



## COMMUNITY DEVELOPMENT SERVICES

### PLANNING AND BUILDING DEPARTMENT

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

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#### PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

#### BUILDING

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

[bldgdept@edcgov.us](mailto:bldgdept@edcgov.us)

#### PLANNING

(530) 621-5355 / (530) 642-0508 Fax

[planning@edcgov.us](mailto: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: Mark Millard, Senior Planner

DATE: 06/14/18

RE: **ADM17-0139/Bernard & Sherri Lapos**  
**Administrative Relief from Agricultural Setback**  
**Existing Building Permit 267601; Assessor's Parcel Number: 046-690-10**

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#### 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 the construction of a swimming pool. The administrative relief requested is a Revised/Corrected submittal for the project that originally received a recommendation of approval from the Agricultural Commission on February 15, 2018. Building Permit 267601 was issued consistent with the February 15<sup>th</sup> approvals. The location error was discovered by the applicant's contractor while confirming the required setbacks.

Key to this Revised/Corrected submittal is to understand the observed/planned physical location of the pool site hasn't changed; only the calculation to the southern property line has now been properly identified by the pool contractor.

The Revised/Corrected submittal, now shows the proposed building site is approximately thirty-two feet (32' (pool, back of bond beam)), and the pool equipment approximately fifty-feet, eleven inches (50.92') from the property line of the adjacent Limited Agriculture-10 acre zoned parcel (LA-10) to the south/southeast (APN: 046-690-09). The applicant's parcel, identified by APN 046-690-10 consists of 13.78 acres and is located at 6350 Brinkwood Lane. (Supervisor District: 2).

**Note 1: Applicant's revised request states a relief request of a total of approximately 168-feet (Required 200 foot setback minus the proposed 32-foot pool building setback from the property line).**

**Note 2: As determined by Roger Trout, Director of Planning & Building Departments, the fee waiver previously approved by the Chief Administrative**

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**Officer is applicable to all ongoing fees to get the project to conclusion for both the Planning & Building Departments as well as the Agricultural Department.**



# COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667

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

APPLICATION FOR: **ADMINISTRATIVE PERMIT**

FILE # ADM 18-

Formerly  
ADM 17-05

ASSESSOR'S PARCEL NO.(S) 046-690-10-100

PROJECT NAME/REQUEST: (Describe proposed use) Revision / Correction to approved

Ag. setback relief under ADM 17-0139

APPLICANT/AGENT

(See attached original application page)

Mailing Address

P.O. Box or Street

City

State & Zip

Phone ( )

EMAIL:

PROPERTY OWNER Bernard & Sherri Lapos

Mailing Address

P.O. Box 48 Mount Auburn Ca 95670

P.O. Box or Street

City

State & Zip

Phone ( )

916 765-1257

EMAIL:

Bernie.Lapos@cummins.com

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT Premier Pools & Spas

Mailing Address

11250 Pyrites Way Rancho Cordova Ca 95670

P.O. Box or Street

City

State & Zip

Phone ( )

916 852-0223

EMAIL:

www.premierpoolsandspas.com

LOCATION: The property is located on the

West

side of

Mt. Auburn Rd

N / E / W / S

street or road

feet/miles

0.1

of the intersection with

Brinkwood Lane & Mt. Auburn Rd

N / E / W / S

major street or road

in the

area.

PROPERTY SIZE

13.78

acreage / square footage

X

[Signature]

Date

6-13-2018

signature of property owner or authorized agent

## FOR OFFICE USE ONLY

Date \_\_\_\_\_ Fee \$ \_\_\_\_\_ Receipt # \_\_\_\_\_ Rec'd by \_\_\_\_\_ Census \_\_\_\_\_

Zoning \_\_\_\_\_ GPD \_\_\_\_\_ 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





# EL DORADO COUNTY PLANNING SERVICES

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

APPLICATION FOR: **ADMINISTRATIVE PERMIT**

FILE # ADM17-0139

ASSESSOR'S PARCEL NO.(s) 046-690-10-100

PROJECT NAME/REQUEST: (Describe proposed use) Administrative Setback Relief  
For Agricultural Setback reduction location of pool

APPLICANT/AGENT

Mailing Address

P.O. Box or Street

City

State & Zip

Phone ( )

EMAIL:

PROPERTY OWNER BERNARD & Sherri Lapos

Mailing Address

P.O. Box or Street

City

State & Zip

Phone ( 916 )

765-1257

EMAIL:

Bernie.Lapos@comcast.net

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT Premier Pools & Spas

Mailing Address

P.O. Box or Street

City

State & Zip

Phone ( 916 )

852-0223

EMAIL:

www.premierpoolsandspas.com

LOCATION: The property is located on the WEST

N/E/W/S

side of Mount Aukum Rd

street or road

feet/miles 0.1

N/E/W/S

of the intersection with Brinkwood Lane & Mt. Aukum

major street or road

in the

area.

