

July 31, 2025

**VIA ELECTRONIC MAIL  
AND HAND DELIVERY**  
eldcag@edc.gov.us

El Dorado County Agricultural Commission  
311 Fair lane  
Placerville, CA 95667  
Attn: LeeAnne Mila

Re: Robert Catron and Yami Catron  
2095 Wild Goose Canyon Road, Placerville, California  
Application for Administrative Relief from Agricultural Setback

Dear Ms. Mila:

This office represents Robert Catron and Yami Catron who own undeveloped property located at 2095 Wild Goose Canyon Road in Placerville, California (APN 089-150-40). We direct this correspondence to your attention as the Agricultural Commissioner for consideration at the next Commission meeting scheduled for August 13, 2025. We understand that you have been out to the property with our client and have conducted a partial site visit of a proposed building site for a residential home.

The Commission is considering an application our clients filed for relief from an agricultural setback affecting their property.

**Relief from the agricultural setback will have absolutely no effect on the Carpenter property's<sup>1</sup> ability to conduct agricultural activities on that parcel. The Carpenters and adjacent landowners (or subsequent owners) will be able to conduct any agricultural operations they choose on that and surrounding parcels.**

As the evidence submitted with this correspondence shows, there are both natural buffers and terrain conditions that meet the criteria for the requested relief.

- 1) There is a natural buffer zone consisting of a 50 foot road easement (Wild Goose Canyon Road) that currently exists.**
- 2) There is a natural buffer zone consisting of 200-250 feet of steep terrain adjacent to Wild Goose Canyon Road within the Light Ag designated property owned by the**

---

<sup>1</sup> APN #089-150-37, designated/zoned as Light Ag.

**Carpenters which precludes agricultural activities on the property adjacent to the Catrons' parcel.**

- 3) These two buffers (roadway and terrain) are equivalent to any automatic 200 foot setback sought by the County so that if the requested relief is granted, there is no impact to agricultural activities on the Light Ag designated property whatsoever.**
- 4) After a site inspection, the El Dorado County Fire Marshall has determined that for purposes of emergency response, building on the southwest corner of the property with the minimal setback as proposed by the Catrons is the only practical option for the project. (See Exhibit "12")**

#### **FACTUAL BACKGROUND**

Robert Catron purchased approximately 65 acres of undeveloped property at the above-identified address on/about November 19, 2003. **(Catron Grant Deed – APN 089-150-40 dated November 14, 2003, Exhibit "1")** Despite its steep topographical nature, the Catrons purchased the property because of its unique features which include but are not limited to its proximity to the River (it is one of very few properties in the area that descend to and abut the South Fork of the American River with private beach property), its access from and proximity to Bear Rock Road (a paved County Road), and most importantly, its sweeping view of the Sierras from their desired building site.

The property boasts existing on-site utilities (power/producing well) previously installed to support construction of a single-family residential residence at that location. The Catrons knew from performing their due diligence that there were no building prohibitions--and most importantly no restrictive zoning impediments, easements or setbacks that would obstruct their ability to build their home at that location. In fact, when Catron purchased the property in 2003, the well was already permitted by the County. The well produces 12 gallons/minute and has been certified by the County. It has been located within what was later designated as the 200 foot Agricultural Setback area for decades before the 2004 General Plan was adopted. The Catrons were advised by the Community Development Department to keep correspondence dated September 18, 1987 to submit to the County when the Catrons were ready to initiate construction of the residence on their parcel. **(Well Certification and Reports, Exhibit "2")** The well reports and the County correspondence were critical to the Catron's decision to purchase the parcel as it insured they could build at that location.

The Catron property is located adjacent to three properties currently owned by Laura Lorenz (APN #089-150-35); Perry Carpenter and Kathleen Loughlin [collectively referred to as "Carpenter"] (APN #089-150-37); and Patrick & Nicole Bringas (APN 3089-150-39). Each of

the Catron's neighbors reside in residences on their respective properties. **Exhibit "3" is a copy of a parcel map showing the properties adjacent to the Catron property.**

In 2003, the Applicant (Robert Catron) was establishing a general dentistry practice in Cameron Park, and deferred his plans to build on Wild Good Canyon Road until his practice developed.

In/about 2007 the Catrons obtained a boundary line adjustment and merged a 5 acre parcel adjacent to their property near the American River. **(See Grant Deed dated 10/04/2005, APN 089-140-08-100, Exhibit "4")**

Wild Goose Canyon Road, a deeded easement that is an undeveloped dirt road through steep terrain, provides access to the Catron building site from where it intersects the County Bear Rock Road. In/about 2016-2017, the Catrons, Carpenter and the Dodges<sup>2</sup> were engaged in litigation that pertained to access of the roadway easment from Bear Rock Road when the Dodges attempted to block entry to Wild Goose Canyon with a gate. The litigation was resolved amicably resulting in a settlement agreement that provides all parties access to Wild Goose Canyon Road from Bear Rock Road. **(Robert Catron et al v. Stanley Dodge, et al, El Dorado County Action No. PC20160203, Settlement Agreement dated April 5, 2017, and Clarification of Settlement Agreement dated November 1, 2017, Exhibit "5")** There is currently an unlocked, non-permitted gate where the roadways intersect which the Catrons access frequently when they inspect their property and which they use to descend to the River at that location. **Photographs of the gate (open and closed) where Wild Goose Canyon Road intersects with Bear Rock Road are attached as Exhibit "6".**

On/about April 17, 2007, the County adopted Resolution No. 079-2007 Adopting Criteria and Procedures for Administrative Relief from Agricultural Setbacks. **(Exhibit "7")** The resolution states in relevant part

"WHEREAS the 2004 General Plan EIR recognized that locating incompatible uses near agricultural operations could result result in premature agricultural land conversion while making it harder to maintain agricultural viability on surrounding properties; and

WHEREAS the General Plan found that certain agricultural uses and surrounding uses could be incompatible with each other, resulting in conversion of agricultural lands..."

---

<sup>2</sup> The Dodges were the prior owners of the Bringas property (APN 089-150-39).

At some point, as yet undetermined by the Catrons, the Carpenter parcel (APN 089-150-137) was designated by the County as a “Light-Ag” property. **The Carpenter property (1995 Bear Rock Road) with its property designation is shaded on Exhibit “3” for the convenience of the Commission’s review).** The Catrons had already purchased their property and owned it for approximately 4 years when Resolution No. 079-2007 was passed. Once the property was designated “Light Ag”, a 200’ setback requirement was established for development of adjacent parcels that could potentially have uses incompatible with agriculture.

Notably, the topography where the Carpenter and Catron properties are located is an extremely steep ravine with slopes between 30% and 50% grades and are heavily forested. There are no agricultural operations of any kind on the Carpenter “Light Ag” property very likely for this reason. Fortunately, the County Ordinance/2007 Board Resolution provides that adjacent property owners may request relief from the setback. It states:

Whereas...Policy 8.1.3.2 [provides] that a minimum 200-foot setback would be placed on adjacent land for incompatible uses,  
*but also provided for administrative relief from these setbacks...*  
**[Emphasis added.] (Exhibit “7”)**

The Catron’s building site is located immediately adjacent to where the Carpenter and Bringas properties intersect. A parcel map showing the **intended building site is attached hereto as Exhibit “8”**. The proposed Catron structure is just inside the southwest corner of the Catron property, and is labeled “Proposed ADU”. **Exhibit “8”** also shows the setbacks from Wild Goose Canyon Road and the Ag Setback from the Carpenter boundary lines.

**Exhibit “9”** is another parcel map showing the zoning and land use designations for the Catron and neighboring properties.

Earlier this year, the Catrons submitted an Application for Administrative Relief from the Agricultural Setback. The application process asks the Applicant to provide sufficient information to show that the required setback would render the parcel unbuildable, or otherwise severely restrict the use and enjoyment of the property if the agricultural setback is applied.

As set forth above, the Catrons meet the criteria for Agricultural Commission approval for relief from the setback.

Exhibit A of the Resolution (**Exhibit “7”**) provides:

“3. Agricultural Commission Approval. If the subject parcel does not meet the criteria for a reduction in the agricultural setback

pursuant to B.1 and B.2 above, the applicant may request review by the Agricultural Commission. The Agricultural Commission may approve a reduction of up to one hundred percent (100%) of the special agricultural setback (not less than 30 feet from the agriculturally zoned parcel) *when it can be demonstrated that a natural or man-made barrier or buffer already exists* such as, but not limited to topography, roads, wetlands, streams, utility or other easements, swales, etc. that would reduce the need for such a setback...”

These are the exact circumstances before the Commission.

The required setback is 200 feet from from the edge of the Caprenter’s designated Ag parcel. The Catrons are applying for a 75% setback of 150 feet, clearly within the Commission’s advisory discretion.

Existing Roadway: There is an existing roadway from Bear Rock Road to the Proposed building site that abuts the Carpenter property along Wild Goose Canyon Road. Section 1 of the roadway (as designated in the exhibits with this correspondence) is approximately 10 feet wide, part of a deeded 50’ non-exclusive easement for road and utilities purposes as set forth on the subdivision map<sup>3</sup> (**Exhibit “10”**), and carries a requirement for a 50 foot setback itself. The roadway setback constitutes 25% of the Ag Setback area and is unusable for agricultural purposes because it functions as a roadway deeded for ingress and egress to the Carpenter, Catron and Bringas’ properties.

Natural Barrier: There is a natural barrier in the setback area which consists of steep ravines (essentially a cliff) from the eastern edge of the Carpenter property which extends approximately 250 feet (250’) from the boundary line into the interior of the Carpenter parcel. (**Exhibit “14”, Drone Video #1**) The ravine abuts the edge of the 50 foot Wild Goose Canyon Road and drops off into the steep ravine within within five (5) +/- feet from the edge of the roadway. The property is currently not used for agriculture, nor can crops be cultivated at that location because of the characteristics of the area. It is not suitable for crops, livestock, grazing or timber due to the steep grade in that area. (Exhibit “14”, Drone Videos #1, 2 and 3)

Topography: Similar to the natural barriers of roads and ravines, the topography within the Light Ag designated area precludes any agricultural uses at least 200-250 feet into the interior of the Carpenter parcel. Still photographs and topographical maps do not demonstrate the

---

<sup>3</sup> The Wild Goose Canyon Road easement is recorded at EDC Book 20, page 118 of Parcel Maps, July 25, 1978.



prohibitive nature of the property for agricultural purposes. For that reason, Catron includes with his evidence drone footage that of the Light Ag area so that the Commission can view the ravine, steep slopes. As the aerial video evidence (Exhibit “4”, Drone Video #1, #2) confirms, if relief from the setback is granted, it will have absolutely no effect on agriculture on the Carpenter parcel. Adjacent property owners can still use the entirety of their parcel for Agricultural purposes in those areas where it is feasible to do so.

