



## PLANNING AND BUILDING DEPARTMENT PLANNING DIVISION

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2850 Fairlane Court, Placerville, CA 95667

924 B Emerald Bay Road, South Lake Tahoe, CA 96150

Phone: (530) 621-5355 Email: [planning@edcgov.us](mailto:planning@edcgov.us)

<https://www.eldoradocounty.ca.gov/Land-Use/Planning-and-Building/Planning-Division>

TO: County of El Dorado Agricultural Commissioner/Commission  
FROM: LaDiva Boody, Development Technician I  
DATE: June 9, 2025  
RE: **ADM25-0033 Dohman and Burtt Agricultural Setback Relief  
Administrative Relief from Agricultural Setback for Swimming Pool  
and Spa  
Assessor's Parcel Number: 049-380-010-000**

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

The Applicant is requesting administrative relief from the required 200-foot agricultural setbacks for the above referenced project be reduced 92 feet to 108 feet from the southeastern adjacent parcel (APN 049-380-010-000) to permit the proposed location of a swimming pool and spa. They are proposed within the same borders of the previously permitted Single Family Dwelling.

The Applicant's parcel, APN 049-380-010-000, is located on the south end of Madden Lane, approximately 0.2 miles south of the intersection with Carson Road in the Placerville area of El Dorado County, Supervisor District 3. The subject parcel is 21.61 acres and zoned Planned Agriculture – 20 Acres (PA-20) with a General Plan Land Use Designation of Agricultural Land (AL). The subject parcel is within an Agricultural District. Adjacent properties to the north, east, west and south are similarly zoned PA-20, all of which are located within an Agricultural District.

Please see the attached application packet which includes a site plan that illustrates this request.

# County of El Dorado

## Agriculture, Weights & Measures

LeeAnne Mila  
Agricultural Commissioner, Sealer of Weights & Measures



### REQUEST FOR ADMINISTRATIVE RELIEF FROM AN AGRICULTURAL SETBACK – APPLICATION

RECEIVED

APPLICANT(S) NAME(S): Lance Dohman & Amanda Burt

SITE ADDRESS: 1950 Carson Rd. Placerville, CA 95667

JUN 05 2025

MAILING ADDRESS: same as above

EL DORADO COUNTY  
PLANNING AND BUILDING DEPARTMENT

TELEPHONE NUMBER(S): (DAY) 650-868-8240

(EVE) \_\_\_\_\_

APN#: 049-380-010

PARCEL SIZE: 21.61

ZONING: AL

LOCATED WITHIN AN AG DISTRICT? ☒ YES ☐ NO

ADJACENT PARCEL ZONING: AL

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: 100 foot

#### REQUESTED USE (AGRICULTURALLY-INCOMPATIBLE):

Constuction of a swimming pool and spa directly behind our residence that is 108 feet from adjacent small parcel.

DO YOU HAVE A BUILDING PERMIT FOR REQUESTED USE?

☐ YES (Permit # in process) ☐ NO

#### PLEASE ANSWER THE FOLLOWING:

1. ☒ YES ☐ NO

Does a natural barrier exist that reduces the need for a setback?

☒ Topography ☐ Other Steep Neighbor parcel

2. ☐ YES ☒ NO

Is there any other suitable building site that exists on the parcel except within the required setback?

3. ☒ YES ☐ NO

Is your proposed agriculturally incompatible use located on the property to minimize any potential negative impact on the adjacent agricultural land?

Fences and future landscape will create visual, sound, and barriers to airborne dust/chemicals.

4. 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 portion of the 3.75 Acre APN 049 080 011 to the East is a narrow very steep panhandle that heavily wooded and is largely unsuitable for crops. Goats graze the area seasonally.

