



PLANNING AND BUILDING DEPARTMENT PLANNING DIVISION

2850 Fairlane Court, Placerville, CA 95667

924 B Emerald Bay Road, South Lake Tahoe, CA 96150

Phone: (530) 621-5355 Email: planning@edcgov.us

<https://www.eldoradocounty.ca.gov/Land-Use/Planning-and-Building/Planning-Division>

TO: County of El Dorado Agricultural Commissioner/Commission
FROM: LaDiva Boody, Development Technician II
DATE: July 7, 2026
RE: **ADM26-0098 Allo Agricultural Setback Relief**
Administrative Relief from Agricultural Setback for Single Family
Dwelling
Assessor's Parcel Number: 093-032-016-000

Planning Request and Project Description:

The Applicant is requesting administrative relief from the required 200-foot agricultural setbacks for the above referenced project be reduced 100 feet to 100 feet from the western adjacent parcel (APN 093-032-015-000) to permit the location of a single family dwelling.

The Applicant's parcel, APN 093-032-016-000, is located mid-western end of Snowbird lane, approximately 0.5 miles west of the intersection with Grizzly Flat Rd in the Somerset area of El Dorado County, Supervisor District 2. The subject parcel is 20 acres and zoned Limited Ag – 20 Acres (LA-20) with a General Plan Land Use Designation of Rural Residential (RR). The subject parcel is within an Agricultural District. Adjacent properties to the east and south and west are similarly zoned LA-20 and to the north zoned Rural Lands – 10 acres (RL-10), all of which are located within an Agricultural District.

Please see the attached application packet which includes a site plan that illustrates this request.



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RECEIVED
JUN 30 2026
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

APPLICATION TYPE: Design Review Admin Permit ☒ FILE# 0393282 ADM26-0098

ASSESSOR'S PARCEL NO.(s) 093-032-016-000

PROJECT NAME/REQUEST: (Describe proposed use) Modern Cabin Build

This project is for the construction of a small single occupancy Modern Cabin. The structure is designed to have the smallest possible footprint and least impact possible on the site and local ecosystem, using modern building science.

APPLICANT/AGENT BRYAN N. ALLO ALLO

Mailing Address 4016 DARB CT N. HIGHLANDS CA 95660

P.O. Box or Street

City

State & Zip

Phone 916-675-2384

Email: BRYANALLO@GMAIL.COM

PROPERTY OWNER BRYAN N. ALLO ALLO

Mailing Address SAME AS ABOVE

P.O. Box or Street

City

State & Zip

Phone

Email

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT

Mailing Address

P.O. Box or Street

City

State & Zip

Phone

Email

LOCATION: The property is located on the _____ side of _____

N/E/W/S

Street or Road

_____ feet/miles

_____ of the intersection with _____

N/E/W/S

Major Street or Road

in the _____

area. Property Size: _____

_____ acreage/square footage

X [Signature] Date 6/30/2026
Signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date 6-30-26 Fee \$1848.31 Receipt # 1267281 Rec'd by LMBO Census _____

