



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: Vincent Ray, Assistant Planner

DATE: January 11, 2022

RE: **ADM22-0003 Overton Ag Setback Relief
Administrative Relief from Agricultural Setback to Construct an
addition to Single-Family Dwelling
Assessor's Parcel Number: 321-230-008**

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 1,946 square foot Single Family Dwelling (SFD) on the parcel, and is attempting to construct a Minor Residential Addition of approximately 1,134 square feet of residential living space including a garage and a porch.

The applicant's parcel, APN 321-230-008, is 10.52 acres, zoned Rural Land-10 acre (RL-10) and located east of Cold Springs Road approximately 175 feet east of the intersection with Fox Print Road in the Agricultural District, supervisorial district 4. The parcel is located within a General Plan designated Agricultural District.

The applicant's parcel is bordered by five parcels; of which two parcels which contain agricultural zoning:

APN 317-040-0026 borders the applicant's parcel on the northwestern boundary is approximately 5.00 acres, and zoned Limited Agriculture 20-Acres (LA-20). This parcel was rezoned in 2015 to LA from RL-10. The applicant was unaware of the zone change at the time of building plan check. Planning staff has verified the zoning change, and had made the applicant aware.

Applicant is requesting that the setbacks for this parcel be reduced to 145 feet (55' reduction) on the west, which allows room to build a single-family residential addition.

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

ADM22-0003



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): Calvin & Tami Overton

SITE ADDRESS: 6420 FOX PRINT CT.

MAILING ADDRESS: 11

TELEPHONE NUMBER(S): (DAY) 530-417-2857 (EVE) 530-417-2857

APN#: 321-230-08 PARCEL SIZE: 10.52 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: 145 foot

REQUESTED USE (AGRICULTURALLY-INCOMPATIBLE):

Residential Addition

DO YOU HAVE A BUILDING PERMIT FOR REQUESTED USE? YES (Permit # 344205) NO

PLEASE ANSWER THE FOLLOWING:

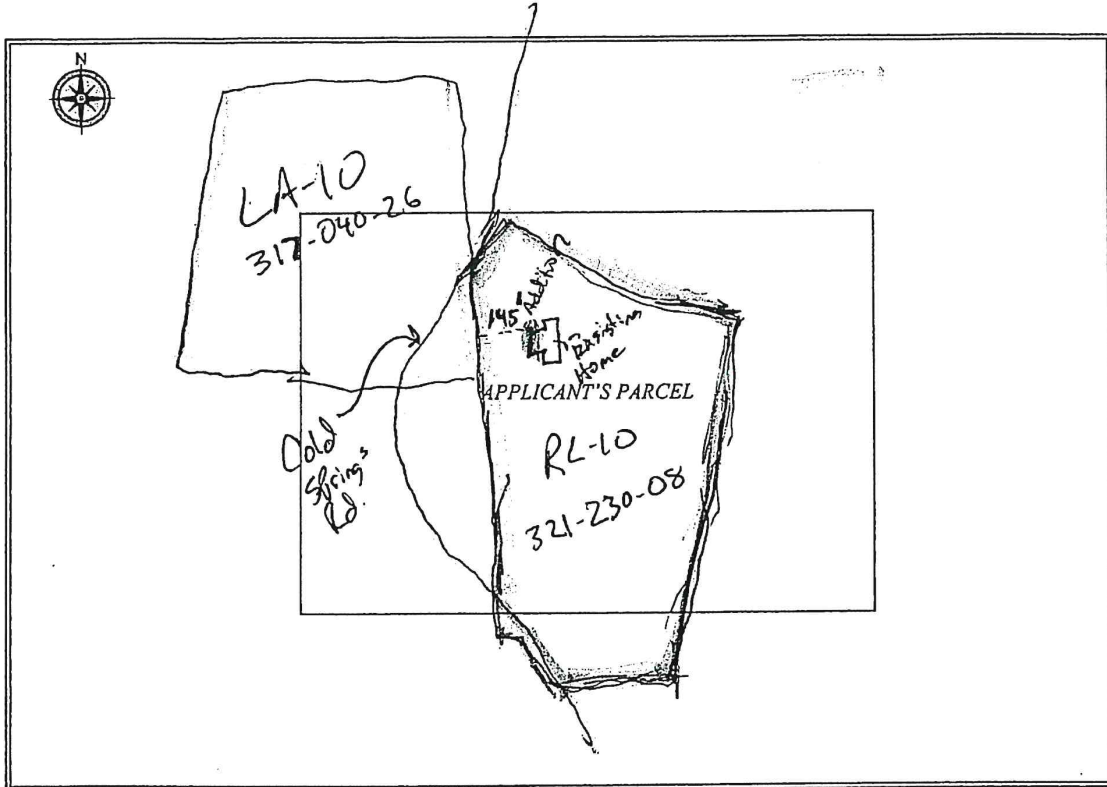
- YES NO Does a natural barrier exist that reduces the need for a setback?
(Topography Other _____)
- YES NO Is there any other suitable building site that exists on the parcel except within the
required setback?
- YES NO Is your proposed agriculturally-incompatible use located on the property to minimize 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.).

