

Bill Stephans/PV/EDC
04/30/2007 09:50 AM

To The BOSONE/PV/EDC@TCP,
bostwo@ed3.co.el-dorado.ca.us, The
BOSTHREE/PV/EDC@TCP, The
cc Louis B Green/PV/EDC@TCP, Paula F
Frantz/PV/EDC@TCP

bcc

Subject BOS Agenda Item #47

Members of the Board:

After reviewing tomorrow's agenda, I noticed that there is an appeal of the Ag Commission's denial for administrative relief on APN 105-100-11 (Pat and Frank Matagrano). It appears that a letter from the adjacent property owner objecting to the reduction in setback was not included in your packet. I have included the letter as an attachment to this e-mail. The Ag Commission received the letter at the April 11, 2007 meeting.

Best Regards,
William J. Stephans
El Dorado /Alpine County
Agricultural Commissioner/Sealer



Bohlke - Matagrano.PDF

April 10, 2007

Agricultural Commission
County of El Dorado

Dear Agricultural Commission representative,

This letter is submitted as my written objection to Frank and Patricia Matagrano's request for Administrative Relief from Agricultural Setbacks as brought forth for review by your Commission on April 11, 2007, pursuant to El Dorado County Code, Section 17.22.020.

Please refer to Mr. Matagrano's property at APN 105-100-11, and my property identified as APN 105-100-12. My property borders on the South side of Mr. Matagrano's property and is adjacent to the proposed building site currently under review.

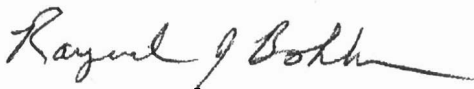
My reasons for this objection are based upon my concerns of my property valuation being placed in jeopardy. I intend to sell the property and it is currently listed for sale.

My concerns are based upon conversations with my Real Estate Agent and my Real Estate Attorney of which both advise me to object because this matter must be disclosed to the Buyer(s) of my property. They will have future vested interest of which I wish to consider. This change will have a serious affect on the price and future interest.

County Code requires I be notified 10 days prior to the hearing, and the Meeting Notification letter was post marked April 4, 2007, only 7 days notice. Also, according to County Code, Section 17.22.020, Subsection A, it states "The Planning Director may grant administrative relief or waiver from standards set forth in this Title of up to ten percent (10%) of the area or dimension subject to the following procedure: et al". Code requires a setback of 200 feet, of which, if I properly interpret the code as written, means the Commission would be able to grant a setback of no less than 180 feet, not 75 feet as requested.

It is noteworthy to observe that the Matagranos have ample area in which to build within the setback requirements without effecting my property or requiring a waiver.

Thanks you for your time and consideration.



Raymond J. Bohlke
Property Owner of APN 105-100-12
Area: Lotus/ Peterson Lane