



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

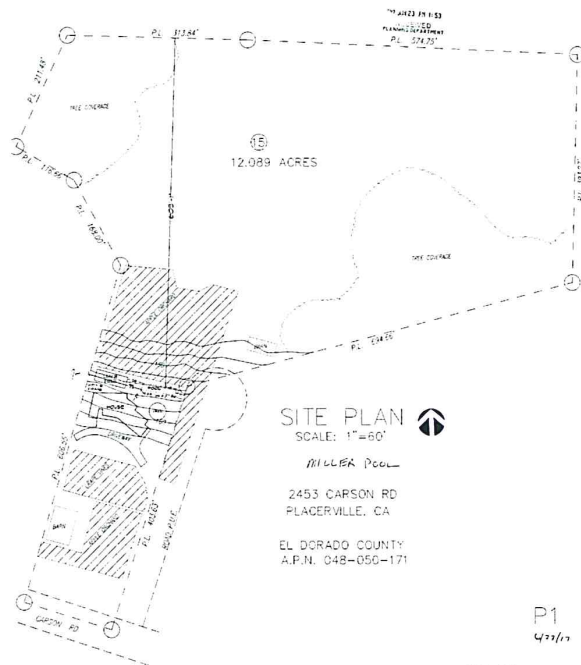
DATE: July 18, 2017

RE: **ADM17-0050/Miller**
Administrative Relief from Agricultural Setback
Assessor's Parcel Number: 048-050-17

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. According to the applicant, the proposed building site is approximately 34 feet from the property line of the adjacent PA-20 zoned parcel to the east (APN 048-050-14) and 95 feet from the property line of the adjacent PA-20 parcel to the west (APN 048-050-15). The applicant's parcel, identified by APN 048-050-17, consists of 12.09 acres and is located on Carson (Supervisor District 3).

Note: Applicant's request stated a relief request of a total of 166 feet (Required 200 foot setback minus the proposed 34 foot building setback from the property line).





EL DORADO COUNTY PLANNING SERVICES

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

APPLICATION FOR: **ADMINISTRATIVE PERMIT** FILE # **ADM 17-0050**

ASSESSOR'S PARCEL NO.(s) **048-050-171**

PROJECT NAME/REQUEST: (Describe proposed use) **MILLER SWIMMING POOL**

APPLICANT/AGENT **JOEL WELLS**

Mailing Address **3237 MONIER CIR. #5** **Pancho** **CA** **95742**
P.O. Box or Street City State & Zip

Phone (916) **752 9262** EMAIL: **jwells@wells-pools.com**

PROPERTY OWNER **TONY & KIMBERLY MILLER**

Mailing Address **2453 CARSON RD.** **PLACERVILLE** **CA** **95667**
P.O. Box or Street City State & Zip

Phone (510) **825-8461** EMAIL: **TONY@WINDMILLERFARM.COM**

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT **LENATHAN ENGBREKING**


Mailing Address **2795 E. BIDWELL ST** **FOLSOM** **CA** **95630**
P.O. Box or Street City State & Zip

Phone (916) **287 1445** EMAIL: _____

LOCATION: The property is located on the **NORTH** side of **CARSON RD**
N/E/W/S street or road

2000 feet/miles **EAST** of the intersection with **UNION RIDGE RD**
N/E/W/S major street or road

in the **APPLE HILL** area. PROPERTY SIZE **12** acreage / square footage

X  Date **6/23/17**
signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date **6/23/17** Fee \$ **507.00** Receipt # **30425** Rec'd by **DSAMR** Census _____
Zoning **PA-20** GPD **AL** Supervisor Dist **3** Sec **3** 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)

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EL DORADO COUNTY PLANNING SERVICES

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Administrative Permit, Relief, or Waiver

PURPOSE

An Administrative Permit is required in cases where limited review of a proposed structure or use through the site plan review process is necessary to verify compliance with established standards adopted to ensure compatibility with adjacent uses and availability of public services and infrastructure. The Administrative Permit shall also be used for the processing of administrative relief or waiver requests in compliance with Zoning Ordinance Subsection 130.52.010.B or to establish the legal nonconforming status of a use or structure in compliance with Chapter 130.61.

The issuance of an Administrative Permit shall be a ministerial project pursuant to CEQA.

INITIAL PROCESS

1. Applicant/agent prepares all required submittal information and makes an appointment to submit the application to Planning Services.
2. Planning Services reviews submittal and makes a determination on zoning conformance or if public hearing is required within 20 working days.