The Catrons purchased the property with the intent to build where their structure is proposed for its specific access to Bear Rock Road, its sweeping views of the mountains at that location and its direct access to the portion of the River which is located below their residence at the base of their property.

The proximity to Bear Rock Road permits a quick commute to Highway 50 whereas attempting to build anywhere else on the property would add significant amounts of time to travel to the main road (more than 15-20 minutes or more depending upon weather conditions)

It is anticipated that the Commission will receive arguments from adjacent land owners that there is an alternate route to the Catron property over an unimproved (deeded) easement roadway yielding a location at remote area of the property where the Catrons could build their residence. These arguments do not consider the adverse effects of developing at such a location and they may assume that the Catrons would travel the other side of Wild Goose Canyon which is not correct. Our clients will continue to pass their neighbors’ properties daily since it is a much safer and direct road to access the paved Bear Rock Road—as opposed to travelling up the single lane dirt road of Wild Goose Canyon. **Exhibit “11” is an aerial view depicting (in red) the various sections of Wild Goose Canyon Road from Bear Road Canyon Road.** Section 1 goes directly from the building site to the gate accessing Bear Rock Road. More specifically, Sections 2, 3 and 4 require an active 4-wheel drive over an undeveloped and extremely hazardous dirt road susceptible to mud and debris flow, slides and slope failure that descends dramatically from the summit of the parcel. Service providers (Garbage collection, sanitation services, PG & E<sup>4</sup> and emergency vehicles) are unable to traverse these sections of the easement roadway without exposing personnel to danger and/or damage to vehicles attempting to traverse it. El Dorado Disposal will not pick up trash in this location. Section 3 of the Roadway, in particular, is too narrow for Emergency Vehicles to pass.

Not only would the Catrons have to traverse sections 2 and 3 of this treacherous roadway to reach an alternate building site; if they are not permitted to build in the proposed building envelope, they would be required to install utilities and seek a well water source without

---

<sup>4</sup> Utilities, including PG&E currently uses helicopters to “chopper in” personnel to service their facilities in this area due to the terrain.

confirmation that it would yield a producing well. They would also be denied essential County services. As set forth above, the County has already anticipated building at the Catrons' proposed location, authorized and permitted the installation of utilities and permitted a well at that location for that purpose. **(Exhibit "2")** In short, denying the relief from setback will likely lead to an unbuildable parcel, as either cost-prohibitive or due to geological and/or topographical prohibitions.

### **EL DORADO COUNTY FIRE INSPECTION**

On/about July 29, 2025, Jacob Poganski, El Dorado County Fire Marshall, met with Robert Catron at the property and visually inspected both the proposed building site and accesses to the entire Catron Parcel via Wild Goose Canyon Road. After inspecting each section of the Wild Goose Canyon Road easement (as marked on on Exhibit "11"), his assessment was ***that for purposes of "emergency response, building on the southwest corner of the property with minimal setback [as proposed by the Catrons] is the only practical option for the project"***. (See Exhibit "12")

### **AERIAL PHOTOGRAPHS**

On July 28, 2025, the Catrons obtained aerial footage of their proposed building site and the neighboring properties.

**Attached hereto as Exhibit "13" are three photographs** that demonstrate the relative locations of the property features discussed in this correspondence.

Aerial Photograph #7 shows the proposed building envelope and its proximity to Bear Rock Road along Section 1 of Wild Goose Canyon. The Carpenter's parcel is adjacent to the steep ravine that separates the Carpenter residence from the Catron's proposed building site. The steepness of the ravine precludes any agricultural activities at that location, but is difficult to see fully in a still photograph. For that reason, the Catrons submit drone video footage to assist the Commission.

Aerial Photograph #10 shows the Catron building envelope in context with the American River. The building site is marked and the proximity of power and the well are also marked for identification.

Aerial Photograph #14 shows the proximity of the Carpenter, Bringas and Catron's proposed building site. The photograph also shows the proximity of the Catron's site to the gate via Section 1 of Wild Goose Canyon Road, as well as the steep grade on Section 2 as discussed

in the Fire Marshall's letter. Aerial Photograph #14 also demonstrates the view of the Sierras from the Catron building site.

## **DRONE VIDEO FOOTAGE**

**Submitted herewith as Exhibit "14" is a USB drive containing video evidence** of the Catron and neighboring properties showing the topography and natural barriers. These videos demonstrate the lack of suitability for Agriculture activities or operations on the Carpenter "Light Ag" property.

Drone Video (1) depicts the Catron building site and rotates around onto the Carpenter "Light Ag" property to confirm how steep the ravine 200-250' from the property line into the Carpenter property. (2:17 minutes)

Drone Video (3) demonstrates the Sierra and American River views from the Catron building site and then follows the ravine up from the river to the property line between the Catron and Carpenter properties. (44 seconds)

Drone Video (6) depicts the locations of the Bringas and Carpenter residence across the ravine from the Catron building site and shows the steep grade on Section 2 of the Wild Goose Canyon easement road. (1:09 minutes)

## **SUMMARY**

Maintaining the 200 foot setback will virutally eliminate and/or significantly diminish the Catrons' enjoyment of their property entirely. The intended building envelope is the only part of their property that has the sweeping views of the Sierra described above. Expansive views are routinely promoted in real estate sales as they increase the value of the houses because of the "enjoyment" associated with the view. In fact, the Catrons would not have purchased this property, but for the view at that location.

Building at alternate sites on the property is not feasible because there is no power or water, utility services or, as set forth by the Fire Marshall, the ability for emergency responders to access an alternate building site.

**The buffer zone of the 50 road easement and the 200-250 feet of steep terrain adjacent to Wild Goose Canyon Road for all practical purposes are equivalent to any automatic 200 foot setback sought by the County. These are natural barriers which meet the criteria for approval of relief from the setback requirement.**



LeeAnne Mila  
El Dorado County Agricultural Commission  
July 31, 2025  
Page 9

**Consistent with the Ag Commission's purpose to preserve agriculture, approval of the relief requested will not result in the loss of 50 feet instead of current 200 feet, even if the Carpenters were to engage in any Ag activity up to the 50 ft road easement.**

The Catrons trust that your respective background, experience, and reasonableness in exercising your discretion will result in the Commissions recommendation that the Application be approved.

On behalf of our clients, we ask that this correspondence and all attachments, including photographs and video footage be appended to the Commissions Staff Report and be made part of the administrative record so that when the Agenda and Staff Reports are distributed so that each of the Commissioners has sufficient time to review our clients' request, position and supporting evidence.

Sincerely,



Patricia Kramer

Enclosures

Exhibits 1-14  
cc: Robert Catron DDS & Yami Catron  
Greg Boeger  
Dave Bolster  
Bill Draper  
Chuck Mansfield  
Tim Neilsen  
Shamarie Tong  
Lloyd Walker

## INDEX OF EXHIBITS

<b>Exhibit No.</b>	<b>Description</b>
Exhibit "1"	Grant Deed – purchase of Catron Property, November 2003
Exhibit "2"	Correspondence from El Dorado Community Development Department dated September 18, 1987 regarding Well Production Draw Down Report and associated reports confirming well production (EDC County Health Dept. 4/12/83; Rumsey Enterprises, Inc. Well Report 8/8/03)
Exhibit "3"	Parcel Map with Ownership Information and identifying light-ag Property
Exhibit "4"	Grant Deed dated 10/04/07 for 5 acre parcel, boundary line adjustment and Application for Boundary Line Adjustment and Merger
Exhibit "5"	Settlement Agreement dated 4/5/2017 in Catron, Carpenter and Dodge Lawsuit, El Dorado County Action #PC20160203; Clarification of Settlement Agreement dated 11/1/2017.
Exhibit "6"	Photographs of Gate (closed & open) at junction of Bear Rock Road and Wild Goose Canyon Road
Exhibit "7"	Resolution No. 079-2007 and Exhibit "A" – Criteria and Procedures for Administrative Relief from Agricultural Setbacks
Exhibit "8"	2095 Wild Goose Canyon Road Parcel Map w/ Building Envelope
Exhibit "9"	2095 Wild Goose Canyon Road Parcel Map (Zoning & Setbacks)
Exhibit "10"	Parcel Map recorded July 23, 1978 reflecting deeded roadway easement
Exhibit "11"	Aerial Photograph of Bear Rock Road and Wild Goose Canyon Road with designated Sections 1, 2, 3 and 4
Exhibit "12"	Correspondence from El Dorado County Fire Marshall, Jacob Poganski dated July 29, 2025
Exhibit "13"	Aerial Photographs of the Catron and surrounding properties (07/29/25) <ul style="list-style-type: none"> <li>- Photograph 7</li> <li>- Photograph 10</li> <li>- Photograph 14</li> </ul>
Exhibit "14"	Dronegenuity drone footage of Catron/Carpenter properties (07/29/25) <ul style="list-style-type: none"> <li>- Dronegenuity Video (1) – 2:17 minutes</li> <li>- Dronegenuity Video (3) – 44 seconds</li> <li>- Dronegenuity Video (6) – 1:09 minutes</li> </ul>

## **EXHIBIT “1”**

RECORDING REQUESTED BY

PLACER TITLE COMPANY

Escrow Number: 202-56207-LW

AND WHEN RECORDED MAIL TO

ROBERT CATRON  
4065 MOTHER LODE DRIVE SUITE E  
SHINGLE SPRINGS, CA 95682



El Dorado, County Recorder  
William Schultz Co Recorder Office  
**DOC- 2003-0118015-00**

Acct 5-PLACER TITLE CO  
Wednesday, NOV 19, 2003 08:00:00  
Ttl Pd \$199.75 Nbr-0000513990  
CLC/C1/1-2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## GRANT DEED

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$189.75 City Transfer Tax: \$0.00

(X) computed on full value of property conveyed, or

() computed on full value less value of liens and encumbrances remaining at time of sale.

PCOS  
FILED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **RICHARD S. HORKEY AND SALLY L. HORKEY, TRUSTEES OF THE HORKEY FAMILY TRUST DATED 12/9/93**

Hereby GRANT(S) to **ROBERT CATRON A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY**

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

A PORTION OF THE EAST HALF OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 10 EAST, MDB&M., DESCRIBED AS FOLLOWS:

PARCEL B, AS SHOWN ON THAT CERTAIN MAP FILED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF EL DORADO, STATE OF CALIFORNIA ON MAY 31, 1977 IN BOOK 15 OF PARCEL MAPS AT PAGE 107.

