



COMMUNITY DEVELOPMENT AGENCY

DEVELOPMENT SERVICES DIVISION

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

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 Commission

FROM: Melanie Shasha, Associate Planner

DATE: 11/08/2018

RE: **ADM18-0303/Jackson**
Administrative Relief from Agricultural Setback)
Assessor's Parcel Number: 046-710-05

Planning Request and Project Description:

Planning Services is requesting review of a request for administrative relief from the agricultural setback for the above referenced project. This request is for the conversion of a barn to a single family dwelling. According to the applicant, the proposed building site is approximately 50 feet from the property line of the adjacent LA-10 zoned parcel to the south (APN: 046-710-04). The applicant's parcel, identified by APN 046-710-05, consists of 11.06 acres and is located on Squirrel Hollow. (Supervisor District 2)

Note: Applicant's request stated a relief request of a total of 150 feet (Required 200 foot setback minus the proposed 50 foot building setback from the property line).



DEPARTMENT OF AGRICULTURE
WEIGHTS AND MEASURES

Juli Jensen
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): Joseph and Debra Jackson
SITE ADDRESS: 3102 Squirrel Hollow, Somerset CA 95684
MAILING ADDRESS: PO Box 24 Mount Auburn CA 95656
TELEPHONE NUMBER(S): (DAY) 530-391-1600 (EVE) 530-391-1600
APN#: 046710-05-10 PARCEL SIZE: 11.06 AC ZONING: RL-10
LOCATED WITHIN AN AG DISTRICT? YES NO ADJACENT PARCEL ZONING: LA-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: 50 foot
REQUESTED USE (AGRICULTURALLY-INCOMPATIBLE): Residential, convert existing
barn to residence
DO YOU HAVE A BUILDING PERMIT FOR REQUESTED USE? YES (Permit # 215455) NO

PLEASE ANSWER THE FOLLOWING:

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

Please see following 2 pages for response.

-TURN OVER-

Receipt # 049647
11/7/03 \$250.00



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667

Phone: (530) 621-5355 www.edcgov.us/Planning/

APPLICATION FOR: **ADMINISTRATIVE PERMIT** FILE # ADM18-0303

ASSESSOR'S PARCEL NO.(s) 046-710-05-10

PROJECT NAME/REQUEST: (Describe proposed use) ~~AG~~ setback relief, to convert barn to residence

APPLICANT/AGENT Joe Jackson

Mailing Address P.O. BOX 24 MT AVUM CA. 95656
P.O. Box or Street City State & Zip

Phone (530) 391-1600 EMAIL: JACKSONMECHANICAL@OUTLOOK.COM

PROPERTY OWNER Joe Jackson

Mailing Address P.O. BOX 24 MT AVUM CA. 95656
P.O. Box or Street City State & Zip

Phone (530) 391-1600 EMAIL: JACKSONMECHANICAL@OUTLOOK.COM

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT N/A

Mailing Address _____
P.O. Box or Street City State & Zip

Phone () _____ EMAIL: _____

LOCATION: The property is located on the West side of Squirrel Hollow
N / E / W / S street or road

1/2 feet/miles West of the intersection with DiAgostini & E-16
N / E / W / S major street or road

in the Sherandeeh Valley area. PROPERTY SIZE 11.06 ACRES
acreage / square footage

X [Signature] Date _____
signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date 11/1/18 Fee \$ 507 Receipt # R5966 Rec'd by [Signature] Census _____

Zoning RL-10 GPD RR-A Supervisor Dist 2 Sec _____ TwN _____ Rng _____

ACTION BY: _____ DIRECTOR

_____ ZONING ADMINISTRATOR

Hearing Date _____

Approved _____ Denied _____
Findings and/or conditions attached

Approved _____ Denied _____
Findings and/or conditions attached

APPEAL:

Approved _____ Denied _____

Title

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.):*

The neighbors zoning was changed 2 months after we completed the construction of our barn. We had intended to build a house next to the barn, however, after completing the barn we found the view to be the best on the property. That prompted us to change our plans and to remodel the barn into our home. At that time, we were unaware of our neighbor's property zoning change. We applied for a permit for some landscaping work that we wanted to complete. At that time, we were informed by Mark Mallard that he could not approve the permit request due to the zoning change. Our plot plan showed the barn being converted to a home.

