



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

blgddept@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

FROM: Lela Shelley / Development Technician II

DATE: August 10, 2022

RE: **ADM22-0064 Burnett Hardship Modular Home Ag. Setback Relief
Administrative Relief from Agricultural Setback to place a modular
home for hardship purposes.
Assessor's Parcel Number: 046-041-041**

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 an existing 1056 square foot dwelling on the parcel, and is applying to place a 1759 square foot modular home for hardship purposes (caretaker) adjacent to the existing residence.

The applicant's parcel, APN 046-041-041, is 10.21 acres, zoned Rural Land 80 acre (RL-80) and located approximately 450 feet west of Cosumnes Vista Road, in supervisorial district 2. The parcel is located within a General Plan designated Rural Residential, and not in an Agricultural district.

The applicant's parcel is bordered by five parcels; of which two parcels have agricultural zoning: APN 046-041-040 borders the applicant's parcel along the entire west / northwest boundary and is approximately 10 acres, and zoned Limited Agriculture 80-Acres (LA-80). APN 046-041-067 borders the applicant's parcel on the southwest corner and is approximately 50.31 acres; zoned Planned Agriculture 10 acre (PA-10)

Applicant is requesting that the setbacks for this parcel be reduced to 40' feet for the modular home placement (160' reduction) on the west / northwest, which allows the hardship modular home to be adjacent to the existing single family dwelling and a new Firetruck turnaround.

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



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

2022 AUG -9 PM 4:52

APPLICANT(S) NAME(S): Ken Eaton

SITE ADDRESS: 3950 HIGH VIEW DR, PLACERVILLE, CA, 95667

MAILING ADDRESS: 6241 Claussen Way, North Highlands, CA 95660

TELEPHONE NUMBER(S): (DAY) 530-210-3397 (EVE) 916-370-3907

APN#: 046-041-041 PARCEL SIZE: 10.21 ACRES ZONING: RL-80

LOCATED WITHIN AN AG DISTRICT? [] YES [X] NO ADJACENT PARCEL ZONING: LA-80

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: 40 foot

REQUESTED USE (AGRICULTURALLY-INCOMPATIBLE):

Hardship Mobile Home

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

PLEASE ANSWER THE FOLLOWING:

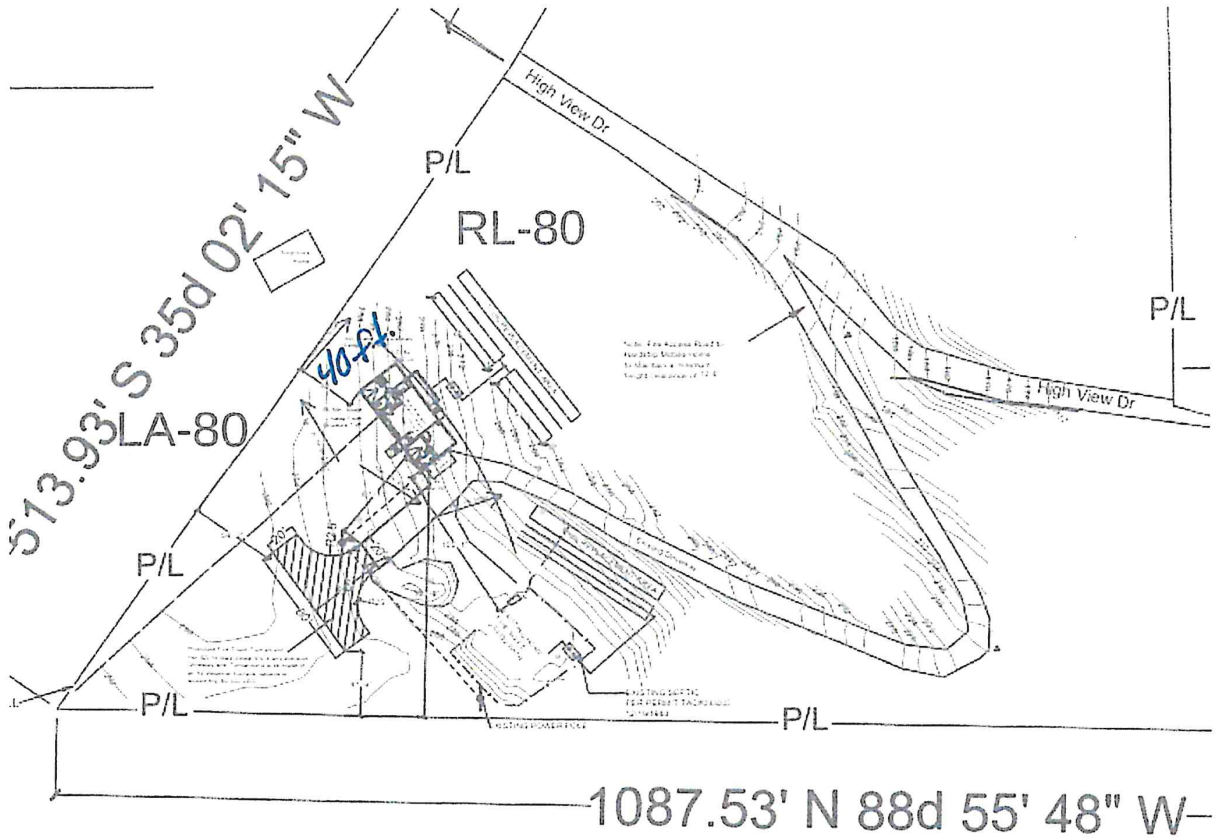
- 1. [] YES [X] NO Does a natural barrier exist that reduces the need for a setback?
2. [] YES [X] NO Is there any other suitable building site that exists on the parcel except within the
required setback?
3. [] YES [X] NO Is your proposed agriculturally-incompatible use located on the property to minimize 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.).