EXCEPTING THEREFROM ALL OIL, GAS, OIL SHALE, COAL, PHOSPHATE, SODIUM, GOLD, SILVER, GEOTHERMAL RESOURCES AND ALL OTHER MINERAL DEPOSITS CONTAINED IN SAID LAND AS RESERVED BY THE STATE OF CALIFORNIA IN THAT CERTAIN CORRECTORY PATENT RECORDED SEPTEMBER 14, 1973 IN BOOK 1221, PAGE 9, OFFICIAL RECORDS OF EL DORADO COUNTY.

ASSESSORS PARCEL NO.: 089-150-32-100

Dated: November 18, 2003

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

Name

Street Address

City & State

Page 1 of 1 - 11/18/2003

C:\Grandeol.doc (4/2002)

118015

SIGNATURE PAGE FOR GRANT DEED

THE HORKEY FAMILY TRUST DATED 12/9/93

By: Richard S. Horkey  
RICHARD S. HORKEY, TRUSTEE

By: Sally L. Horkey  
SALLY L. HORKEY, TRUSTEE

STATE OF CALIFORNIA  
COUNTY OF El Dorado

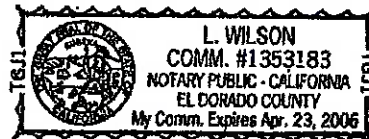
On 11-14-03 before me, L. WILSON personally appeared

Richard S. Horkey + Sally L. Horkey

personally known to me (or 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

WITNESS my hand and official seal.

Signature: L. Wilson  
Commission Expiration Date: \_\_\_\_\_



MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE, IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

Name \_\_\_\_\_ Street Address \_\_\_\_\_ City & State \_\_\_\_\_

04SlrPkg.doc (4/2002)

11/19/2003, 20030118015



## **EXHIBIT “2”**

AUG-01-2003 FRI 03:40 PM COLDWELL BANKER

FAX NO. 217+47+2+45698+

P. 03

COUNTY

## COMMUNITY DEVELOPMENT DEPARTMENT

Richard M. Floch, Director

MAIN OFFICE  
360 FAIR LANE  
PLACERVILLE, CA 95667SOUTH LAKE TAHOE OFFICE  
P.O. BOX 14506  
1359 JOHNSON BLVD.  
SOUTH LAKE TAHOE, CA 95702

September 18, 1987

*Harvey Otto*  
*7140 Brighton*  
*Citrus Heights 95610*ADMINISTRATION  
(916) 626-2438RE: ASSESSOR'S PARCEL # 89-150-08 chgd  
to: # 89-150-32PLANNING  
626-2438

Dear Property Owner:

Attached is a Percolation test/Sewage disposal design and/or Well production draw down report, previously filed with our office. As of October 1, 1987, we will no longer maintain this information in our files.

BUILDING  
INSPECTION  
626-2511

You must submit this information when you apply to build on this parcel. Please keep this above information in a safe place! There may not be duplicates.

ENVIRONMENTAL  
HEALTH  
626-2411

If you have any further questions please feel free to call Environmental Health at (916) 626-2411.

Yours very truly,

RECREATION  
626-2500Ron Duncan, R.S.  
Director of Environmental Health

RD/vlb

TAHOE UNIT  
(916) 544-1564  
571-7133

EL DORADO COUNTY HEALTH DEPARTMENT  
DIVISION OF ENVIRONMENTAL HEALTH360 Fair Lane  
Placerville, CA 95667  
(916) 626-2411EL DORADO COUNTY  
RECEIVED

APR 12 1983

DIVISION OF ENVIRONMENTAL  
HEALTH

## REPORT OF WELL PRODUCTION

Owner of Property: Harvey Otto  
Address of Owner: 3840 Abnara Circle, NW  
North Highlands, Ca 95660  
Location of Property: 2051 Wild Horse Canyon Rd  
off Bedford Ave. Placerville, Ca 95667  
Assessor's Parcel Number: 29-150-08  
Builder: \_\_\_\_\_

\*\*\*\*\*  
Results of four (4) hour well production test: Fifteen gpmDate Performed: 12-24-82I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS TRUE  
AND CORRECT TO THE BEST OF MY KNOWLEDGE.Test Performed by: Edward T. TammState License Number: 426189NATIONS WELL DRILLING  
2151 OAK HILL ROAD  
PLACERVILLE, CA 95667  
LIC. 426189  
(916) 622-7102



**RUMSEY ENTERPRISES, INC.**  
WATER WELLS  
PUMP SALES & SERVICE  
(530) 677-5361  
(530) 676-3246 Fax  
PO Box 1021, Shingle Springs, CA 95682



Well Report No. \_\_\_\_\_

A. Customer: Robert Catron Phone: \_\_\_\_\_  
Mail Address: \_\_\_\_\_  
Well Location: Wild Goose Canyon APN: 089-150-32-100  
Drilled By: \_\_\_\_\_ Date: \_\_\_\_\_

B. Well Data:  
Depth of Well: \_\_\_\_\_ ☐ MDT ☐ CR ☐ OR ☐ NM  
Diameter of Casing: \_\_\_\_\_ ☐ MDT ☐ CR ☐ OR ☐ NM  
Depth of Perforation: \_\_\_\_\_ ☐ MDT ☐ CR ☐ OR ☐ NM  
Type of Perforation: \_\_\_\_\_ ☐ MDT ☐ CR ☐ OR ☐ NM  
Pump HP & Type: \_\_\_\_\_ ☐ MDT ☐ CR ☐ OR ☐ NM  
Depth Pump Set: \_\_\_\_\_ ☐ MDT ☐ CR ☐ OR ☐ NM  
(Source Codes: MDT-measured during test CR-company records OR-owner records NM-not measured:  
requires additional testing beyond the scope of report)

C. Well Test: Date of Test: 8/8/03  
(1) Water level at start: \_\_\_\_\_ ft. (2) Observed Final Pumping Level: \_\_\_\_\_ ft.  
(3) Draw Down: \_\_\_\_\_ ft. (4) Total Pumping Duration: \_\_\_\_\_ ft.  
☐ Measured Production Test:  
(5) Observed Total Production: \_\_\_\_\_ gals.  
(6) Average Yield for Pumping Duration: \_\_\_\_\_ gpm.  
☒ Constant Pumping Level Test:  
(7) Final Observed Yield Rate: 10.1 gpm. Pump Broke Suction?  
(8) Pumping Duration at Final Observed Yield rate 4 hrs. During Test  
(9) Calculated Observed Yield Production: 2,424 gal. ☐ Yes ☒ No

☐ Water Quality Analysis: (if performed in conjunction with this report)  
Title 22 Report Attached ☐ Yes (Dated: \_\_\_\_\_) ☐ No ☒ Not Sampled in testing  
BT Analysis Attached ☐ Yes (Dated: \_\_\_\_\_) ☒ No ☐ Not Sampled in testing  
Chemical Analysis Attached ☐ Yes (Dated: \_\_\_\_\_) ☐ No ☒ Not Sampled in testing

D. Water System Visual Inspections: Robert Dawson Drilling & Pumps Inspections are performed at the wellhead and on the pump controls. We are not responsible for the wiring to and from the wellhead and controls.

Well Pump Operation:	<input type="checkbox"/> Functional	<input type="checkbox"/> Deficient	<input checked="" type="checkbox"/> Not Observed
Electrical Equip at well head:	<input type="checkbox"/> Functional	<input type="checkbox"/> Deficient	<input checked="" type="checkbox"/> Not Observed
Pressure Tank:	<input type="checkbox"/> Functional	<input type="checkbox"/> Deficient	<input checked="" type="checkbox"/> Not Observed
Water Pipes at well head:	<input type="checkbox"/> Functional	<input type="checkbox"/> Deficient	<input checked="" type="checkbox"/> Not Observed
Storage Tank:	<input type="checkbox"/> Functional	<input type="checkbox"/> Deficient	<input checked="" type="checkbox"/> Not Observed
Booster Pump Operation:	<input type="checkbox"/> Functional	<input type="checkbox"/> Deficient	<input checked="" type="checkbox"/> Not Observed

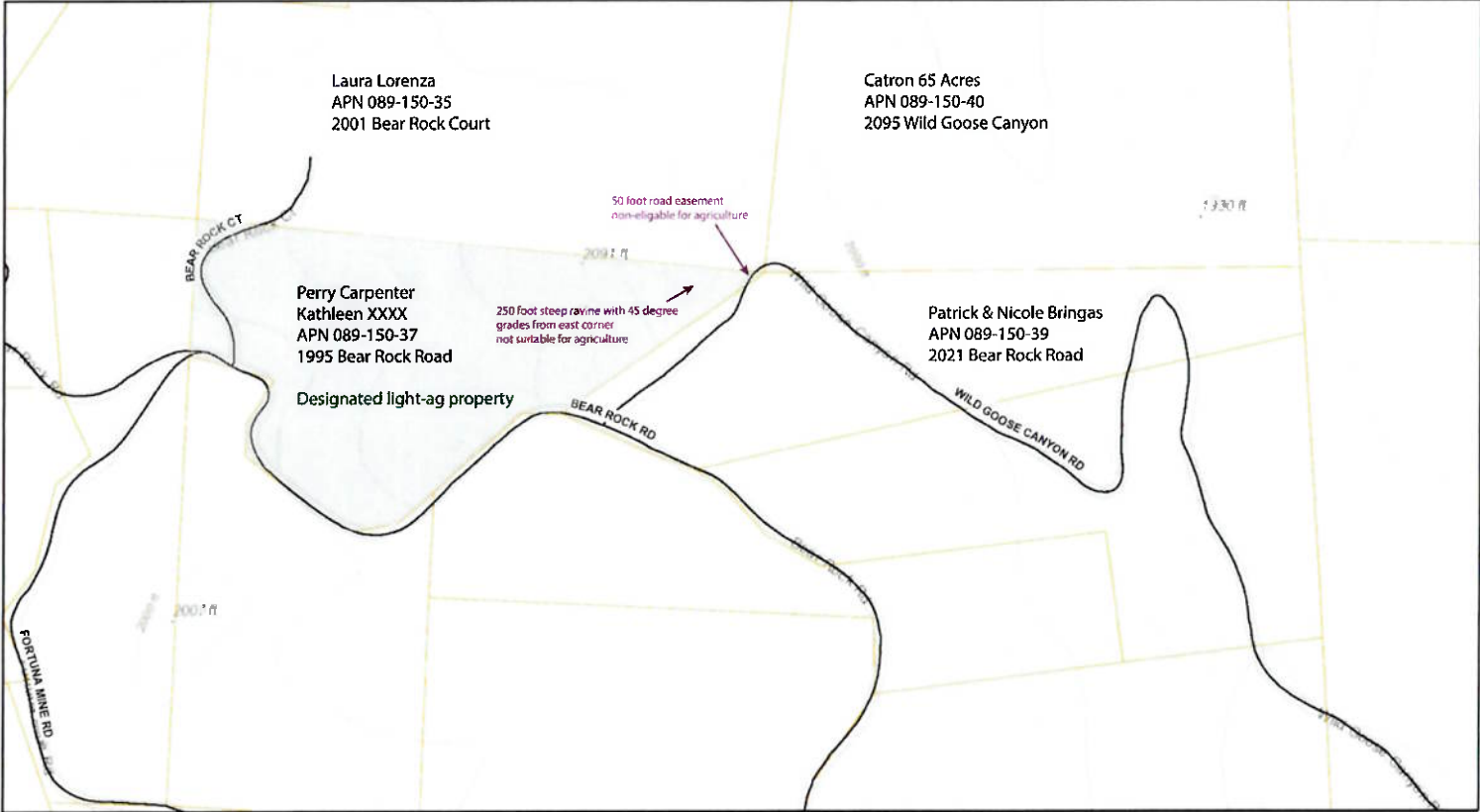
E. Comments: \_\_\_\_\_

F. Attachments: \_\_\_\_\_

By: Forrest Ward Date: 8/8/03

## **EXHIBIT “3”**





## **EXHIBIT “4”**

RECORDING REQUESTED BY:

PLACER TITLE COMPANY

AND WHEN RECORDED MAIL THIS  
DEED AND TAX STATEMENT TO:

ROBERT & YAMILETH CATRON  
4065 Mother Lode Drive  
Shingle Springs, CA 95682

El Dorado, County Recorder  
William Schultz Co Recorder Office  
**DOC- 2007-0062706-00**  
Acct 6-PLACER TITLE CO  
Thursday, OCT 04, 2007 11:50:01  
Ttl Pd \$71.00 Nbr-0001028832  
KMV/C1/1-4

Title Order No.

Escrow No. *202-60003-CF*

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned Grantor declares:

Documentary Transfer Tax: \$ *55.00*

— COMPUTED ON FULL VALUE OF  
PROPERTY CONVEYED,

— OR COMPUTED ON FULL VALUE LESS  
LIENS AND ENCUMBRANCES REMAINING  
AT TIME OF SALE.

UNDERSIGNED

Signature of Declarant or Agent determining tax. Firm  
Name

## GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

PCOS  
FILED

CAROL E. FORD AND LOUIS A. MOSSLER, wife and husband as joint tenants

Hereby GRANT (S) to

ROBERT CATRON and YAMILETH CATRON, husband and wife as joint tenants

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

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

APN: 089-140-08-100

The purpose of this deed is to affect a Boundary Line Adjustment between the land of the parties  
named herein.

*Carol E. Ford*

CAROL E. FORD

*Louis A. Mossler*

LOUIS A. MOSSLER

Date: *Aug 3,* 2007

10/04/2007, 20070062705

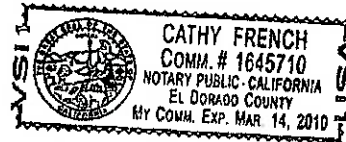
STATE OF California  
COUNTY OF El Dorado

On Aug. 3, 2007 before me, Cathy French  
The undersigned Notary Public in and for said County and State, personally appeared  
Carol E. Ford and Louis A. Mossler\*\*\*\*\*

~~personally known to me~~ 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.

Witness my hand and official seal.

Cathy French  
Notary Public in and for said County and State



**EXHIBIT A**  
**BOUNDARY LINE ADJUSTMENT**  
**DESCRIPTION OF B.L.A. AREA**

All that certain real property located in the County of El Dorado, State of California, being a portion of the Southeast quarter of Section 25, Township 11 North, Range 10 East, M.D.M., also being all that portion of Tract 4 as said tract of land is shown and so designated on that certain Record of Survey that filed for record in the Office of the El Dorado County Recorder on October 7, 1986, in Book 14 of Record of Surveys, at Page 68, more particularly described as follows:

Beginning at the Southeast corner of said Section 25, shown on said Record of Survey as being marked by a two (2") inch capped iron pipe stamped "H.L. 1926" and appropriately for said corner; thence, from said POINT OF BEGINNING and Westerly along the South line of said Section 25, North 88°36'09" West 340.55 feet; thence leaving the South line of said Section 25, North 03°30'46" East 81.93 feet; thence North 14°18'50" West 115.68 feet; thence North 05°27'52" West 126.31 feet; thence North 06°20'37" West 53.94 feet; thence North 03°06'01" East 136.77 feet; thence North 17°50'35" East 11.38 feet; thence North 62°34'02" East 193.14 feet; thence North 19°17'59" West 120.27 feet; thence North 29°15'35" East 71.80 feet; thence North 25°31'43" East 42.67 feet; thence North 71°11'43" East 32.87 feet; thence North 75°31'43" East 54.36 feet; South 83°20'02" East 39.33 feet to the East line of said Section 25; thence, Southerly along the East line of said Section 25, South 04°14'21" East 854.51 feet to the point of beginning, containing an area of 5.482 acres, more or less.

End of Description

This real property description was prepared by Gene E. Thorne & Associates, Inc., under the direction of Gene E. Thorne, RCE 20462, in conformance with the Professional Land Surveyor's Act and is for the purpose of effecting a boundary line adjustment between the grantor and the grantee, herein.

  
Gene E. Thorne, RCE 20462

Reg. Exp. Date: 09/30/07



APN 089-140-08





10/04/2007, 20070062706

FILE # BLA 06-007

## EL DORADO COUNTY PLANNING DEPARTMENT

## BOUNDARY LINE ADJUSTMENT &amp; MERGE APPLICATION

PROPERTY OWNER Robert Catron Phone (530) 676-7777 FAX (530) 676-4607Mailing Address 4065 Mother Lode Dr. Shingle Springs Cal. 95682  
P.O. Box or street city state & zipAPN 089-150-32-100 PROPERTY SIZE (acre(s)/SF) 59.7 Zoned RA-40 GPD NR TRA 90-18PROPERTY OWNER Louis Mosler - Carol Ford Phone (530) 295-8039 FAX ( ) N/AMailing Address 12585 Rock Creek Rd. Placerville Calif. 95667  
P.O. Box or street city state & zipAND APN 089-140-0700 PROPERTY SIZE (acre(s)/SF) 375 Zoned RA-20 GPD NR TRA 90-38  
089-140-08100 5.5 RA-40 NR 90-18  
LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEETAPPLICANT/AGENT N/A Phone ( ) FAX ( )Mailing Address \_\_\_\_\_  
P.O. Box or street city state & zipENGINEER/SURVEYOR N/A Phone ( ) FAX ( )Mailing Address \_\_\_\_\_  
P.O. Box or street city state & zipLOCATION: The property is located on the South side of Rock Creek Road, 5 mile SE of the intersection with Hwy 193 and Rock Creek Rd in the Placerville area.  
N/E/W/S major street or road community feet/milesPURPOSE FOR BOUNDARY LINE ADJUSTMENT/MERGE Change 59.778 Acre into a 65.378 parcel  
There is no intersectionx [Signature] signature of property owner or authorized agent Date 10-30-06I, C.L. Raffety, hereby certify that according to the records of this office, there are no delinquent taxes owed on the above referenced Assessor's Parcels (APN). This statement is valid through 11-1-2007Dated 8/28/07 By: [Signature]  
C.L. Raffety, Treasurer-Tax Collector, Deputy

## FOR OFFICE USE ONLY

Date 10-30-06 Fee \$ 268 Receipt # 23125 Received by TRPCensus 311.00 Supervisor Dist 3 Section 25, 36 Township 11N Range 10E

## ACTION BY PLANNING DIRECTOR

Date 11-27-06  
(expires one year from date of approval)Approved X Denied \_\_\_\_\_[Signature]  
Planning Director

## ACTION BY COUNTY SURVEYOR

Date 9-20-07Approved X Denied \_\_\_\_\_[Signature]  
County Surveyor

10/04/2007, 20070062706

NOTE: Approval of this Boundary Line Adjustment must be referred to your title company for any necessary modifications of prior deeds of trust or any other encumbrance that may need to be modified.

25-1427 C 24 of 60  
Distribution: File/Planning

## **EXHIBIT “5”**

**Superior Court of California  
In and For the County of El Dorado**

**ROBERT and YAMILETH CATRON,**

Plaintiffs,

vs.

**STANLEY and JOANNE DODGE,**

Defendants.

**PERRY CARPENTER and KATHLEEN  
LOUGHLIN,**

Plaintiffs,

vs.

**STANLEY and JOANNE DODGE,**

Defendants.

**Case No. PC20160203**

**SETTLEMENT AGREEMENT**

**(C.C.P. Section 664.6)**

**Case No. PC20160327**

1. Plaintiffs and Defendants in both actions have reached a settlement on the following terms:
  - a. Defendants may maintain all gates now existing on their property, which shall remain unlocked. All parties shall close the gates after ingress and egress. Defendants shall maintain the gates at their own expense; if any other party damages any of the gates, the party who damaged the gate shall repair the damaged gate at their own expense. Plaintiffs Catron may replace the gate on the easement road to their home with an automatic gate, which shall also open manually, at their sole expense, so long it closes after entry and exit, and they provide Defendants with a remote for the gate, at the expense of Catron. Said Plaintiffs shall maintain the gate at their own expense, and shall, to the extent they are able to do so, ensure that the gate matches the existing fence constructed by Defendants.

