



COMMUNITY DEVELOPMENT AGENCY

DEVELOPMENT SERVICES DIVISION

<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 Commission

FROM: Aaron Mount, Planning Services

DATE: January 06, 2017

RE: ADM16-0032/deBie
Request (e.g. Administrative Relief from Agricultural Setback)
Assessor's Parcel Number: 095-250-08

Planning Request and Project Description:

Planning Services is requesting review of a request for administrative relief from the agricultural setback for the above referenced project. This request is for the construction of a single family residence. According to the applicant, the proposed building site is approximately 101.5 feet from the property line of the adjacent LA-20 zoned parcel to the East (APN: 095-250-09). The applicant's parcel, identified by APN 095-250-08, consists of 10.01 acres and is located on Omo Ranch Rd. (Supervisor District 2).

Note: Applicant's request stated a relief request of a total of 98.5 feet (Required 200 foot setback minus the proposed 101.5 foot building setback from the property line).

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ADM 16-0032

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FILE # 249-9816

PROJ. ID 208916

Administrative Permit, Relief or Waiver

ASSESSOR'S PARCEL NO.(s) 095-250-08-100

PROJECT NAME/REQUEST: (Describe proposed use) Residence : Scott and Lynne deBie
requesting administrative relief from setback requirement

APPLICANT/AGENT owners : Scott and Lynne deBie

Mailing Address 920 N. Lincoln St. Dixon CA 95620
P.O. Box or Street City State & Zip

Phone (707) 678-1390 ; 707-301-1875 EMAIL: wscottdebie@yahoo.com

PROPERTY OWNER Scott and Lynne deBie

Mailing Address 920 N. Lincoln St. Dixon CA 95620
P.O. Box or Street City State & Zip

Phone (707) 678-1390 ; 707-301-1875 EMAIL: wscottdebie@yahoo.com

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT Ted Smith Design

Mailing Address P.O. Box 2212 Placerville CA 95667
P.O. Box or Street City State & Zip

Phone (916) 743-3621 EMAIL: ted@tedsmithdesign.com

LOCATION: The property is located on the SELECT ONE side of Orno Ranch Road
N / E / W / S street or road

200 (feet) miles SELECT ONE of the intersection with Fairplay Road
N / E / W / S major street or road

in the SELECT ONE Fairplay / Somerset area. PROPERTY SIZE 10.01 acres
acreage / square footage

X. [Signature] Lynne deBie Date 12/08/2016
signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date 12/12/16 Fee \$ 507.00 Receipt # 30176 Rec'd by [Signature] Census —

Zoning RL-10 GPD RR Supervisor Dist 2 Sec 4 Twn 8N Rng 12E

ACTION BY: DIRECTOR

ZONING ADMINISTRATOR

Hearing Date

Approved Denied
findings and/or conditions attached

Approved Denied
findings and/or conditions attached

APPEAL: Approved Denied

Executive Secretary

(Application Revised 2/2016)

ADM 16-0032

EL DORADO COUNTY PLANNING SERVICES

2850 Fairlane Court, Placerville, CA 95667 (530) 621-5355 <http://edcgov.us/Planning/>

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REQUIRED SUBMITTAL INFORMATION for

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Administrative Permit, Relief, or Waiver

The following information must be provided with all applications. If all the information is not provided, the application will be deemed incomplete and will not be accepted. For your convenience, please use the check (✓) column on the left to be sure you have all the required information.

FORMS AND MAPS REQUIRED

Check (✓)
Applicant County

- | | | |
|---|----|--|
| ✓ | 1) | Application form, completed and signed. |
| ✓ | 2) | Letter of authorization from all property owners authorizing agent to act as applicant, when applicable. |
| ✓ | 3) | Proof of ownership (Grant Deed), if the property has changed title since the last tax roll. |
| ✓ | 4) | An 8 ½ x 11" vicinity map showing the location of the project in relation to the distance to major roads, intersections, and town sites. |
| ✓ | 5) | Narrative of project and request. |
| ✓ | 6) | Provide name, mailing address and phone number of all property owners and their agents. |

SITE PLAN REQUIREMENTS

Five copies plus an electronic copy (CD-ROM or other medium) of the site plan 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 shall be folded to fit in an 8½" x 11" folder. NO ROLLED DRAWINGS WILL BE ACCEPTED. For your convenience, please check the Applicant column on the left to be sure you have all the required submittal information.

