



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: 6/8/2018

RE: **ADM18-0116/Krumwiede Setback Relief**
Administrative Relief from Timber Production Zone Setback
Assessor's Parcel Number: 096-100-26

Planning Request and Project Description:

Planning Services is requesting review for administrative relief from the Timber Production Zone (TPZ) setback for the above referenced project. This request is for a new single-family dwelling unit. According to the applicant, the proposed building site is approximately one hundred and twenty feet (120') from the property line of the adjacent TPZ parcel to the north (APN: 096-140-03). The applicant's parcel (APN 096-100-26) is zoned Rural Lands Ten-Acres (RL-10) consisting of 7.5 acres (Supervisor District: 3).

Note: Applicant's request stated a relief request of a total of approximately 80-feet (Required 200 foot setback minus the proposed 120-foot building setback from the property line).

2018 MAY -1 PM 4:02



**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 # ADM18-0116

ASSESSOR'S PARCEL NO.(s) 096-100-26

PROJECT NAME/REQUEST: (Describe proposed use) Jim Valley Rd. - Residential

APPLICANT/AGENT Hannah Krumwiede

Mailing Address 6243 Birdsong Ln. Placerville CA 95667
P.O. Box or Street City State & Zip

Phone (530) 391-4565 EMAIL: h.schaefer15@gmail.com

PROPERTY OWNER Alex Krumwiede

Mailing Address 6243 Birdsong Ln. Placerville CA 95667
P.O. Box or Street City State & Zip

Phone (530) 306-6407 EMAIL: Ø

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 NORTH side of Jim Valley Rd
N / E / W / S street or road

1.3 feet (miles) EAST of the intersection with FORT JIM RD
N / E / W / S major street or road

in the NEWTOWN area. PROPERTY SIZE 7.5 ACRES
acreage / square footage

X Alex Krumwiede Date 4/26/18
signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date 5-1-2018 Fee \$ 30955 Receipt # 5507 Rec'd by [Signature] Census

Zoning R2-10 GPD RR Supervisor Dist Sec TwN Rng

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

	RECEIPT #:	30955	01	1
	DATE PAID:	05/01/2018	02	1
			03	1
			04	1
			05	1
			06	1
			07	1
			08	1
			09	1
RECEIVED FROM: ALEX KRUMWIEDE			10	1
			11	1
ADMINISTRATIVE	ADM-18-0116		12	1
PLNG AG SETBACK	ADMIN RELIEF REVI	507.00	13	1
		-----	14	1
	TOTAL	\$ 507.00	15	1
			16	1
		-----	17	1
			18	1
FOR: KRUMWIEDE AG SETBACK		TOTAL: \$ 507.00	19	1
RECEIVED BY: EVAN MATTES	<i>emm</i>		20	1
	INITIALS	CHECK# 156 \$ 507.00	21	1
		CASH \$ 0.00	22	1
			23	1
			24	1
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PLCTR-05/01/18-15:50:29	FILE COPY		56	1



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667

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

ADMINISTRATIVE PERMIT, RELIEF, OR WAIVER

PURPOSE

An Administrative Permit is required in cases where limited review of a proposed structure or use 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 is used for the processing of Oak Tree/Oak Woodland Removal Permits in compliance with Oak Resources Conservation Ordinance Section 130.39.060 (Oak Tree and Oak Woodland Removal Permits – Ministerial Development Projects), administrative relief or waiver requests in compliance with Zoning Ordinance Subsection 130.52.010.B (Administrative Relief or Waiver) or to establish the legal nonconforming status of a use or structure in compliance with Zoning Ordinance Chapter 130.61 (Nonconforming Uses, Structures, and Lots).

The issuance of an Administrative Permit shall be a ministerial project pursuant to the California Environmental Quality Act (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 on the Administrative Permit may be appealed pursuant to Zoning Ordinance Section 130.52.090 (Appeals). 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 www.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 and issue necessary permits. However, County approval does not absolve your obligation to comply with deed restrictions.

Revised 11/2017

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.