Zoning LA-20 GPDRR XX Supervisor District _____ Sec _____ Twn _____ Rng _____

ACTION BY _____
_____ PLANNING COMMISSION
_____ ZONING ADMINISTRATOR
_____ PLANNING DIRECTOR

ACTION BY BOARD OF SUPERVISORS

Hearing Date _____

Hearing Date _____

Approved _____ Denied _____

Approved _____ Denied _____

Findings and/or conditions attached

Findings and/or conditions attached

APPEAL

X _____

Approved _____ Denied _____

Executive Secretary

Adm26-0098

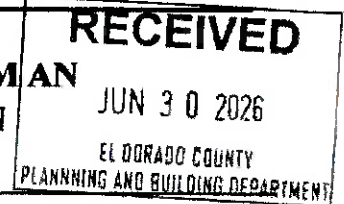
County of El Dorado

Agriculture, Weights & Measures

LeeAnne Mila
Agricultural Commissioner, Sealer of Weights & Measures



REQUEST FOR ADMINISTRATIVE RELIEF FROM AN AGRICULTURAL SETBACK – APPLICATION



APPLICANT(S) NAME(S): Bryan N. Allo Allo

SITE ADDRESS: (TBD) Snowbird In., Somerset, CA 95684

MAILING ADDRESS: 4016 Darb ct., North Highlands, CA 95660

TELEPHONE NUMBER(S): (DAY) 916-675-2384 (EVE) 916-675-2384

APN#: 093-032-016-000 PARCEL SIZE: 20 Acres ZONING: LA - 20

LOCATED WITHIN AN AG DISTRICT? ☒ YES ☐ NO ADJACENT PARCEL ZONING: LA - 40 + RL
E, W + S (N)

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):

Construction of a small single occupancy Modern Cabin with the least possible impact and smallest environmental footprint possible.

DO YOU HAVE A BUILDING PERMIT FOR REQUESTED USE? ☒ YES (Permit # 0393282) ☐ NO

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?

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 build site quickly drops into a long deep gully that runs along the property line in question (West). There is a similar drop on the opposite side (East) rendering it impossible to move the structure. The adjacent property has identical characteristics - very limited usable area, the rest being steep, harsh, unusable drops into the gully and down to the river basin below. Other than the build site, the rest of the property is mostly covered in old manzanita trees, wild shrubs/bushes and grass. The rest of the property is topographically inaccessible.

311 Fair Lane
Placerville, CA 95667

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

Email: eldcag@edcgov.us
Website: <http://www.edcgov.us/Ag>
26-1352 B 3 of 11

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



APPLICANT'S PARCEL

See attached.

ANY ADDITIONAL COMMENTS?

The proposed single occupancy structure is designed to have to smallest footprint and least impact possible to the property, local environment and ecosystems. The property and adjacent properties are agriculturally unworkable, mostly inaccessible. The ridge-top south facing slopes mostly consist of granite boulders and generally harsh climate exposure not conducive to any form of agriculture or livestock.


APPLICANT'S SIGNATURE

6/30/2026
DATE

OFFICE USE ONLY: ☒ Fee Paid	Date: <u>6-30-24</u>	Receipt #: R67281	Initials: <u>WMB</u>
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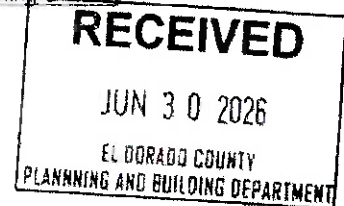
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Letter of Authorization

File # **0393282** **ADM 26-0098**

Application Type: **Design Review** **Admin Permit**



This letter shall serve as authorization for ~~Bryan N. Allo Allo~~ to act as an agent on my/our behalf
(Agent Name)
for the application submitted with this document regarding the property located at Snowbird Ln., Somerset, CA 95684.

I/we further understand and agree that I/we, notwithstanding the designation of an agent, shall remain responsible for all application conditions and provisions from application processing. Aside from the initial deposit or fees paid at application, all other fees, charges, and deposits may be governed by a separate agreement.

Agent Signature [Signature] Date 6/29/2026
Property Owner Signature _____ Date _____

