



COMMUNITY DEVELOPMENT SERVICES

PLANNING AND BUILDING DEPARTMENT

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

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

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

bdgdept@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: Cerissa Deitchman, Sr. Development Technician

DATE: July 2, 2024

RE: **ADM24-0035 Hernandez Agricultural Setback Relief
Administrative Relief from Agricultural Setback to Construct a New
Single-Family Dwelling
Assessor's Parcel Number: 099-150-051-000**

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 125 feet to 75 feet from the eastern adjacent parcel (APN 078-280-014-000) to allow for the construction of a new single family dwelling unit through a future building permit.

The applicant's parcel, APN 099-150-051-000, is located on the southeast side of Savage Road south of the intersection with Pleasant Valley Road in the Placerville area of El Dorado County, Supervisor District 3. The subject parcel is 8.68 acres and zoned Rural Lands-10 acre (RL-10) with a General Plan Land Use Designation of Rural Residential (RR) located within an Agricultural District. Adjacent properties to the north, west and south are similarly zoned Rural Lands/RL-10, and to the east zoned Planned Agricultural/PA-20, all located within an Agricultural District.

Please see attached application packet which includes site plans that illustrate this request.

RECEIVED

MAY 28 2024

County of El Dorado
Agriculture, Weights & Measures

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT



LecAnne Mila
Agricultural Commissioner, Sealer of Weights & Measures

REQUEST FOR ADMINISTRATIVE RELIEF FROM AN
AGRICULTURAL SETBACK - APPLICATION

APPLICANT(S) NAME(S): Hector + Jennie Hernandez

SITE ADDRESS: 4561 Savage Rd. Placerville, CA 95667

MAILING ADDRESS: 4561 Savage Rd. Placerville, CA 95667

TELEPHONE NUMBER(S): (DAY) 916-761-7276 (EVE) 916-761-7276

APN#: 099-150-051 PARCEL SIZE: 8.67 Acs ZONING: RL-10

LOCATED WITHIN AN AG DISTRICT? [X] 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: 50' foot

REQUESTED USE (AGRICULTURALLY-INCOMPATIBLE):

Single Family Residence

DO YOU HAVE A BUILDING PERMIT FOR REQUESTED USE? [] YES (Permit #) [X] NO TBD

PLEASE ANSWER THE FOLLOWING:

- 1. [X] YES [] NO Does a natural barrier exist that reduces the need for a setback?
2. [] YES [X] NO Is there any other suitable building site that exists on the parcel except within the required setback?
3. [X] 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.).

East side is a steep incline from Bldg site + heavily forested. Property goes from 2,567' at the pad to 2632' at property line then continues upward 2,652'. (65'/100 = 65% of slope)