Area of setback issue is subdivided by Cold Spring's Rd.
portion of Ag land that is on our side of Cold Spring's Rd
is too small and tree filled to be used for Ag purpose's

- Protecting Agriculture, People and the Environment -

IN THE DIAGRAM BELOW, SHOW THE FOLLOWING:

- A. Zoning of your parcel - RL-10
- B. Zoning of adjacent parcels - LA-10 changed during last General Plan. Originally RE-10.
- C. Placement of agriculturally-incompatible use
- D. Indicate requested setback distance
- E. Indicate any unique site characteristics of property Cold Springs Rd.



ANY ADDITIONAL COMMENTS?

Existing Home is inside of 200' Setback as when home was built the property @ 317-040-26 was RL-10 setbacks were only 30'. We have always planned on doing this addition just couldn't afford it when Home was originally Built. The property @ 317-040-26 is owned by my Mother + Father-in-law. They have no intention of using the property for Ag purpose

[Handwritten Signature]

 APPLICANT'S SIGNATURE

12/29/21

 DATE

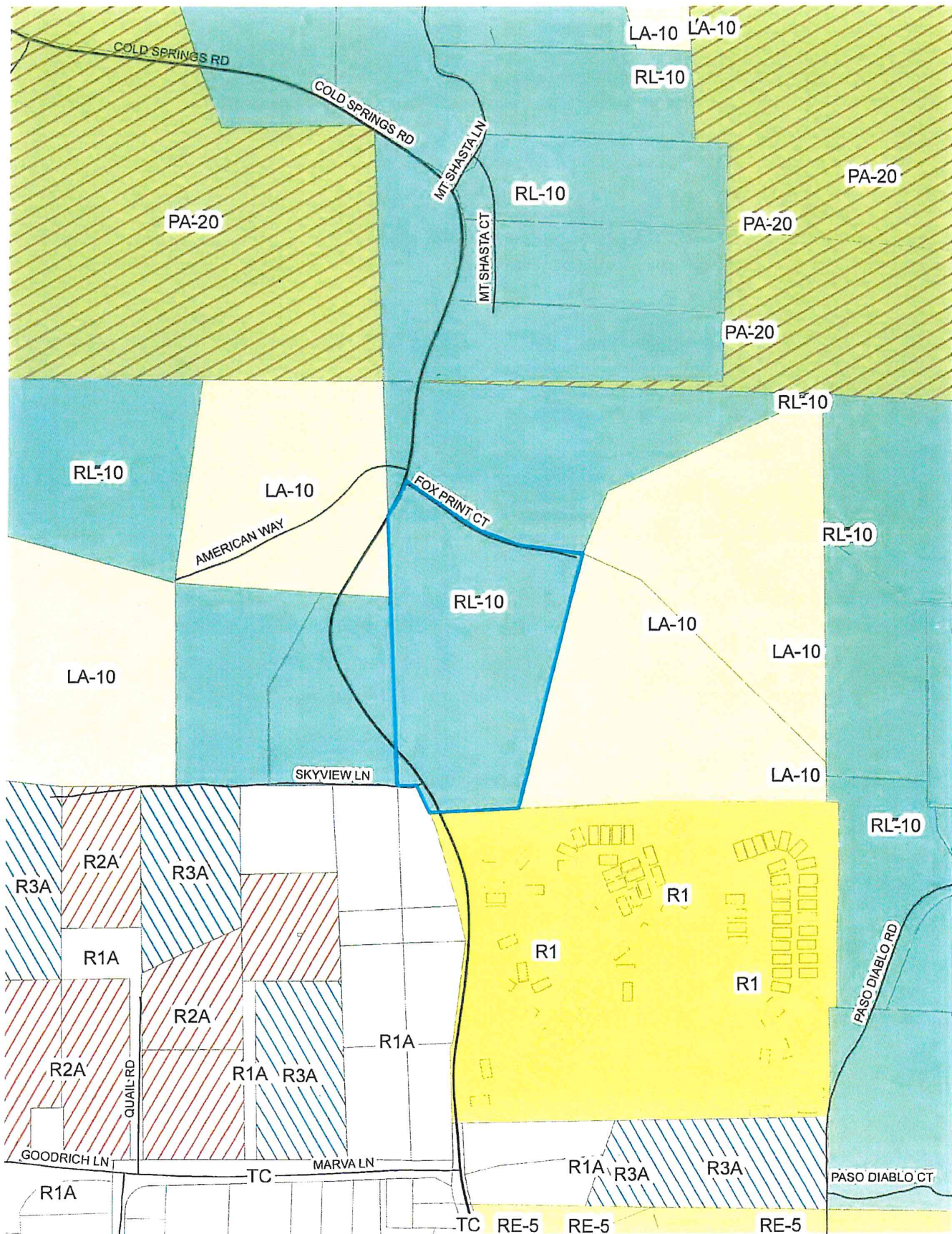
OFFICE USE ONLY: Fee Paid Date: _____ Receipt #: _____ Initials: _____

