



COMMUNITY DEVELOPMENT AGENCY

DEVELOPMENT SERVICES DIVISION

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

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

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

bdgdept@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

FROM: Emma Carrico, Assistant Planner

DATE: July 22, 2019

RE: **ADM19-0026/Coyle Administrative Relief from Agricultural Setback,
Less than 50% Reduction Assessor's Parcel Number: 087-010-013
(087-010-13)**

Planning Request and Project Description:

Planning Services is requesting review of an application for administrative relief from the agricultural setback on the above referenced parcel. The relief request is for a proposed pool and pool house approximately 155 feet from the property line of the adjacent LA-40 zoned parcel to the East (APN:087-081-001). The applicant's parcel, identified by APN 087-010-013, consists of 40 acres and is located on Latrobe Road (Supervisor District 2).

As specified in Resolution No. 079-2007, "the Development Services Director, shall approve a reduction in the required setback for a proposed non-compatible use/structure of up to fifty percent (50%) when all of the following exists:

- a) No suitable building site exists on the subject parcel except within the required setback;
- b) The adjacent agricultural land does not contain choice soils or choice timber production soils as defined in the General Plan;
- c) The adjacent land is not located within an agricultural district as designated in the General Plan or within a Natural Resource designated area if timberland;

- d) The portion of the adjacent agricultural land adjacent to the subject property does not contain an existing agricultural or timber operation;
- e) The adjacent agricultural land is not zoned AE-Exclusive Agricultural, AP-Agricultural Preserve, or TPZ-Timberland Production Zone;
- f) The Agricultural Commissioner concurs with the proposed setback reduction.”

Note: Application stated a relief request of a total of 45 feet (Required 200 foot setback minus the proposed 155 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 # ADM19-0026

ASSESSOR'S PARCEL NO.(s) 087-010-13

PROJECT NAME/REQUEST: (Describe proposed use) 7315 LATROBE SETBACK ADJUSTMENT

APPLICANT/AGENT JAMES COYLE

Mailing Address 7315 LATROBE RD SHINGLE SPRINGS CA 95682
P.O. Box or Street City State & Zip

Phone (209) 986-6390 EMAIL: jacoyle@bigvalleyelectric.com

PROPERTY OWNER JAMES COYLE

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

Phone () _____ 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 E side of LATROBE RD
N/E/W/S street or road

1 feet miles N of the intersection with S. SHINGLE RD
N/E/W/S major street or road

in the LATROBE area. PROPERTY SIZE 27.7 ACRES
acreage / square footage

X [Signature] Date 6/21/2019
signature of property owner or authorized agent

FOR OFFICE USE ONLY

\$350 CHECK FOR AG IN SAFE

Date 6/21/2019 Fee \$ 507 Receipt # R11674 Rec'd by AG Census _____

Zoning PA-40 GPD RR Supervisor Dist 2 Sec 9 Twn BN Rng 9E

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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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.

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). |
| <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 checked="" type="checkbox"/> | <input type="checkbox"/> | 6) | Location of easements, their purpose and width. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7) | All existing and proposed uses (i.e. buildings, driveways, dwellings, utility transmission lines, etc.). |
| <input checked="" 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 propane tank 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 checked="" type="checkbox"/> | <input type="checkbox"/> | 12) | Sign location and size (if proposed). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 13) | Pedestrian walkways, courtyards, etc. (if proposed). |
| <input checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> | 15) | Existing/proposed water, sewer, septic systems, and wells (if applicable). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 16) | Existing/proposed fire hydrants. |
| <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.) |



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

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

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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 checked="" type="checkbox"/> | <input type="checkbox"/> | 1) | Application form, completed and signed. |
| N/A | <input type="checkbox"/> | <input type="checkbox"/> | 2) | Letter of authorization from all property owners authorizing agent to act as applicant, when applicable. |
| N/A | <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 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)

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. |
| N/A | <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. |

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.