Revised 11/2017



2018 MAY - PLANNING AND BUILDING DEPARTMENT
COMMUNITY DEVELOPMENT SERVICES

RECEIVED 2850 Fairlane Court, Placerville, CA 95667
PLANNING DEPARTMENT Phone: (530) 621-5355 www.edcgov.us/Planning/

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 checked="" 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. <i>NA</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3) | Proof of ownership (Grant Deed), if the property has changed title since the last tax roll. |
| <input checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> | 5) | Narrative of project and request. |
| <input checked="" 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)

NA 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 checked="" type="checkbox"/> | <input type="checkbox"/> | 1) | Project name (if applicable). | NA |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2) | Name, address of applicant and designer (if applicable). | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3) | Date, north arrow, and scale. | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4) | Entire parcels of land showing perimeter with dimensions. | |
| <input checked="" 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. | NA |
| <input checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> | 9) | Trash and litter storage or collection areas, and <u>propane tank</u> location(s). | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 10) | Total gross square footage of proposed buildings. | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 11) | Proposed/existing fences or walls. | |
| <input type="checkbox"/> | <input type="checkbox"/> | 12) | Sign location and size (if proposed). | NA |
| <input type="checkbox"/> | <input type="checkbox"/> | 13) | Pedestrian walkways, courtyards, etc. (if proposed). | NA |
| <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). | NA |
| <input checked="" 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. | NONE |
| <input checked="" 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. *NA*
- ☐ ☐ 19) Note any proposed trails within the project; and where applicable, connection to existing or proposed trail systems. *NA*
- ☐ ☐ 20) Summary table on plans (or attached) demonstrating compliance with zoning regulations regarding the following: *NA*
- 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).

NA 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.

Revised 11/2017

H COPY

20189000766900003
El Dorado, County Recorder
William Schultz Co Recorder Office
DOC 2018-0007669-00
Acct 8003-Fidelity National Title
Friday, MAR 02, 2018 09:39:23
Ttl Pd \$113.50 Nbr-0001919705
MMF/C1/1-3

RECORDING REQUESTED BY: 2018 MAY -2 AM 8: 22
Fidelity National Title Company

RECEIVED
PLANNING DEPARTMENT

When Recorded Mail Document
and Tax Statement To:
Alex Krumwiede
6243 Birdsong Lane
Placerville, CA 95667

Escrow Order No.: FSSE-9071800183
Property Address: Jim Valley Road,
Placerville, CA 95667
APN/Parcel ID(s): 096-100-26-100

SPACE ABOVE THIS LINE FOR RECORDER'S USE
Exempt from fee per GC 27388.1 (a) (2); recorded in connection with a transfer subject to
the Imposition of documentary transfer tax.

GRANT DEED

The undersigned grantor(s) declare(s)

- ☐ This transfer is exempt from the documentary transfer tax.
 - ☒ The documentary transfer tax is \$93.50 and is computed on:
 - ☒ the full value of the interest or property conveyed.
 - ☐ the full value less the liens or encumbrances remaining thereon at the time of sale.
- The property is located in ☒ an Unincorporated area.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Randy A. Blumer and Tamara B. Blumer, Trustees of The Blumer Revocable Trust

hereby GRANT(S) to Alex Krumwiede, a married man as his sole and separate property

the following described real property in the Unincorporated Area of the County of El Dorado, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

MAIL TAX STATEMENTS AS DIRECTED ABOVE

RECORDING REQUESTED BY:
Fidelity National Title Company

When Recorded Mail Document
and Tax Statement To:
Alex Krumwiede
6243 Birdsong Lane
Placerville, CA 95667

Escrow Order No.: FSSE-9071800183

Property Address: Jim Valley Road,
Placerville, CA 95667
APN/Parcel ID(s): 096-100-26-100

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Exempt from fee per GC 27388.1 (a) (2); recorded in connection with a transfer subject to
the imposition of documentary transfer tax.