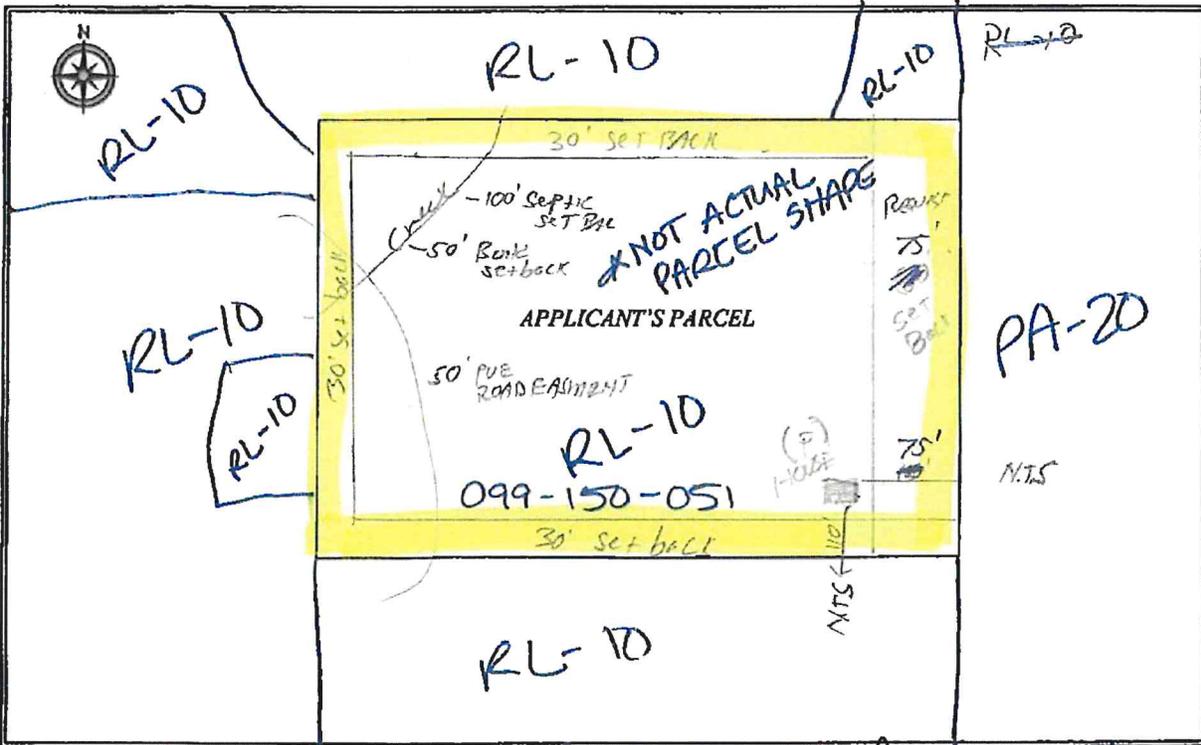
311 Fair Lane
Placerville, CA 95667

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

Email: eldcag@edcgov.us
Website: http://www.edcgov.us/Ag

IN THE DIAGRAM BELOW, SHOW THE FOLLOWING:

- A. Zoning of your parcel - **RL-10**
- B. Zoning of adjacent parcels - **PA-20 to East**
- C. Placement of agriculturally incompatible use -
- D. Indicate requested setback distance -
- E. Indicate any unique site characteristics of property



ANY ADDITIONAL COMMENTS? All Parcels in AB District

EAST side is a steep incline from Bldg. Site & heavily forested. Property goes from 2567' at the road to 2632' continues up road to 2652' (65'/100 = 65% slope)
 Requesting a ~~200~~⁷⁵' set back from a 200' set back (125' Reduction)