This was the first we had heard of the zoning change. Since the barn was permitted and the bathroom, septic system, utilities, etc. had already been approved and signed off for the barn, we didn't think it would be a problem.

Mark informed us that in order to convert the barn to a residence we would need a variance or Ag Relief. The barn is built 60 feet from the property line, at the time the setback was 50 feet. The setback is now 200 feet due to the zoning change.

Site characteristics: (subject property)

- The property is only ~420 feet wide by ~1200 feet long.
- The Northern half of the property floods and is useless in the winter (refer to parcel map).
- The property has many beautiful Heritage Oaks (pictures included) which we could not bear the thought of cutting down (refer to parcel map).
- There are no other suitable building sites on the property.
- The property is also dotted with trees and vegetation making a natural barrier between us and our neighbor. It is ~70% covered and we are planting more to cover the balance.

Site characteristics: (adjacent agricultural land):

- The livestock paddock is 200+ feet from property line.
- Natural vegetation barrier exists at property line.
- There is a natural rise between the properties which creates a barrier preventing run-off, containing it to the bottom of adjacent land.

Also included is the list of permit numbers of the work already completed and permits pending.

Thank you in advance for your help and attention to this matter.

(See page 2 for list of permits.)

Planning Services

Home > Government > Planning

PARCEL DATA INFORMATION

11/1/2018 *Enter Another Parcel*

Assessor's Parcel Number: 046-710-05

Project

PROPERTY INFORMATION:

STATUS	JURISDICTION	TAX RATE	MAP	ACREAGE
ON ASSESSMENT ROLL AND TAXED	COUNTY OF EL DORADO	93 - 14	L 55	11.06

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	A								

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	A								

2004 ZONING INFORMATION:

ZONING DESIGNATION	DESIGN CONTROL	PLANNED DEVELOPMENT	OTHER OVERLAYS
RE-10			

DISTRICTS:

FIRE	CSD	SCHOOL	WATER
PIONEER FPD		PIONEER UNION	UNASSIGNED

FLOOD ZONE INFORMATION (See Note below):

FIRM PANEL NUMBER & REVISION	PANEL REVISION DATE	FLOOD ZONE	FLOOD ZONE BUFFER	FLOODWAY
06017C1000E	09/26/2008	X		
06017C1025E	09/26/2008	X		

MISCELLANEOUS DATA:

SUPERVISORIAL DISTRICT	AG PRESERVE	RARE PLANT MITIGATION AREA	MISSOURI FLAT MC&FP
2 SHIVA FRENTZEN			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.

Planning Services

Home > Government > Planning

PARCEL DATA INFORMATION

11/1/2018 *Enter Another Parcel*

Assessor's Parcel Number: 046-710-04

ADJACENT

PROPERTY INFORMATION:

STATUS	JURISDICTION	TAX RATE	MAP	ACREAGE
ON ASSESSMENT ROLL AND TAXED	COUNTY OF EL DORADO	93 - 14	L 54	10.1

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	A								

2015 ZONING INFORMATION:

ZONING DESIGNATION	DESIGN CONTROL	PLANNED DEVELOPMENT	OTHER OVERLAYS
LA-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	A								

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ZONING DESIGNATION	DESIGN CONTROL	PLANNED DEVELOPMENT	OTHER OVERLAYS
RE-10			

DISTRICTS:

FIRE	CSD	SCHOOL	WATER
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MISCELLANEOUS DATA:

SUPERVISORIAL DISTRICT	AG PRESERVE	RARE PLANT MITIGATION AREA	MISSOURI FLAT MC&FP
2 SHIVA FRENTZEN			No

REMARKS:

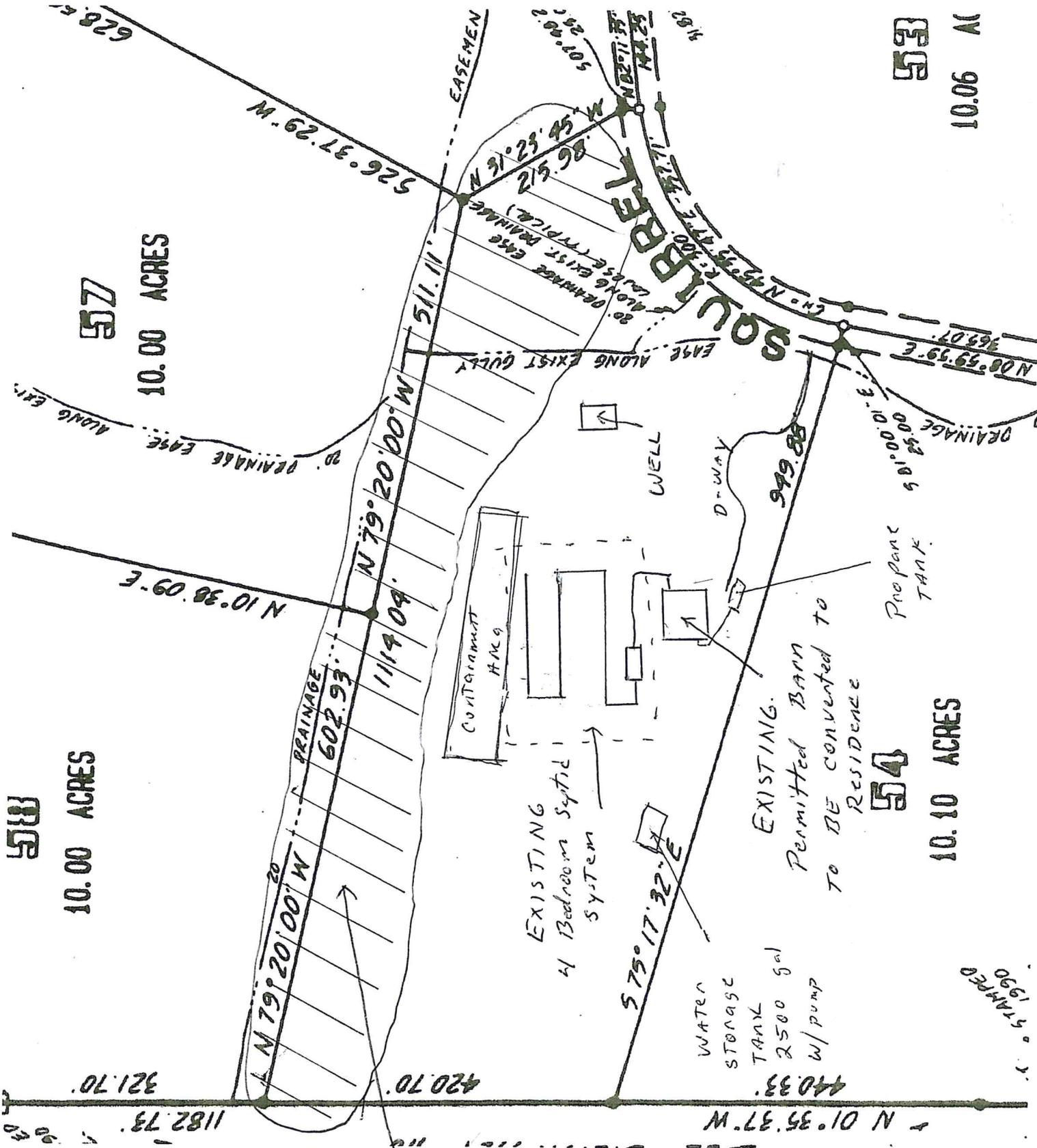
No Eligibility Review Required

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.