GRANT DEED

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- ☐ This transfer is exempt from the documentary transfer tax.
☒ The documentary transfer tax is \$93.50 and is computed on:
☒ the full value of the interest or property conveyed.
☐ the full value less the liens or encumbrances remaining thereon at the time of sale.
The property is located in ☒ an Unincorporated area.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Randy A. Blumer and Tamara B. Blumer, Trustees of The Blumer Revocable Trust

hereby GRANT(S) to Alex Krumwiede, a married man as his sole and separate property

the following described real property in the Unincorporated Area of the County of El Dorado, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Grant Deed
SCA0000129.doc / Updated: 11.20.17

Printed: 02.23.18 @ 03:31 PM
CA-FT-FSSE-01510.080907-FSSE-9071800183

GRANT DEED
(continued)

APN/Parcel ID(s): 096-100-26-100

Dated: February 23, 2018

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

The Blumer Revocable Trust

BY: Randy A. Blumer
Randy A. Blumer, Trustee

BY: Tamara B. Blumer
Tamara B. Blumer, Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Hawaii
County of Mauai

ADRIENNE WORKMAN
My commission expires 4/3/2021

On February 27, 2018 before me, Adrienne Workman, Notary Public, Notary Public,
(here insert name and title of the officer)

personally appeared Randy A. Blumer and Tamara B. Blumer,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Hawaii that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Adrienne Workman, Notary Public

Doc Date: February 23, 2018 # Pages: (3)

Adrienne Workman, Notary Public, Second Circuit

Doc. Description: Grant Deed

Notary Signature Adrienne Workman Date 02/27/2018

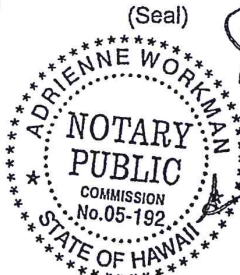


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 096-100-26-100

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA, COUNTY OF EL DORADO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTH HALF OF SECTION 23, TOWNSHIP 10 NORTH, RANGE 11 EAST, MDB&M., DESCRIBED AS FOLLOWS:

PARCEL B, AS SHOWN ON THAT CERTAIN MAP FILED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF EL DORADO, STATE OF CALIFORNIA ON SEPTEMBER 20, 1976 IN BOOK 12 OF PARCEL MAPS AT PAGE 53.

TOGETHER WITH AN EASEMENT FOR ROAD AND PUBLIC UTILITIES PURPOSES OVER, UNDER AND ACROSS THAT PORTION SHOWN AND DESIGNATED AS ROAD AND PUBLIC UTILITIES UPON PARCEL A ON THE ABOVE MENTIONED PARCEL MAP.

PRELIMINARY CHANGE OF OWNERSHIP REPORT

To be completed by the transferee (buyer) prior to a transfer of subject property, in accordance with section 480.3 of the Revenue and Taxation Code. A *Preliminary Change of Ownership Report* must be filed with each conveyance in the County Recorder's office for the county where the property is located.

FOR ASSESSOR'S USE ONLY

Alex Krumwiede
6243 Birdsong Lane
Placerville, CA 95667

ASSESSOR'S PARCEL NUMBER

096-100-26-100

SELLER/TRANSFEROR

The Blumer Revocable Trust

BUYER'S DAYTIME TELEPHONE NUMBER

(530) 306-6407

BUYER'S EMAIL ADDRESS

STREET ADDRESS OR PHYSICAL LOCATION OF REAL PROPERTY

Jim Valley Road, Placerville, CA 95667

☐ YES ☒ NO This property is intended as my principal residence. If YES, please indicate the date of occupancy or intended occupancy. MO DAY YEAR

☐ YES ☒ NO Are you a disabled veteran or an unmarried surviving spouse of a disabled veteran who was compensated at 100% by the Department of Veterans Affairs?

MAIL PROPERTY TAX INFORMATION TO (NAME)

Alex Krumwiede

MAIL PROPERTY TAX INFORMATION TO (ADDRESS)

6243 Birdsong Lane

CITY

Placerville

STATE

CA

ZIP CODE

95667

PART 1. TRANSFER INFORMATION*Please complete all statements.*

This section contains possible exclusions from reassessment for certain types of transfers.

