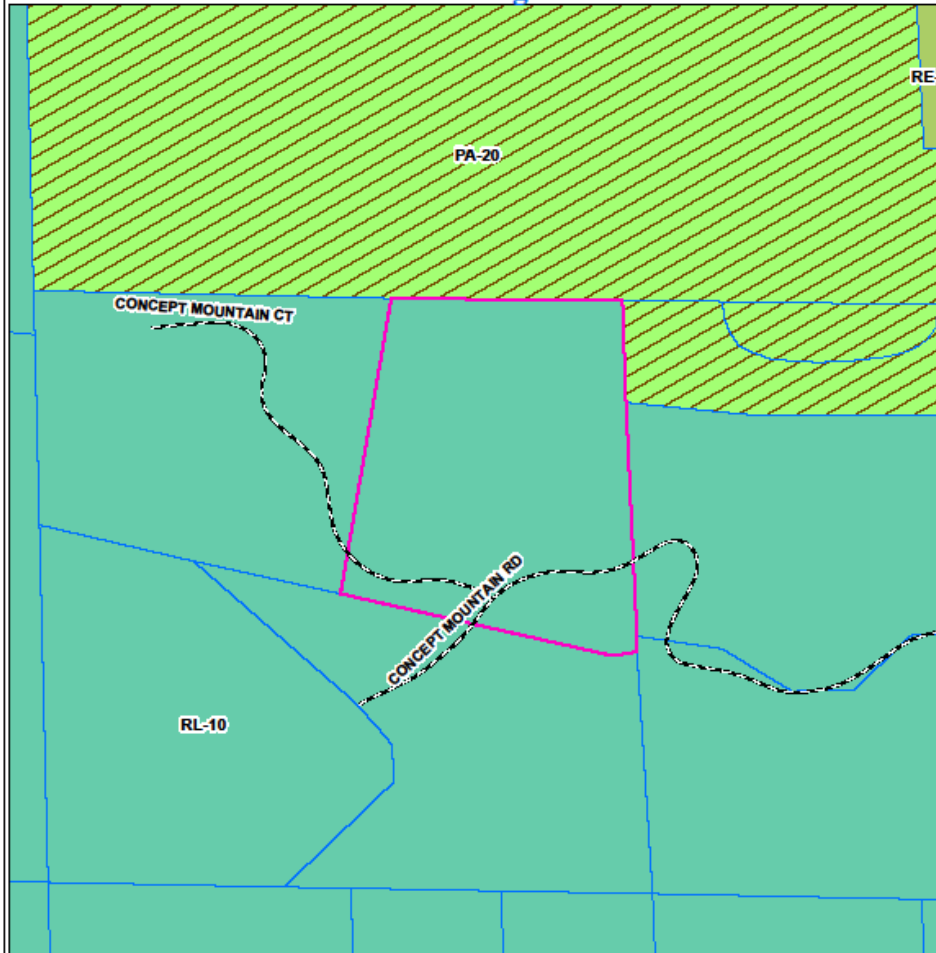
No choice soils



500 Ft. Notification



Dawid Zoning



Zoning:

RL-10:
Rural Land, 10 acres

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MAP PREPARED BY: LINDSEY MILES DATE: November 27, 2018 PROJECT ID: 2018040001
EL DORADO COUNTY SURVEYOR'S OFFICE
PHONE: (951) 421-4311 FAX: (951) 428-4771