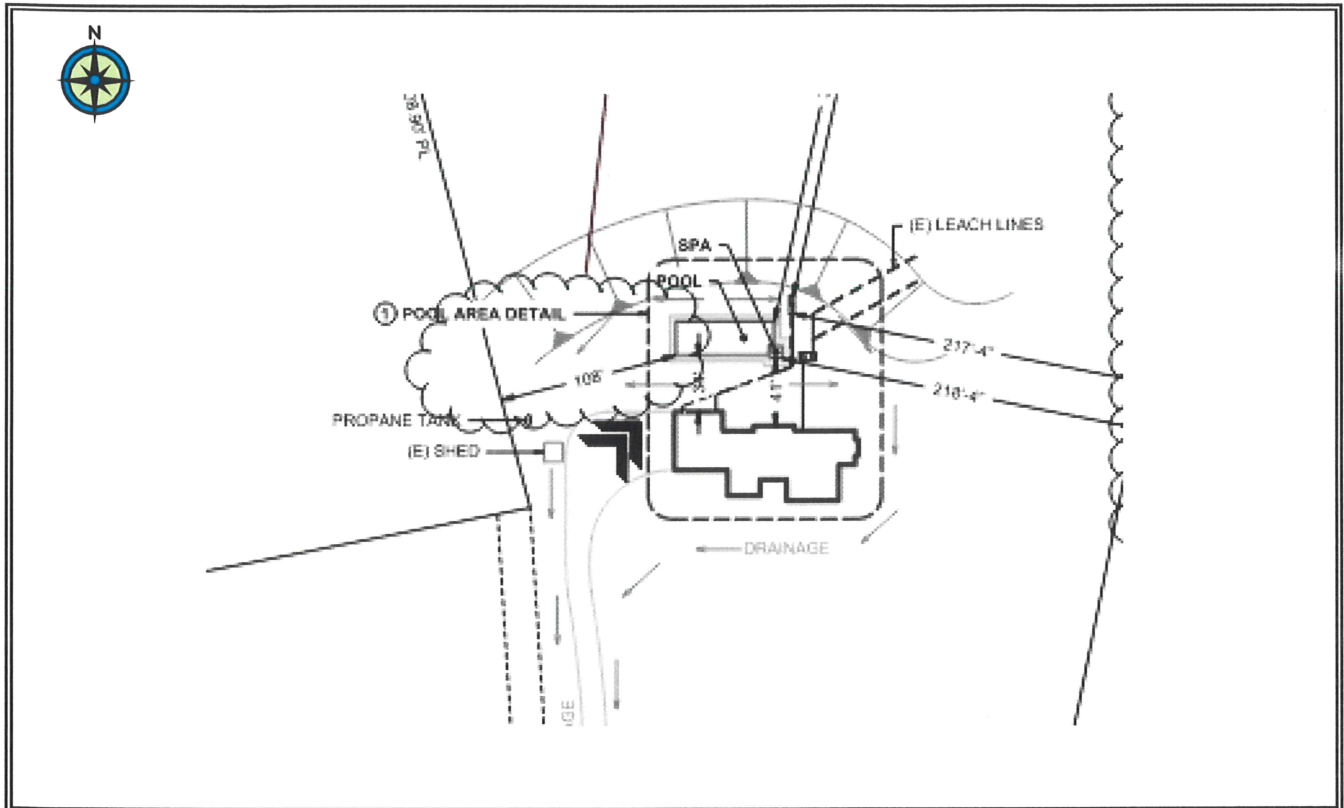
**IN THE DIAGRAM BELOW, SHOW THE FOLLOWING:**

- 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

**RECEIVED**

**JUN 05 2025**

**EL DORADO COUNTY  
PLANNING AND BUILDING DEPARTMENT**



**ANY ADDITIONAL COMMENTS?**

Please see the attached "Vicinity Map". The above detail (North is to the bottom of the page) shows the existing house, the proposed pool, and the respective distance (clouded region) to the Eastern property line.

