



COMMUNITY DEVELOPMENT SERVICES

PLANNING AND BUILDING DEPARTMENT

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

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

(530) 621-5315 / (530) 622-1708 Fax

bldgdept@edcgov.us

PLANNING

(530) 621-5355 / (530) 642-0508 Fax

planning@edcgov.us

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: Spencer McKenna, Assistant Planner

DATE: May 20th, 2025

RE: **ADM25-0027 Catron Agricultural Setback Relief**
Administrative Relief from Agricultural Setback to Construct a New
Single-Family Dwelling
Assessor's Parcel Number: 089-150-040-000

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 to 50 feet from the southwestern adjacent parcel (APN 089-150-037-000) to allow for the construction of a new single-family dwelling unit through a future building permit.

The applicant's parcel, APN 089-150-040-000, is located on Wild Goose Canyon Road, roughly 460 feet northeast of the intersection with Bear Rock Road in the Placerville area of El Dorado County, Supervisor District 3. The subject parcel is 65.26 acres and zoned Rural Lands - 40 acre (RL-40) with a General Plan Land Use Designation of Natural Resources (NR). Adjacent properties on all sides except the northeast and southwest are similarly zoned RL-40, with the parcel to the southwest being zoned Limited Agricultural – 20 Acre (LA-20), and the parcel to the northeast being zoned Open Space (OS). No parcels are located in an Agricultural District.

Please see attached application packet which includes site plans that illustrate 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

APPLICANT(S) NAME(S): Robert & Yami Catron

SITE ADDRESS: 2095 Wild Goose Canyon Rd, Placerville CA 95667

MAILING ADDRESS: 3788 De Sabla Rd Cameron Park CA 95682

TELEPHONE NUMBER(S): (DAY) 530-676-7777 (EVE) 530-614-0107

APN#: 089-150-040 PARCEL SIZE: 65.260 acres ZONING: Natural Resource overlay

LOCATED WITHIN AN AG DISTRICT? ☒ YES ☒ NO ADJACENT PARCEL ZONING: Rural Residential overlay

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: 0-50 foot

REQUESTED USE (AGRICULTURALLY-INCOMPATIBLE):

Residential Dwelling

DO YOU HAVE A BUILDING PERMIT FOR REQUESTED USE? ☐ YES (Permit # _____) ☒ NO

PLEASE ANSWER THE FOLLOWING:

1. ☒ YES ☐ NO Does a natural barrier exist that reduces the need for a setback?
(☒ Topography ☐ Other _____)
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?

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.).

Steep topography. Driveway Constructability. Utility Limitations. Fire Safety.

SEE INCLUDED PROJECT NARRATIVE

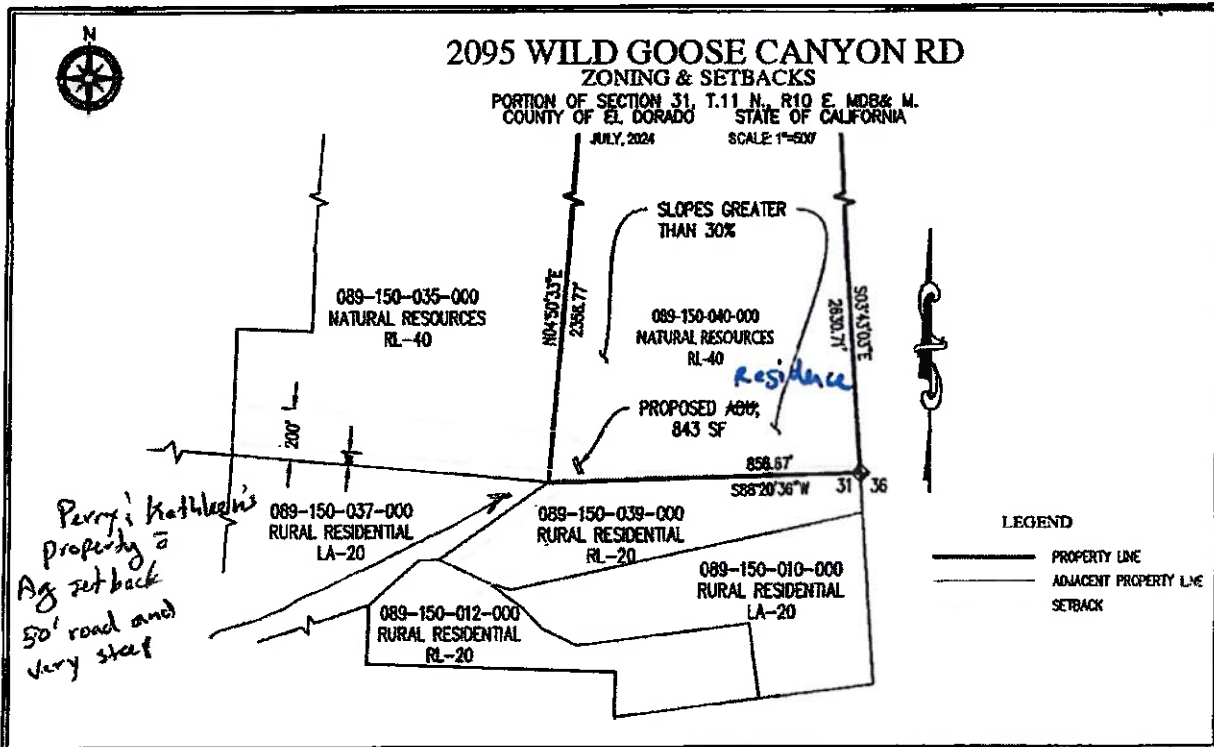
311 Fair Lane
Placerville, CA 95667

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?

Majority of parcel has steep grades above 30%. Most viable and accessible area of the site is on landing adjacent to road in SW corner.

[Handwritten Signature]

APPLICANT'S SIGNATURE

May 5th 2025

DATE

OFFICE USE ONLY: ☐ Fee Paid

Date: _____

Receipt #: _____

Initials: _____