



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: September 12, 2017

RE: **ADM17-0066/D'Ambrosio**
Administrative Relief from Agricultural Setback
Assessor's Parcel Number: 009-040-28

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 single family residence. According to the applicant, the proposed building site for the residence is approximately 100 feet from the property line of the adjacent FR-160 zoned parcel to the north (APN 009-040-51). The applicant's parcel, identified by APN 009-040-28, consists of 39 acres and is located on Spring Valley Rd. (Supervisor District 5).

Note: Applicant's request stated a relief request of a total of 100 feet (Required 200 foot setback minus the proposed 100 foot building setback from the property line).



2017 AUG 30 AM 11:28

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EL DORADO COUNTY PLANNING SERVICES

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

RECEIVED
PLANNING DEPARTMENTAPPLICATION FOR: **ADMINISTRATIVE PERMIT**FILE # ADM 17-0066ASSESSOR'S PARCEL NO.(s) 009-040-29PROJECT NAME/REQUEST: (Describe proposed use) Residence

APPLICANT/AGENT

Mailing Address Brett & Erica D'Ambrosio
1121 Gilman St. Berkeley CA 94706
P.O. Box or Street City State & ZipPhone (510) 376-3456 EMAIL: bdambrosio@gmail.com

PROPERTY OWNER

Mailing Address Brett D'Ambrosio & Erica Maier D'Ambrosio
1121 Gilman Street Berkeley CA 94706
P.O. Box or Street City State & ZipPhone (510) 376-3456 EMAIL: bdambrosio@gmail.com

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT

Todd Verwers

Mailing Address

P.O. Box or Street

City

State & Zip

Phone ()

EMAIL:

LOCATION: The property is located on the

NE

side of

Spring Valley Road

N/E/W/S

street or road

1 feet/milesW

N/E/W/S

of the intersection with

Peavine Ridge

major street or road

in the

Van Ness

area.

PROPERTY SIZE

40

acreage/square footage

X

Brett D'Ambrosio
signature of property owner or authorized agent

Date

8/30/2017

FOR OFFICE USE ONLY

Date 08/30/17Fee \$ 507Receipt # 30521Rec'd by Efren Sandoz CensusZoning RL-160GPD NRSupervisor Dist 5Sec 22Twn 11NRng 13E

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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TO: County of El Dorado Agricultural Commission