53B

10.00 ACRES

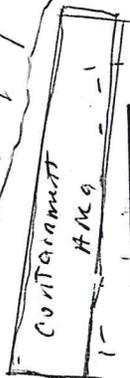
537
10.00 ACRES



This Area
Flooded
During
WINTER



EXISTING
4 Bedroom Septic
System



WATER
STORAGE
TANK
2500 gal
w/pump

EXISTING.
Permitted Barn
TO BE CONVERTED TO
RESIDENCE

PROPANE
TANK

54

10.10 ACRES

53

10.06 AC

STAMPED
1990

53B

10.00 ACRES

N 79° 20' 00" W
N 10° 38' 09" E
DRAINAGE 602.93
1114.04

20' DRAINAGE EASE
ALONG EXIST. GULLY

537
10.00 ACRES

526° 37' 29" W
628.4
511.11

EASEMENT
N 91° 23' 45" W
86.512
215.98
507.28
N 82° 11' 35" W
144.23
11.62

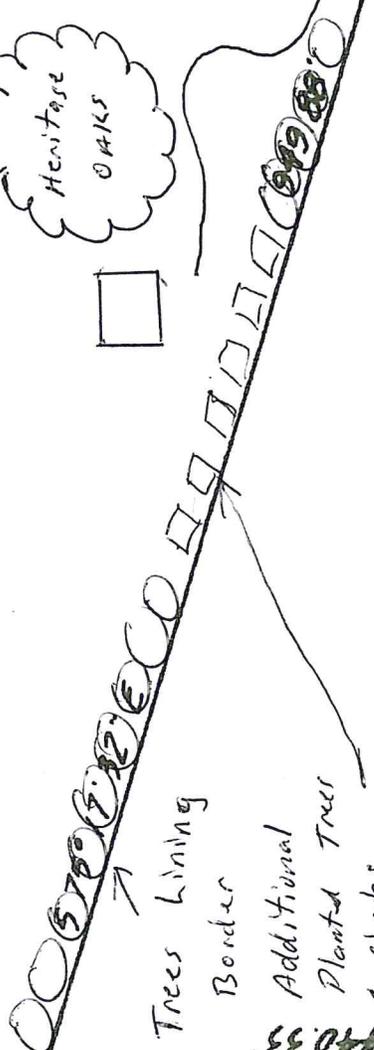
DRAINAGE EASE
ALONG EXIST. GULLY
N 08° 59' 59" E
365.07
DRAINAGE 581.00
581.00

533

10.06 AC

54

10.10 ACRES



Trees Lining
Border
Additional
Planted Trees
& shrubs

STAMPED
06/19/90

518

10.00 ACRES

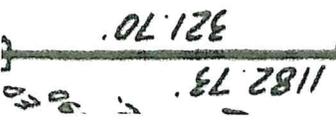


DRAINAGE
602.93'

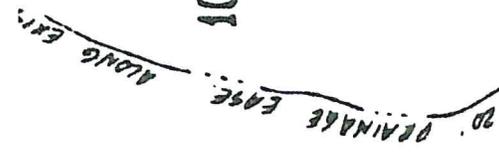
1114.04'
Bottom Area
Flooded in Winter

- 10 FT. Drop
- 10 FT. Drop
- 10 FT. Drop
- 10 FT. Drop

TOP SECTION

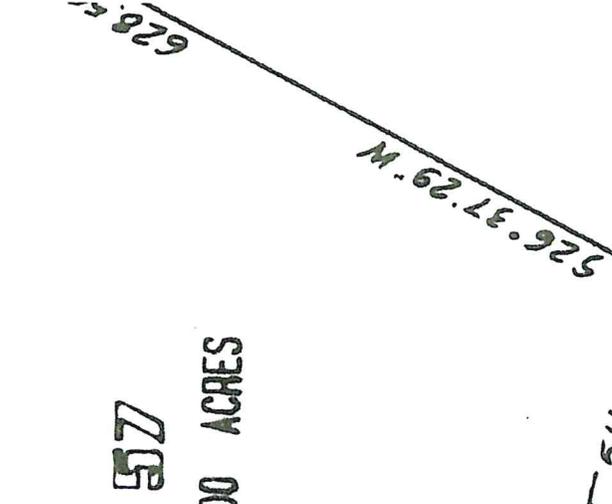


1182.73' 321.70'