To Whom It May Concern:

This is a project narrative for the Overton Family Addition located at 6420 Fox Print Ct. Placerville CA. The original home was built in 2004, at the time the adjacent lot APN: 317-040-26 which is owned by Seve and Edie Stewart, my in-laws, was zoned RE-10. At the time our setback requirements were to be 30' off of the property lines. The house was originally built with the corner being at 170' off the line. Apparently in 2015 with the new general plan my in-law's property was re-zoned to LA-10. Their property already has a home on it, and they are looking to add an additional granny flat on the property which would make using the property for Agricultural use near impossible. Also, the portion of her property that my home is closer to than the required 200' setback you are asking for is a very small section that is located on the southwest side of Cold Springs Rd not accessible to them without going thru my property making it unusable for Agricultural purposes. I'm requesting the setback requirements on that side be waived as my home is already closer than the new requirements of 200' and well past the 30' required setbacks for RL-10 that her property was and should be still zoned.

Thank you,

Calvin Overton, Homeowner



ADM22-0003



DEPARTMENT OF AGRICULTURE
WEIGHTS AND MEASURES

Charlene Carveth
Agricultural Commissioner
Sealer of Weights and Measures

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Placerville, CA 95667
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Residential Addition

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PLEASE ANSWER THE FOLLOWING:

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

Area of setback issue is subdivided by Cold Spring's Rd. Portion of Ag land that is on our side of Cold Spring's Rd is too small and tree filled to be used for Ag purposes

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[Signature]

 APPLICANT'S SIGNATURE

12/29/21

 DATE

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

Planning Services

Home > Government > Planning

PARCEL DATA INFORMATION

Disclaimer: This information may not be accurate.

12/15/2021 Enter
Another
Parcel

Assessor's Parcel Number: 317-040-26

PROPERTY INFORMATION:

| STATUS | JURISDICTION | TAX RATE | MAP |
|------------------------------|---------------------|----------|-------------|
| ON ASSESSMENT ROLL AND TAXED | COUNTY OF EL DORADO | 72 - 41 | PM 30/119/2 |

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 | | IBC | | | | | | |

2015 ZONING INFORMATION:

| ZONING DESIGNATION | DESIGN CONTROL | PLANNED DEVELOPMENT | OTHER OVERLAYS |
|-----------------------------------|----------------|---------------------|----------------|
| LA-10 <i>Limited Agricultural</i> | | | |

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 |
|---------------|----------|----------------------|-------------------------------|-------------------|---------------|-------------------|---------------|----------------|-------------------|
| AL, RR | A | | IBC | | | | | | |

2004 ZONING INFORMATION:

| ZONING DESIGNATION | DESIGN CONTROL | PLANNED DEVELOPMENT | OTHER OVERLAYS |
|--------------------|----------------|---------------------|----------------|
| RE-10, AE, RE-5 | | | |

DISTRICTS:

| FIRE | CSD | SCHOOL | WATER |
|----------------------|-----|------------------|---------------------------|
| EL DORADO COUNTY FPD | | GOLD TRAIL UNION | EL DORADO IRRIGATION DIST |

FLOOD ZONE INFORMATION (See Note below):

| FIRM PANEL NUMBER & REVISION | PANEL REVISION DATE | FLOOD ZONE | FLOOD ZONE BUFFER | FLOODWAY |
|------------------------------|---------------------|------------|-------------------|----------|
| 06017C0775E,06017C0500E | 09/26/2008 | X | | |

MISCELLANEOUS DATA:

| SUPERVISORIAL DISTRICT | AG PRESERVE | RARE PLANT MITIGATION AREA | MISSOURI FLAT MC&FP |
|------------------------|-------------|----------------------------|---------------------|
| 4 LORI PARLIN | AGP | Mitigation Area 2 | 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

Disclaimer: This information may not be accurate.