YES NO

- ☐ ☒ A. This transfer is solely between spouses (*addition or removal of a spouse, death of a spouse, divorce settlement, etc.*).
- ☐ ☐ B. This transfer is solely between domestic partners currently registered with the California Secretary of State (*addition or removal of a partner, death of a partner, termination settlement, etc.*).
- ☐ ☐ *C. This is a transfer: ☐ between parent(s) and child(ren) ☐ from grandparent(s) to grandchild(ren).
- ☐ ☐ *D. This transfer is the result of a cotenant's death. Date of death _____
- ☐ ☐ *E. This transaction is to replace a principal residence by a person 55 years of age or older. Within the same county? ☐ YES ☐ NO
- ☐ ☐ *F. This transaction is to replace a principal residence by a person who is severely disabled as defined by Revenue and Taxation Code section 69.5. Within the same county? ☐ YES ☐ NO
- ☐ ☐ G. This transaction is only a correction of the name(s) of the person(s) holding title to the property (*e.g., a name change upon marriage*). If YES, please explain: _____
- ☐ ☐ H. The recorded document creates, terminates, or reconveys a lender's interest in the property.
- ☐ ☐ I. This transaction is recorded only as a requirement for financing purposes or to create, terminate, or reconvey a security interest (*e.g., cosigner*). If YES, please explain: _____
- ☐ ☐ J. The recorded document substitutes a trustee of a trust, mortgage, or other similar document.
- ☐ ☐ K. This is a transfer of property:
- ☐ ☐ 1. to/from a revocable trust that may be revoked by the transferor and is for the benefit of ☐ the transferor, and/or ☐ the transferor's spouse ☐ registered domestic partner.
- ☐ ☐ 2. to/from an irrevocable trust for the benefit of the ☐ creator/grantor/trustor and/or ☐ grantor's/trustor's spouse ☐ grantor's/trustor's registered domestic partner.
- ☐ ☐ L. This property is subject to a lease with a remaining lease term of 35 years or more including written options.
- ☐ ☐ M. This is a transfer between parties in which proportional interests of the transferor(s) and transferee(s) in each and every parcel being transferred remain exactly the same after the transfer.
- ☐ ☐ N. This is a transfer subject to subsidized low-income housing requirements with governmentally imposed restrictions, or restrictions imposed by specified nonprofit corporations.
- ☐ ☐ *O. This transfer is to the first purchaser of a new building containing an active solar energy system.
- ☐ ☐ P. Other. This transfer is to _____

* Please refer to the instructions for Part 1.

Please provide any other information that will help the Assessor understand the nature of the transfer.

THIS DOCUMENT IS NOT SUBJECT TO PUBLIC INSPECTION

PART 2. OTHER TRANSFER INFORMATION*Check and complete as applicable.*

- A. Date of transfer, if other than recording date: _____
- B. Type of transfer:
☒ Purchase ☐ Foreclosure ☐ Gift ☐ Trade or exchange ☐ Merger, stock, or partnership acquisition (Form BOE-100-B)
☐ Contract of sale. Date of contract: _____ ☐ Inheritance. Date of death: _____
☐ Sale/leaseback ☐ Creation of a lease ☐ Assignment of a lease ☐ Termination of a lease. Date lease began: _____
 Original term in years (including written options): _____ Remaining term in years (including written options): _____
☐ Other. Please explain: _____
- C. Only a partial interest in the property was transferred. ☐ YES ☒ NO If YES, indicate the percentage transferred: _____ %

PART 3. PURCHASE PRICE AND TERMS OF SALE*Check and complete as applicable.*

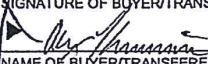
- A. Total purchase price. \$ 85,000.00
- B. Cash down payment or value of trade or exchange excluding closing costs Amount \$ _____
- C. First deed of trust @ _____ % interest for _____ years. Monthly payment \$ _____ Amount \$ _____
☐ FHA (____ Discount Points) ☐ Cal-Vet ☐ VA (____ Discount Points) ☐ Fixed rate ☐ Variable rate
☐ Bank/Savings & Loan/Credit Union ☐ Loan carried by seller
☐ Balloon payment \$ _____ Due date: _____
- D. Second deed of trust @ _____ % interest for _____ years. Monthly payment \$ _____ Amount \$ _____
☐ Fixed rate ☐ Variable rate ☐ Bank/Savings & Loan/Credit Union ☐ Loan carried by seller
☐ Balloon payment \$ _____ Due date: _____
- E. Was an Improvement Bond or other public financing assumed by the buyer? ☐ YES ☐ NO Outstanding balance \$ _____
- F. Amount, if any, of real estate commission fees paid by the buyer which are not included in the purchase price \$ _____
- G. The property was purchased: ☒ Through real estate broker. Broker name: _____ Phone number: () _____
☐ Direct from seller ☐ From a family member-Relationship _____
☐ Other. Please explain: _____
- H. Please explain any special terms, seller concessions, broker/agent fees waived, financing, and any other information (e.g., buyer assumed the existing loan balance) that would assist the Assessor in the valuation of your property.