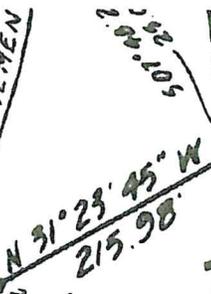
517

10.00 ACRES



511.11'

DRAINAGE EASE
ALONG EXIST. DRAINAGE
DITCH (TYPICAL)



SOUTHERN

949.88'



514

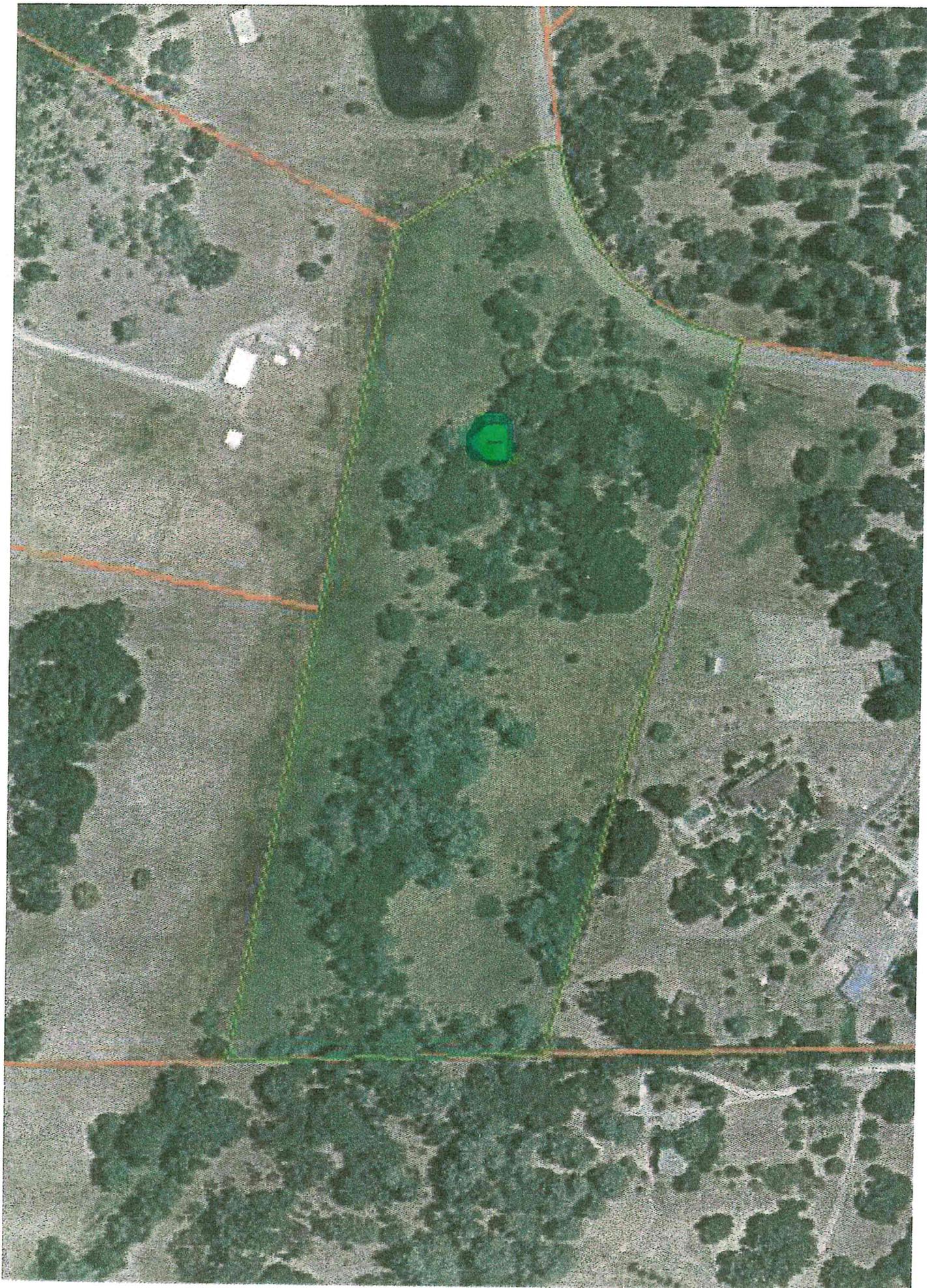