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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



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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): JAMES COYLE

SITE ADDRESS: 7315 LATROBE RD

MAILING ADDRESS: 7315 LATROBE RD, SINGLE SPRINGS CA 95682

TELEPHONE NUMBER(S): (DAY) 209-986-6390 (EVE) _____

APN#: 087-010-13 PARCEL SIZE: 27.7 ZONING: PA-40

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

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: 155 foot

REQUESTED USE (AGRICULTURALLY-INCOMPATIBLE):

POOL AND POOL HOUSE

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

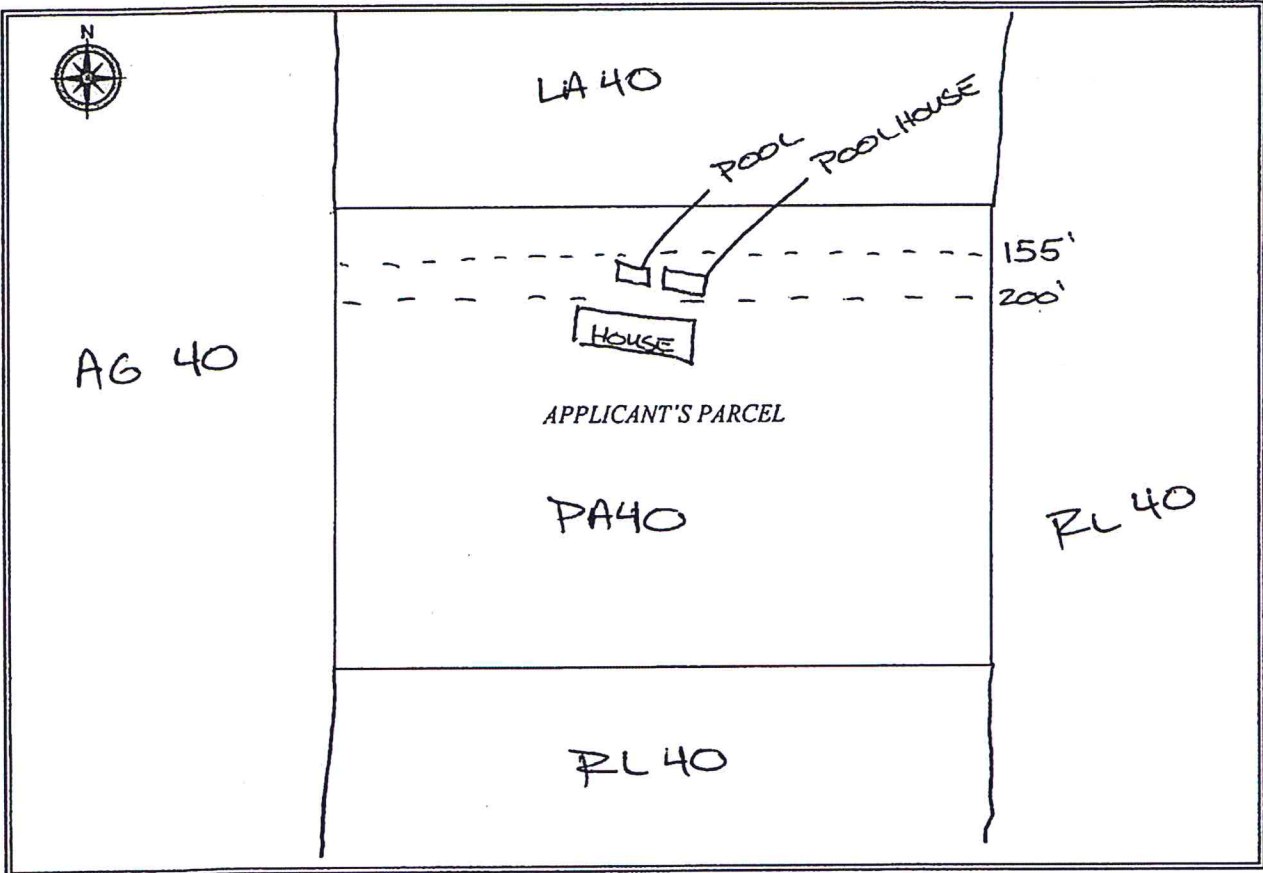
PLEASE ANSWER THE FOLLOWING:

- ☒ 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.).

OUR PROPERTY IS A SLOPED HILL WITH A PROPOSED VINEYARD FOR 2020, THE ADJACENT PROPERTY IS FLAT AND USED FOR CATTLE.

