



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

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: Emma Carrico, Assistant Planner

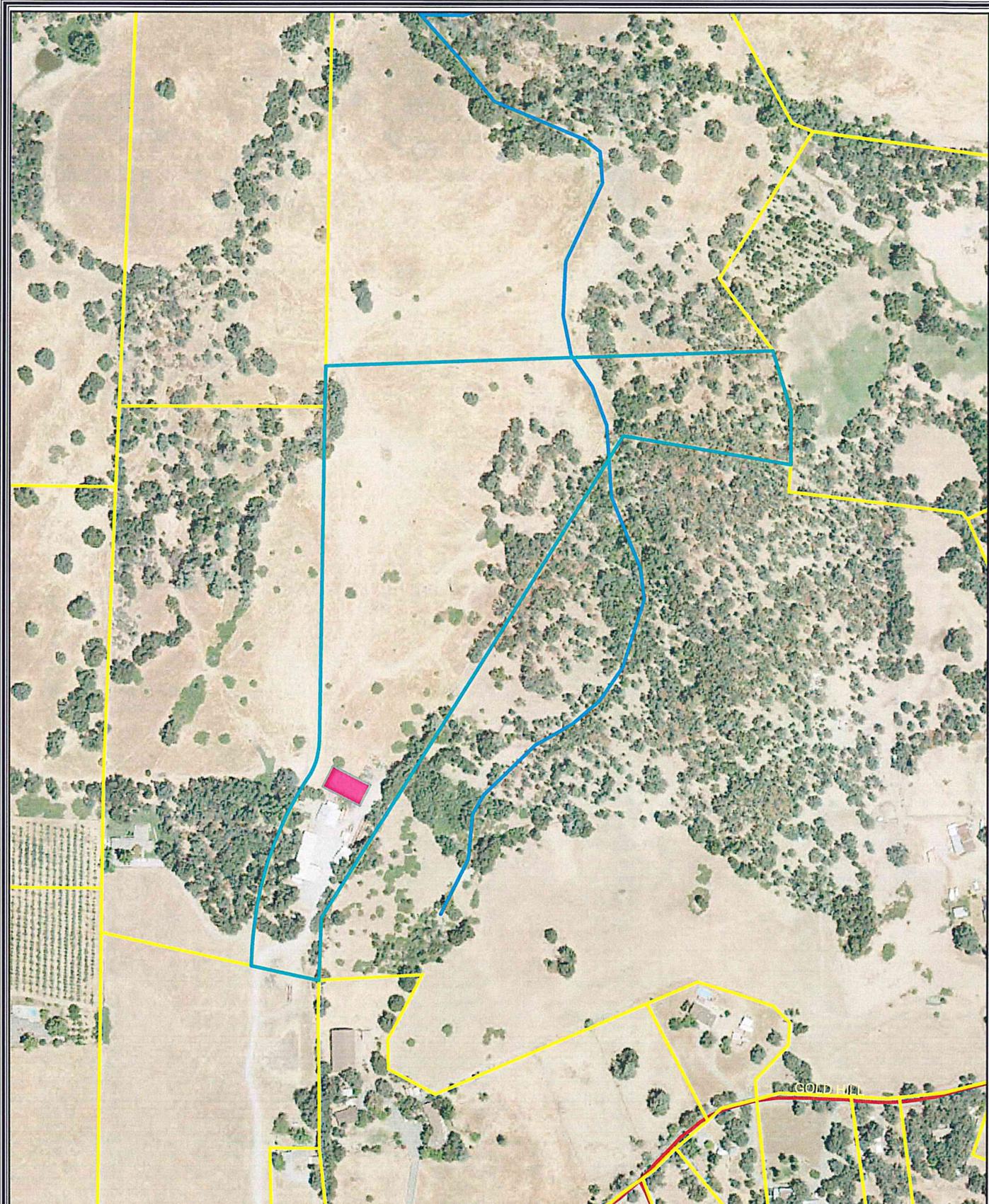
DATE: June 26, 2018

RE: **ADM18-0153/Thomas & Patricia Crowley**
Administrative Relief from Agricultural Setback
Assessor's Parcel Number: 089-110-87-100

