



# COMMUNITY DEVELOPMENT AGENCY

## DEVELOPMENT SERVICES DIVISION

<http://www.edcgov.us/DevServices/>

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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: Agriculture Department

FROM: Amanda Ross, Assistant Planner

DATE: 4/26/17

RE: **Ag Setback Relief, ADM17-0022, APN 104-220-15**

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Below please find the corrected subject and project description for use in referencing the project for the Agricultural Commission hearing to be held on May 10, 2017.

**Subject: Ag Setback Relief, Wells/Paquette, ADM 17-0022**  
**Administrative Relief from Agricultural Setback**  
**Construction of swimming pool**

**Planning Request and Project Description:**

ADM 17-0022 is for administrative relief from the required agricultural setbacks of 200' to no less than 139' from the southern property line (adjacent APN 104-060-48). Pursuant to El Dorado County Zoning Code Section 130.52.010.B.4, review by the El Dorado Agricultural Commission is required. This request is for a pool to be built approximately 139 feet from the property line of the PA-20 zoned parcel to the south (APN 104-060-48). The parcel, identified by Assessor's Parcel Number 104-220-15, consists of 11 acres and is located on Salmon Falls Road, Pilot Hill (District 4).

Thank you.

Amanda Ross  
Assistant Planner  
(530) 621-5875  
[amanda.ross@edcgov.us](mailto:amanda.ross@edcgov.us)



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

Ag Relief

APPLICANT(S) NAME(S): TOM WELLS & JOEL WELLS

SITE ADDRESS: 6381 SALMON FALLS RD PILOT HILL, CA

MAILING ADDRESS: SAME

TELEPHONE NUMBER(S): (DAY) 943-8117 (EVE) SAME

APN#: 104-220-15 PARCEL SIZE: 11 AC ZONING: RL-10

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: 139 foot

REQUESTED USE (AGRICULTURALLY-INCOMPATIBLE):

DO YOU HAVE A BUILDING PERMIT FOR REQUESTED USE? ☐ YES (Permit # \_\_\_\_\_) ☒ 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?
- 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.).

ADJACENT PARCEL HAS STEEP TERRAIN, MOSTLY VEGETATED  
WITH OAKS & BRUSH, UNSUITABLE FOR LIVESTOCK.

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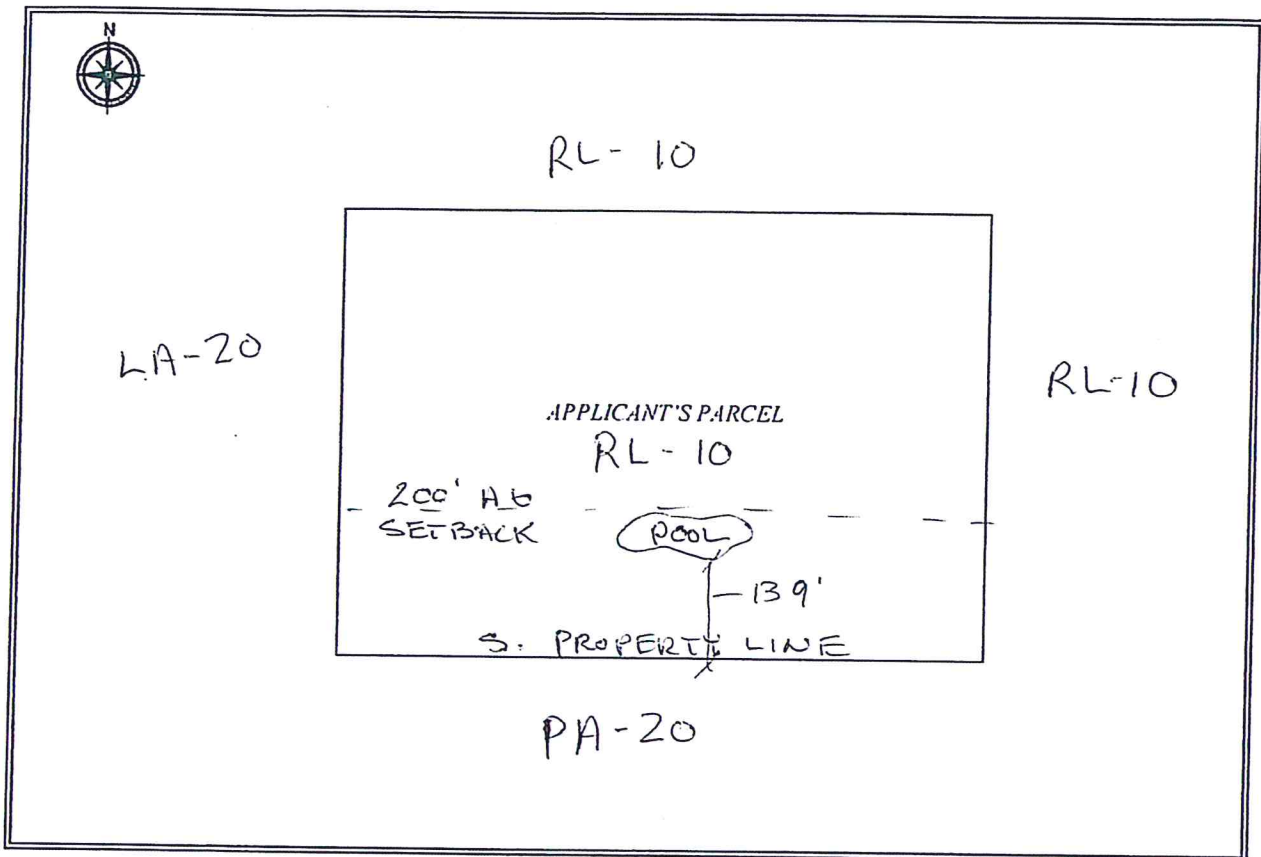
- Protecting Agriculture, People and the Environment -

