



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, Associate Planner

DATE: July 19, 2017

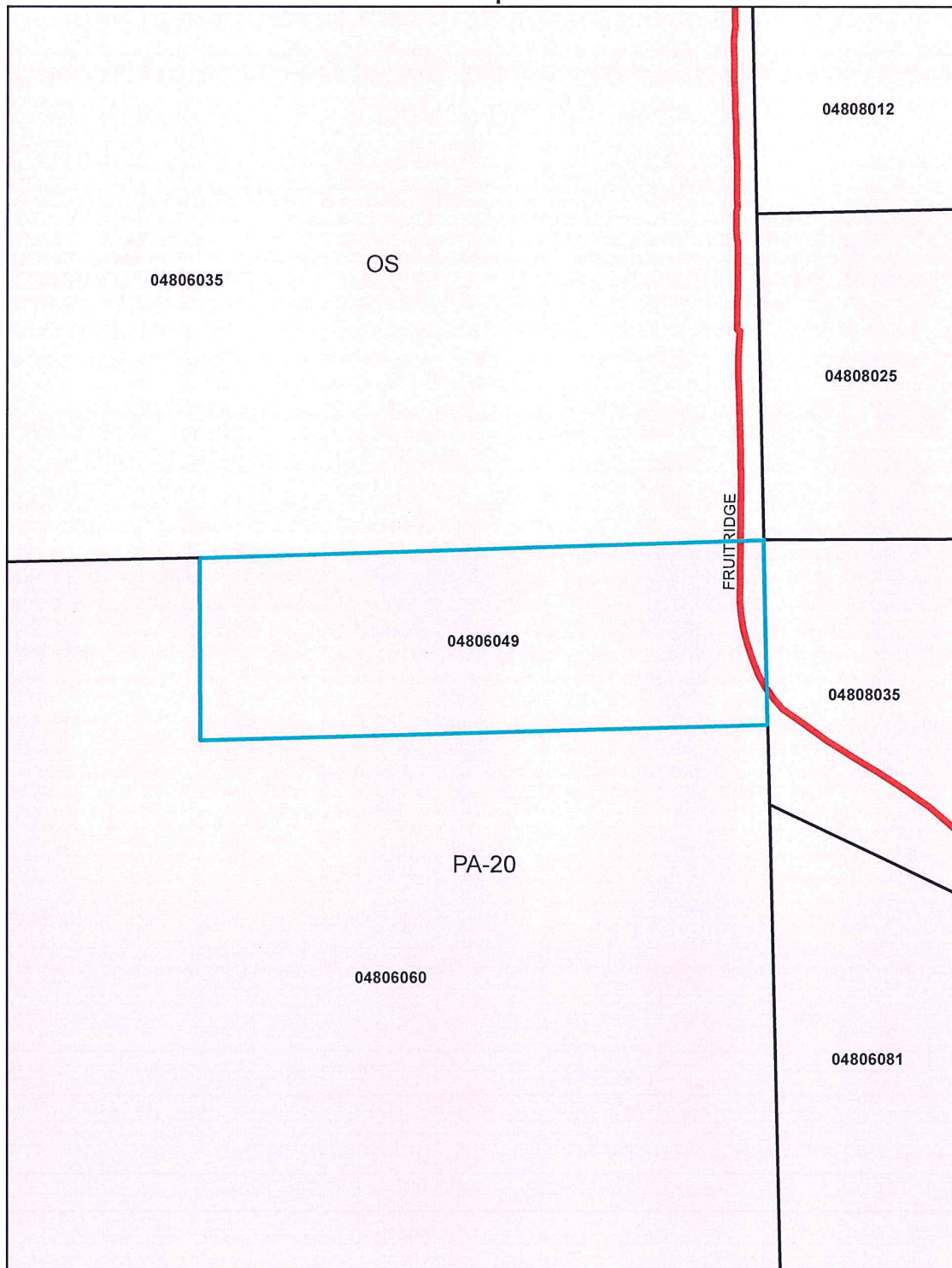
RE: **ADM17-0056/Edison**
Administrative Relief from Agricultural Setback
Assessor's Parcel Number: 048-060-49

