



# PLANNING AND BUILDING DEPARTMENT

## PLANNING DIVISION

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2850 Fairlane Court, Placerville, CA 95667

924 B Emerald Bay Road, South Lake Tahoe, CA 96150

Phone: (530) 621-5355 Email: [planning@edcgov.us](mailto:planning@edcgov.us)

<https://www.eldoradocounty.ca.gov/Land-Use/Planning-and-Building/Planning-Division>

TO: County of El Dorado Agricultural Commissioner/Commission  
FROM: Eric Michaelson, Development Technician II  
DATE: May 15, 2025  
RE: **ADM25-0009 Wright Agricultural Setback Relief  
Administrative Relief from Agricultural Setback for Existing Single  
Family Dwelling  
Assessor's Parcel Number: 104-110-008-000**

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### **Planning Request and Project Description:**

The Applicant is requesting administrative relief from the required 200-foot agricultural setbacks for the above referenced project be reduced 70 feet to 130 feet from the southern adjacent parcel (APN 104-120-065-000) to permit the existing location of a single family dwelling. The single family residence in question was converted from a barn and is currently part of a Code Enforcement case as the necessary permits were not applied for when converted.

The Applicant's parcel, APN 104-110-008-000, is located on the south end of Graceland Place, approximately 0.6 miles southeast of the intersection with Rattlesnake Bar Road in the Pilot Hill area of El Dorado County, Supervisor District 4. The subject parcel is 10.05 acres and zoned Rural Lands – 10 Acres (RL-10) with a General Plan Land Use Designation of Rural Residential (RR). The subject parcel is not within an Agricultural District. Adjacent properties to the north, east and west are similarly zoned RL-10 and to the south zoned Agricultural Grazing – 40 acres (AG-40), none of which are located within an Agricultural District.

Please see the attached application packet which includes a site plan that illustrates this request.

RECEIVED

APR 01 2025

County of El Dorado
Agriculture, Weights & Measures

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT



LeeAnne Mila
Agricultural Commissioner, Sealer of Weights & Measures

REQUEST FOR ADMINISTRATIVE RELIEF FROM AN
AGRICULTURAL SETBACK - APPLICATION

APPLICANT(S) NAME(S): Denise Wright

SITE ADDRESS: 1180 1108 Graceland Road, Pilot Hill CA

MAILING ADDRESS: 1721 Delaware Ave, West Sacramento CA

TELEPHONE NUMBER(S): (DAY) 916-214-9304 (EVE) 916-214-9304

APN#: 104-110-008 PARCEL SIZE: 10.05 ZONING: RL-10

LOCATED WITHIN AN AG DISTRICT? [ ] YES [x] NO ADJACENT PARCEL ZONING: AG-40

IF THE ADJACENT PARCEL IS ZONED TPZ OR NATURAL RESOURCES, IS YOUR PROPERTY LOCATED WITHIN
A COMMUNITY REGION OR RURAL CENTER? [ ] YES [x] NO [ ] NOT APPLICABLE

REQUIRED AG SETBACK: 200 foot SETBACK YOU ARE REQUESTING: 130 foot

REQUESTED USE (AGRICULTURALLY-INCOMPATIBLE):

Rural lot with single family home

DO YOU HAVE A BUILDING PERMIT FOR REQUESTED USE? [x] YES (Permit # 380351) [ ] NO

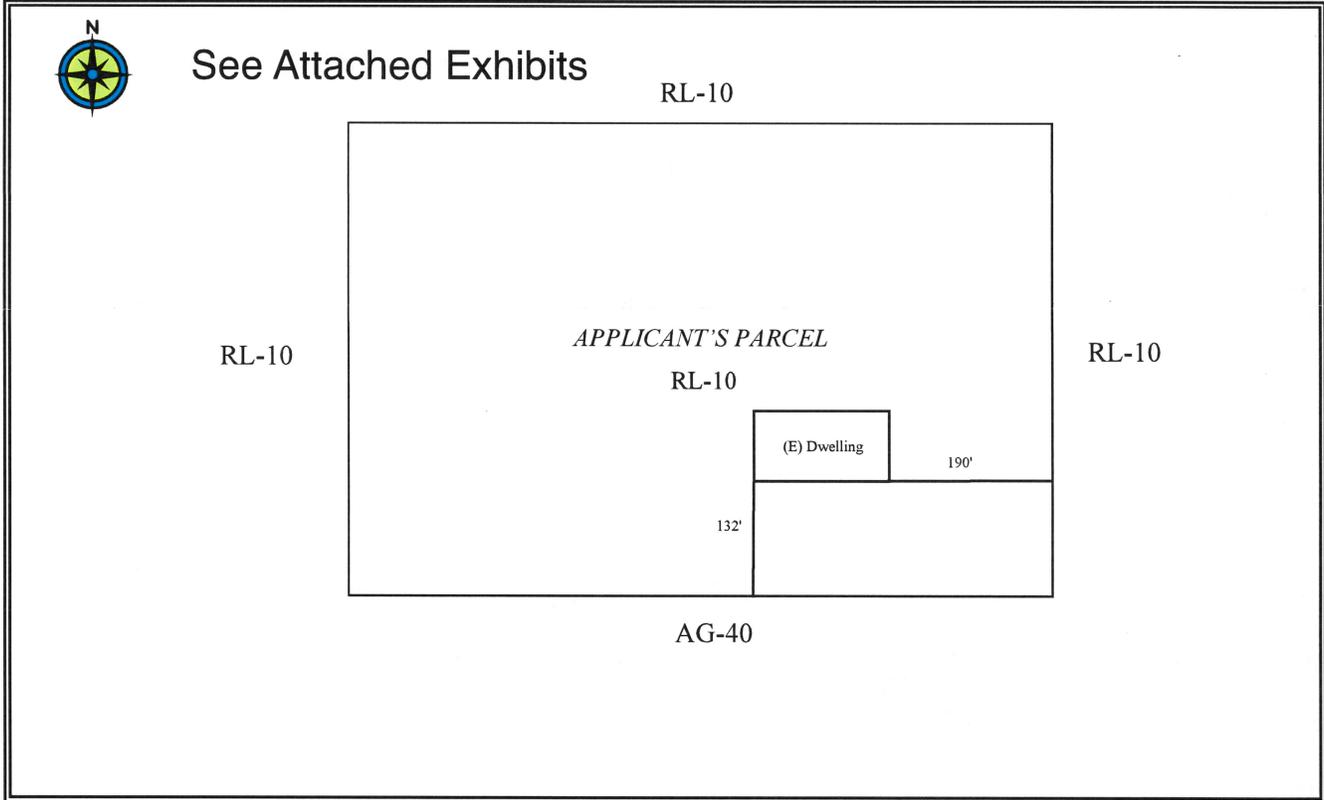
PLEASE ANSWER THE FOLLOWING:

- 1. [ ] YES [ ] NO Does a natural barrier exist that reduces the need for a setback?
2. [ ] YES [x] NO Is there any other suitable building site that exists on the parcel except within the required setback?
3. [x] 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.).

Subject property and adjacent parcels are in a native state with steep slopes.

**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?**

Request consideration for Ag setback relief due to limited access and availability of a building pad location as a result of steep topography in rural area.

*Dennis V...*

APPLICANT'S SIGNATURE

3-25-25

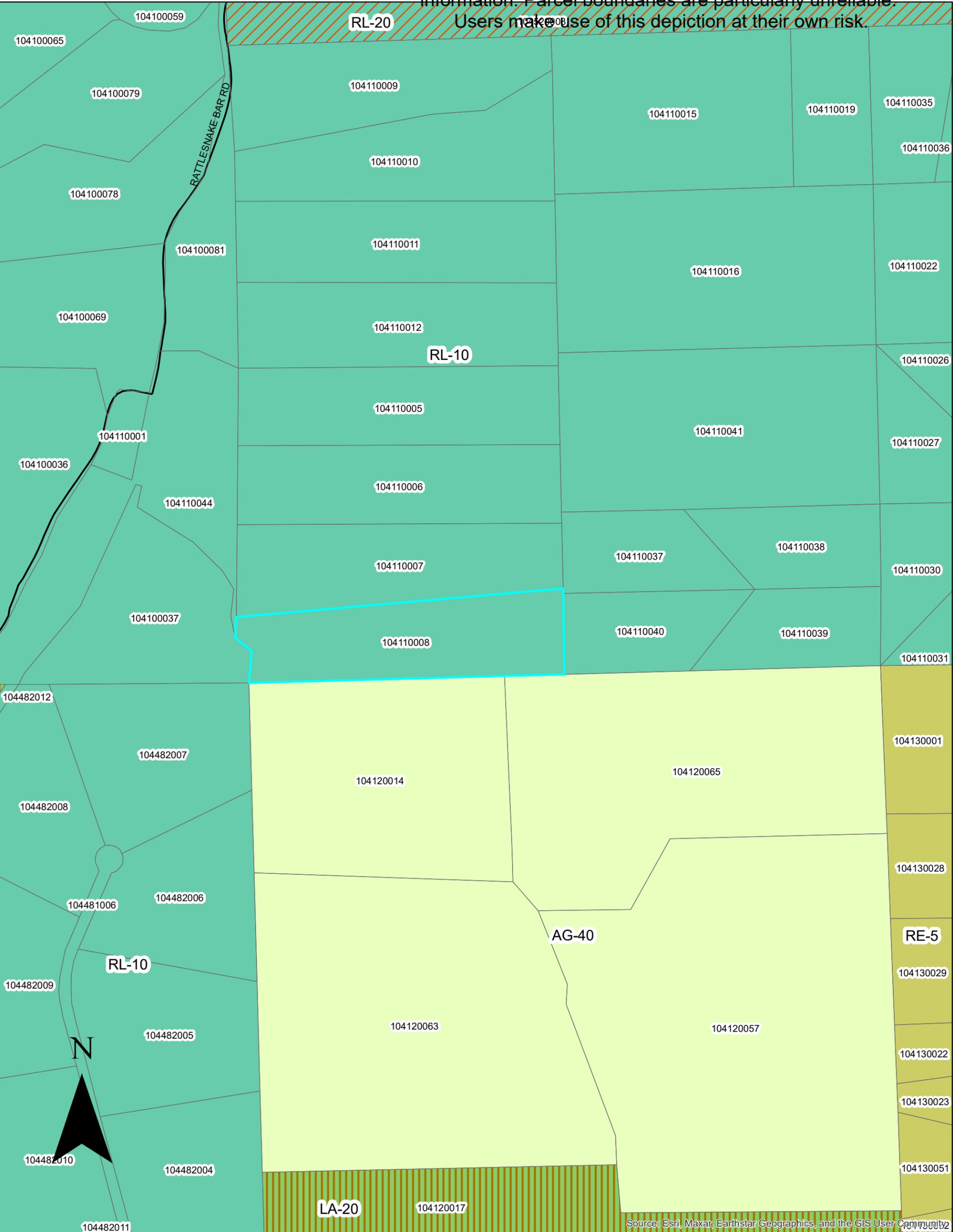
DATE

OFFICE USE ONLY:  Fee Paid      Date: \_\_\_\_\_      Receipt #: \_\_\_\_\_      Initials: \_\_\_\_\_