Planning Request and Project Description:

Planning Services is requesting review for administrative relief from the agricultural setback for the above referenced project. This request is for potential future development of a residential dwelling unit, on a parcel zoned Planned Agricultural minimum of 20 acres (PA-20). The applicant is requesting a setback reduction to 76.5 feet from the western property line, 91.4 feet from the eastern property line, rather than the 200 foot setbacks. These border APN 089-110-85-100 zoned Planned Agriculture minimum of 20 acres (PA-20) and APN 089-090-08-100 also zoned PA-20. The applicant's parcel, identified by APN 089-110-87-100 consists of 23.29 acres and is located at 2769 Hay Ranch Rd. (Supervisor District: 4).

Note: Applicant's request stated a relief request of a total of approximately 123.5-feet from the western property line and 108.6 feet from the eastern property line. (Required 200 foot setback minus the proposed 76.5 and 91.4 foot setbacks from the property lines).



0 220 440 880 Feet

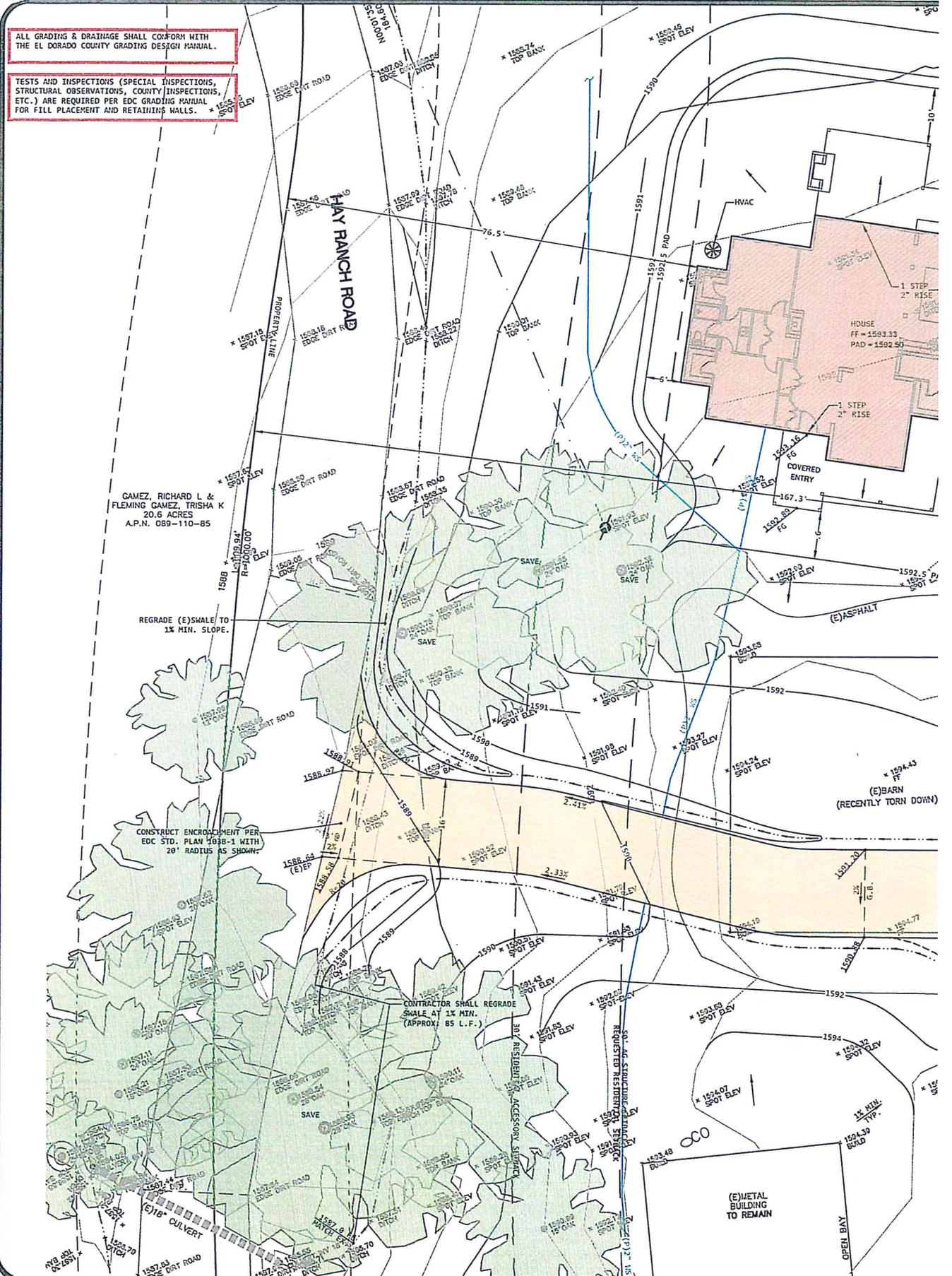
Crowley



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ALL GRADING & DRAINAGE SHALL CONFORM WITH THE EL DORADO COUNTY GRADING DESIGN MANUAL.

TESTS AND INSPECTIONS (SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, COUNTY INSPECTIONS, ETC.) ARE REQUIRED PER EDC GRADING MANUAL FOR FILL PLACEMENT AND RETAINING WALLS.



2018 JUN -8 PM 4:29

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PLANNING DEPARTMENT



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 # ADM 18-0153

ASSESSOR'S PARCEL NO.(s) 089-110-087

PROJECT NAME/REQUEST: (Describe proposed use) NEW SINGLE FAMILY HOME WITHIN PA-20 SETBACKS BUT NOT CONFORMING TO AG OVERLAY

APPLICANT/AGENT THOMAS CROWLEY PATRICIA CROWLEY

Mailing Address 2769 HAY RANCH ROAD PLACERVILLE CA 95667
P.O. Box or Street City State & Zip