FROM: Aaron Mount, Associate Planner *Adm*

DATE: September 12, 2017

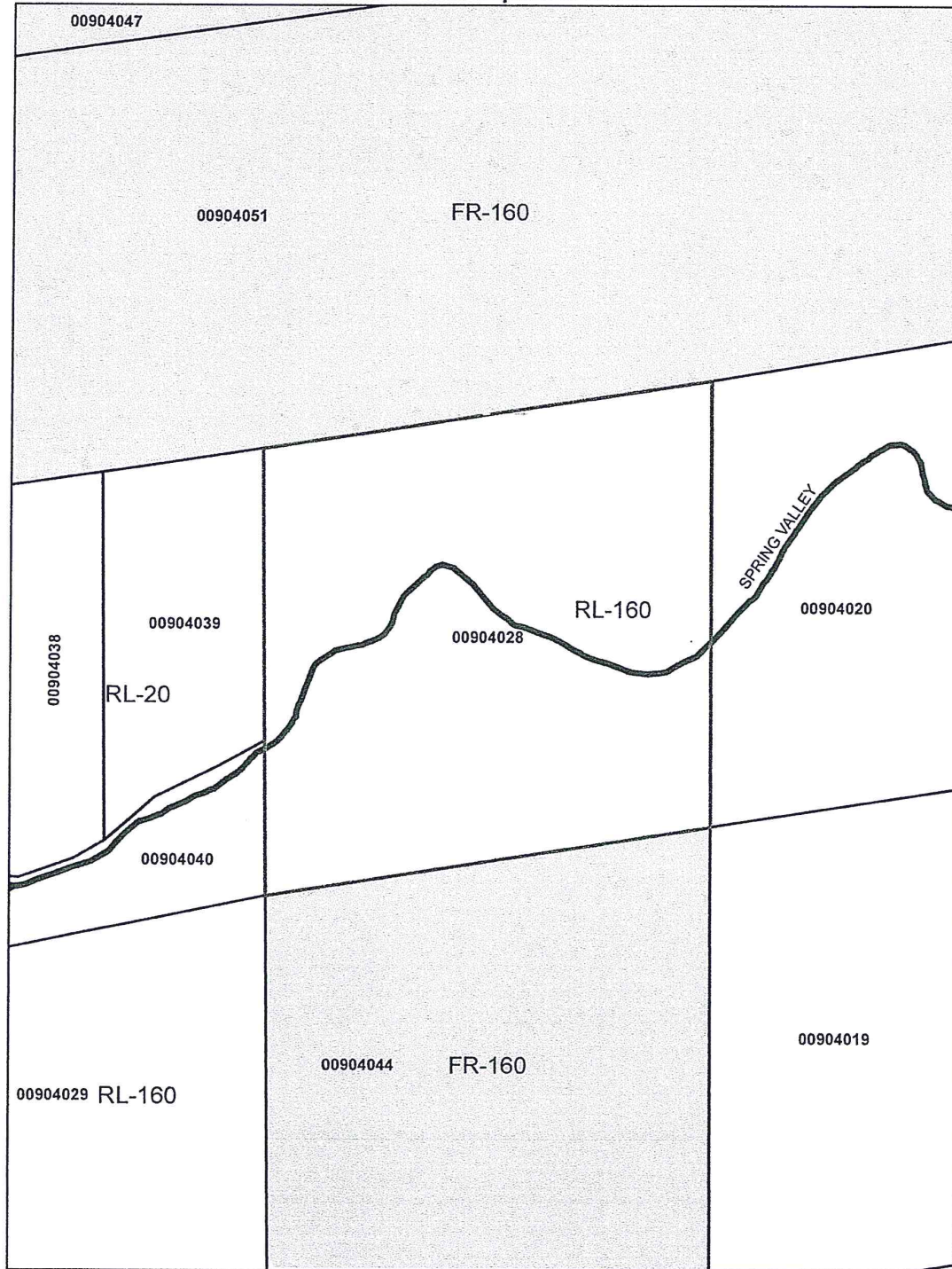
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Note: Applicant's request stated a relief request of a total of 100 feet (Required 200 foot setback minus the proposed 100 foot building setback from the property line).

Copyright 2006, Airphoto USA, LLC, All Rights Reserved.
This depiction was compiled from unverified public and private sources and is illustrative only.
No representation is made as to the accuracy of this information.
Parcel boundaries are particularly unreliable.
Users make use of this depiction at their own risk.



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RECEIPT #: 30521 01 1
DATE PAID: 08/30/2017 02 1

RECEIVED FROM: CLARESCO CORPORATION

| | | | |
|-----------------|-------------------|--------|--------|
| ADMINISTRATIVE | ADM-17-0066 | | |
| PLNG AG SETBACK | ADMIN RELIEF REVI | 507.00 | |
| | | ----- | |
| | TOTAL | \$ | 507.00 |

| | | | |
|-----------------------------------|----------|--------------|-----------|
| FOR: D'AMBROSIO AG SETBACK RELIEF | TOTAL: | \$ | 507.00 |
| RECEIVED BY: EFREN SANCHEZ | | | |
| | INITIALS | CHECK# 12719 | \$ 507.00 |
| | | CASH \$ | 0.00 |

PLCTR-08/30/17-11:02:14

FILE COPY

To Whom It May Concern:

I, Erica D'Ambrosio, authorize Brett D'Ambrosio to act as an applicant for the Administrative Permit, Relief or Waiver submission to El Dorado county regarding parcel 009-040-28.

