



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/Commissioner

FROM: Rebecca Leisher, Development Technician I

DATE: March 1, 2023

RE: **ADM23-0008 Henson's Ag Setback Relief
Administrative Relief from Agricultural Setback to Construct a New
Pool
Assessor's Parcel Number: 087-181-019**

Planning Request and Project Description:

Planning Division is requesting review for administrative relief from the agricultural setback for the above referenced project. This request is for the construction of a new swimming pool adjacent to the existing property owner's residence, 21.53 acres, zoned Limited Agriculture 20-acre minimum (LA-20). The proposed building site is one hundred eleven feet (111') from the southern property line, adjacent to a parcel, APN 087-181-009, that is 20.02 acres, and zoned LA-20. Neither parcel is located within an agricultural district. The subject parcel is not located in a Community Region or Rural Center and is in Supervisor District 2.

RECEIVED

FEB 13 2023

DEPARTMENT OF AGRICULTURE
WEIGHTS AND MEASURES



EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

ADM23-0008

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): JUSTIN AND BRINNAN HENSON

SITE ADDRESS: 7051 CHAPARRAL DR. SINGLE SPRINGS CA 95682

MAILING ADDRESS: 7051 CHAPARRAL DR SINGLE SPRINGS CA 95682

TELEPHONE NUMBER(S): (DAY) 805-712-7968 (EVE) 805-712-7968

APN#: 087-181-09-000 PARCEL SIZE: 21.3 ACRES ZONING: AG LA-20

LOCATED WITHIN AN AG DISTRICT? YES NO ADJACENT PARCEL ZONING: AG LA-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: 400/111.3 foot

REQUESTED USE (AGRICULTURALLY-INCOMPATIBLE):

POOL ADJACENT TO SINGLE FAMILY DWELLING

DO YOU HAVE A BUILDING PERMIT FOR REQUESTED USE? YES (Permit # 362742) NO

PLEASE ANSWER THE FOLLOWING:

- YES NO Does a natural barrier exist that reduces the need for a setback?
 Topography Other OAK TREES, CREEK, RAVINE
- 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.).

TOPOGRAPHY, LARGE GROVE OF OAK TREES, SEASONAL CREEK, LARGE NATURAL STEEP RAVINE

- Protecting Agriculture, People and the Environment -

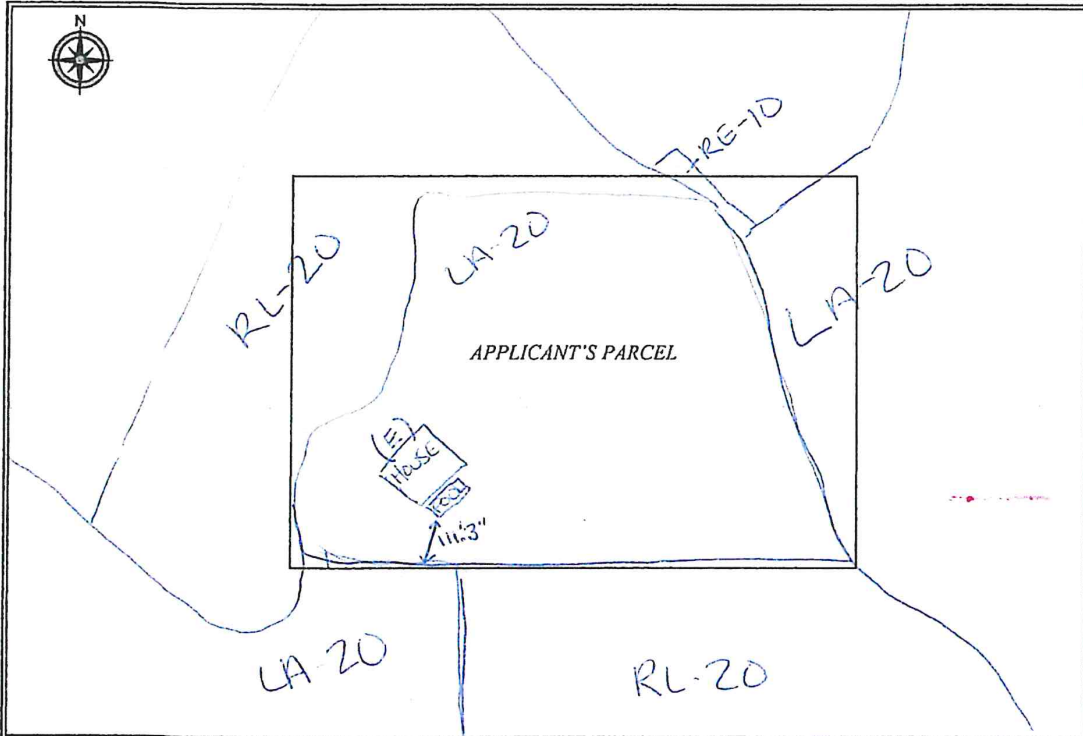
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IN THE DIAGRAM BELOW, SHOW THE FOLLOWING:

- 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?

PLEASE SEE AERIAL PHOTO FOR NATURAL OAK TREE BARRIER BETWEEN PROPOSED POOL AND ADJACENT AG PARCEL. EXISTING SINGLE FAMILY DWELLING ALREADY PERMITTED CLOSER THAN 200' AND WE WOULD LIKE THE POOL NEXT TO THE HOME.

APPLICANT'S SIGNATURE

2.9.2023

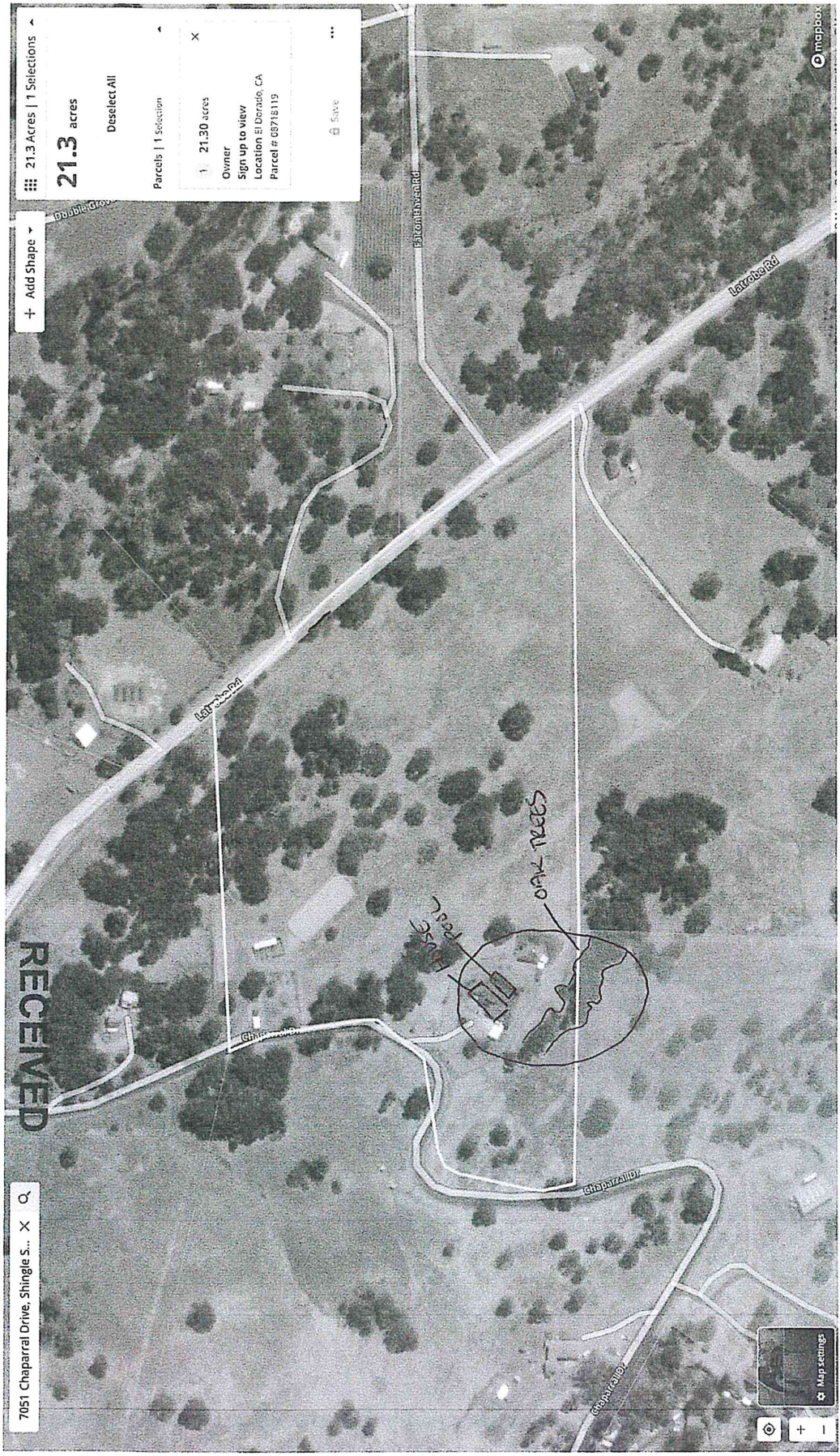
DATE

OFFICE USE ONLY: Fee Paid Date: 3/3/2023 Receipt #: 109566 Initials: HK

