



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

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 Commissioner/Commission

FROM: Evan Mattes, Assistant Planner

DATE: 04/25/2018

RE: **ADM18-0078/D'Agostini**
Administrative Relief from Agricultural Setback
Assessor's Parcel Number: 046-061-74

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 a mobile home to be used as a hardship home. According to the applicant, the proposed building site is approximately seventy-six feet (76') from the property line of the adjacent Limited Agriculture 20-Acre zoned parcel (LA-20) to the north (APN: 046-061-90) and one hundred and eighty-eight feet (188') from the property line of the adjacent Agricultural Grazing 40-Acre (AG-40) zoned parcel to the south (APN: 046-061-76). The applicant's parcel (APN 046-061-74) is zoned AG-40 consisting of 10.382 acres within an Agricultural Preserve (Williamson Act Contract. (Supervisor District: 2).

Note: Applicant's request stated a relief request of a total of approximately 136-feet (Required 200 foot setback minus the proposed 76 and 188-foot building setback from the property line).

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2850 Fairlane Court, Placerville, CA 95667
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APPLICATION FOR: **ADMINISTRATIVE PERMIT** FILE # ADM18-0078

ASSESSOR'S PARCEL NO.(s) 046-061-74

PROJECT NAME/REQUEST: (Describe proposed use) D'AGOSTINI AG SETBACK RELIEF FOR HARSHIP HOME.

APPLICANT/AGENT BRAD FRIAR

Mailing Address 5675 MOTHER LODE DRIVE PLACERVILLE CA 95667
P.O. Box or Street City State & Zip

Phone (530) 919-5114 EMAIL: TOPOGRAPHICS, BRAD@GMAIL.COM

PROPERTY OWNER JOHN D'AGOSTINI & JANINE D'AGOSTINI

Mailing Address P.O. BOX 123 MT AUKUM CA 95656
P.O. Box or Street City State & Zip

Phone (530) 409-7540

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 SOUTH side of MT AUKUM ROAD
N / E / W / S street or road

1000 feet/miles EAST of the intersection with LOVE BARN ROAD
FEET N / E / W / S major street or road

in the MT AUKUM area. PROPERTY SIZE 10.382 AC
acreage / square footage

X [Signature] Date 3-21-18
signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date 03/21/18 Fee \$ 507⁰⁰ Receipt # _____ Rec'd by Efren Sandoz Census _____

Zoning AG-40 GPD AL-A Supervisor Dist 2 Sec 35 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

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ADMINISTRATIVE PERMIT, RELIEF, OR WAIVER

REQUIRED SUBMITTAL INFORMATION

The following information must be provided with all applications as indicated below. **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 required information.

FORMS AND MAPS REQUIRED (Required for all applications)

Check (✓)
Applicant County

- | | | | |
|--------------------------|--------------------------|----|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 1) | Application form, completed and signed. |
| <input type="checkbox"/> | <input type="checkbox"/> | 2) | Letter of authorization from all property owners authorizing agent to act as applicant, when applicable. |
| <input type="checkbox"/> | <input type="checkbox"/> | 3) | Proof of ownership (Grant Deed), if the property has changed title since the last tax roll. |
| <input type="checkbox"/> | <input type="checkbox"/> | 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. |
| <input type="checkbox"/> | <input type="checkbox"/> | 5) | Narrative of project and request. |
| <input type="checkbox"/> | <input type="checkbox"/> | 6) | Provide name, mailing address and phone number of all property owners and their agents. |

OAK TREE/OAK WOODLAND REMOVAL (Required for all oak tree/oak woodland removal permits)

The following information shall be required if any Oak Woodlands, Individual Native Oak Trees, or Heritage Trees, as defined in Oak Resources Conservation Ordinance Section 130.39.030 (Definitions) will be impacted by the project (i.e., cut down) consistent with Section 130.39.060 (Oak Tree and Oak Woodland Removal Permits – Ministerial Development Projects).

Check (✓)
Applicant County

- | | | | |
|--------------------------|--------------------------|----|---|
| <input type="checkbox"/> | <input type="checkbox"/> | 1) | Oak Resources Code Compliance Certificate. |
| <input type="checkbox"/> | <input type="checkbox"/> | 2) | Oak Resources Technical Report prepared by a Qualified Professional consistent with Section 2.5 (Oak Resources Technical Reports) of the Oak Resources Management Plan. |
| <input type="checkbox"/> | <input type="checkbox"/> | 3) | Completed Oak Resources Technical Report Checklist, including supplemental data for impacted Individual Native Oak Trees within Oak Woodlands, as applicable. |
| <input type="checkbox"/> | <input type="checkbox"/> | 4) | Reason and objective for Impact to oak trees and/or oak woodlands. |

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SITE PLAN REQUIREMENTS (Not required for oak tree/oak woodland removal permits)

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.

