



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

www.edcgov.us/Government/Planning

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

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

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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: Jon Philip Mijat, Associate Planner

DATE: April 26, 2022

RE: **ADM22-0018 Blue Ledge Agricultural Setback Relief**

Administrative Relief from Agricultural Setback to Build an Accessory Dwelling Unit

Assessor's Parcel Number: 060-420-025-000

Planning Request and Project Description:

The applicant is requesting administrative relief from the required 200-foot agricultural setback, for the above-referenced project, be reduced by 93 feet to 107 feet from the west property line of parcel 060-420-025-000 for an Accessory Dwelling Unit dwelling.

The applicant's parcel, APN 060-420-025-000, is 11.22 acres and zoned Rural Lands -10 acre (RL-10). The parcel located to the north is 060-710-008-000 is zoned Limited Agriculture 10 acre (LA-10); the parcel to the west is 060-420-002-000 is zoned Limited Agriculture 10 acre (LA-10); the properties to the east and south are zoned Rural Lands -10 acre RL-10. The properties are in Supervisor District 4 and all parcels are located in an Agricultural District.

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



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2022 FEB 23 10:10 AM
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Administrative Permit Application

File # assigned by County 060-420-025 ADMIN 22-0018

Assessor's # (s) _____

Project Name/Request (describe proposed use) Agricultural Setback Relief

Applicant Name William Fox

Mailing Address PO Box 313 Garden Valley CA 95633

Phone (916) 747-4873 Email: foxfunterentals@gmail.com

Property Owner William Fox

Mailing Address PO Box 313 Garden Valley CA 95633

Phone (916) 747-4873 Email _____

Please list additional property owners on a separate sheet, if applicable

Engineer/Architect Chuck Donley

Mailing Address 5150 Salmon Falls Road Pilot Hill CA 95664

Phone: 530 401 3189 Email: chdonley2@netscape.net

Location: The property is located on North side of Blue Ledge Ln

2000 Feet/miles North West of the intersection with Garden Valley Road

In the Garden Valley area. PROPERTY SIZE 11.27 (acreage or SqFt)

X Signature of property owner or authorized agent William Fox Date 2-22-22

FOR OFFICE USE ONLY

Date 2-22-22 Fee \$ 594 Receipt# R37532 Rec'd by VKR Census _____

Zoning RL-10 GPD RR Supervisor Dist 4 Sec 34 Twn 12 Rng 10

Action by Staff Level Action by Board of Supervisors

Approval/Hearing Date _____ Approval/Hearing Date _____

Findings/Conditions Attached

Findings/Conditions Attached

Appeal

Approved

Denied

Project Narrative

The location I am trying to place the new home would be the flattest spot with minimum grading and less impact on native oak trees. There is not much options for me due to the shape of my property and hills & creeks

with 
William Fox 2-22-22

2022 FEB 22 10:10 AM
PLANNING DEPT. TRC

I William Fox is the only owner of Slu Blue
ledge in garden valley CA 95633

with Fox

William Fox

2-22-22

ADM 22-0016



DEPARTMENT OF AGRICULTURE
WEIGHTS AND MEASURES

Charlene Carveth
Agricultural Commissioner
Sealer of Weights and Measures

311 Fair Lane
Placerville, CA 95667
(530) 621-5520
(530) 626-4756 FAX
eldcag@edcgov.us

REQUEST FOR ADMINISTRATIVE RELIEF FROM AN
AGRICULTURAL SETBACK – APPLICATION

APPLICANT(S) NAME(S): William Fox

SITE ADDRESS: 5101 Blue Ledge Ln garden valley 95633

MAILING ADDRESS: Po Box 313 garden valley 95633

TELEPHONE NUMBER(S): (DAY) 916-747-4873 (EVE) _____

APN#: 060-420-025 PARCEL SIZE: 11.23 Acres ZONING: R

LOCATED WITHIN AN AG DISTRICT? YES NO ADJACENT PARCEL ZONING: _____

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: 107 foot

REQUESTED USE (AGRICULTURALLY-INCOMPATIBLE):

Residential unit

DO YOU HAVE A BUILDING PERMIT FOR REQUESTED USE? YES (Permit # 348057) 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?

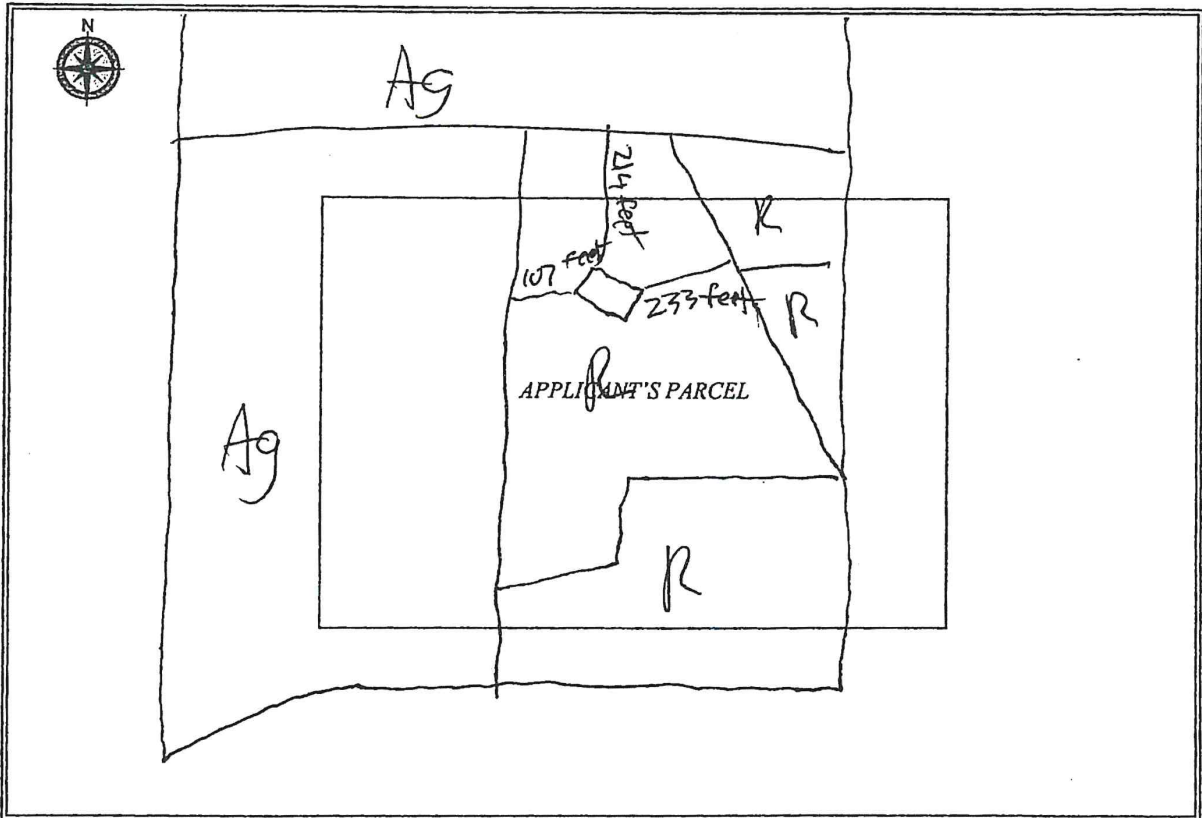
4. List any site characteristics of your parcel and the adjacent agricultural land that the Agricultural Commission
should consider (including, but not limited to, topography, vegetation, and location of agricultural
improvements, etc.).

Topography pond, creek, hills, oaks

- Protecting Agriculture, People and the Environment -

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?

The location iam trying to place the new home would be the flattest spot with minimum grading and less impact on native oaks trees. There is not much options for me due to the shape of my property and hills & creeks.

Willi Lee

 APPLICANT'S SIGNATURE

2-22-22

 DATE

OFFICE USE ONLY: <input type="checkbox"/> Fee Paid	Date: _____	Receipt #: _____	Initials: _____
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