NOTE: Ranch marketing and winery activities require Agricultural Commission review, extending the determination by approximately 30-45 days.

APPEALS

A decision of the Development Services Director or if public hearing is required, the Zoning Administrator, may be appealed to the Planning Commission. Action by the Planning Commission may be appealed to the Board of Supervisors. Appeals must be made within ten working days from date of decision and filed with Planning Services with the current appeal fee, as adopted by the Board of Supervisors through fee resolution.

FEES

Current application and revision fees may be obtained by contacting the Planning Services at (530) 621-5355 or by accessing the Planning Services online fee schedule at <http://edcgov.us/Planning>.

NOTE: Should your application be denied, application fees are nonrefundable. Should you request withdrawal of the application, you may receive only that portion of the fee which has not yet been expended.

DEED RESTRICTIONS

Please review and understand any private deed restrictions recorded against your property to insure your proposed application does not violate such deed restrictions. If a conflict exists between the deed restrictions and your application, the County can still approve your application

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and issue necessary permits. However, County approval does not absolve your obligation to comply with deed restrictions.

APPLICATION

If the application and submittal requirements are not attached to this information packet, please contact Planning Services. You may also call Planning Services at (530) 621-5355 for general assistance.

APPOINTMENT

Applications are accepted by appointment only. Please call ahead for an appointment with a planner when you are ready to submit your application. Please have all required submittal information completed before your appointment. Appointments are generally made within 48 hours of your call to Planning Services at (530) 621-5355.

EL DORADO COUNTY PLANNING SERVICES

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

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.
✓	✓	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

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.

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.

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SITE PLAN REQUIREMENTS

Check (✓) Applicant County		
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	6) Location of easements, their purpose and width.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7) All existing and proposed uses (i.e. buildings, driveways, dwellings, utility transmission lines, etc.).
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	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).
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	9) Trash and litter storage or collection areas, and propane tank location(s).
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	10) Total gross square footage of proposed buildings.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	11) Proposed/existing fences or walls.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	12) Sign location and size (if proposed).
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	13) Pedestrian walkways, courtyards, etc. (if proposed).
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	14) Exterior lighting (if proposed). (Refer to Zoning Ordinance Chapter 130.34 and the Community Design Standards – Outdoor Lighting Standards).
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	15) Existing/proposed water, sewer, septic systems, and wells (if applicable).
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	16) Existing/proposed fire hydrants.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	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.)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	18) Identify areas subject to a 100-year flood on perennial streams or creeks, and show high water level (100-year) on map.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	19) Note any proposed trails within the project; and where applicable, connection to existing or proposed trail systems.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	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 – 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).

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

Check (✓)
Applicant County

- | | | |
|-----------|----|--|
| <u>MA</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>MA</u> | 2) | Lists of both common and botanical names of plant material. |
| <u>MA</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.



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

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REQUEST FOR ADMINISTRATIVE RELIEF FROM AN AGRICULTURAL SETBACK - APPLICATION

APPLICANT(S) NAME(S): JOEL WELLS

SITE ADDRESS: 2453 CARSON RD PLACERVILLE CA 95667

MAILING ADDRESS: SAME

TELEPHONE NUMBER(S): (DAY) 916 752 9262 (EVE) SAME

APN#: 048-650-171 PARCEL SIZE: 12 AC ZONING: A6

LOCATED WITHIN AN AG DISTRICT? ☒ YES ☐ NO ADJACENT PARCEL ZONING: A6

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: 34' foot

REQUESTED USE (AGRICULTURALLY-INCOMPATIBLE):

NEW SWIMMING POOL

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

PLEASE ANSWER THE FOLLOWING:

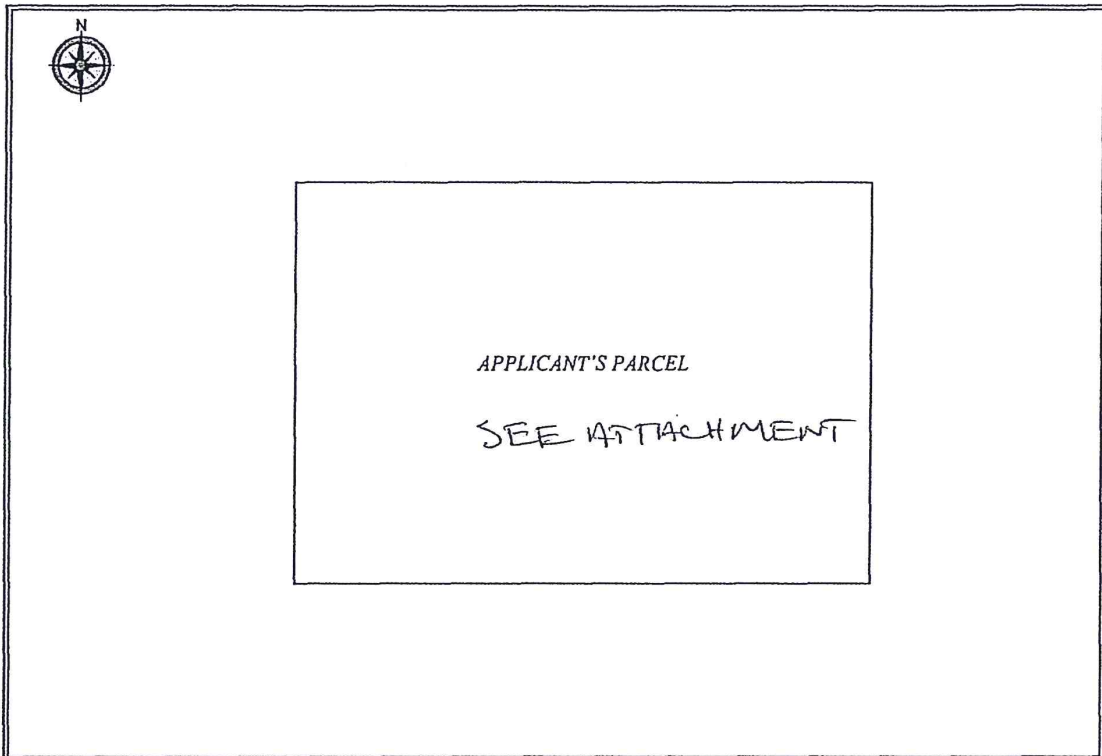
- ☒ YES ☐ NO Does a natural barrier exist that reduces the need for a setback?
(☐ Topography ☒ Other TREES)
- ☐ YES ☒ NO Is there any other suitable building site that exists on the parcel except within the
required setback?
- ☒ YES ☐ NO Is your proposed agriculturally-incompatible use located on the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

APPLE ORCHARDS, GRAPE VINES, SEPTIC / LEACH FIELD
TOPOGRAPHY, TREES. THE HOUSE REMODEL
HAS ALREADY BEEN APPROVED FOR A6 RELIEF