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11250 PRIVATE WAY, RANCHO CERRITOS, CA 95071
WWW.PREMIERPOOLANDSPAS.COM
UCF 567234 (714) 632-6233

PROJECT INFORMATION

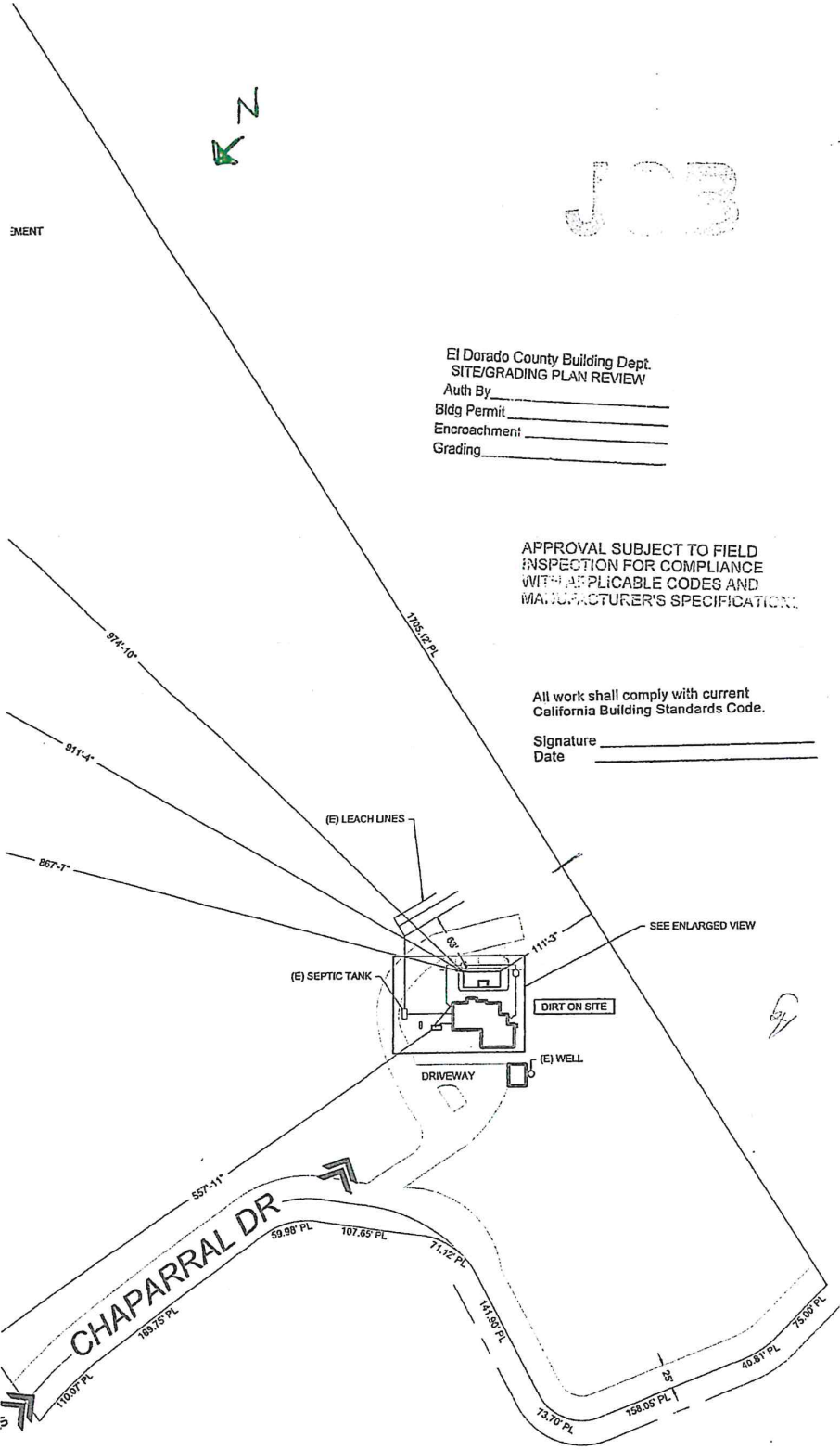
Brnnan & Justin Henson
7051 Chaparral Dr
Shingle Springs, CA 95682
PHONE 1: 805-474-5492
PHONE 2: 805-712-7568
EMAIL: brinnanhenson@gmail.com