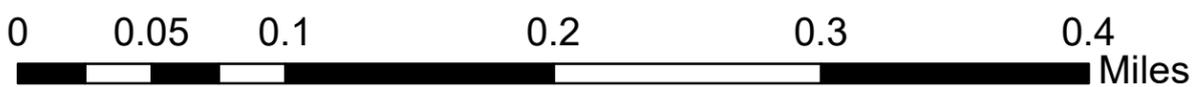
1180 Graceland Place, Pilot Hill, CA



Copy right, Airphoto USA, LLC, All Rights Reserved. This Dipiction was complied from unverified public and private resourses and is illustrative only. No representation as to the accuracy of this information. Parcel boundaries are particularly unreliable. Users make use of this depiction at their own risk.



Zoning for APN 104-110-008 and surrounding parcels



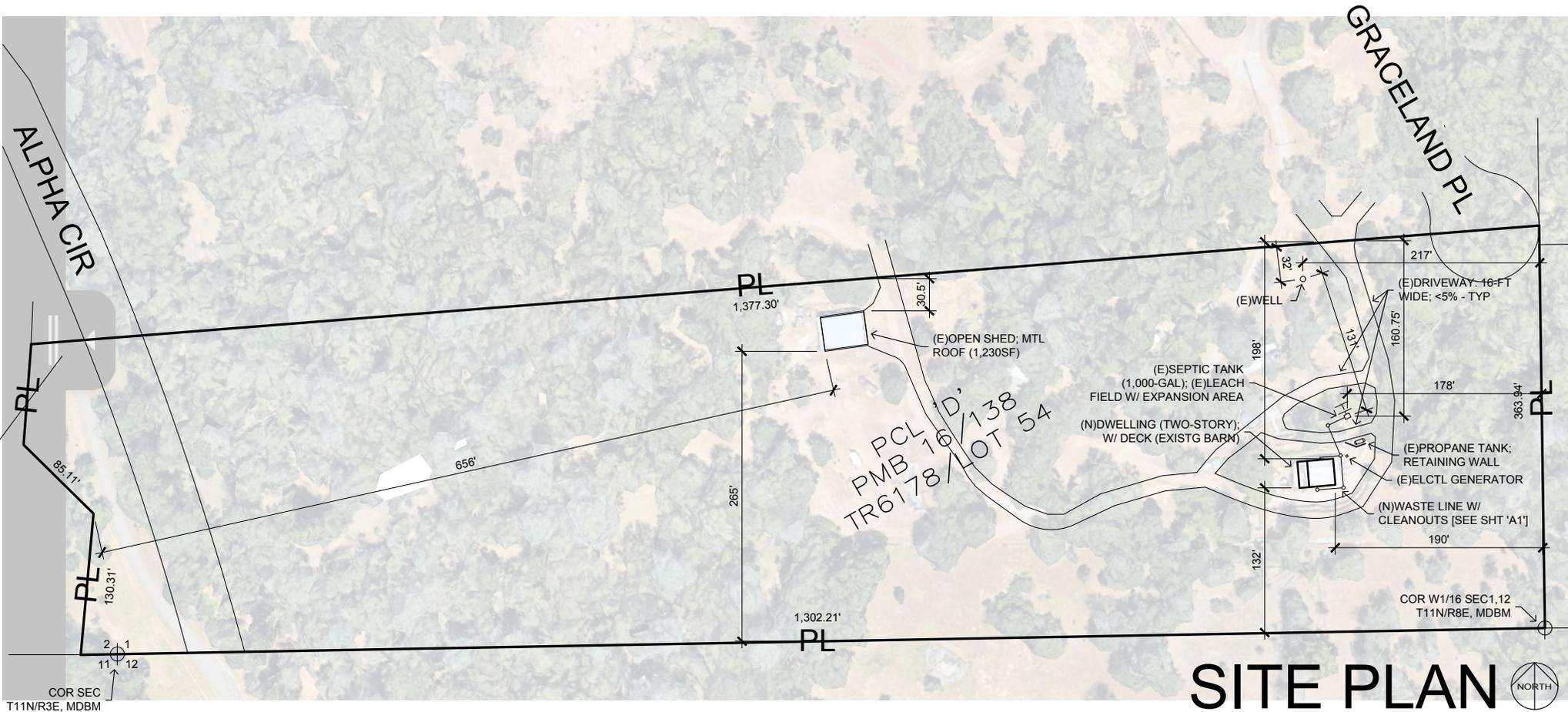
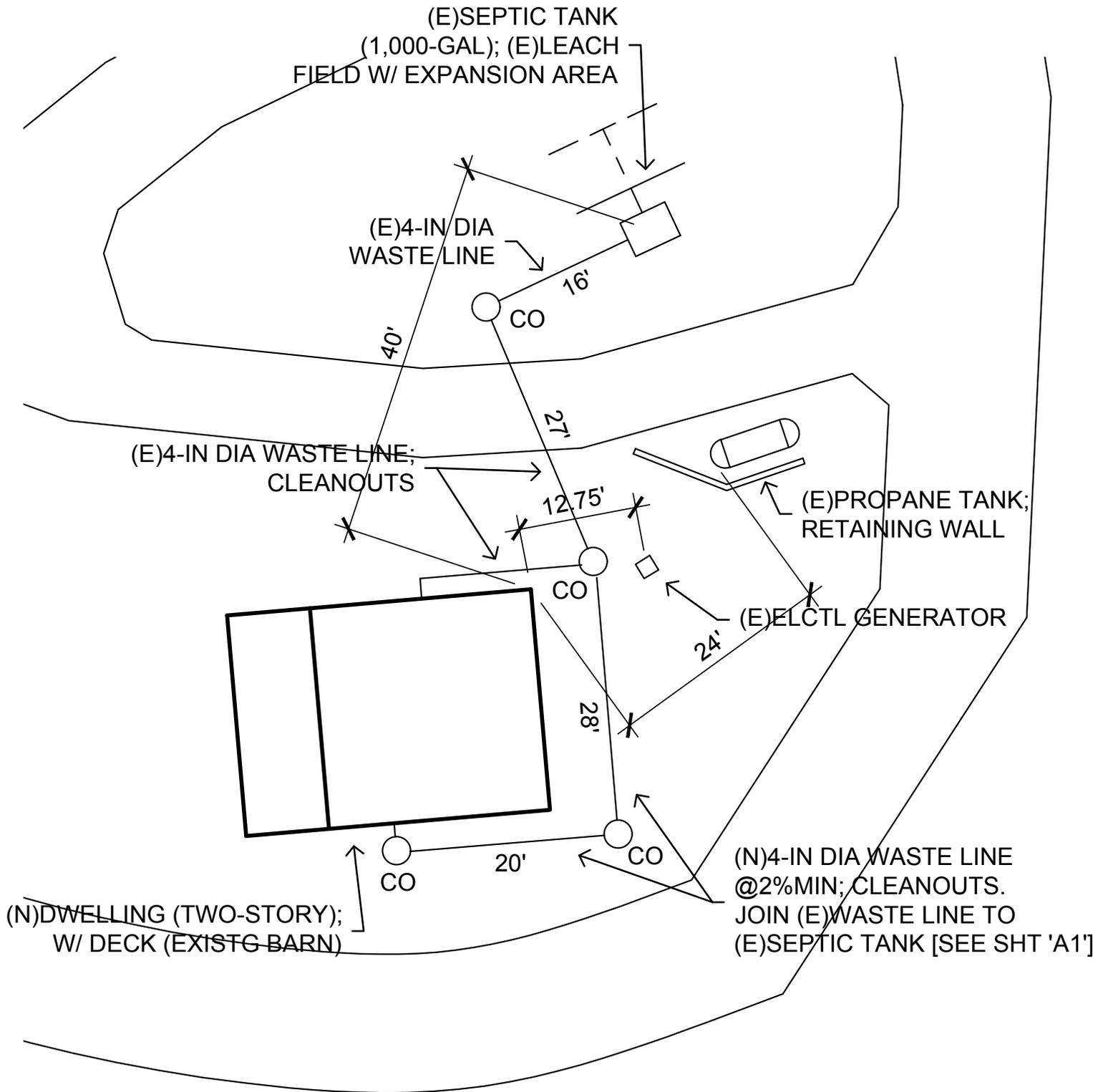


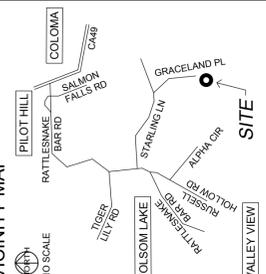
Exhibit A



# SITE DETAIL



SCALE: 1"=20'



**PROJECT DATA:**  
OWNER: BILL DENISE WRIGHT  
1725 BELLAIR AVENUE  
WEST SACRAMENTO, CA  
SUBJECT SITE: 1180 GRACELAND PLACE  
PILOT HILL, CA 95664  
LEGAL DESCRIPTION: (APN 104-110-008-000)  
PCL D'PMB16138 LOT 54 TRACT 6178J  
ZONING: R1 - RESIDENTIAL  
GOVERNING CODE: 2021 CRC (UNO)  
OCCUPANCY: R3 RESIDENTIAL / U UTILITY  
TYPE OF CONSTRUCTION: VB  
AREAS:  
o SITE: 9.93 ACRES  
o PROJECT: DWELLING, 987 SF  
o PATIO: 219-SF; DECK W/ STAIR: 288-SF

**SCOPE OF WORK:**  
RENEWY NON-PERMITTED INTERIOR IMPROVEMENTS TO EXISTING 2-STORY SINGLE FAMILY DWELLING PER COUNTY INSPECTION REPORT 01/29/2021 (ATTACHED); UPGRADE (E)DWELLING TO CURRENT CODE STANDARDS.  
PERMIT HISTORY:  
- NO. 91-07274; 78716: AG BARN WITH 2ND FLOOR; WELL  
- NO. 94-087095: REMODEL TO ADD HALF-BATH; SEPTIC SYSTEM.

