



# PLANNING AND BUILDING DEPARTMENT

## PLANNING DIVISION

[www.edcgov.us/Government/Planning](http://www.edcgov.us/Government/Planning)

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**PLACERVILLE OFFICE:**

2850 Fairlane Court, Placerville, CA 95667

**BUILDING**

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

[bldgdept@edcgov.us](mailto:bldgdept@edcgov.us)

**PLANNING**

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

[planning@edcgov.us](mailto: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: July 14, 2021

RE: **ADM21-0032 Gibson Agricultural Setback Relief for Accessory Dwelling Unit**  
**Administrative Relief from Agricultural Setback to Permit Accessory Dwelling Unit**

**Assessor's Parcel Number: 074-300-017-000**

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**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 about 124 feet from the northern property line to place an accessory dwelling unit.

The applicant's parcel, APN 074-300-017, is 20.83 acres and zoned Rural Lands -20 acre (RL-20). The parcel located to the north is 074-300-016 is zoned Limited Agriculture 20-acre (LA-20); the parcel to the west is 074-300-014 is zoned LA-20 too. The remaining neighboring properties are zoned Rural Lands 20 acre minimum (RL-20). All parcels are in Supervisor District 4 and are not within agriculture districts.

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



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ADM 21-00302

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## Administrative Permit Application

File # assigned by County \_\_\_\_\_

Assessor's # (s) 274-300-017-000

Project Name/Request (describe proposed use) SECONDARY DWELLING

Applicant Name JOSEPH GIBSON

Mailing Address 2280 PEALEFUL GLEN WAY GREENWOOD CA 95635

Phone: 916-201-3661 Email: JOEMGIBSON1@gmail.com

Property Owner JOSEPH & JULIE GIBSON

Mailing Address \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

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

Engineer/Architect \_\_\_\_\_

Mailing Address \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Location: The property is located on North side of SCARLETOAK  
\_\_\_\_\_ Feet/miles North of the intersection with \_\_\_\_\_

In the GREENWOOD area. PROPERTY SIZE 28.81 (acreage or SqFt)

X Signature of property owner or authorized agent [Signature] Date 6/15/21

**FOR OFFICE USE ONLY**

Date 6-15-2021 Fee \$ 594 Receipt# 32148 Rec'd by [Signature] Census \_\_\_\_\_

Zoning \_\_\_\_\_ GPD \_\_\_\_\_ Supervisor Dist \_\_\_\_\_ 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



PLANNING DEPARTMENT

DEPARTMENT OF AGRICULTURE WEIGHTS AND MEASURES

Juli Jensen 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): Joseph & Julie Gibson
SITE ADDRESS: 2284 Peaceful Glen Way Greenwood, CA 95035
MAILING ADDRESS: 2280 Peaceful Glen Way Greenwood, CA 95035
TELEPHONE NUMBER(S): (DAY) 916-201-3111 (EVE) Same
APN#: 074-300-017-000 PARCEL SIZE 20.8 ZONING: RL20
LOCATED WITHIN AN AG DISTRICT? YES NO ADJACENT PARCEL ZONING: LA20
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: 100 foot
REQUESTED USE (AGRICULTURALLY-INCOMPATIBLE): Secondary Dwelling

DO YOU HAVE A BUILDING PERMIT FOR REQUESTED USE? YES (Permit # 339388) NO

PLEASE ANSWER THE FOLLOWING:

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

The location on the site map is the ideal location to build to maximize the distance between oak resources & prevent drainage issues

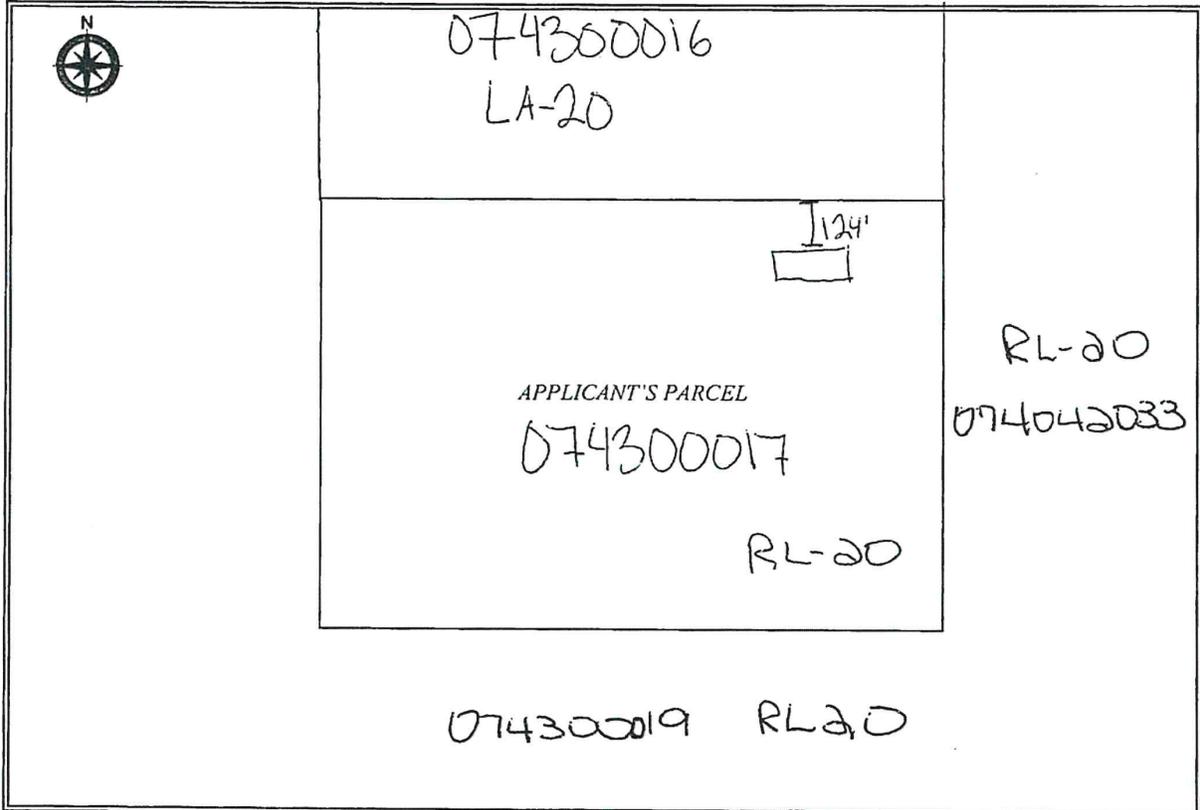
-TURN OVER- Protecting Agriculture, People and the Environment -

There is no agricultural activity going on on the neighboring property. We are trying to help our adult children and grandchildren have a home to live in.

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

2021 JUN 15 10:10 AM  
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ANY ADDITIONAL COMMENTS? Requesting 100' setback distance  
from parcel #074300016.

[Signature]  
APPLICANT'S SIGNATURE

6/10/21  
DATE

OFFICE USE ONLY:  Fee Paid    Date: \_\_\_\_\_    Receipt #: \_\_\_\_\_    Initials: \_\_\_\_\_