Erica Marie D'Ambrosio

Signature

8-24-17

Date

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DEPARTMENT OF AGRICULTURE
WEIGHTS AND MEASURES

17 AUG 30 AM 11:29

RECEIVED
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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): Brett D'Ambrosio

SITE ADDRESS: Pollock Pines, EDC APN 009-040-28

MAILING ADDRESS: 1121 Gilman St Berkeley CA 94706

TELEPHONE NUMBER(S): (DAY) 510-326-3456 (EVE) 510-326-3456

APN#: 009-040-28 PARCEL SIZE: 39,037 ZONING: RL-160

LOCATED WITHIN AN AG DISTRICT? ☐ YES ☒ NO ADJACENT PARCEL ZONING: RL & FR

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: 100 foot

REQUESTED USE (AGRICULTURALLY-INCOMPATIBLE):

Residence

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

PLEASE ANSWER THE FOLLOWING:

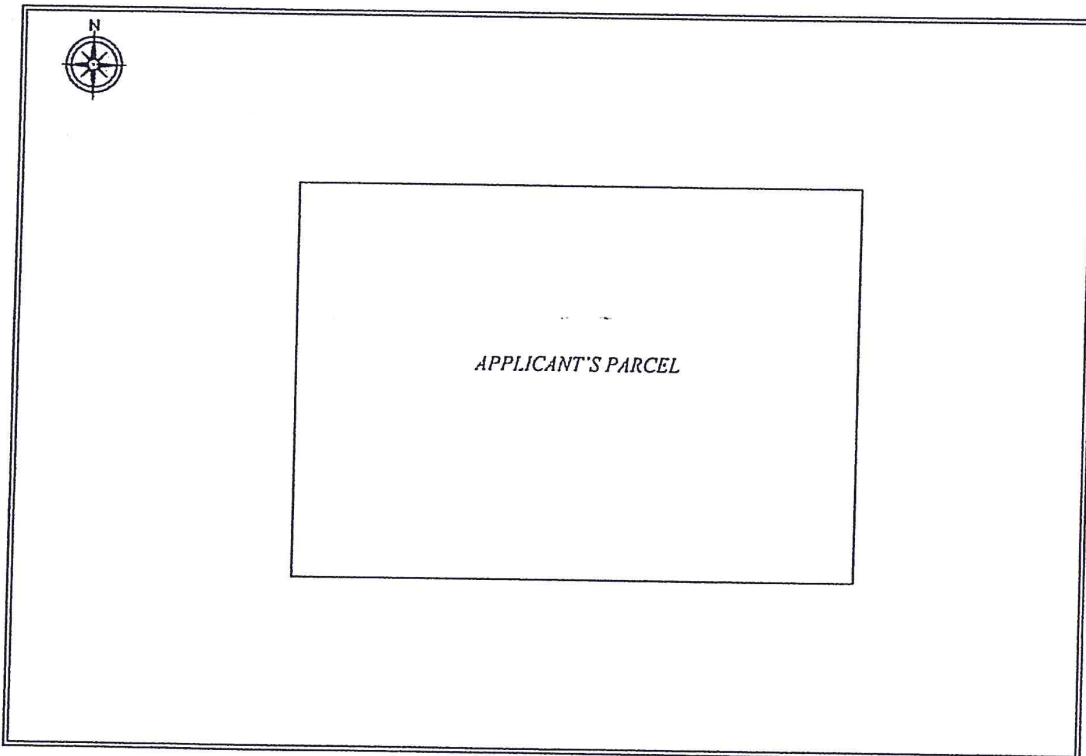
- ☐ YES ☒ NO Does a natural barrier exist that reduces the need for a setback?
(☐ Topography ☐ Other _____)
- ☒ YES ☐ NO Is there any other suitable building site that exists on the parcel except within the
required setback?
- ☒ YES ☐ NO Is your proposed agriculturally-incompatible use located on the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

See attached

- Protecting Agriculture, People and the Environment -

IN THE DIAGRAM BELOW, SHOW THE FOLLOWING:

- A. Zoning of your parcel - *see plan attached*
- B. Zoning of adjacent parcels - *see plan attached*
- C. Placement of agriculturally-incompatible use
- D. Indicate requested setback distance - *see plan attached*
- E. Indicate any unique site characteristics of property - *see plan attached*



ANY ADDITIONAL COMMENTS?