SALESPERSON: Jim Majewski
PHONE: 916-715-6721

SUPERVISOR: Justin Fricker
PHONE: 916-531-7229

JOB#: 226441
CONTRACT DATE: 10/26/2022

JOB



El Dorado County Building Dept.
SITE/GRADING PLAN REVIEW
Auth By _____
Bldg Permit _____
Encroachment _____
Grading _____

APPROVAL SUBJECT TO FIELD
INSPECTION FOR COMPLIANCE
WITH APPLICABLE CODES AND
MANUFACTURER'S SPECIFICATIONS.

All work shall comply with current
California Building Standards Code.

Signature _____
Date _____

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PLANNING AND BUILDING DEPARTMENT

REVISIONS		
0	AM	2/11

PLOT PLAN

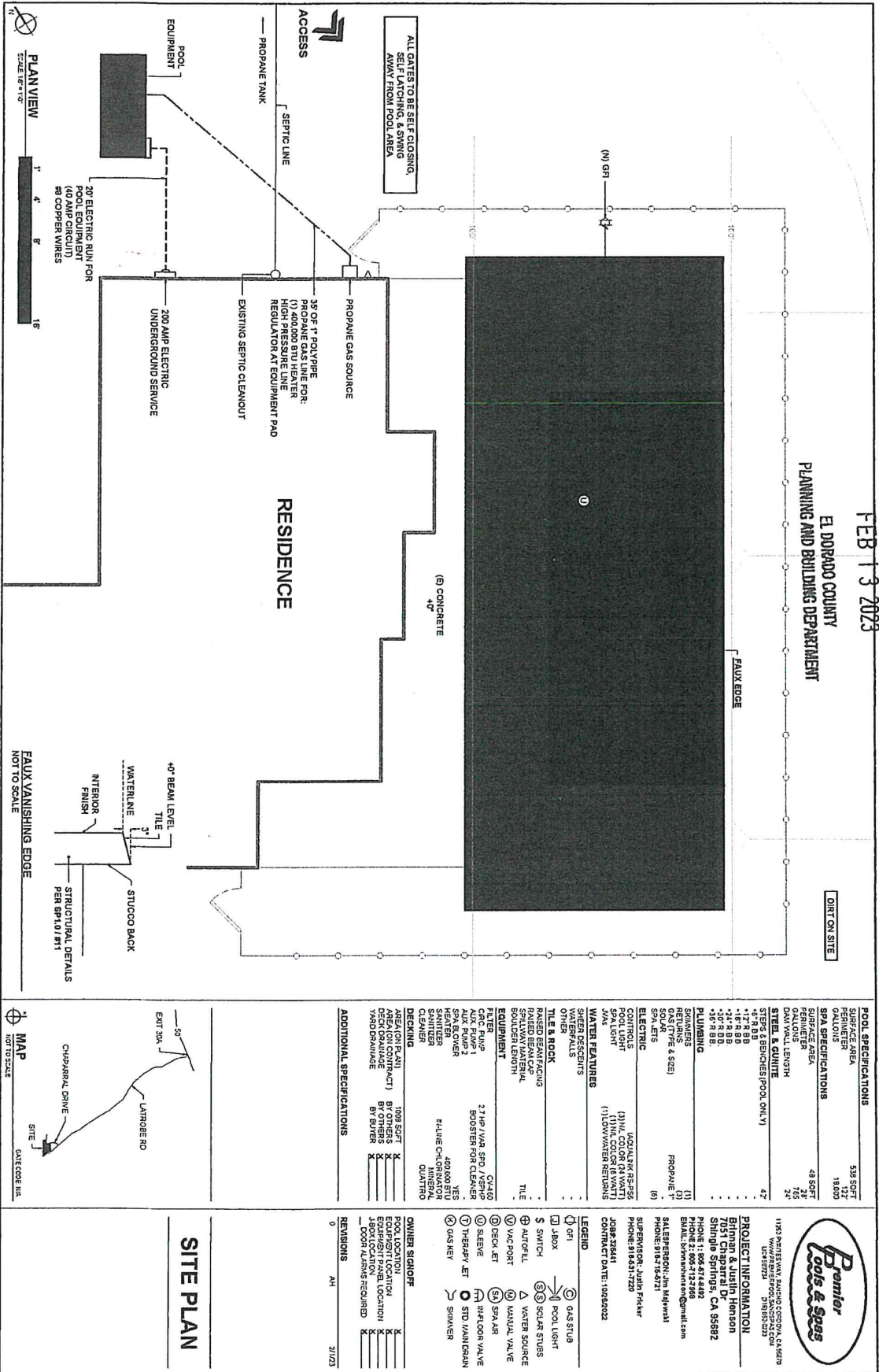
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DIRT ON SITE