12/15/2021 *Enter Another Parcel*

Assessor's Parcel Number: 321-230-08

PROPERTY INFORMATION:

| | | | |
|------------------------------|---------------------|----------|-------------|
| STATUS | JURISDICTION | TAX RATE | MAP |
| ON ASSESSMENT ROLL AND TAXED | COUNTY OF EL DORADO | 72 - 41 | PM 30/110/C |

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:

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|---------------|----------|----------------------|-------------------------------|-------------------|---------------|-------------------|---------------|----------------|-------------------|
| MDR, HDR, RR | A, | | IBC | | | , PVIL | | | |

2004 ZONING INFORMATION:

| | | | |
|--------------------|----------------|---------------------|----------------|
| ZONING DESIGNATION | DESIGN CONTROL | PLANNED DEVELOPMENT | OTHER OVERLAYS |
| RM, RE-10, RE-5 | | | |

DISTRICTS:

| | | | |
|----------------------|-----|------------------|---------------------------|
| FIRE | CSD | SCHOOL | WATER |
| EL DORADO COUNTY FPD | | GOLD TRAIL UNION | EL DORADO IRRIGATION DIST |

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|------------------------------|---------------------|------------|-------------------|----------|
| 06017C0775E,06017C0500E | 09/26/2008 | X | | |

MISCELLANEOUS DATA:

| | | | |
|------------------------|-------------|----------------------------|---------------------|
| SUPERVISORIAL DISTRICT | AG PRESERVE | RARE PLANT MITIGATION AREA | MISSOURI FLAT MC&FP |
| 4 LORI PARLIN | | Mitigation Area 2 | 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.

ADM 22-003



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

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PLANNING
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924 B Emerald Bay Rd
South Lake Tahoe, CA 96150
(530) 573-3330/(530) 542-9082

Administrative Permit Application

File # assigned by County _____

Assessor's # (s) 321-230-008

Project Name/Request (describe proposed use) Overton Home Addition

Applicant Name Calvin and Tami Overton

Mailing Address 6420 FOX PRINT CT.

Phone: 530-417-2857 Email: calvinoverton@eldoradotruss.com

Property Owner Calvin and Tami Overton

Mailing Address 6420 FOX PRINT CT

Phone 530 417-2857 Email calvinoverton@eldoradotruss.com

Please list additional property owners on a separate sheet, if applicable

Engineer/Architect Randy Vogelgesang

Mailing Address P.O. Box 1988 Minden, Nevada 89423

Phone: 530-544-3016 Email: tahoengineering@gmail.com

Location: The property is located on North West side of Cold Springs Rd

Feet/miles North ~~South~~ of the intersection with Fox Print Ct

In the Gold Hill / Cold Springs area. PROPERTY SIZE 10.52 (acreage or SqFt)

[Signature] Date 12/29/21

X Signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date _____ Fee \$ _____ Receipt# _____ Rec'd by _____ Census _____

Zoning _____ GPD _____ Supervisor Dist _____ Sec _____ Twn _____ Rng _____

Action by Staff Level Action by Board of Supervisors

Approval/Hearing Date _____ Approval/Hearing Date _____

Findings/Conditions Attached _____ Findings/Conditions Attached _____

Appeal Approved Denied



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LAKE TAHOE OFFICE

924 B Emerald Bay Rd
South Lake Tahoe, CA 96150
(530) 573-3330/(530) 542-9082

The required application materials are listed below. Please use on the left to be sure you have all the required information. **The application will be deemed incomplete and will not be accepted if not provided.** All plans and maps must be folded to 8½" x 11".

Applications are accepted by appointment only. Schedule an appointment call (530) 621-5355 or call (530) 621-5355. Please have all required submittal information completed before your appointment.

Required Forms and Maps

1. Application form and agreement for payment of processing fees are complete and signed.
2. Letter of authorization from all property owners authorizing agent to act as applicant, when applicable. *N/A*
3. Proof of ownership (Grant Deed), if the property has changed title since the last tax roll. *N/A*
4. Please attach a Project Narrative that includes what the request is for and any history or special circumstance.
5. An 8 ½" x 11" vicinity map showing the location of the project in relation to the distance to major roads, intersections, and townships. *See Siteplan*

Oak Tree/Oak Woodland Removal

The following supplemental information is required if any oak woodlands, individual native oak trees, or heritage trees, as defined in El Dorado County Zoning Ordinance, Section 130.39.030, will be impacted by the project consistent with Section 130.39.070.