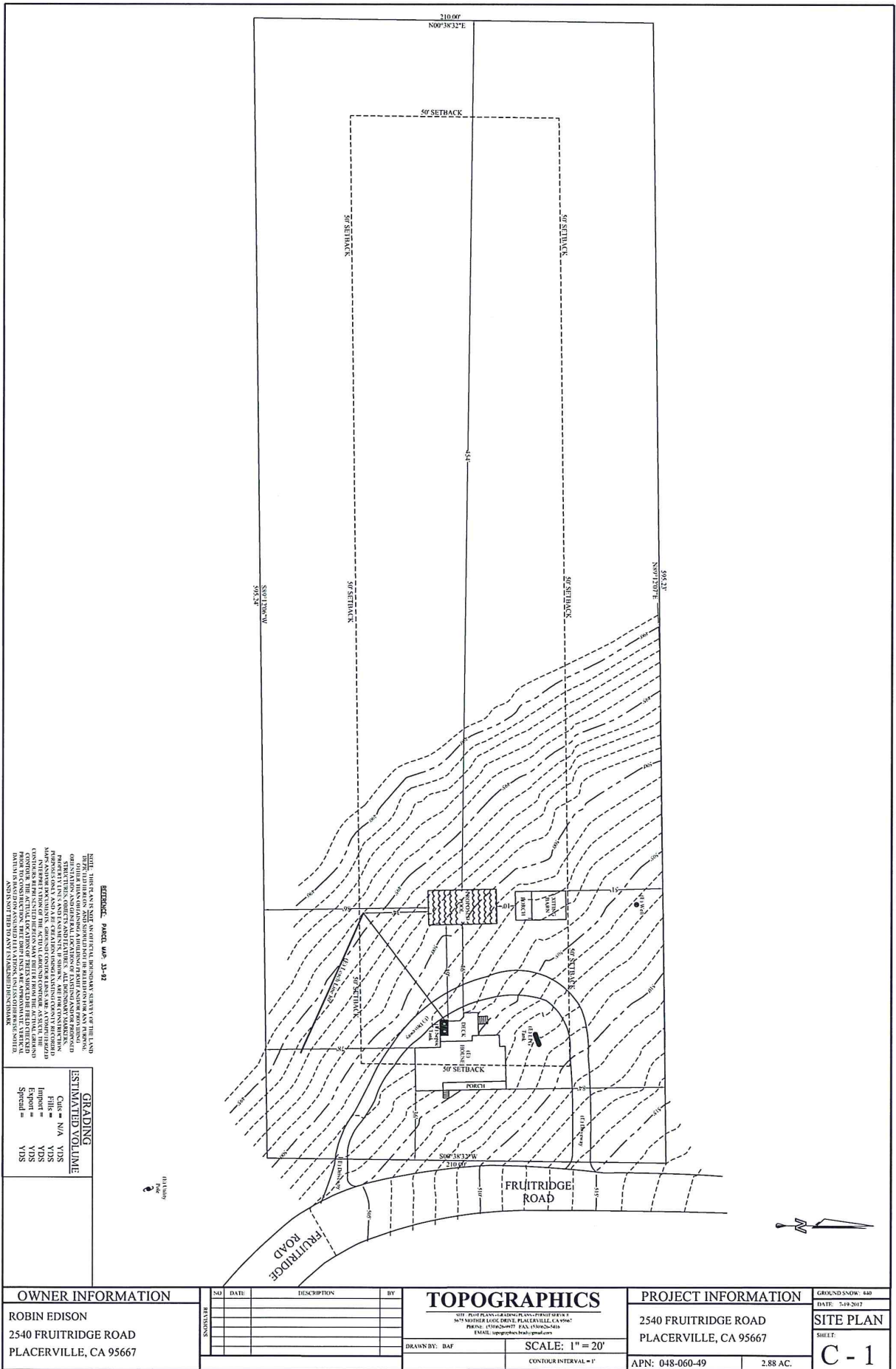
Planning Request and Project Description:

Planning Services is requesting review of a request for administrative relief from the agricultural setbacks for the above referenced project. This request is for the construction of a pool and conversion of a barn to a residence. According to the applicant, the proposed building site for the pool is approximately 98 feet from the property line of the adjacent PA-20 zoned parcel to the south (APN 048-060-60) and 122 feet from the property line of the adjacent PA-20 parcel to the east (APN 048-080-35). The existing barn to be converted to a residence is approximately 133 feet from the property line of the adjacent PA-20 zoned parcel to the south (APN 048-060-60) and 125 feet from the property line of the adjacent PA-20 parcel to the east (APN 048-080-35). The applicant's parcel, identified by APN 048-060-49, consists of 2.88 acres and is located on Fruitridge Rd. (Supervisor District 3).

