



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

<http://www.edcgov.us/DevServices/>

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

(530) 621-5315 / (530) 622-1708 Fax

bdgdept@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 Commissioner/Commission

FROM: Emma Carrico, Assistant Planner

DATE: February 6, 2018

RE: **ADM18-0021/Lynn Simpkin**
Administrative Relief from Agricultural Setback
Assessor's Parcel Number: 046-120-21-100

Planning Request and Project Description:

Planning Services is requesting review for administrative relief from the agricultural setback for the above referenced project. This request is for potential future development of a residential dwelling unit, zoned Rural Lands minimum of 10 acres (RL-10). Thus the applicant is requesting 30ft rather than 200ft setbacks along the south western and south eastern property lines. These border APN 046-120-31-100 zoned Limited Agriculture minimum of 10 acres (LA-10) and APN 046-120-10-100 also zoned LA-10. The applicant's parcel, identified by APN 046-120-21-100 consists of 7.86 acres and is located at 1371 Moccasin Trl. (Supervisor District: 3).

Note: Applicant's request stated a relief request of a total of approximately 170-feet (Required 200 foot setback minus the proposed 30 foot setback from the property line).



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667

Phone: (530) 621-5355 www.edcgov.us/Planning/

APPLICATION FOR: **ADMINISTRATIVE PERMIT** FILE # ADM 18-0021

21631

ASSESSOR'S PARCEL NO.(s) 046-120-21-100

PROJECT NAME/REQUEST: (Describe proposed use) Reinstate 30 ft. setback from lines for building a dwelling.

APPLICANT/AGENT Lynn Simpkin

Mailing Address PO Box 981 Diamond Springs Ca. 95619
P.O. Box or Street City State & Zip

Phone (916) 595-3433 EMAIL: lynnlynnnds@yahoo.com

PROPERTY OWNER Same as above AKA Lynn Simpkin Family Trust

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

Phone () _____ EMAIL: _____

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 N/W side of Moccasin Tr
N/E/W/S street or road

1/4 feet/miles E of the intersection with Oak Hill / Moccasin Tr.
N/E/W/S major street or road

in the Oak Hill area. PROPERTY SIZE 7.8 ac.
acreage / square footage

X Lynn Simpkin Date 1-22-18
signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date 22 Jan. 18 Fee \$ 1000/pw RT Receipt # 30762 Rec'd by Isaac Wolf Census

Zoning RL-10 GPD RR Supervisor Dist 3 Sec 17 Twn 9N 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 11/2017



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): Lynn Simpkin
SITE ADDRESS: 1371 Moccasin Trail, Placerville, CA 95667
MAILING ADDRESS: P.O. Box 981 Diamond Springs, CA 95619
TELEPHONE NUMBER(S): (DAY) 916-595-3433 (EVE) SAME
APN#: 046-120-21-100 PARCEL SIZE: 7.8A ZONING: RL-10
LOCATED WITHIN AN AG DISTRICT? ☐ YES ☐ NO ADJACENT PARCEL ZONING: N/W: RL-10
S/E: LA-10
SE: RLA-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: 30 foot

REQUESTED USE (AGRICULTURALLY-INCOMPATIBLE):

SEE attached Note (B)

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 SEE NOTE #4)
- ☐ 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.).

Slope of property limits building sites; large boulders limit building
sites; no agricultural activities anywhere near property.

- 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



A. RL 10

B. RL 10'S
LA 10
LA 20

C. Spoke with Roger property and without for buyers, the property changed other than

D. 30 feet

E. Due to the slope, building beneath the knoll could cause water to run down the hill and possibly damage the site & house, that "might be" able to go in at this unappealing spot.

Attached A.

APPLICANT'S PARCEL

see attached

Tout about how am selling relief from 200 ft setbacks is not sellable. Nothing as property around me was renamed! See attached 1 for full details.

ANY ADDITIONAL COMMENTS?

Up to 2014, there were no changes to my setbacks, 30 ft. was legal. No changes have happened around, next to, or near my land that would suggest the 30 ft. is any thing but acceptable for a set back. After 2014, apparently someone felt anything less than 200 ft. would alter that which changed in name only.

Lynn Simpkin

APPLICANT'S SIGNATURE

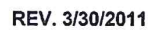
1-19-18

DATE

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

Attached A

Tax Area Code



Assessor's Map Bk. 46 -- Pg. 12
County of El Dorado, California

Attachment B

Jun. 19, 2018

To Whom It Concerns,

This information letter is regarding my property at 1371 Moceasin Trail, parcel # 046-120-21-100.

I purchased this land around 2005, and my husband at the time, and I were going to build a home on the top of the property. We bought this piece because of the views.

Our plans fell through and I have placed the property on the market. An offer to purchase was received and we went forward - until - someone at the County told the Buyer the set back to build is 200 ft., not the usual 30 ft.!

A few phone calls on my part revealed that certain departments in the County had decided to change or rename zoning areas. This change affected my parcel, but I did not know this was the case.

Nothing around my land has changed much since 2005. There is no agriculture near me, no crops, etc., yet any home built on the property would have to be 200 ft. from the lines.

If you look at my land, 200 ft. severely limits where one can build, and frankly, none of the places, if there is more than 1, would be desirable.

One selects a specific piece of land, builds or buys a house because of the view, or stream or lake; otherwise just any old piece of land or house would do.

I bought this piece, as mentioned earlier, because I wanted the view, and the current hopeful Buyer, selected the exact same spot to build as I did!

If the usual 30 ft. setbacks can not be applied to my land, the property is worthless. No one will buy a piece that has 1 possible site; that makes no sense given that 1 site is in an area near large rocks and would be subject to water running down the hill and impacting the house in a negative way.

Roger Trout informed me that he would help me with this issue and hope to resolve what could be a disaster for me, due to what I can only label as a totally unfair decision that currently makes my land unsellable.

Mr. Trout told me the application fees would be waived, as this process to correct, a most likely unexpected negative consequence on a normally satisfied tax payer in El Dorado County is fixed.

He suggested I write a "note" of explanation, which turned into this story.

Thank you for helping with this process, I deeply appreciate the support I have received so far. Everyone has been kind and helpful.

Sincerely,

Lynn Simpkin

RECEIPT #: 30762 01 1
DATE PAID: 01/22/2018 02 1

RECEIVED FROM: WAIVED PER PLRPT

ADMINISTRATIVE ADM-18-0021
PLNG AG SETBACK ADMIN RELIEF REVI 507.00

TOTAL \$ 507.00

RECEIVED BY: ISAAC WOLF

ISW
INITIALS

TOTAL: \$ 507.00

CHECK# N.A \$ 507.00

CASH \$ 0.00

PLCTR-01/22/18-09:38:21

FILE COPY

RECEIPT #: 30762 01 1
DATE PAID: 01/22/2018 02 1

RECEIVED FROM: WAIVED PER PLRPT

ADMINISTRATIVE ADM-18-0021
PLNG AG SETBACK ADMIN RELIEF REVI 507.00
TOTAL \$ 507.00

RECEIVED BY: ISAAC WOLF


INITIALS CHECK# N.A \$ 507.00
CASH \$ 0.00

PLCTR-01/22/18-09:38:21 ACCOUNTING COPY