Property Owner Signature _____ Date _____

Property Owner Signature _____ Date _____

Property Owner Signature _____ Date _____

Property Owner Signature _____ Date _____

Property Owner Signature _____ Date _____

Property Owner Signature _____ Date _____

~~Bryan N. Allo Allo~~

Agent Printed Name
Bryan N. Allo Allo
Property Owner Printed Name _____

Property Owner Printed Name _____

Property Owner Printed Name _____

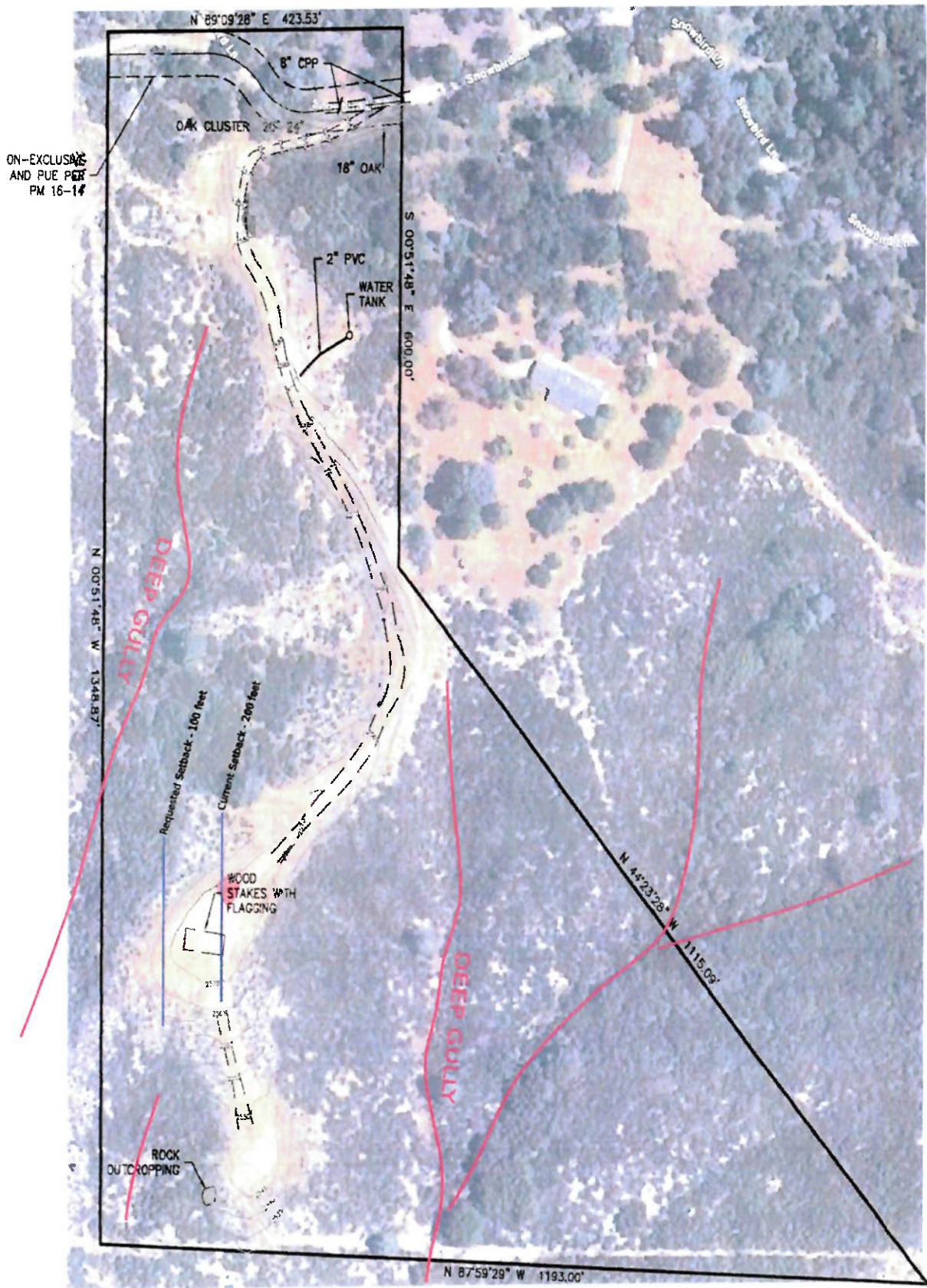
Property Owner Printed Name _____

Property Owner Printed Name _____

Property Owner Printed Name _____

Property Owner Printed Name _____

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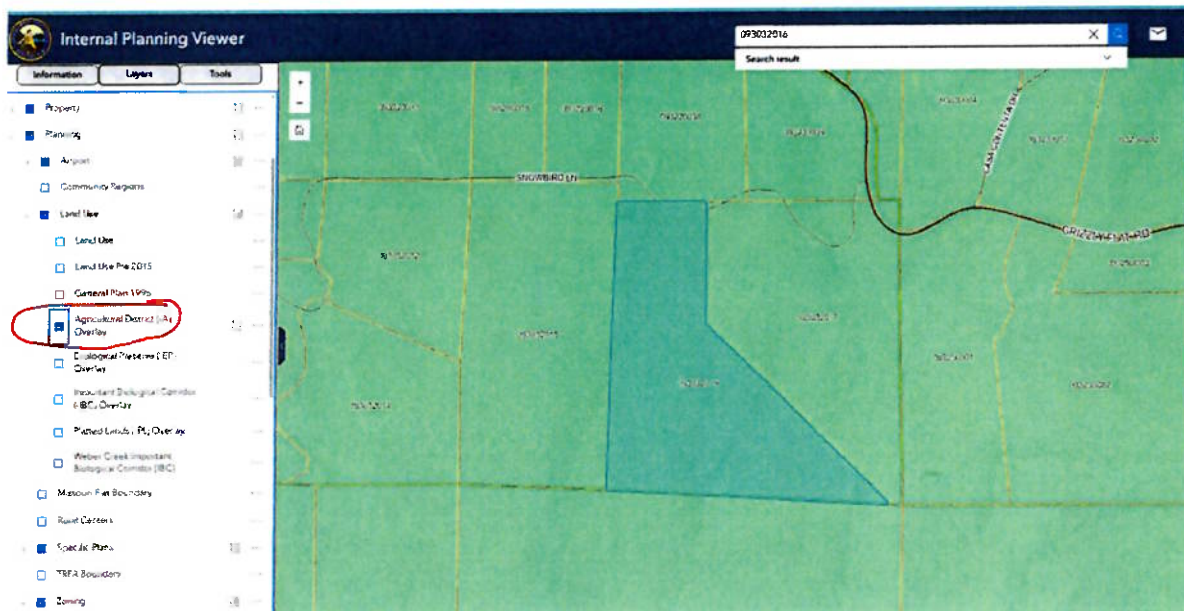