Note: Applicant's request stated a relief request of a total of 102 feet (Required 200 foot setback minus the proposed 98 foot building setback from the property line).

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2017 JUL 19 AM 9:51

RECEIVED
PLANNING DEPARTMENT

EL DORADO COUNTY PLANNING SERVICES

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

APPLICATION FOR: **ADMINISTRATIVE PERMIT** FILE # ADM17-0056

ASSESSOR'S PARCEL NO.(s) 048-060-49

PROJECT NAME/REQUEST: (Describe proposed use) Edison pool - residential
in-ground swimming pool

APPLICANT/AGENT Robin Edison

Mailing Address P.O. Box 712 Camino CA 95709
P.O. Box or Street City State & Zip

Phone (530) 919-1771 EMAIL: Lovelygarden67@yahoo.com

PROPERTY OWNER Robin Edison

Mailing Address P.O. Box 712 Camino CA 95709
P.O. Box or Street City State & Zip

Phone (530) 919-1771 EMAIL: Lovelygarden67@yahoo.com

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT _____

Mailing Address _____
P.O. Box or Street City State & Zip

Phone () _____ EMAIL: _____

LOCATION: The property is located on the West side of Fruitridge Road
N / E / W / S street or road

1/4 feet/miles north of the intersection with North Canyon : Carson Rd.
N / E / W / S major street or road

in the Camino (Boa Vista Archery) area PROPERTY SIZE 2.88 ac.
acreage / square footage

Robin Edison Date July 12, 2017
signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date 7-19-2017 Fee \$ 507.00 Receipt # 30456 Rec'd by gmm Census _____

Zoning PA-20 GPD CL Supervisor Dist 3 Sec 2 Twn 10N Rng 11E

ACTION BY: _____ DIRECTOR

_____ ZONING ADMINISTRATOR

Hearing Date _____

Approved _____ Denied _____
Findings and/or conditions attached

Approved _____ Denied _____
findings and/or conditions attached

APPEAL: Approved _____ Denied _____

Title

(Application Revised 3/2017)

To: El Dorado County Planning Services
Attn: Aaron Mount
Aaron.mount@edcgov.us

July 18, 2017

Re: Edison Pool
Administrative Relief (Set-back); Zone PA-20
APN: 048-060-49
Address: 2540 Fruitridge Road, Camino, CA 95709

Hi Aaron,

Thank you again for meeting with me to help me navigate the set-back relief process. Below is the narrative of the project, along with the contact information for the adjacent property owners.

Request and Narrative:

I am seeking administrative relief from an agricultural setback in order to install an in-ground swimming pool for my family in our backyard. Our parcel size is 595.24' x 210' (2.88 acres) in Camino, with setbacks of 200' (zone PA-20). I am requesting an 80' setback on the south side (Goldbud side), a 122' setback on the east side (Rapetti side), and a 50' setback on the north side (Forest Service side). Note: I'm asking for the 50' setback on the north side because we have a barn sited at 51' from the north boundary line – I'd like to convert that building to a dwelling space next year and would like to get the setback relief for that project at this time instead of waiting until I pull permits next year. The pool will be sited outside of the 200' west side setback, so no adjustment is requested on the west property line.

Our neighbors, like us, are all growers – we have a small Christmas tree farm (formerly part of Rapetti's Tree Farm) here on our parcel and have been busy every year expanding the farm and increasing the types of agriculture we produce. Having resided in Camino since 1970, I appreciate the benefits of all of this beautiful ag land surrounding me and I respect and appreciate the wisdom of our agriculture commissioners in their efforts to protect the rights of farmers here in El Dorado County. I understand what goes into operating a farm, including the use of pesticides, noise, odors, etc. I grew up here and raised my family here, surrounded by orchards and vineyards, and I plan to live here for the rest of my days. It would be really great to have a cold pool to jump into after a long day's picking, planting, and sweating.