Check (✓)
Applicant County

- | | | |
|---|----|---|
| ✓ | 1) | Project name (if applicable). |
| ✓ | 2) | Name, address of applicant and designer (if applicable). |
| ✓ | 3) | Date, north arrow, and scale. |
| ✓ | 4) | Entire parcels of land showing perimeter with dimensions. |
| ✓ | 5) | All roads, alleys, streets, and their names. |

ADM 16-0032

SITE PLAN REQUIREMENTS

Check (✓)

Applicant County

- | | | |
|--|--|--|
| <div style="text-align: center;">✓</div> <div style="text-align: center;">✓</div> <div style="text-align: center;">N/A</div> <div style="text-align: center;">✓</div> <div style="text-align: center;">✓</div> <div style="text-align: center;">N/A</div> <div style="text-align: center;">N/A</div> <div style="text-align: center;">✓</div> <div style="text-align: center;">✓</div> <div style="text-align: center;">✓</div> <div style="text-align: center;">N/A</div> <div style="text-align: center;">N/A</div> <div style="text-align: center;">N/A</div> | <div style="text-align: center;">_____</div> <div style="text-align: center;">_____</div> <div style="text-align: center;">_____</div> <div style="text-align: center;">_____</div> <div style="text-align: center;">_____</div> <div style="text-align: center;">_____</div> <div style="text-align: center;">_____</div> <div style="text-align: center;">_____</div> <div style="text-align: center;">_____</div> <div style="text-align: center;">_____</div> <div style="text-align: center;">_____</div> <div style="text-align: center;">_____</div> <div style="text-align: center;">_____</div> | <div>6) Location of easements, their purpose and width.</div> <div>7) All existing and proposed uses (i.e. buildings, driveways, dwellings, utility transmission lines, etc.).</div> <div>8) Parking and loading stalls with dimensions (refer to Zoning Ordinance Chapter 130.35 – Parking and Loading, and the Community Design Standards – Parking and Loading Standards).</div> <div>9) Trash and litter storage or collection areas, and propane tank location(s).</div> <div>10) Total gross square footage of proposed buildings.</div> <div>11) Proposed/existing fences or walls.</div> <div>12) Sign location and size (if proposed).</div> <div>13) Pedestrian walkways, courtyards, etc. (if proposed).</div> <div>14) Exterior lighting (if proposed). (Refer to Zoning Ordinance Chapter 130.34 and the Community Design Standards – Outdoor Lighting Standards).</div> <div>15) Existing/proposed water, sewer, septic systems, and wells (if applicable).</div> <div>16) Existing/proposed fire hydrants.</div> <div>17) The location, if present, of rock outcropping, lava caps, drainage courses, lakes, canals, reservoirs, rivers, streams, spring areas subject to inundation and wetlands. (Show respective 100-foot and 50-foot septic system setbacks when a septic system is proposed.)</div> <div>18) Identify areas subject to a 100-year flood on perennial streams or creeks, and show high water level (100-year) on map.</div> <div>19) Note any proposed trails within the project; and where applicable, connection to existing or proposed trail systems.</div> <div>20) Summary table on plans (or attached) demonstrating compliance with zoning regulations regarding the following: <ul style="list-style-type: none"> • Signs (Chapter 130.16 (Signs) - Ordinance No. 5025); • Parking (Chapter 130.35 – Parking and Loading, and the Community Design Standards – Parking and Loading Standards); • Landscaping (Chapter 130.33 and the Community Design Standards – Landscaping and Irrigation Standards); and • Development standards regarding maximum coverage for the lot (see the applicable zone district development standards). </div> |
|--|--|--|

LANDSCAPE PLAN REQUIREMENTS (Two copies required when parking facilities are proposed.)

Check (✓)
Applicant County

- N/f _____ 1) Location, quantity, and a gallon size of proposed plant material (See Zoning Ordinance Chapter 130.33 and the Community Design Standards – Landscaping and Irrigation Standards).
- N/f _____ 2) Lists of both common and botanical names of plant material.
- N/f _____ 3) Location/type of irrigation proposed. The Landscape Plan will be required to meet the County's Water Conserving Landscape Standards, available at Planning Services or online at <http://www.edcgov.us/planning/>.

