



PLANNING AND BUILDING DEPARTMENT

<https://www.edcgov.us/Government/Planning>

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

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

blddept@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: Jon Philip Mijat, Assistant Planner

DATE: September 11, 2019

RE: **ADM19-0036/Ronald and Louise Arata
Administrative Relief from Agricultural Setback
Assessor's Parcel Number: 085-540-042**

Planning Request and Project Description:

The Planning Department is requesting review for administrative relief from the required 200-foot agricultural setback for the above referenced project. The applicant's request is for a single family residence and garage to be located 155 feet from northern property line, 83 feet from the eastern property line, 33 feet from the southern property line, and 192 feet from the western property line. The properties to the north, south and west include Assessor's Parcel Numbers 085-540-048, 085-540-064 and 085-540-062 are 6.02, 10.04 acres and 10.19 acres respectively and are zoned Planned Agricultural-20 acre (PA-20). The property to the east, 085-540-003, is 33.22 acres and zoned Timber Protection Zone (TPZ). The applicant's parcel, identified as APN 085-540-042, is 2.00 acres, zoned Planned Agriculture-20 acre (PA-20) and the address has yet to be determined (Supervisor District 3). All above properties have a General Plan designation of Agricultural Lands (AL) and are within a General Plan designated Agricultural District.

Please see attached application packet that includes site plans that illustrate this request.



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 # **ADM19-0036**

ASSESSOR'S PARCEL NO.(s) **085-540-42-100**

PROJECT NAME/REQUEST: (Describe proposed use) **ARATA FAMILY HOME - NEEDS AGRICULTURAL
SET BACK RELEASE THROUGH Ag. Commission**

APPLICANT/AGENT **RONALD J. ARATA**

Mailing Address **5015 SAGAN CT CAMERON PARK CA 95682**
P.O. Box or Street City State & Zip

Phone (**415**) **716-1147** EMAIL: **ron.arata@yahoo.com**

PROPERTY OWNER **RONALD J. ARATA & LOUISE E. ARATA**

Mailing Address **5015 SAGAN CT CAMERON PARK CA 95682**
P.O. Box or Street City State & Zip

Phone (**415**) **716-6647** EMAIL: **ron.arata@yahoo.com**

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT **LORI BURNE, BURNE ENGINEERING**

Mailing Address **5047 Robert J. Mathews Pkwy #100, El Dorado Hills, CA 95762**
P.O. Box or Street City State & Zip

Phone (**530**) **672-1600** EMAIL: **lori@burneengineering.com**

LOCATION: The property is located on the **EASTSIDE** side of **THE UNNAMED ACCESS ROAD - SEEMS TO BE**
N/E/W/S street or road **NAMED**

Appx 150' (feet/miles **South**) of the intersection with **NORTH CANYON Rd**
N/E/W/S major street or road

in the **CAMINO** area. PROPERTY SIZE **1.96 acres**
acreage / square footage

X **RONALD J. ARATA** **L. J. J. & LOUISE E. ARATA** Date **8/28/19**
signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date **8-28-19** Fee \$ **507** Receipt # **R14026** Rec'd by **JPM/AG** AG CHECK IS IN PLANNING SAFE, Census
Zoning **PA-20** GPD **AL** Supervisor Dist **3** Sec **35336** Twn **11** Rng **11**

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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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

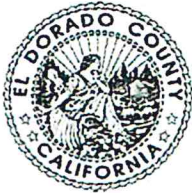
Please review and understand any private deed restrictions recorded against your property to insure your proposed application does not violate such deed restrictions. If a conflict exists between the deed restrictions and your application, the County can still approve your application and issue necessary permits. However, County approval does not absolve your obligation to comply with deed restrictions.

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**.