MAR 16 2017

ADM 17-0022

IN THE DIAGRAM BELOW, SHOW THE FOLLOWING:

- Zoning of your parcel
- Zoning of adjacent parcels
- Placement of agriculturally-incompatible use
- Indicate requested setback distance
- Indicate any unique site characteristics of property



ANY ADDITIONAL COMMENTS?

THE APPLICANT'S PARCEL HAS NO OTHER OPTION FOR POOL PLACEMENT FOR THE FOLLOWING REASONS:

- PARCEL IS MOSTLY VEGETATED
- TOPOGRAPHY IS UNSUITABLE FOR A POOL.
- EXISTING STRUCTURES INCLUDING HOUSE, SECOND DWELLING, LEACH FIELD, WELL, DRIVEWAY LIMIT

ALTERNATIVE LOCATIONS:

✓ Thomas D. Wells  
APPLICANT'S SIGNATURE

3-16-2017  
DATE

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



**Owner:**

Sean Paquette  
Contact: 916.943.8117

**Subject Parcel/Mailing Address:**

6381 Salmon Falls Rd  
Pilot Hill, CA  
APN 104-220-15

**Agents:**

Tom and Joel Wells

3237 Monier Circle Suite 5  
Rancho Cordova, CA

Toms Contact: 916.798-1081  
Joels Contact: 916.752.9262

Narrative: We are applying for Administrative Relief permit from a 200 FT Agricultural set back for the above mentioned property. The subject parcel is zoned RL-10 and sits to the north of a parcel that is zoned PA-20. We are requesting the pool be allowed to be within 139 FT of the south property line. The adjacent parcel has steep topography and is mostly covered with oaks and brush. The terrain is unsuitable for livestock. The subject parcel has no other option for pool placement. The parcel is mostly vegetated and has steep topography. Other structures on the property such as dwellings, leach field, septic tank, driveways and well prevent the pool from going in another location.

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MAR 16 2017

EL DORADO COUNTY  
DEVELOPMENT SERVICES DEPT

## Planning Services

Home &gt; Government &gt; Planning

### PARCEL DATA INFORMATION

3/16/2017 Enter  
Another  
Parcel

Assessor's Parcel Number: 104-220-15

#### PROPERTY INFORMATION:

STATUS	JURISDICTION	TAX RATE	MAP	ACREAGE
ON ASSESSMENT ROLL AND TAXED	COUNTY OF EL DORADO	83 - 50	SEC 24 11 8	11

#### SITUS ADDRESS(ES):

ADDRESS NUMBER	SITUS ADDRESS
1	6381 SALMON FALLS RD
2	6377 SALMON FALLS RD

#### 2015 GENERAL PLAN LAND USE INFORMATION:

LAND USE DES.	AG DIST.	ECOLOGICAL PRESERVES	IMPORTANT BIOLOGICAL CORRIDOR	MINERAL RESOURCES	PLATTED LANDS	COMMUNITY REGIONS	RURAL CENTERS	SPECIFIC PLANS	ADOPTED PLAN NAME
RR			IBC						

#### 2015 ZONING INFORMATION:

ZONING DESIGNATION	DESIGN CONTROL	PLANNED DEVELOPMENT	OTHER OVERLAYS
RL-10			

#### 2004 GENERAL PLAN LAND USE INFORMATION:

LAND USE DES.	AG DIST.	ECOLOGICAL PRESERVES	IMPORTANT BIOLOGICAL CORRIDOR	MINERAL RESOURCES	PLATTED LANDS	COMMUNITY REGIONS	RURAL CENTERS	SPECIFIC PLANS	ADOPTED PLAN NAME
RR			IBC						

#### 2004 ZONING INFORMATION:

ZONING DESIGNATION	DESIGN CONTROL	PLANNED DEVELOPMENT	OTHER OVERLAYS
RE-10			

#### DISTRICTS:

FIRE	CSD	SCHOOL	WATER
EL DORADO COUNTY FPD		BLACK OAK MINE UNIFIED	UNASSIGNED

#### FLOOD ZONE INFORMATION (See Note below):

FIRM PANEL NUMBER & REVISION	PANEL REVISION DATE	FLOOD ZONE	FLOOD ZONE BUFFER	FLOODWAY
06017C0450E	09/26/2008	X		

#### MISCELLANEOUS DATA:

SUPERVISORIAL DISTRICT	AG PRESERVE	RARE PLANT MITIGATION AREA	MISSOURI FLAT MC&FP
4 MICHAEL RANALLI		Mitigation Area 1	No

#### REMARKS:

No Eligibility Review Required

NOTE: The flood zone information presented here is based solely on data derived from the FEMA Flood Information Rate Maps, and does not include data from any other flood studies.

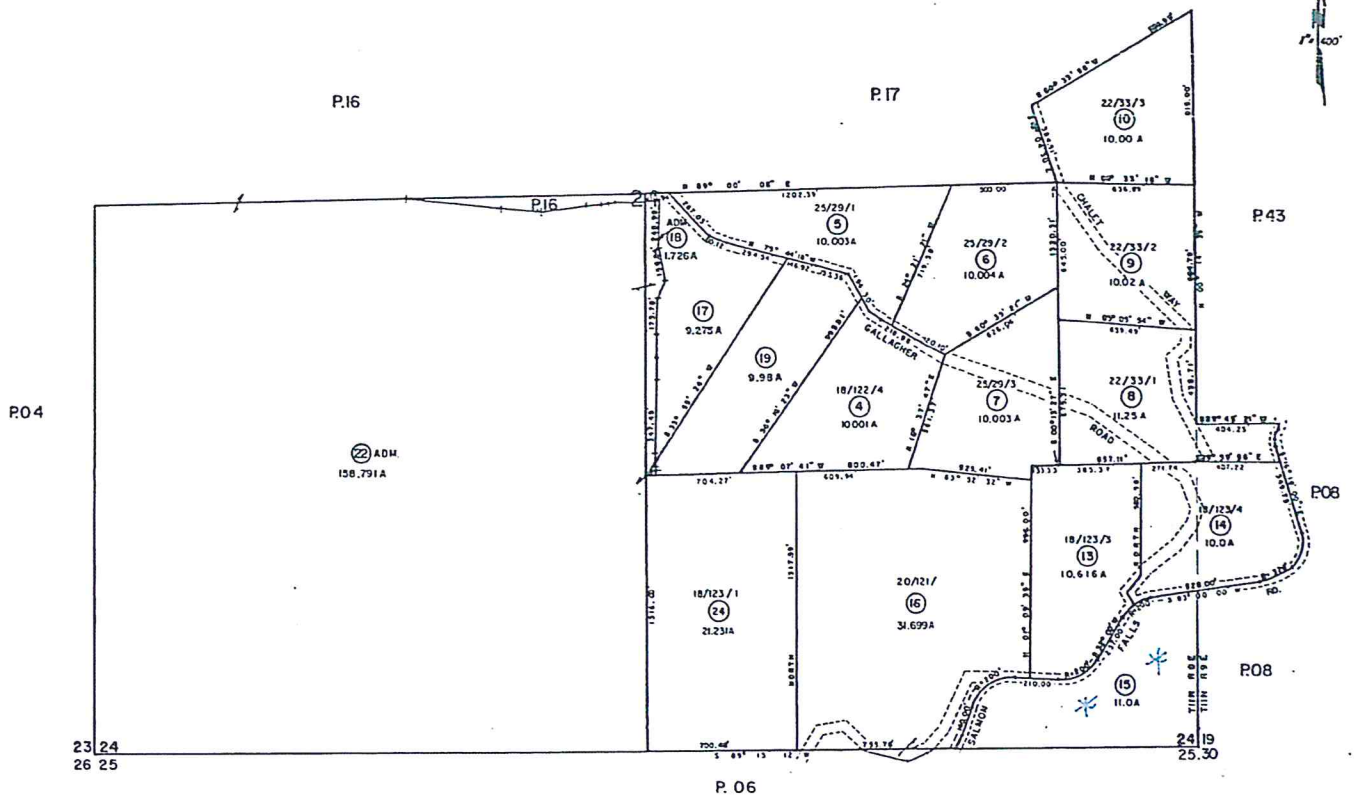
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DEVELOPMENT SERVICES DEPT

# ADM 17-0022

ADM 17-0022



NOTE - Assessor's Block Numbers Shown in Circles  
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 104 - Pg. 22  
County of El Dorado, California

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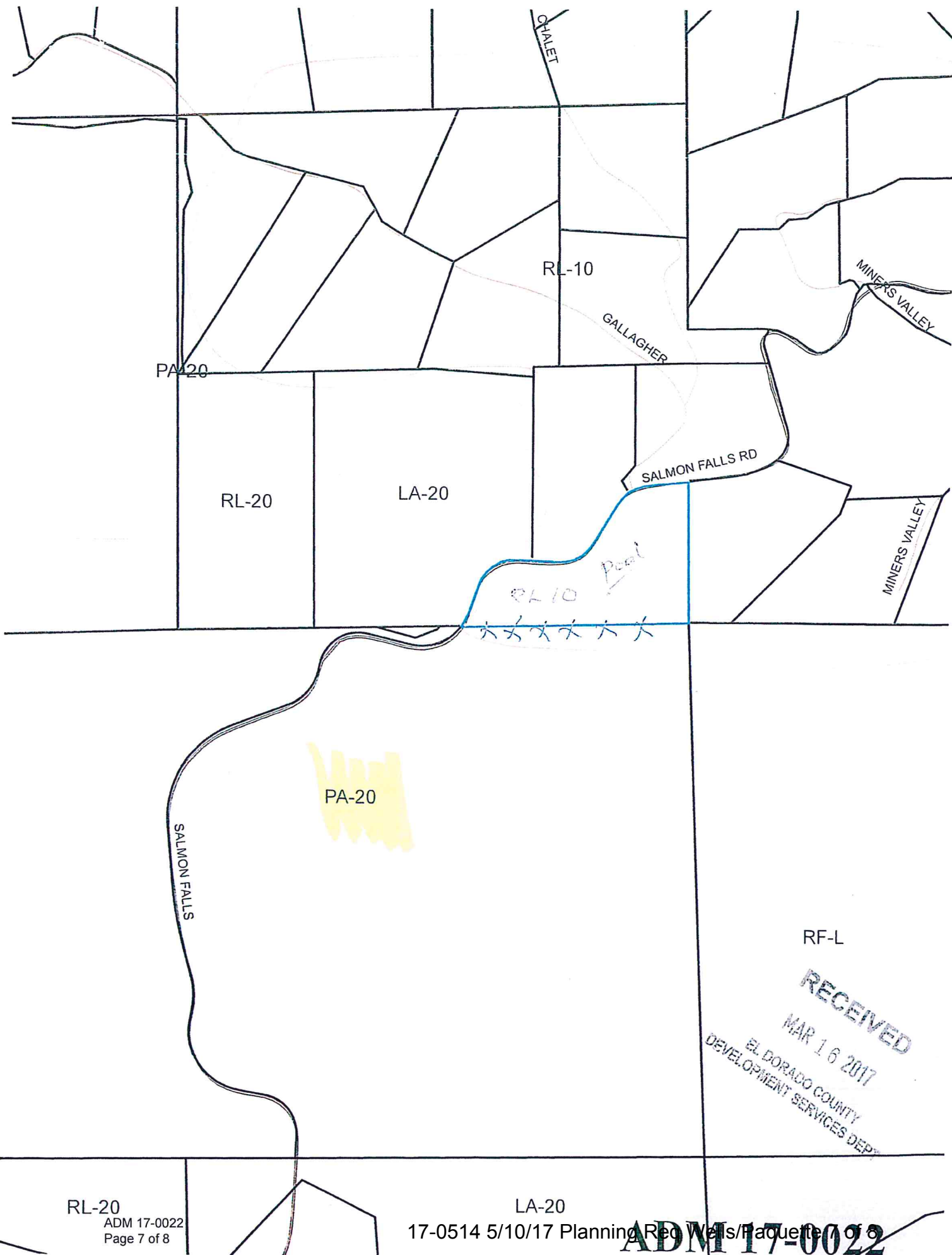
EL DORADO COUNTY  