Our adjacent neighbors are:

1. Randall and Paula Rapetti (Rapetti Tree Farm)
APN: 048-080-35; Zoning: PA-20
2585 Fruitridge Road, Camino, CA 95709; (530) 409-7230
2. USDA Forest Service (Nursery)
APN: 048-060-35; Zoning: OS
2375 Fruitridge Road, Camino, CA 95709; (530) 622-9600

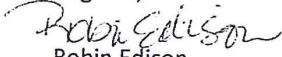
3. Ron and Carolyn Mansfield (Goldbud Farms)

APN: 048-060-60; Zoning: PA-20

2501 Carson Road, Placerville, CA 95667 (530) 626-6521

Thank you for the assistance. Please let me know if you need additional information or clarification.

Regards,


Robin Edison

2540 Fruitridge Road

Camino, CA 95709

530-919-1771

Lovelygarden67@yahoo.com



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): Robin Edison

SITE ADDRESS: 2540 Fruitridge Road, Camino, CA 95709

MAILING ADDRESS: P.O. Box 712, Camino, CA 95709

TELEPHONE NUMBER(S): (DAY) 530-919-1771 (EVE) Same

APN#: 048D60-49-100 PARCEL SIZE: 2.88 ac. ZONING: ~~SA-10~~ PA-20

LOCATED WITHIN AN AG DISTRICT? ☒ YES ☐ NO ADJACENT PARCEL ZONING: ① PA-20
② OS ③ 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: see below foot
South = 80' North = 50'
West = No change East = 122'

REQUESTED USE (AGRICULTURALLY-INCOMPATIBLE): Swimming pool

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

PLEASE ANSWER THE FOLLOWING:

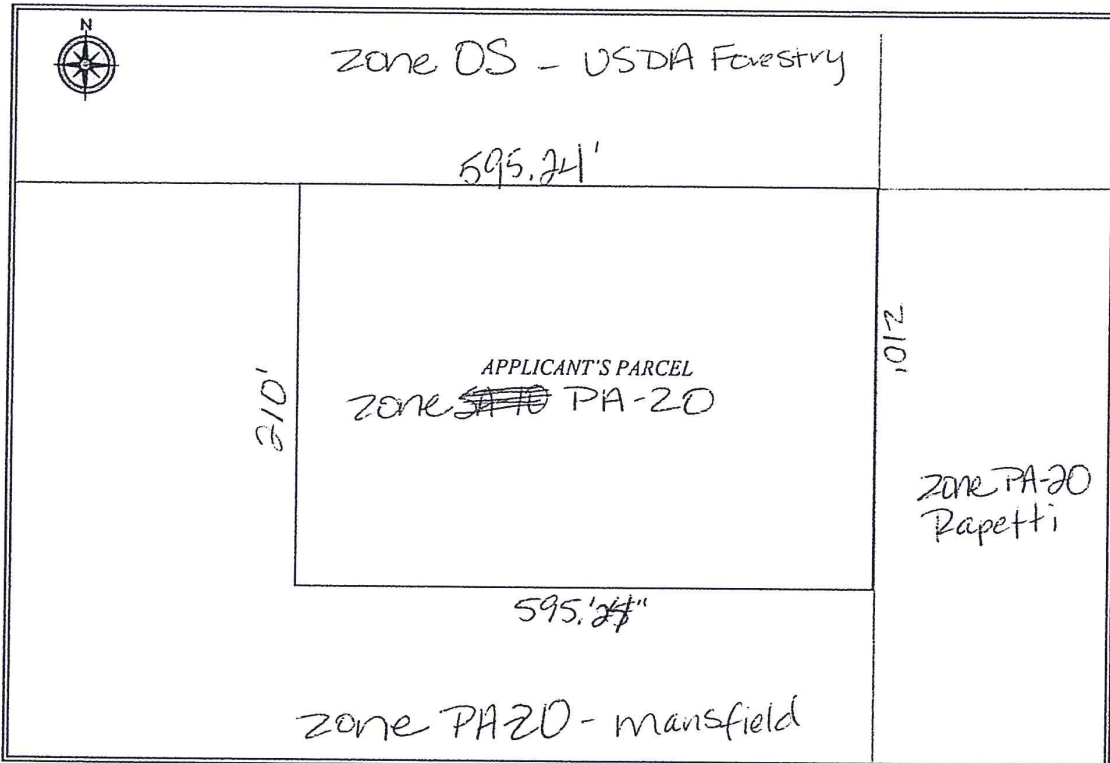
- ☒ YES ☐ NO Does a natural barrier exist that reduces the need for a setback?
(☐ Topography ☒ Other partial - conifer groves to the SW)
- ☐ YES ☒ NO Is there any other suitable building site that exists on the parcel except within the
required setback?
- ☒ YES ☒ NO Is your proposed agriculturally-incompatible use located on the property to minimize any
potential negative impact on the adjacent agricultural land? We are trying.
- 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.).

