



# COMMUNITY DEVELOPMENT SERVICES

## PLANNING AND BUILDING DEPARTMENT

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

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**PLACERVILLE OFFICE:**

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**BUILDING**

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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/Commission

FROM: Jeanne Parker, Development Technician 1

DATE: October 13, 2024

RE: **ADM24-0071 Pare Ag Setback Relief**  
**Administrative Relief from Agricultural Setback to allow the installation of a temporary hardship modular dwelling, adjacent to an existing single-family dwelling. Assessor's Parcel Number: 078-260-021**

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**Planning Request and Project Description:**

The applicant is requesting administrative relief from the required 200-foot agricultural setback for the above-referenced project. Applicant currently has a 1900 square foot Single Family Dwelling (SFD) on the parcel and is applying to install a temporary hardship modular dwelling.

The applicant's parcel, APN 078-260-021, is 5.01 acres, zoned Residential Estate 5 acre minimum (RE-5) and located West of Wilson Loop approximately 165 feet North of the intersection of Wilson Loop and Sigwart Drive, adjacent to Agricultural District, supervisorial district 3. The parcel is located within a General Plan designated Low Density Residential.

The applicant's parcel is bordered by five parcels; of which one parcel contains agricultural zoning:

APN 099-150-061 borders the applicant's parcel on the West boundary and is approximately 47.6 acres, and zoned Limited Agriculture 20-Acres (LA-20). The parcel to the South-West is zoned Residential Estate 10 acre minimum (RE-10), and all other adjacent parcels are zoned Residential Estate 5 (RE-5).

Applicant is requesting that the setbacks for the proposed temporary hardship modular dwelling on this parcel be reduced to 65 feet from the West property line (135' reduction).

Please see attached application packet that includes site plans that illustrate this request.

ADM 24-0071



# El Dorado ights & Measures

r, Sealer of Weights &amp; Measures

## FOR ADMINISTRATIVE RELIEF FROM AN CULTURAL SETBACK - APPLICATION

ERIC PARE

WILSON LOOP PLACERVILLE, CA 95667

Same

530-333-3331 (EVE)

PARCEL SIZE: 5.1 ZONING: RE-5

ADJACENT PARCEL ZONING: LA-20

ADJACENT TPZ OR NATURAL RESOURCES, IS YOUR PROPERTY LOCATED WITHIN  
AL CENTER? ☐ YES ☒ NO ☐ NOT APPLICABLE

00' foot SETBACK YOU ARE REQUESTING: 65' foot

### REQUESTED USE (AGRICULTURALLY-INCOMPATIBLE):

Hardship MANUFACTURED HOME FOR FAMILY MEMBER

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 \_\_\_\_\_)
- ☐ 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.).

THE AG LAND ADJACENT TO MY PROPOSED SITE HAS A HOUSE STRUCTURE  
65' AWAY FROM BOUNDARY. THIS IS THE ONLY LOCATION FOR MY  
TEMP HARDSHIP MFG. HOME WILL WORK DUE TO NATIVE TREE, CREEKS & FLOODING