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

6/21/2019
DATE

OFFICE USE ONLY:	<input type="checkbox"/> Fee Paid	Date: _____	Receipt #: _____	Initials: _____
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James and Tara Coyle
7315 Latrobe Rd.
Shingle Springs, CA 95682

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June 21, 2019

Community Development Services
Planning and Building Department
2850 Fairlane Court
Placerville, CA 95667

Re: 7315 Latrobe Rd – Setback Adjustment

To Whom It May Concern:

We are requesting a setback adjustment from 200' to 155' for the construction of a new pool and pool house. Our property is zoned PA-40 and the adjacent property is LA-40. The proposed location of the pool and pool house is the only practical location without negatively impacting land that could be used for Agricultural uses. The location is directly behind the house and the grading of the existing house created a sloped hillside, acting as a buffer between the residence and agriculture land. The areas surrounding the residence to the South and West will be used for a vineyard, proposed to be installed in May 2020. The area north of the residence is an oak hillside to remain undisturbed. No trees will need to be removed and no grading will be required for this proposed project.

We appreciate your consideration in the setback adjustment.

Sincerely,

James and Tara Coyle



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

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

Oak Resources Code Compliance Certificate

This Certification is required by the Oak Resources Conservation Ordinance (El Dorado County Code, Title 130, Chapter 130.39).

Assessor's Parcel Number(s) (APNs): 087-010-13
[Attach additional pages if needed]

Address: 7315 LATROBE RD, SHINGLE SPRINGS CA 9568

Permit Number or Description (e.g. building/grading permit, discretionary project, other):

POOL AND POOLHOUSE

Under penalty of perjury, I/we certify the following statement(s) (Check all that apply):

☒ No Oak Woodlands, Individual Native Oak Trees, or Heritage Trees, as defined in Section 130.39.030 (Definitions), have been impacted (i.e., cut down) on the above listed APN(s) within two (2) years prior to the date of this certificate.

☐ Oak Woodlands, Individual Native Oak Trees, or Heritage Trees were impacted (i.e., cut down) on the above listed APN(s) within two (2) years prior to the date of this certificate, but such removal is exempt from permitting and/or mitigation based on the following criteria:

- ☐ Oak tree removal qualifies for exemption(s) under Section 130.39.050 (Exemptions and Mitigation Reductions). [Explain on separate attachment]
- ☐ Oak tree removal was previously permitted by the County.
[Attach copies of prior permit(s)]
- ☐ No previous oak mitigation was required.
[Explain on separate attachment]

Date: 6/21/2019

By: [Signature]
Signature of Property Owner/Authorized Agent

JAMES COYLE
Printed Name of Property Owner/Authorized Agent

Signature of Property Owner/Authorized Agent

Printed Name of Property Owner/Authorized Agent

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Consistent with Chapter 130.39 (Oak Resources Conservation): ☐ Yes ☐ No

Accepted By Staff (Name):

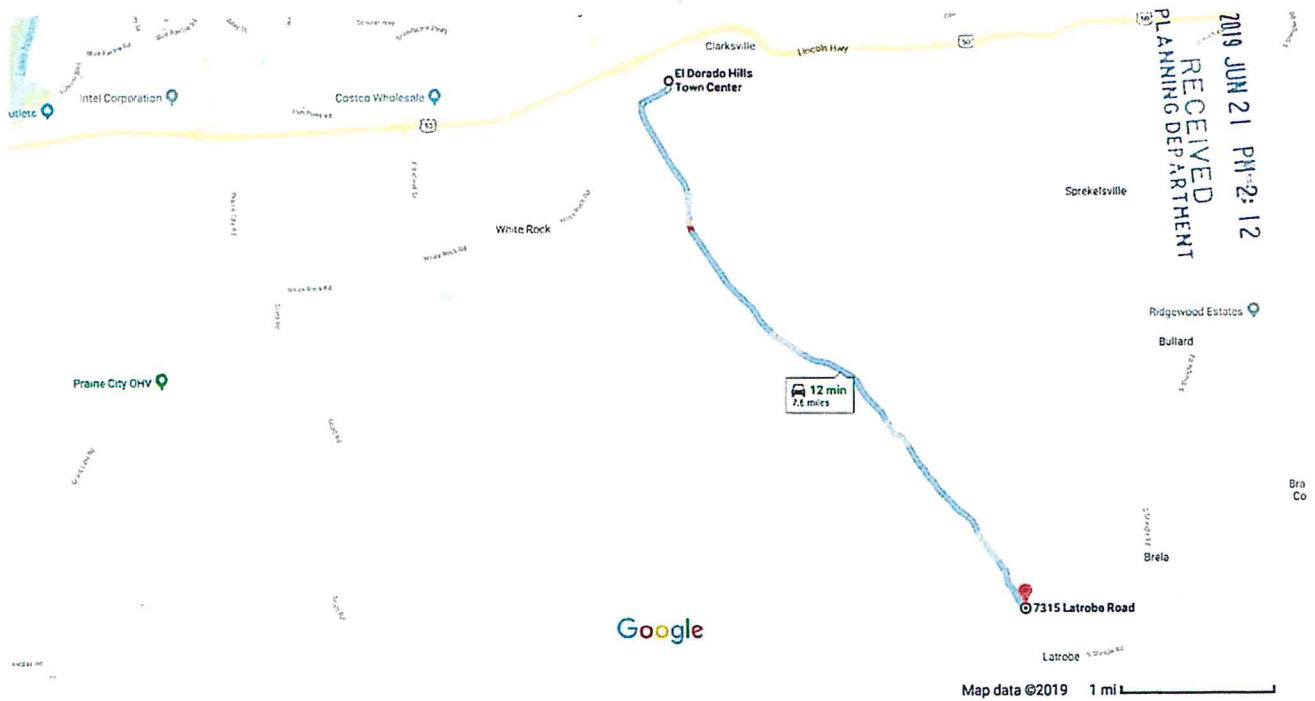
Date:

Revised 1/29/2018

Google Maps

El Dorado Hills Town Center to 7315 Latrobe Rd, Shingle Springs, CA 95682

Drive 7.6 miles, 12 min



via Latrobe Rd

12 min

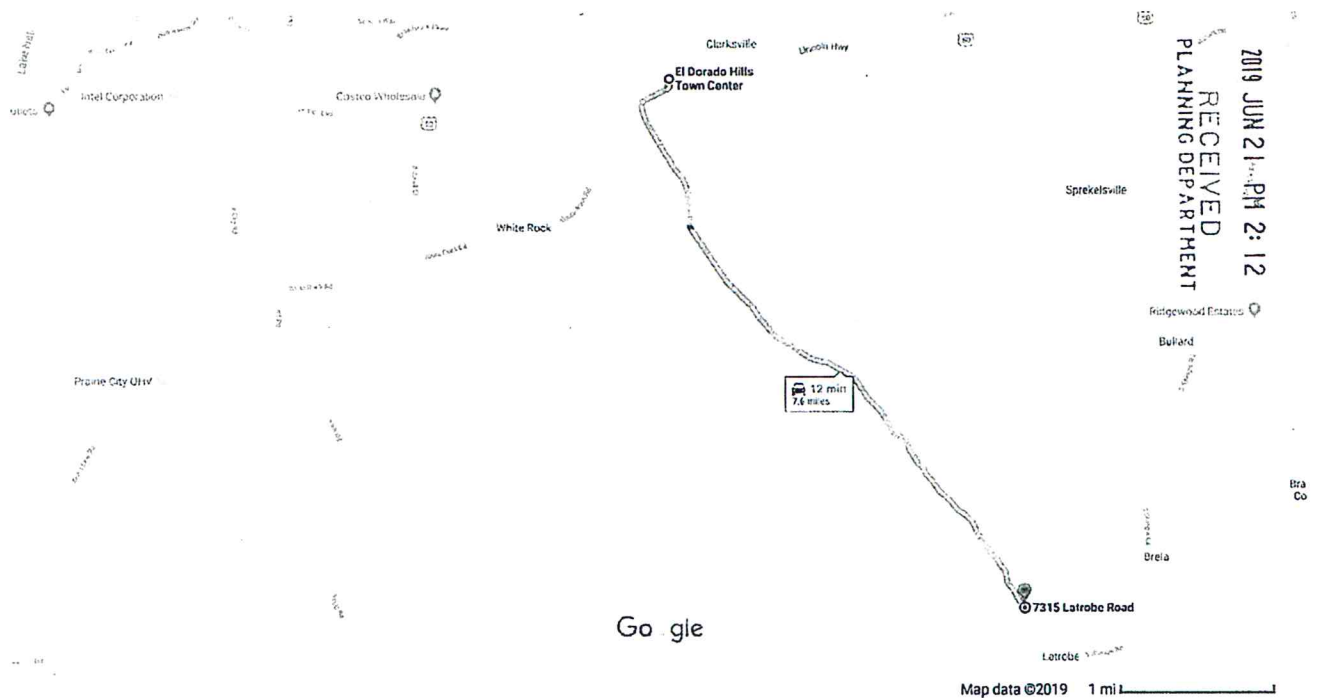
Fastest route, the usual traffic

7.6 miles

Google Maps

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Drive 7.6 miles, 12 min

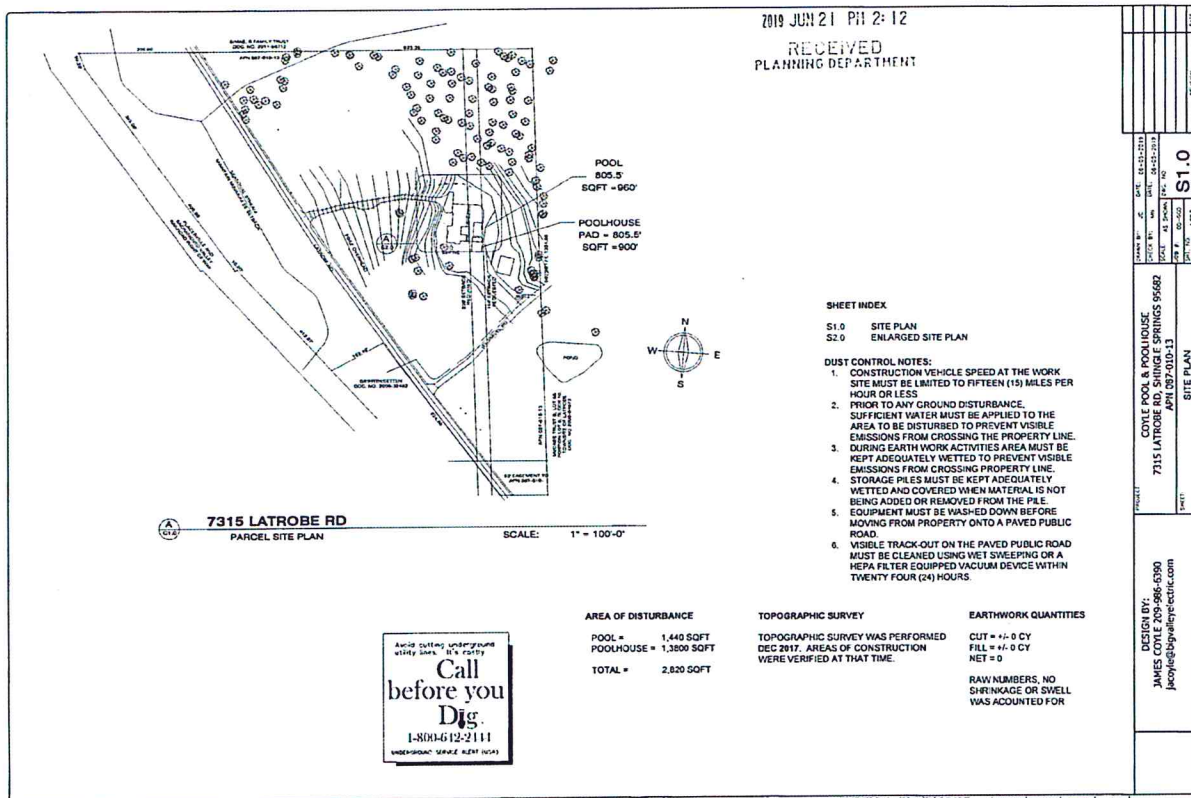


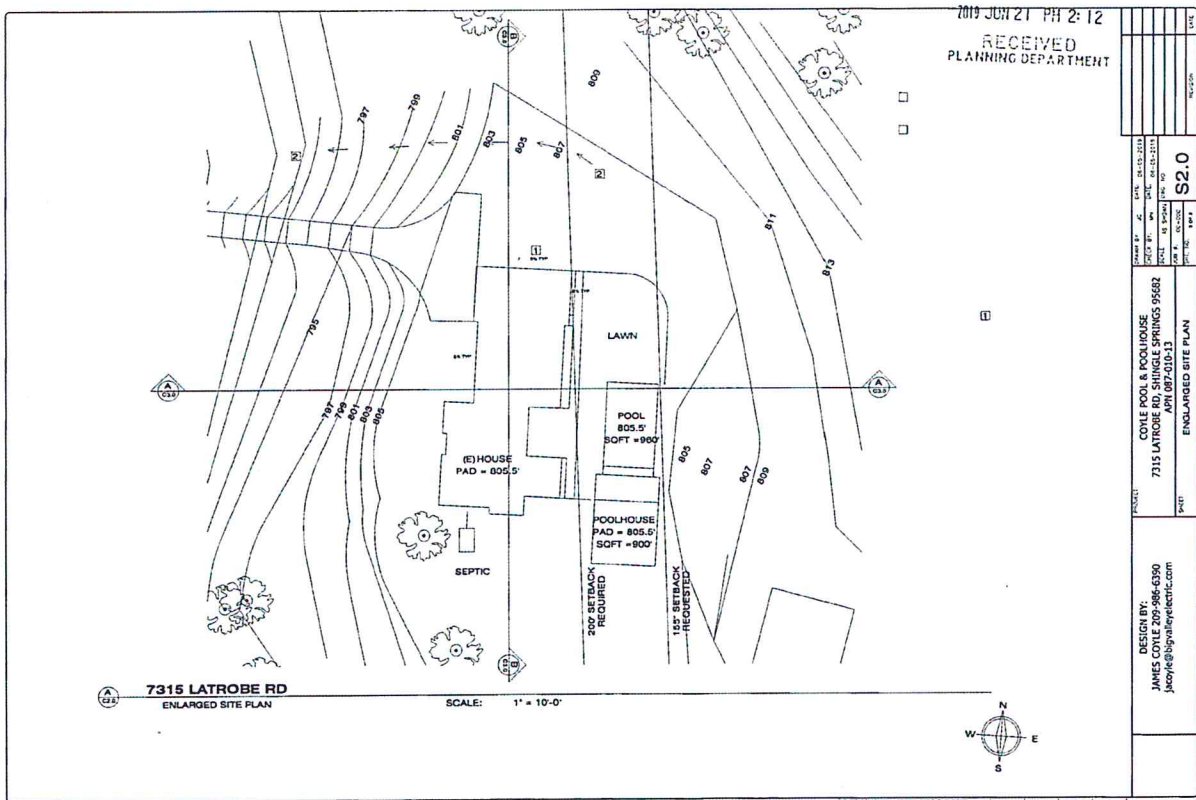
via Latrobe Rd

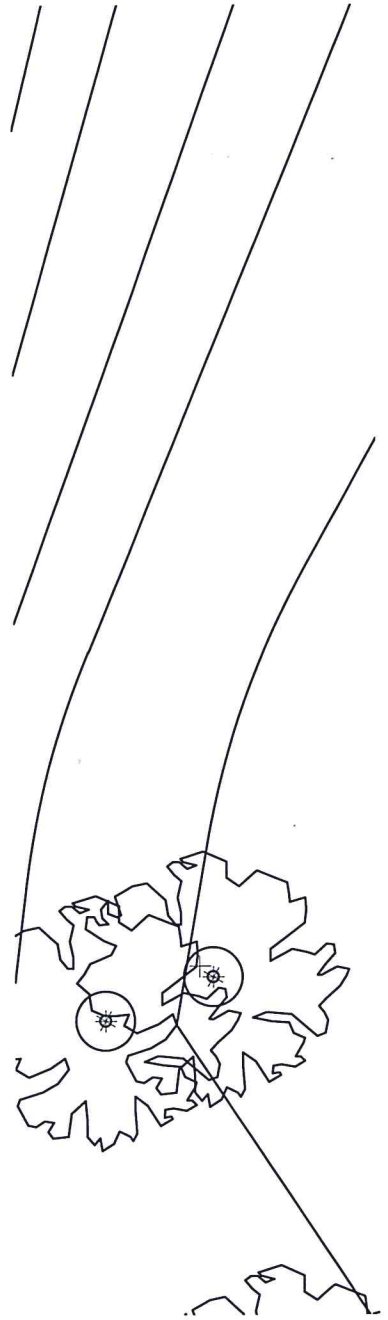
Fastest route, the usual traffic

12 min

7.6 miles







7315 LATROBE RI

ENLARGED SITE PLAN



James and Tara Coyle
7315 Latrobe Rd.
Shingle Springs, CA 95682

June 21, 2019

Community Development Services
Planning and Building Department
2850 Fairlane Court
Placerville, CA 95667

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James and Tara Coyle