NOTE: APPLICATION WILL BE ACCEPTED BY APPOINTMENT ONLY. MAKE YOUR APPOINTMENT IN ADVANCE BY CALLING (530) 621-5355.

Property adjacent to 3840 Omo Ranch Road:

East side:

APN: 095-250-09-10

Drew Potter

7637 Meadow Lark Lane

Granite Bay, CA 95746

Phone: (916) 759-5989

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APN: 095-250-08-100
Owners: Scott & Lynne de Bie

File #249986

NARRATIVE OF PROJECT AND REQUEST FOR VARIANCE

We purchased this 10 acre property, located at 3840 Omo Ranch Road, Somerset, in 2011 with the anticipation of building our retirement home and moving there permanently. The property fronts on Omo Ranch Road near the intersection with Fair Play Road and runs upslope to the South. The property had been largely cleared before we purchased it and there existed a rough building pad near the high point of the acreage with a view of vineyards across the valley. We had a barn built approximately half-way up the sloping property two years ago and now wish to construct our home. We anticipate planting a vineyard of 1-2 acres, but have no plans for a commercial wine making operation or tasting room. We hope only to sell the grapes to local wineries while retaining a limited amount for our personal use.

Despite hiring a local architect and a local engineering firm, we were not advised that there was a 200 foot set back requirement until our grading and building plans were submitted to the county for approval. We are now seeking a variance so that our home may be constructed within the set back on the East side of our property.

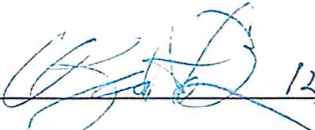
As presently designed, the nearest point of the 2076 square foot house would be 101.5 feet from the property line on the East. Between our property and that of our neighbor on the East there exists a small ravine—varying between 5 and 15 feet in depth. Near the location of the house, our property line runs along the western top of the ravine where the ravine is relatively shallow. On the West side of our proposed building site our property slopes down sharply and is not suitable for building. We cannot therefore move the house to the west to any appreciable degree.

Our electrical supply is above ground for the first 400 feet from Omo Ranch Road and then underground for the next 400 feet to our water storage tanks. There is a 40 foot easement granted to PG &E for 400 feet up slope from Omo Ranch Road along the eastern edge of our property for the power pole and lines. Our well is located at the northern edge of our property near Omo Ranch Road. We have the water pumped 800 feet up the slope to two 2500 gallon storage tanks located approximately 165 feet from the South property line. We use gravity flow pressure to supply water to the barn. These would also be the water supply tanks for the house and fire control. We anticipate locating the propane tank approximately 210 feet from the East property line.

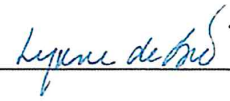
Since the property is only 395 feet wide at its widest point, we are requesting your consideration for this variance as without it the setback restrictions would prevent us from building a home anywhere on the property.

Thank you for your consideration.

Sincerely,

 12/10/16

W. Scott de Bie

 12/10/2016

Lynne de Bie

Property owner contact information:

Scott and Lynne de Bie
920 North Lincoln Street
Dixon, CA 95620
707-678-1390 (Home phone)
707-301-1875 (Scott cell)
Email: wscottdebie@yahoo.com or lynnedebie@yahoo.com