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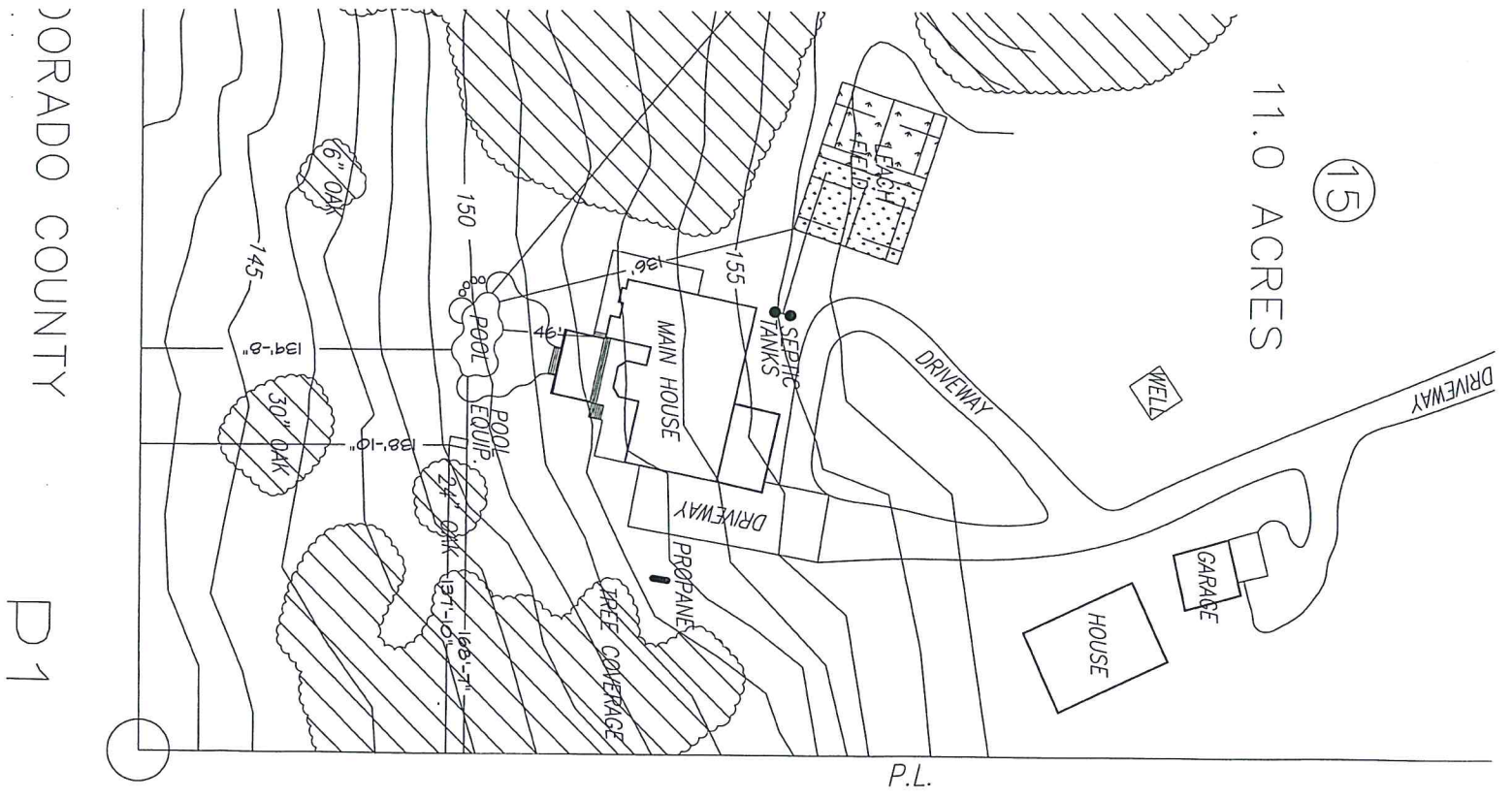
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ADM 17-0022







3237 MONIER CIRCLE, SUITE 5  
RANCHO CORDOVA CA. 95742  
LICENSE: 890910 C-53

COMMUNITY: PILOT HILL  
LOT: 15 RURAL ESTATE 11 AC.

CUSTOMER NAME SEAN PAQUETTE  
ADDRESS 6381 SALMON FALLS RD  
CITY PILOT HILL STATE CA 910