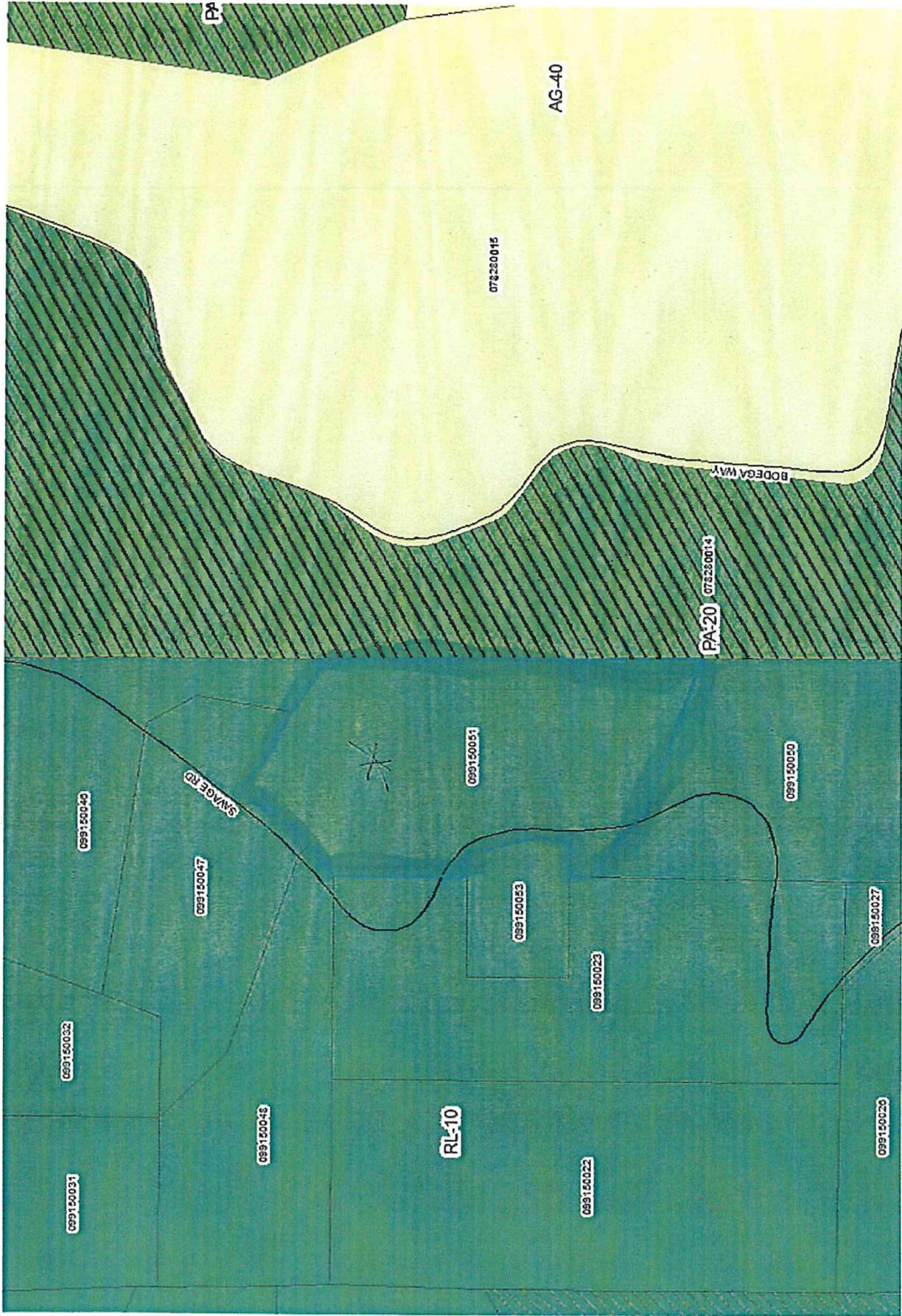
[Signature] _____ **APPLICANT'S SIGNATURE** 5-28-24 _____ **DATE**

