



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 # **ADM18-0183**

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 Morcasio 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 Tw n Rng

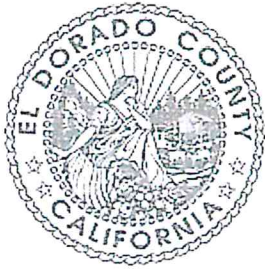
ACTION BY: **DIRECTOR** **ZONING ADMINISTRATOR**

Hearing Date

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@edcogov.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 agricultural
South/East North/East
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 ☐

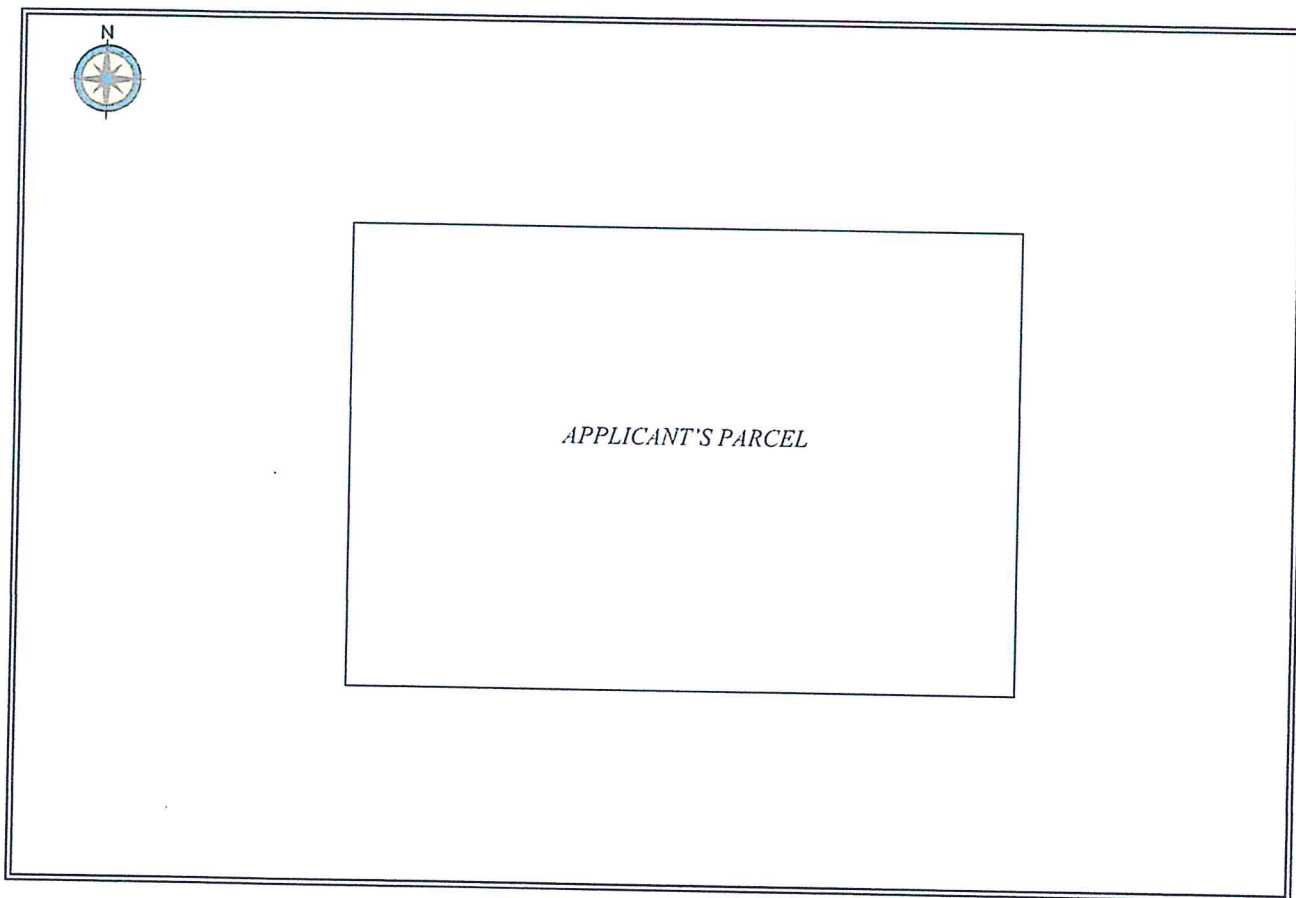
PLEASE ANSWER THE FOLLOWING:

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 lands?
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: _____

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.

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

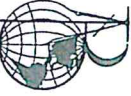
DATE: APRIL, 2000

SCALE 1" = 200'

SHEET TWO OF TWO SHEETS

BREWSTER & ASSOCIATES

LAND SURVEYING



REFERENCES:

- R.S. 4-75 O.R. 2581-414
- R.S. 12-8 O.R. 3667-384
- R.S. 12-8 O.R. 3667-384
- O.R. 1320-237 O.R. 3667-384
- O.R. 1616-111 2000-0037760
- O.R. 1772-429 2000-0037761
- O.R. 2272-423 2000-0037762
- O.R. 2353-561 2000-0037763
- 2000-0037764

LEGEND:

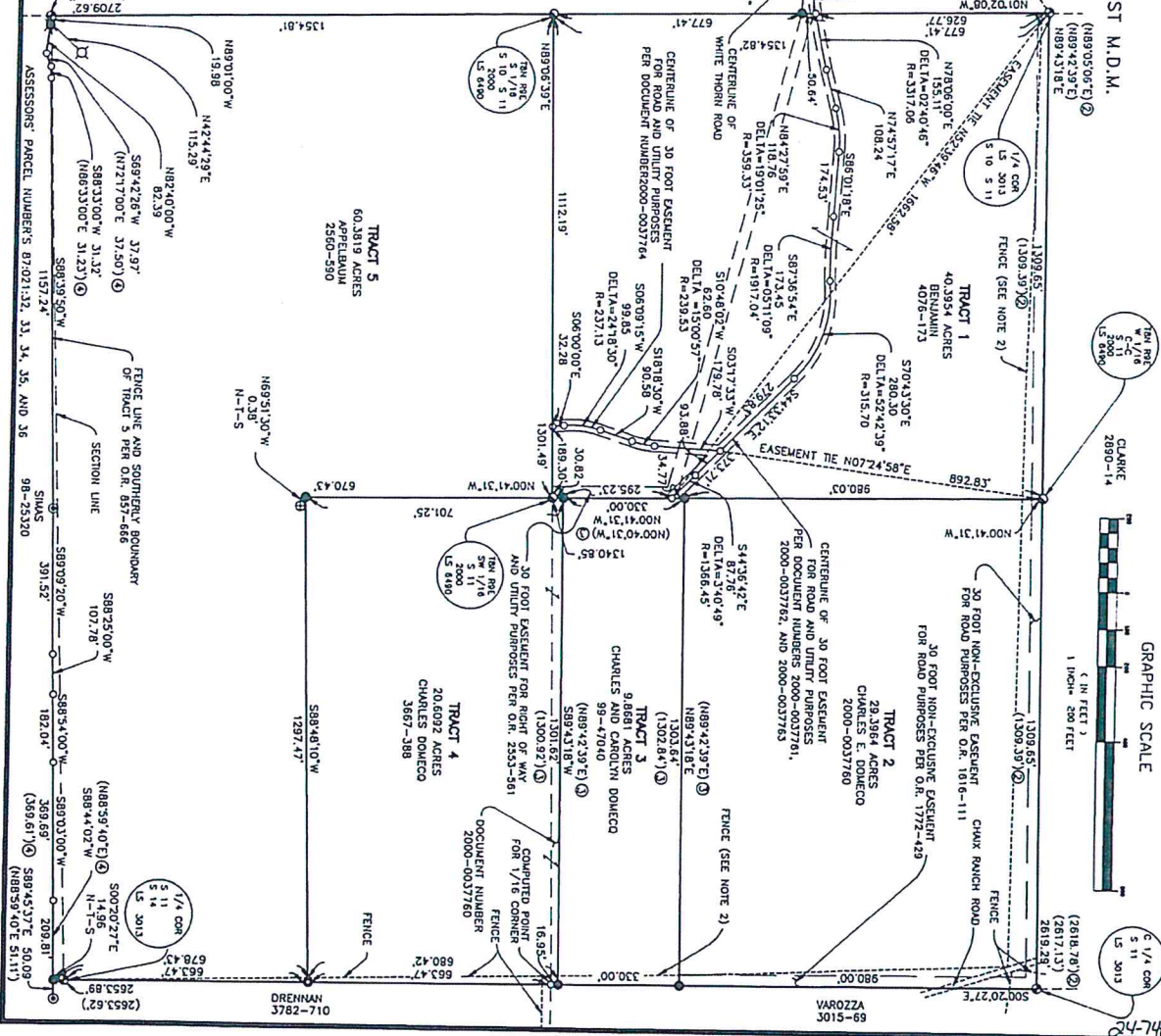
- SET 3/4" C.I.P. WITH ROCK MOUND STAMPED L.S. 6490, 2000
- SET MONUMENT WITH ROCK MOUND AS SHOWN
- FOUND 3/4" REBAR WITH ALUMINUM CAP STAMPED L.S. 3013
- I ACCEPTED AND ATTACHED BRASS TAG STAMPED L.S. 6490
- FOUND 1 1/2" PIPE WITH 2" CAP STAMPED EDCO 1968 18-7
- FOUND 3/4" C.I.P. STAMPED L.S. 2725 1965
- FOUND 1 1/2" C.I.P. STAMPED L.S. 2725 1965
- FOUND 3/4" REBAR WITH ALUMINUM CAP STAMPED L.S. 3013
- FOUND 2" CAPPED 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 657-666

