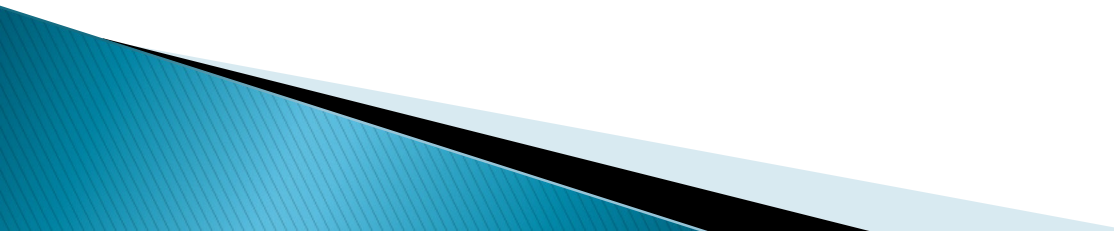


**ADM21-0025 Simonin Ag  
Setback Relief  
Administrative Relief from  
Agricultural Setback to Construct  
a New Pool  
Assessor's Parcel Number:  
078-050-020**



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

The applicant is requesting administrative relief from the required 200-foot agricultural setback for the above-referenced project. Applicant has also applied for in-ground pool permit (permit 340203). The applicant's parcel, APN 078-050-20, is 18.89 acres, zoned Residential Estate-5 acre (RE-5). The parcel located south of Pleasant Valley Road, approximately 1,887 feet west of the intersection of Pleasant Valley Road and New Town Road (Supervisor District 2).

The applicant's parcel is bordered by six parcels:

APN 078-050-024 borders the applicant's parcel on the northwestern boundaries, is 3.13 acres, and zoned RE-5. APN 078-050-023 borders the applicant's parcel on the northeastern boundaries, is 2.70 acres, and is zoned RE-5. APN 078-050-068 borders the applicant's parcel along the western boundaries, is 19.46 acre, and is zoned RE-5. APN 078-070-018 borders the applicant's parcel on the southwestern boundaries, is 11.52 acres, and zoned RE-5. APN 078-070-030 borders the applicant's parcel on the southeastern boundaries, is 6.27 acres and zoned RE-5. APN 078-050-059 borders the applicant's parcel on the eastern boundaries, is 72.17 acres, and zoned Planned Agriculture-20 (PA-20).

Applicant is requesting that the setback for this parcel be reduced to 137 feet on the east to allow room to build an in-ground pool.



## Parcel Description:

Parcel Number and Acreage: 078-050-020, 18.89 Acres

Agricultural District: No

Land Use Designation: Low Density

Residential, LDR

Zoning: Residential Estate 5 Acres, RE-5.

