



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

FROM: Lela Shelley / Development Technician

DATE: May 10, 2022

RE: **ADM22-0016 Valdez Pool Ag. Setback Relief
Administrative Relief from Agricultural Setback to Construct a pool
adjacent to an existing Single-Family Dwelling
Assessor's Parcel Number: 100-090-002-000**

Planning Request and Project Description:

The applicant is requesting administrative relief from the required 200-foot agricultural setback for the above-referenced project. Applicant currently has a 2,280 square foot Single Family Dwelling (SFD) on the parcel, and is applying to construct a swimming pool adjacent to the existing residence.

The applicant's parcel, APN 100-090-002-000, is 10 acres, zoned Residential Estate 5 acre (RE-5) and located west of Copperton Road approximately 912 feet west of the intersection with Hanks Road 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 five parcels; of which one parcel has agricultural zoning: APN 100-090-001-000 borders the applicant's parcel along the entire west boundary and is approximately 10 acres, and zoned Limited Agriculture 10-Acres (LA-10).

Applicant is requesting that the setbacks for this parcel be reduced to 50 feet for the pool construction (150' reduction) on the west, which allows the pool to be adjacent to the existing single family dwelling.

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



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): Emily Valdez
SITE ADDRESS: 4260 Hanks Rd Camino CA 95709
MAILING ADDRESS: 4260 Hanks Rd Camino CA 95709
TELEPHONE NUMBER(S): (DAY) (530) 409-0045 (EVE) (530) 409-0045
APN#: 100-090-002 PARCEL SIZE: 10 ac ZONING: RE-5

LOCATED WITHIN AN AG DISTRICT? [X] 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 [X] NOT APPLICABLE

REQUIRED AG SETBACK: 200' foot SETBACK YOU ARE REQUESTING: 50' foot

REQUESTED USE (AGRICULTURALLY-INCOMPATIBLE):

Install Pool w/ Permit

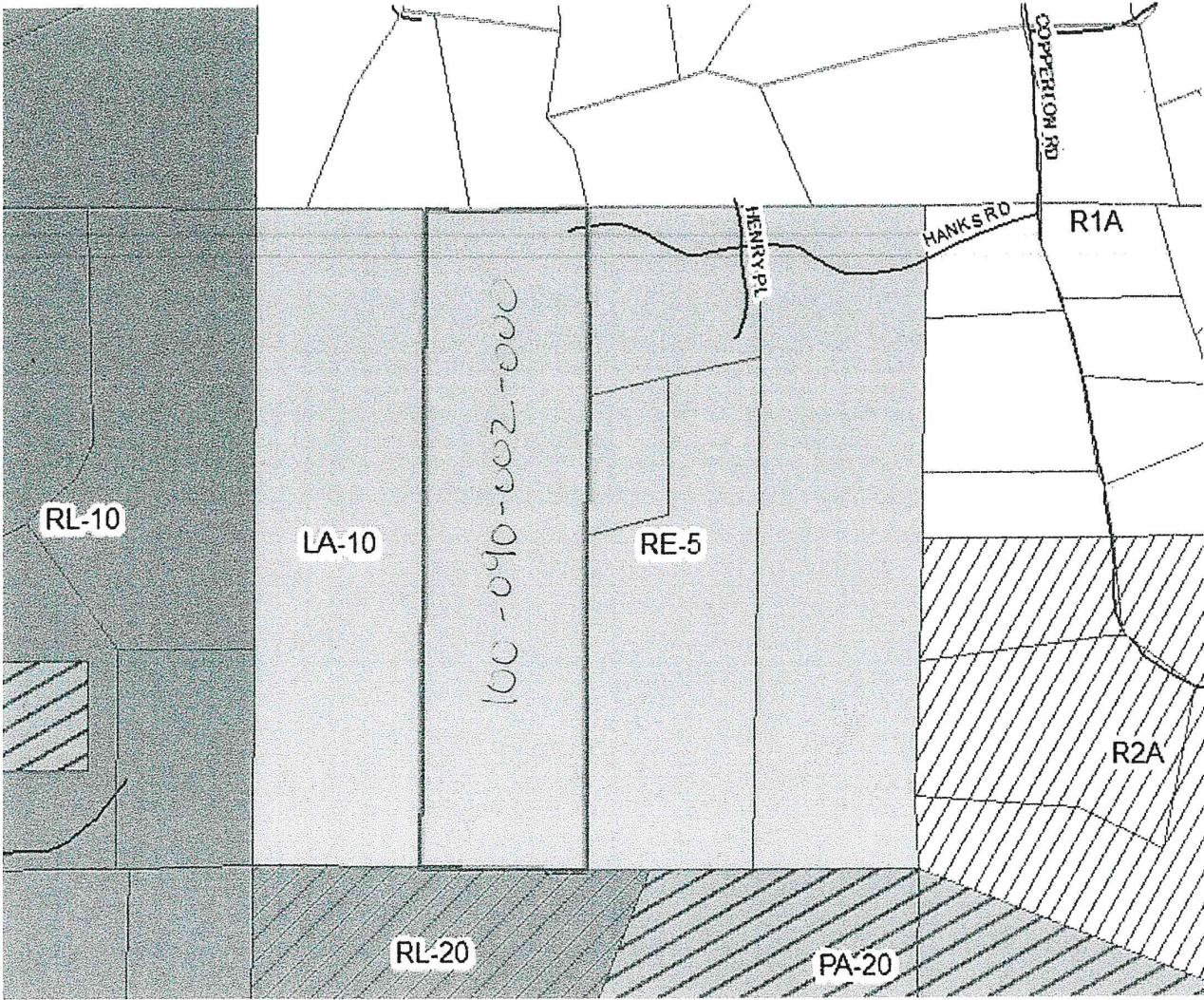
DO YOU HAVE A BUILDING PERMIT FOR REQUESTED USE? [] YES (Permit # _____) [X] NO

PLEASE ANSWER THE FOLLOWING:

- 1. [X] YES [] NO Does a natural barrier exist that reduces the need for a setback?
([X] Topography [] Other _____)
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.).

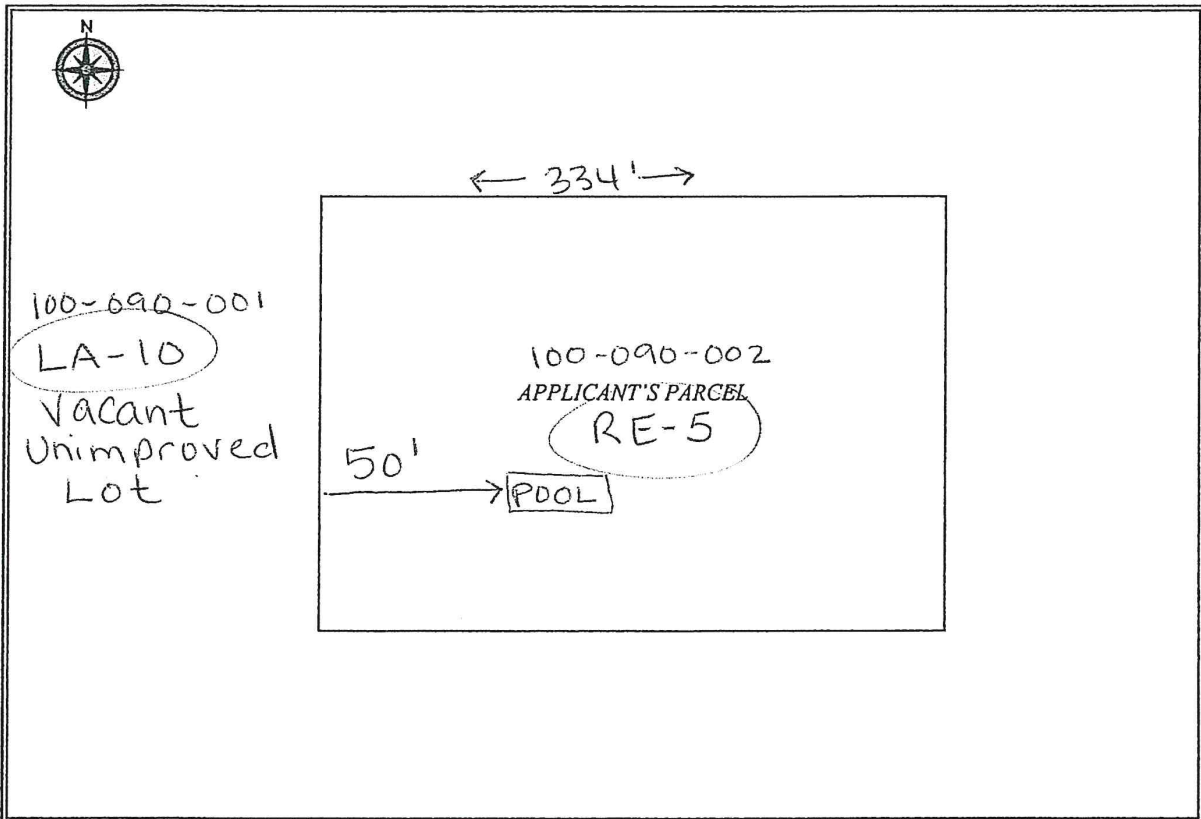
Neighboring Ag lot is unimproved w/ no building site or Ag use.
our parcel is too narrow to ~~accommodate~~ accommodate a 200'
Set-back. Our own house is about 25' off the line.

- 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



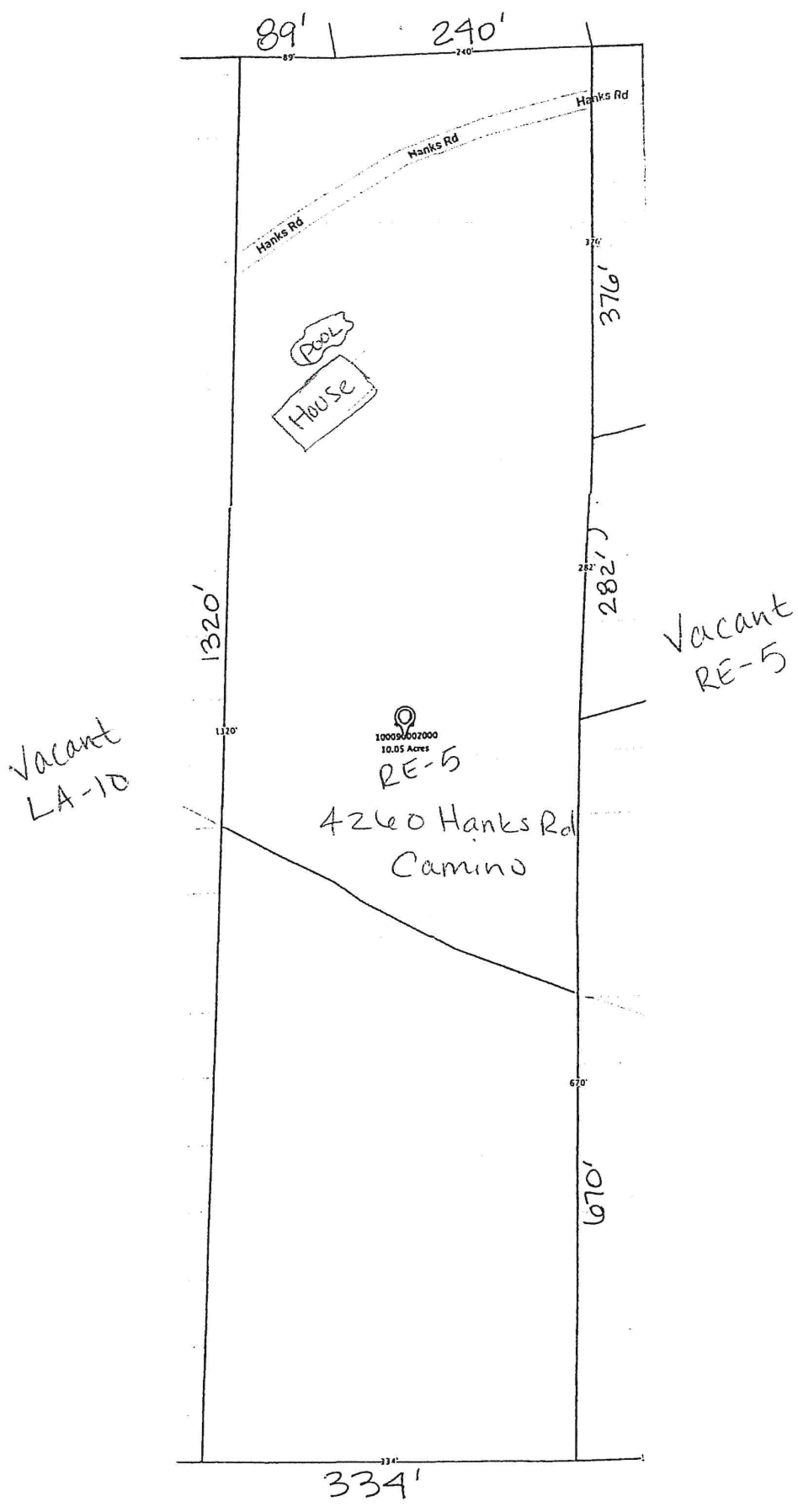
ANY ADDITIONAL COMMENTS?

I'm kindly requesting a 50' setback to install a pool next to our home. There is no alternative place to put one due to the shape & topography of our lot. Thank you!

Emily Valdez
APPLICANT'S SIGNATURE

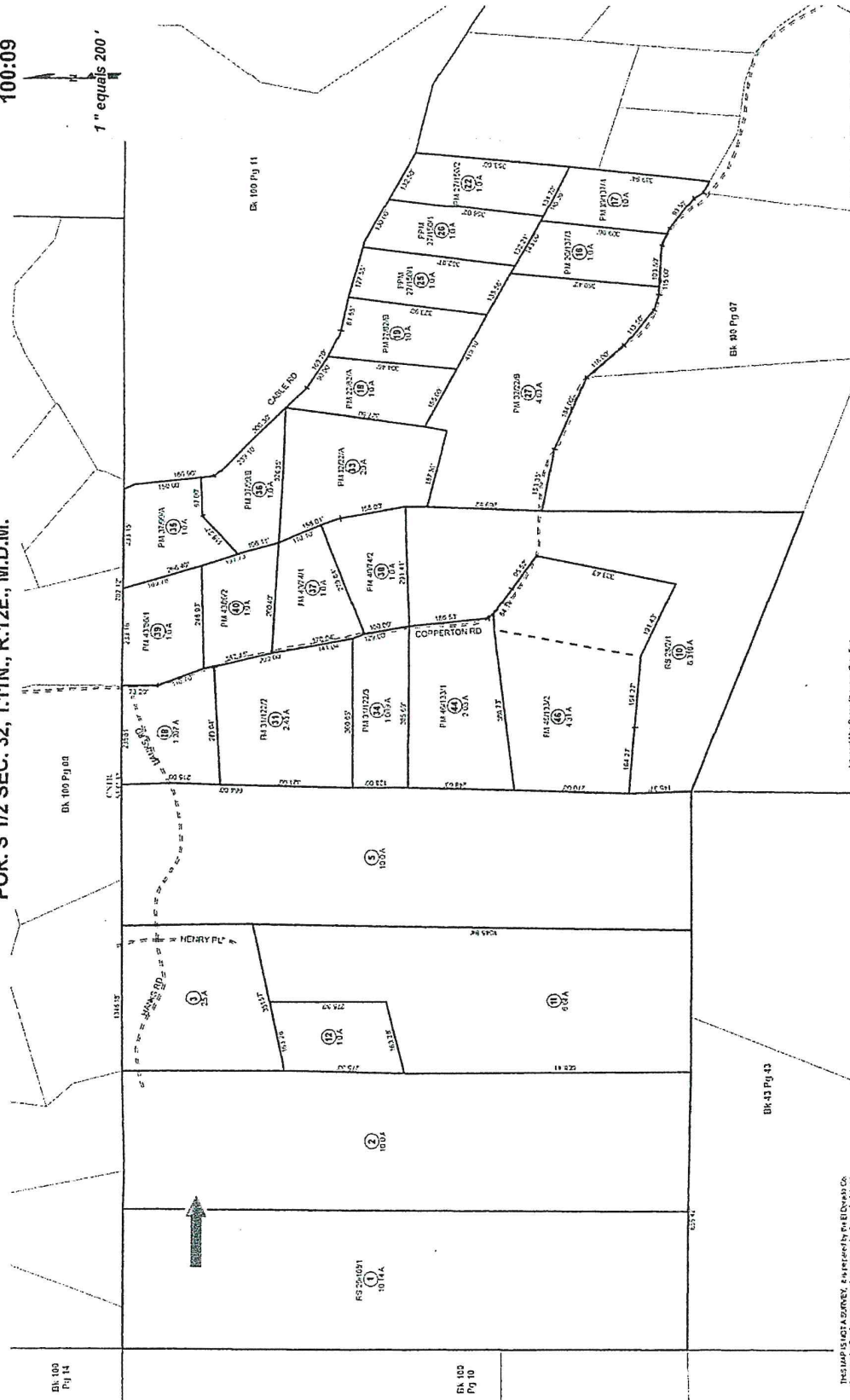
2-11-22
DATE

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



POR. S 1/2 SEC. 32, T.11N., R.12E., M.D.M.

