



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

bldddept@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

FROM: Cerissa Deitchman / Development Technician

DATE: July 8, 2022

RE: **ADM22-0022 Beals New Single-Family Residence (SFR) Ag. Setback Relief Administrative Relief from Agricultural Setback to Construct a New SFR Assessor's Parcel Number: 321-140-002-000**

Planning Request and Project Description:

Planning Services is requesting administrative relief from the required 200-foot agricultural setback from the northern property line for the above-referenced project. Applicant currently is applying to construct a new Single-Family Residence (SFR) on the parcel. The applicant's parcel, APN 321-140-002-000-000, is approximately 19.82 acres, zoned Limited Agricultural 20-Acres (LA-20) and located west of State Highway 49 approximately 1,750 feet west of the intersection with Diana Street in the Agricultural District, supervisorial district 3. The parcel is located within a General Plan designated Agricultural District. The applicant's parcel is bordered by nine parcels; of which three parcels have agricultural zoning: APN 321-160-004-000 (35.5 acres) borders the applicant's parcel along the entire east boundary; APN 321-130-003-000 (53.03 acres) borders the applicant's parcel along the entire north boundary; APN 321-130-002-000 (26.77 acres) borders the applicant's parcel along the northern portion of the west boundary and are all zoned Planned Agriculture 20-Acres (PA-20).

Applicant is requesting that the setbacks for this parcel be reduced to 70 feet for the construction of a new single-family residence (130' reduction) on the north.

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



EL DORADO COUNTY DEPARTMENT OF AGRICULTURE
PLANNING AND BUILDING DEPARTMENT 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

MAR 10 2022

EL DORADO COUNTY PLANNING AND BUILDING DEPARTMENT
REQUEST FOR ADMINISTRATIVE RELIEF FROM AN AGRICULTURAL SETBACK - APPLICATION

APPLICANT(S) NAME(S): Michael Beal

SITE ADDRESS: 2312 State Hwy 49 Placerville CA

MAILING ADDRESS: Same

TELEPHONE NUMBER(S): (DAY) 530 409 3643 (EVE) _____

APN#: 321-140-002-000 PARCEL SIZE: 19.82 ac ZONING: LA-20

LOCATED WITHIN AN AG DISTRICT? YES NO ADJACENT PARCEL ZONING: PA-20

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: 70 foot

REQUESTED USE (AGRICULTURALLY-INCOMPATIBLE):
New House

DO YOU HAVE A BUILDING PERMIT FOR REQUESTED USE? YES (Permit # 343013) NO

PLEASE ANSWER THE FOLLOWING:

- YES NO Does a natural barrier exist that reduces the need for a setback?
(Topography Other heavily wooded area)
- 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 Commission should consider (including, but not limited to, topography, vegetation, and location of agricultural improvements, etc.).

Heavily Wooded area.

- Protecting Agriculture, People and the Environment -

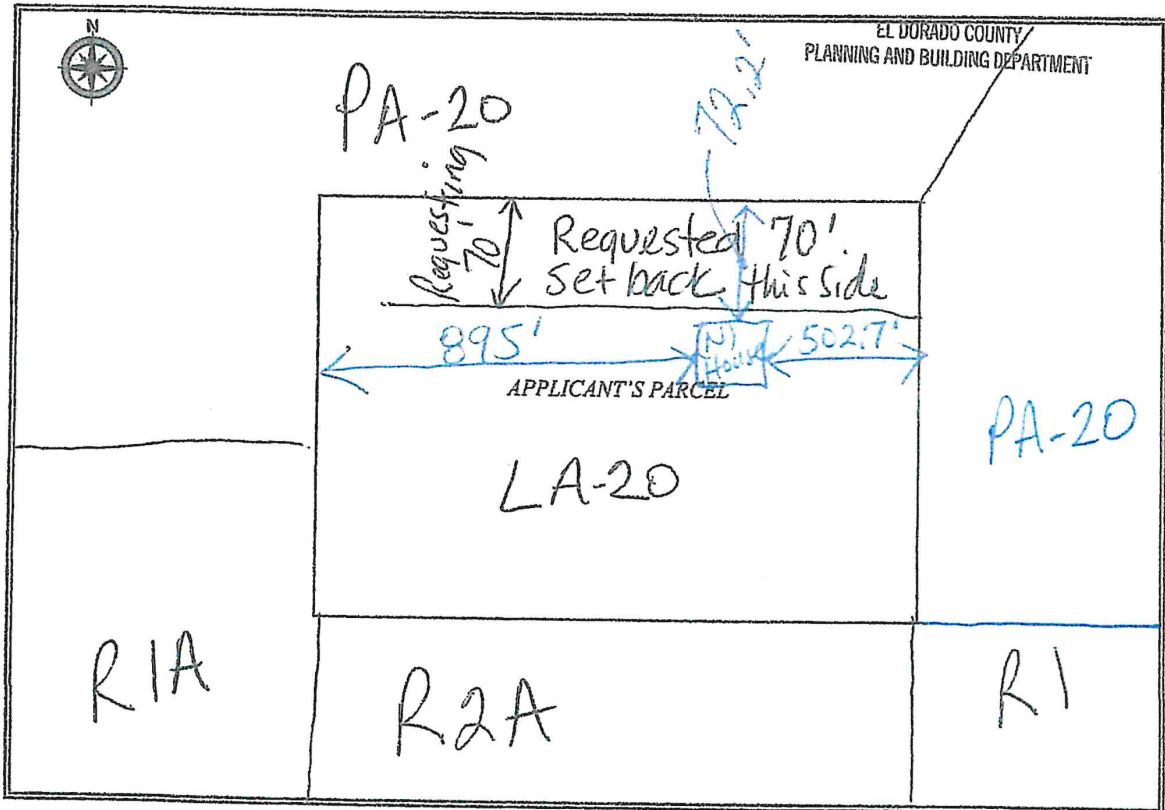
Revised map -
Changes needed
per Kenzie 6/7/22

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

RECEIVED

JUN 29 2022



ANY ADDITIONAL COMMENTS?

North Side of property (200' Setback) is heavily wooded. Requesting a reduced Setback on that side. There is no where else to place the new house on this property

Janda R
APPLICANT'S SIGNATURE

5-6-22

DATE

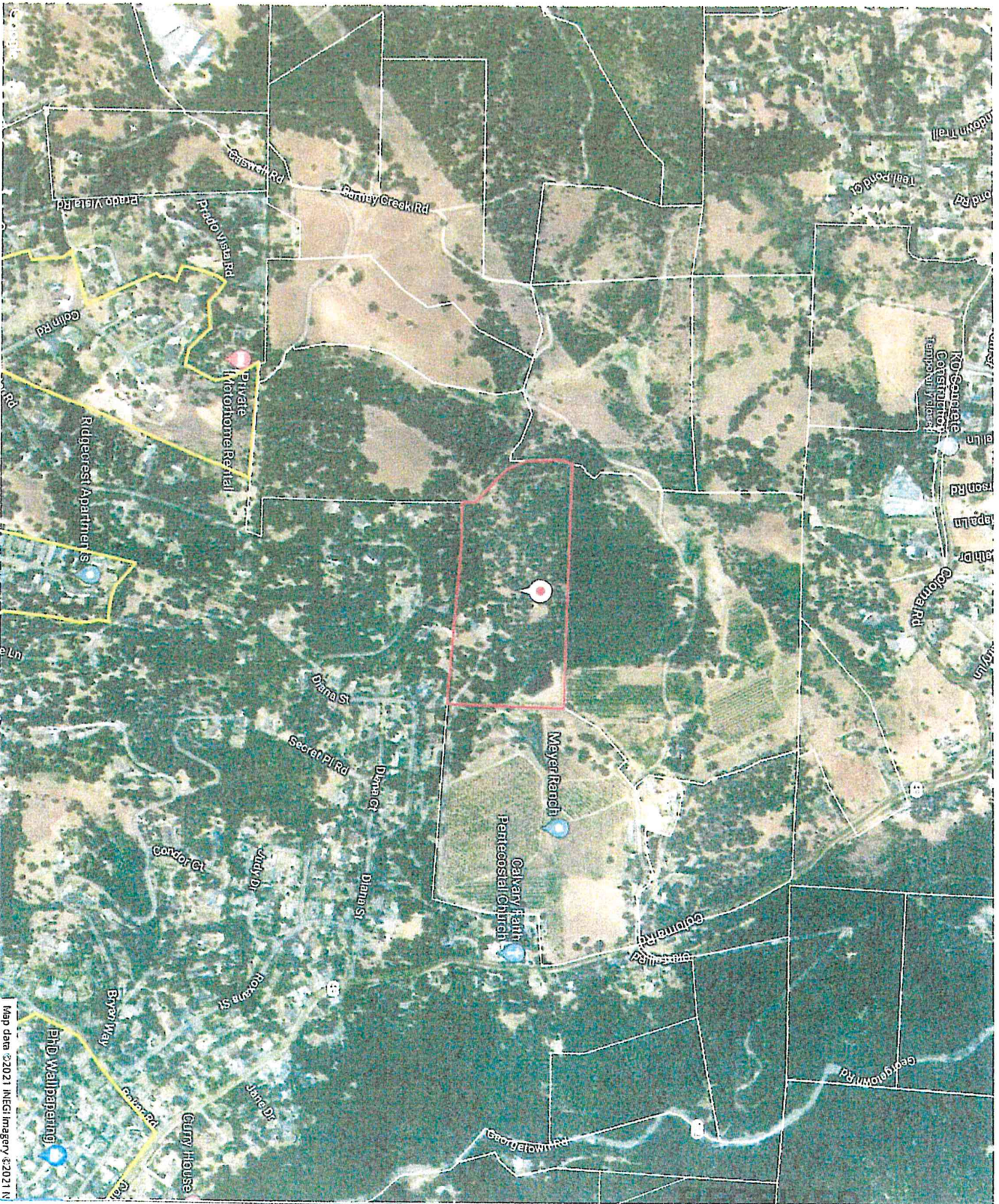
Revised 6/8/2022

OFFICE USE ONLY: Fee Paid Date: _____ Receipt #: 104189 Initials: *mt*

SS022 CK1764

ENPLAN

5-6-22 Beals Disorders in Fed - AD11 321-140-002-000



Map data ©2021 INEGI Imagery ©2021 IN

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VICINITY MAP

JUN 29 2022

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT



PARCEL MAP
A PORTION OF SEC. 1, T.10N., R.10E., M.10E., CALIF.
 COUNTY OF EL DORADO, CALIF.
 SCALE: 1" = 200'

NOTE: THIS MAP WAS APPROVED BY ME OR UNDER MY DIRECTION AND AS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT, AT THE REQUEST OF LOUISE HENDRICKS DEC. 1973. I HEREBY CERTIFY THAT IT CONFORMS TO THE "ENTRATIVE MAP AND THE CONDITIONS OF APPROVAL THEREON" THAT ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

SURVEYORS CERTIFICATE:
 THIS MAP WAS APPROVED BY ME OR UNDER MY DIRECTION AND AS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT, AT THE REQUEST OF LOUISE HENDRICKS DEC. 1973. I HEREBY CERTIFY THAT IT CONFORMS TO THE "ENTRATIVE MAP AND THE CONDITIONS OF APPROVAL THEREON" THAT ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

Harvey L. Butler L.S. 2723

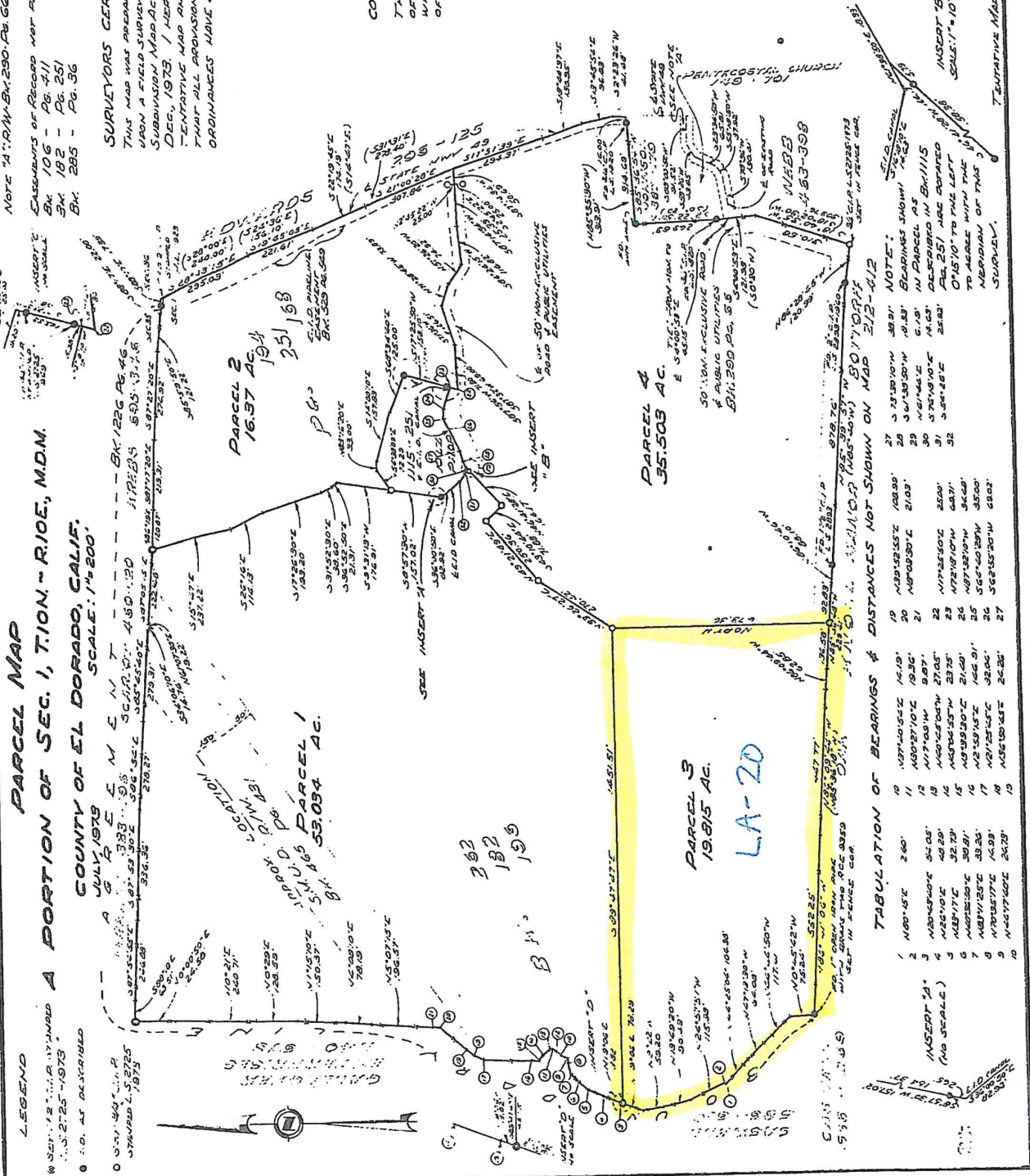
COUNTY SURVEYORS CERTIFICATE:
 THIS MAP HAS BEEN EXAMINED THIS 20 DAY OF DECEMBER 1973 FOR CONFORMANCE WITH THE REQUIREMENTS OF SECTION 1575 OF THE SUBDIVISION MAP ACT.

Fred G. DeBerry L.S. 2703
 COUNTY SURVEYOR
 COUNTY OF EL DORADO, CALIF.

COUNTY RECORDERS CERTIFICATE:
 FILED THIS 26 DAY OF NOVEMBER 1973 AT 10:34 A.M. IN BOOK 4 OF PARCEL MAPS AT PAGE 172 AT THE REQUEST OF LOUISE HENDRICKS

DOCUMENT NO. 127180

JAMES M. SWITZEL
 COUNTY RECORDER
 COUNTY OF EL DORADO, CALIF.



TABULATION OF BEARINGS & DISTANCES NOT SHOWN ON MAP 212-412

1	N 60° 15' E	240'
2	N 37° 40' 55" E	14.10'
3	N 60° 15' E	19.35'
4	N 60° 15' E	27.05'
5	N 60° 15' E	27.05'
6	N 60° 15' E	27.05'
7	N 60° 15' E	27.05'
8	N 60° 15' E	27.05'
9	N 60° 15' E	27.05'
10	N 60° 15' E	27.05'

TEMPERATURE MAP NO. P 73-999 APPROVED NOV. 26, 1973

Beals' Site Plan Narrative
2312 State Highway 49
Placerville, CA 95667
APN: 321-1140-002

July 7, 2022

El Dorado County Planning and Building Department

To Whom It May Concern:

Mike and Denise Beals are writing this letter to ask for an agricultural setback relief for our Home Site Plan to be built on APN: 321-1140-002. We are requesting a 73' variance on the Northern side of the site plan. (APN 321-1130-003) There are no other impacts on the other sides of the home site.

We are requesting a variance of our site plan for the following reasons:

- Based on the site characteristics of the adjoining parcel 321-1130-003 (owner Greg Beals) we are requesting the variance from the required 200' setback to be 73'. This neighboring property is the least suitable terrain to put an orchard in this area due to the rocky terrain and steeper slopes and is not currently being used for agricultural use. Please note the owner has no intentions of establishing any future ag operations on this part of his property due to conditions listed.
- The site plan itself on we are requesting a variance on is very unsuitable for agricultural growing.
- The design of the house gives an additional buffer with the garage being in between the setback requested and the actual living quarters.
- Current Site plan chosen on parcel 321-1140-002 is for the least disruption and expense of oak tree removal.
- Please see attached letter from Greg Beals giving his support authorizing Mike Beals to build closer to his property line if the Agriculture Commission Agrees.

Thank you for your consideration for the requested set-back variance. Your time and help are greatly appreciated.

Mike and Denise Beals

RECORDING REQUESTED BY:
Linda L. Beals
APN: 240-0300-011-0000

El Dorado, County Recorder
William Schultz Co Recorder Office
DOC- 2006-0007152-00

Check Number 12255
Thursday, FEB 02, 2006 08:49:15
Ttl Pd \$10.00 Nbr-0000826937
JLR/C1/1-2

AND WHEN RECORDED MAIL TO:
AND MAIL TAX STATEMENT TO:
Linda L. Beals
4212 Winding Way
Sacramento, CA 95841

GRANT DEED

THE UNDERSIGNED GRANTOR DECLARES THAT THE DOCUMENTARY
TRANSFER TAX is \$ NONE (TRANSFER TO TRUST)
IN THE COUNTY OF EL DORADO

- () computed on full value of property conveyed, or
- () computed on full value less value of liens or encumbrances remaining at time of sale,
- (X) Unincorporated area of El-Dorado: or City of
- (X) Realty not sold - transfer into revocable trust

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Linda L. Beals

hereby GRANT(s) to

Linda Laurine Latham Beals, as Trustor of the Linda Beals Living Trust

the following described real property, located at Route 4 Box 11, Placerville, CA 95667
in the County of El Dorado, State of California, and more particularly described as
follows:

See Exhibit A, attached hereto and incorporated by reference.

Dated 12-7-05 Linda L. Beals
Linda L. Beals

STATE OF CALIFORNIA
COUNTY OF SACRAMENTO } SS

On 12/7/05 before me, a Notary Public in and for the said State, personally
appeared LINDA L. BEALS, personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person whose name is subscribed to the within instrument,
and acknowledged to me that she executed the same in her authorized capacity(ies), and
that by her signature(s) on the instrument the person(s) or the entity upon behalf of which
the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Leann C. Munro

Name Leann C. Munro



October 18, 2021

Eldorado County Agriculture Department
311 Fair Lane,
Placerville, CA 95667

To Whom it May Concern:

I, Gregory Bambi Beals who owns parcel # 321-130-003 have no problem or objections to my son, Mike Beals who owns parcel # 321-140-002 and is adjacent to my property having a shortened set-back from my property line in order to build his house.

Thank you,


Greg Beals