If Oak Resources *will not* be impacted

- 1. Oak Resources Technical Report prepared by a qualified professional consistent with Section 2.5 of the Oak Resources Management Plan

If Oak Resources *will* be impacted

- 1. Completed Oak Resources Technical Report Checklist, also available from Planning Division. Include supplemental data for impacted individual native oak trees within oak woodlands, as applicable.
- 2. Security deposit for on-site oak tree/oak woodland retention and/or replacement planting (if proposed as part of project mitigation) consistent with El Dorado County Zoning Ordinance, Section 130.39.070.G
- 3. Reason and objective for impact to oak trees and/or oak woodlands.

Required Information on Site Plan

Three copies plus an **electronic copy** of the site plan detailing what exists on the site at the time of application shall be submitted on 24" x 36" sheets or smaller, drawn to scale, and of sufficient size to clearly show all details and required data. **All plans MUST be folded to 8 1/2" x 11", plus one 8 1/2" x 11" reduction. No rolled drawings will be accepted.**

- 1. Three site plan copies plus an electronic version
- 2. Project name, applicant name, address and designer, if applicable
- 3. North point, and scale
- 4. Entire parcel showing perimeter with dimensions
- 5. All roads, alleys, streets, include all names
- 6. Location of easements, stating purpose and width
- 7. All existing and proposed uses (buildings, driveways, dwellings, utility transmission lines, etc.)
- 8. **N/A** Parking and loading stalls with dimensions (refer to Zoning Ordinance 130.35 and the Community Design Standards - Parking and Loading Standards)

9. Location(s) for trash/litter storage or collection areas and propane tank(s) *N/A*
10. Total gross square footage of proposed buildings
11. Proposed/existing fences or walls
12. Sign locations and sizes, if proposed (refer to Zoning Ordinance 130.16) *N/A*
13. Pedestrian walkways, courtyards, etc., if proposed *N/A*
14. Exterior lighting plan, if proposed. Include a Photometric Study and fixture specifications (refer to Zoning Ordinance 130.35 and the Community Design Standards - Outdoor Lighting Standards) Existing/proposed water, sewer, septic systems and wells, if applicable *N/A*
15. Existing/proposed fire hydrants *N/A*
16. Location of rock outcropping, lava caps, drainage courses, lakes, canals, reservoirs, rivers, streams, spring areas subject to inundation and wetlands, if applicable. Show respective 100-foot and 50-foot septic system setbacks when a septic system is proposed. *N/A*
17. Identify areas subject to a 100-year flood on perennial streams or creeks, and show high water level (100 year) on map *N/A*
18. Note any proposed trails or connection to existing/proposed trail systems. *N/A*
19. Summary table on plans (or attached) demonstrating compliance with zoning regulations regarding the following: *N/A*
- a. Signs (refer to Zoning Ordinance 130.16)
 - b. Parking (refer to Zoning Ordinance 130.35 and the Parking and Loading Standards Community Design Standards)
 - c. Landscaping (refer to Zoning Ordinance 130.33 and the Community Design Standards - Landscaping and Irrigation Standards)
 - d. Development standards regarding maximum coverage for the lot (refer to applicable zone district development standards)

Preliminary Landscape Plan Requirements N/A

We require a landscaping plan for all new discretionary proposals (refer to Zoning Ordinance 130.33, Community Design Standards - Landscaping and Irrigation Standards and Model Water Efficient Landscape Ordinance(MWELO))

1. Two copies folded into 8½" x 11", plus one 8½" x 11" reduction, plus an electronic copy
2. Location, quantity, and a gallon size of proposed plant material (refer to Zoning Ordinance 130.33 and the Community Design Standards - Landscaping and Irrigation Standards)
3. Location, type (pine, oaks, etc.), quantity, and size of all existing trees in areas subject to grading or may be removed/affected by proposed improvements.
4. List of common and botanical names of plant material. Drought tolerant species are required and a list is available in Planning Division (refer to Zoning Ordinance 130.33 and the Community Design Standards - Landscaping and Irrigation Standards)
5. Location/type of irrigation proposed.

The final Landscape Plan will ultimately be required to meet the County's Water Conserving Landscape Standards and Model Water Efficient Landscape Ordinance Model Water Efficient Landscape Ordinance (MWELO)

APPOINTMENT

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