PROPERTY SIZE

13.78 acres

acreage / square footage

X

Bernie Lapos  
signature of property owner or authorized agent

Date

12-8-2017

## FOR OFFICE USE ONLY

Date

Fee \$

Receipt #

Rec'd by

Census

Zoning

GPD

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:

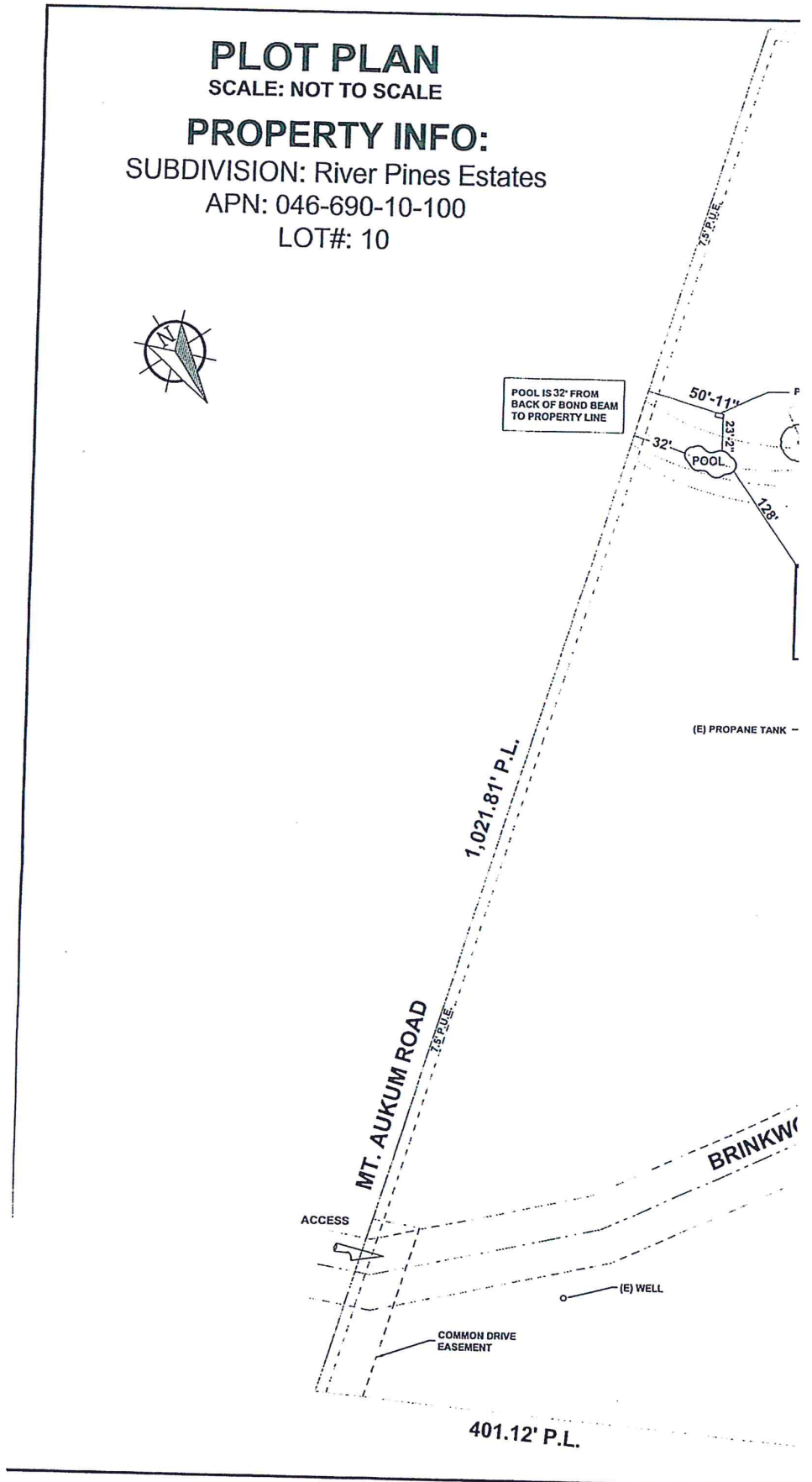
Approved

Denied

Title

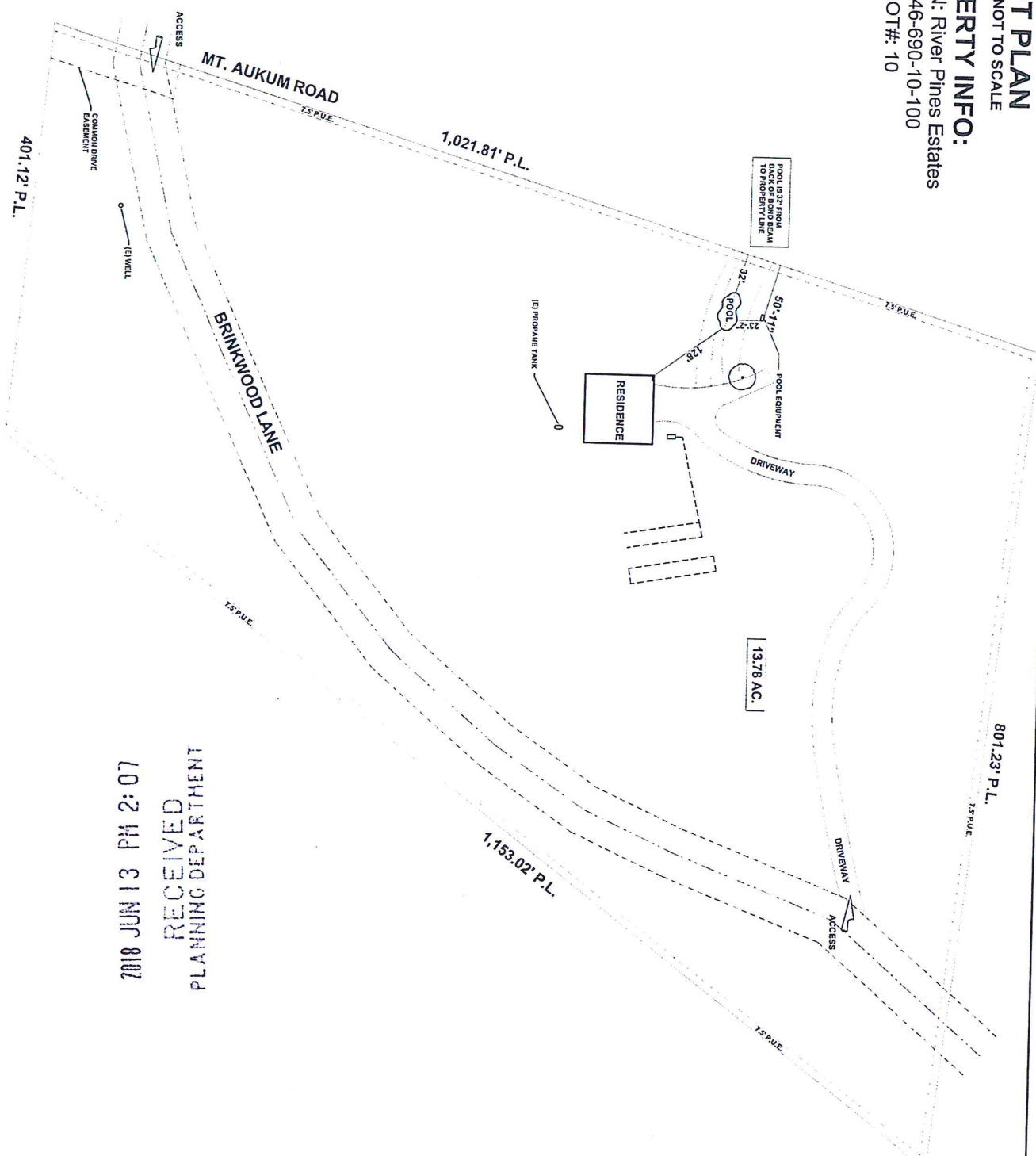
(Application Revised 3/2017)

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PLANNING DEPARTMENT



# **PLOT PLAN** SCALE: NOT TO SCALE **PROPERTY INFO:**

SUBDIVISION: River Pines Estates  
 APN: 046-690-10-100  
 LOT#: 10



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NAME: Sheri Lapos  
 ADDRESS: 6300 Brinkwood Lane  
 PHONE 1: (916) 852-5912  
 CONSULTANT: JAS  
 SUPERVISOR: Steve  
 DRAFTSMAN: M  
 CONTRACT DATE: 6-29-17