**APPLICANT'S SIGNATURE**

**6/5/2025**

**DATE**

**OFFICE USE ONLY:** ☐ Fee Paid

Date: \_\_\_\_\_

Receipt #: \_\_\_\_\_

Initials: \_\_\_\_\_

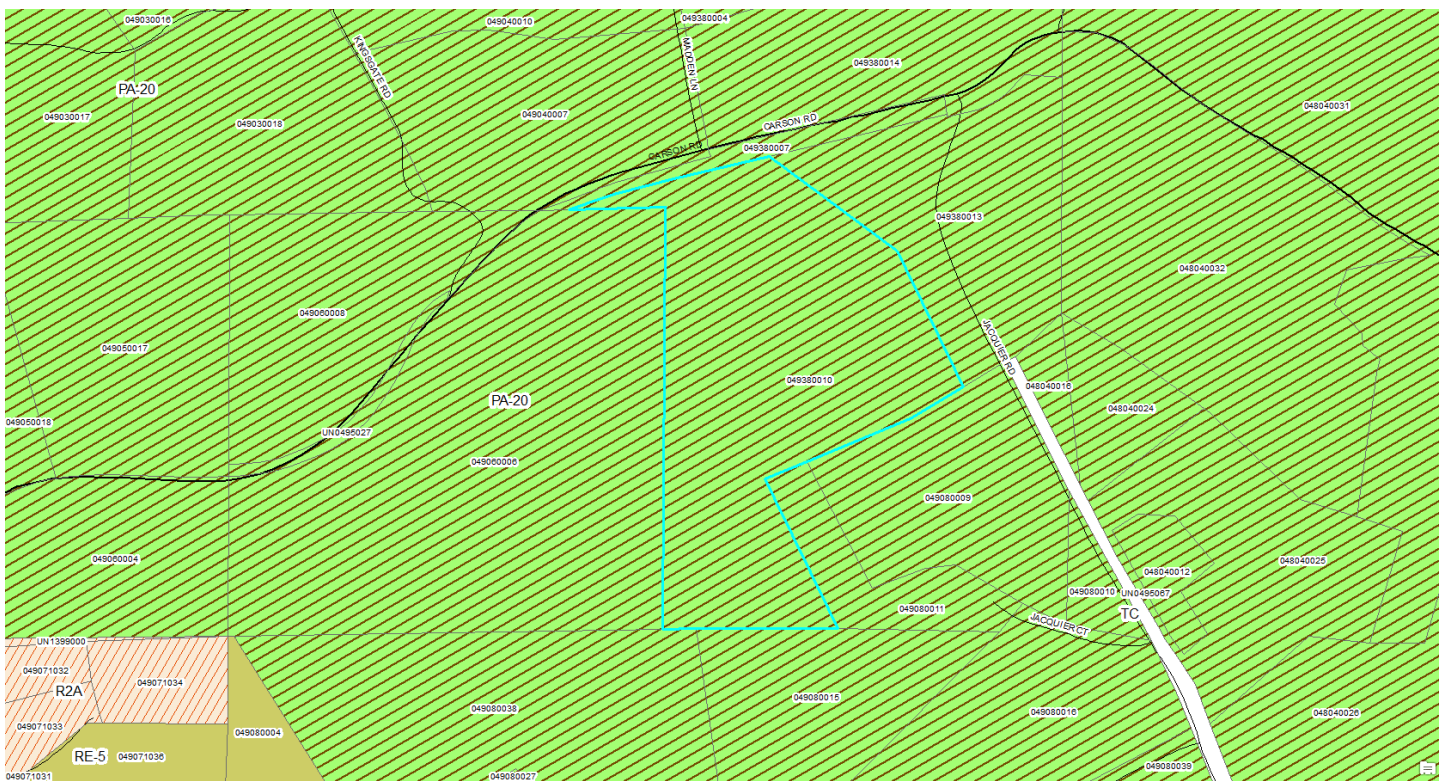


1950 Carson Road Placerville CA 95667





Zoning for APN 049-380-010 and surrounding parcels:



2022 CA BUILDING CODE, VOL. 1 & 2  
2022 CA RESIDENTIAL CODE

**NOTES**

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WATTLES & FILTER BAGS PER CODE TO BE

USED IF NEEDED. NO GUNITE WASHOUT WILL GO DIRECTLY INTO GUTTERS OR DRAINS.

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

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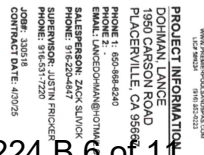
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**PLAN VIEW**  
**SCALE: 1" = 100'-0"**









**RECORDING REQUESTED BY:**  
Fidelity National Title Company of California

**When Recorded Mail Document  
and Tax Statement To:**  
Lance Wallace Dohman and Amanda Renee  
Burt  
1950 Carson Rd.  
Placerville, CA 95667

20209004315500003  
El Dorado, County Recorder  
Janelle K. Horne Co Recorder Office  
DOC 2020-0043155-00  
Acct 8003-Fidelity National Title  
Thursday, AUG 20, 2020 09:15:08  
Ttl Pd \$1,294.90 Nbr-0002120935  
MMF/C1/1-3

**Escrow Order No.:** FSSE-9072002853

**Property Address:** 1950 Carson Road,  
Placerville, CA 95667  
**APN/Parcel ID(s):** 049-380-010-000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Exempt from fee per GC 27388.1(a)(2); This document is a transfer that is subject to  
Documentary Transfer Tax.

## GRANT DEED

**The undersigned grantor(s) declare(s)**

- ☐ This transfer is exempt from the documentary transfer tax.  
☒ **The documentary transfer tax is \$1,274.90 and is computed on:**  
☒ the full value of the interest or property conveyed.  
☐ the full value less the liens or encumbrances remaining thereon at the time of sale.

