



COMMUNITY DEVELOPMENT SERVICES

PLANNING AND BUILDING DEPARTMENT

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

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(530) 573-3330

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TO: County of El Dorado Agricultural Commissioner/Commission

FROM: Lela Shelley, Assistant Planner

DATE: January 8, 2024

RE: **ADM23-0058 Baumann Ag Setback Relief
Administrative Relief from Agricultural Setback to allow a zone standard setback
of 30' to proposed structures. Assessor's Parcel Number: 060-150-023**

Planning Request and Project Description:

The applicant is requesting administrative relief from the required 200-foot agricultural setback for the above-referenced project. Applicant is proposing a future main dwelling, accessory dwelling unit, and a shop, for which permits will be applied for once setbacks are confirmed.

The applicant's parcel, APN 060-150-023, is 10 acres, zoned Rural Lands 10 acre (RL-10) and located South of Jacobus Drive approximately 1,975 feet from the intersection of Gray Bar Mine Road in Agricultural District, supervisorial district 4. The parcel is located within a General Plan designated Rural Residential (RR).

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

APN 060-150-040 borders the applicant's parcel on the North boundary and is approximately 10 acres, and zoned Limited Agriculture 10-Acres (LA-10). All other adjacent parcels are zoned RL (rural lands).

Applicant is requesting that the setbacks for this parcel be reduced to 30 feet from the North which allows building within the level areas of the parcel. A main dwelling is proposed 40' from the agriculturally zoned parcel, and a shop and accessory dwelling unit proposed at 30'.

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

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DEC 18 2023

County of El Dorado

Agriculture, Weights & Measures

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT



LeeAnne Mila
Agricultural Commissioner, Sealer of Weights & Measures

REQUEST FOR ADMINISTRATIVE RELIEF FROM AN
AGRICULTURAL SETBACK - APPLICATION

APPLICANT(S) NAME(S): Thomas Gerhard Baumann

SITE ADDRESS: 4150 Jacobus Drive, Garden Valley CA. 95633

MAILING ADDRESS: Same as above.

TELEPHONE NUMBER(S): (DAY) 916 204 8035 (EVE) (916) 204-8035

APN#: 060-150-023-000 PARCEL SIZE: 10.009 ZONING: RL-10

LOCATED WITHIN AN AG DISTRICT? YES NO ADJACENT PARCEL ZONING: LA-10 & RL-10^(one) & RL-10^(many)

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: Standard 30 foot

REQUESTED USE (AGRICULTURALLY-INCOMPATIBLE):
Shop & small residence.

DO YOU HAVE A BUILDING PERMIT FOR REQUESTED USE? YES (Permit # _____) NO, not yet waiting to see what happens with this request.

PLEASE ANSWER THE FOLLOWING:

- 1. YES NO Does a natural barrier exist that reduces the need for a setback?
(Topography Other low wet ground esp. in winter & well established & beautiful oak groves.)
- 2. YES NO Is there any other suitable building site that exists on the parcel except within the required setback? potentially, but with significant cost increases for engineering & oak mitigation... probably cost prohibitive for me.
- 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.).

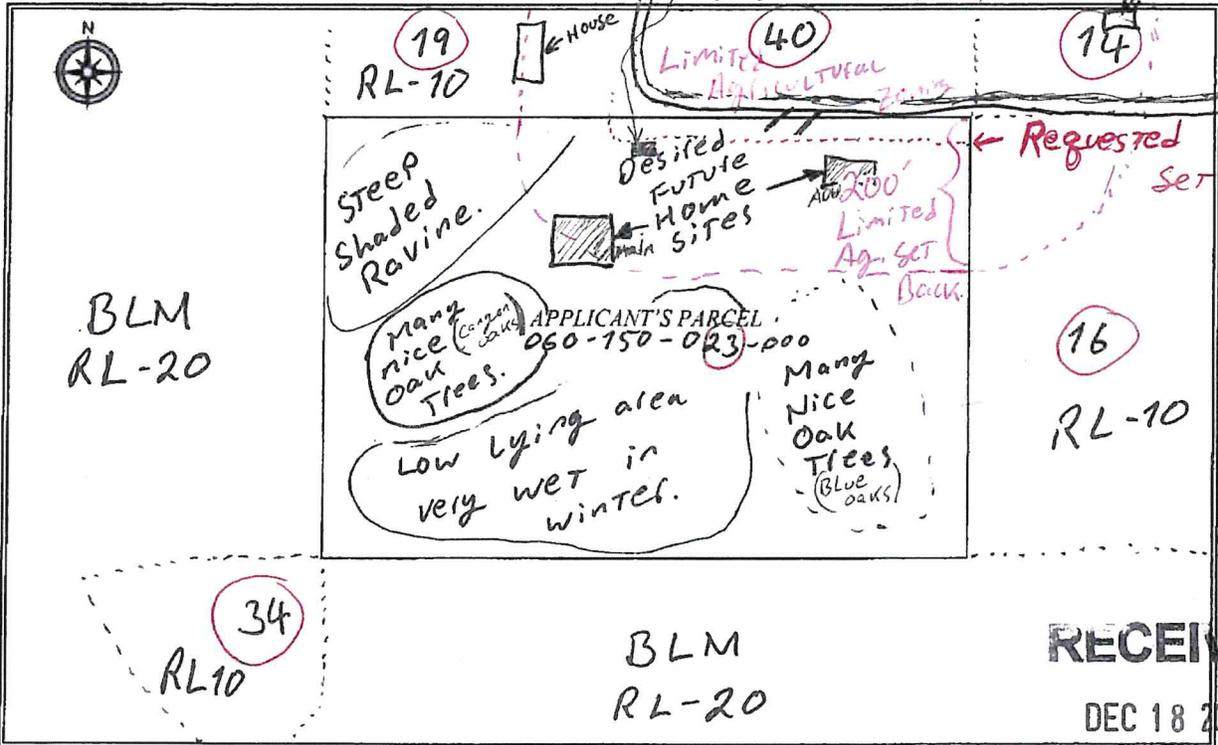
My potential home sites become limited as I move deeper onto the property & costs, elec., water, driveway etc. increase significantly. The Agg. on lot 40 is limited at its North end, very far from my lot. There is a road & 50' easement between the 2 properties. & the owners of the Agg. lot have no expressed intention to do Agg. on the end of the property that borders my lot. They grow flowers in green houses next to the home they are building at the North end of their property ~ 800+ Feet North.

311 Fair Lane Phone (530) 621-5520 Email: eldcag@edcgov.us
Placerville, CA 95667 Fax: (530) 626-4756 Website: http://www.edcgov.us/Ag

There are also several neighbor properties with homes very close to normal 30' set backs, but border the limited Agg parcel.

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



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ANY ADDITIONAL COMMENTS?

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The Property owners of LOT 40 That is Zoned Limited Ag. grow flowers for the florist industry on the North end of their property. The area that is on the affected border of my, Lot 23, is not close to any of their operation & the property owners have let me know they have no plans for that section of their property. Additionally there is a road between the properties with 50' easement & there are several homes on neighboring parcels inside the 200' set back. Lot 40 owners are willing to sign off that no Agg will occur on south border, or is planned.

Thomas Richard Baumann

Dec/18/2023

APPLICANT'S SIGNATURE

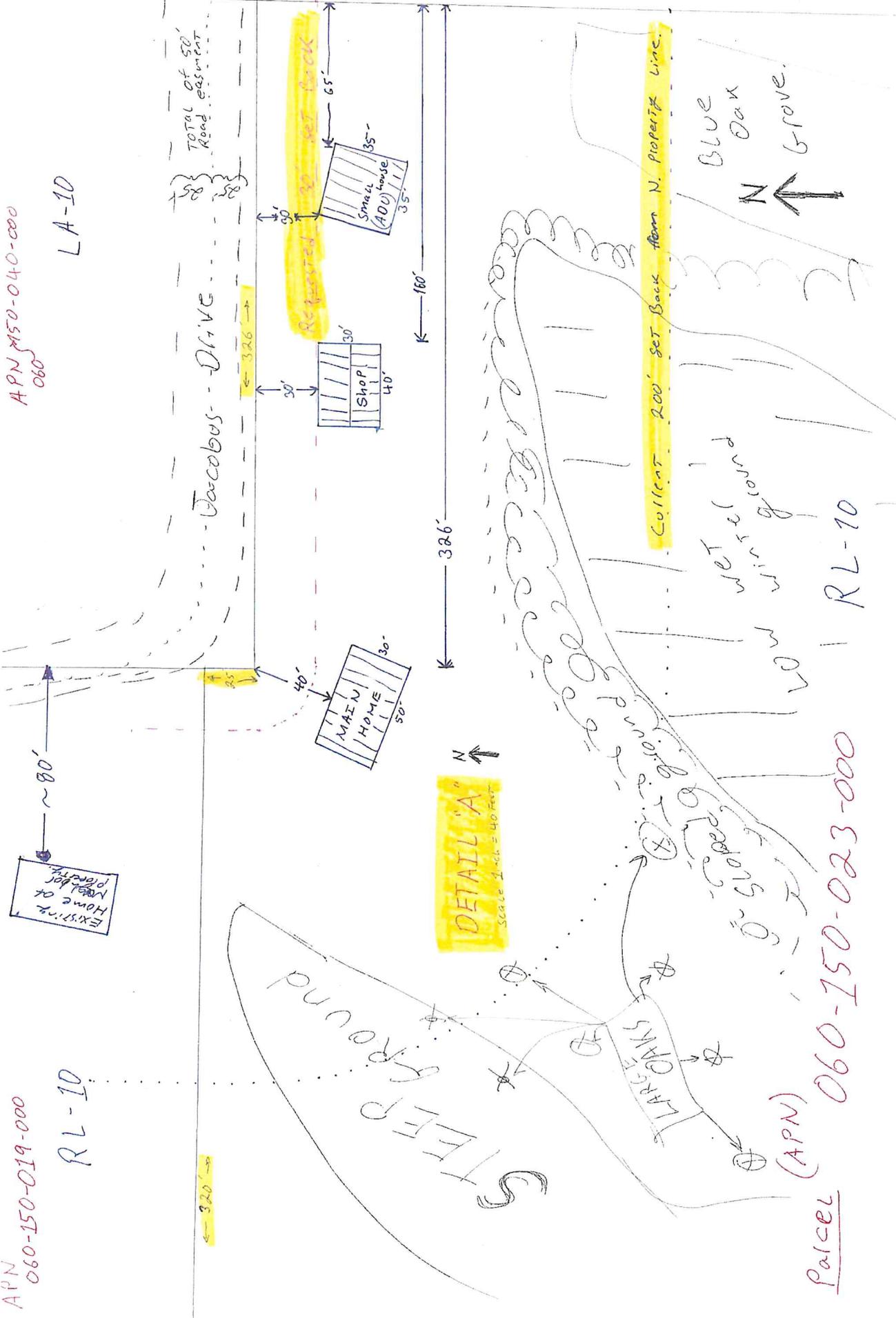
DATE

OFFICE USE ONLY: Fee Paid Date: _____ Receipt #: _____ Initials: _____

APN 060-150-014-000
RL-10

APN 060-150-016-000
RL-10

APN 060-150-040-000
LA-10



APN 060-150-019-000
RL-10

RL-10

Parcel (APN) 060-150-023-000
RL-10