Google Maps

3840 Omo Ranch Rd

DEBIE RESIDENCE - VICINITY MAP - 3840 OMO RANCH RD SOMERSET, CA

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ADM 16-0032

12/8/2016

3840 Omo Ranch Rd - Google Maps

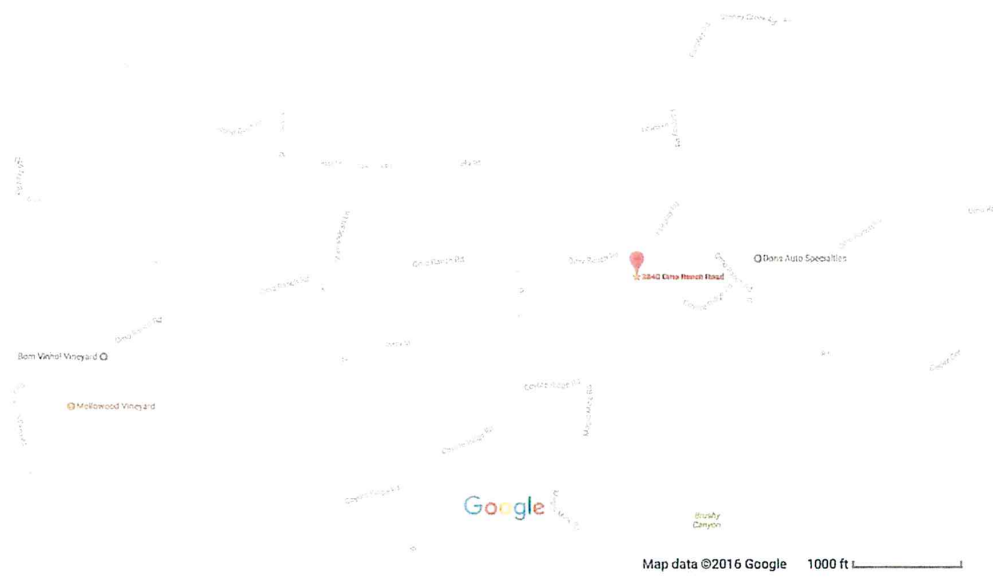
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Google Maps

3840 Omo Ranch Rd

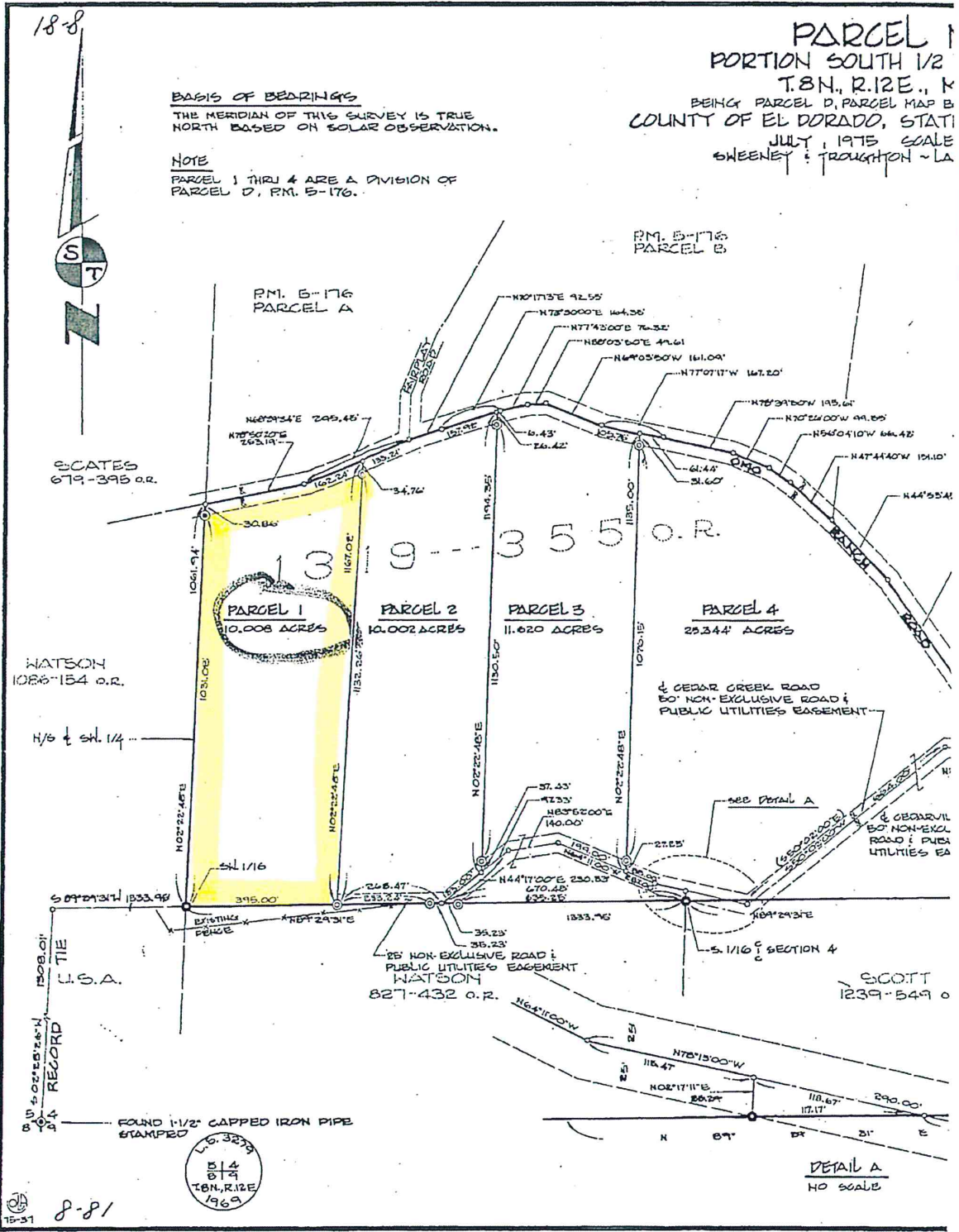
Somerset, CA 95684 Property owners: Scott and Lynne de Bie