Adjacent parcel is vineyard to the south, forestry nursery to north,
tree farm to east. Our property is tree farm, vegetables, fruit trees,
flowers - gently sloped.

- 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?

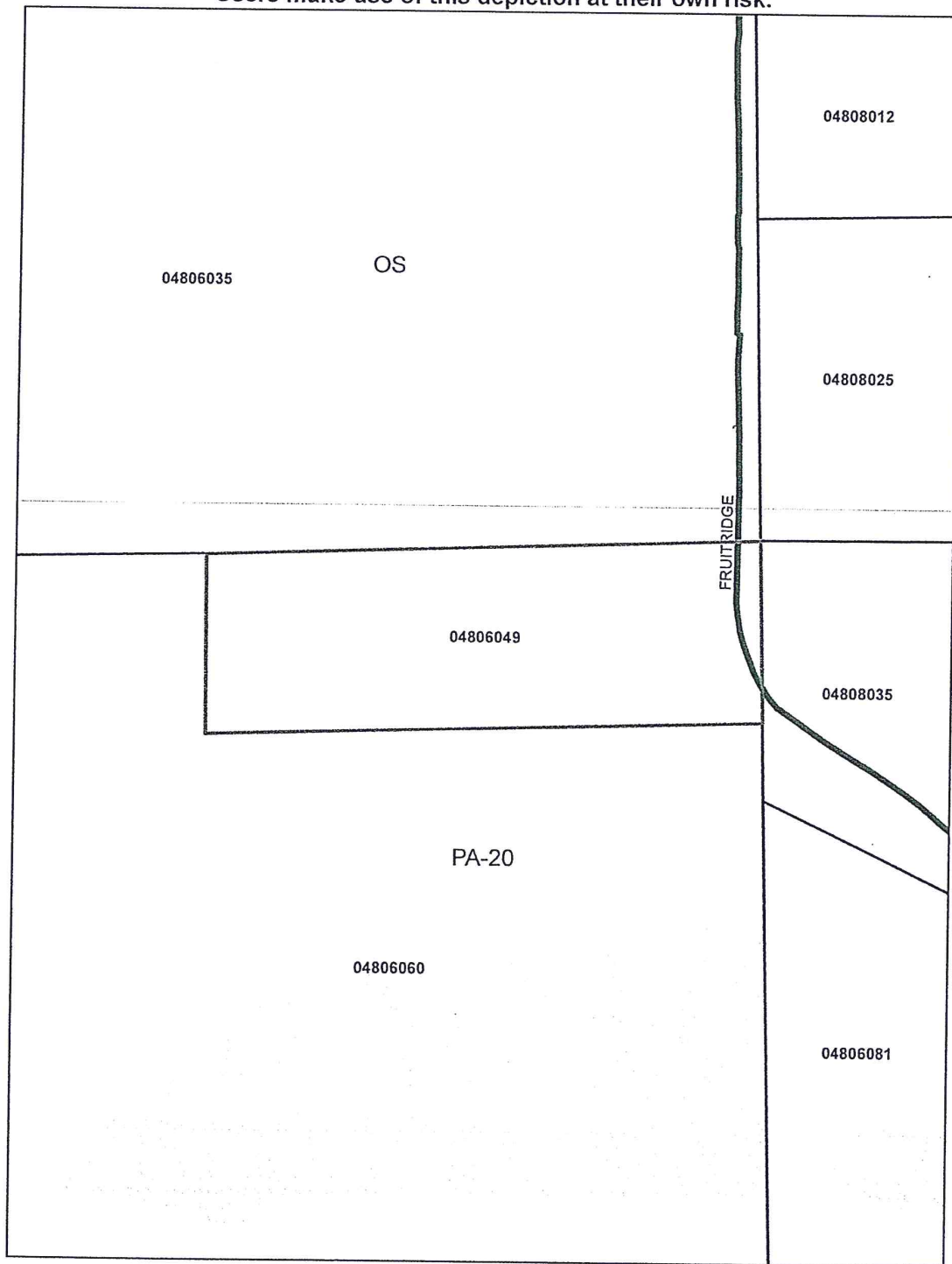
Please see letter to Planning Dept. for detailed narrative and our request.
Thank you.