**SHEET INDEX**

NO.	SHEET	TITLE
0.0	COVER SHEET	SITE PLAN
0.1	GENERAL CONDITIONS; SPECIFICATIONS	
3	0.2	CODE REFERENCES
4	0.30	CAL GREEN MANDATORY MEASURES
5	0.31	CAL GREEN MANDATORY MEASURES
6	A1	ELECTRICAL; MECHANICAL; PLUMBING
7	MB.1	ENERGY COMPLIANCE REPORT (TZ4)
8	A2	ELEVATIONS; SECTIONS
9	D1-D4	DETAILS
13	S1	FOUNDATION; FLOOR FRAMING; ROOF FRAMING; ROOF
14-17	SD1-SD4	STRUCTURAL DETAILS
ADDITIONAL PRIOR PLANS		

**SEPARATE SUBMITTALS; INSPECTIONS**

- 1) PHOTOVOLTAIC SYSTEM
- 2) HERS' INSPECTION
- 3) FIRE SPRINKLERS

EL DORADO COUNTY PLAN CHECK NO.

**COVER SHEET; SITE PLAN**

NO.	DATE	BY	SCALE	AS NOTED
1	12/16/22	EA	AS SHOWN	

**REVISIONS**

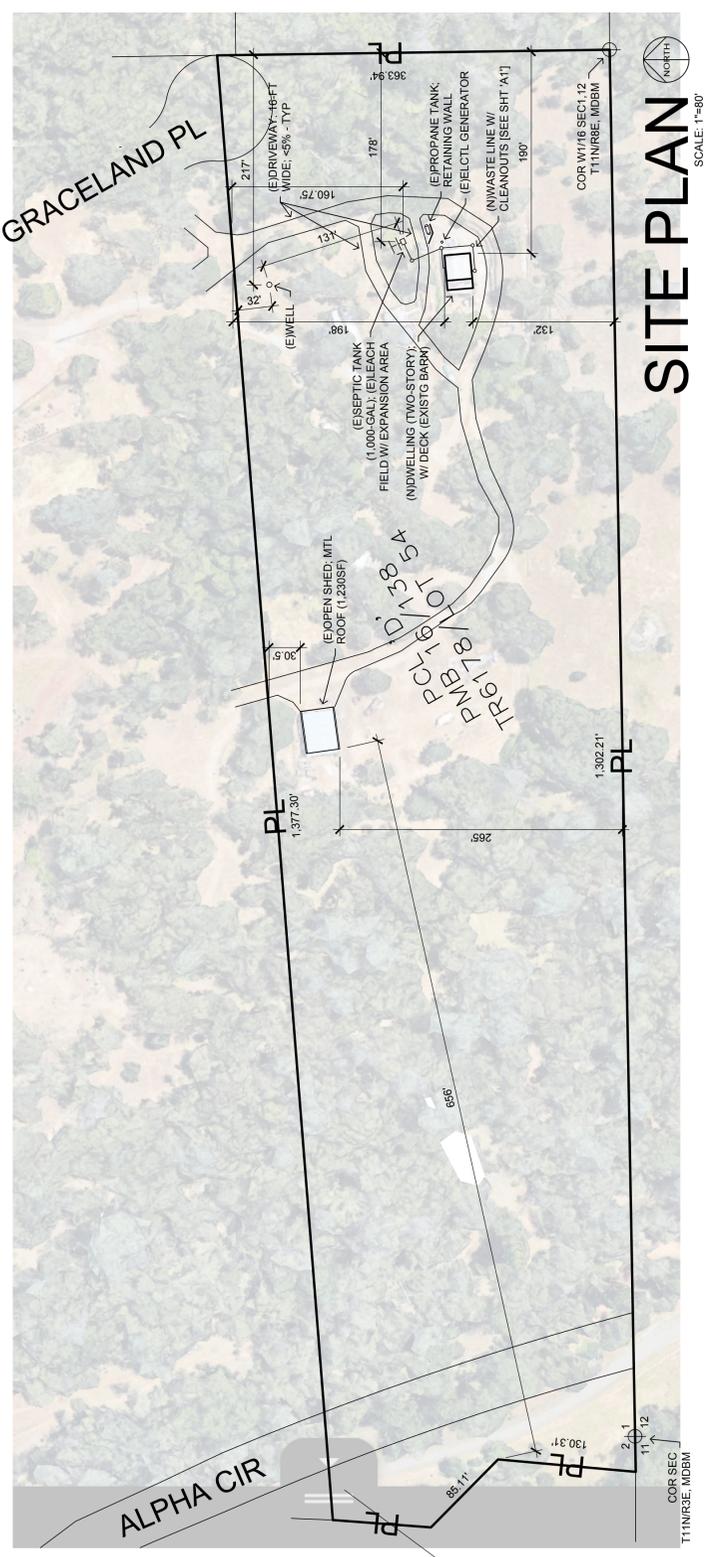
NO.	DATE	BY	DESCRIPTION
1	12/16/22	EA	120224 SUBMITTAL SET
2	12/16/22	EA	102024 SUBMITTAL SET
3	12/16/22	EA	080424 SUBMITTAL SET