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18/8

ADM 16-0032





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): Scott and Lynne deBie
SITE ADDRESS: 3840 Omo Ranch Road, Somerset, CA 95684
MAILING ADDRESS: 920 N. Lincoln Street, Dixon, CA 95620
TELEPHONE NUMBER(S): (DAY) (707) 301-1875 (EVE) (707) 678-1390
APN#: 095-250-08 PARCEL SIZE: 10.008 acres 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: 101.5 foot

REQUESTED USE (AGRICULTURALLY-INCOMPATIBLE):

Construction of 2076 sqft. residence : Application ADM16-0032

DO YOU HAVE A BUILDING PERMIT FOR REQUESTED USE? ☐ YES (Permit # 249986) ☐ NO
(Pending)

PLEASE ANSWER THE FOLLOWING:

1. ☒ YES ☐ NO Does a natural barrier exist that reduces the need for a setback?
(☒ Topography ☐ Other A ravine separates the properties)
2. ☐ YES ☒ NO Is there any other suitable building site that exists on the parcel except within the
required setback?
3. ☒ 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.).

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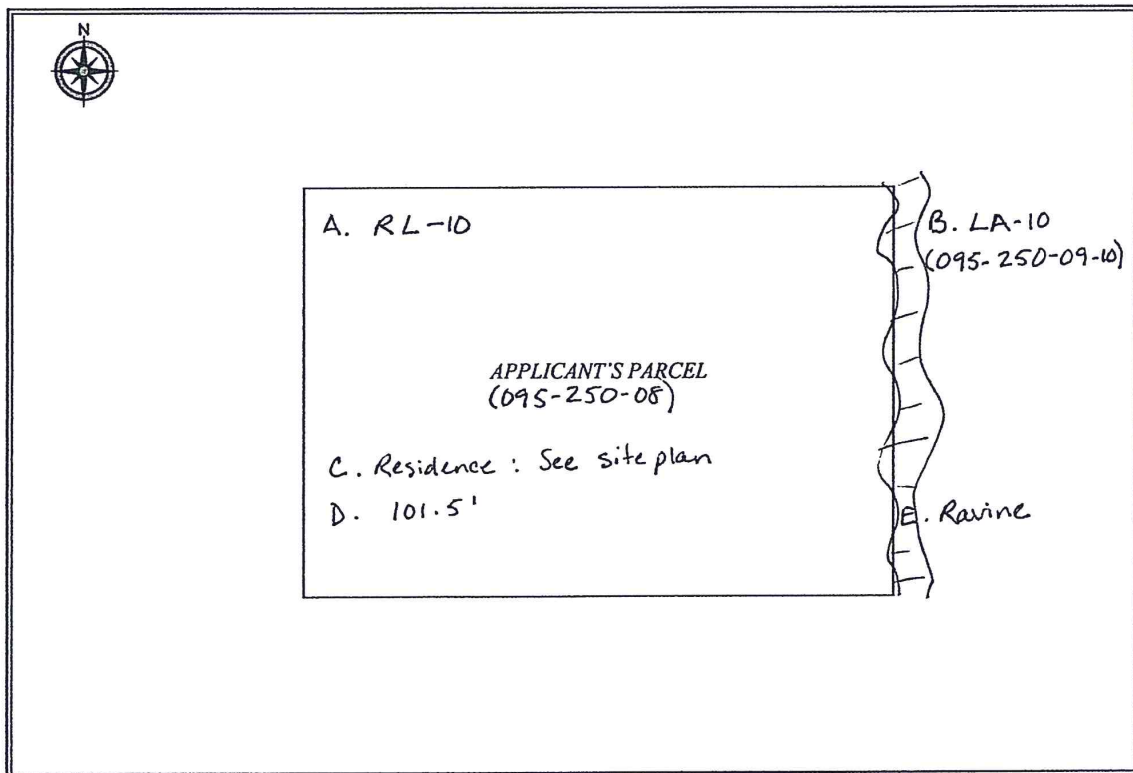
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Please refer to attached narrative