See attached

Christ D'Ambrosio
APPLICANT'S SIGNATURE

8/29/2017
DATE

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

Administrative Permit, Relief or Waiver

Re: #4 List any site characteristics of your parcel and the adjacent agricultural land

Erosion has been a significant problem in the wake of the King Fire, which destroyed trees, vegetation and root systems to significant depth. The current replanting effort by RCD aims to control vegetative competition and will destroy new growth since the fire, extending erosion concerns for a number of years. Post-fire salvage logging has been completed in the adjacent USFS parcel, which is denoted "WUI" (Wildland Urban Interface).

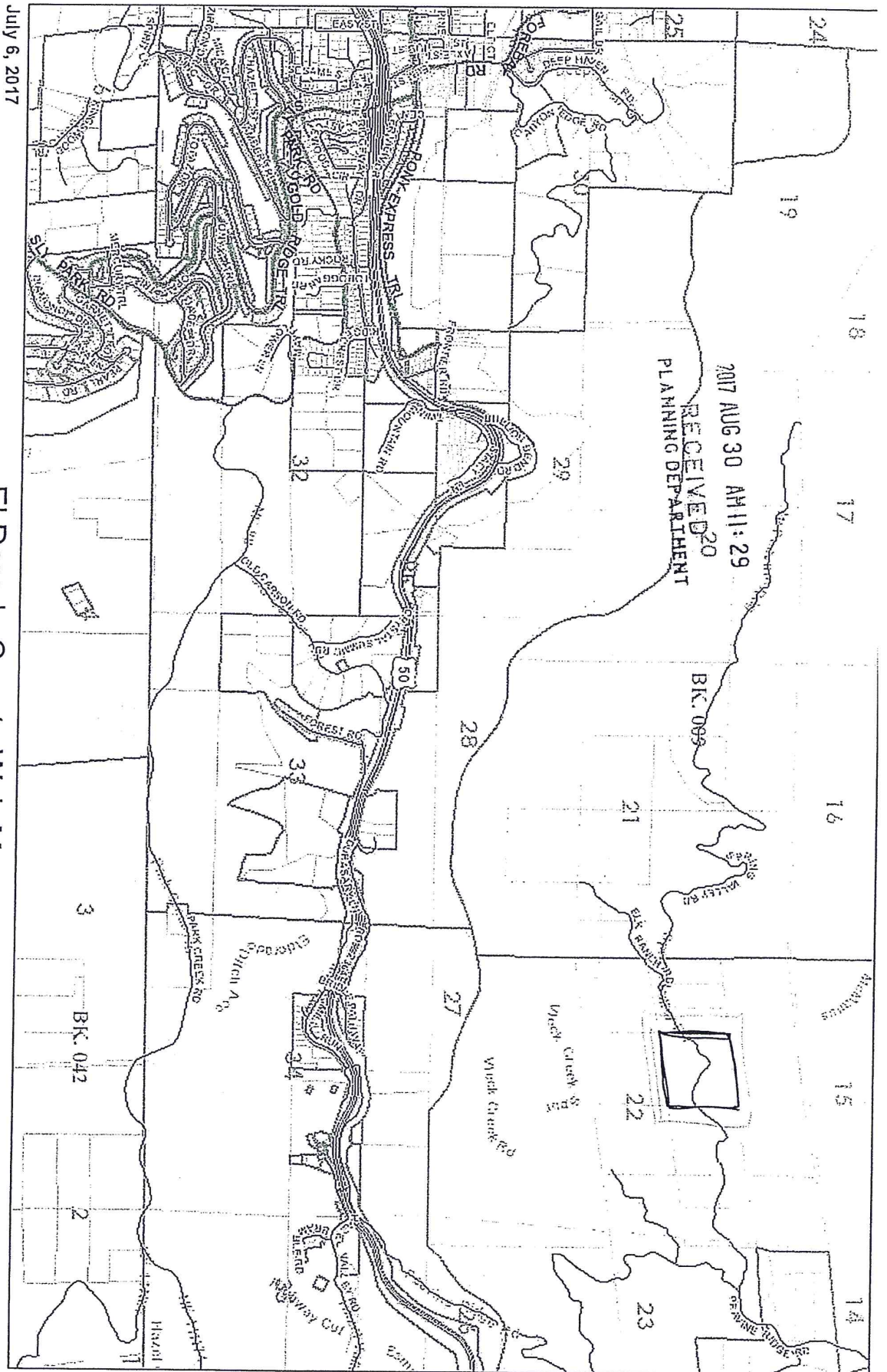
Location of the proposed residence at the prescribed 200' setback places the structure on a steep hillside. Significantly more grading and earth work will be required in this location, which will increase overall site disturbance, erosion, and project cost. Construction on the non-level site will also be more difficult and costly. As a secondary consideration, Spring Valley Road is unpaved through the property, so the location closer to the road exposes the residence to an ongoing source of dust and noise. Reducing setback to the requested 100' would enhance owner's right to privacy by allowing the structure to be built further from the public road and still provides the required defensible space between the structure and north property line.