The property is located in ☒ an Unincorporated area.

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,** Frederic L. Schaefer and Marjorie K. Schaefer, Trustees of The Schaefer Family Trust dated September 29, 2014

hereby **GRANT(S)** to Lance Wallace Dohman, a single person Amanda Renee Burt, a single person, as joint tenants

the following described real property in the Unincorporated Area of the County of El Dorado, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**PROPERTY COMMONLY KNOWN AS:** 1950 Carson Road, Placerville, CA 95667

**MAIL TAX STATEMENTS AS DIRECTED ABOVE**

**GRANT DEED**

(continued)

APN/Parcel ID(s): 049-380-010-000

Dated: August 14, 2020

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

The Schaefer Family Trust dated September 29, 2014

BY: Frederic L. Schaefer

Frederic L. Schaefer  
Trustee

BY: Marjorie K. Schaefer

Marjorie K. Schaefer  
Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Sacramento

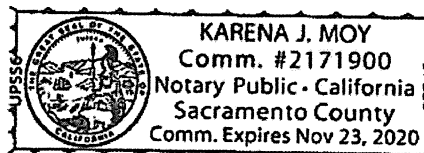
On August 17, 2020 before me, Karena J. Moy, Notary Public,  
(here insert name and title of the officer)

personally appeared Frederic L. Schaefer, Marjorie K. Schaefer,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Karena J. Moy



## EXHIBIT "A"

### Legal Description

**For APN/Parcel ID(s): 049-380-010-000**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA, COUNTY OF EL DORADO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

**PARCEL 1:**

LOT 6, AS SAID LOT IS SHOWN ON THE OFFICIAL MAP OF MADDEN RANCH FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY ON MAY 1, 1998, IN MAP BOOK I, PAGE 1.

**PARCEL 2:**

A PORTION OF LOT 5 AS SHOWN ON THAT CERTAIN SUBDIVISION MAP ENTITLED "MADDEN RANCH A RURAL SUBDIVISION A PORTION OF THE SE 1/4 & A PORTION OF LOTS 1, 2 & 3 OF THE N 1/2 OF SECTION 4, T 10 N, R 11 E, M.D.M. AND A PORTION OF THE S 1/2 OF SECTION 32, T 11 N, R 11 E, M.D.M. BEING PARCEL 4 AND A PORTION OF PARCEL 3 OF P.M. 44-21" IN BOOK I, PAGE 1 OF MAPS, IN THE EL DORADO COUNTY RECORDERS OFFICE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN ANGLE POINT IN THE SOUTHWESTERLY BOUNDARY OF SAID LOT 5 FROM WHICH THE SOUTHWEST CORNER OF SAID LOT 5 BEARS SOUTH 24° 19' 12" EAST, 475.78 FEET; THENCE ALONG THE SAID SOUTHWESTERLY BOUNDARY THE FOLLOWING THREE (3) COURSES, 1). SOUTH 85° 47' 53" WEST, 198.67 FEET, 2). NORTH 46° 26' 38" WEST, 200.43 FEET, 3). NORTH 11° 26' 54" WEST, 179.67 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY FOR CARSON ROAD; THENCE SOUTH 51° 40' 23" EAST, 483.18 FEET TO THE POINT OF BEGINNING.





# PLANNING AND BUILDING DEPARTMENT

## PLANNING DIVISION

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924 B Emerald Bay Road, South Lake Tahoe, CA 96150

Phone: (530) 621-5355 Email: [planning@edcgov.us](mailto:planning@edcgov.us)

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### Letter of Authorization

File # ADM25-0033

Application Type: Administrative Permit

This letter shall serve as authorization for Lance W. Dohman to act as an agent on my/our behalf  
(Agent Name)  
for the application submitted with this document regarding the property located at 1950 Carson Rd. Placerville, CA 95667

I/we further understand and agree that I/we shall remain responsible for all application conditions, provisions, fees, deposits, and any additional charges and collections resulting from application processing.

[Signature] 6/6/2025  
Agent Signature Date

[Signature] 6/6/2025  
Property Owner Signature Date

[Signature] 12/6/25  
Property Owner Signature Date

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Property Owner Signature Date

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Property Owner Signature Date

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Property Owner Signature Date

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Property Owner Signature Date

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Property Owner Signature Date

Lance W. Dohman

Agent Printed Name

Lance W. Dohman

Property Owner Printed Name

Amanda R. Burt

Property Owner Printed Name

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Property Owner Printed Name

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