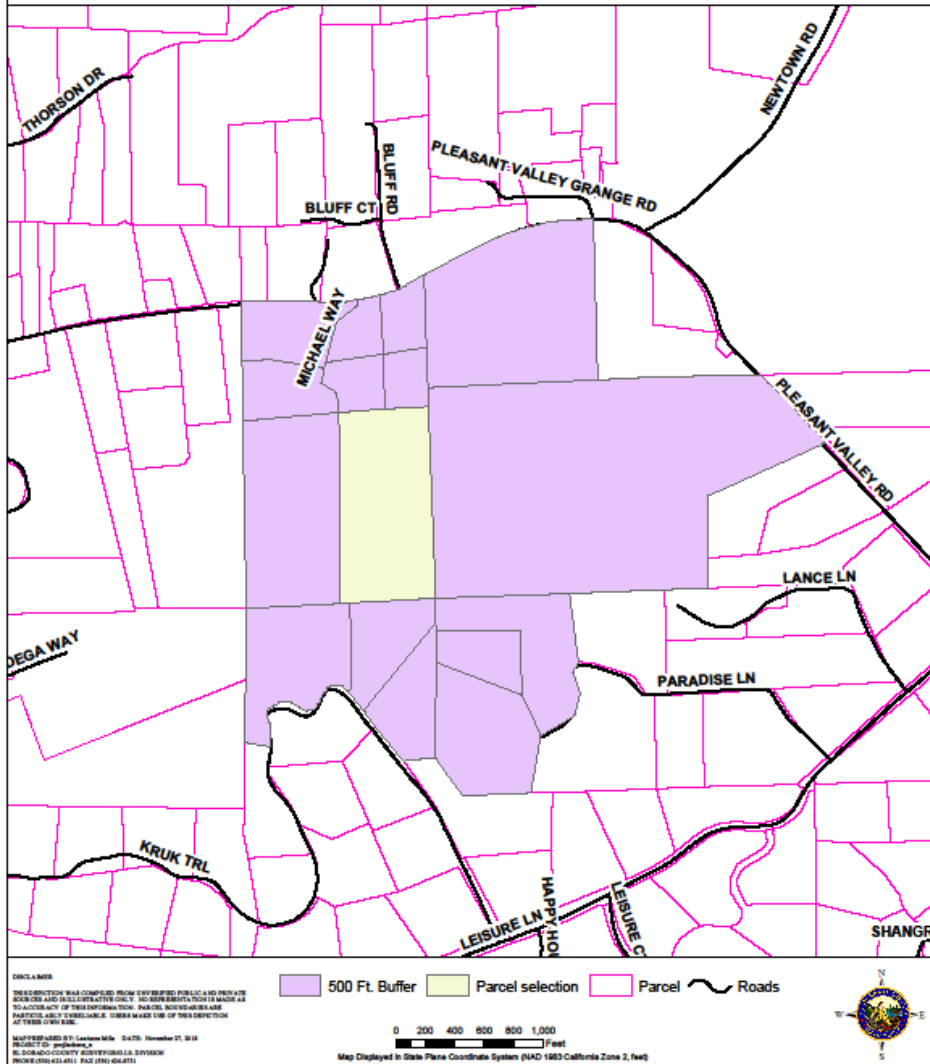
Soil Type: Choice Soils

CoE – Cohasset cobbly loam, 15 to 50 percent slopes



## Simonin Notification

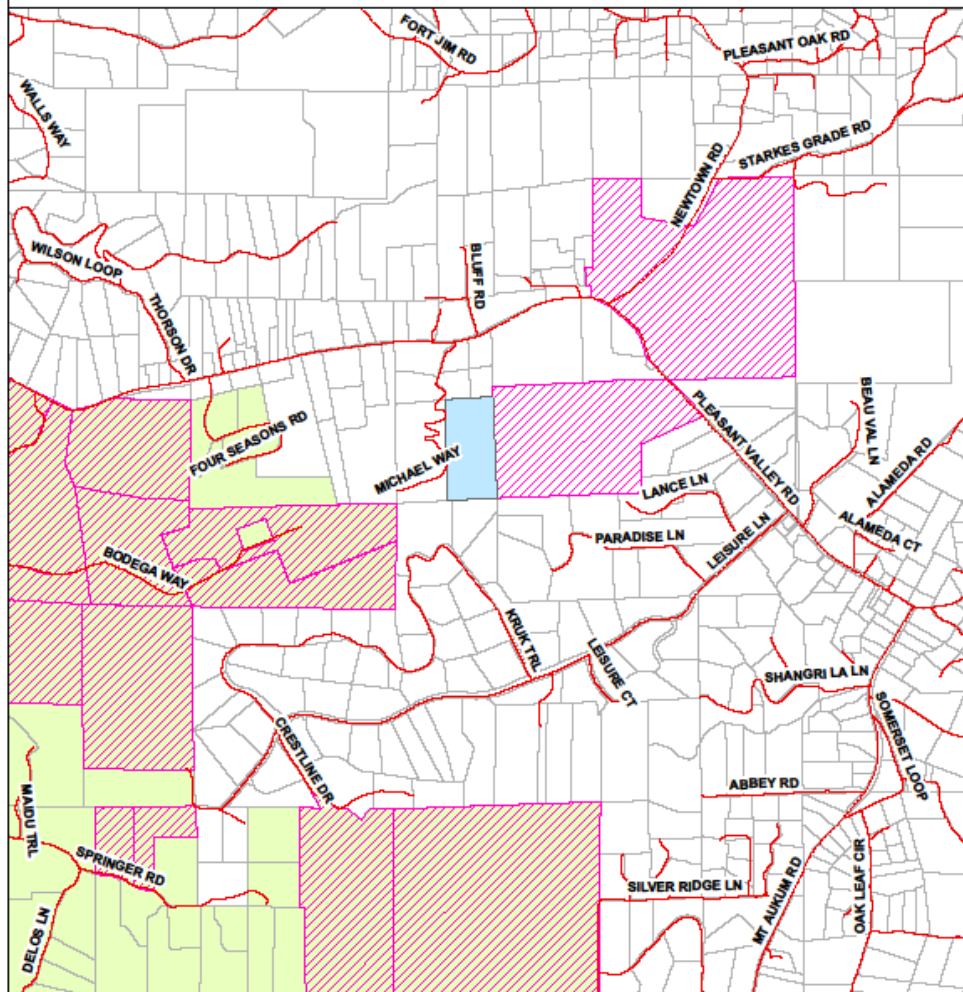
500 Ft. Notification



El Dorado County Agricultural Commission

# Simonin

## Proximity to Agricultural District



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MAP