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

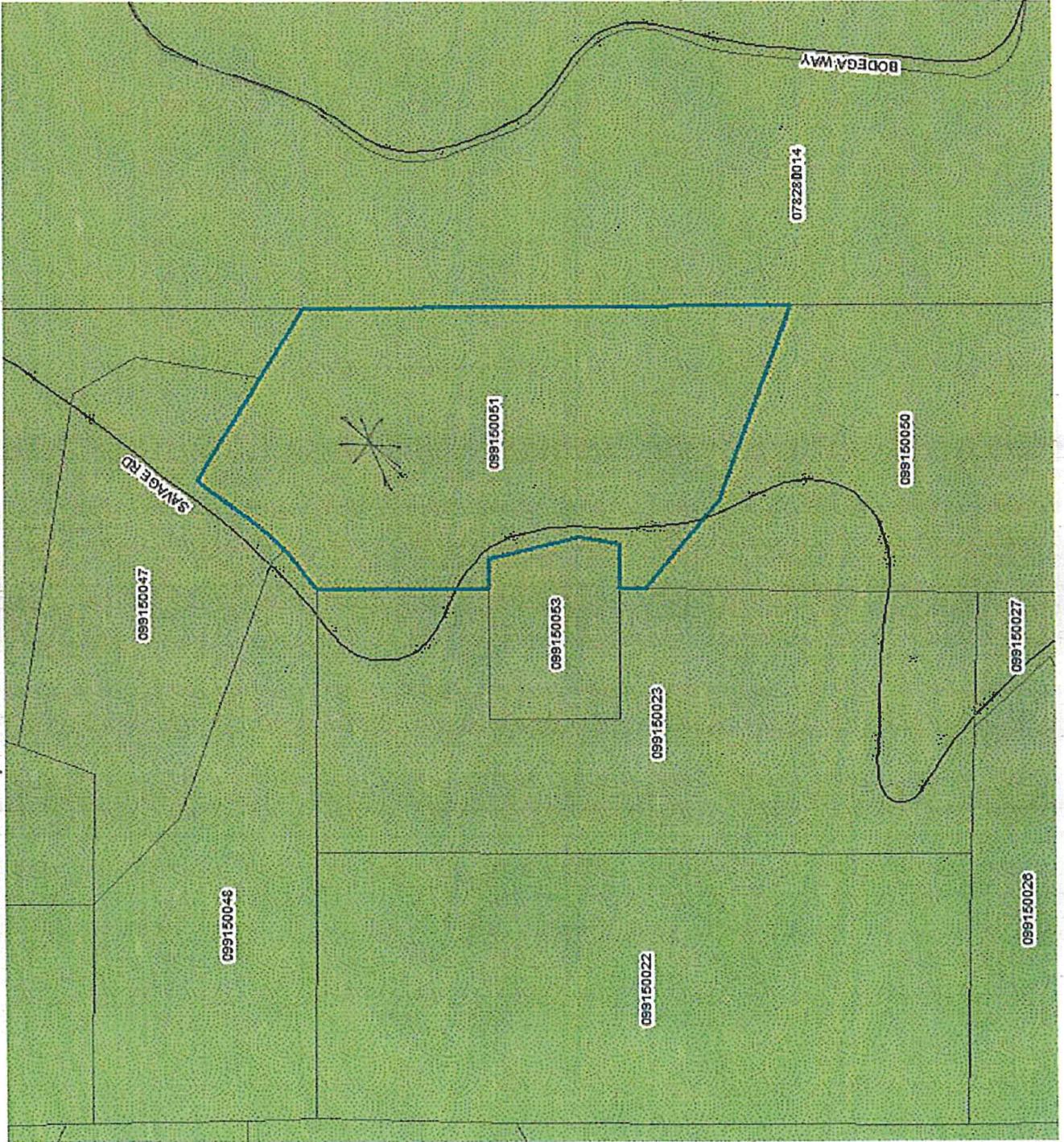
4561 Savage Rd., Placerville, CA



4561 Savage Road, Placerville, Ca. Zoning Map



4561 Savage Road, Placerville, Ca. Ag District Zoning Map – All parcels within Ag District



22-67

22-67

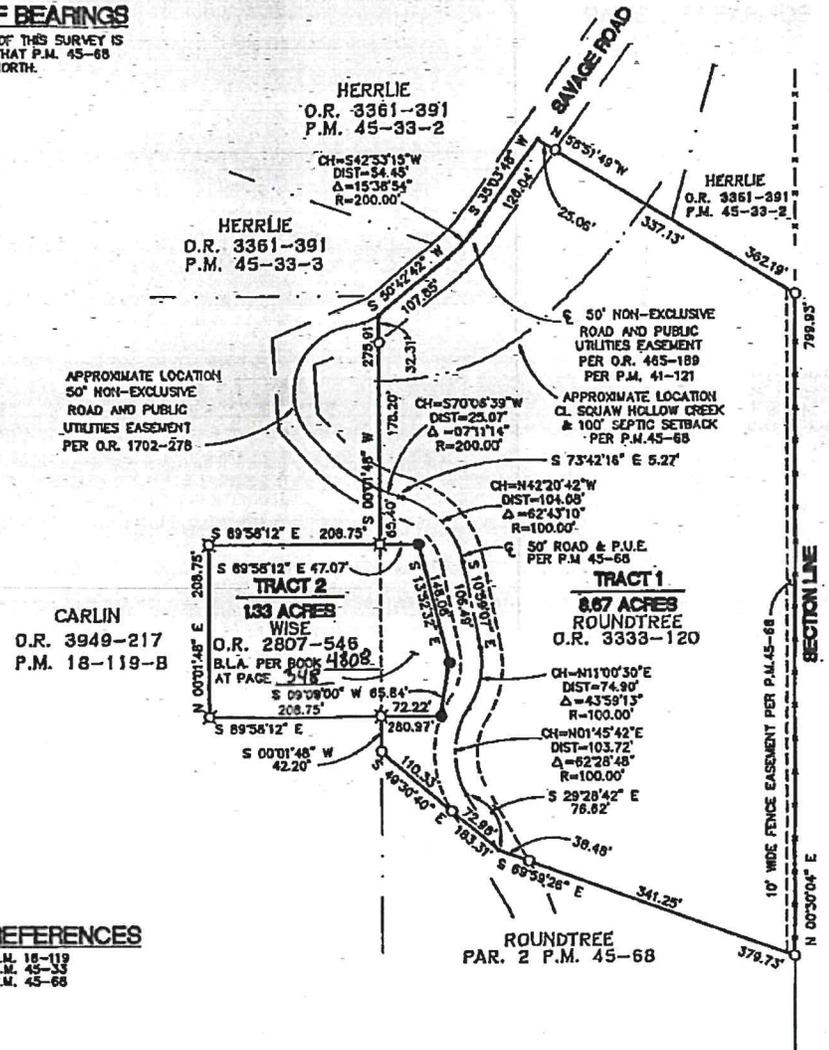
RECORD OF SURVEY

PARCEL 1 OF PARCEL MAP 45-68

AND A PORTION OF THE S.E.1/4 OF SECTION 25 T. 10 N., R. 11 E., M.D.M

COUNTY OF EL DORADO STATE OF CALIFORNIA
FEBRUARY 1998 SCALE: 1"=100'
PATTERSON DEVELOPMENT

BASIS OF BEARINGS
THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO THAT P.M. 45-68 AND IS TRUE NORTH.



REFERENCES
P.M. 18-119
P.M. 45-33
P.M. 45-68

NOTE:
THE PURPOSE OF THIS SURVEY IS TO DELINEATE THE BOUDARY LINE ADJUSTMENTS AS SHOWN HEREON.

LEGEND

- COMPUTATION POINT NOTHING FOUND, NOTHING SET
- FOUND 3/4" C.I.P. STAMPED R.C.E 26342
- ⊠ FOUND 3/4" C.I.P. STAMPED R.C.E 20462
- SET 3/4" C.I.P. STAMPED R.C.E 26342
- X-X- FENCES

SURVEYOR'S STATEMENT:
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYOR'S ACT AT THE REQUEST OF SUSAN & STEPHEN WISE IN NOVEMBER 1995.



Lawrence A. Patterson
LAWRENCE A. PATTERSON