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# 0.0

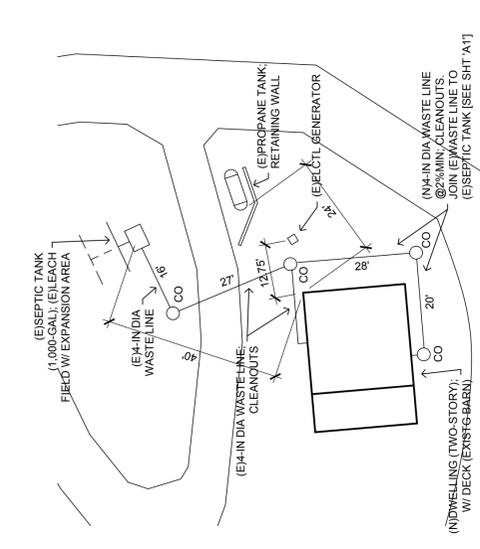
# SINGLE FAMILY DWELLING for THE WRIGHT FAMILY

## 1180 GRACELAND PLACE, PILOT HILL CA



### SITE PLAN

SCALE: 1"=80'



### SITE DETAIL

SCALE: 1"=20'

### PROJECT NOTES

1. THESE PLANS AND RELATED DOCUMENTS MUST BE AVAILABLE AT THE JOB SITE DURING ANY INSPECTION ACTIVITY (CRC R106.1.1)
2. STREET ADDRESS AND NUMBER SHALL BE POSTED PRIOR TO CALLING FOR REFLECTORIZED MATERIAL. THE STREET NAME SHALL BE BLACK LETTERING 4-INCH HEIGHT AND BLOCK NUMBERING 2-INCH HEIGHT. THE BOTTOM OF THE PROJECTS LOCATED IN THE FLOOD HAZARD AREA SHALL HAVE A FINISHED FLOOR ELEVATION OF NOT LESS THAN 1 INCH ABOVE THE 100 YEAR FLOOD LEVEL (CRC R106.1.7)
3. THIS HOME IS TO COMPLY WITH THE UNIVERSAL DESIGN HANDICAPPED STANDARDS UNDER STATE OF CALIFORNIA AB 1040, CHAPTER 68 OF 2003. AN ADDENDUM OF SUCH CHANGES SHALL BE SUBMITTED TO THE CHANGES (CRC R106.1.1, SEE AB1040, CHECKLIST, THIS SHEET, 5037)
4. ALL APPLICABLE SHEETS ARE TO BE STAMPED BY AN ARCHITECT OR ENGINEER AFTER INSTALLING WALL, CEILING, OR FLOOR INSULATION. THE INSTALLER SHALL POST IN A CONSPICUOUS BUILDING LOCATION A CERTIFICATE SIGNED BY THE ARCHITECT OR ENGINEER THAT INSTALLATION WAS PERFORMED IN ACCORDANCE WITH TITLE 24 REQUIREMENTS

### GENERAL NOTES

1. CHANGES FROM THE APPROVED PLANS DURING CONSTRUCTION FOR OTHER THAN (I) CABINET CHANGES WHEN NOT SUPPORTED ENTIRELY BY THE ROOF STRUCTURE, (II) A SINGLE NON-BEARING WALL RELOCATION WHEN NOT CREATING AN ADDITIONAL ROOM, AND (IV) INTERIOR NON-STRUCTURAL WALL FINISHES, SHALL CAUSE PLAN APPROVAL AND CONSTRUCTION TO BE SUSPENDED. A NEW PLAN AND APPROVAL THROUGH THE NORMAL PLAN CHECK PROCESS AND LOCATE AND EXPOSE ALL PROPERTY CORNERS AND STRING PROPERTY LINES
2. A CHEMICAL TOILET IS REQUIRED ON SITE DURING CONSTRUCTION

### BUILDING DEPARTMENT NOTES

1. CONTRACTOR SHALL PROVIDE A CONSTRUCTION WASTE MANAGEMENT PLAN (CWMP) PRIOR TO PERMIT ISSUE AS REQUIRED BY 2019 CA GREEN BLDG STDS (110.16.010) AND 110.16.015. THE CWMP SHALL BE REVIEWED AND APPROVED BY THE BUILDING DEPARTMENT. THE CONTRACTOR SHALL SPECIFY THE WASTE MANAGEMENT COMPANY RESPONSIBLE FOR ADMINISTERING THE CWMP AT THE TIME OF PERMIT. DOCUMENTATION OF COMPLIANCE WITH CWMP IS REQUIRED TO BE SUBMITTED, AND CWMP IS TO BE MAINTAINED THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY CONTRACTOR REPORTS ARE IN ACCORDANCE WITH THE CWMP. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