BASIS OF BEARINGS:

THE MERIDIAN OF THIS SURVEY IS BASED ON RECORD DATA AND FOUND MONUMENTS PER RECORD OF SURVEY MAP 4-75 AND IS TRUE NORTH. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.

NOTES:

- THE PURPOSE OF THIS SURVEY IS TO DELINEATE THOSE PARCELS AS DESCRIBED IN O.R. 2581-414, 3667-384, 4076-173, AND 99-47040
- THIS SURVEY HAS REVEALED THAT THE EXISTING FENCES PURPORTING TO RUN ALONG THE NORTHERLY AND EASTERLY LINES OF THE SOUTHWEST QUARTER OF SECTION 11 ARE NOT CONCURRENT WITH THE LINES CALCULATED TO ENCLOSE CONSIDERABLE TO THE SOUTH AND WEST OF THE AFOREMENTIONED MONUMENTED LINES. DURING AN ONSITE MEETING CONDUCTED BY THIS SURVEYOR ON FEBRUARY 17, 2000 WITH ROBERT CLARKE, THE ADJONER TO THE NORTH OF TRACT 1 AND TRACT 2, AND GEORGE VAREZZA, THE ADJONER TO THE EAST OF TRACT 2 AND TRACT 3 IT WAS AGREED THAT THESE WERE FIELD FENCES ONLY, NOT PURPORTED TO REPRESENT LINES OF OWNERSHIP, AND MAY BE RELOCATED TO RUN ALONG THE MONUMENTED LINES.



47-78

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:

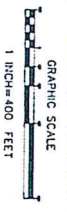
THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE LAND SURVEYORS' ACT THIS 3RD DAY OF AUGUST, 2000.

DANIEL RUSSELL
DANIEL S. RUSSELL, P.L.S. 5017
COUNTY SURVEYOR
COUNTY OF EL DORADO
LICENSE EXPIRATION DATE 12-31-01
BY: [Signature]
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
- 1 ACCEPTED AND ATTACHED BRASS TAG STAMPED LS 6490
- FOUND 1 1/2" PIPE WITH 2" CAP STAMPED EDCO 1968 18-7
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- () 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.



ASSASSONS' PARCEL NUMBERS 87021, 32, 33, 34, 35, AND 36

RECORDER'S STATEMENT:

FILED THIS 3RD DAY OF AUGUST, 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 200-0638725
WILLIAM E. SCHULTZ
COUNTY RECORDER, CLERK
COUNTY OF EL DORADO
BY: [Signature]
DEPUTY

Indication of Breakdown 87021-32, 33, 34, 35, AND 36

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