- b. The driveway to the property of Plaintiffs Carpenter and Loughlin from Bear Rock Road is an easement. Plaintiffs shall move or remove their posts and gate at their driveway to align with the existing fence constructed by Defendants, and shall construct the gate so that it opens into their property.
  - c. Defendants may maintain cameras and motion detectors on the existing roads on their property, so long as the cameras do not aim at the private property of any other property owner.
  - d. Defendants shall remove the yard cart from the location on their property; if they need a cart to place gravel, road rock, tools to work on the fence or for any other reason, it shall not remain in place more than the time required for Defendants to effect repairs.
  - e. Defendants shall maintain their fences and gates at their own expense; if any party causes damage to those fences or gates, they shall undertake all repairs at their own expense. Plaintiffs shall ensure that trees, shrubs, and other natural flora do not damage any part of the fence or any gate, and shall act proactively to prevent such damage, to the extent they are able to do so. No party shall interfere with the efforts of any other party to effect necessary maintenance and repairs, and shall allow access to do so.
  - f. Defendants shall solely be responsible for all maintenance of the culvert so that it does not become obstructed and damage the property of any other party; if Defendants fail or refuse to maintain the culvert, any other party may apply to the court for leave to do so (except in the case of an emergency).
  - g. Plaintiffs Carpenter and Loughlin stipulate and agree that the recorded plat map attached hereto accurately delineates the boundary between their property and Defendants' property.
  - h. Plaintiffs Catron may maintain and improve the deeded easement road through Defendants property to allow vehicular traffic to a width no greater than twenty feet (20'), including, but not limited to, the clearing of brush in that area, regardless of the fifty foot (50') width of the easement as set forth in the grant deed.
2. Plaintiffs shall not harass, annoy or bother Defendants, and Defendants shall not harass, annoy or bother Plaintiffs. Plaintiffs shall not communicate with Defendants, and Defendants shall not communicate with Plaintiffs (except in the case of emergency) by telephone, mail, email or texting. Plaintiffs shall

stay five feet (5') away from Defendants, and Defendants shall stay five feet (5') away from Plaintiffs. No party shall intentionally act in any manner that interferes with any other parties' use of the road. The parties may modify this portion of the agreement in writing, if they so choose.

3. The parties intend this agreement to be full and complete release of the other parties. The release is applicable to the parties, their successors in interest, purchasers, assignees, heirs, representatives, agents, attorneys, and all others claiming a right to proceed against the other derivative from the rights asserted by the other party.
4. This Agreement is the result of a compromise between the parties and shall never at any time or for any purpose be considered as an admission of liability or responsibility on the part of any party herein.
5. The parties, for themselves, their successors, predecessors, heirs, executors, administrators, personal representatives, attorneys, agents and assigns acknowledge and agree that they specifically waive the provisions of Civil Code §1542, which state:

A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM OR HER MUST HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR.

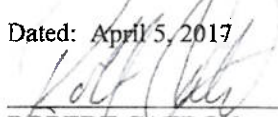
6. This settlement is a judicially supervised settlement and the Court shall retain jurisdiction to enforce the settlement until performance in full of the terms hereof, pursuant to Code of Civil Procedure §664.6. If any party violates the terms of this agreement, any other party may bring the violation to the attention of the court through properly noticed motion; the court may impose the cost of enforcing this agreement on the party or parties found to have violated any of the terms hereof.
7. Each party to this agreement shall bear all costs and attorneys' fees arising from the litigation, this agreement, and the matters referred to herein, the dismissal of the complaint, and all related matters. This paragraph shall be applicable to this entire agreement.
8. The provisions of this Agreement will be binding upon and inure to the benefit of the successors in interest, heirs, devisees, employees, agents, consultants,

representatives, attorneys, purchasers, and assigns of the respective parties hereto.

9. The parties will execute further documents as might be necessary to resolve all remaining issues, and shall cooperate in the execution of all additional documents to finalize the settlement of this action. If the parties agree, this Settlement Agreement may be reduced to a Stipulated Judgment.
10. The Parties represent and warrant to each other that they have made no sale, assignment, transfer, conveyance, or other disposition of their rights, claims, demands, actions or causes of action, obligations, or any other matters covered by this Settlement Agreement to any person or entity not a Party to this Settlement Agreement.

The undersigned hereby acknowledge that they have read this Agreement and fully understand and hereby agree to the terms and conditions contained herein. They declare under penalty of perjury that the foregoing is true and correct.

Dated: April 5, 2017

  
\_\_\_\_\_  
**ROBERT CATRON**  
Plaintiff

Dated: April 5, 2017

  
\_\_\_\_\_  
**YAMILETH CATRON**  
Plaintiff

Dated: April 5, 2017

  
\_\_\_\_\_  
**YASHA RAHIMZADEH**  
Attorney for Plaintiffs CATRON

Dated: April 5, 2017

  
\_\_\_\_\_  
**PERRY CARPENTER**  
Plaintiff

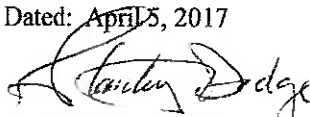
Dated: April 5, 2017

  
\_\_\_\_\_  
**KATHLEEN LOUGHLIN**  
Plaintiff

Dated: April 5, 2017

  
\_\_\_\_\_  
**KAREN M. GOODMAN**  
Attorney for Plaintiffs CARPENTER  
and LOUGHLIN

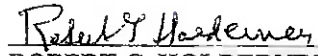
Dated: April 5, 2017

  
STANLEY DODGE  
Defendant

Dated: April 5, 2017

  
JOANNE DODGE  
Defendant


Dated: April 5, 2017

  
ROBERT G. HOLDERNESS  
Attorney for Defendants

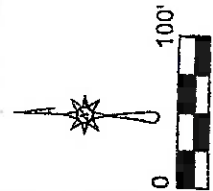
## ORDER

The court, having sworn the parties and inquired as to their understanding of this agreement, accepts the settlement set forth above, and orders the parties to comply with each and every provision thereof.

Dated: April 5, 2017

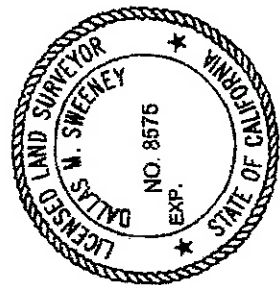
  
FREDA D. PECHNER  
Judge Pro Tem

# PLAT MAP PARCEL A P.M. 22/130



## LEGEND

- Comp point, nothing fnd or set
- Set 8" Spike on P/L
- Fnd. 3/4" C.I.P. stamped LS 3923



P.M. 20/118/1

(e) Paved driveway

(e) Dirt road

PCL A

*Dodge*

P.M. 22/130/D

C/L 50' wide non-exclusive road & P.U.E

P.M. 22/130/B

## SURVEYOR'S STATEMENT:

This Plat was prepared by me at the request of Joanne Dodge on May 12, 2015 from field and record information.

*Joanne Dodge*  
Dallas M. Sweeney 8575 Date May 12, 2015

Traversa PC

25



**Superior Court of California  
In and For the County of El Dorado**

EL DORADO CO. SUPERIOR CT.  
FILED November 1, 2017  
BY [Signature] Deputy

**ROBERT and YAMILETH CATRON,**

**Case No. PC20160203**

Plaintiffs,

**CLARIFICATION OF  
SETTLEMENT AGREEMENT  
(C.C.P. Section 664.6)**

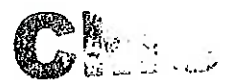
vs.

**STANLEY and JOANNE DODGE,**

Defendants.

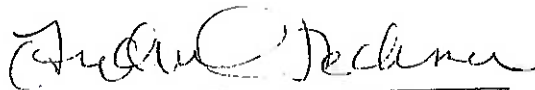
Plaintiffs, ROBERT and YAMILETH CATRON, with their attorneys, Yasha Rahimizadeh and Steven Valentine, and Defendants, STANLEY and JOANNE DODGE, with their attorney, Robert G. Holderness, appeared in Dept. 10 on November 1, 2017 before Freda D. Pechner, Judge Pro Tem, with respect to disputes which have arisen regarding the judicially supervised Settlement Agreement executed on April 5, 2017. The court provides the following clarification of the Agreement:

Paragraph 1.a.: Plaintiffs may, at their own expense, cause all gates erected by Defendants to be automated, and shall provide Defendants with a remote for the gates, all at Plaintiffs' sole expense. The gates shall be capable of being opened manually, so long they close after entry and exit. Plaintiffs shall maintain any automated gates at their own expense, and shall, to the extent they are able to do so, ensure that if they replace any gates erected by Defendants, that the gates match the existing fence constructed by Defendants.



Paragraph 1.c.: No later than November 14, 2017, Defendants shall move the motion detector from the current location pointed at the property of Plaintiffs to a location where it is not pointed at Plaintiffs' property. Defendants may erect a post upon which to attach the motion detector on their own property, in a location which does not interfere with ingress and egress on the existing road(s), and may decorate or camouflage the post in any manner so as to hide the motion detector from being easily observed.

Dated: November 1, 2017



FREDA D. PECHNER  
Judge Pro Tem

### CLERK'S CERTIFICATE OF MAILING

I, Laureen Shuttleworth, Deputy Clerk of the Superior Court of El Dorado County, State of California do hereby certify that I am a citizen of the United States and employed in the County of El Dorado; I am over the age of eighteen years and not a party to the within action; my business address is Superior Court of the State of California County of El Dorado, 3321 Cameron Park Dr., Cameron Park, CA 95682; and that I mailed a copy of the attached document to the parties/counsel indicated below:

STEPHEN VALENTINE, ESQ.  
LAW OFFICE OF STEPHEN VALENTINE  
P.O. BOX 963  
SHINGLE SPRINGS, CA 95682

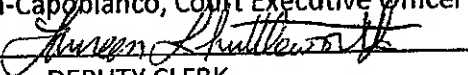
YASHA RAHIMZADEH, ESQ.  
LAW OFFICES OF YASHA RAHIMZADEH  
980TH STREET, 16<sup>TH</sup> FLOOR  
SACRAMENTO, CA 95814

ROBERT HOLDERNESS, ESQ.  
HOLDERNESS LAW FIRM  
1 NATOMA STREET  
FOLSOM, CA 95630

KAREN GOODMAN, ESQ.  
SUMMER D. HARO, ESQ.  
GOODMAN & ASSOCIATES  
3840 WATT AVENUE, BUILDING A  
SACRAMENTO, CA 95827

I am familiar with the business practice of El Dorado County Superior Court with regard to collection and processing of documents for mailing. The documents described above were placed for collection and mailing in a sealed envelope with sufficient postage affixed thereto in (X) Cameron Park, California, through either the United States Post Office, Inter-Departmental Mail, or Courthouse Attorney Box.

Executed on November 2, 2017 Placerville, California.