PREPARED BY: Larkins & Co. DATE: November 17, 2018  
PROJECT: Simonin  
EL DORADO COUNTY REVENUE & ASSESSMENT  
PHONE: (951) 431-4511 FAX: (951) 431-4512

Ag District Parcel Base  
Parcel Major Roads  
Ag Preserves

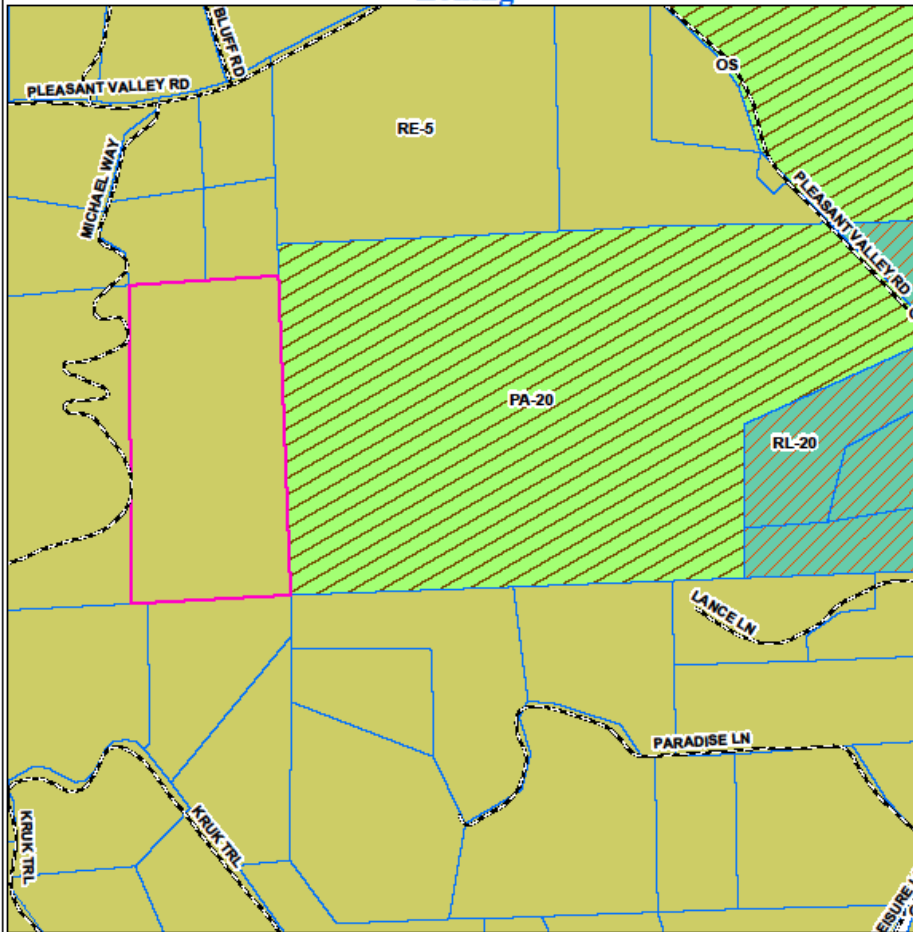
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

Agricultural District:  
No

## Simonin Zoning



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MAP PREPARED BY: Larkspur, Inc. DATE: November 01, 2018

PROJECT ID: 10000000000000000000

EL DORADO COUNTY SURVEYOR/CLERK, 50000000

PHONE (916) 431-4311 FAX (916) 434-4311

Parcel Base  
Parcel  
Roads

PA-20 = Planned Agriculture 20 Acres  
CG = Commercial General  
OS = Open Space

RE-5 = Residential Estate 5 Acres  
RL-20 = Rural Land 20 Acres  
TC = Transportation Corridor



Map Prepared by: Larkspur, Inc. (916) 431-4311

Map (Copyright © State of California, 2018)

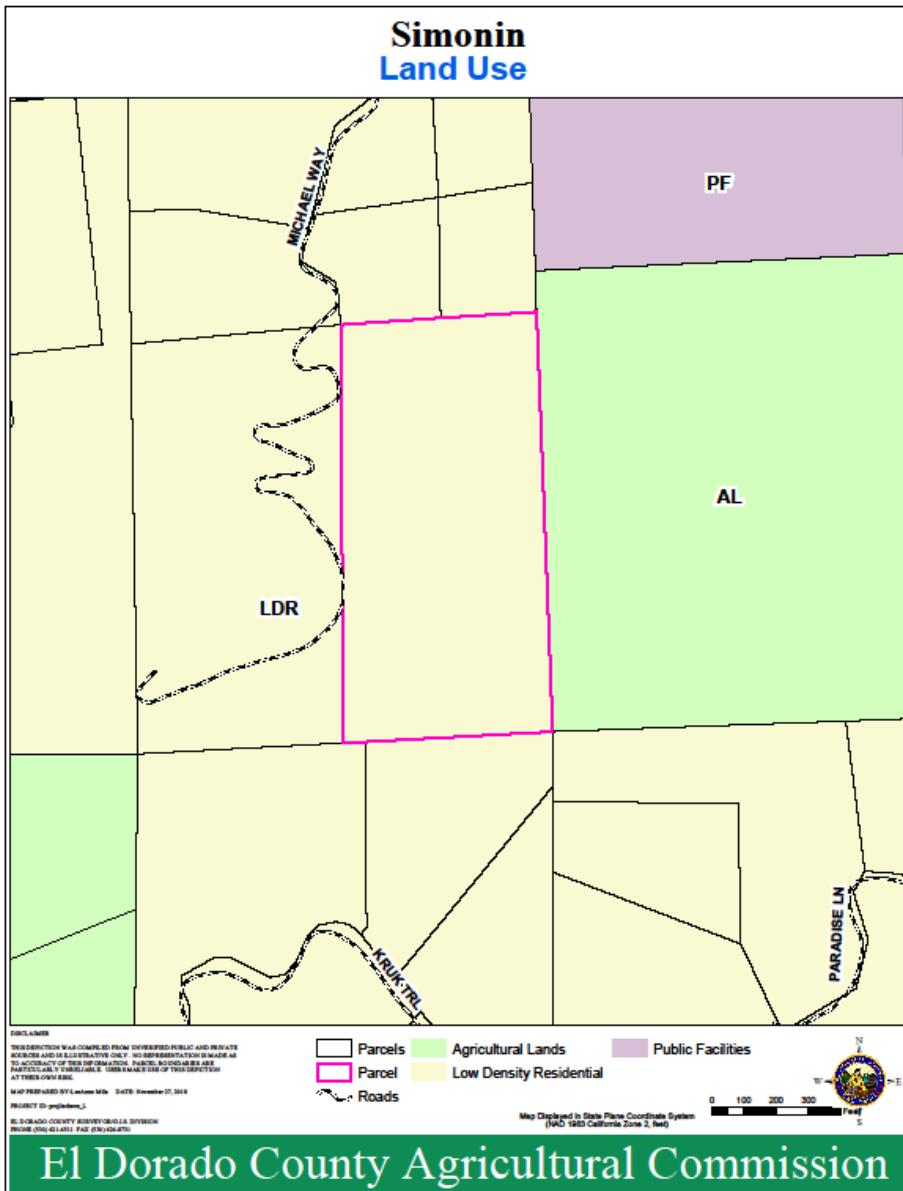
Zoning:

RE-5:  
Residential Estate, 5 acres

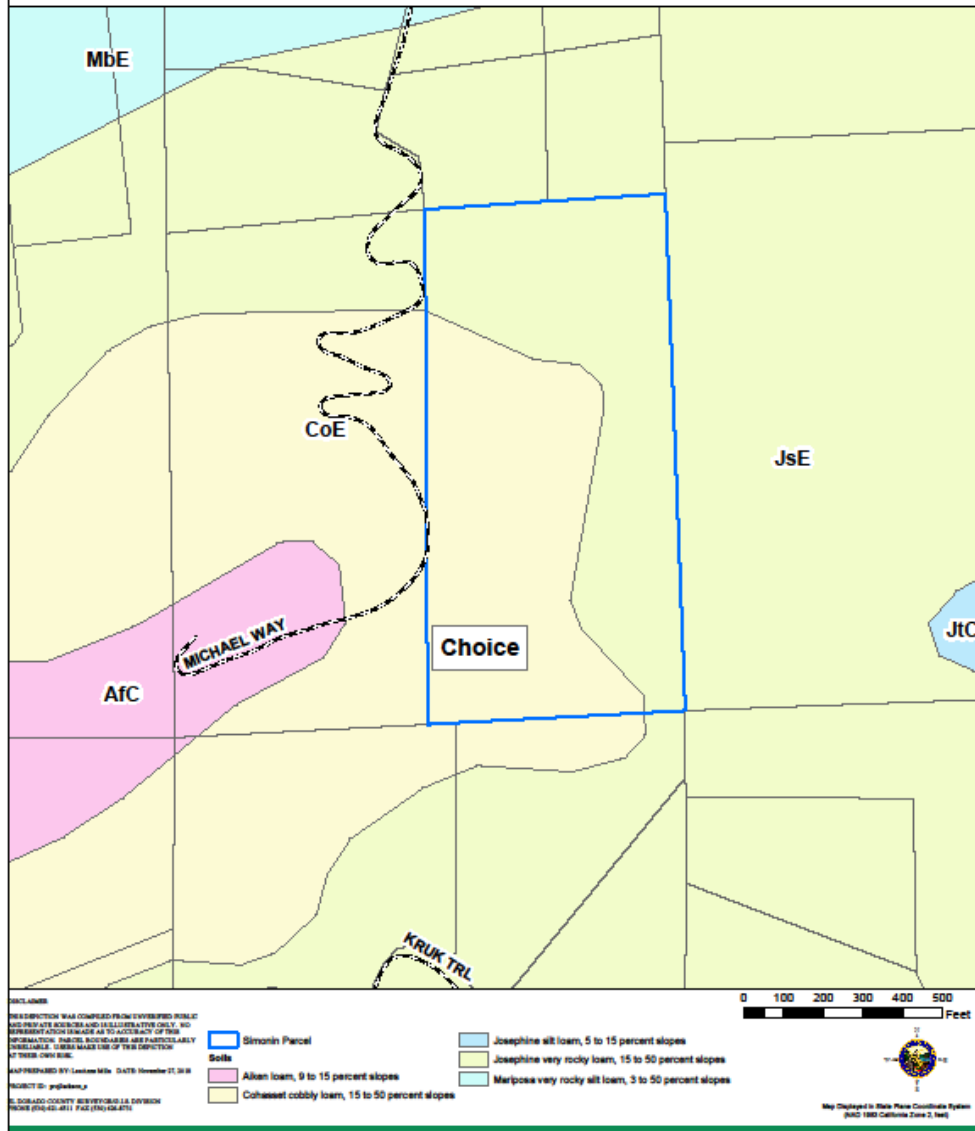
El Dorado County Agricultural Commission

**Land Use Designation:**

**LDR – Low Density Residential**



## Simonin Soils

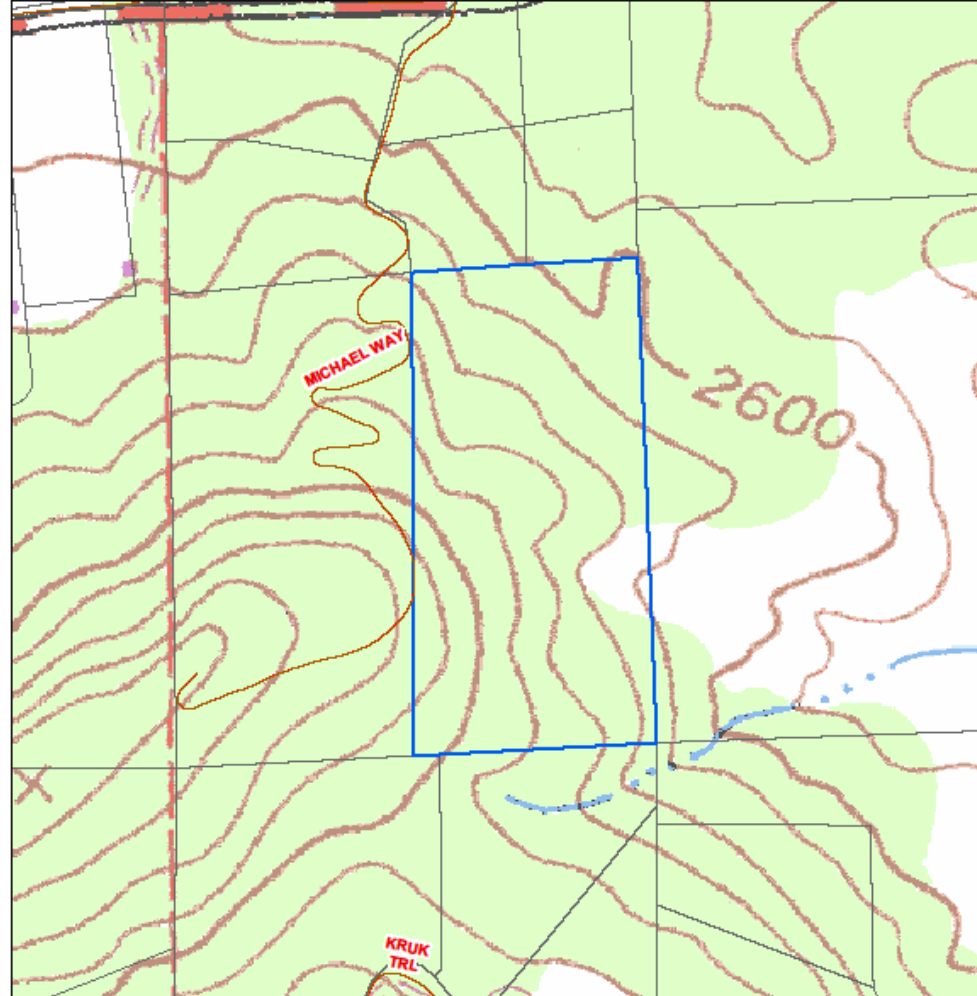


- Choice Soils:

CoE – Cohasset cobbly loam, 15 to 50 percent slopes



# Simonin Topography



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AT THEIR OWN RISK.

MAP PREPARED BY: Lucinda Miller Date: November 17, 2018

PROJECT ID: 2018000001

EL DORADO COUNTY AGRICULTURAL COMMISSION

PHONE (916) 431-1111 FAX (916) 431-1111

## Legend

curroads Parcels Simonin Parcel Roads

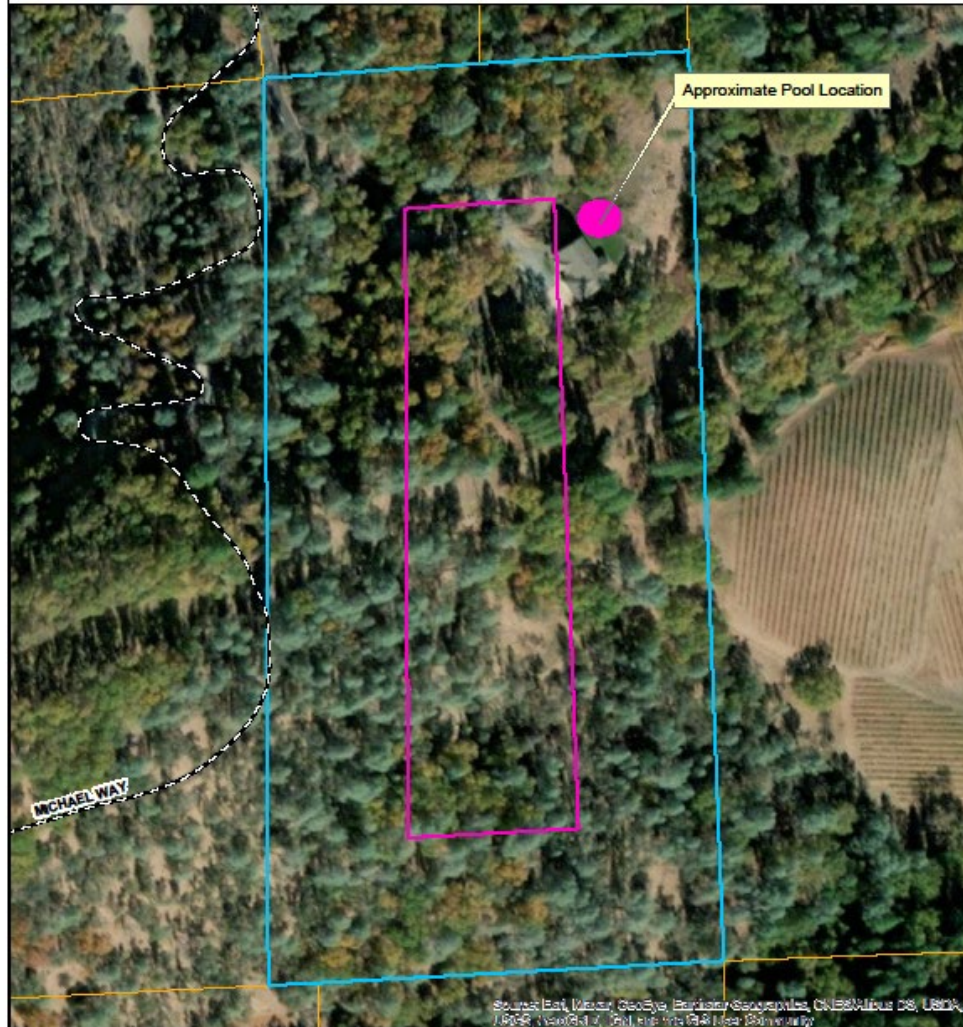
0 100 200 300 400 500 Feet

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



El Dorado County Agricultural Commission

# Simonin



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MAP PREPARED BY: Luciane M. Silva November 27, 2013

PROPERTY OF: Simonin, A

EL DORADO COUNTY RESIDENTIAL & BUSINESS  
PROCESSES (2014.01.01) FAX (916) 438.4171

## Legend

- Parcel Base
- Simonin 200Ft
- Parcel
- Roads

0 100 Feet

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



# El Dorado County Agricultural Commission































## **Discussion:**

A site visit was conducted on July 20, 2021 to assess the placement of the proposed pool.

## **Staff Findings:**

*Staff recommends APPROVAL of the request for construction of a swimming pool, no less than 137 ft. from the eastern property line, 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;*

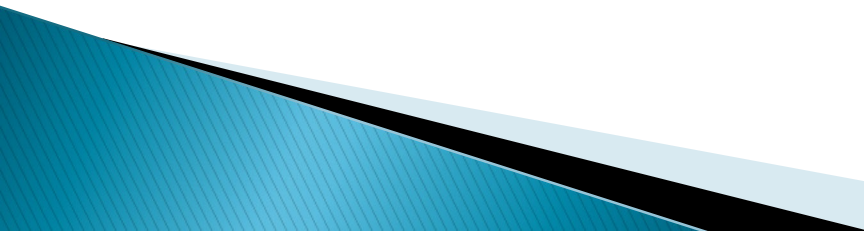
**Topography of the parcel severely limits available placement sites for the pool.**

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*

**There are natural buffers in place on the applicants parcel and on the PA-20 property to the east. The applicants parcel dramatically slopes toward the PA-20 zoned property to east into a seasonal drainage. Next to the drainage is a dense shrub and oak stand.**

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.*

