



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

www.edcgov.us/Government/Planning

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

(530) 621-5315 / (530) 622-1708 Fax

bldgdept@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/Commission

FROM: Jon Philip Mijat, Associate Planner

DATE: July 13, 2021

RE: **ADM20-0050 Stewart Agricultural Setback Relief for Accessory Dwelling Unit**
Administrative Relief from Agricultural Setback to Permit Accessory Dwelling Unit

Assessor's Parcel Number: 317-040-026-000

Planning Request and Project Description:

The applicant is requesting administrative relief from the required 200-foot agricultural setback for the above-referenced project be reduced to about 150 feet from the northern property line to place an accessory dwelling unit.

The applicant's parcel, APN 317-040-026, is 10.00 acres and zoned Limited Agricultural-10 acre (LA-10). The parcel located to the north is 317-040-086 is zoned Planned Agriculture 20-acre (PA-20); the parcels to the southwest is 317-040-027 is zoned LA-10. The remaining neighboring properties are zoned Rural Lands 10 acre minimum (RL-10). All parcels are in Supervisor District 4 and are within agriculture districts.

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

APPLICANT(S) NAME(S): _____

SITE ADDRESS: 6540 American Way Placerville CA 95667

MAILING ADDRESS: 6498 American Way Placerville CA 95667

TELEPHONE NUMBER(S): (DAY) _____

APN#: 317-040-26 PARCEL SIZE: 0 Acres ZONING: _____

LOCATED WITHIN AN AG DISTRICT? ☐ YES ☒ NO ADJACENT PARCEL ZONING: _____

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: 110 foot

REQUESTED USE (AGRICULTURALLY-INCOMPATIBLE):

Garage @ 110 ft, 2nd Dwelling @ 150 ft +/-

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?
(If 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 Commissioner should consider (including, but not limited to, topography, vegetation, and location of agricultural improvements, etc.).

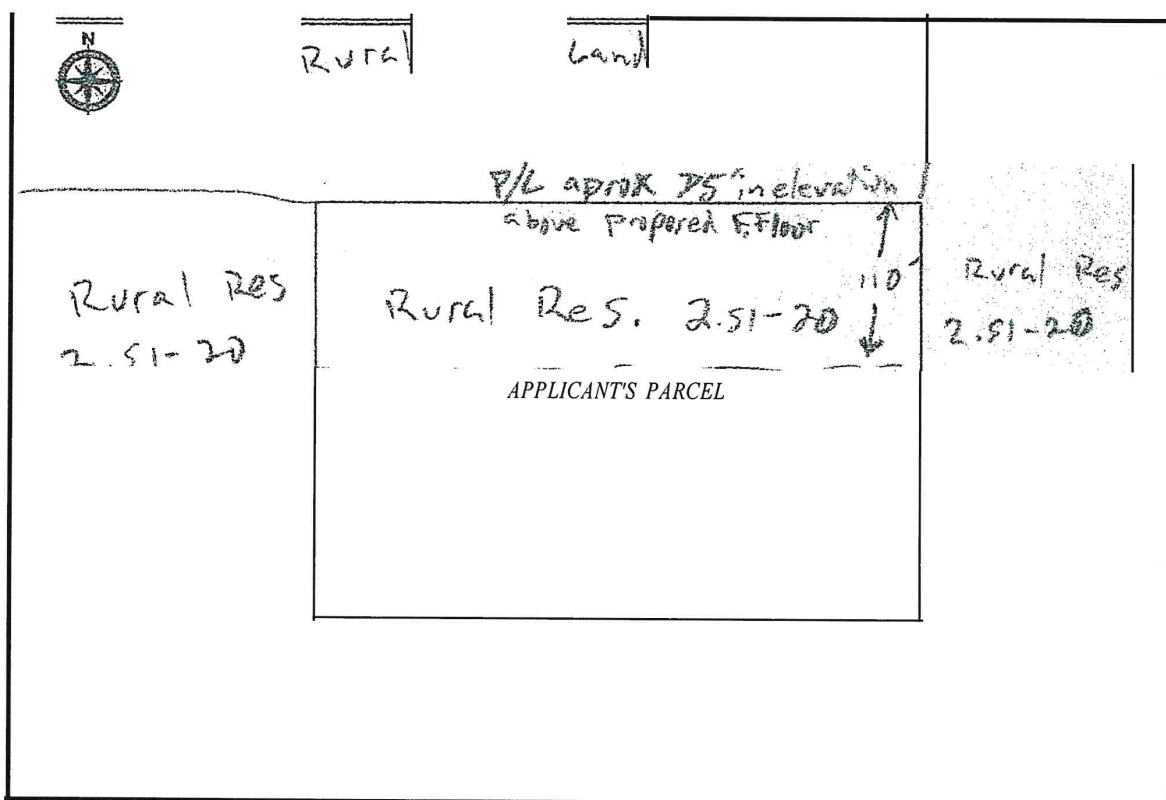
Ag Property is uphill and will be unaffected (Drainage, view etc.)
this property is steep and cut up with a drainage and a road

• Protecting Agriculture, People and the Environment •

THE DIAGRAM

SHOW THE FOLLOWING:

- A Zoning of your parcel
- Zoning of adjacent parcels
- C, Placement of agriculturally-incompatible use
- D. Indicate requested setback distance
- E. Indicate any unique site characteristics of property



ANY ADDITIONAL COMMENTS?

No Affect Anticipated surrounding properties

APPLICANT'S SIGNATURE

4/28/20

DATE

OFFICE USE ONLY: ☐ Fee Paid

Date: _____

Receipt#: _____

Initials: _____

To: planning and building department

Regarding: APN 317-040--026-000 new build

from: Steve and Edith Stewart

2020 DEC 28 AM 7:37
RECEIVED
PLANNING DEPARTMENT

To whom it may concern:

We, Steve and Edith **Stewart**, authorize Dan **Miser**, owner of **ADM General construction** to act on our behalf for the **application** and **request for administrative** relief from an **agricultural setback**.

Signed: [Signature]

Date: 7/2/2020

2020 DEC 28

subject to cross visibility area (CVA) requirements under Subsection 130.30.050.B.4 (Fences, Walls, and Retaining Walls- Front Yards).

RECEIVED
PLANNING DEPARTMENT

L Front Setback Reduction for Slope. Where the elevation of a lot measured at the required front setback line averages six feet or more for a lot less than one acre, or eight feet or more for a lot one acre or greater, above or below the elevation at the edge of road pavement adjacent to said lot, the required front setback for a single-story structure may be reduced by 50 percent, except:

- a. When a lot has more than one frontage, the elevation criteria set forth under this Subsection B.1 must be satisfied for all frontages.

Due to the above referenced facts, I request that the setback to the north of the property be reduced from 200 feet to 100feet.

Please advise of alterations to the proposed plans or ideas on how to make this work efficiently, or approve the requested variance. Please direct questions and comments to Dan Miser at 530-409-1774 or d.miser@adm-generalconstruction.com

Thank you for your consideration of this matter

Dan Miser



see - e Idorado .edc.gov .us/ ug

C0

GOTNET - County of El Dorado, State of California