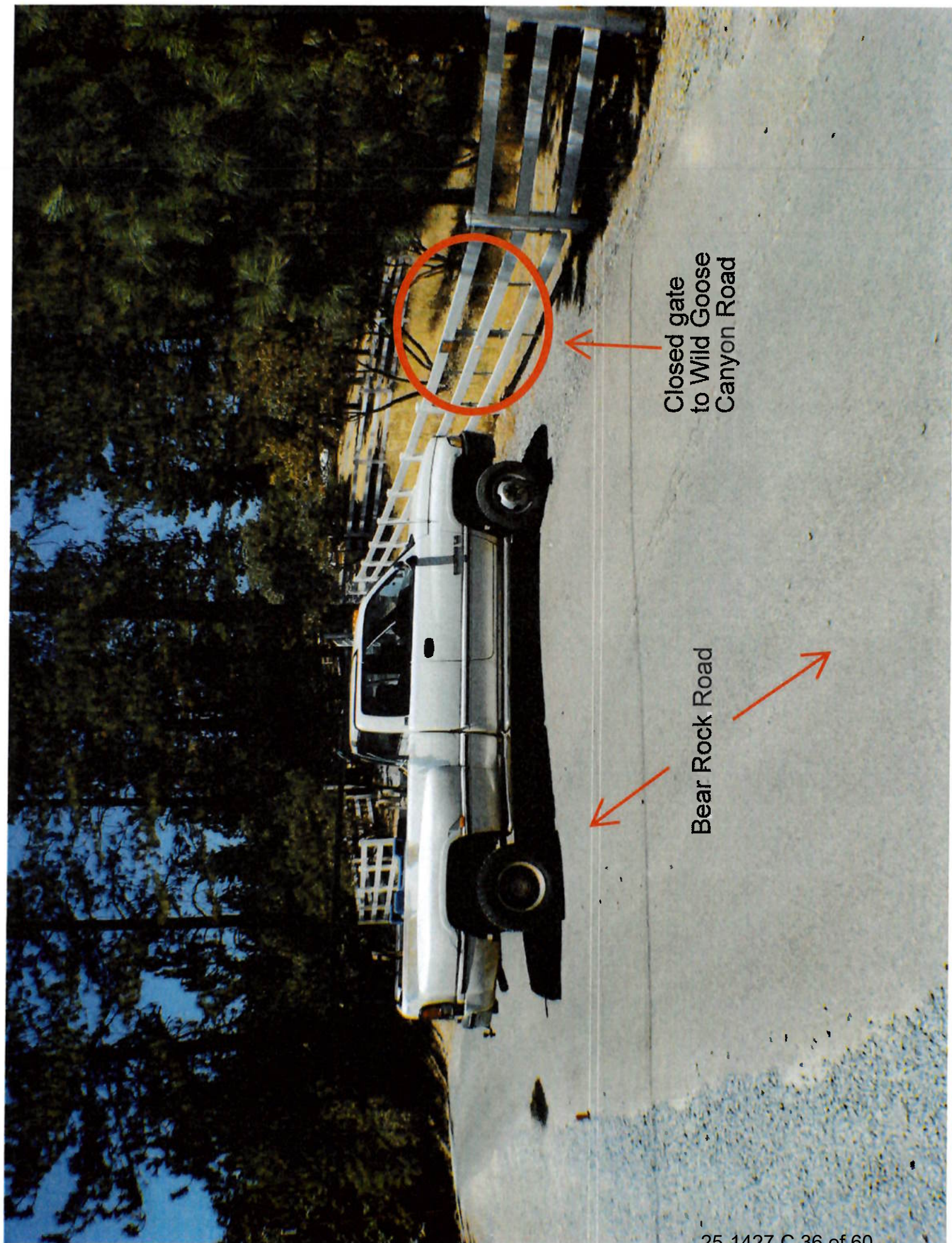
Tania Ugrin-Capobianco, Court Executive Officer  
BY:   
DEPUTY CLERK

Notice to File Dismissal and/or Order to Show Cause

Local Form C-23  
Optional Form  
Rev. 07/17/14  
Page 1 of 1

## **EXHIBIT “6”**





Closed gate  
to Wild Goose  
Canyon Road

Bear Rock Road





Wild Goose  
Canyon Road  
(Section 1)

Open Gate

← Bear Rock Road →



## **EXHIBIT “7”**



**RESOLUTION NO. 079-2007**  
**OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO**

**RESOLUTION ADOPTING THE CRITERIA AND PROCEDURES  
FOR ADMINISTRATIVE RELIEF FROM AGRICULTURAL SETBACKS**

**WHEREAS**, agriculture is important to the vitality of El Dorado County as recognized in the 1996 and 2004 General Plan; and

**WHEREAS**, expansion of agricultural lands and operations are important to the economic health of the County; and

**WHEREAS**, the 2004 General Plan EIR recognized that locating incompatible uses near agricultural operations could result in premature agricultural land conversion while making it harder to maintain agricultural viability on surrounding properties; and

**WHEREAS**, the General Plan EIR found that certain agricultural uses and surrounding uses could be incompatible with each other, resulting in conversion of agricultural lands; and

**WHEREAS**, the General Plan EIR recommended special agricultural setbacks to which the Board of Supervisors agreed that these setbacks were needed; and

**WHEREAS**, the Board of Supervisors adopted, in 1996 and again in 2004, Policy 8.1.3.2 which provided that a minimum 200-foot setback would be placed on adjacent land for incompatible uses but also provided for administrative relief from these setbacks; the most important asset to agricultural operations is the use of the land for agricultural production; and

**WHEREAS**, owners of land adjacent to agricultural land have testified that the current standards for administrative relief do not address all situations where setbacks cause undue hardship or all situations where setbacks may be modified without significant impact to the adjacent agricultural operations; and

**WHEREAS**, individual property rights are deemed to be co-equal regardless of the uses of adjacent lands; and

**WHEREAS**, the Board of Supervisors directed staff to work to revise the administrative relief policies to address these concerns; and

**WHEREAS**, a committee comprised of agriculturalists, business owners, property owners, and the Agricultural Commissioner held several meetings to formulate appropriate criteria and procedures which were forwarded to the El Dorado County Agricultural Commission; and



**Page 2**  
**Resolution No.**

**WHEREAS**, the El Dorado County Agricultural Commission held two public hearings on December 13, 2006, and January 10, 2007, to discuss the proposed criteria and procedures for Administrative Relief; and

**WHEREAS**, on January 10, 2007, the El Dorado County Agricultural Commission unanimously recommended that the El Dorado County Board of Supervisors amend the current criteria and procedures; and

**WHEREAS**, the Board of Supervisors has reviewed and held a public hearing to consider the proposed criteria and procedures including revisions also considered at that time; and

**WHEREAS**, Resolution No. 176-97 adopted by the Board of Supervisors on July 22, 1997, included administrative relief procedures and criteria provisions, but those adopted provisions did not provide the necessary relief in all circumstances when the setback caused unnecessary hardship to the adjacent property owner; and

**WHEREAS**, the Board of Supervisors desires to protect agriculture, encourage more land converting to agriculture, when appropriate, and wishes to grant certainty of neighbor's lands adjacent to proposed agricultural rezones.

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Supervisors of El Dorado County adopts the Revised Criteria and Procedures for Administrative Relief from Agricultural Setbacks as contained in Exhibit A of this Resolution.

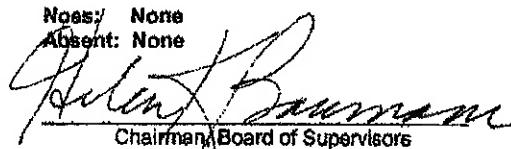
**PASSED AND ADOPTED** by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the 17 day of APRIL, 2007, by the following vote of said Board:

**Attest:**  
Cindy Keck  
Clerk of the Board of Supervisors

By:   
Deputy Clerk

**Ayes:** Dupray, Baumann, Sweeney, Briggs, Santiago

**Noes:** None  
**Absent:** None

  
Chairman, Board of Supervisors

**I CERTIFY THAT:**  
THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE.

**DATE:** \_\_\_\_\_

**Attest:** CINDY KECK, Clerk of the Board of Supervisors of the County of El Dorado, State of California.

**By:** \_\_\_\_\_

## EXHIBIT A

### CRITERIA AND PROCEDURES FOR ADMINISTRATIVE RELIEF FROM AGRICULTURAL SETBACKS

#### A. Procedure

1. Upon a determination by the Development Services Department that the agricultural setbacks required pursuant to General Plan Policies 8.1.3.1, 8.1.3.2, 8.1.3.3 and 8.4.1.2 or Section 17.06.150 of the zoning ordinance apply to a parcel, the property owner or his/her agent (applicant) may petition for administrative relief.
2. In order to petition for administrative relief, the applicant shall provide to the Development Services Department sufficient information to show that the required setback would render the parcel unbuildable, or otherwise severely restrict the use and enjoyment of the property if the agricultural setback is applied.
3. Under certain circumstances identified in Section B, Criteria, the Development Services Director or his/her designee may approve a reduction in the setback up to seventy-five percent (75%).
4. If the reduction in setback requested is greater than seventy-five percent (75%), or the subject property is located adjacent to agricultural or TPZ zoned land or the applicant is dissatisfied with the decision of the Development Services Director under 3. above, the Agricultural Commission shall review the request. The applicant shall submit to the Development Services Department the requested reduction in setback, together with the information supporting the request. The Development Services Department shall then route the information to the Agricultural Commission for review on the next available Commission agenda.

If the requested reduction cannot meet the administrative criteria in either 3 or 4 above, 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.

#### B. Criteria

1. Development Services Director Approval. The Development Services Director, shall approve a reduction in the required setback for a proposed non-compatible use/structure of up to fifty percent (50%) when all of the following exists:
  - a) No suitable building site exists on the subject parcel except within the required setback;

- b) The adjacent agricultural land does not contain choice soils or choice timber production soils as defined in the General Plan;
  - c) The adjacent land is not located within an agricultural district as designated in the General Plan or within a Natural Resource designated area if timberland;
  - d) The portion of the adjacent agricultural land adjacent to the subject property does not contain an existing agricultural or timber operation;
  - e) The adjacent agricultural land is not zoned AE - Exclusive Agricultural, AP - Agricultural Preserve, or TPZ - Timberland Production Zone;
  - f) The Agricultural Commissioner concurs with the proposed setback reduction.
2. If the subject parcel cannot meet criteria (a)-(f) above, the Development Services Director may approve a reduction in the required agricultural setback of up to seventy-five percent (75%), subject to the concurrence of the Agricultural Commissioner, provided that the proposed non-compatible use/structure is located in a manner that would reasonably minimize the potential negative impact(s) on the adjacent agricultural or TPZ zoned land and the subject parcel can meet at least one of the criteria below:
- a) The subject parcel is 5 acres or less;
  - b) The subject parcel has a width to length ratio of greater than 1 to 3 and the longer of the boundary measurements abut the adjacent agricultural or TPZ zoned land;
  - c) The subject parcel is located in a Community Region or Rural Center as designated in the General Plan;
  - d) The non-compatible use/structure involves the addition, re-model or re-building of a current structure or demolished structure that was lawfully placed. Under this criterion, a reduction in the agricultural setback may only be granted when the non-compatible use/structure does not encroach closer to the agricultural property. If the proposed non-compatible use/structure would further encroach into the agricultural setback, Agricultural Commission review shall be required pursuant to 3. below;
  - e) The agricultural setback on the subject parcel results from the approval of a new Williamson Act or Farmland Security Zone contract when the parcel or parcels included in the contract application are rezoned from residential to agricultural zoning. Fees for reductions in agricultural setbacks under this criterion are waived for each parcel adjacent to the new contract parcel(s);

