



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: Lela Shelley, Assistant Planner

DATE: March 12, 2024

RE: **ADM24-0001 Fetzer Ag Setback Relief**
Administrative Relief from Agricultural Setback to allow the construction of a new
Accessory Dwelling Unit, adjacent to an existing single family dwelling.
Assessor's Parcel Number: 089-260-015

Planning Request and Project Description:

The applicant is requesting administrative relief from the required 200-foot agricultural setback for the above-referenced project. Applicant currently has a 1948 square foot Single Family Dwelling (SFD) on the parcel, and is applying to construct a new Accessory Dwelling unit.

The applicant's parcel, APN 089-260-015, is 4.99 acres, zoned Rural Lands 10 acre minimum (RL-10) and located South of Gold Hill Road approximately 1620 feet West of the intersection of Gold Hill Road and State Highway 49, in Agricultural District, supervisorial district 4. The parcel is located within a General Plan designated Rural residential.

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

APN 089-020-020 borders the applicant's parcel on the East boundary and is approximately 110.24 acres, and zoned Planned Agriculture 20-Acres (PA-20). The parcel to the North is a transportation corridor (zoned TC), and all other adjacent parcels are zoned Rural Lands 10 (RL-10).

Applicant is requesting that the setbacks for the proposed ADU on this parcel be reduced to 100 feet from the East property line (100' reduction).

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

RECEIVED

JAN 04 2024

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 Fetzer

SITE ADDRESS: 1120 Sullivan Lane Placerville Ca 95667

MAILING ADDRESS: SAME

TELEPHONE NUMBER(S): (DAY) 530 391 2062 (EVE)

APN#: 089-260-15 PARCEL SIZE: 4.99 ZONING: RL 10

LOCATED WITHIN AN AG DISTRICT? [] YES [X] NO ADJACENT PARCEL ZONING: RL10, PA20

IF THE ADJACENT PARCEL IS ZONED TPZ OR NATURAL RESOURCES, IS YOUR PROPERTY LOCATED WITHIN
A COMMUNITY REGION OR RURAL CENTER? [] YES [X] NO [] NOT APPLICABLE

REQUIRED AG SETBACK: 200 foot SETBACK YOU ARE REQUESTING: 100 foot

REQUESTED USE (AGRICULTURALLY-INCOMPATIBLE):

Construction of ADU

DO YOU HAVE A BUILDING PERMIT FOR REQUESTED USE? [] YES (Permit #) [X] NO

PLEASE ANSWER THE FOLLOWING:

1. [] YES [X] NO Does a natural barrier exist that reduces the need for a setback?
([] Topography [] Other)

2. [] YES [X] 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.).

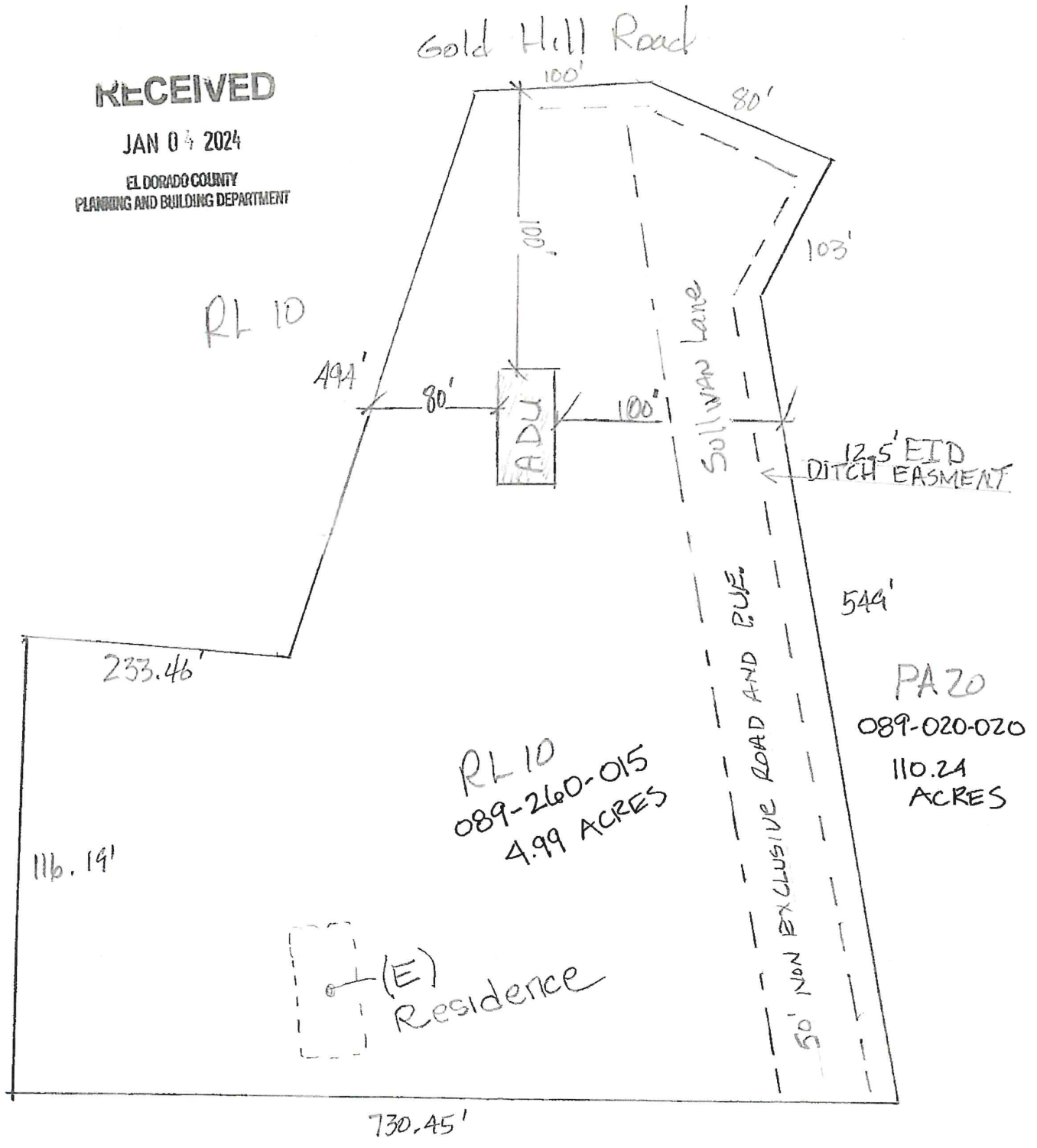
Empty box for site characteristics.

311 Fair Lane
Placerville, CA 95667

Phone (530) 621-5520
Fax: (530) 626-4756

Email: eldcag@edcgov.us
Website: http://www.edcgov.us/Ag

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EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT



RL 10

RL 10
089-260-015
4.99 ACRES

PA 20
089-020-020
110.24
ACRES

(E)
Residence

RL 10 N.T.S.