PART 4. PROPERTY INFORMATION*Check and complete as applicable.*

- A. Type of property transferred
☒ Single-family residence ☐ Co-op/Own-your-own ☐ Manufactured home
☐ Multiple-family residence. Number of units: _____ ☐ Condominium ☒ Unimproved lot
☐ Other. Description: (i.e., timber, mineral, water rights, etc.) ☐ Timeshare ☐ Commercial/Industrial
- B. ☐ YES ☒ NO Personal/business property, or incentives, provided by seller to buyer are included in the purchase price. Examples of personal property are furniture, farm equipment, machinery, etc. Examples of incentives are club memberships, etc. Attach list if available.
 If YES, enter the value of the personal/business property: \$ _____ Incentives \$ _____
- C. ☐ YES ☒ NO A manufactured home is included in the purchase price.
 If YES, enter the value attributed to the manufactured home: \$ _____
☐ YES ☒ NO The manufactured home is subject to local property tax. If NO, enter decal number: _____
- D. ☐ YES ☒ NO The property produces rental or other income.
 If YES, the income is from: ☐ Lease/rent ☐ Contract ☐ Mineral rights ☐ Other: _____
- E. The condition of the property at the time of sale was: ☐ Good ☐ Average ☐ Fair ☐ Poor
 Please describe: _____

CERTIFICATION

I certify (or declare) that the foregoing and all information hereon, including any accompanying statements or documents, is true and correct to the best of my knowledge and belief.

SIGNATURE OF BUYER/TRANSFeree OR CORPORATE OFFICER 	DATE <u>2/27/18</u>	TELEPHONE () _____
NAME OF BUYER/TRANSFeree/PERSONAL REPRESENTATIVE/CORPORATE OFFICER (PLEASE PRINT)	TITLE	EMAIL ADDRESS

The Assessor's office may contact you for additional information regarding this transaction.



2018 MAY -2 AM 8: 22

RECEIVED DEPARTMENT OF AGRICULTURE
PLANNING DEPARTMENT 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): Hannah Krumwiede

SITE ADDRESS: NA

MAILING ADDRESS: 6243 Birdsong Ln. Placerville ca 95607

TELEPHONE NUMBER(S): (DAY) 530.391.4565 (EVE) Ø

APN#: 096-100-26 PARCEL SIZE: 7.5 ACRES ZONING: RES RL-10

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

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: 50 ± foot

REQUESTED USE (AGRICULTURALLY-INCOMPATIBLE):

RESIDENTIAL

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

PLEASE ANSWER THE FOLLOWING:

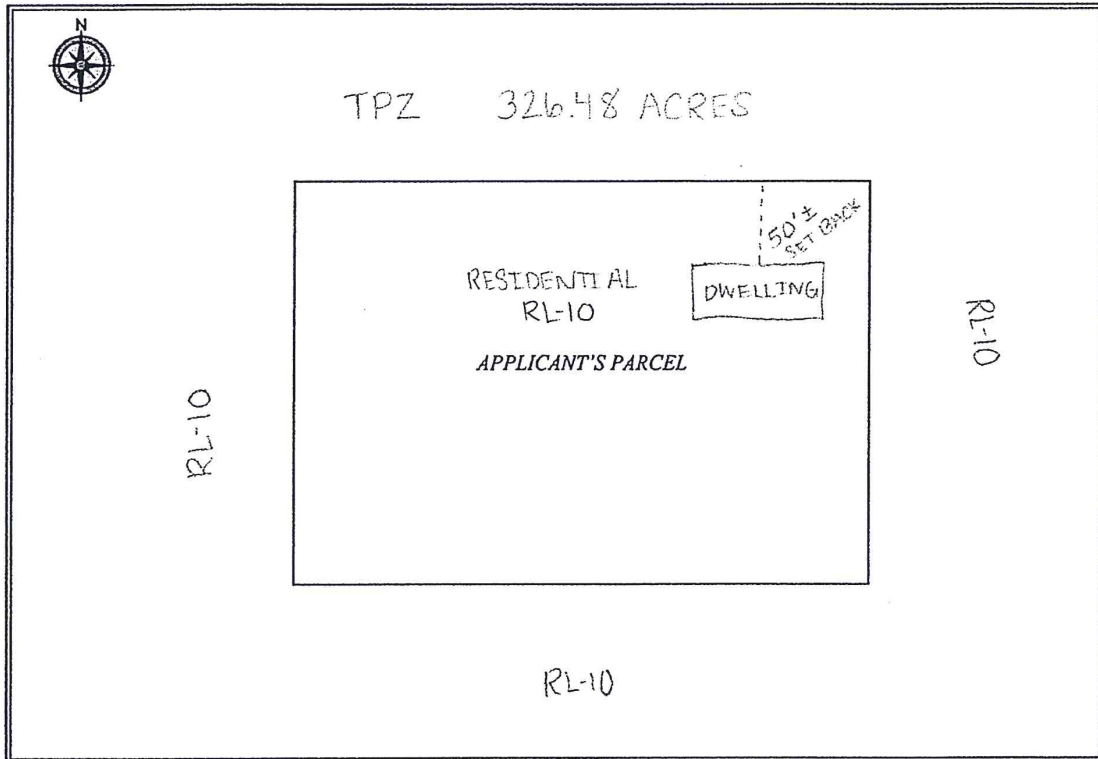
- ☒ YES ☐ NO Does a natural barrier exist that reduces the need for a setback?
☒ Topography ☐ Other _____
- ☐ YES ☒ NO Is there any other suitable building site that exists on the parcel except within the
required setback?
- ☐ YES ☒ NO Is your proposed agriculturally-incompatible use located on the property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

Many trees and brush, Variable sloped topography
0-35%.

- 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 50' ± ✓
- E. Indicate any unique site characteristics of property NA



ANY ADDITIONAL COMMENTS?

Requesting 50' ± set back from TPZ.

Alexis D. Krumwiede
APPLICANT'S SIGNATURE

4-26-18
DATE

OFFICE USE ONLY: <input type="checkbox"/> Fee Paid	Date: _____	Receipt #: _____	Initials: _____
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May 1 2018