R.C.E. 26342
3-31-98
LICENSE EXPIRATION DATE

COUNTY SURVEYOR'S STATEMENT:
THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE LAND SURVEYOR'S ACT THIS 19th DAY OF November 1996



Daniel S. Russell
DANIEL S. RUSSELL L.S. 5017
COUNTY SURVEYOR
COUNTY OF EL DORADO
12-31-97
LICENSE EXPIRATION DATE

RECORDER'S STATEMENT:
FILED THIS 20th DAY OF November 1996.
AT 9:59A.M. IN BOOK 27 OF RECORD OF SURVEYS AT PAGE 67 AT THE REQUEST OF SUSAN & STEPHEN WISE.
DOCUMENT NO. 58537

William E. Schultz
WILLIAM E. SCHULTZ
COUNTY RECORDER
COUNTY OF EL DORADO
BY: *Jane K. Hebert*
DEPUTY

22-67

22-67

Janelle K. Home
Recorder-Clerk

RECORDING REQUESTED BY:
Fidelity National Title Company of California

DOC# 2021-0018147

03/15/2021

Titles: 1 Pages: 3

02:52 PM

Fees	\$20.00
Taxes	\$137.50
CA SB2 Fee	\$0.00
Total	\$157.50

MMF

**When Recorded Mail Document
and Tax Statement To:**
Hector Hernandez and Jennile Hernandez
2898 Canvasback Way
West Sacramento, CA 95691

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow Order No.: FSSE-9072100745

Exempt from fee per GC 27388.1(a)(2); This document is a transfer that is subject to
Documentary Transfer Tax.

