



**EL DORADO COUNTY
PLANNING & BUILDING DEPARTMENT**

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-5355, Fax (530) 642-0508

Date: September 6, 2022
To: County of El Dorado Agriculture, Weights & Measures
From: Jon Philip Mijat, Associate Planner Planning Division
Subject: **ADM22-0058 Ag Setback Relief for BP#350856
APN 048-050-020-000**

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 to 113 feet from the northeast and 52 feet from the southern property lines of parcel 048-050-020-000 for an Accessory Dwelling Unit.

The applicant's parcel, APN 048-050-020-000, is 15.657 acres and zoned Planned Agriculture -20 acre (PA-20) with a General Plan Land Use Designation Agricultural Lands (AL). The parcels surrounding the applicant's parcel are all PA-20 and AL too. The properties are in Supervisor District 3 and all parcels are in an Agricultural District.

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

ADM22-0058



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

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www.edcgov.us/Government/Planning

RECEIVED PLANNING DEPARTMENT

PLACERVILLE OFFICE: 2850 Fairlane Court, Placerville, CA 95667 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

Administrative Permit Application

ADM22-0058

File # assigned by County

Assessor's # (s) 048-050-020

Project Name/Request (describe proposed use) Jerry Boulet/Agricultural Setback relief

Applicant Name Rashanda Rogers / Triple R Permitting Services

Mailing Address 1750 Prairie City Rd #130/262 Folsom, CA 95630

Phone: 916-848-9517 Email: rashanda.rogers@gmail.com

Property Owner Jerry Boulet/ Jon Boulet

Mailing Address P.O. Box 779 Camino, CA 95709

Phone 916-606-7669 Email jerry4x4@gmail.com

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

Engineer/Architect Tom Burt

Mailing Address 5157 Ski Run Pollock Pines 95724

Phone: 530-903-0430 Email: tom@burtbuilt.com

Location: The property is located on South side of Union Ridge 450 Feet/miles of the intersection with Hassler Rd

In the Placerville area. PROPERTY SIZE 15.66 acreage (acreage or SqFt)

X Signature of property owner/authorized agent [Signature] Date 05/29/2022

FOR OFFICE USE ONLY

Date 7/29/22 Fee \$ 594 Receipt# R41125 Rec'd by CEO Census

Zoning PA-20 GPD AL Supervisor Dist 3 Sec Twn Rng

Action by Staff Level [] Action by Board of Supervisors []

Approval/Hearing Date Approval/Hearing Date

Findings/Conditions Attached

Findings/Conditions Attached

Appeal Approved []

Denied []

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PLANNING DEPARTMENT

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): Rashanda Rogers/Triple R Permitting Services

SITE ADDRESS: 2310 Union Ridge Rd. Placerville, CA

MAILING ADDRESS: P.O. Box 779 Camino, CA 95709

TELEPHONE NUMBER(S): (DAY) 916-606-7669 (EVE) _____

APN#: 048-050-020 PARCEL SIZE: 15.66 Acres ZONING: PA-20

LOCATED WITHIN AN AG DISTRICT? YES NO ADJACENT PARCEL ZONING: PA-20

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: 502 foot

REQUESTED USE (AGRICULTURALLY-INCOMPATIBLE):
Addition of ADU permit # 350856 - Requesting 50ft setback on the South & 113 ft setback on the North East PL.

DO YOU HAVE A BUILDING PERMIT FOR REQUESTED USE? YES (Permit # Pending) NO
350856

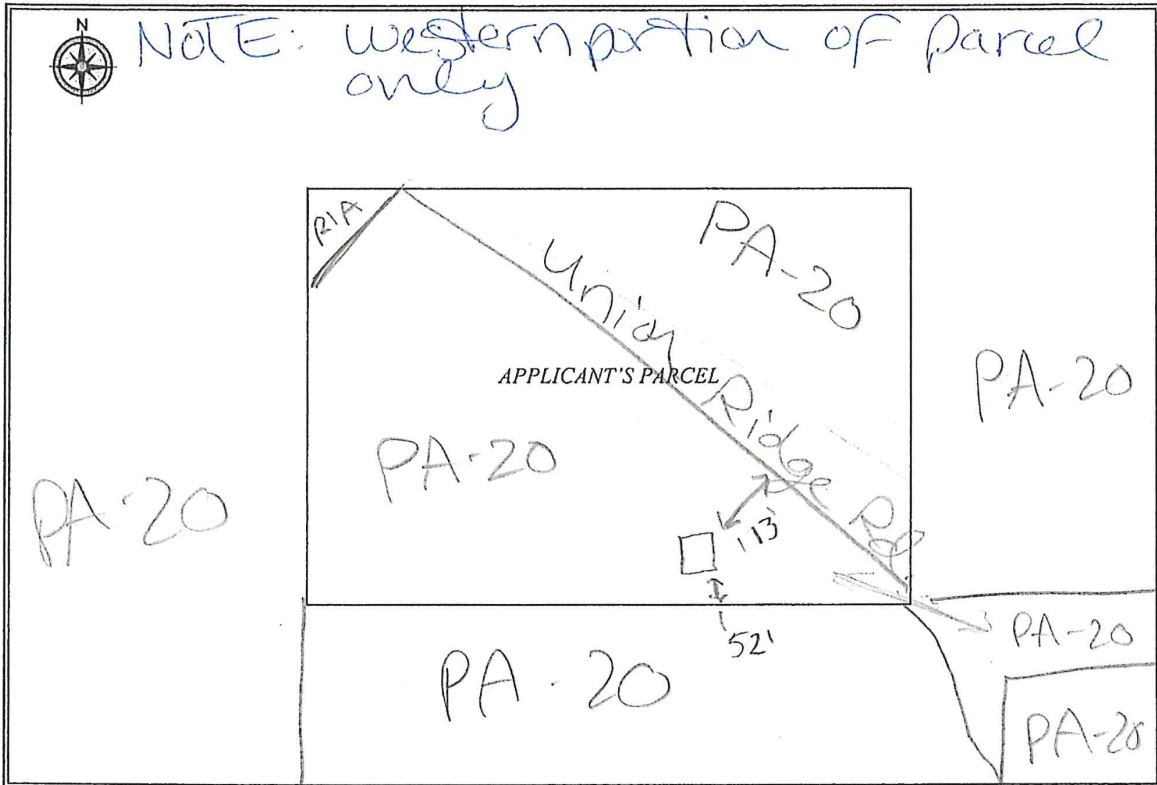
PLEASE ANSWER THE FOLLOWING:

- YES NO Does a natural barrier exist that reduces the need for a setback?
(Topography Other _____)
- YES NO Is there any other suitable building site that exists on the parcel except within the required setback?
- YES NO Is your proposed agriculturally-incompatible use located on the property to minimize any potential negative impact on the adjacent agricultural land?
- 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.).

Parcel to the south is not using the north of the parcel for ag agricultural. The parcel to the North East is a goat pastor.

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



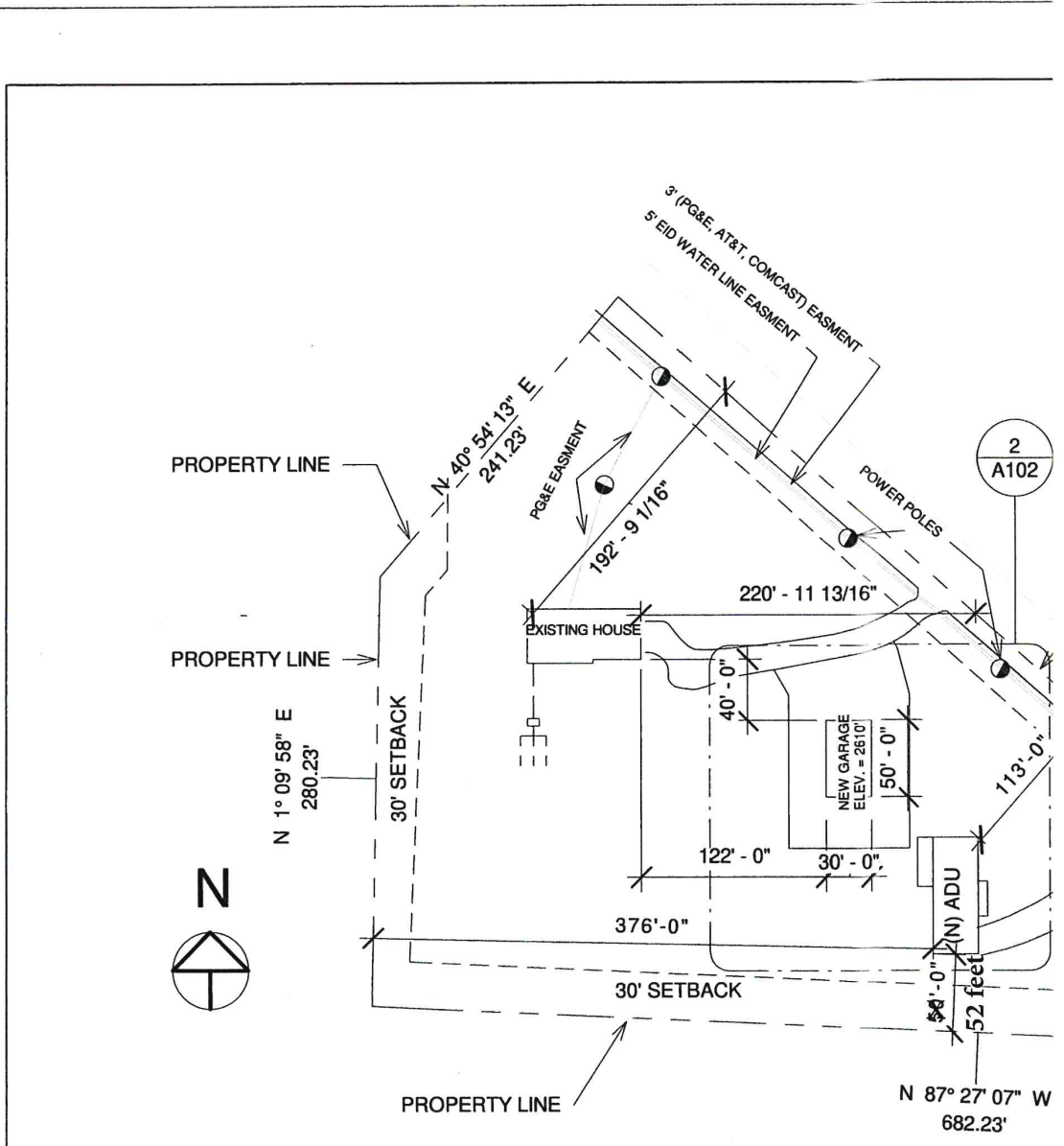
ANY ADDITIONAL COMMENTS?

The adjacent property is an operating Bed & Breakfast (Poncharosa Ridge Bed & Breakfast)


APPLICANT'S SIGNATURE

5/18/2022
DATE

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



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A102

Site Plan Topography