Other possible sites on the property have significant shortcomings.

Re: Any Additional Comments

The 100' setback is the minimum necessary required to place the structure entirely on the naturally level area atop the hill overlooking Spring Valley Road. Per conversations with a local heavy equipment operator and general contractors, the difference in the cost to develop the hillside location is significant and would pose undue hardship.

I've contacted the El Dorado National Forest Office in Placerville to discuss the matter and asked for any specific concerns they might have. Don Errington of the Pacific Ranger District acknowledged my concerns about erosion control and provided the information on the King Fire salvage logging completion. He did not indicate any problem with the reduced setback I proposed. The only agricultural activity planned for the adjacent forest service parcel is the possible replantation of seedlings in the coming years.



[Home](#) > [Government](#) > [Planning](#)

7/6/2017 Enter
Another
Parcel

PROPERTY INFORMATION:

| STATUS | JURISDICTION | TAX RATE | MAP | ACREAGE |
|------------------------------|---------------------|----------|-------------|---------|
| ON ASSESSMENT ROLL AND TAXED | COUNTY OF EL DORADO | 59 - 4 | RS 33/126/1 | 39.037 |

[illegible]

| ZONING DESIGNATION | DESIGN CONTROL | PLANNED DEVELOPMENT | OTHER OVERLAYS |
|--------------------|----------------|---------------------|----------------|
| RL-160 | | | |

| LAND USE DES. | AG DIST. | ECOLOGICAL PRESERVES | IMPORTANT BIOLOGICAL CORRIDOR | MINERAL RESOURCES | PLATTED LANDS | COMMUNITY REGIONS | RURAL CENTERS | SPECIFIC PLANS | ADOPTED PLAN NAME |
|---------------------|-------------|-------------------------|-------------------------------------|----------------------|------------------|----------------------|------------------|-------------------|-------------------------|
| NR | | | | | | | | | |

| | | | |
|--------------------|----------------|---------------------|----------------|
| ZONING DESIGNATION | DESIGN CONTROL | PLANNED DEVELOPMENT | OTHER OVERLAYS |
| RA-40 | | | |