Project Narrative and Request

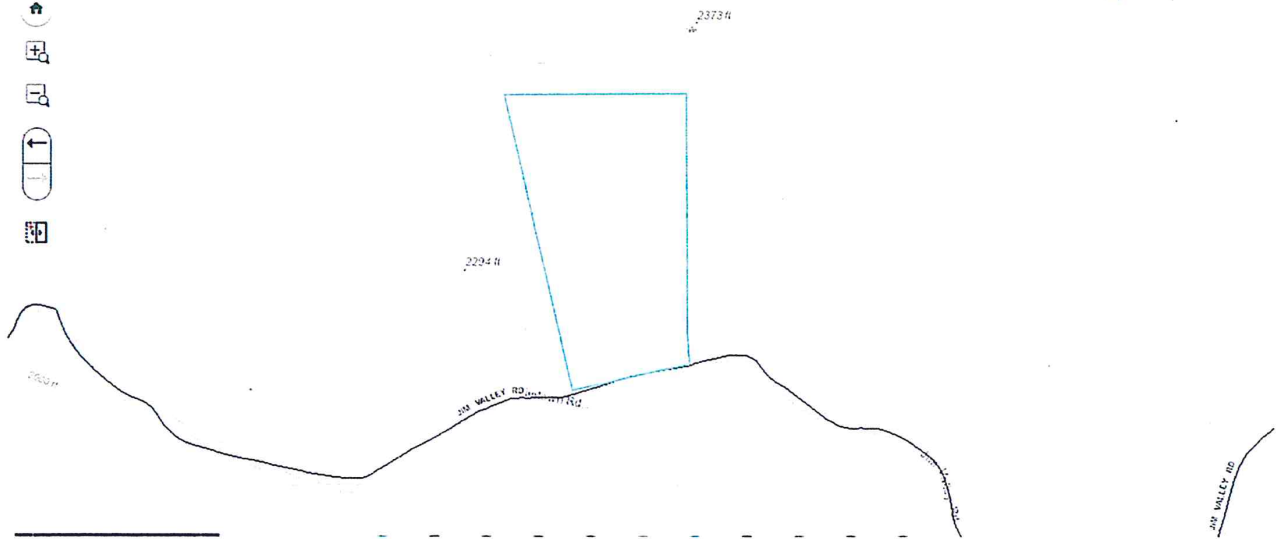
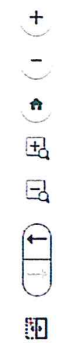
The purposed project involves the construction of a 1,386 sqft single-story factory built house, on subject parcel 096-100-26. The purposed dwelling will be a primary single-family residence. An unpaved driveway will be constructed on the south side of the dwelling. A well has already been drilled 50'+ from purposed dwelling. Septic tank will be put in 60'+ from existing well. Due to zoning of north side adjacent parcel (TPZ), a 50'+ set back variance is required. The many variables of the sloped topography 0-35%, restricts options for building site. The purposed dwelling will sit 120'-150' from property line aligning TPZ.

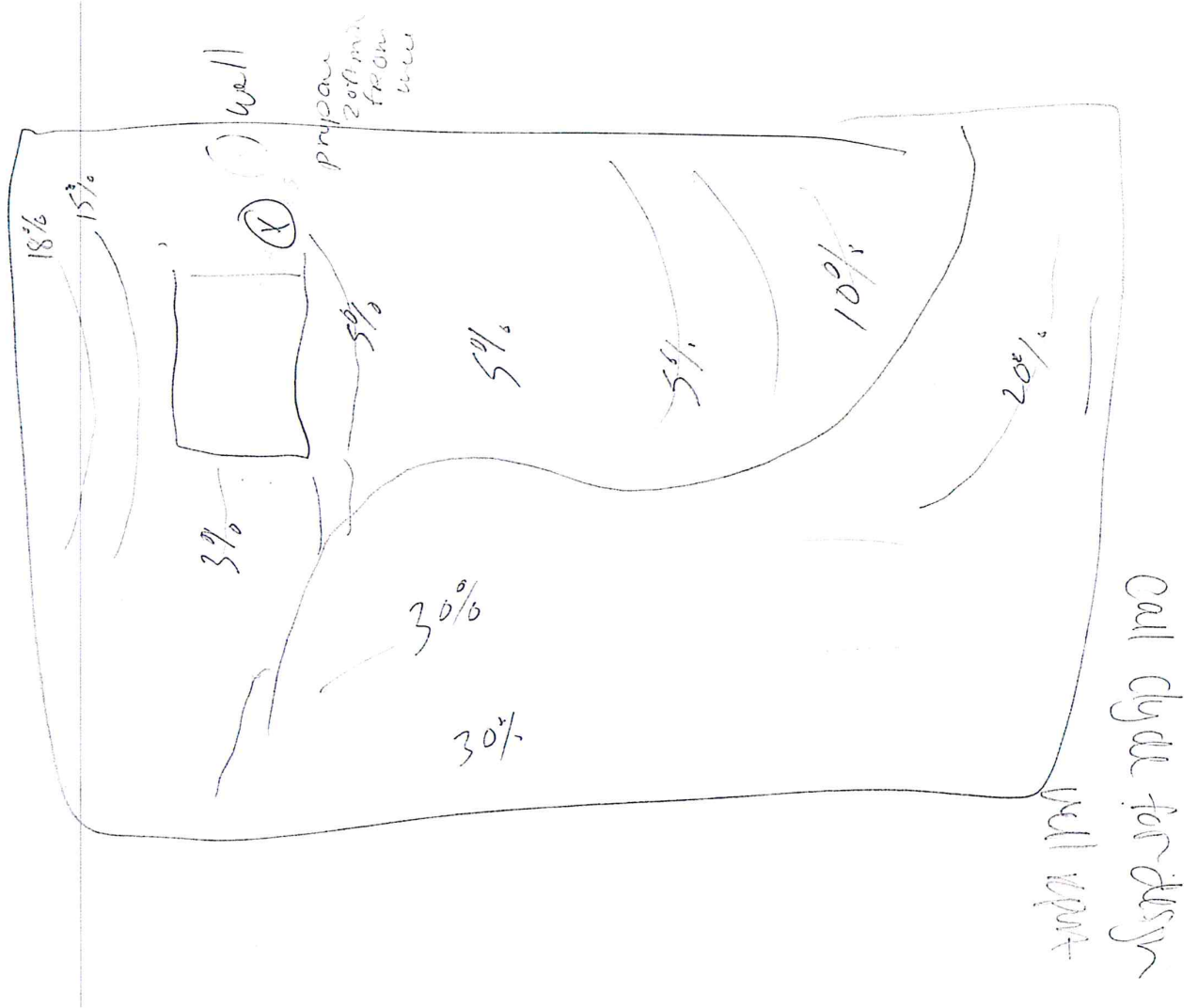
Property Owner: Alex Krumwiede
6243 Birdsong Lane Placerville, CA 95667
(530) 306-6407