Property Address: APN 099-150-051-000
(Vacant Land),
Placerville, CA 95667
APN/Parcel ID(s): 099-150-051-000

GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
 - The documentary transfer tax is \$137.50 and is computed on:
 - the full value of the interest or property conveyed.
 - the full value less the liens or encumbrances remaining thereon at the time of sale.
- The property is located in an Unincorporated area.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Daniel Hernandez and Patricia M. Hernandez, husband and wife as joint tenants

hereby **GRANT(S)** to Hector Hernandez and Jennile Hernandez, husband and wife as joint tenants

the following described real property in the Unincorporated Area of the County of El Dorado, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

PROPERTY COMMONLY KNOWN AS: APN 099-150-051-000 (Vacant Land), Placerville, CA 95667

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED
(continued)

APN/Parcel ID(s): 099-150-051-000

Dated: March 10, 2021

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

[Signature]

Daniel Hernandez

[Signature]

Patricia M. Hernandez

COPY

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of El Dorado

On March 12, 2021 before me, CARMEN M. REED, Notary Public,
(here insert name and title of the officer)

personally appeared Daniel Hernandez and Patricia M. Hernandez
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
[Signature]

Signature



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 099-150-051-000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF EL DORADO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 10 NORTH, RANGE 11 EAST, MDB&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF EL DORADO, STATE OF CALIFORNIA, ON OCTOBER 5, 1995, IN BOOK 45, OF PARCEL MAPS, AT PAGE 68.

EXCEPTING THEREFROM THAT PORTION MORE PARTICULAR DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY BOUNDARY OF SAID PARCEL 1 FROM WHICH THE SOUTHWEST CORNER THEREOF BEARS; SOUTH 00 DEG. 01' 48" WEST 42.20 FEET; SAID POINT BEING MARKED BY A 3/4 INCH DIAMETER CAPPED IRON PIPE STAMPED R.C.E. 20462; THENCE FROM SAID POINT OF BEGINNING NORTH 00 DEG. 01' 48" EAST 208.75 FEET, TO A SIMILAR PIPE; THENCE LEAVING SAID, WESTERLY BOUNDARY SOUTH 89 DEG. 58' 12" EAST 47.07 FEET; THENCE SOUTH 13 DEG. 52' 32" EAST 148.08 FEET, THENCE SOUTH 09 DEG. 09' 00" WEST 65.84 FEET; THENCE NORTH 89 DEG. 58' 12" WEST 72.22 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS TRACT 1 AS SHOWN ON THAT CERTAIN MAP FILED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF EL DORADO, STATE OF CALIFORNIA ON NOVEMBER 20, 1996, IN BOOK 22 OF RECORDS OF SURVEY, AT PAGE 67.

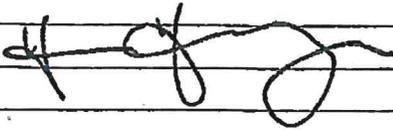
Att: El Dorado County Planning Dept.

We, Hector Hernandez and Jennille Hernandez give permission for David A. Wiley to act on our behalf with El Dorado County Planning Department.

Jennille Hernandez

 6/12/24

Hector Hernandez



6-12-24

2024 JUN 13 AM 10:41
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PLANNING DEPARTMENT



June 13th, 2024

APN # 099-150-051
4561 SAVAGE RD. PLACERVILLE, CA 95667

To whom it may concern;

The reason for our set back reduction request is the area where we would like to place the MFG home is level ground, therefore no grading would be required, and there are no impacts to trees. The majority of the parcel in questions is unbuildable. Thank you for your consideration in this matter.

David A. Wiley; acting on behalf of Jennlle and Hector Hernandez.

2024 JUN 13 AM 10:41
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PLANNING DEPARTMENT