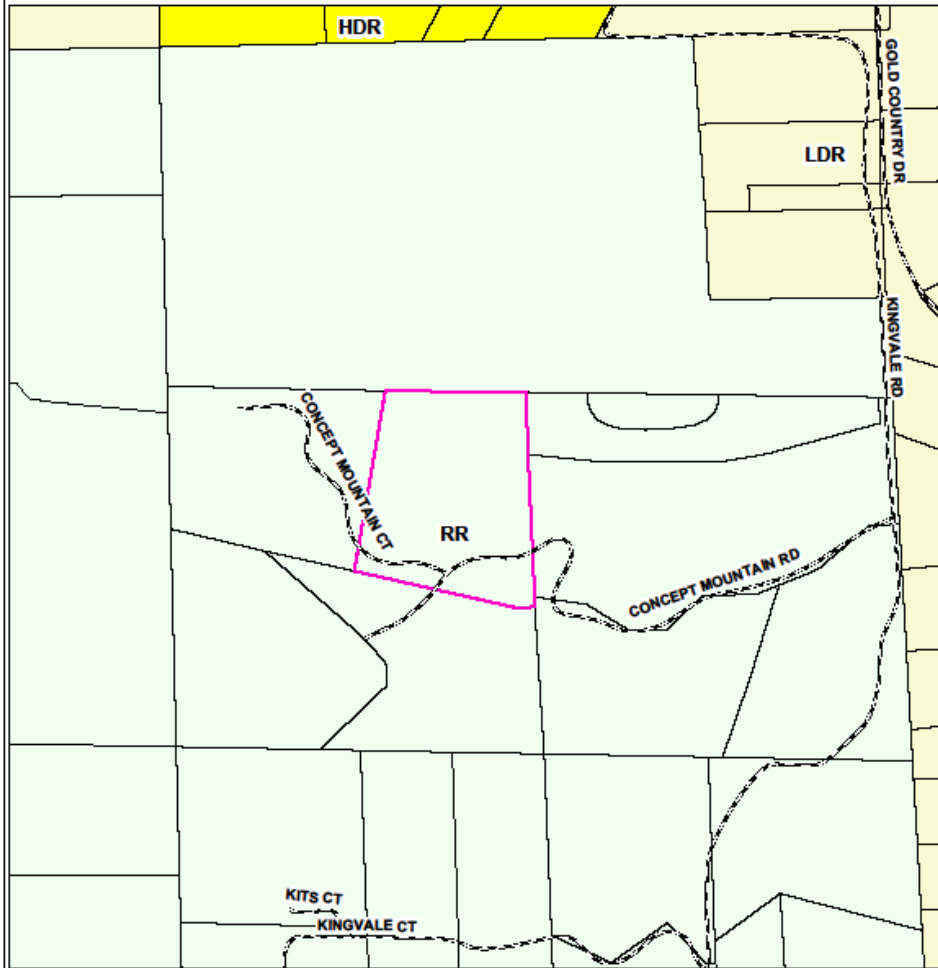
Parcel Base
Dawid
Roads

PA-20 = Planned Agriculture 20 Acres
RE-10 = Residential Estate 10 Acres
RL-10 = Rural Land 10 Acres

Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 1, feet)

El Dorado County Agricultural Commission

Dawid Land Use



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PARTICULARLY TO BE HIGHLIGHTED. USE OF THIS DESIGNATION
AT YOUR OWN RISK.

MAP PREPARED BY: Leland M. M. DATE: November 27, 2018

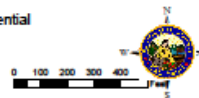
PROPERTY OF: Leland M. M.

EL DORADO COUNTY AGRICULTURAL COMMISSION

PHONE: (951) 411-1111 FAX: (951) 411-1112

Parcels High Density Residential Rural Residential
Low Density Residential
Dawid
Roads