Phone (925) 899-8989 EMAIL: TCROWLEY@CREOLUTION.NET

PROPERTY OWNER SAME

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

Phone () _____ EMAIL: _____

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT LEBECK/YOUNG

Mailing Address 3430 ROBIN LANE BLDG 2 CAMERON PARK CA 95682
P.O. Box or Street City State & Zip

Phone (530) 677-4080 EMAIL: BOBBIE@LEBECKYOUNG.COM

LOCATION: The property is located on the EAST side of HAY RANCH ROAD, PLACERVILLE
N/E/W/S street or road

1400 (feet) miles NORTH of the intersection with GOLD HILL ROAD, PLACERVILLE
N/E/W/S major street or road

in the GOLD HILL area. PROPERTY SIZE 23.29
acreage / square footage

X [Signature] Date 5/23/18
signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date 06/8/18 Fee \$ 507 Receipt # 1350 Rec'd by Eileen Sanchez Census _____

Zoning PA-20 GPD AL-A Supervisor Dist 4 Sec 32 TwN 11N Rng 1DE

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

Application Revised 11/2017



Cash Register Receipt
County of El Dorado

Receipt Number
1350

DESCRIPTION	ACCOUNT	QTY	PAID
ProjectTRAK			\$507.00
ADM18-0153 Address: APN: 08911068			\$507.00
AGRICULTURAL SETBACK FEES			\$507.00
ADMINISTRATIVE RELIEF - AG SETBACK	3710100 0240	0	\$507.00
TOTAL FEES PAID BY RECEIPT: 1350			\$507.00

Date Paid: Friday, June 08, 2018

Paid By: Thomas Crowley and Patricia Cr

Cashier: EZS 

Pay Method: CHK-PLACERVILLE 1746



COUNTY OF EL DORADO
STATE OF CALIFORNIA

COUNTY SURVEYOR
Richard L. Briner



360 Fair Lane, Placerville, CA 95667
Phone (530) 621-5440
e-mail: surveyor@edcgov.us

OFFICIAL NOTIFICATION OF SITUS ADDRESS

May 23, 2018

Date

To Whom It May Concern:

Assessor Parcel Number 089-110-87 has been officially assigned the situs address(es) of:

- 1) 2769 Hay Ranch Road (Formerly: 2761 Hay Ranch Road)
- 2) 2771 Hay Ranch Road
- 3) N/A
- 4) N/A

If you have any questions, please contact our office at 530-621-5121.