- 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

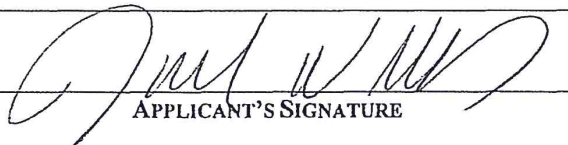


N

APPLICANT'S PARCEL

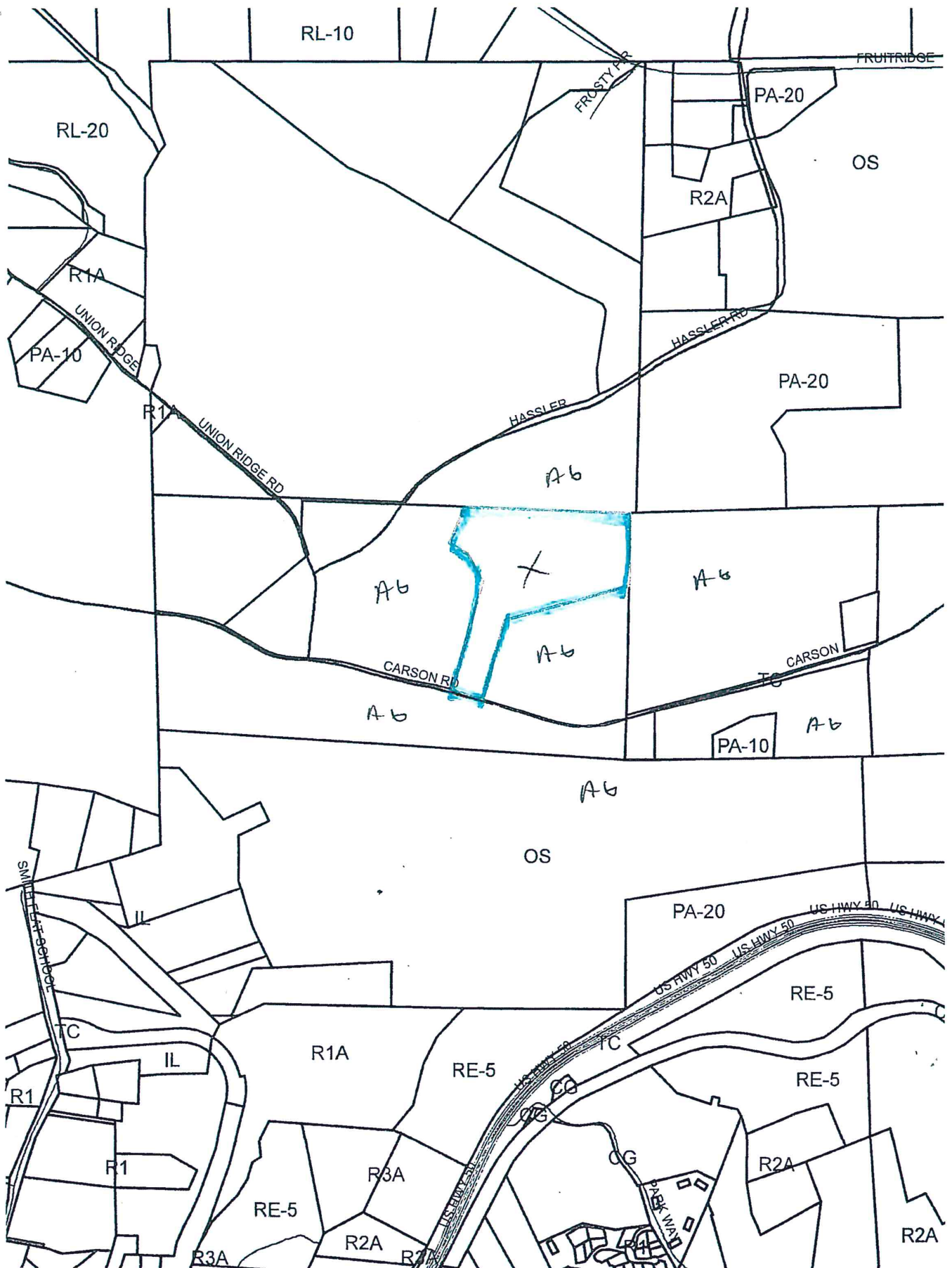
SEE ATTACHMENT

ANY ADDITIONAL COMMENTS?


APPLICANT'S SIGNATURE

6/23/17
DATE

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



Recorder's Index - Query by Document Number

Year

Start with Document Number

Show at a time

☒ Show all of the names

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General Information: The last document online is number **25416** recorded on **Thursday**.

Year 2007 Document 19028

Document Number	Date	Document Title Names
2007-0019028 2 pages	03/22/2007	GRANT DEED MCNATT JAMES TR MCNATT MARJORIE TR MCNATT TRUST MILLER KIMBERLY J (grantee) MILLER WILLIAM ANTHONY (grantee)

[Continue with Document 2007-0019029](#)

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June 22, 2017

Ref: APN: 048-050-17-100 El Dorado County
2453 Carson Road
Placerville, CA 95667
William Anthony Miller

Attn: El Dorado County Planning Services

I, William Anthony Miller hereby authorize Joel Wells and Tom Wells to act on my behalf regarding the Agricultural relief application for my property located at 2453 Carson Road, Placerville, California 95667.

Regards,

A handwritten signature in black ink, appearing to read 'W. Miller', followed by a long horizontal line extending to the right.

William Anthony Miller

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Miller Pool Project

Applicant/Agent:

Joel Wells
3237 Monier Circle Suite 5
Rancho Cordova, CA 95742
916.752.9262
jwells@wellspools.com

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Property Owners:

Anthony & Kimberly Miller
2453 Carson Rd
Placerville, CA 95667
510.825.8461
tony@windmillerfarm.com

Narrative:

We are applying for an administrative relief permit from a 200 FT agricultural setback to construct a new swimming pool. The location of the proposed pool is directly behind (north) of the existing residence. The home is located in the narrow section of the parcel and does not allow for a 200 FT setback. The home was recently remodeled and subject to the same 200 FT agricultural setback. The administrative permit was approved for the house and we are now wanting to included a pool. This location is the only feasible spot to locate the pool since a large percentage of the property is apple orchard or vineyard. Furthermore, the septic system, topography and existing tree coverage makes it impossible to locate the swimming pool elsewhere.