This new hardship mobile home will be adjacent to neighbor's home set 40 ft from property line. This is
a hilltop and there is no other area to put home 200 ft away. The property located on the left zoned LA-80
has not done any agricultural activities on the property. There is a barn, but no farm animals other than
a rooster and chickens, and no commercial grows have ever taken place.

- 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



SCALE: 1" = 60'

HILLTOP AND TOPOGRAPHY RESTRICT PUTTING THE HARD SHIP MOBILE HOME ANYWHERE ELSE ON PARCEL

Ken Eston
 APPLICANT'S SIGNATURE

08/08/2022

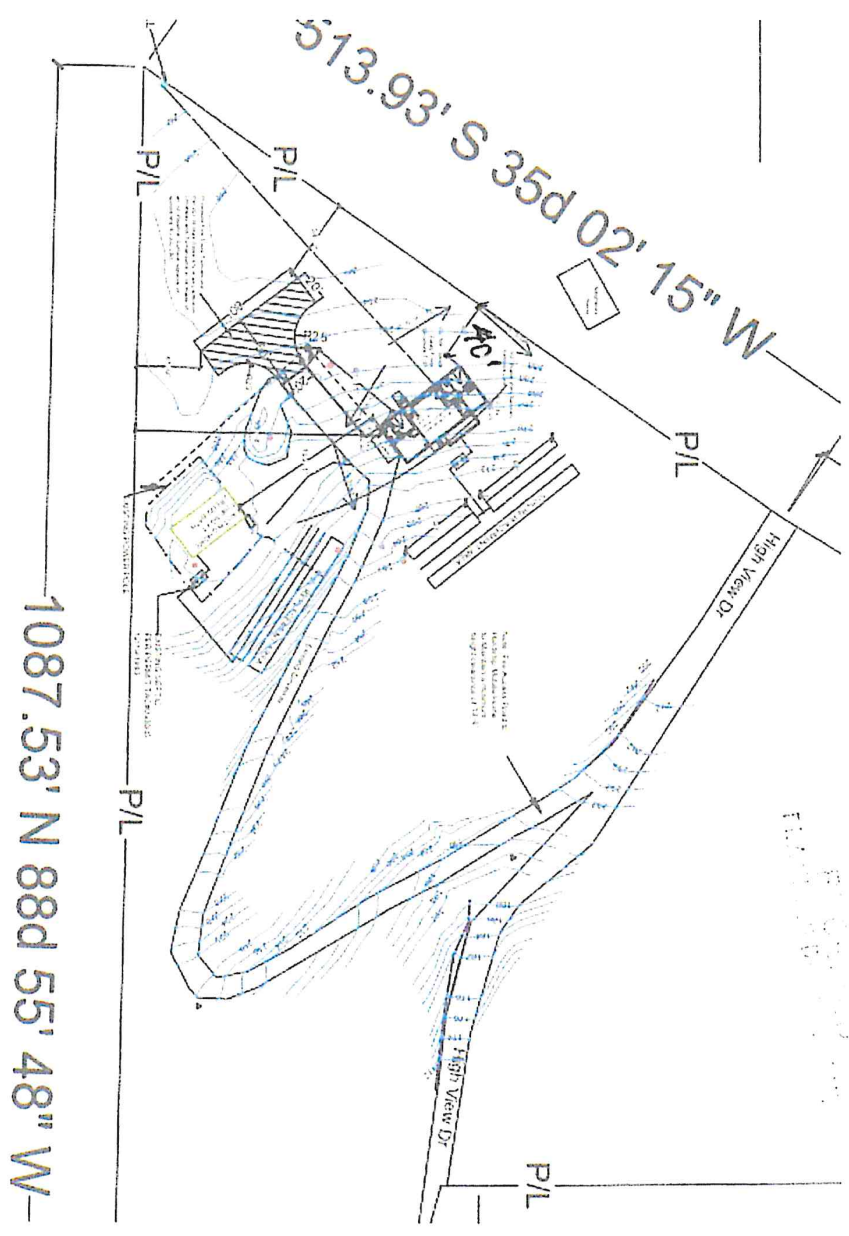
DATE

OFFICE USE ONLY: <input checked="" type="checkbox"/> Fee Paid	Date: <u>8/10/22</u>	Receipt #: <u>104218</u>	Initials: <u>ME</u>
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Burnett
3950 High View Drive, Placerville, CA, 95667
APN 046-041-041

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SCALE: 1" = 60'

EXHIBIT A

To Whom It May Concern,

This new hardship mobile home will be adjacent to neighbor's home set 40 ft. from property line. This is a hilltop and there is no other area to put home 200 ft. away.

~~This~~ The property located on the left, zoned LA-80 has not done any agricultural activities on the property.

There is a barn, but no farm animals other than a rooster and chickens, and no commercial grows have ever taken place.

Carol Froelick
KC 1 Properties
530-210-3397

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RECEIVED
PLANNING DEPARTMENT

PERMIT APPLICATION
DISCLOSURES & FORMS FOR OWNER-BUILDERS APPLYING FOR CONSTRUCTION PERMITS
(PART 4) (PAGE 2 OF 2)

MB I understand as an Owner-Builder, if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent construction defects in the workmanship or materials.

MB I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small Business Administration, the California Department of Benefit Payments, and the California Division of Industrial Accidents. I also understand that I may contact the California Contractors' State License Board (CSLB) at 1-800-321-CSLB (2752) or www.cslb.ca.gov for more information about licensed contractors.

MB I am aware of and consent to an Owner-Builder building permit applied for in my name, and understand that I am the party legally and financially responsible for proposed construction activity at the site location above.

MB I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern Owner-Builders as well as employers.