### FIRE SAFETY INFORMATION

1. PARCEL IS IN STATE RESPONSIBILITY AREA (SRA) FOR FIRE PROTECTION. SEE RESIDENTIAL FIRE INSPECTION CHECKLIST FOR SITE. REQUIRED ITEMS INCLUDE: DRIVE GRADE LESS THAN 12%, 40-FT TURN RADIUS AT GATES, 10-FT WIDE 4-15FT TURNOUT (100% W/ 25.4" TAPERS FOR DRIVE GREATER THAN 150FT. ADDRESS STREET SIGN READ PER STDS. FUEL MODIFICATION READ PER STDS. APPLICABLE SYSTEM NOT REQUIRED. FIRE HAZARD SECURITY ZONE HAVING NOT BEEN PERFORMED.
2. PROTECTOR OF EXTERIOR WALLS, PROJECTIONS, AND OPENINGS NOT REQUIRED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
3. GREATER THAN THREE FEET FROM ADJACENT STRUCTURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
4. DEFENSIBLE SPACE REGULATIONS FOR DRIVEWAY AND PROPERTY. COMPLIANCE SHALL INCLUDE SPACE FROM THE PROPOSED STRUCTURE TO THE ADDRESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
5. CONTRACTOR SHALL ACHIEVE COMPLIANCE WITH EL DORADO COUNTY DESIGN AND IMPROVEMENT STANDARDS MANUAL - SINGLE PARCEL (FIRE SAFE DRIVEWAY REGULATIONS).

### APPLICABLE CODES (UNO)

- 2022 CALIFORNIA BUILDING CODE (CBC)
- 2022 CALIFORNIA ELECTRICAL CODE (CEC)
- 2022 CALIFORNIA FIRE CODE (FC)
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGB)
- 2022 CALIFORNIA MECHANICAL CODE (CMC)
- 2022 CALIFORNIA PLUMBING CODE (CPL)
- EL DORADO COUNTY DEVELOPMENT CODE, CURRENT EDITION

### GENERAL CONDITIONS

1. IN THE EVENT OF DISCREPANCY BETWEEN THE DRAWINGS, SPECIFICATIONS AND THE CONTRACT, THE SPECIFICATIONS SHALL CONTROL OVER THE DRAWINGS. THE CONTRACTOR SHALL HAVE CONTROL OVER ALL SUPPLIES, MATERIALS, AND WORKMANLIKE MANNER. IN CONFORMANCE WITH THE BEST STANDARD OF PRACTICE FOR EACH TRADE. IN ADDITION, WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND ZONING REGULATIONS.
2. CONTRACTOR SHALL VERIFY ALL NOTES, SPECIFICATIONS, CONTRACT REQUIREMENTS, AND PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
3. ALL MANUFACTURED PRODUCTS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MFR RECOMMENDATIONS UNLESS SPECIFIED OTHERWISE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
4. NO ITEM INDICATED IN THE DRAWINGS OR SPECIFICATIONS SHALL IMPLY OTHER SAME. OWNER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
5. THIS OBJECTIVE SHALL BE PROVIDED AND INSTALLED, EVEN IF NOT DIRECTLY INDICATED IN THE DRAWINGS OR SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
6. ALL MANUFACTURED PRODUCTS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MFR RECOMMENDATIONS UNLESS SPECIFIED OTHERWISE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
7. REVISIONS AND CORRECTIONS TO THE DRAWINGS SHALL BE PROVIDED TO THE OWNER IN WRITING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
8. DIMENSIONS SHALL BE SUPPLIED BY ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
9. OWNER/CONTRACTOR SHALL VERIFY JOB SITE SANITATION (TOILET, TRASH BINS, PORTABLE WATER ETC), SAFETY, AND RESIDUAL SECURITY AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
10. OWNER/CONTRACTOR SHALL MAINTAIN THE RECORD OF INSPECTION (OBS CARD) AND A FULL AND CURRENT SET OF APPROVED PLANS AT THE JOB SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
11. OWNER/CONTRACTOR SHALL PLACE LOT NUMBER AND/OR STREET ADDRESS ON EACH UNIT, CLEARLY VISIBLE FROM THE STREET, PRIOR TO THE PERMIT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
12. OWNER/CONTRACTOR SHALL OBTAIN A LANDSCAPE IRRIGATION PERMIT, IF REQUIRED, AND INSTALL WORK IN A MANNER TO RESULT IN A TIMELY FINAL INSPECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
13. APPROVALS FROM THE BUILDING DEPARTMENT SHALL BE OBTAINED FOR ALL WORK WITHIN STREET RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
14. VEHICLE PARKING OR MATERIAL STORAGE IS NOT PERMITTED ON ADJACENT PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
15. ANY DAMAGE DONE TO EXISTING DRIVEWAYS OR OTHER STRUCTURES WILL BE REPAIRED, REPLACED OR CLEANED AND CHARGED TO THE PARTY RESPONSIBLE FOR THE DAMAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
16. EACH SUBCONTRACTOR IS RESPONSIBLE FOR VERIFYING AND COORDINATING WORK WITH THAT OF OTHER TRADES. CONSULT OWNER IN THE EVENT OF CONFLICT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
17. CONFLICT OF PLAN PREPARER SHALL BE HELD HARMLESS FOR ANY AND ALL COSTS, EXPENSES, DAMAGES OR OTHER LIABILITIES RELATED TO THESE PLANS. PLANS ARE PROVIDED AS AN INSTRUMENT OF SERVICE, AND EACH PARTY SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION AND CORRECTING CONTENT APPLICABLE TO THEIR RESPECTIVE TRADE. ANY DISCREPANCY MUST BE REPORTED TO OWNER IN WRITING BEFORE WORK BEGINS OR DURING THE COURSE OF CONSTRUCTION ACTIVITY.