Regards,

Karen Hyder

Surveyor's Office
El Dorado County

2018 JUN -8 PM 4: 29

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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): THOMAS AND PATRICIA CROWLEY
SITE ADDRESS: 2769 HAY RANCH ROAD, PLACERVILLE CA 95667
MAILING ADDRESS: _____
TELEPHONE NUMBER(S): (DAY) 925-899-8989 (EVE) _____
APN#: 089110 087 PARCEL SIZE: 23.29 ZONING: PA 20
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: 50 foot

REQUESTED USE (AGRICULTURALLY-INCOMPATIBLE):
NEW SINGLE FAMILY HOME ON RECENTLY ADJOINED PARCELS TO MASS
ALL BUILDINGS AND MAXIMIZE PRIME AGRICULTURE AREAS.

DO YOU HAVE A BUILDING PERMIT FOR REQUESTED USE? YES (Permit # _____) NO
IN PROGRESS

PLEASE ANSWER THE FOLLOWING:

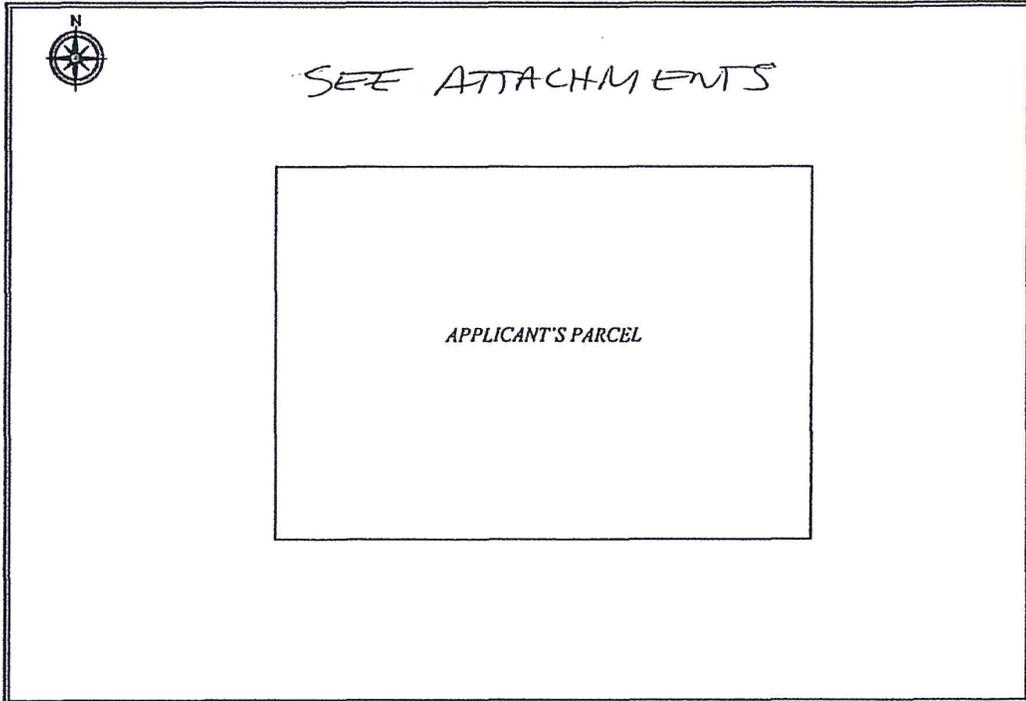
- YES NO Does a natural barrier exist that reduces the need for a setback?
(Topography Other MATURE OAKS AND NEW ROAD)
- YES NO Is there any other suitable building site that exists on the parcel except within the
required setback? TO MAXIMIZE PRIME AG AREA AND MASS
NEW BUILDINGS WITH EXISTING.
- YES 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.).

PLACING THE HOME IN THE PROPOSED SITE MAXIMIZES PRIME AG
LAND AND MASSES ALL BUILDINGS AT THE SOUTHERN AREA OF THE
PARCEL. PLACING THE HOME IN A CONFORMING SITE WOULD SEPARATE
THE HOME SEVERAL HUNDRED FEET TO THE NORTH DUE TO LOT SHAPE.