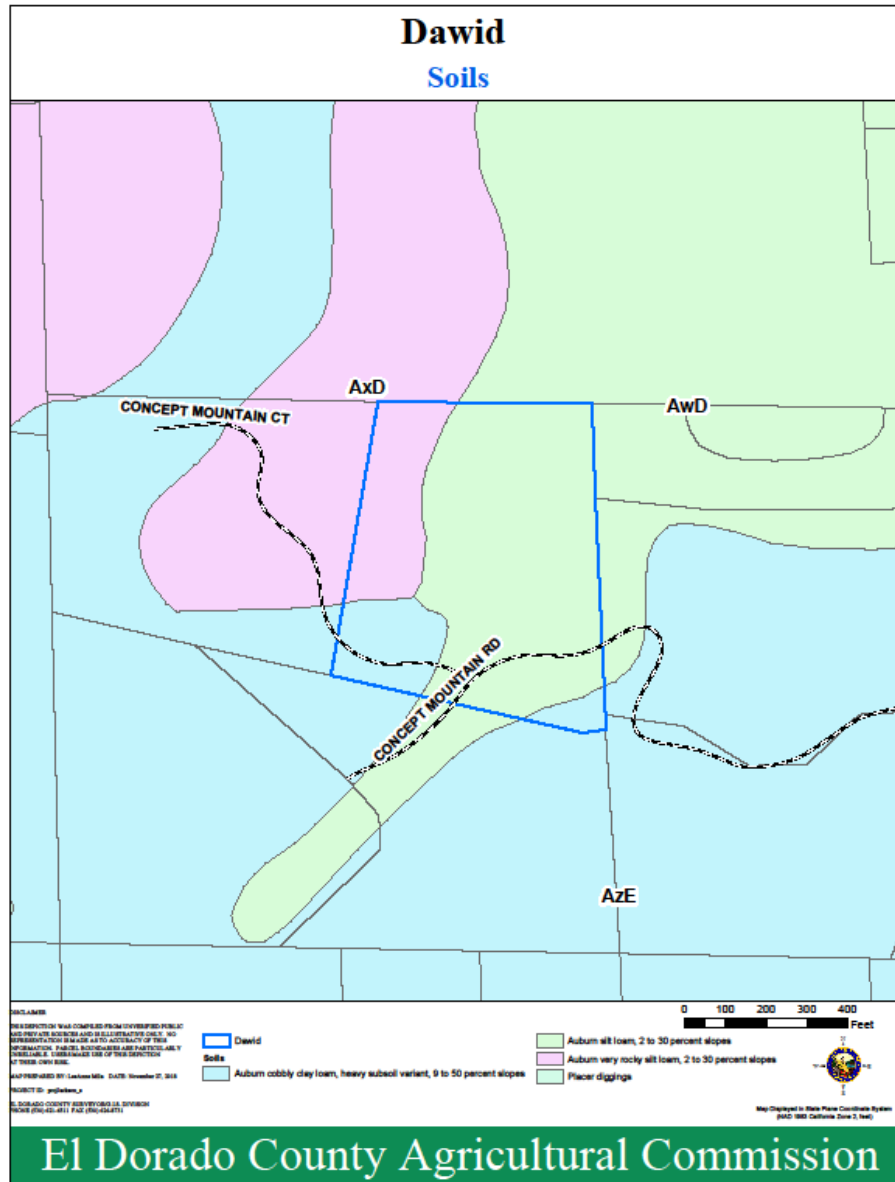
Map Displayed in State Plane Coordinate System
(NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

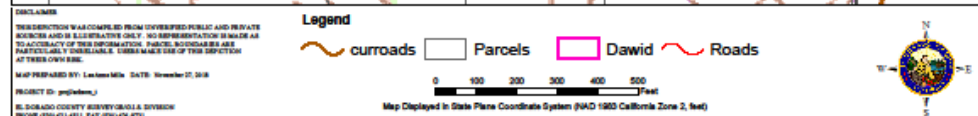
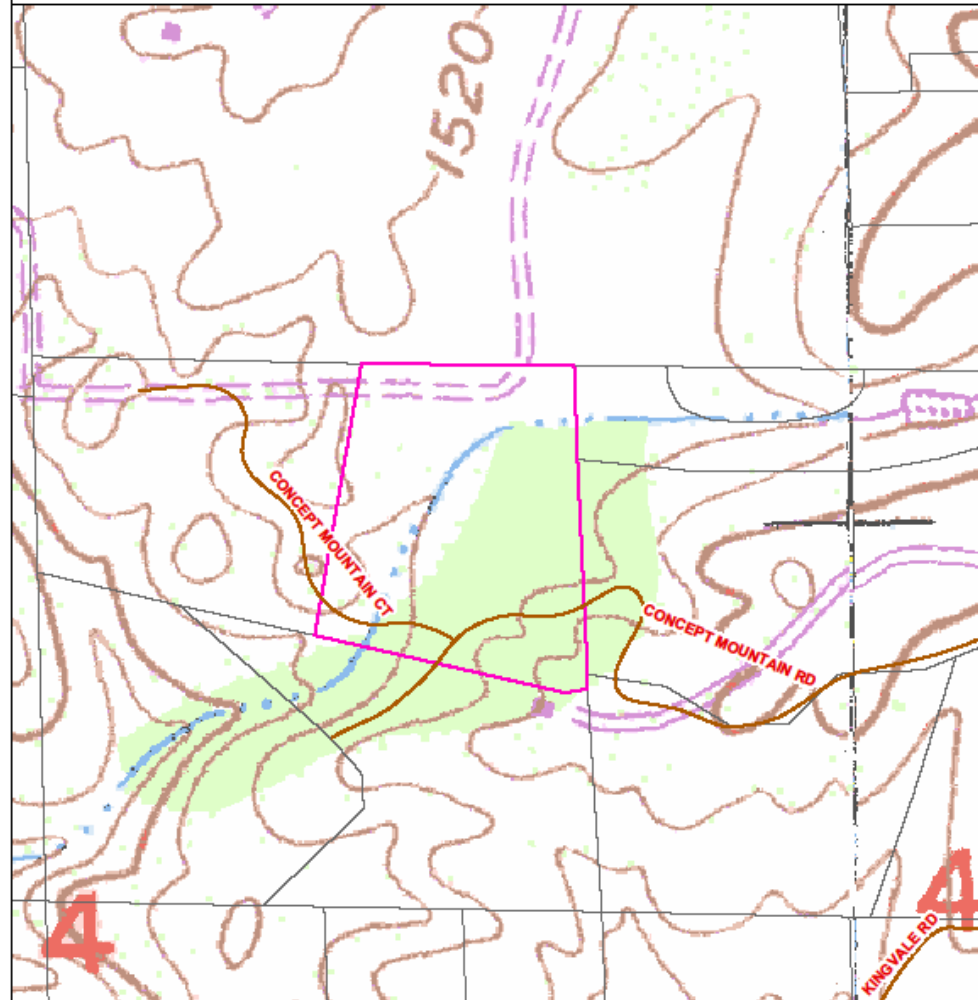
Land Use Designation:

RR – Rural Residential



- No Choice Soils

Dawid Topography



El Dorado County Agricultural Commission

Dawid



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MAP PREPARED BY: Jackson Mills DATE: November 17, 2018
PROJECT ID: Jackson
EL DORADO COUNTY GEOGRAPHIC INFORMATION SYSTEMS
PHONE (951) 431-1411 FAX (951) 431-1411

Legend

Parcel Base HardeParcelF Roads



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

El Dorado County Agricultural Commission

Dawid



Source: Esri, DeLorme, GeoEye, Earthstar Geographics, CNES/Airbus, USDA, AeroGRID, IGN, and the GIS User Community

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MAP PREPARED BY: Luciana M. DATE: November 27, 2018

PROJECT ID: Jarkov_4

EL DORADO COUNTY SURVEY & GIS DIVISION

PHONE (951) 641-1111 FAX (951) 641-1112

Legend

Parcel Base Dawid_Buffer1 Dawid Roads

0 100 200 Feet

Map Displayed in NAD 83 Coordinate System, NAD 83 California Zone 12 North



El Dorado County Agricultural Commission













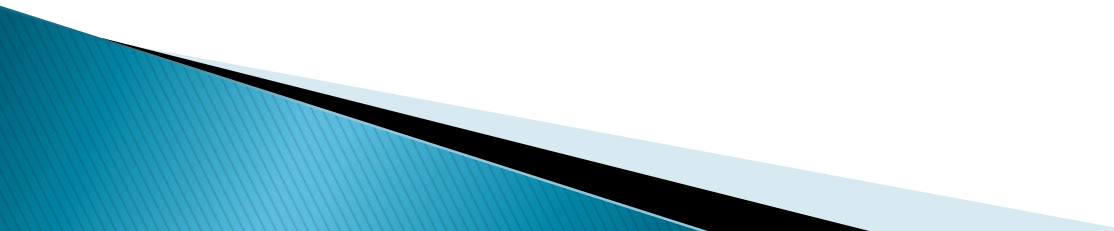


Discussion:

A site visit was conducted on August 26, 2021 to assess the placement of the proposed pool.

Staff Findings:

Staff recommends APPROVAL for the above-referenced project, reducing the setback to no less than 181 ft. from the north eastern property line from APN: 090-026-007, 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;*

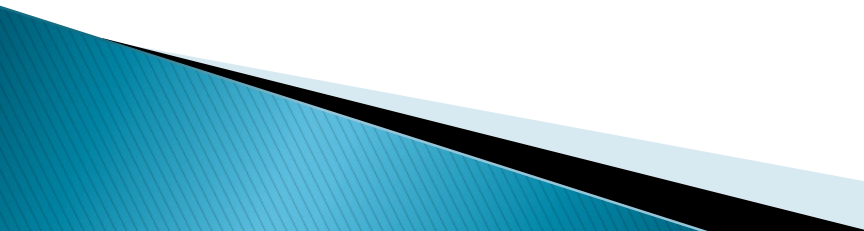
Topography of the parcel severely limits available placement sites for the pool.

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 proposed site for the pool is directly behind the house placing all the developed sites on the property together.

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 location of the house acts as a buffer for the agriculturally zoned property. The house is located in between the agriculturally zoned parcel and the swimming pool.

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 soils 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 agriculture (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.

