



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

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

NOTICE OF DECISION

The County of El Dorado Planning and Building Department, Planning Division, is considering taking action on the following project request:

Request for approval of a Staff Level Review and recommendation for Planning Director approval, with concurrence from the Agricultural Commissioner (Exhibit C), of Administrative Permit ADM25-0086 to allow relief from the 200-foot agricultural setback for the construction of a Temporary Manufactured Home for Hardship purposes. The applicant is requesting the setback be reduced from 200-feet to 100-feet from the northern and eastern property lines.

Pursuant to the requirements of El Dorado County Zoning Ordinance (Zoning Ordinance) Section 130.30.050.E.4 - Setback Requirements and Exceptions, an Administrative Permit application has been submitted to request administrative relief from the 200-foot agricultural setback for the above referenced project to be reduced from 200-feet to 100-feet from the adjacent parcels (APN 089-010-075 and 089-010-004) to permit the proposed location of a Temporary Manufactured Home Hardship. The Manufactured dwelling is proposed on Assessor's Parcel Number 089-100-004, a 5.39-acre property zoned Residential- 5 Acres (Exhibit A), with a General Plan Land Use Designation of Limited Density Region (LDR) (Exhibit B) within the Rural Region, located in the middle of Thompson Hill Road, approximately 0.56 miles west of the intersection with Cold Springs Road in the Placerville area of El Dorado County, Supervisor District 4.

Project materials for Administrative Permit ADM25-0086 may be viewed at the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667 during normal business hours, or online: <https://edc-trk.asp.gov.com/etrakit/Search/project.aspx>

The project request is being processed in accordance with the authorizations of Zoning Ordinance Section 130.51.050 – Public Notice Requirements and Procedures, 130.52.010 – Administrative Permit, Relief, or Waiver, 130.54.020 – Effective Date of Permit Approvals. Review of the above referenced project has been completed and tentatively approved by the Planning Division, subject to the standards found in 130.50.040.B – General Review Procedures, as a Staff Level Review with 10-calendar-day Public Notice. At the end of the 10-calendar-day public notice period, the project will be approved. The decision to approve this project may be appealed to the Zoning Administrator by filing an appeal application and applicable fees with the County of El Dorado Planning Division within the 10-working-day appeal period; starting on date of approval March 26, ending at 5pm on April 9, 2026. Any questions regarding the project may be directed to LaDiva Boody, Development Technician II, at ladiva.boody@edcgov.us

COUNTY OF EL DORADO

KAREN L. GARNER, Director

Planning and Building Department

March 16, 2026