- Protecting Agriculture, People and the Environment -

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



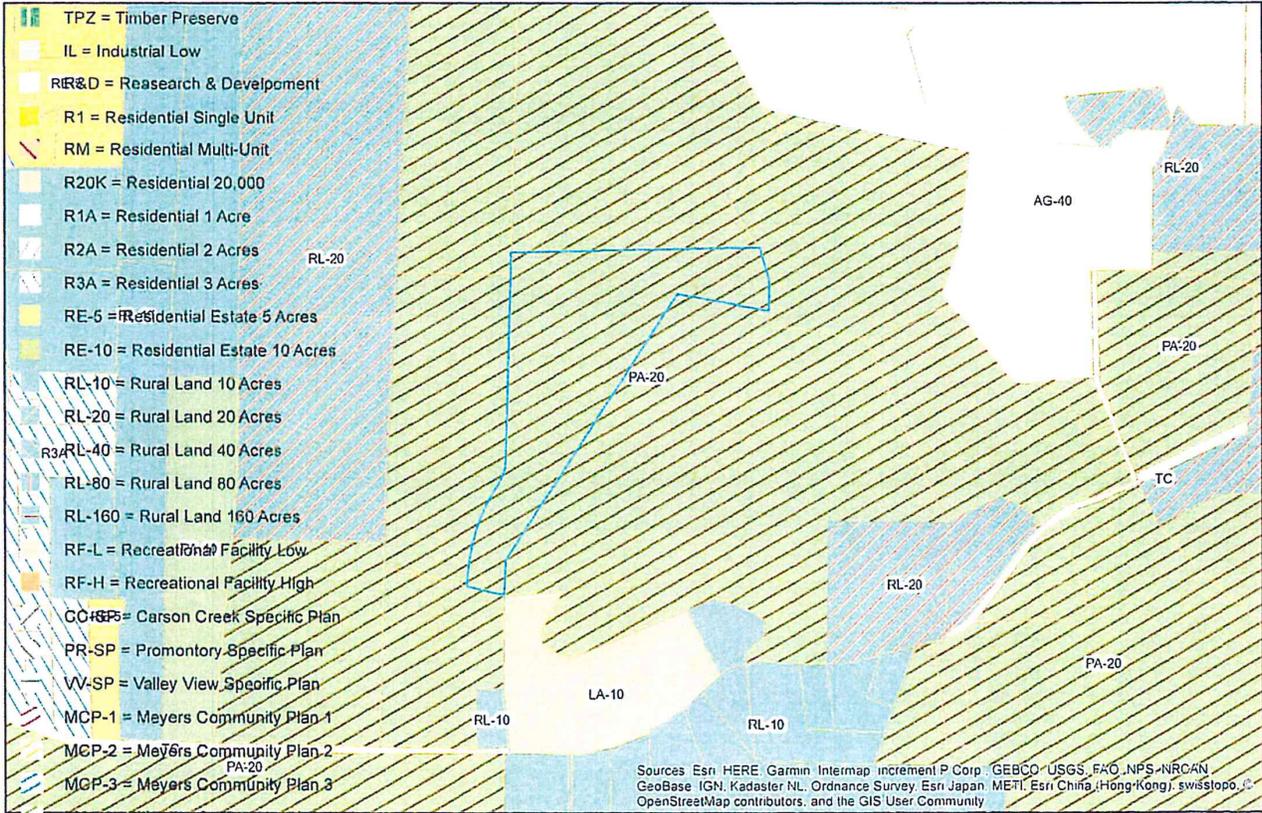
ANY ADDITIONAL COMMENTS?