10.10 ACRES

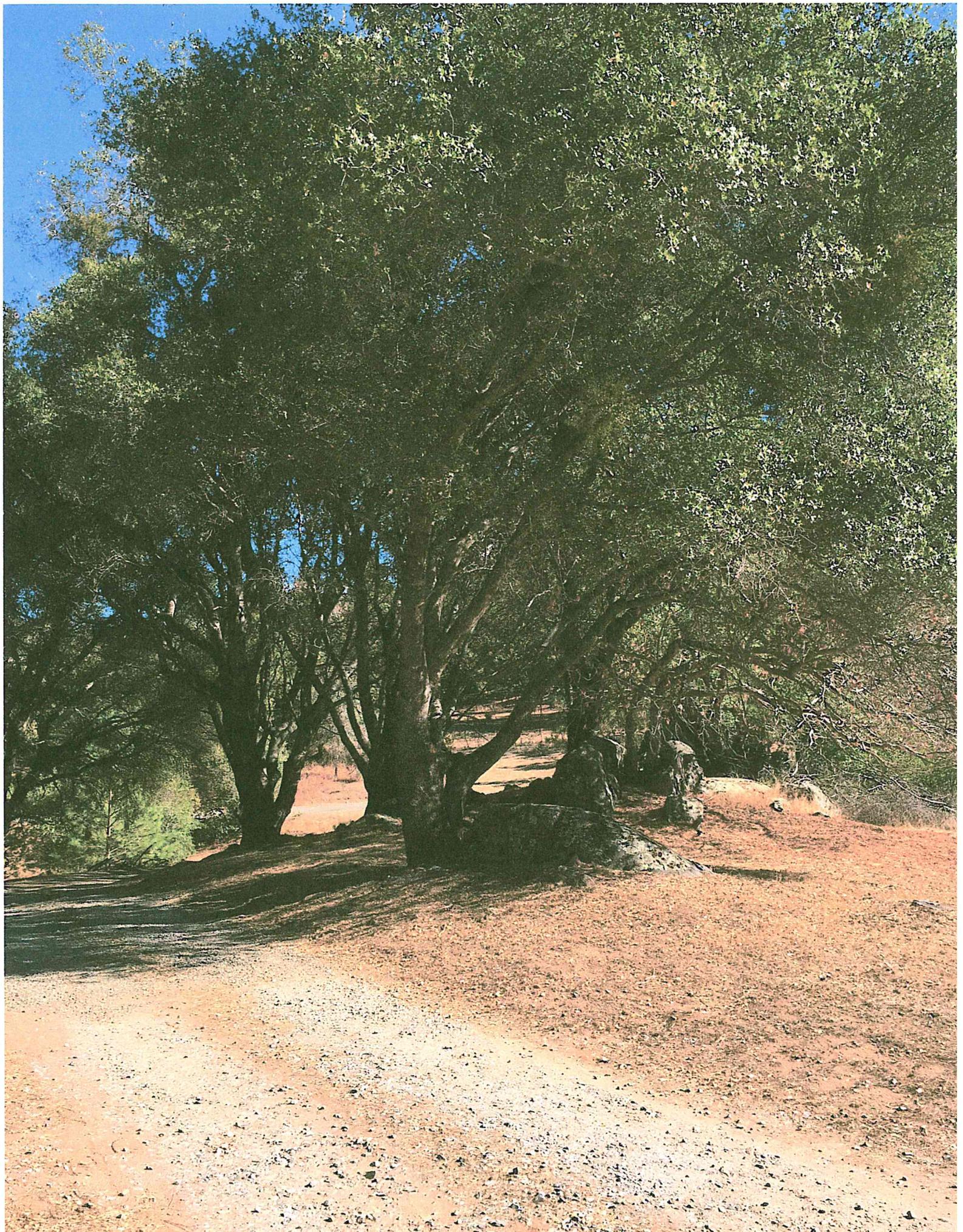
513

10.06 AC

STAMPED
1990





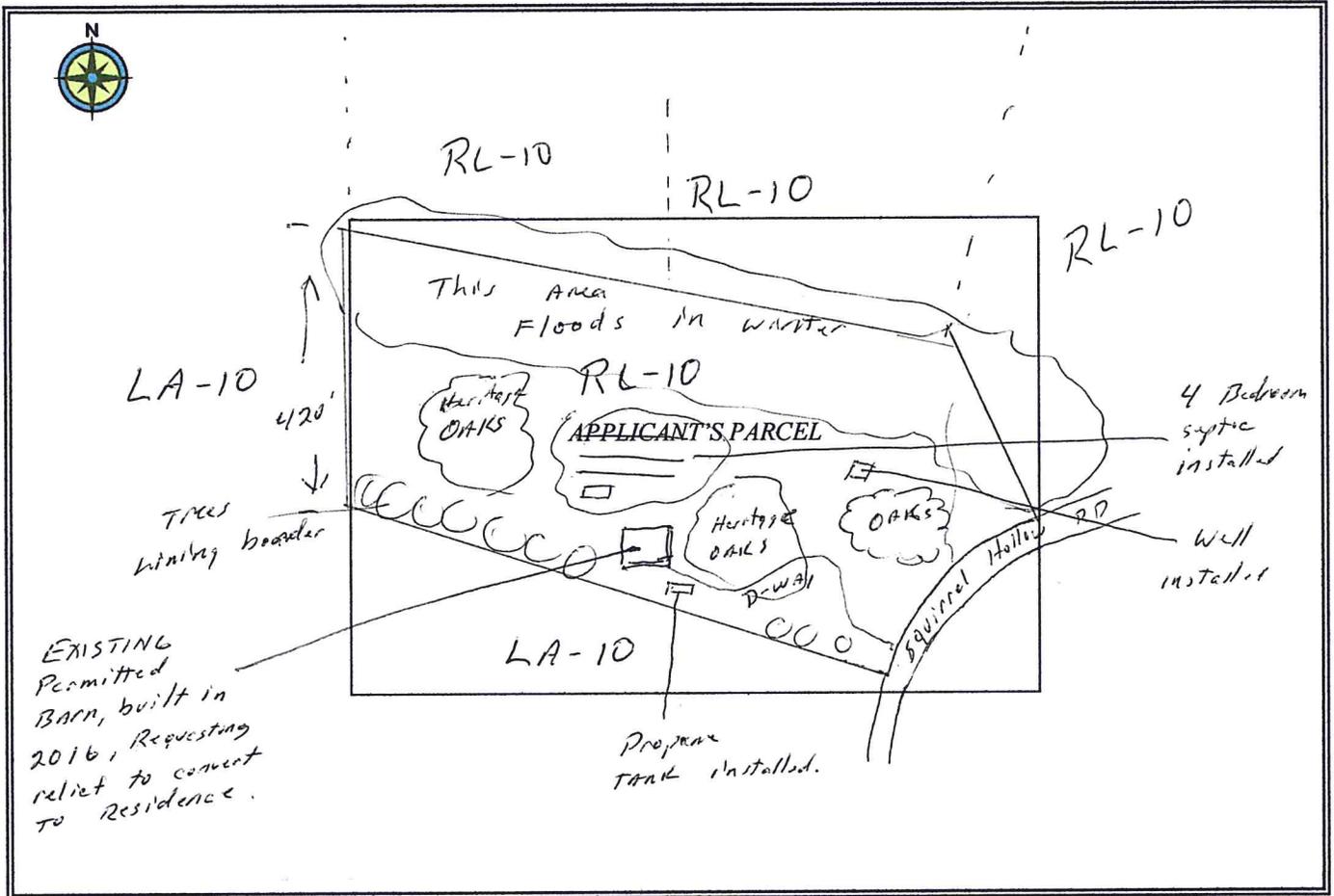






IN THE DIAGRAM BELOW, SHOW THE FOLLOWING:

- 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



ANY ADDITIONAL COMMENTS? I have included some extra sheets to help clarify the property lay-out.