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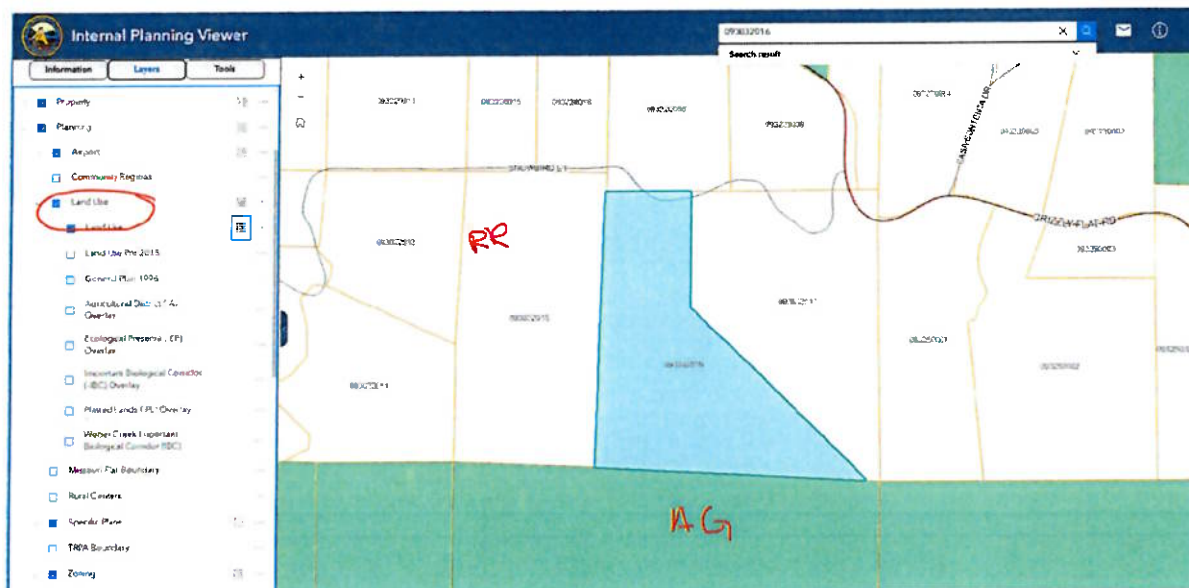
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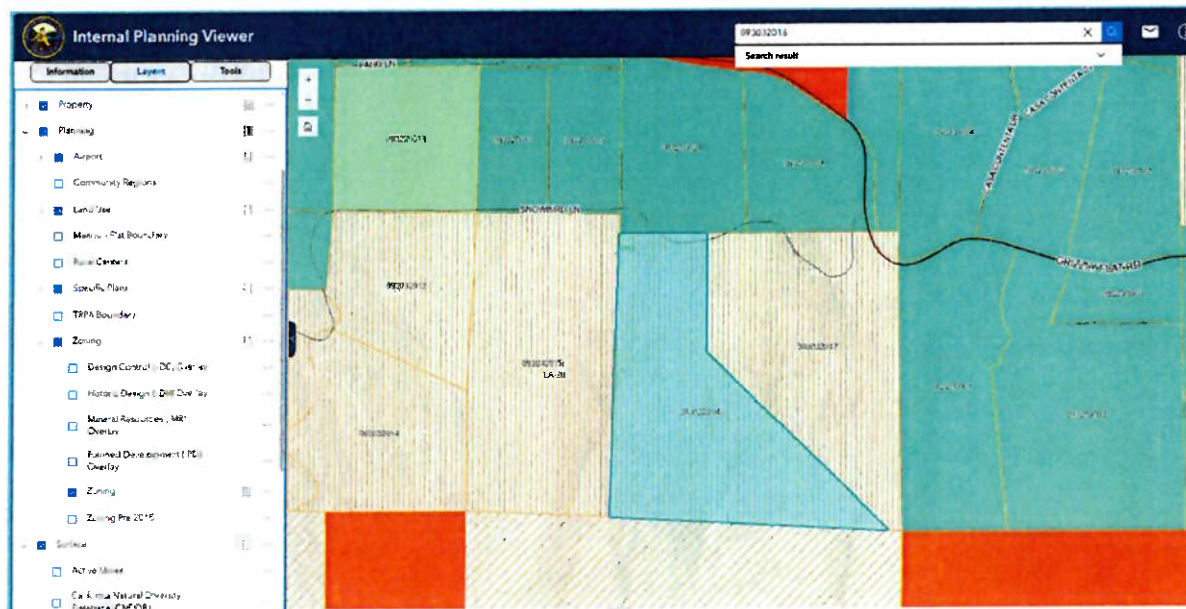
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Ag District Overlay All Surrounding within AG.