100-09
1" equals 200'



Assessor's Map Bk. 100, Pg. 09
County of El Dorado, CA

Rev. Nov. 17, 2006

Assessor's Map Bk. 100, Pg. 09
County of El Dorado, CA

Acres are Are Estimates

This map is not a warranty, it is prepared by the El Dorado County Assessor's Office and is not a guarantee. Use at your own risk.

"The information in this map is provided for your convenience as a guide to the general location of the subject property. The accuracy of this map is not guaranteed, nor is it a part of any policy report or guarantee to which it may be attached."

Inter-County Title Co. of
El Dorado County

Description: El Dorado, CA Assessor Map - Book. Page 100.9 Page: 1 of 1
Order: flipped Comment:

Pool Project Narrative
4260 Hanks Rd
Camino, CA 95709

APN 100-090-002-000

February 16, 2022

El Dorado County Planning and Building Dept:

Dear Sir or Madam,

I am writing this letter to you today kindly asking for Administrative Relief from an Agricultural setback our Family was not aware of. We bought our 10-acre property almost 2 years ago with the dream of eventually putting a pool in for our young children. Due to the shape, topography & underground utilities of our parcel, we are extremely limited to where we can install a pool, even without boarding Ag land.

Our Lot is approximately 330 ft wide and 1300 ft long. We have now discovered that the unimproved, vacant lot that borders us to the West is Zoned: R1A/RL-10/LA-10. I have since learned that the zoning of LA-10 requires a 200' set-back. This creates quite a burden us for any development as our lot is narrow at only 330' wide. Attached you can see that our site plan has our pool right next to our home. Our home is about 25' from this Ag Land, and the pool is 50' off this Western Ag Property line. I am applying for a 150' variance.

For further reference, we are off a private drive surrounded by residential homes. We grant an easement for access to this Ag Lot that does not contain any evidence of Agriculture use as it is raw land with no utilities. In several conversations with the owner, they have only expressed to us the desire to build a single-family residence in the future. I am a life-long El Dorado County resident and understand the importance of AG Setbacks in Camino, however, this does not seem reasonable to restrict us to such conformity in a mostly residential zoned neighborhood.

Our family has been on a waiting list for this project for over a year and we hope that we can get an answer as to not further loose our place in line with our Pool Contractor.

We sincerely appreciate your consideration for this variance.

Warm Regards,

Emily Valdez & Family
(530) 409-0045

RECORDING REQUESTED BY:
First American Title Company

**MAIL TAX STATEMENT
AND WHEN RECORDED MAIL DOCUMENT TO:**
Nicholas Valdez and Emily Valdez
4260 Hanks Road
Camino, CA 95709

20209003421300002
El Dorado, County Recorder
Janelle K. Horne Co Recorder Office
DOC 2020-0034213-00
Acct 1285-First American Title Co - Fresno
Friday, JUL 10, 2020 12:25:31
Ttl Pd \$737.50 Nbr-0002109566
MMF/C1/1-2

Space Above This Line for Recorder's Use Only

A.P.N.: 100-090-002-000

File No.: 0901-6255524 (JT)

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$720.50; CITY TRANSFER TAX \$;
SURVEY MONUMENT FEE \$

- computed on the consideration or full value of property conveyed, OR
 computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
 unincorporated area; City of Camino, and

EXEMPT FROM BUILDING HOMES AND JOBS ACTS FEE PER GOVERNMENT CODE 27388.1(a)(2)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **RAYMOND V. DAHLGREN, TRUSTEE OF "THE RAYMOND V. DAHLGREN REVOCABLE LIVING TRUST, DATED MARCH 20 2019,"**

hereby GRANTS to **Nicholas Valdez and Emily Valdez, husband and wife as joint tenants**

the following described property in the unincorporated area of , County of **El Dorado**, State of **California**:

THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 11 NORTH, RANGE 12 EAST, M.D.B. &M.

Mail Tax Statements To: **SAME AS ABOVE**

Grant Deed - continued

Date: 06/26/2020

A.P.N.: 100-090-002-000

File No.: 0901-6255524 (JT)

Dated: June 26, 2020

Raymond V. Dahlgren, Trustee of "The Raymond V. Dahlgren Revocable Living Trust, dated March 20, 2019"

Raymond V. Dahlgren
Raymond V. Dahlgren, Trustee

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 6-26-2020, before me, C. Westphal, Notary Public, personally appeared Raymond V. Dahlgren

_____, 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.

This area for official notarial seal

C. Westphal
Notary Signature