POOL SPECIFICATIONS

SURFACE AREA	538 SQFT
VOLUME	18,000 GALLONS
SPA SPECIFICATIONS	
SURFACE AREA	43 SQFT
VOLUME	765 GALLONS
SPA WALL LENGTH	2'-0"
STEPS & BENCHES (POOL ONLY)	4'-2"
STEEL & GUNITE	
12'-0" x 8'-0"	
14'-0" x 8'-0"	
16'-0" x 8'-0"	
PLUMBING	
SWIMMERS	(1)
SPAL	(1)
SOLAR	(0)
ELECTRIC	(0)
CONTROLS	REGULATOR RS-25
POOL LIGHT	(3) VUL. COLOR (2 WATT)
WATER FEATURES	(1) 150V/50W/50W/150W/50W
WATERFALLS	
OTHER	
TILE & ROCK	
RAISED BEAM CAP	
SPILLWAY MATERIAL	TILE
EQUIPMENT	
CIRC PUMP	QUALID
AUX PUMP #1	2 1/2 HP / VVA SPQ / V/SPQ
SPA BLOWER	400,000 BTU
HEATER	H-FLUE CAT-100
SWIMMER	QUANTRO
CLEANER	
DECKING	
AREAS (ON PLAIN)	X
AREAS (ON SLOPE)	X
DECK DRAINAGE	X
YARD DRAINAGE	X

ADDITIONAL SPECIFICATIONS

1008 SQFT	X
BY OTHERS	X
BY BUYER	X



1745 PENNINGTON AVENUE, SUITE 201, CA 95710
WWW.PREMIERPOOLS.COM
916.833.2023

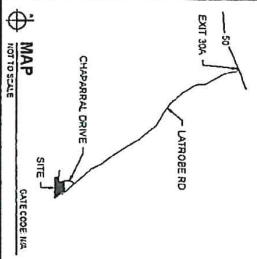
PROJECT INFORMATION
Briman & Justin Hanson
7051 Chaparral Dr
Shingle Springs, CA 95892
PHONE 1: 925.974.4442
PHONE 2: 925.974.4442
EMAIL: brimanhanson@gmail.com
BATES@PREMIERPOOLS.COM
PHONE 916.276.6272

USER: BRIMAN, Justin
JOB: 23041
PHONE: 916.276.6272
CONTRACT DATE: 10/26/2022

LEGEND
 GFI
 POOL LIGHT
 GAS STUB
 SWITCH
 SOLAR STUBS
 AUTO-FILL
 WATER SOURCE
 VVC PORT
 MANUAL VALVE
 CHECK-LEAK
 SPA AIR
 SLEEVES
 IN-DOOR VALVE
 THERMAY LET
 STP MAIN DRAIN
 DRAINER
 SWIMMER

OWNER SIGNOFF
 POOL LOCATION: X
 EQUIPMENT PAID FOR: X
 EQUIPMENT PAID LOCATION: X
 BOX LOCATION: X
 DOOR CANS REQUIRED: X
 REVISIONS: 0 AM 2/1/23

SITE PLAN



MAP NOT TO SCALE

PLAN VIEW
SCALE: 1/8" = 1'-0"

FAUX VANISHING EDGE
NOT TO SCALE