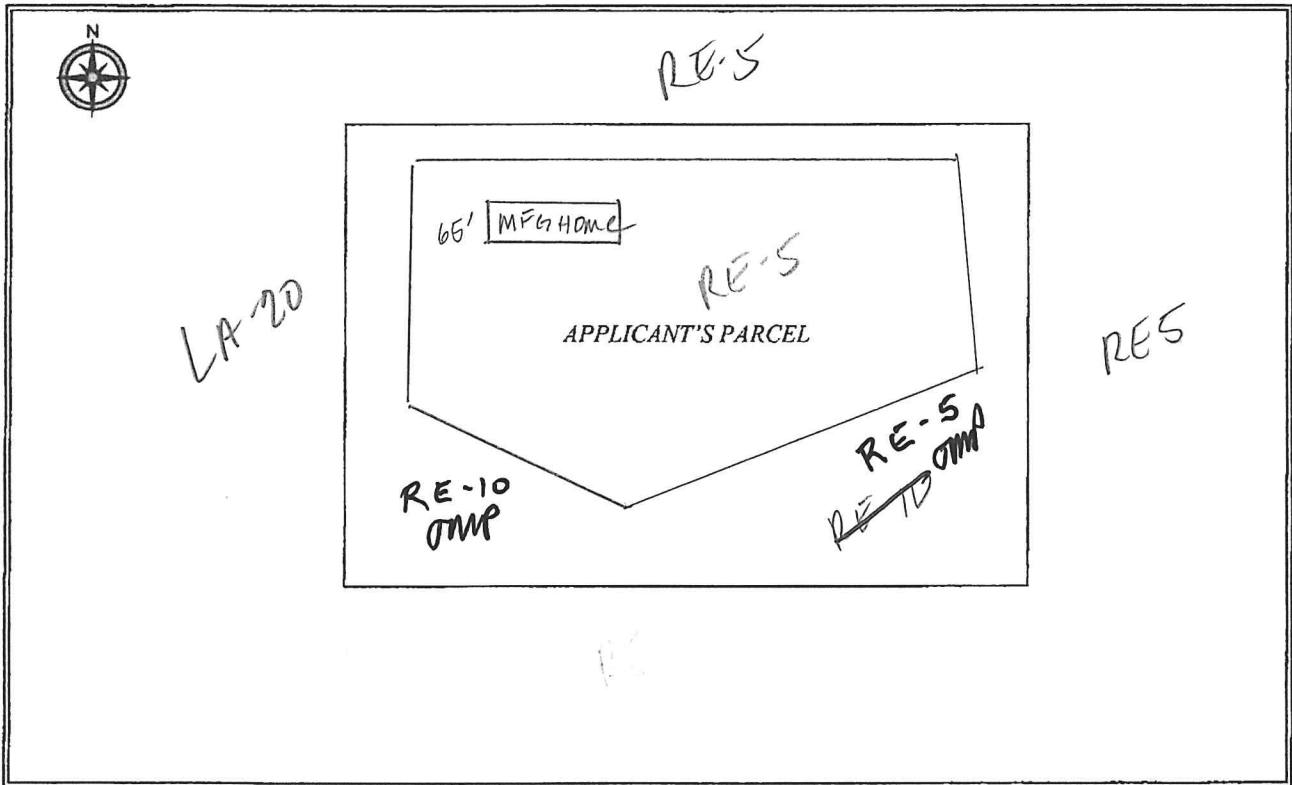
311 Fair Lane  
Placerville, CA 95667

Phone (530) 621-5520  
Fax: (530) 626-4756

Email: eldcag@edcgov.us  
Website: <http://www.edcgov.us/Ag>

IN THE DIAGRAM BELOW, SHOW THE FOLLOWING:

- A. Zoning of your parcel
- B. Zoning of adjacent parcels
- C. Placement of agriculturally incompatible use
- D. Indicate requested setback distance
- E. Indicate any unique site characteristics of property



ANY ADDITIONAL COMMENTS?

THIS PROPOSED SITE IS THE ONLY OPTION ON MY BACK ACRES DUE TO SEASONAL CREEKS ARE NEARBY AND NOT SUITABLE FOR SEPTIC SYSTEMS AND MULTIPLE OAK TREES ARE ABUNDANT. ONE OTHER POSSIBLE AREA IS SUBJECT TO FLOODING.

*Mark Lane*

APPLICANT'S SIGNATURE

*11/12/24*

DATE

OFFICE USE ONLY: ☒ Fee Paid

Date: *11/13/24*

Receipt #: *118890*

Initials: *HL*



I'm proposing a hardship MFG HOME  
to be placed on my back 3 ACRES.  
the proposed 65' setback is the perfect and  
only location suitable for the placement  
of the MFG. HOME. 3 seasonal creeks  
surround the proposed 200' setback from  
the LA-20 AG property. OAK resource  
consideration would be a matter in the  
200' setback location and seasonal  
flooding

Mark Pau 11/13/24

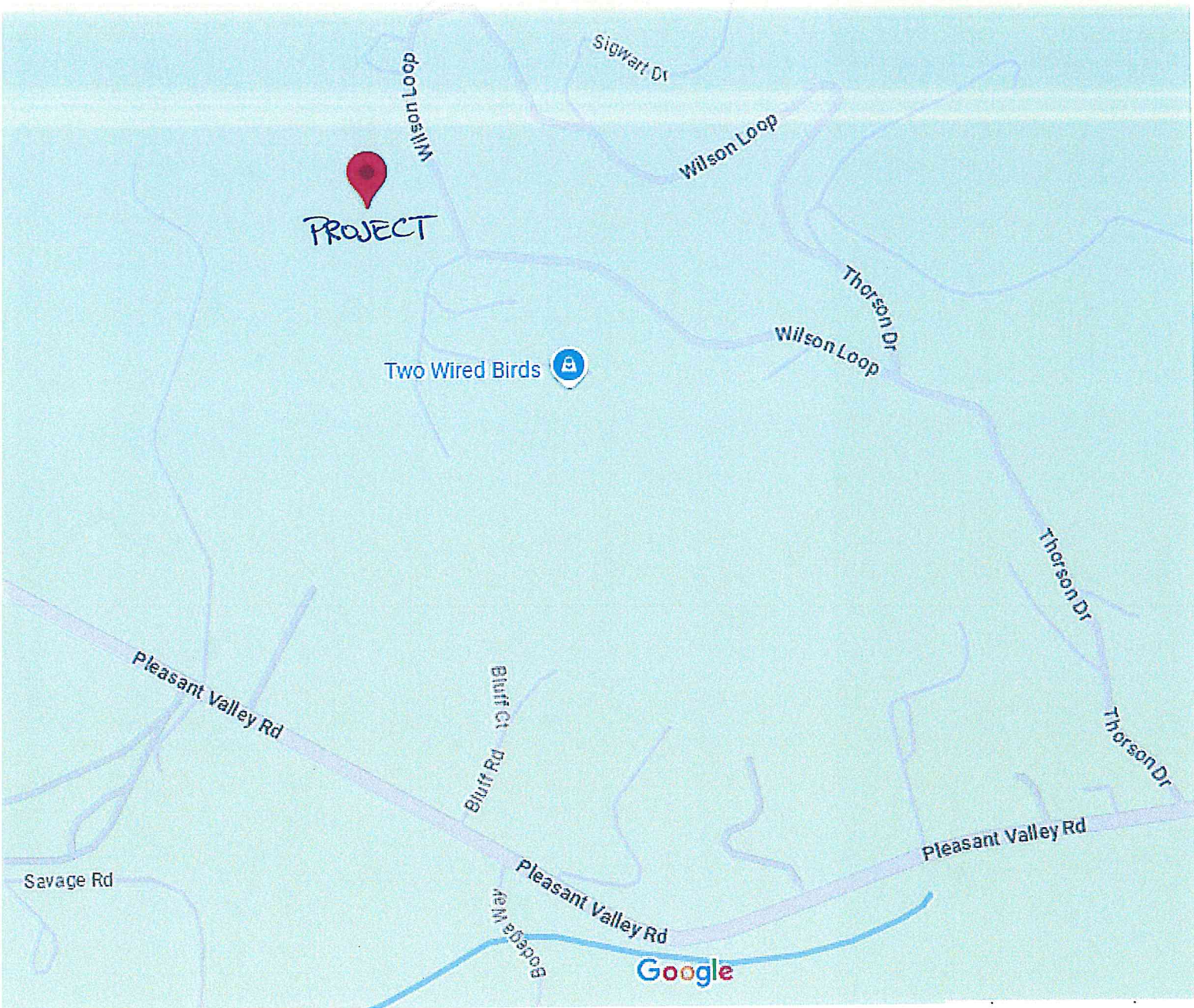
**RECEIVED**

NOV 13 2024

EL DORADO COUNTY  
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Way

Walls Way



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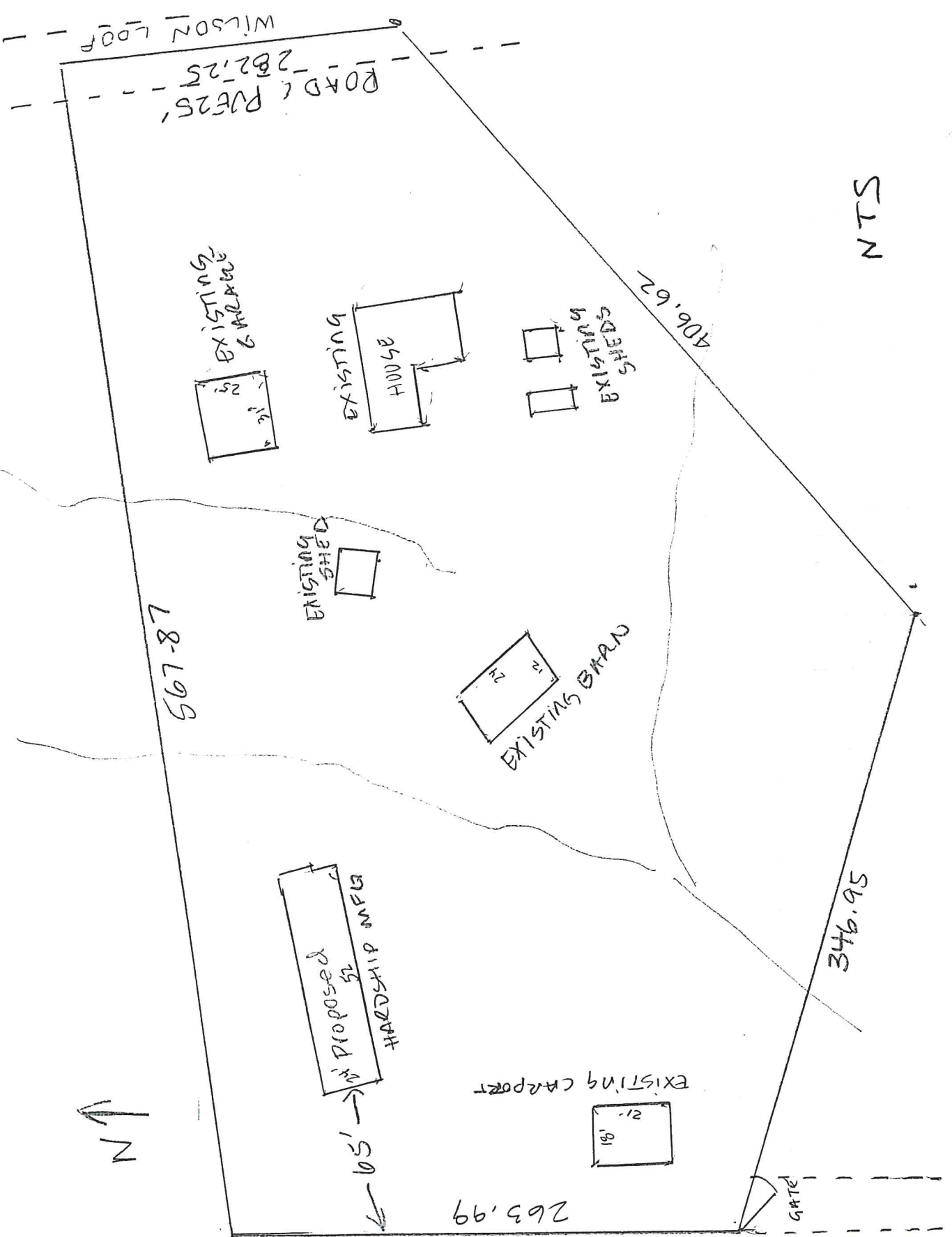
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EXISTING HOME

N ↑

78-260-21 PARE Residence



CARELINE 793-670

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NOV 13 2024

EL DORADO COUNTY  
PLANNING AND BUILDING DEPARTMENT

PARCELS A,B,C,D ARE A  
DIVISION OF PARCEL 1 OF  
PM. 18-31.

**BASIS OF BEARINGS**

THE MERIDIAN OF THIS SURVEY IS TRUE  
NORTH AS DETERMINED BY PLUMB LINE OBSERVATION