[Empty rectangular box for additional comments]

Alana Patricia Crowley _____ 5/23/18
APPLICANT'S SIGNATURE DATE

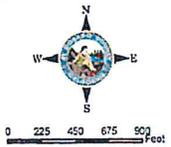
OFFICE USE ONLY: Fee Paid Date: _____ Receipt #: _____ Initials: _____

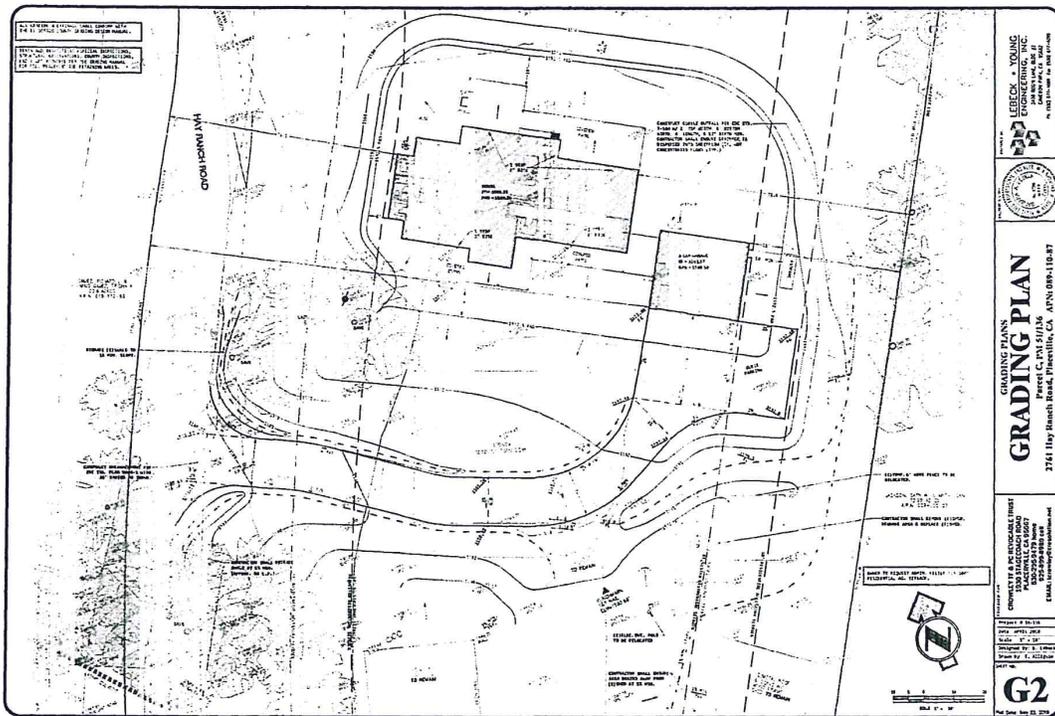
18-1072 Planning Request

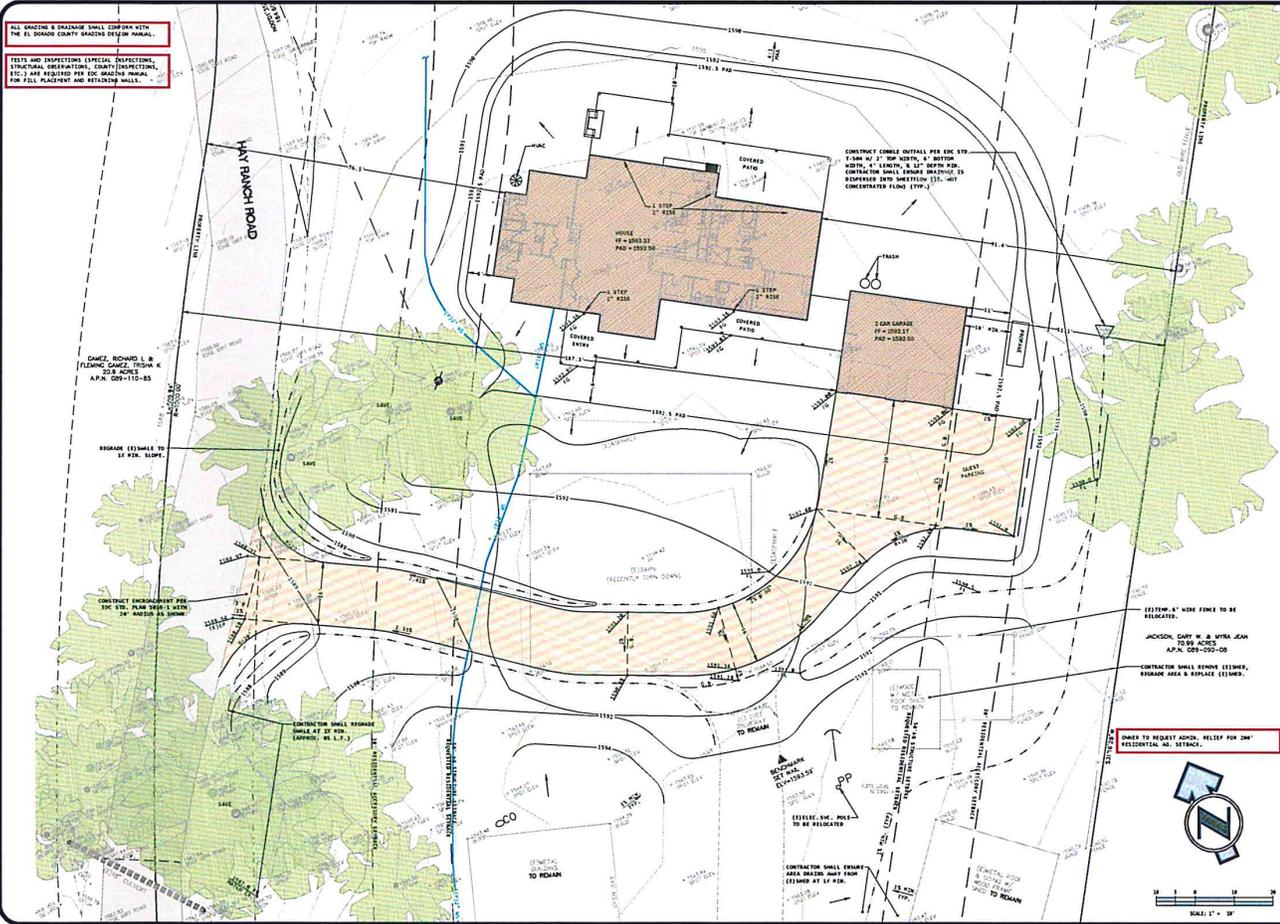


May 25, 2018

Parcel 089-110-87 Zoning







ALL GRADING & DRAINAGE SHALL CONFORM WITH THE EL DORADO COUNTY GRADING DESIGN MANUAL.

TESTS AND INSPECTIONS (SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONCRETE INSPECTIONS, ETC.) ARE REQUIRED FOR EDC GRADING PROGRAM. FOR FULL PLACEMENT AND RETAINING WALLS.

OWNER: RICHARD L. & JULIANNE GAMES, TRUST
 20.8 ACRES
 A.P.N. 009-110-85

CONTRACTOR SHALL BRIDGE OVER AT 10' MIN. (APPROX. 85' L.F.)