APPLICANT'S SIGNATURE

DATE

OFFICE USE ONLY: <input type="checkbox"/> Fee Paid	Date: _____	Receipt #: _____	Initials: _____
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Permits:

Permit Type	Permit #	Status	Notes
4-bedroom septic permit	242910	Approved & complete	
2-story ~3000 sq. ft. barn	242910	Approved & complete	
Propane tank and liner	256020	Approved & complete	
Landscape retaining wall	254998	Not issued; pending ag relief	Paid deposit;
Barn conversion	225333 & 215455	Not issued; pending ag relief	Paid deposit; Plans submitted;



Cash Register Receipt

County of El Dorado

Receipt Number
R5966

DESCRIPTION	ACCOUNT	QTY	PAID
ProjectTRAK			\$507.00
ADM18-0303	Address: 3102 SQUIRREL HOLLOW	APN: 04671005	\$507.00
AGRICULTURAL SETBACK FEES			\$507.00
ADMINISTRATIVE RELIEF - AG SETBACK	3710100 0240	0	\$507.00
TOTAL FEES PAID BY RECEIPT: R5966			\$507.00

Date Paid: Thursday, November 01, 2018

Paid By: JACKSON JOSEPH

Cashier: MDM2

Pay Method: CHK-PLACERVILLE 1171

Pursuant to Government Code section 66020, you are hereby notified that the 90-day protest period has begun. If you fail to file a timely protest within that period regarding any of the fees, dedication requirements, reservation requirements, or other exactions imposed on your project, complying with all the requirements of Government Code section 66020, you will have failed to exhaust your administrative remedies and will be legally barred from later challenging such exactions in court.





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County of El Dorado

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R5966

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COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667
Phone: (530) 621-5355 www.edcgov.us/Planning/

Oak Resources Code Compliance Certificate

This Certification is required by the Oak Resources Conservation Ordinance (El Dorado County Code, Title 130, Chapter 130.39).

Assessor's Parcel Number(s) (APNs): 046-710-05-10
[Attach additional pages if needed]

Address: 3102 Squirrel Hollow, Mt. Auburn, CA 95656

Permit Number or Description (e.g. building/grading permit, discretionary project, other):
convert permitted barn to residence. Requesting Ag setback relief.

Under penalty of perjury, I/we certify the following statement(s) (Check all that apply):

- No Oak Woodlands, Individual Native Oak Trees, or Heritage Trees, as defined in Section 130.39.030 (Definitions), have been impacted (i.e., cut down) on the above listed APN(s) within two (2) years prior to the date of this certificate.
- Oak Woodlands, Individual Native Oak Trees, or Heritage Trees were impacted (i.e., cut down) on the above listed APN(s) within two (2) years prior to the date of this certificate, but such removal is exempt from permitting and/or mitigation based on the following criteria:
 - Oak tree removal qualifies for exemption(s) under Section 130.39.050 (Exemptions and Mitigation Reductions). [Explain on separate attachment]
 - Oak tree removal was previously permitted by the County. [Attach copies of prior permit(s)]
 - No previous oak mitigation was required. [Explain on separate attachment]

Date: 11-1-18

By: [Signature]
Signature of Property Owner/Authorized Agent

Joseph C. Jackson
Printed Name of Property Owner/Authorized Agent

Signature of Property Owner/Authorized Agent

Printed Name of Property Owner/Authorized Agent

County Use Only

Consistent with Chapter 130.39 (Oak Resources Conservation): Yes No

Accepted By Staff (Name): _____ Date: _____