



COMMUNITY DEVELOPMENT AGENCY

DEVELOPMENT SERVICES DIVISION

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

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

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bldgdept@edcgov.us

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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, ADM17-0031, APN 077-050-13**

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, Pilkington ADM 17-0031
Administrative Relief from Agricultural Setback
Construction of a Detached Secondary Dwelling

Planning Request and Project Description:

ADM 17-0031 is for administrative relief from the required agricultural setbacks of 200' to no less than 150' from the western property line (adjacent APN 077-011-51). 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 detached secondary dwelling with a breezeway connecting to the primary dwelling to be built approximately 150 feet from the property line of the PA-20 zoned parcel to the west (APN 077-011-51). The parcel, identified by Assessor's Parcel Number 077-050-13, consists of 10 acres and is located on Thorson Drive, Placerville (District 3).

Thank you.

Amanda Ross
Assistant Planner
(530) 621-5875
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

APPLICANT(S) NAME(S): Coray Anderson

SITE ADDRESS: 3984 Thorson Dr. Placerville, Ca. 95667

MAILING ADDRESS: 3436 Marshall Ave. Carmichael, Ca. 95608

TELEPHONE NUMBER(S): (DAY) 916-223-7322 (EVE) 916-223-7322

APN#: 077-050-13-1 PARCEL SIZE: 10 Acres ZONING: RL-10

LOCATED WITHIN AN AG DISTRICT? ☐ YES ☒ NO ADJACENT PARCEL ZONING: SA-10

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: 150 foot

REQUESTED USE (AGRICULTURALLY-INCOMPATIBLE):

Care giver quarters addition to existing single family home.

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 THICK CANYON SLOPE ROLL OVERTOPPING
- ☒ 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.).

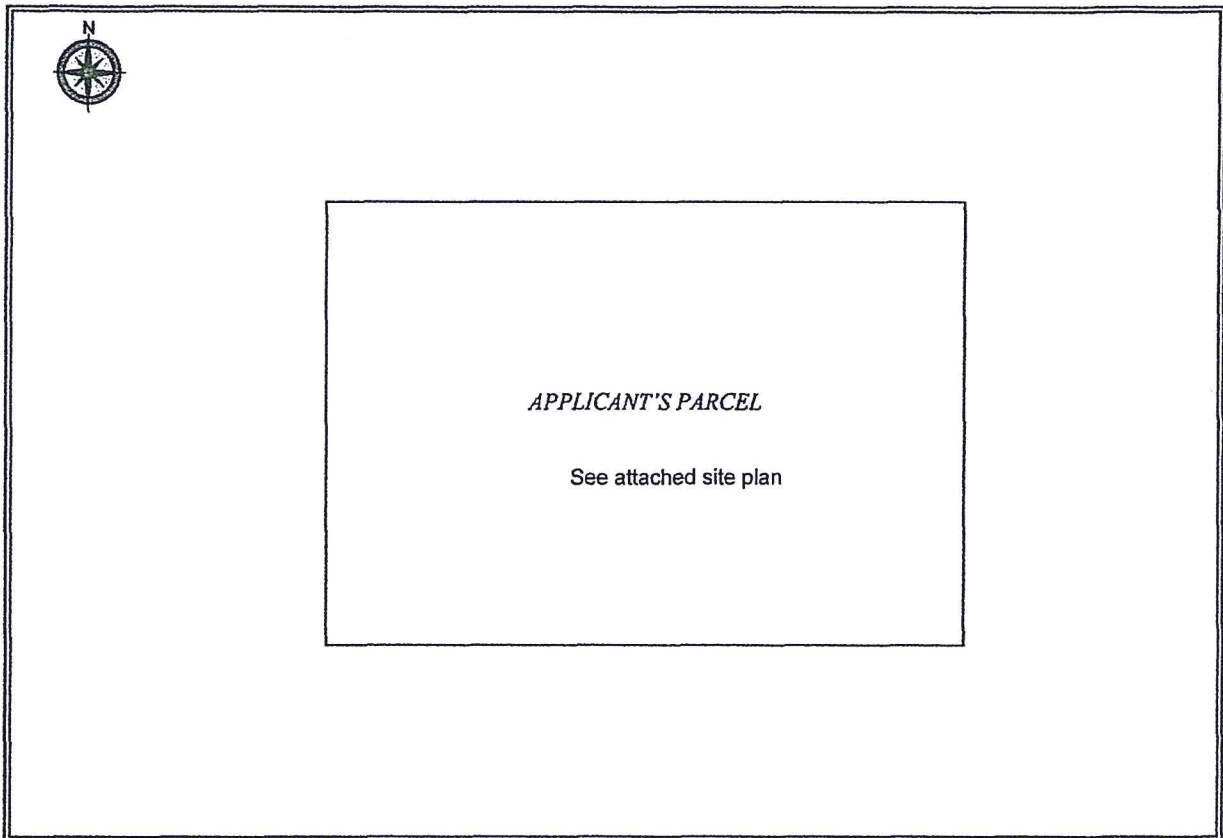
Due to the topography the west side of the property is not visible from surrounding parcels. Topography of the adjacent agricultural parcel is steep rugged terrain making it unlikely to be used for farming or kept with livestock. Several large trees located on both properties will serve to mitigate visual contact between the parcels.

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Protecting Agriculture, People and the Environment -

ADM 17-0031

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



N

APPLICANT'S PARCEL

See attached site plan

ANY ADDITIONAL COMMENTS?



APPLICANT'S SIGNATURE

4/3/17
DATE

OFFICE USE ONLY: ☐ Fee Paid Date: _____ Receipt #: _____ Initials: _____

El Dorado County Planning Services
2850 Fair Lane Court
Placerville, CA. 95667

Michael and Kori Pilkington, Owners
Parcel I.D. #07705013

Address: 3984 Thorson Dr.
Placerville, CA. 95667

2017 APR -4 AM 9:42
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March 30, 2017

RE: Request for Administrative Relief from an Agricultural Setback

Dear Planning Services,

Thank you for taking the time to review our agricultural setback request. This setback request is for the construction of a second detached dwelling on parcel I.D. #07705013, 3984 Thorson Dr. Placerville CA. 95667. The reason for this request is the proposed location of the structure will not meet the required 200ft AG Setback for the adjacent property currently under the Williamson Act: parcel I.D. #07701151. The setback we are requesting is 150ft.

The proposed construction will consist of a 30 ft. x 40 ft. wood frame building with wood siding and trim, and asphalt composition roofing, matching the existing home located on this parcel.

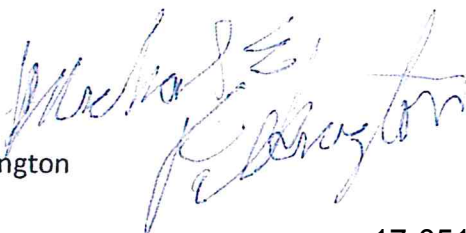
As you will see in the attached property depictions, the topography of our parcel contains many steep slopes and rugged terrain in most areas making it difficult and expensive to build upon in those places. The property also contains many trees and natural granite/rock outcroppings that form a natural barrier between all adjacent property lines and especially at the property line for parcel I.D.#07701151.

We propose to build on the west side of the current home for several reasons. There is a large flat area immediately adjacent to the current home with a gentle slope that makes a second dwelling easy and affordable to build upon with minimal soil disturbance. We propose to build a breezeway connecting the current home and the second dwelling with a continuation of the design and materials of the existing home which will maintain property value. Due to existing topography, the west side of the property is not visible from surrounding parcels and therefore would not impede the view from any existing neighboring home. We prefer the second dwelling to be as close to the existing home as possible as the purpose of the second dwelling will be caretaker housing for disabled residents living in the existing home.