Robin Edison
APPLICANT'S SIGNATURE

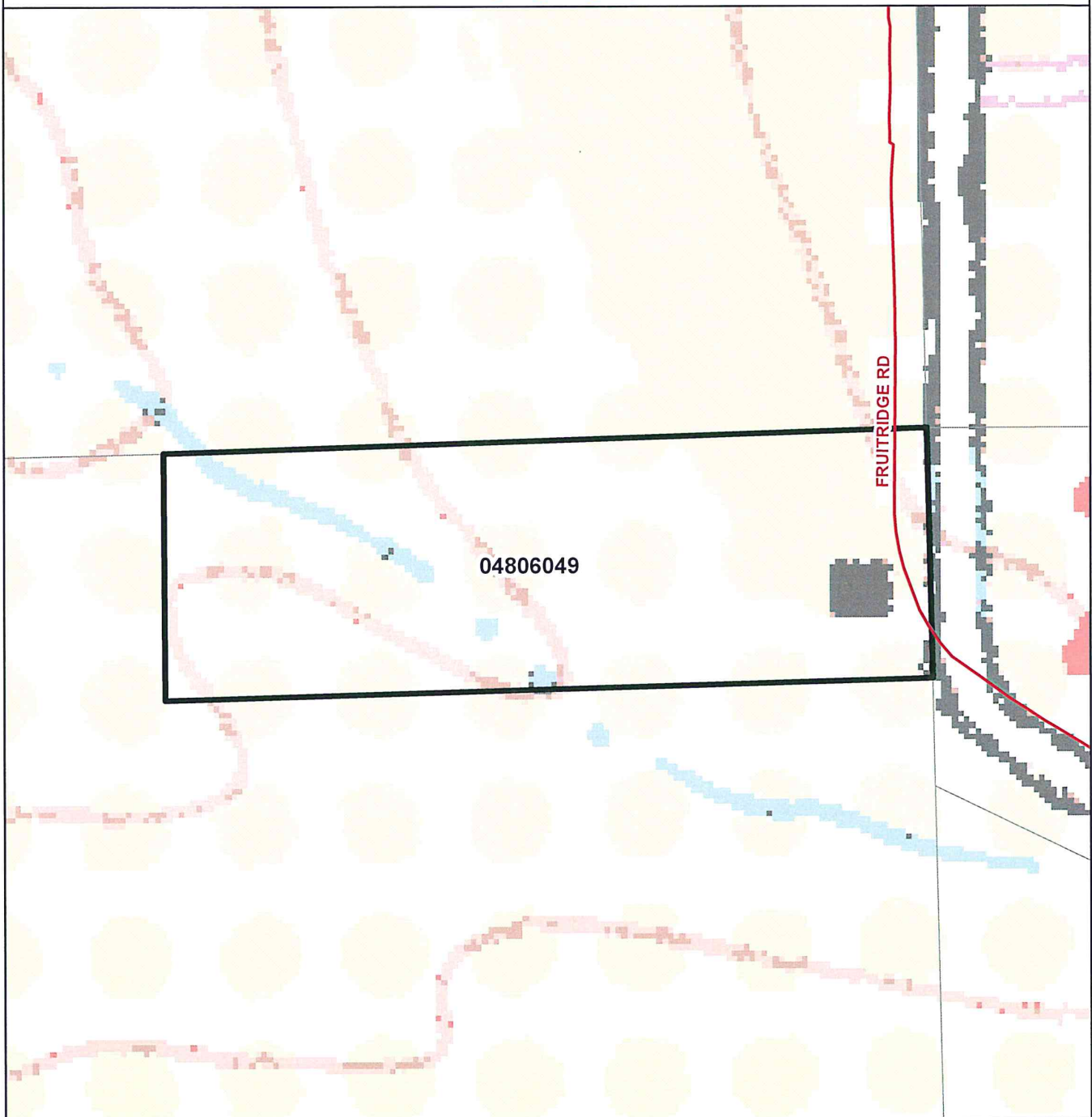
7/17/17
DATE

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



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MAP PREPARED BY: Frank Bruijn DATE: July 25, 2017

PROJECT ID: 00750781

EL DORADO COUNTY SURVEYOR G.E.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-4751

Legend



Edison Parcel



Parcels



Roads



Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission