



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: Mark Millard, Senior Planner

DATE: August 06, 2018

RE: **ADM18-0183/James and Amy Fox
Administrative Relief from Agricultural Setback
Assessor's Parcel Number: 087-021-32**

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 single family dwelling unit (Building Permit Application Nos. 300123, & 300126). According to the applicant, the proposed building site is approximately seventy-nine feet, four inches (79'4") from the property line of the adjacent Limited Agriculture-40 acre zoned parcel (LA-40) to the north (APN: 046-021-35). The applicant's parcel, identified by APN 087-021-32 consists of 20.609 acres and is located at 2990 White Thorn Road. (Supervisor District: 2).

Note: Applicant's request stated a relief request of a total of approximately 121-feet (Required 200 foot setback minus the proposed 79.34-foot building 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 18-0183

ASSESSOR'S PARCEL NO.(s) 087-021-32-100

PROJECT NAME/REQUEST: (Describe proposed use) Residential Dwelling

APPLICANT/AGENT James and Amy Fox

Mailing Address 1281 Morcasia Trail Placerville, CA 95667
P.O. Box or Street City State & Zip

Phone (916) 804 2789 EMAIL: JFOX.AFOX@GMAIL.COM

PROPERTY OWNER James and Amy Fox

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

Phone () _____ EMAIL: _____

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT Nicole Young

Mailing Address 4111 Bunker Hill Rd. Shingle Springs, CA 9568
P.O. Box or Street City State & Zip

Phone (530) 391 6160 EMAIL: nicoleyoungpe@yahoo.com

LOCATION: The property is located on the east side of South Shingle Rd.
N / E / W / S street or road

0.7 feet/miles east of the intersection with White Thorn Rd / South Shingle
N / E / W / S major street or road

in the Shingle Springs area. PROPERTY SIZE 20.6 acres
acreage / square footage

x Amy Fox signature of property owner or authorized agent Date 7-3-18

FOR OFFICE USE ONLY

Date 7-3-18 Fee \$ 507 Receipt # R2193 Rec'd by Melanie Census _____

Zoning LA-40 GPD RR Supervisor Dist 2 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



DEPARTMENT OF AGRICULTURE WEIGHTS AND MEASURES

Juli Jensen
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): James and Amy Fox
SITE ADDRESS: 2990 White Thorn Rd. Shingle Springs, Ca 95682
MAILING ADDRESS: 1281 Moccasin Trail Placerville, Ca 95667
TELEPHONE NUMBER(S): (DAY) 916 804 2789 (EVE) 916 804 3565
APN#: 087-021-32-100 PARCEL SIZE: 20.6 acres ZONING: LA-40
LOCATED WITHIN AN AG DISTRICT? YES ☐ NO ☒ ADJACENT PARCEL ZONING: RL-40 LA-40
South/East North/East agricultural
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: 79.4 foot
REQUESTED USE (AGRICULTURALLY-INCOMPATIBLE): residential home
set @ 79.4 feet from property line
DO YOU HAVE A BUILDING PERMIT FOR REQUESTED USE? YES ☒ (Permit # 0300123) NO ☐

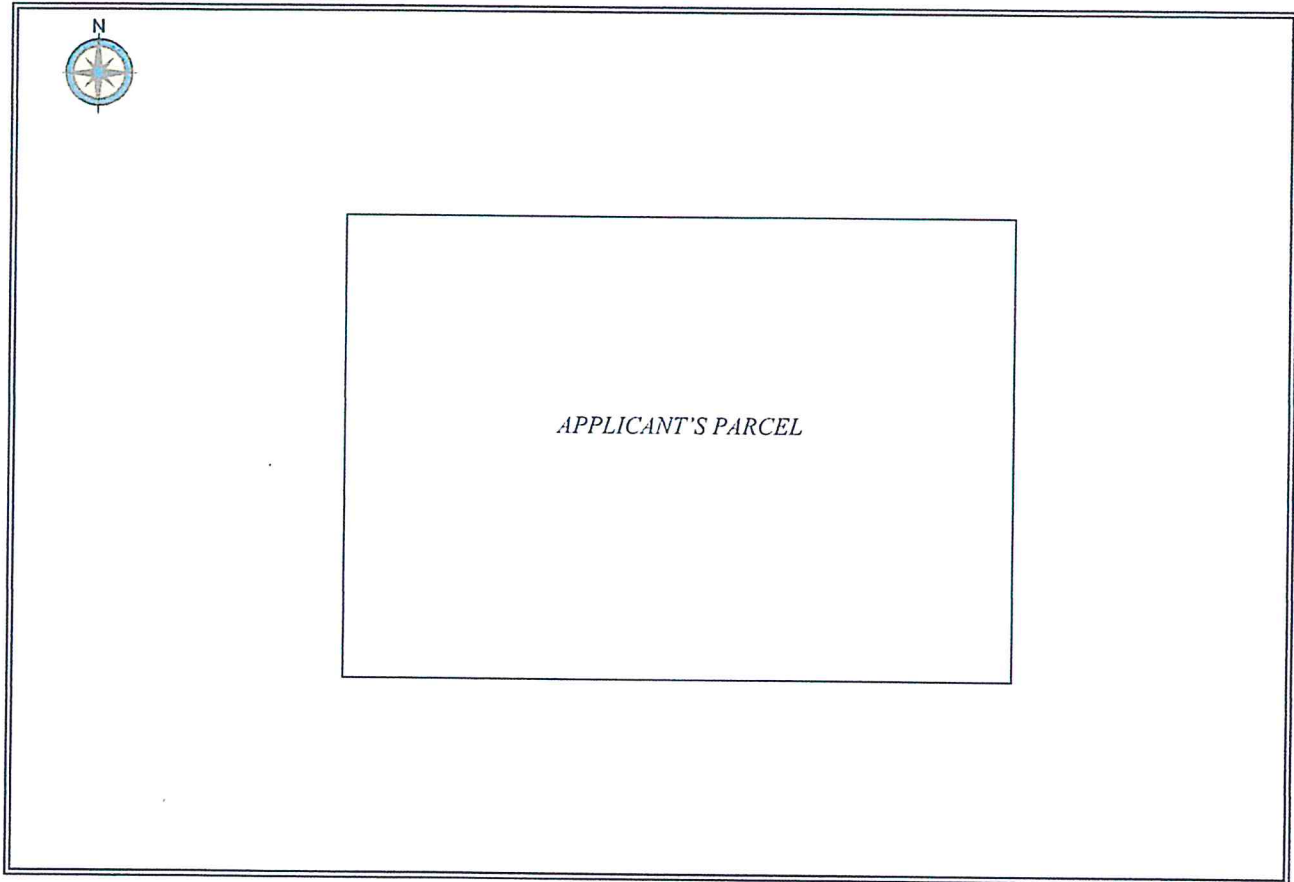
PLEASE ANSWER THE FOLLOWING:

1. YES ☒ NO ☐ Does a natural barrier exist that reduces the need for a setback?
☒ Topography ☒ Other fence, trees, top of hill
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.):

A utility easement is in place. Minimal grading required on flattest area on property. Proximity to power and water is efficient. Natural rock outcroppings will not be disturbed, nor the need for tree removal. Location of structure will enhance value of land due to the long range views. Other building site reserved for fire department access point.

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? _____

Amy Fox / [Signature]
APPLICANT'S SIGNATURE

7-2-18
DATE

OFFICE USE ONLY:	☐ Fee Paid	Date: _____	Receipt #: _____	Initials: _____
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9" DIA. STRAW BATTLE



STRAW WATTLE DETAIL
N12

SITE INFORMATION:
APN: 087-021-22, RS MAP 24-74

[illegible]

BOUNDARY PROVIDED BY NORTHERN CALIFORNIA GEOLOGICAL SURVEY, 1931B. THE BOUNDARY SHOWN IS BASED ON THE RESOLUTION DISCUSS-
ED ON SUCO MAP 24-74. THE ONLY EASEMENTS SHOWN ARE THOSE
THAT WERE REFERENCED ON SAO MAP. THERE WAS NO TITLE
REPORT SUPPLIED. INTEREST EASEMENTS OF RECORD, NO FURTHER

GENERAL NOTES:

GENERAL NOISES

LEGEND

0	DIVERSION POINT-NORTHING FOUND ON SET
-----	POINT OF KEY
-----	SEEBACK
-----	PROPERTY LINE
-----	SIRAN-WATERS
-----	FINISH FLOOR ELEVATION
-----	FACE OF PAVEMENT ELEVATION
-----	FINISHED GRADE ELEVATION
-----	ELEVATION OF CENTERLINE

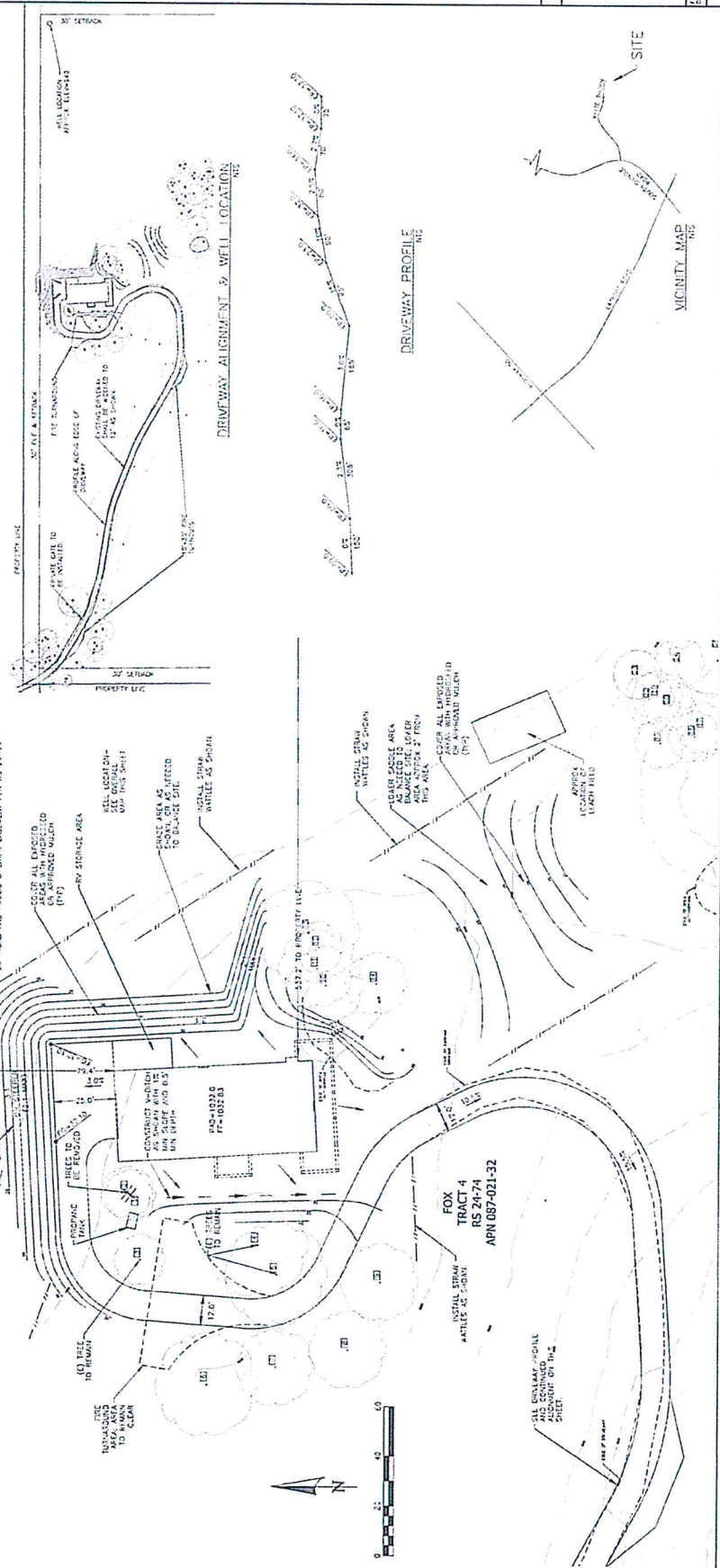
FOX GRADING PLAN

22990 WHITE THORN ROAD, SHINGLE SPRINGS, CA
APN: 087-021-32

AFN: 067-021-32



SHEET C1



Planning Services

Home > Government > Planning

PARCEL DATA INFORMATION

7/3/2018 *Enter
Another
Parcel*

Assessor's Parcel Number: 087-021-32

PROPERTY INFORMATION:

STATUS	JURISDICTION	TAX RATE	MAP	ACREAGE
ON ASSESSMENT ROLL AND TAXED	COUNTY OF EL DORADO	76 - 7	RS 24/74/4	20.609

2015 GENERAL PLAN LAND USE INFORMATION:

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

2015 ZONING INFORMATION:

ZONING DESIGNATION	DESIGN CONTROL	PLANNED DEVELOPMENT	OTHER OVERLAYS
LA-40			

2004 GENERAL PLAN LAND USE INFORMATION:

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

2004 ZONING INFORMATION:

ZONING DESIGNATION	DESIGN CONTROL	PLANNED DEVELOPMENT	OTHER OVERLAYS
RA-40			

DISTRICTS:

FIRE	CSD	SCHOOL	WATER
EL DORADO HILLS WATR/FIRE		LATROBE	UNASSIGNED

FLOOD ZONE INFORMATION (See Note below):

FIRM PANEL NUMBER & REVISION	PANEL REVISION DATE	FLOOD ZONE	FLOOD ZONE BUFFER	FLOODWAY
06017C0975E	09/26/2008	X		

MISCELLANEOUS DATA:

SUPERVISORIAL DISTRICT	AG PRESERVE	RARE PLANT MITIGATION AREA	MISSOURI FLAT MC&FP
2 SHIVA FRENTZEN			No

REMARKS:

No Eligibility Review Required

NOTE: The flood zone information presented here is based solely on data derived from the FEMA Flood Information Rate Maps, and does not include data from any other flood studies.

47-74

47-74

RECORD OF SURVEY

THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 8 NORTH, RANGE 9 EAST M.D.M.

COUNTY OF EL DORADO, STATE OF CALIFORNIA

DATE: APRIL, 2000 SCALE 1" = 400'

SHEET ONE OF TWO SHEETS

SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS' ACT AT THE REQUEST OF GEORGE D. AND LYNETTE APPELBAUM, JAMES L. AND CHERYL R. BENJAMIN, AND CHARLES E. AND CAROLYN M. DOMECO IN MARCH 2000.

PETER S. BREWSTER, P.L.S. 6490
LICENSE EXPIRATION DATE 6-30-03



BREWSTER & ASSOCIATES
LAND SURVEYING

COUNTY SURVEYOR'S STATEMENT:

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE LAND SURVEYORS' ACT THIS 3RD DAY OF AUGUST, 2000.

DANIEL RUSSELL

DANIEL S. RUSSELL, P.L.S. 5017
COUNTY SURVEYOR
COUNTY OF EL DORADO
LICENSE EXPIRATION DATE 12-31-01

BY:

ASSOCIATE LAND SURVEYOR
RICHARD L. BRINER, P.L.S. 5084
LICENSE EXPIRATION DATE 6-30-03

LEGEND:

- SET 3/4" C.I.P. WITH ROCK MOUND STAMPED L.S. 6490, 2000
- SET MONUMENT WITH ROCK MOUND AS SHOWN
- FOUND 3/4" REBAR WITH ALUMINUM CAP STAMPED LS 3013
- I ACCEPTED AND ATTACHED BRASS TAG STAMPED LS 6490
- FOUND 1 1/2" PIPE WITH 2" CAP STAMPED EDCO 1968 18-7
- FOUND 3/4" C.I.P. STAMPED LS 2725 1965
- FOUND 1 1/2" C.I.P. STAMPED LS 2725 1965
- FOUND 3/4" REBAR WITH ALUMINUM CAP STAMPED LS 3013
- FOUND 2" CAPED IRON PIPE AS SHOWN
- COMPUTED POINT, NOTHING FOUND OR SET
- () INDICATES RECORD BEARING & DISTANCE PER RS 4-75
- () INDICATES RECORD BEARING & DISTANCE PER RS 12-8
- () INDICATES RECORD BEARING & DISTANCE PER DOC 99-47040
- () INDICATES RECORD BEARING & DISTANCE PER OR 857-666

BREAKDOWN OF THE SOUTHWEST
ONE QUARTER OF SECTION 11
TOWNSHIP 8 NORTH, RANGE 9 EAST M.D.M.



ASSESSORS' PARCEL NUMBERS 0702132, 33, 34, 35, AND 36

RECORDER'S STATEMENT:

FILED THIS 3RD DAY OF JUNE, 2000 AT 9:08:58
IN BOOK 27 OF RECORD OF SURVEYS AT PAGE 74
AT THE REQUEST OF GEORGE D. AND LYNETTE
APPELBAUM, JAMES L. AND CHERYL R. BENJAMIN,
AND CHARLES E. AND CAROLYN M. DOMECO.

DOCUMENT NUMBER REC-0638725

William E. Schultz

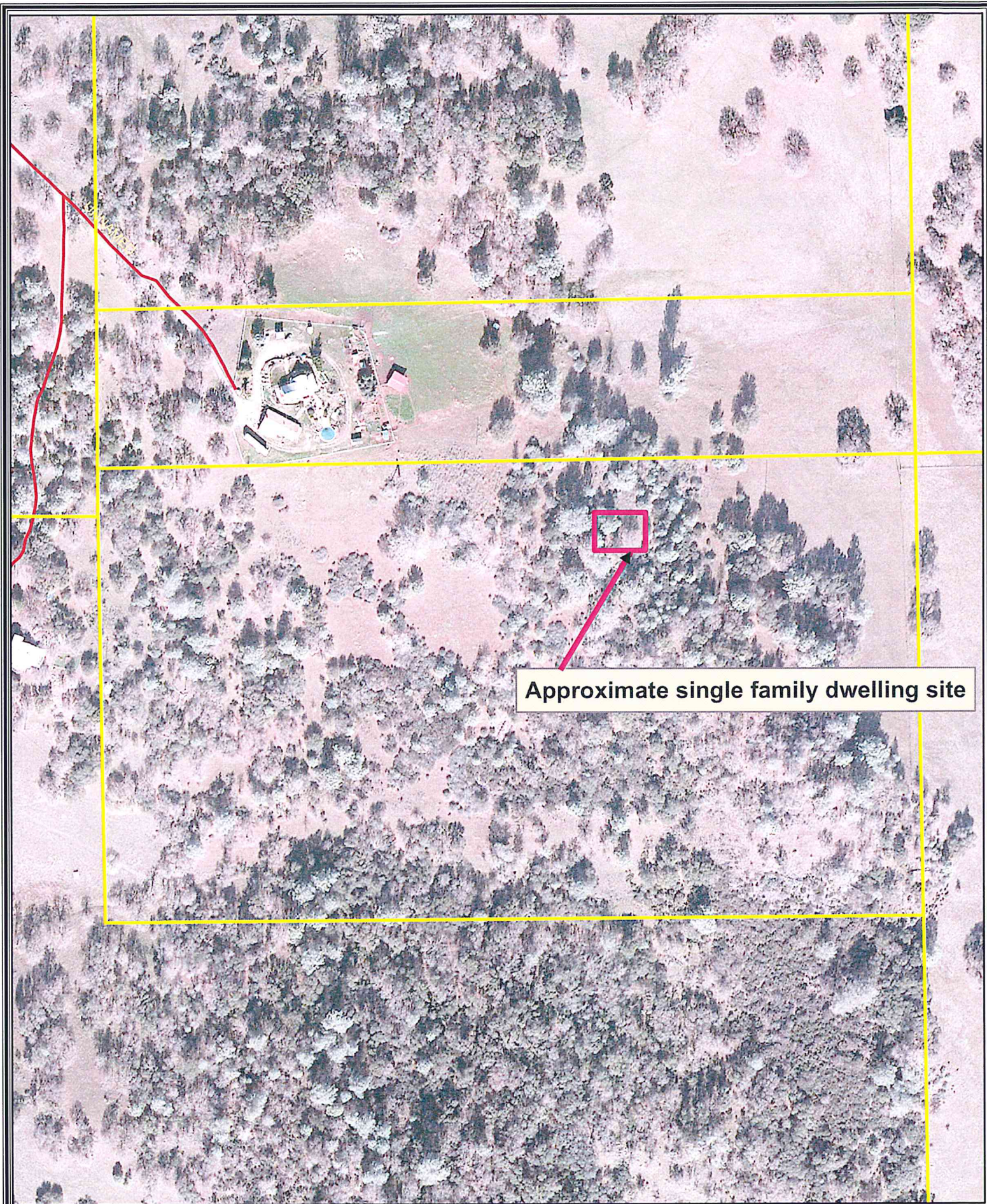
WILLIAM E. SCHULTZ
COUNTY RECORDER, CLERK
COUNTY OF EL DORADO

BY: Deputy

Reference of Section 8766 of the Land Surveyors' Act

47-74

47-74



Approximate single family dwelling site

0 125 250 500 Feet

Fox



DISCLAIMER:
THIS DOCUMENTATION WAS COMPILED FROM UNVERIFIED PUBLIC AND PRIVATE SOURCES AND IS ILLUSTRATIVE ONLY.
NO WARRANTY IS MADE AS TO THE ACCURACY OF THE INFORMATION AND THE MAPS OR OTHER
INFORMATION HEREIN ARE TO BE USED AT THE USER'S RISK.
EL DORADO COUNTY DEPARTMENT OF AGRICULTURE PHONE (520) 624-5510