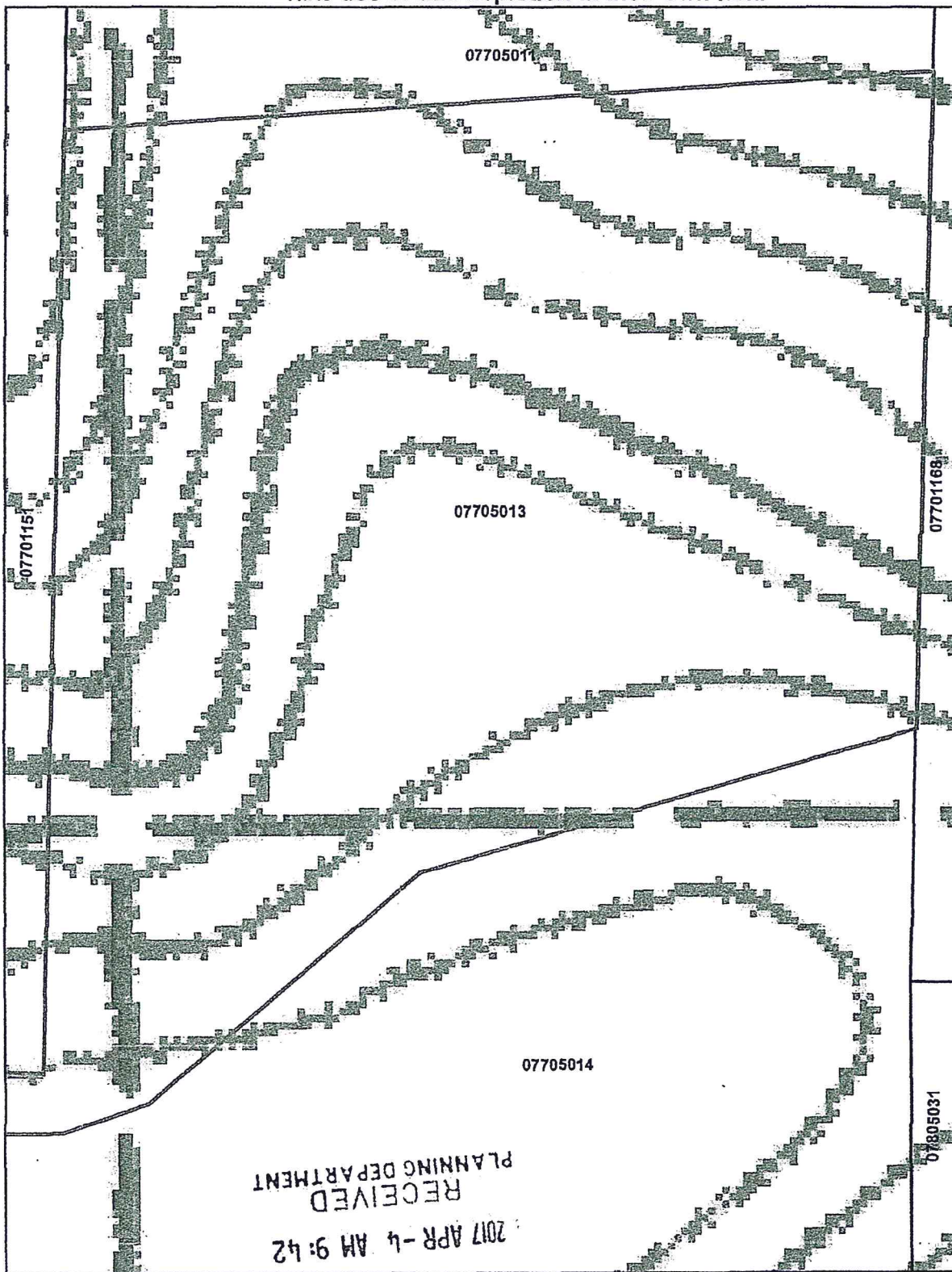
As you will see in the attached property depictions of parcel I.D. #07701151 the topography is also extremely steep with rugged terrain making it unlikely to ever be farmed or kept with livestock. The property presently appears undeveloped for this reason. A steep rock canyon, and numerous trees near the property line creates a natural barrier mitigating or reducing the impact of a 150 ft. setback verses a 200 ft. setback. Presently there are at least two existing homes and a detached garage on surrounding properties that do not appear to be in conformance with the 200ft AG setback to this parcel.