REV#	DATE	BY
0	6-29-17	JAK
0.1	6-18-18	MM
0.2	6-29-18	DH



11250 PYRITES WAY  
 RANCHO CORDOVA, CA 95670  
 PHONE: (916) 852-0223  
 FAX: (916) 852-0861  
 LIC #: 583234  
 www.premierpoolsandspas.com

Lapos Pool Installation Project 6350 Brinkwood Lane, Somerset  
Request for Administrative Agricultural setback reduction relief.

We are requesting a waiver regarding the pool construction setback for the following reasons.

- A) The topography of our property limits placement of the pool in proximity to the home. Issues include slope, grading, septic and bedrock concerns.  
The topography on both our parcel and the neighbor to the south adds a natural barrier that will serve as a defacto setback for the proposed location of the pool and any real potential for agricultural development on my neighbor's property to the south.
- B) The pool placement limits the amount of natural vegetation disruption.
- C) The pool is a medical necessity for Mrs. Lapos, (please see attached document from UC Davis Med. Center).
- D) Neighbor to the south has not developed any of her property for agricultural use and has no intent of ever doing so.
- E) Pool will provide a 22,000 gallon water source for wild land fire suppression as needed.
- F) Location will also reduce potential for Oak tree removal and resulting required mitigations.

*SEE ADDITIONAL COMMENT*

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UC Davis Medical Center  
SPINE CENTER/ PHYSICAL MEDICINE & REHABILITATION  
3301 C Street Ste 1500  
Sacramento CA 95816-3371  
916-734-7463

September 21, 2017

To whom it may concern:

Sherri Lapos is under my care at the UC Davis Spine Center. She has been prescribed a swimming/ pool exercise program as part of her treatment. This is medically necessary for her care.

Please call my office with any questions.

Sincerely,



Carol Vandenakker Albanese, MD

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PLANNING DEPARTMENT





### OWNER'S STATEMENT

[illegible]

1. EXISTING FOR DRAINAGE AND APPLICABLE DRAINAGE PIPES AND STRUCTURES WITHIN THE DRAINAGE CATCHMENTS SHOWN HEREON AND SEVEN AND ONE HALF (7-1/2) FEET FROM EACH SIDE OF ALL MATERIAL, CONSTRUCTED DRAINAGEWAYS MUST EXIST WITHIN THE 50.00' DISTANCE ACROSS THE FRONT OF ALL LOTS IN THIS SUBDIVISION. A MINIMUM OF 15 FEET BEYOND THE TOP OF ALL CUT SLOPES AND 10 FEET BEYOND THE FILL SLOPES FOR ROAD MAINTENANCE PURPOSES.

THE ORGANIZATION ALSO OFFER THOSE CERTAIN COMPANIES AND PUBLIC ENTITIES WHICH WILL PROVIDE SERVICES:

[illegible]

RIVER PINES ESTATES, A CALIFORNIA LIMITED PARTNERSHIP  
- *Private. Not for sale* .....  
MUNDO NORTON, GENERAL PARTNER

**NOTARY'S STATEMENT**

ON THIS THE 1<sup>ST</sup> DAY OF MARCH, 1938, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY appeared JAMES C. GASTON, JR., and proved to me on the basis of satisfactory evidence to be the PERSON(S) WHO EXECUTED the WITHIN INSTRUMENT ON BEHALF OF THE PARTNERSHIP, AND I CANNOT SAY THAT HE WAS NOT THE PARTNERSHIP EXECUTED BY HIMSELF, BUT I AM NOT SURE THAT HE WAS THE PARTNERSHIP EXECUTED BY HIMSELF. I WITNESSED MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC  
COUNTY OF ALABAMA ) SS.

ORIGINAL FILED

WOTAW'S SIGNATURE AMADOL GARY

CHERCIAL STAT  
NATIONAL  
INQUIRY NUMBER - 244-0000  
BUREAU COUNTY  
IN ORDER NUMBER 11 1980

EXISTING ADDRESS: PARCEL NO: 19,25,26,27

## TRUSTEE'S STATEMENT

THE UNDERSIGNED, PEACER TITLE COMPANY, A CALIFORNIA CORPORATION, TRUSTEE  
 WHEREIN THAT CERTAIN DEED OF TRUST DATED JUNE 24, 1987, AND... OF THE  
 RECORD NO. 445,231,811, IN BOOK 474, AT PAGE 90...  
 OFFICIAL RECORDS OF THE COUNTY OF CL. DONADO, HEREBY CONSENTS TO THE  
 RECAPITULATION AND FILING OF THE WITHIN MAP.

