



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 20, 2017

RE: **ADM17-0046/Roe**
Second Residence within a Williamson Act Contract
Assessor's Parcel Number: 088-021-43

Planning Request and Project Description:

Planning Services is requesting review of a request for an Administrative Permit to allow conversion of an existing temporary agricultural employee housing to a permanent residence. The following Zoning Ordinance section applies to this request:

130.40.060.C.3 Residential Development. In addition to a primary dwelling, one secondary dwelling may be allowed within a Preserve by Administrative Permit approval in compliance with Section 130.52.010 (Administrative Permit, Relief, or Waiver), providing all of the following findings regarding the secondary dwelling can be made:

- a. It complies with all other zone setbacks and development standards, including agricultural buffer setbacks, if applicable;
- b. It is consistent with the terms of the applicable Agricultural Preserve Contract; and is incidental to the agricultural use of the land;
- c. It is consistent with the principles of compatibility in compliance with California Government Code Section 51238.1(a), as determined by the Ag Commission.

The applicant's parcel, identified by APN 088-021-43, consists of 61.54 acres and is located on Hackomiller Rd. (Supervisor District 4). The parcel is within Agricultural Preserve Number 312.



EL DORADO COUNTY PLANNING SERVICES

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

WORKING COPIES 6/13/17

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PLANNING DEPARTMENT

APPLICATION FOR: **ADMINISTRATIVE PERMIT**FILE # ADM17-0046ASSESSOR'S PARCEL NO.(s) 088-021-43PROJECT NAME/REQUEST: (Describe proposed use) CONVERSION OF TEMPORARY AG HOUSING TO PERMANENT AG HOUSING

APPLICANT/AGENT

Mailing Address 5700 HACKOMILLER ROAD GARDEN VALLEY CA 95633-9213
P.O. Box or Street City State & ZipPhone (530) 333-1980 EMAIL: john@thediscoverygroup.biz

PROPERTY OWNER

Mailing Address SAME AS ABOVE
P.O. Box or Street City State & Zip

Phone () EMAIL:

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT

Mailing Address N/A
P.O. Box or Street City State & Zip

Phone () EMAIL:

LOCATION: The property is located on the WEST side of HACKOMILLER ROAD
N/E/W/S street or road1/4
300 feet/miles NORTH of the intersection with GARDEN VALLEY ROAD
N/E/W/S major street or roadin the GARDEN VALLEY area. PROPERTY SIZE 61.54 ACRES
acreage / square footageX John E. Roe Date 6-14-17
signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date 06/14/17 Fee \$ 119 Receipt # 30411 Rec'd by Efren Sanchez CensusZoning AG-40 GPD AL Supervisor Dist 0 Sec 2 Twn 11N Rng 10EACTION BY: DIRECTORZONING ADMINISTRATOR

Hearing Date

Approved Denied
Findings and/or conditions attachedApproved Denied
findings and/or conditions attached

APPEAL:

Approved Denied

Title

(Application Revised 3/2017)

ADM 17-0046

ON FILE E TMA 13-0005

Required Submittal Info Administrative Permit, Relief, or Waiver

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REQUIRED SUBMITTAL INFORMATION
for
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. |
| <u>N/A</u> | 2) | Letter of authorization from all property owners authorizing agent to act as applicant, when applicable. |
| <u>N/A</u> | 3) | Proof of ownership (Grant Deed), if the property has changed title since the last tax roll. |
| <u>ON FILE</u> | 4) | An 8 1/2 x 11" vicinity map showing the location of the project in relation to the distance to major roads, intersections, and town sites. |
| <u>SEE APPLICATION</u> | 5) | Narrative of project and request. |
| <u>SEE APPLICATION</u> | 6) | Provide name, mailing address and phone number of all property owners and their agents. |

SITE PLAN REQUIREMENTS

One full-sized site plan drawn to scale and of sufficient size to allow for a clear delineation of the following required information (where applicable) in an electronic PDF format (CD-ROM or other medium) and one 11"x17" version of the full-sized site plan. Both versions must include a graphic scale. For your convenience, please check the Applicant column on the left to be sure you have all the required submittal information.

- | | | |
|-----------|---|--|
| <u>DO</u> | Check (✓)
<u>Applicant</u> <u>County</u> | <u>SEE TMA 13-0005 PROPOSED TEMPORARY AG HOUSING MAP</u> |
| | <u>N/A</u> | 1) Project name (if applicable). |
| <u>DO</u> | ✓ | 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 17-0046

Last revised 09/2016

SITE PLAN REQUIREMENTS

Check (✓)

Applicant County

- 20 ? N/A 6) Location of easements, their purpose and width.
- ✓ 7) All existing and proposed uses (i.e. buildings, driveways, dwellings, utility transmission lines, etc.).
- N/A 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).
- ? N/A 9) Trash and litter storage or collection areas, and propane tank location(s).
- ✓ 10) Total gross square footage of proposed buildings. ?
- ? N/A 11) Proposed/existing fences or walls.
- N/A 12) Sign location and size (if proposed).
- N/A 13) Pedestrian walkways, courtyards, etc. (if proposed).
- N/A 14) Exterior lighting (if proposed). (Refer to Zoning Ordinance Chapter 130.34 and the Community Design Standards – Outdoor Lighting Standards).
- ✓ 15) Existing/proposed water, sewer, septic systems, and wells (if applicable).
- N/A 16) Existing/proposed fire hydrants.
- ✓ 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.)
- N/A 18) Identify areas subject to a 100-year flood on perennial streams or creeks, and show high water level (100-year) on map.
- N/A 19) Note any proposed trails within the project; and where applicable, connection to existing or proposed trail systems.
- N/A 20) Summary table on plans (or attached) demonstrating compliance with zoning regulations regarding the following:
- 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 – Landscaping Standards, 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).

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

- Check (✓)
Applicant County
- | | | |
|------------------|----|--|
| <u>N/A</u> _____ | 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). |
| <u>N/A</u> _____ | 2) | Lists of both common and botanical names of plant material. |
| <u>N/A</u> _____ | 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.

To: Planner
From: Efren Sanchez
Subject: ADM17-0046
Date: June 14, 2017

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Parcel is under the Williamson Act Contract: WAC06-15,16,17.
The applicants have the current AG housing under TMA 13-0005N.

The applicants would like to convert the existing temporary Ag Housing to Permanent AG Housing.

- 130.40.060 (C)(3) Residential Development. In addition to a primary dwelling, one secondary dwelling may be allowed within a Preserve by Administrative Permit approval in compliance with Section 130.52.010 (Administrative Permit, Relief, or Waiver), providing all of the following findings regarding the secondary dwelling can be made:
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 - c. It is consistent with the principles of compatibility in compliance with California Government Code Section 51238.1(a), as determined by the Ag Commission.

Current APN: 088-021-43
Previous APN: 088-020-84

Building Permits:

- 218467 Temporary Manufactured Home (AG Housing)
- 219020 Detached Garage

Please pull plans from Web-extender for this application.

ADM 17-0046

17-0856 Planning Request 8/9/17