CONSTRUCT CONCRETE OUTFALLS PER EDC STD 5' HIGH x 12" TOP WIDTH, 4" BOTTOM WIDTH, 4" LENGTH, & 12" DEPTH MIN. CONTRACTOR SHALL REMOVE EXISTING OR DISPERSED IRON SMOKESTACK (E.I.) NOT CONCENTRATED IRON (E.I.).

OWNER TO REQUEST JACOBS, HELPER FOR 204" PRESIDENTIAL AIR ENTRANCE.

DESIGNED BY:
LEBECK & YOUNG ENGINEERING, INC.
 20000 PINE CREEK ROAD
 SUITE 100
 PLACERVILLE, CA 95667
 PH: (530) 877-0900 FAX: (530) 877-0908



GRADING PLANS
GRADING PLAN
 Parcel C, PM 5/1/16
 2761 Hay Ranch Road, Placerville, CA APN: 009-110-87

PROJECTED BY:
 CROWLEY & PO. REVOCABLE TRUST
 10000 W. 10TH AVENUE
 PLACERVILLE, CA 95667
 530-898-8888 Home
 530-898-8888 Office
 EMAIL: tcrowley@crowleytr.com

Project # 18-116
 Date: April 2018
 Scale: 1" = 10'
 Designed by: R. Lebeck
 Drawn by: F. Alligier
 SHEET NO. **G2**
 Plot Date: May 22, 2018