FORMS AND MAPS REQUIRED

Check (✓)
Applicant County

- | | | | |
|--------------------------|--------------------------|-----|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 1) | Project name (if applicable). |
| <input type="checkbox"/> | <input type="checkbox"/> | 2) | Name, address of applicant and designer (if applicable). |
| <input type="checkbox"/> | <input type="checkbox"/> | 3) | Date, north arrow, and scale. |
| <input type="checkbox"/> | <input type="checkbox"/> | 4) | Entire parcels of land showing perimeter with dimensions. |
| <input type="checkbox"/> | <input type="checkbox"/> | 5) | All roads, alleys, streets, and their names. |
| <input type="checkbox"/> | <input type="checkbox"/> | 6) | Location of easements, their purpose and width. |
| <input type="checkbox"/> | <input type="checkbox"/> | 7) | All existing and proposed uses (i.e. buildings, driveways, dwellings, utility transmission lines, etc.). |
| <input type="checkbox"/> | <input 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 type="checkbox"/> | <input type="checkbox"/> | 9) | Trash and litter storage or collection areas, and propane tank location(s). |
| <input type="checkbox"/> | <input type="checkbox"/> | 10) | Total gross square footage of proposed buildings. |
| <input type="checkbox"/> | <input type="checkbox"/> | 11) | Proposed/existing fences or walls. |
| <input type="checkbox"/> | <input type="checkbox"/> | 12) | Sign location and size (if proposed). |
| <input type="checkbox"/> | <input type="checkbox"/> | 13) | Pedestrian walkways, courtyards, etc. (if proposed). |
| <input type="checkbox"/> | <input type="checkbox"/> | 14) | Exterior lighting (if proposed). (Refer to Zoning Ordinance Chapter 130.34 and the Community Design Standards – Outdoor Lighting Standards). |
| <input type="checkbox"/> | <input type="checkbox"/> | 15) | Existing/proposed water, sewer, septic systems, and wells (if applicable). |
| <input type="checkbox"/> | <input type="checkbox"/> | 16) | Existing/proposed fire hydrants. |
| <input type="checkbox"/> | <input 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.) |

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FORMS AND MAPS REQUIRED

Check (✓)

Applicant County

- ☐ ☐ 18) Identify areas subject to a 100-year flood on perennial streams or creeks, and show high water level (100-year) on map.
- ☐ ☐ 19) Note any proposed trails within the project; and where applicable, connection to existing or proposed trail systems.
- ☐ ☐ 20) Summary table on plans (or attached) demonstrating compliance with zoning regulations regarding the following:
- Signs (Zoning Ordinance Chapter 130.16 – Signs);
 - Parking (Zoning Ordinance Chapter 130.35 – Parking and Loading, and Community Design Standards – Parking and Loading Standards);
 - Landscaping (Zoning Ordinance Chapter 130.33 – Landscaping Standards, and 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 (Not required for oak tree/oak woodland removal permits)
(Two copies required when parking facilities are proposed.)

Check (✓)

Applicant County

- ☐ ☐ 1) Location, quantity, and a gallon size of proposed plant material (See Zoning Ordinance Chapter 130.33 – Landscaping Standards, and Community Design Standards – Landscaping and Irrigation Standards).
- ☐ ☐ 2) Lists of both common and botanical names of plant material.
- ☐ ☐ 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 www.edcgov.us/Planning/.

NOTE: APPLICATION WILL BE ACCEPTED BY APPOINTMENT ONLY. MAKE YOUR APPOINTMENT IN ADVANCE BY CALLING (530) 621-5355.

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PROPERTY OWNERS:

JOHN D'AGOSTINI (530) 306-0653
JANINE D'AGOSTINI (530) 409-7540

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MAILING ADDRESS:

P.O. BOX 123
MT AUKUM, CA 95656

AGENT:

BRAD FRIAR (530) 919-5114

MAILING ADDRESS:

5675 MOTHER LODE DRIVE
PLACERVILLE, CA 95667

D'AGOSTINI REQUEST FOR AG SETBACK RELIEF

THE PURPOSE OF THIS APPLICATION IS TO OBTAIN AG SETBACK RELIEF FOR A HARDSHIP HOME.

DUE TO THE LONG AND NARROW AND IRREGULAR SHAPE OF THE PARCEL, THERE IS NO LOCATION ON THE PROPERTY THAT IS BIG ENOUGH FOR A HARDSHIP HOME.

WE BELIEVE THE LOCATION FOR THE HARDSHIP AS LOCATED ON THE SITE PLAN IS THE BEST LOCATION BECAUSE OF THE NATURAL BARRIER CREATED BY THE NARROW STRIP OF LAND TO THE NORTH OF THIS PARCEL AND THE LOCATION OF MT AUKUM ROAD.

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VICINITY MAP

NTS



LONE BARN ROAD

MT AUKUM ROAD

JOB
SITE



MT AUKUM ROAD

D'AGOSTINI
RESERVOIR

PAINTED PONY ROAD

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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): BRAD FRIAR
SITE ADDRESS: 7381 MT. AUKUM ROAD, MT AUKUM CA
MAILING ADDRESS: P.O. BOX 123 MT AUKUM CA 95656
TELEPHONE NUMBER(S): (DAY) 530-919-5114 (EVE) 530-644-0236
APN#: 046-061-74 PARCEL SIZE: 10.382 AC ZONING: AG-40
LOCATED WITHIN AN AG DISTRICT? ☒ YES ☐ NO ADJACENT PARCEL ZONING: AG-40 + LA20
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: 76 foot

REQUESTED USE (AGRICULTURALLY-INCOMPATIBLE):

HARDSHIP - MANUFACTURED HOME 1215 S.F.