Thank you,

Michael Pilkington

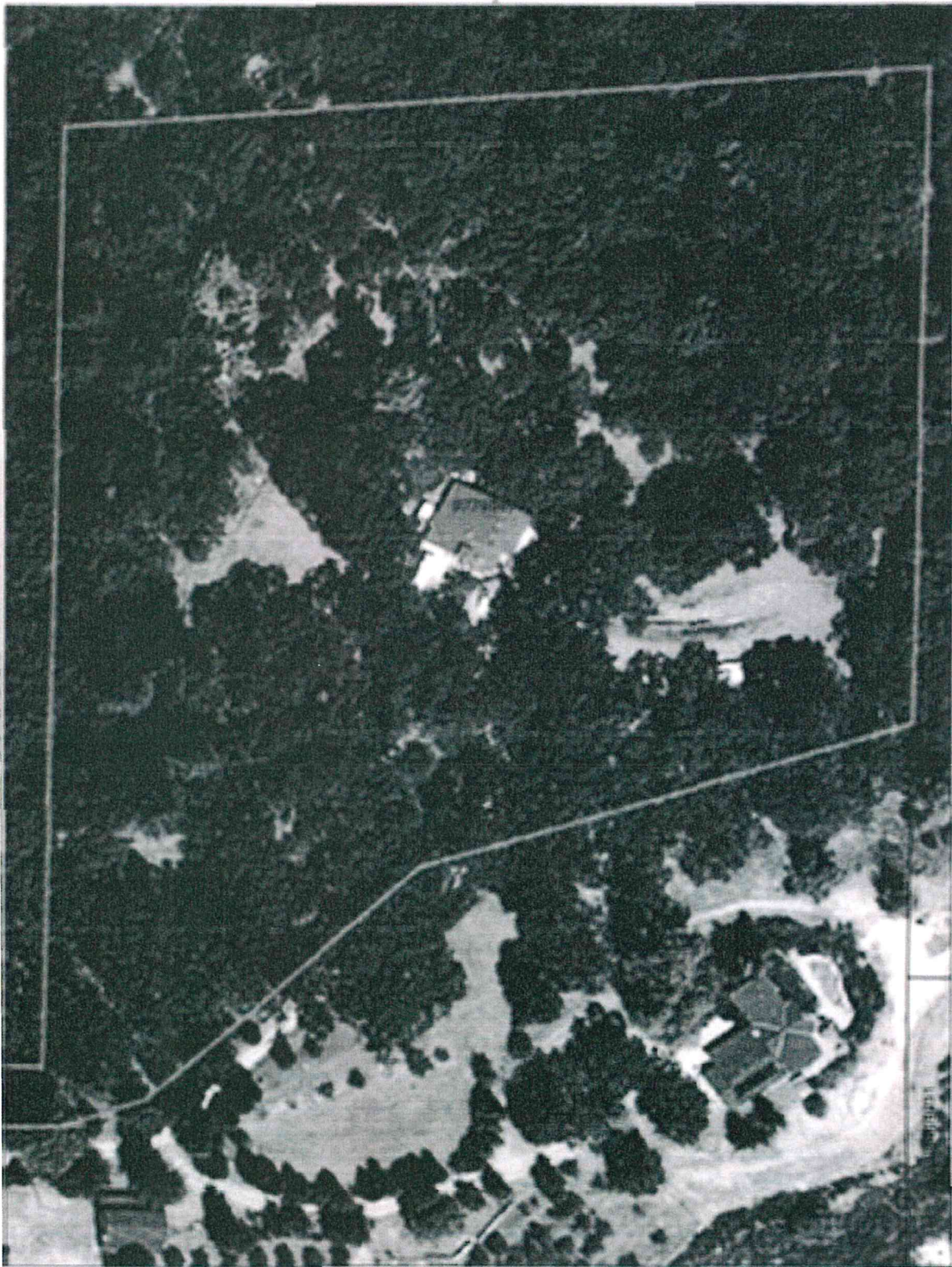


ADM 17-0031



ADM 17-0031

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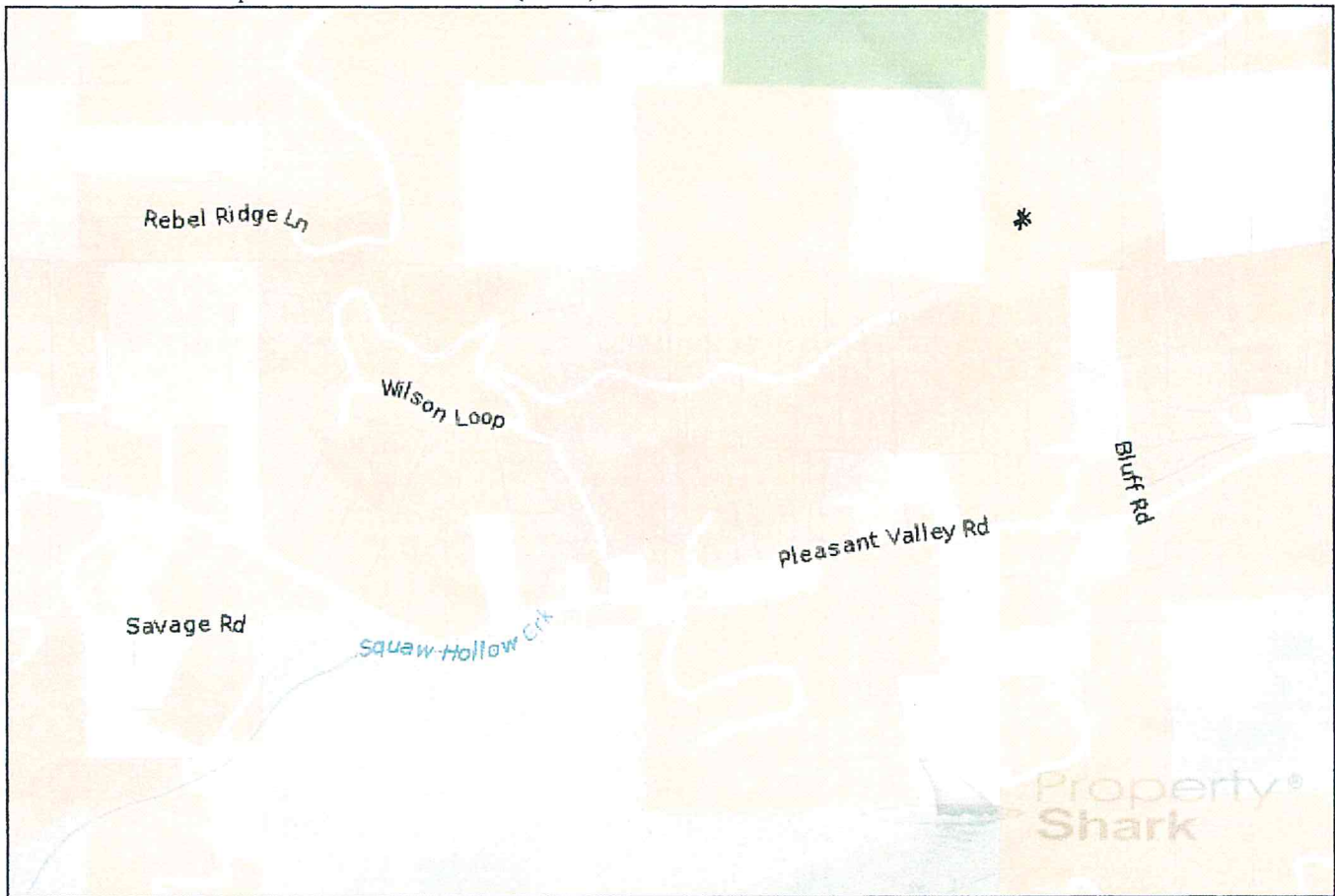


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ADM 17-0031

Place: Ca - Eldorado Map/Date rendered: Parcel Outline (Default) // Generated: Wed Mar 15 14:17:24 2017



ADM 17-0031

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ADM 17-0031