James G. Dulles  
J. DULLES, ASSISTANT SECRETARY

**NOTARY'S STATEMENT**

ON THIS 1<sup>st</sup> day of June, 1939, before me, the undersigned, a Notary Public in and for the County of Santa Clara, State of California, appeared Henry N. Davis, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that said document was his act and deed, and acknowledged to me that said document contained the ratification of his Board of Directors.

Edward J. Hershberger  
Notary Public, State of California

100

### SURVEYOR'S STATEMENT

SECTION ON OR BEFORE JUNE 1, 1967.

CINO L. TOMA ~~LC~~ 3570 .....

### COUNTY SURVEYOR'S STATEMENT

*[Handwritten signature]*

...  
JOHN P. SENSER, L.S., 2012 COUNTY SUPERVISOR  
COUNTY OF EL DORADO, CALIFORNIA

LICENSURE BOARD  
JULY 1, 2008  
IN 2012  
EXP-6-26-97

LIC  
 JO  
 M.S. 2012  
 Enr. 6-18-92

## TAX COLLECTOR'S STATEMENT

[illegible]

## PLANNING DIRECTOR'S STATEMENT

1. LARRY E. MURKIN, NECTRY A-9-95  
SUBSTANTIALLY TO THE TERMINAL MAN  
MAY 19, 1987.  
BY THE BOARD OF SUPERVISORS AND THAT ALL CONDITIONS  
IMPOSED UPON SAID COMPANY HAVE BEEN SATISFIED.

*Copy to: [unclear]*

CRIMY D. MURKIN, LEAVING DIRECTOR  
COUNTY OF EL DORADO, CALIFORNIA

# COUNTY CLERK'S STATEMENT

[illegible]

**COUNTY RECORDER'S CERTIFICATE**

1. DOUGHERT CARL, NERBURY CARLTON THAT *Sharon Woods*  
 2. *1973*  
 3. WAS FILLED WITH THIS OFFICE, AND THAT HIS TITLE CERTIFICATE NO. *33733*  
 4. AND FILLED IN SAN JOSE, CALIF. PART OF DOUGHERT NO. *100* ON RECORD ON  
 5. *July 6, 1908 at 11:10 AM* *11:10 AM* *11:10 AM* *11:10 AM* *11:10 AM* *11:10 AM*  
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DEPARTMENT OF AGRICULTURE  
WEIGHTS AND MEASURES

2010 JUN 13 PM 2:07  
Juli Jensen  
RECEIVED Agricultural Commissioner  
PLANNING SECTOR 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): BERNARD & SHERRI LAPOS  
SITE ADDRESS: 6350 BRINKWOOD Lane, SOMERSET 95684  
MAILING ADDRESS: P.O. Box 48 Mount Auburn, CA 95656  
TELEPHONE NUMBER(S): (DAY) 916-765-1257 (EVE) SAME  
APN#: 046-690-10 PARCEL SIZE: 13.78 ACRES ZONING: LA-10  
LOCATED WITHIN AN AG DISTRICT? ☒ YES ☐ NO ADJACENT PARCEL ZONING: \_\_\_\_\_  
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: 32 foot  
REQUESTED USE (AGRICULTURALLY-INCOMPATIBLE): \_\_\_\_\_

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 \_\_\_\_\_
2. YES ☐ NO ☒ Is there any other suitable building site that exists on the parcel except within the required setback?
3. ☒ YES ☐ NO Is your proposed agriculturally-incompatible use located on the property to minimize any potential negative impact on the adjacent agricultural land?
4. 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 PROJECT REQUEST, PLANS AND NARRATIVE.  
PREMIER PLAN CORRECTION OF SETBACK.

-TURN OVER-

- 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

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ANY ADDITIONAL COMMENTS? PLEASE SEE CORRECTED SITE PLAN.  
FROM PREMIER POOLS. THE LOCATION OF THE POOL HAS  
NOT BEEN ALTERED AS WITNESSED BY LEEANNE  
MILA, ONLY THE SETBACK FOOTAGE ON THE PLANS.

*Smalley*  
APPLICANT'S SIGNATURE

6-13-2018  
DATE

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