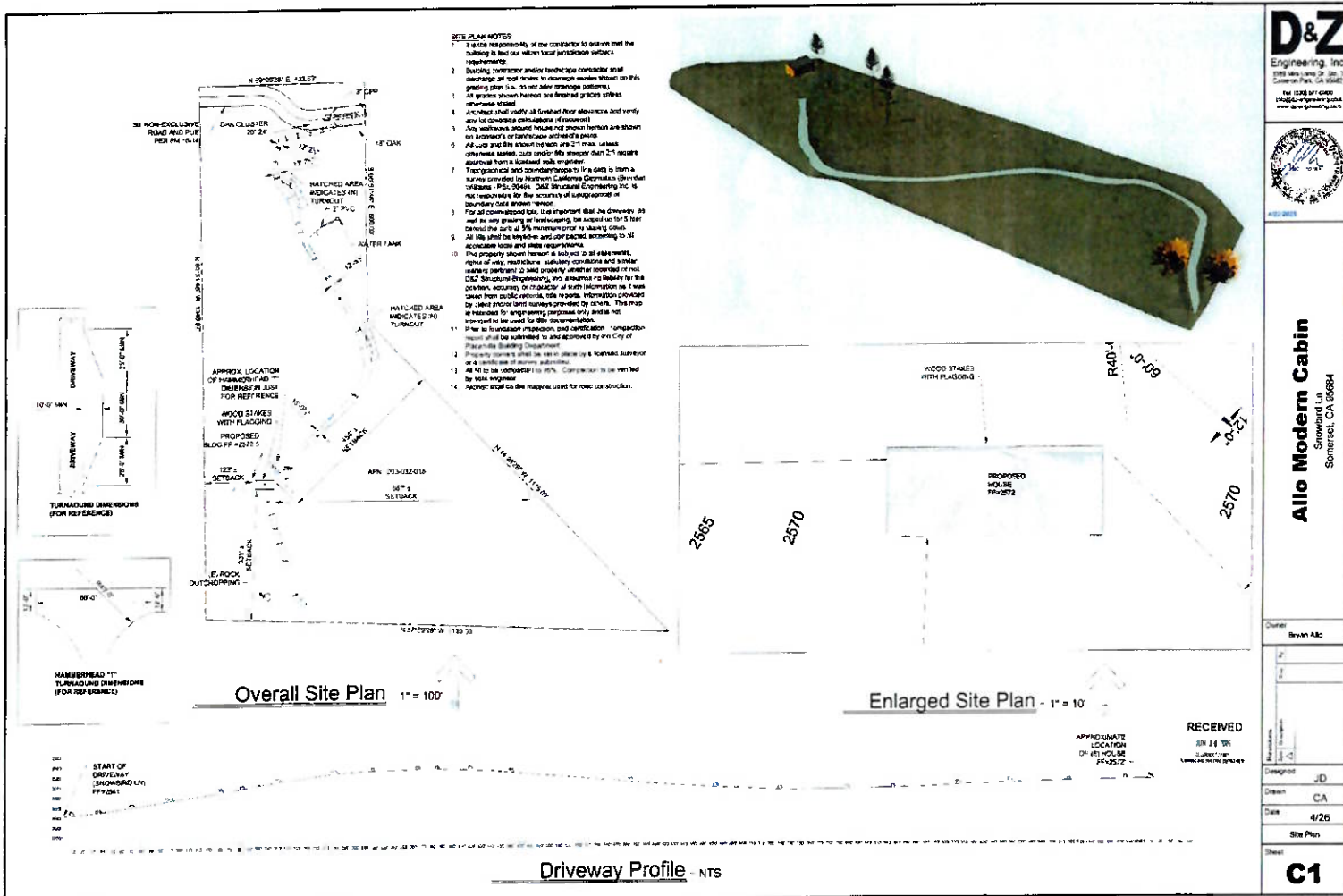


Land use designation, parcel and surrounding are rural residential. Southern Ag Land



Zoning LA-20 to the west, south and east. RL-10 to north.

Not within community region or Rural Center.



D&Z
Engineering, Inc.
1998 Alameda Ave. Ste. 10
Concord, CA 94520
Tel: (925) 937-0400
Fax: (925) 937-0401
www.dandze.com

Allo Modern Cabin
Snowbird Ln
Somerset, CA 95684

Date:	Bryan Alb	Scale:	1/4" = 1'	Sheet:	C1
Drawn:	CA	Date:	4/26	Site Plan	
Design:	JD				