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 checked="" type="checkbox"/> | 1) ✓ Application form, completed and signed. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 2) ✓ Letter of authorization from all property owners authorizing agent to act as applicant, when applicable. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 3) ✓ Proof of ownership (Grant Deed), if the property has changed title since the last tax roll. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 4) An 8 1/2 x 11" vicinity map showing the location of the project in relation to the distance to major roads, intersections, and town sites. -- Attached |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 5) Narrative of project and request. LETTER Attached |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 6) Provide name, mailing address and phone number of all property owners and their agents. SEE LETTER |

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

NO OAK TREES ARE IMPACTED AT THE PROPOSED SITE

- | | | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 1) Oak Resources Code Compliance Certificate. |
| <input checked="" type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 3) Completed Oak Resources Technical Report Checklist, including supplemental data for impacted Individual Native Oak Trees within Oak Woodlands, as applicable. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 4) Reason and objective for Impact to oak trees and/or oak woodlands. |

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 checked="" type="checkbox"/>	1) Project name (if applicable).
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2) Name, address of applicant and designer (if applicable).
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3) Date, north arrow, and scale.
<input checked="" type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	6) Location of easements, their purpose and width.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7) All existing and proposed uses (i.e. buildings, driveways, dwellings, utility transmission lines, etc.).
<input checked="" type="checkbox"/>	<input checked="" 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). <i>TRASH CANS STORED IN GARAGE</i>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	10) Total gross square footage of proposed buildings.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	11) Proposed/existing fences or walls. <i>N/A</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	12) Sign location and size (if proposed). <i>N/A</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	13) Pedestrian walkways, courtyards, etc. (if proposed). <i>N/A</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	14) Exterior lighting (if proposed). (Refer to Zoning Ordinance Chapter 130.34 and the Community Design Standards – Outdoor Lighting Standards). <i>N/A</i>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	15) Existing/proposed water, sewer, septic systems, and wells (if applicable).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16) Existing/proposed fire hydrants. <i>N/A</i>
<input type="checkbox"/>	<input checked="" 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.) <i>N/A</i>

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. *N/A*
- ☐ ☐ 20) Summary table on plans (or attached) demonstrating compliance with zoning regulations regarding the following:
- N/A*
- ~~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

- PRIVATE HOME N/A*
- ☐ ☒ 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). *N/A*
- ☐ ☒ 2) Lists of both common and botanical names of plant material. *N/A*
- ☐ ☒ 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/. *N/A*

NOTE: APPLICATION WILL BE ACCEPTED BY APPOINTMENT ONLY. MAKE YOUR APPOINTMENT IN ADVANCE BY CALLING (530) 621-5355.

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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): Ronald J. Arata & Louise E. Arata

SITE ADDRESS: 3570 North Canyon Rd. Camino, CA 95709

MAILING ADDRESS: 5015 Sagan Ct. Cameron Park CA 95682

TELEPHONE NUMBER(S): (DAY) 415-716-6647 (EVE) 415-716-6647

APN#: 085-540-42 PARCEL SIZE: 2 ACRES ZONING: PA-20

LOCATED WITHIN AN AG DISTRICT? ☒ YES ☐ NO ADJACENT PARCEL ZONING: PA-20 & 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: VARIES foot
N-150' +/- E-83' +/-
S-33' +/- W-192' +/-

REQUESTED USE (AGRICULTURALLY-INCOMPATIBLE):

Requesting Ag. setback relief through Ag. Commission to build a private home, not for agricultural use.

DO YOU HAVE A BUILDING PERMIT FOR REQUESTED USE? ☐ YES (Permit #) ☐ NO
Application # 310149

PLEASE ANSWER THE FOLLOWING:

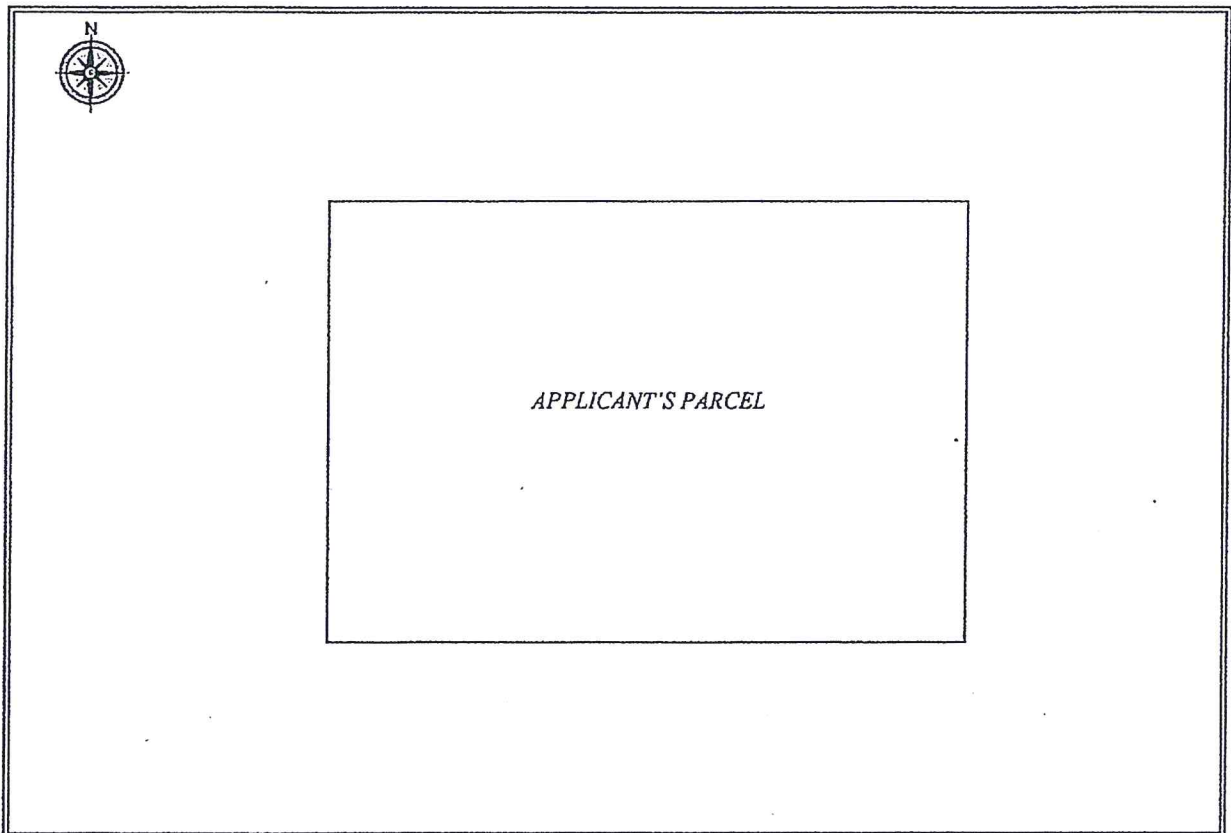
- ☒ YES ☐ NO Does a natural barrier exist that reduces the need for a setback?
(☐ Topography ☒ Other Run out of land to build home)
- ☐ YES ☒ NO Is there any other suitable building site that exists on the parcel except within the required setback?
- ☒ YES ☐ NO Is your proposed agriculturally-incompatible 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.).

Due to all overlapping setbacks we are not able to build.

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

SEE Attached maps



ANY ADDITIONAL COMMENTS?

Ronald J. Arata
APPLICANT'S SIGNATURE
Louise E. Arata
RONALD J. ARATA & LOUISE E. ARATA

8/28/19
DATE

OFFICE USE ONLY: ☐ Fee Paid Date: _____ Receipt #: _____ Initials: _____

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August 28, 2019

To:

Community Development Services

Planning and Building Department, El Dorado County

Re: Narrative of Project Request

Parcel# 085-540-42-100

Permit#310149

This letter is a request for Agriculture setback relief through Agriculture Commission to build our private home on the property referenced above. We purchased this property for the sole purpose of building our home and the current setbacks will not allow us to build.

Property Owners:



RONALD J. ARATA

(415)716-6647



LOUISE E. ARATA

(510)589-8591

5015 SAGAN CT

CAMERON PARK, CA 95682



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667
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): 085-540-042
[Attach additional pages if needed]

Address: 3750 North Canyon Rd -

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

Ag. Setback Relief through Ag. Commission

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: 8-28-19

By: Ronald J. Arata
Signature of Property Owner/Authorized Agent

RONALD J. ARATA
Printed Name of Property Owner/Authorized Agent

Louise E. Arata
Signature of Property Owner/Authorized Agent

LOUISE E. ARATA
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): SPM

Date: 8-28-19



PLANNING AND BUILDING DEPARTMENT

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

Model Water Efficient Landscape Ordinance (MWELO) Submittal Form

Applicant Information:

Name: Ronnie J. Arata and Louise E. Arata

Phone: 415-716-6647 Email: ron.arata@yahoo.com

Address: 5015 SAGAN CT CARMEL PARK, CA 95682

Project

Site Address: 3570 North Canyon Rd. CAMINO CA 95682

Assessor's Parcel Number(s) (APNs): 085-540-042

Project Type: ADM Ag Subdiv Relief Permit # 310149

Master Plan ☐ Yes ☐ No; Lot # _____ Landscape Design # _____

☒ Currently, this project does not include landscaping. I am aware that future landscape installations may be required to comply with the Model Water Efficient Landscape Ordinance (MWELO) requirements per California Code of Regulations, Title 23, Division 2, Chapter 2.7.

☐ This project does incorporate landscaping. Please provide the information below specific to the landscape area which will be completed as part of this project and specify the compliance method to be used:

Total Landscape Area (sq. ft.): _____ Turf Area (sq. ft.): _____

Non-Turf Plan Area (sq. ft.): _____ Special Landscape Area (sq. ft.): _____

Water Type (potable, recycled, well): _____

Name of water purveyor (If not served by private well): _____

Compliance Method

- ☐ Less than 500 square feet
- ☐ Prescriptive (500 - 2,500 square feet), See Prescriptive Compliance Appendix D Checklist.
- ☐ Performance (2,500 square feet or greater), See Performance Checklist.

Signature

I certify the above information is correct and agree to comply with the requirements of the MWELO.

Ron J Arata
Signature of property owner or authorized representative

Louise E Arata

8/28/19
Date

RECORDING REQUESTED BY

Ronald & Louise Arata
35582 Rockland Avenue
Fremont, CA 94536

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO

SAME AS ABOVE

El Dorado, County Recorder
William Schultz Co Recorder Office
DOC- 2018-0044138-00

Check Number 2894

Friday, NOV 16, 2018 09:04:52

Ttl Pd \$92.00

Rcpt # 0001974104

AKB/C1/1-1

GRANT DEED

The undersigned Grantors declare:

DOCUMENTARY TRANSFER TAX \$-0-
Transfer to Revocable Trust. Grantee is a
Trust for the benefit of the Grantors. RTC
Secs. 11925 & 11930. No Tax Due
William D. Mahan
Signature of Declarant or Agent

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Ronald James Arata and Louise Elizabeth Arata, husband and wife as joint tenants, hereby GRANT to RONALD J. ARATA and LOUISE E. ARATA, as Co-Trustees of the ARATA LIVING TRUST dated September 18, 2018, the following described property in the unincorporated area of the County of El Dorado, State of California:

Parcel 1, as said Parcel is shown on that certain Parcel Map filed June 8, 1978, in the office of the County Recorder of said County in Book 20 of Parcel Maps, at Page 27.

A.P.N. 085-540-42-100

Dated: September 18, 2018

Ronald J Arata
RONALD J. ARATA

Louise E Arata
LOUISE E. ARATA

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 CALIFORNIA)
COUNTY OF SANTA CLARA) ss.

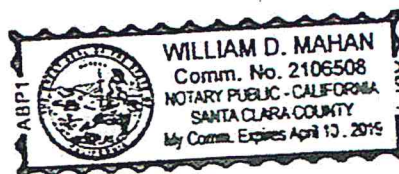
On this 18th day of September, 2018, before me, William D. Mahan, a Notary Public, personally appeared RONALD J. ARATA and LOUISE E. ARATA, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

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

WITNESS my hand and official seal.