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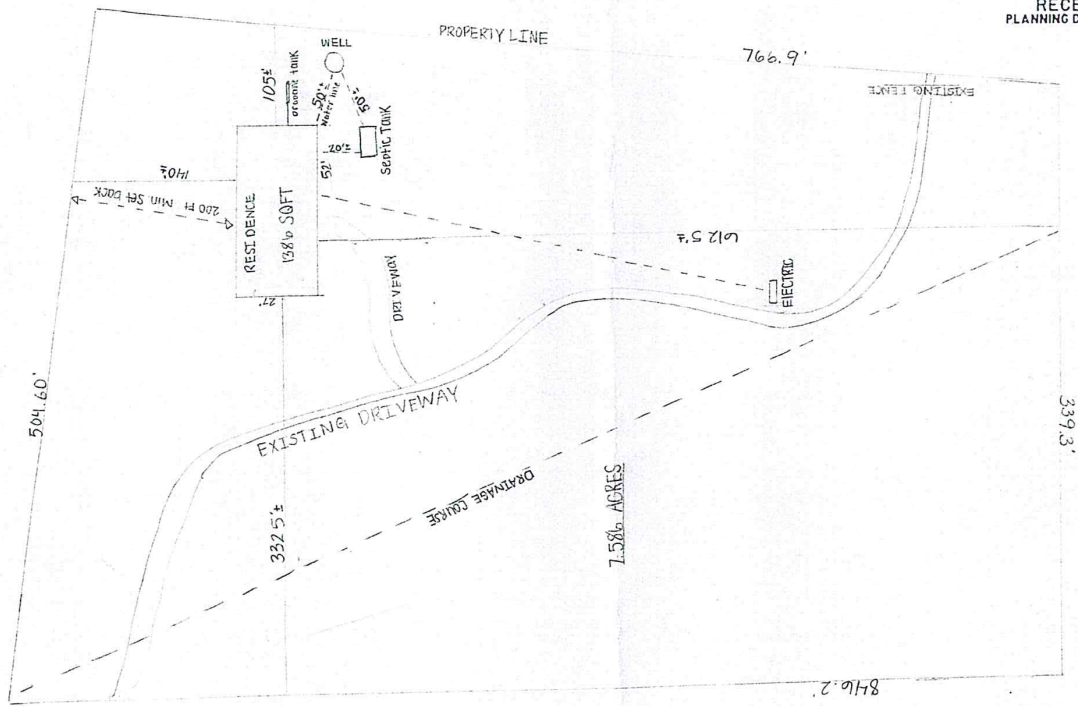
GOTNET - County of El Dorado, State of California







HANNAH KRUMWIEDE
10445 WINDSONG LANE FARMVILLE VA 24507



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SCALE: 1"=70'-0"

JIM VALLEY RD