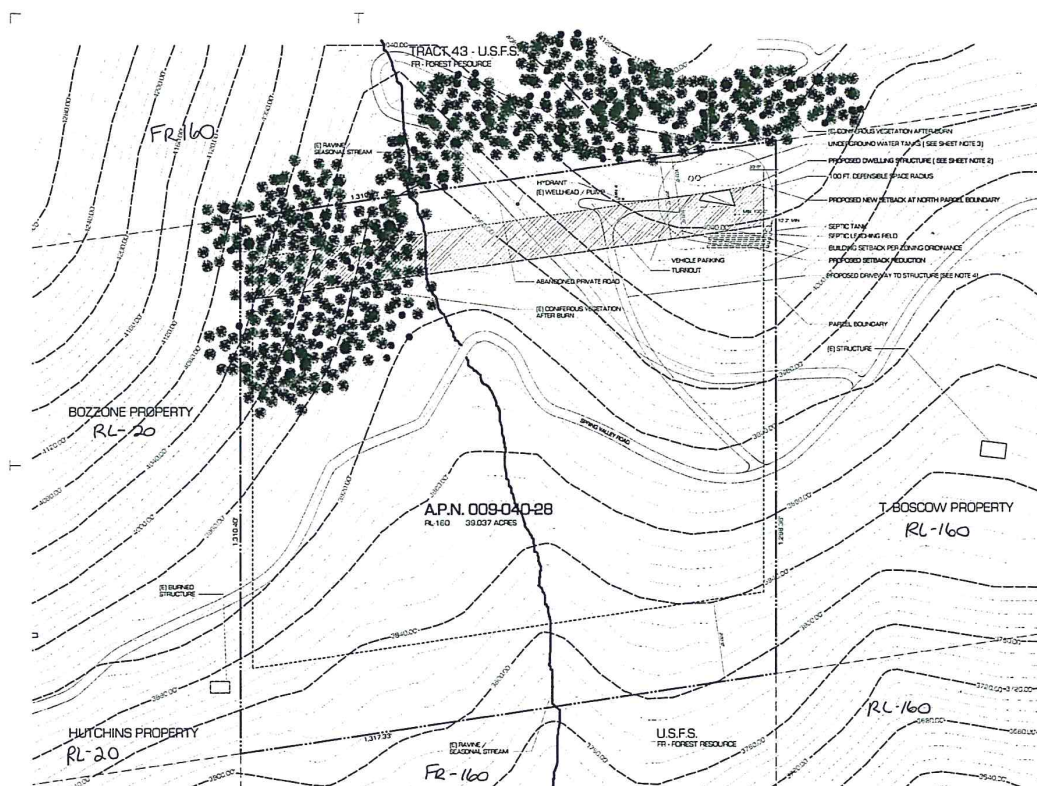
| | | | |
|------------|-----|---------------|------------|
| FIRE | CSD | SCHOOL | WATER |
| UNASSIGNED | | POLLOCK PINES | UNASSIGNED |

| FIRM PANEL NUMBER & REVISION | PANEL REVISION DATE | FLOOD ZONE | FLOOD ZONE BUFFER | FLOODWAY |
|------------------------------|---------------------|------------|-------------------|----------|
| 06017C0550E | PANEL NOT PRINTED | D | | |

| | | | |
|------------------------|-------------|----------------------------|---------------------|
| SUPERVISORIAL DISTRICT | AG PRESERVE | RARE PLANT MITIGATION AREA | MISSOURI FLAT MC&FP |
| 5 | SUE NOVASEL | | No |

| |
|--------------------------------|
| No Eligibility Review Required |
|--------------------------------|

© County of El Dorado



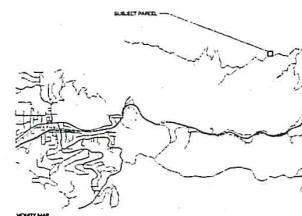
SHEET NOTES

1. THE PLANNING AREA IS SHOWN IN THE PLANNING AREA MAP. THE PLANNING AREA IS SHOWN IN THE PLANNING AREA MAP. THE PLANNING AREA IS SHOWN IN THE PLANNING AREA MAP.
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7/27/2017 AUG 30 AM 11:29
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SITE INFORMATION

| PROPERTY | OWNER | ADDRESS |
|--------------------|--------|--------------|
| AP.N. 009-040-28 | RL-160 | 33.037 ACRES |
| BOZZONE PROPERTY | RL-20 | |
| HUTCHINS PROPERTY | RL-20 | |
| T. BOSCOV PROPERTY | RL-160 | |



NEIGHBORING PARCELS

| NO. | NAME | DATE | REVISION | BY | CHKD | APP'D |
|-----|----------------------|-----------|----------|----|------|-------|
| 1 | PRELIMINARY PLANNING | 7/27/2017 | 1 | | | |
| 2 | FINAL PLANNING | 7/27/2017 | 1 | | | |
| 3 | FINAL PLANNING | 7/27/2017 | 1 | | | |
| 4 | FINAL PLANNING | 7/27/2017 | 1 | | | |