MB I agree to notify the issuer of this form immediately of any additions, deletions, or changes to any of the information I have provided on this form.

Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors' State License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that if an unlicensed Contractor or employee of that individual or firm is injured while working on your property, you may be held liable for damages. If you obtain a permit as Owner-Builder and wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed and the status of their workers' compensation insurance coverage.

Before a building permit can be issued, this form must be completed and signed by the property owner and returned to El Dorado County Building Safety Division. Note: In order to verify the property owner's signature, you will be required to present a driver's license or other government-issued identification at permit issuance.

Property Owner's Signature: Margie Burnett Date: 6/15/2022

2. AUTHORIZATION OF AGENT TO ACT ON PROPERTY OWNER'S BEHALF

Note: The property owner must complete the following Authorization Form when designating an agent of the property owner to apply for a construction permit for the Owner-Builder.

Excluding the Notice to Property Owner, the execution of which I understand is my personal responsibility, I hereby authorize the following person(s) to act as my agent, to apply for, sign, and file the documents necessary to obtain an Owner-Builder Permit for my project. Scope of Construction Project (or Description of Work):

INSTALL NEW MANUFACTURED ADU, UTILITIES, PERMANENT FOUNDATION, NEW PERVIOUS WALK WAYS, DRIVEWAY. INSTALL/CONNECT TO NEW SEPTIC, CONNECT TO EXISTING WELL & 100 AMP ELECTRIC METER SERVICE.

Property Location or Address:	<u>3950 High View Drive</u>	<u>Placerville</u>	<u>CA</u>	<u>95667</u>
	Street	City	State	Zip
Name of Authorized Agent:	<u>Ken Eaton</u>	Phone:	<u>916-370-3907</u>	
Address of Authorized Agent:	<u>6241 Claussen Way</u>	<u>N Highlands</u>	<u>CA</u>	<u>95660</u>
	Street	City	State	Zip

I declare, under penalty of perjury, that I am the owner of the property listed above at "Project Location or Address" and I personally completed the above information and certify its accuracy. Please Note: In order to verify your signature, you will be required to present a valid driver's license or other government-issued identification at permit issuance.

Property Owner's Signature: Margie Burnett Date: 6/15/2022