William D. Mahan
NOTARY PUBLIC

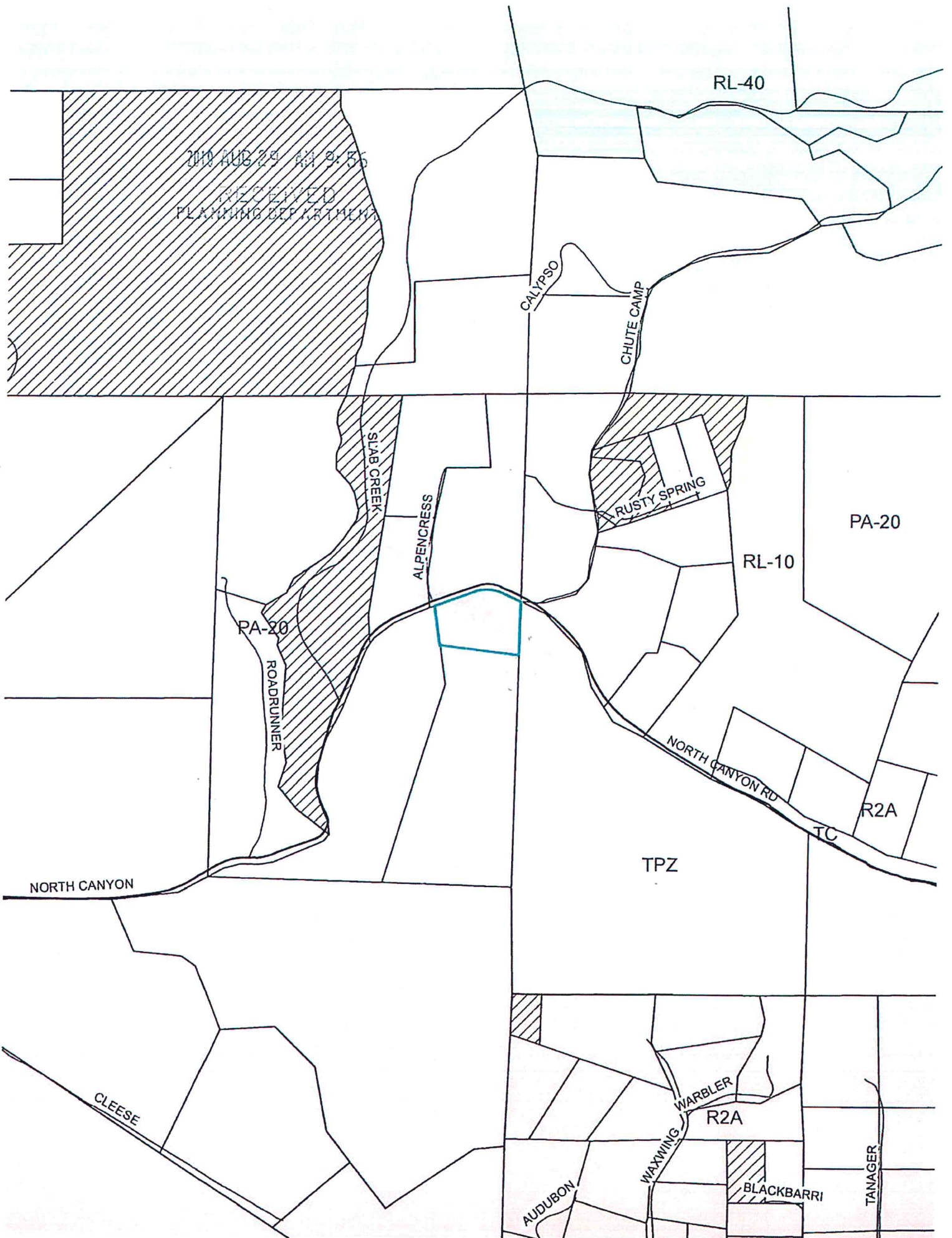
MAIL TAX STATEMENTS AS DIRECTED ABOVE



11/16/2018, 20180044138

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CALYPSO

CHUTE CAMP

SLAB CREEK

ALPENCRESS

RUSTY SPRING

ROADRUNNER

NORTH CANYON RD

NORTH CANYON

CLEESE

WAXWING

WARBLER

AUDUBON

BLACKBARRI

TANAGER

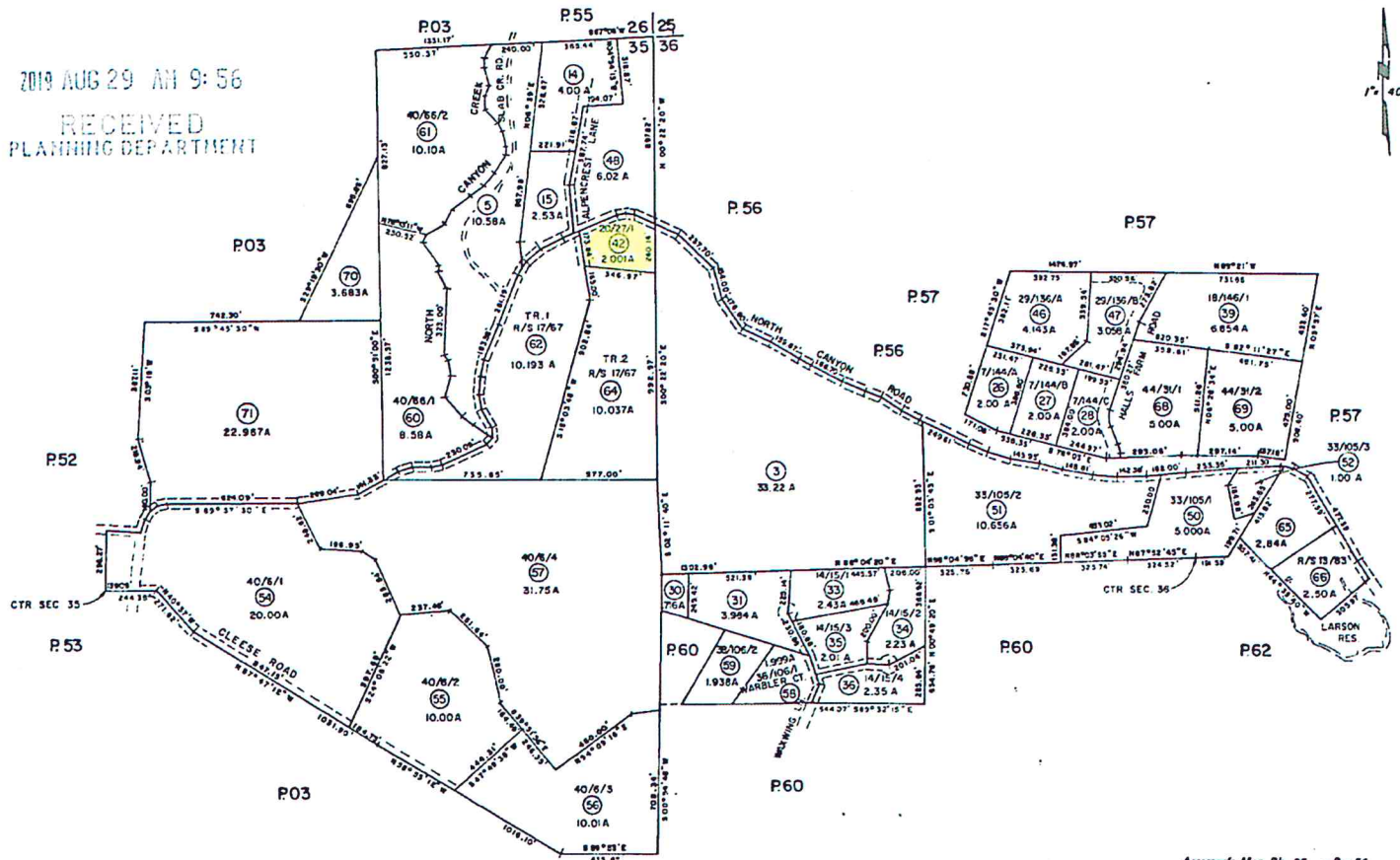
Vicinity Map

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POR. SECS. 35 & 36, T.11N., R.11E., M.D.M.

Tax Area Code

85:54



THIS MAP IS NOT A SURVEY, IT IS prepared by the El Dorado Co. Assessor's office for assessment purposes only.

NOTE - Assessor's Block Numbers Shown in Ellipse
Assessor's Parcel Numbers Shown in Circles

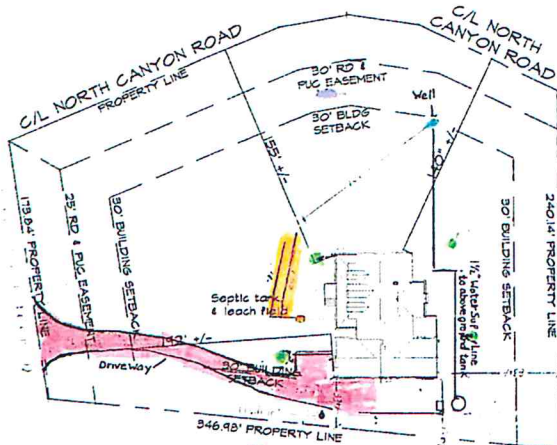
Assessor's Map Bk. 85 - Pg. 54
County of El Dorado, California

SEP 12 2005

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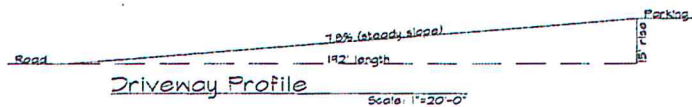
ARATA HOME

- 24" - 40" DIAMETER CUP TREES
(7.5 to 10 cm dbh)
- (1) POLE PANTS
- EXHAUSTED SEPTIC LITCH FIELD
- (2) WALL
- (3) DRIVEWAY



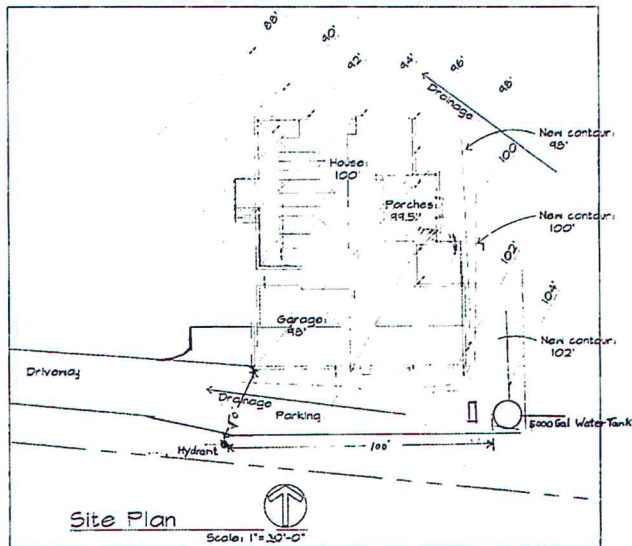
Plot Plan

Scale: 1"=40'-0"



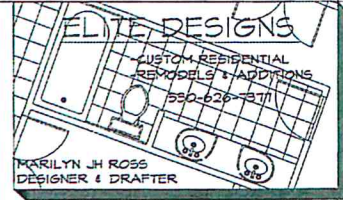
Driveway Profile

Scale: 1"=20'-0"



Site Plan

Scale: 1" = 20'-0"



Project Team

Owner	Mr & Mrs. R. Arata 5015 Sagan Court Cameron Park, CA 95602	Tel: 415-718-6647
Designer	Marilyn J.H. Ross P.O. Box 2050 Diamond Springs, CA 95614	Tel: 530-626-7371
Building Department	El Dorado County Building Department 2850 Florville Court Placerville, CA 95667 Tel: 530-621-3335	

Area Summary

Areas:
Conditioned Living Space: 3,107 Sq.Ft.
Covered Porch: 868 Sq.Ft.
Garage: 823 Sq.Ft.

Project Summary

This project is a new home. It has 4 bedrooms, 2 bathrooms & a home office, with an attached 3 car garage. There is to be a large covered porch across the front of the home and the rear deck is partially covered. There is a raised foundation for the home and the garage is on a slab. Conventional brood and broiler houses are used. All landscape irrigation is to be equipped with rain sensors. The lighting is to be high efficacy, & triggered & controlled by sensors. Low flow shower heads, faucets & toilets are required for all bathrooms.

Deferred Approval

-NONE ALLOWED-

APN: 085-540-42
 Canino, California
 Arata Home

Project:

Drawn By:	MWR
Project Number:	101

Date: 6-10-14 Revisions:

Project Description Cover Sheet

Sheet Title:

CVR