- 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?

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 APPLICANT'S SIGNATURE

12/30/2016

 DATE

OFFICE USE ONLY: <input type="checkbox"/> Fee Paid	Date: _____	Receipt #: _____	Initials: _____
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NARRATIVE OF PROJECT AND REQUEST FOR VARIANCE

We purchased this 10 acre property, located at 3840 Omo Ranch Road, Somerset, in 2011 with the anticipation of building our retirement home and moving there permanently. The property fronts on Omo Ranch Road near the intersection with Fair Play Road and runs upslope to the South. The property had been largely cleared before we purchased it and there existed a rough building pad near the high point of the acreage with a view of vineyards across the valley. We had a barn built approximately half-way up the sloping property two years ago and now wish to construct our home. We anticipate planting a vineyard of 1-2 acres, but have no plans for a commercial wine making operation or tasting room. We hope only to sell the grapes to local wineries while retaining a limited amount for our personal use.

Despite hiring a local architect and a local engineering firm, we were not advised that there was a 200 foot set back requirement until our grading and building plans were submitted to the county for approval. We are now seeking a variance so that our home may be constructed within the set back on the East side of our property.

As presently designed, the nearest point of the 2076 square foot house would be 101.5 feet from the property line on the East. Between our property and that of our neighbor on the East there exists a small ravine—varying between 5 and 15 feet in depth. Near the location of the house, our property line runs along the western top of the ravine where the ravine is relatively shallow. The ravine makes any construction by our neighbor virtually impossible within 100 feet of his side of the property line. He has rebuilt an old barn on his property that is approximately 110 feet from his western property line about midway up the slope or about 550 feet from Omo Ranch Road (the North edge of our properties). Our neighbor's property is heavily treed and he has indicated that he has no intention of clearing more than is necessary for the construction of a house in the future. His property is steep and not very suitable for agriculture. Our neighbors on the West have also mostly treed property with space for their horses. On the West side of our proposed building site our property slopes down sharply and is not suitable for building. We cannot therefore move the house to the west to any appreciable degree.

Our electrical supply is above ground for the first 400 feet from Omo Ranch Road and then underground for the next 400 feet to our water storage tanks. There is a 400 foot easement granted to PG &E for 400 feet up slope from Omo Ranch Road along the eastern edge of our property for the power pole and lines. Our well is located at the western edge of our property near Omo Ranch Road. We have the water pumped 800 feet up the slope to two 2500 gallon

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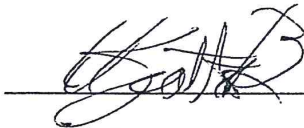
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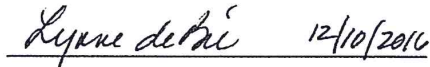
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Thank you for your consideration.

Sincerely,



W. Scott de Bie



Lynne de Bie

Property owner contact information:

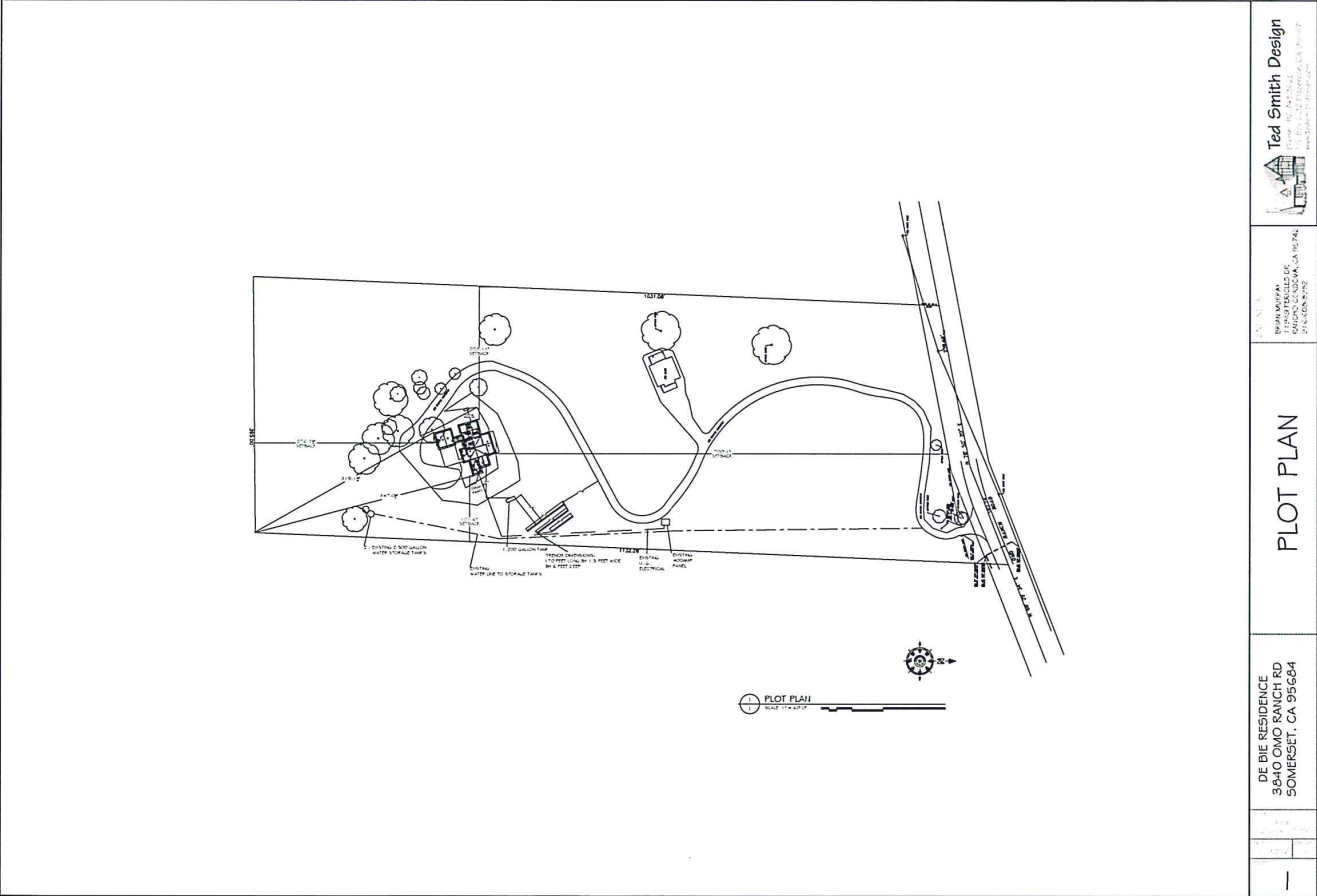
Scott and Lynne de Bie
920 North Lincoln Street
Dixon, CA 95620
707-678-1390 (Home phone)
707-301-1875 (Scott cell)
Email: wscottdebie@yahoo.com or lynnedebie@yahoo.com

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**EL DORADO COUNTY
DEVELOPMENT SERVICES DEPT**





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 10000 S. 100th St.
 Suite 100
 Richmond, BC V6V 2G9
 Canada
 Phone: 604.273.2522
 Fax: 604.273.2523
 Email: ted@tedsmithdesign.com
 www.tedsmithdesign.com

DEVELOPER:
 DEBIE RESIDENCE
 3840 OMO RANCH RD
 SOMERSET, BC V9W 6A9

PLOT PLAN

DEBIE RESIDENCE
 3840 OMO RANCH RD
 SOMERSET, BC V9W 6A9

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