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 MT AUKUM ROAD AND A NARROW STRIP OF LAND)
- ☐ 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.).

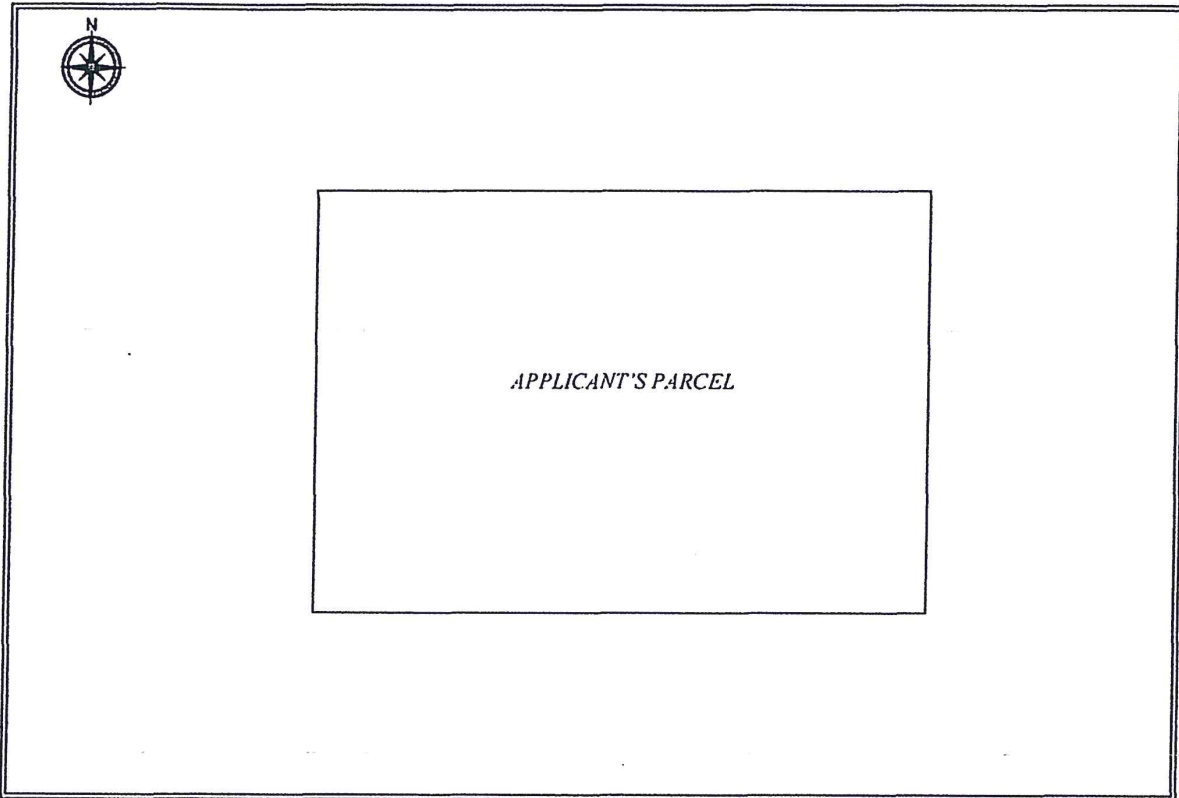
THE LONG & NARROW IRREGULAR SHAPE OF THE PARCEL DOES NOT ALLOW ANY AREA THAT MEETS THE SETBACKS BIG ENOUGH FOR A HOUSE. THE NATURAL BARRIER OF

- Protecting Agriculture, People and the Environment -

MT AUKUM ROAD AND THE NARROW NATURE OF THE LAND BETWEEN THE NORTHEAST PROPERTY LINE AND MT AUKUM ROAD CREATE THE BEST LOCATION FOR THE HOME.

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

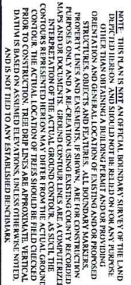


ANY ADDITIONAL COMMENTS?


APPLICANT'S SIGNATURE

3-21-18
DATE

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



OWNER INFORMATION		NO.		DATE	DESCRIPTION	BY	TOPOGRAPHICS <small> 7381 MT. AUKUM ROAD MT. AUKUM, CA. 95656 PHONE: (916) 661-7411 FAX: (916) 661-7416 EMAIL: topographics@topographics.com </small>		PROJECT INFORMATION		GROUND ELEVATION
LANEA & JANINE D'AGOSTINI		SHEET NO.					7381 MT. AUKUM ROAD MT. AUKUM, CA. 95656		DATE: 07/29/2014 SITE PLAN		SHEET C - 4
P.O. BOX 123											
MT. AUKUM, CA. 95656							DRAWN BY: BAF SCALE: 1" = 50'		APN: 046-061-74 10.382 AC.		