- f) The proposed location of the non-compatible use/structure would be directly adjacent to a parcel or parcels that are not zoned for agricultural or TPZ use.
3. Agricultural Commission Approval. If the subject parcel does not meet the criteria for a reduction in the agricultural setback pursuant to B.1. and B.2 above, the applicant may request review by the Agricultural Commission. The Agricultural Commission may approve a reduction of up to one hundred percent (100%) of the special agricultural setback (not less than 30 feet from the agriculturally zoned parcel) when it can be demonstrated that a natural or man-made barrier or buffer already exists such as, but not limited to, topography, roads, wetlands, streams, utility or other easements, swales, etc., that would reduce the need for such a setback, or the Commission finds that three of four of the following exists:
- a) 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;
  - b) The proposed noncompatible use/structure is located on the property to reasonably minimize the potential negative impact on the adjacent agricultural or TPZ zoned land;
  - c) Based on the site characteristics of the subject parcel and the adjacent agricultural or TPZ 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 use/structure would reasonably minimize potential negative impacts on agricultural or timber production use.
  - d) There is currently no agricultural activity on the agriculturally zoned parcel(s) 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(s) or because the General Plan Land Use Designation of the surrounding or adjacent parcels is not agricultural (e.g. Light/Medium/High Density Residential);
4. Board of Supervisors Administrative Relief: The Board of Supervisors may approve a reduction of up to one hundred percent (100%) of the special agricultural setback (not less than 30 feet from the agriculturally zoned parcel) on adjacent parcels concurrently with the approval of any parcel rezone to any agricultural designation. Whenever a rezone to an agricultural designation is recommended by the Planning Commission, the recommendation shall also include an analysis and recommendation for the setback for each surrounding parcel that would be affected by the new setback.
5. 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.

6. "Non-compatible use/structure" means those uses of the land which are apt to conflict with agricultural uses/operations due to sprays, dust, noise, odors, equipment or products escaping the agricultural property in a manner which threatens the health, safety, welfare or repose of adjacent occupants or land uses. It also means those uses which are apt to cause conflict and threaten the loss of viability of agricultural use due to trespass, vandalism, theft, complaint and dog related problems. It includes, but is not limited to:

- |                               |                     |               |
|-------------------------------|---------------------|---------------|
| a. Residential structures;    | e. Daycare centers; | g. Spas;      |
| b. Nursing homes;             | f. Playgrounds;     | h. Ponds; and |
| c. Public or private schools; | g. Swimming pools;  | i. Churches   |

7. Fee for Administrative Relief Review. The applicant shall pay the following fee prior to consideration for administrative relief:

Development Services Director... \$50  
Agricultural Commission .....\$350

## **EXHIBIT “8”**



# 2095 WILD GOOSE CANYON RD

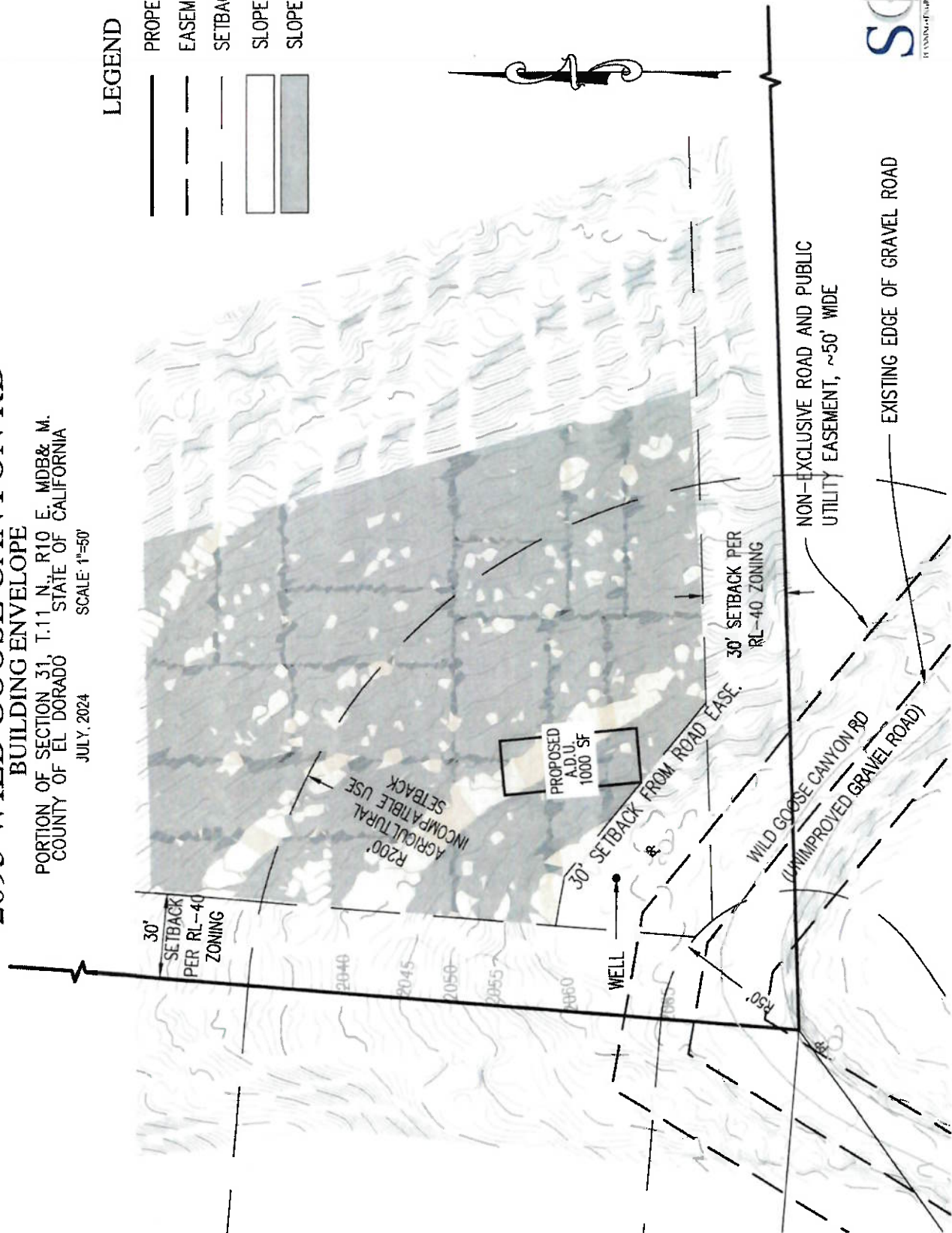
## BUILDING ENVELOPE

PORTION OF SECTION 31, T.11 N., R.10 E., MDB&M,  
COUNTY OF EL DORADO, STATE OF CALIFORNIA

JULY, 2024  
SCALE: 1"=50'

**LEGEND**

	PROPERTY LINE
	EASEMENT
	SETBACK
	SLOPES < 30%
	SLOPES > 30%



**SC**  
H. VAN DER KAM, PLS

## **EXHIBIT “9”**



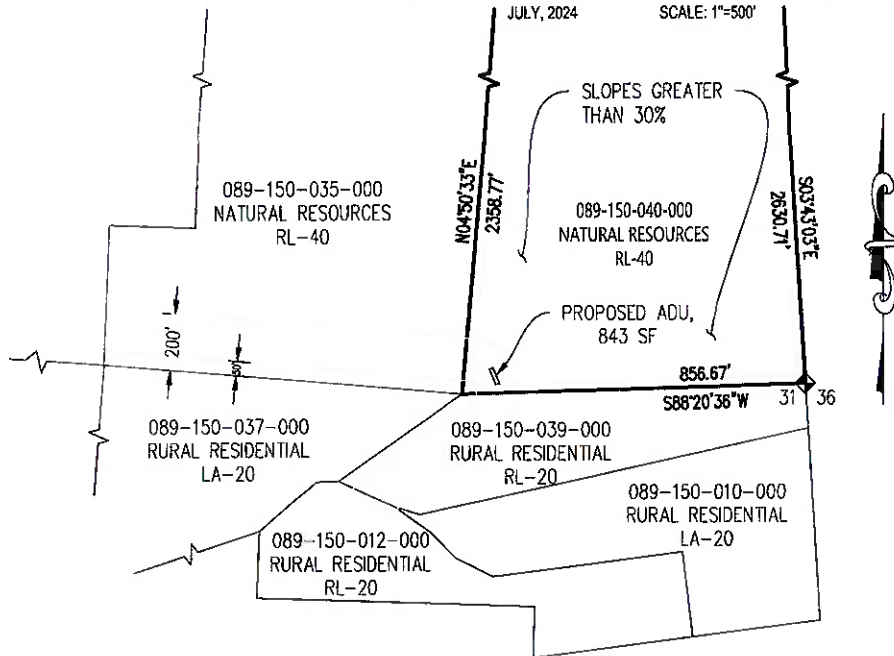
# 2095 WILD GOOSE CANYON RD

## ZONING & SETBACKS

PORTION OF SECTION 31, T.11 N., R.10 E. MDB& M.  
COUNTY OF EL DORADO STATE OF CALIFORNIA

JULY, 2024

SCALE: 1"=500'



## LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SETBACK

###-A.P.N.-NUM.-###  
LAND USE DESIGNATION  
ZONING DESIGNATION

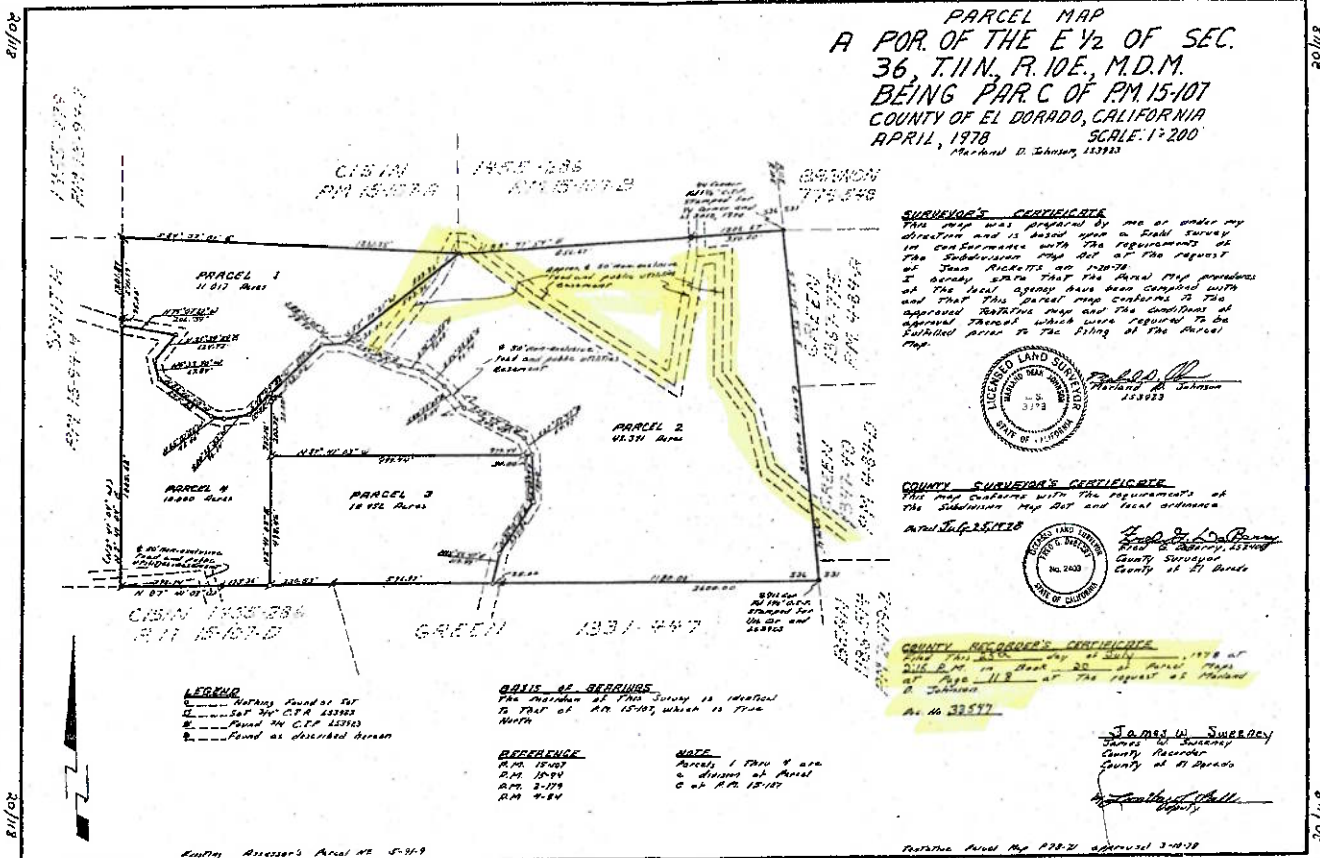
INCOMPATIBLE USES: AGRICULTURAL. THOSE USES OF LAND INCLUDING, BUT NOT LIMITED TO, RESIDENTIAL STRUCTURES, NURSING HOMES, SCHOOLS, PLAYGROUNDS, SWIMMING POOLS, DAYCARE CENTERS, SPAS, PONDS, AND CHURCHES, WHICH ARE APT TO CONFLICT WITH AGRICULTURAL USES SUCH AS SPRAYS, DUST, ODORS, AND NOISE. IT ALSO MEANS THOSE USES WHICH ARE APT TO CAUSE CONFLICT AND THREATEN THE VIABILITY OF AGRICULTURAL USES DUE TO TRESPASS, VANDALISM, THEFT, COMPLAINT, AND DOG-RELATED PROBLEMS.

—§130.80.010

**SCO**  
SOUTHERN CALIFORNIA  
COUNTY OFFICIALS

## **EXHIBIT “10”**

MARGIN HERE, PLEASE



## **EXHIBIT “11”**





---

**EXHIBIT “12”**





*"We are dedicated to providing a professional and courteous service to our citizens and communities with Pride, Trust & Integrity."*

July 29, 2025

Robert Catron  
2095 Wild Goose Canyon Rd  
Placerville, CA 95667

Mr. Catron,

I conducted a site visit on the property identified as 2095 Wild Goose Canyon Rd, Placerville (APN 089-190-40) on July 28, 2025. The property lies on Wild Goose Canyon Rd, which is largely a dirt road that follows the terrain with steep slope along most of the route. Wild Goose Canyon Rd is a deeded easement and not owned or controlled (except through deeded access) by this property owner.

The property drops off steeply to the north into the American River Canyon even as the property line begins from the south edge. It is tree-covered with conifer and oak varieties with a significant brush understory. It is undeveloped currently with no agricultural activity occurring on the property or adjacent properties currently.

Bear Rock Rd is the main paved road leading to both access points of Wild Goose Canyon Rd. The northwestern access from Bear Rock Rd is the closest and easiest access to the property. The section of Wild Goose Canyon Rd is relatively flat and can be improved to meet local roadway ordinances. The southwest corner of the parcel can be developed to build a home but cannot be setback more than about 50 feet because the resulting driveway to access the dwelling would be too steep for fire apparatus to use. This section is referred to as 'Section 1' by the property owner. This route and location are the most accessible for fire/emergency services.

The section of Wild Goose Canyon Rd extending south from the southwest corner of the property is extremely steep and requires 4-wheel drive access from the south – fire engines cannot access this road regularly and would be unable to climb the grade especially in the winter months. This section is referred to as 'Section 2' by the property owner.

Goose Canyon Rd from the southeast can access the southeastern portion of the property but requires a significant travel distance down a single-lane gravel road before getting to Wild Goose Canyon Rd itself. The road has steep drop-offs and trees right against the road. To widen this road to meet county roadway ordinance standards would require the removal of hundreds of oaks and other trees, significant grading, and soil disturbance and surface improvements to make it accessible along the 0.25-mile section of road referred to as 'Section 3' by the property owner. 'Section 4' extending south from Buzzards Pass Rd and connecting to the southern portion of

Bear Rock Rd. is improved with gravel road base but does not meet current county roadway standards due to width.

Based on my site visit and considerations for emergency response to this location, it is my opinion that building on the southwest corner of the property with minimal setback is the only practical option for this project.

A handwritten signature in black ink, appearing to read 'Jacob Poganski', with a small dot at the end of the signature.

Jacob Poganski  
Fire Marshal



## **EXHIBIT “13”**

Carpenter Residence



Gate to Bear Rock Road



Wild Goose Canyon  
Section 1

Ravine

Building  
Envelope



Photograph 7

July 29, 2025

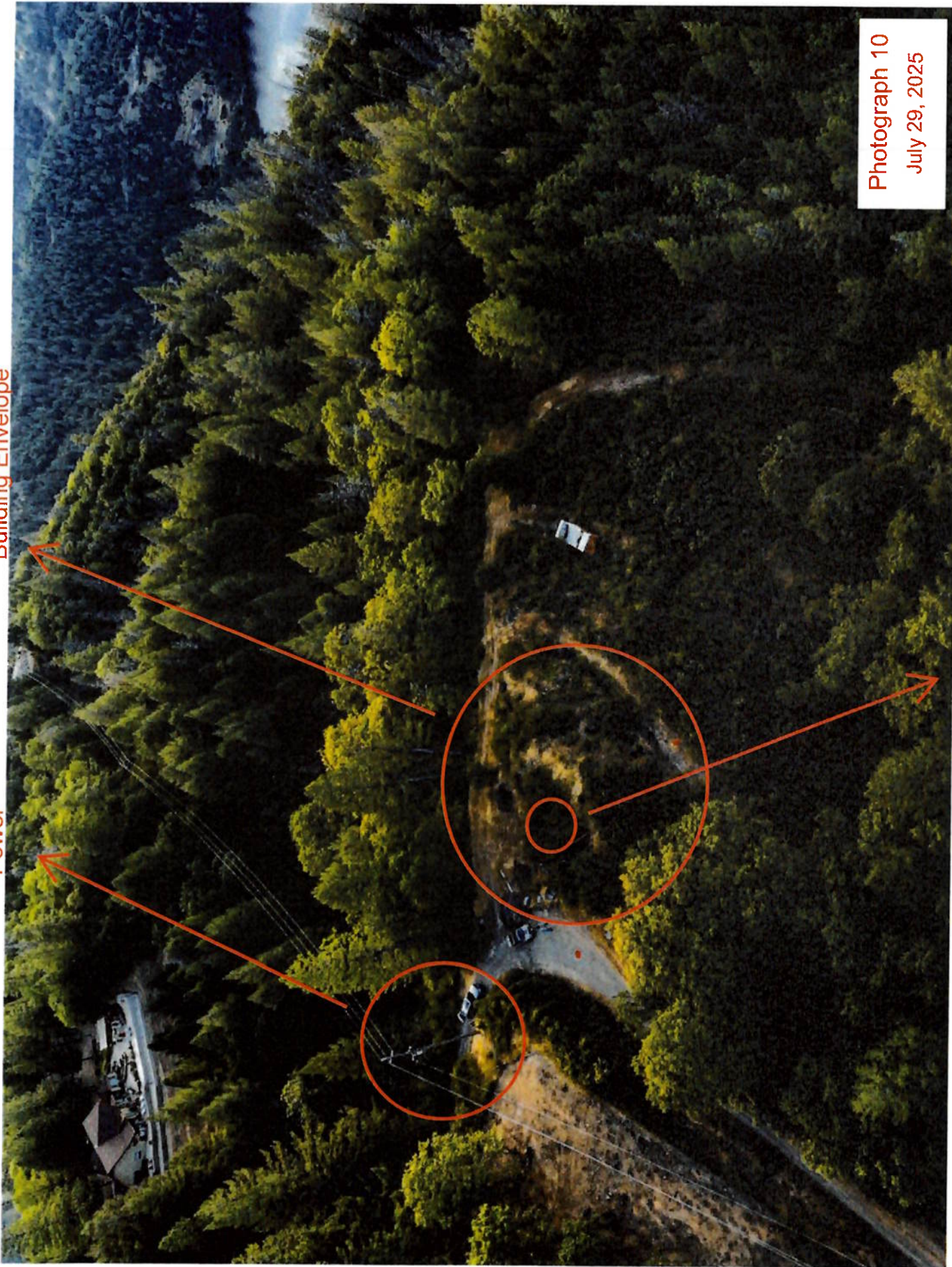


Building Envelope

Power

Photograph 10  
July 29, 2025

Well Site





Carpenter  
Residence

Bringas  
Residence

Catron Building  
Envelope

Section 1

Wild Goose Canyon  
Section 2

Photograph 14

July 29, 2025

**EXHIBIT “14”**  
**USB Drive with Aerial Photographs and**  
**Drone Footage**