### PLANNING AND BUILDING DEPARTMENT

COMPLIANCE DIVISION  
www.augustco.com/Government/Compliance  
1180 GRACELAND PLACE  
PILOT HILL, CA 95664  
APN: 10411008

Dear Property Owner:

On October 25, 2011 an officer stopped by your property as the assessor's parcel number and address noted above on said parcel for the following violations:

1. ADDITION TO AN ACCESSORY STRUCTURE WITHOUT REQUIRED BUILDING PERMITS 110.16.010
2. ADDITION TO AN ACCESSORY STRUCTURE WITHOUT REQUIRED BUILDING PERMITS 110.16.010
3. ADDITION TO AN ACCESSORY STRUCTURE WITHOUT REQUIRED PLUMBING AND PROPOSE ADD TO THE BARN W/ PERMITS
4. ADDITION TO AN ACCESSORY STRUCTURE WITHOUT REQUIRED INTERIOR FINISHES, KITCHEN AND BATHROOM ADD TO BARN W/ PERMITS
5. CA HEALTH & SAFETY CODE SWIMMING POOL PROTECTIVE FENCING
6. DECK BUILT OR REPAIRED WITHOUT REQUIRED BUILDING PERMITS 110.16.010
7. No Permit
8. Single wide mobile home w/ snow cover and decking w/o permits

A violation notice to correct requested that you secure the required permits per California Building Code Section 110.16.010 - 110.16.015. Violation of the provisions of the CBC as a permit records indicate you have not yet done so.

You must secure permits for the work or construction and you are required to comply with all applicable county regulations within thirty (30) days, by December 27, 2019. This violation may also be subject to a fine of \$100 per day for each day that the violation continues after the date specified above. Please notify this office if the violation has been discontinued and arrange for an officer to stop by and make verification. We will stop action on the case when the violation is resolved.

Please take the time to deal with this problem immediately. You may contact the Code Enforcement Division at (959) 949-2331. Information is available at the Development Services Department web site at <http://www.augustco.com/development>.

The Placerville office hours are 8:00am to 4:00pm on Monday, Tuesday, Thursday & Friday, and 9:00am to 4:00pm on Wednesday. In the afternoon appointments are required for permit applications and inspections, and are scheduled in half-hour increments from 1:00pm to 3:00pm.

### COUNTY CODE ENFORCEMENT REPORTS

EL DORADO COUNTY  
CODE ENFORCEMENT DIVISION  
BLAKEVILLE OFFICE  
2800 Parkway Court, Placerville, CA 95667  
(959) 621-5115 / (959) 622-2700 Fax  
5500000.enforcement@augustco.com

January 29, 2021

Dear Property Owner:

1. ADDITION TO AN ACCESSORY STRUCTURE WITHOUT REQUIRED BUILDING PERMITS 110.16.010
2. ADDITION TO AN ACCESSORY STRUCTURE WITHOUT REQUIRED PLUMBING AND PROPOSE ADD TO THE BARN W/ PERMITS
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4. DECK BUILT OR REPAIRED WITHOUT REQUIRED BUILDING PERMITS 110.16.010
5. No Permit
6. Single wide mobile home w/ snow cover and decking w/o permits

Failure to abate the violation(s) or establish an approved abatement schedule in writing by the date specified in this letter may result in a citation and a fine of \$100 per day for each day that the violation continues after the date specified above. Please notify this office if the violation has been discontinued and arrange for an officer to stop by and make verification. We will stop action on the case when the violation is resolved.

If the responsible party notifies an Administrative Citation and fails to make abatement or impose the administrative penalty, the penalty shall be final. The violation may also be subject to a fine of \$100 per day for each day that the violation continues after the date specified above. Please notify this office if the violation has been discontinued and arrange for an officer to stop by and make verification. We will stop action on the case when the violation is resolved.

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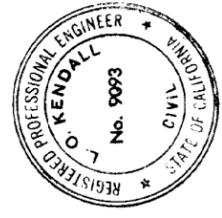
# PARCEL MAP

A POR. OF THE SW 1/4 OF SEC. 1 AND A POR. OF THE SE 1/4 OF SEC. 2 T.11N. R.8E. M.D.M. BEING PARCEL 2 P.M. 14-55 COUNTY OF EL DORADO JULY 1977 SCALE 1" = 200'

KENDALL ENGINEERING ENGINEERING PLANNING

## SURVEYOR'S CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AT THE REQUEST OF ANTHONY RANDONI ON APR 26, 1977. I HEREBY STATE THAT THE PARCEL MAP PROCEDURES OF THE LOCAL AGENCY HAVE BEEN COMPLIED WITH AND THAT THIS PARCEL MAP CONFORMS TO THE APPROVED TENTATIVE MAP AND THE CONDITIONS OF APPROVAL THEREOF WHICH WERE REQUIRED TO BE FULFILLED PRIOR TO THE FILING OF THE PARCEL MAP.



L.O. KENDALL R.C.E. 9093



Fred G. DeBerry  
FRED G. DEBERRY L.S. 4403  
COUNTY SURVEYOR  
COUNTY OF EL DORADO

## COUNTY SURVEYOR'S CERTIFICATE

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE.

Aug 22, 1977  
DATED

## RECORDER'S CERTIFICATE

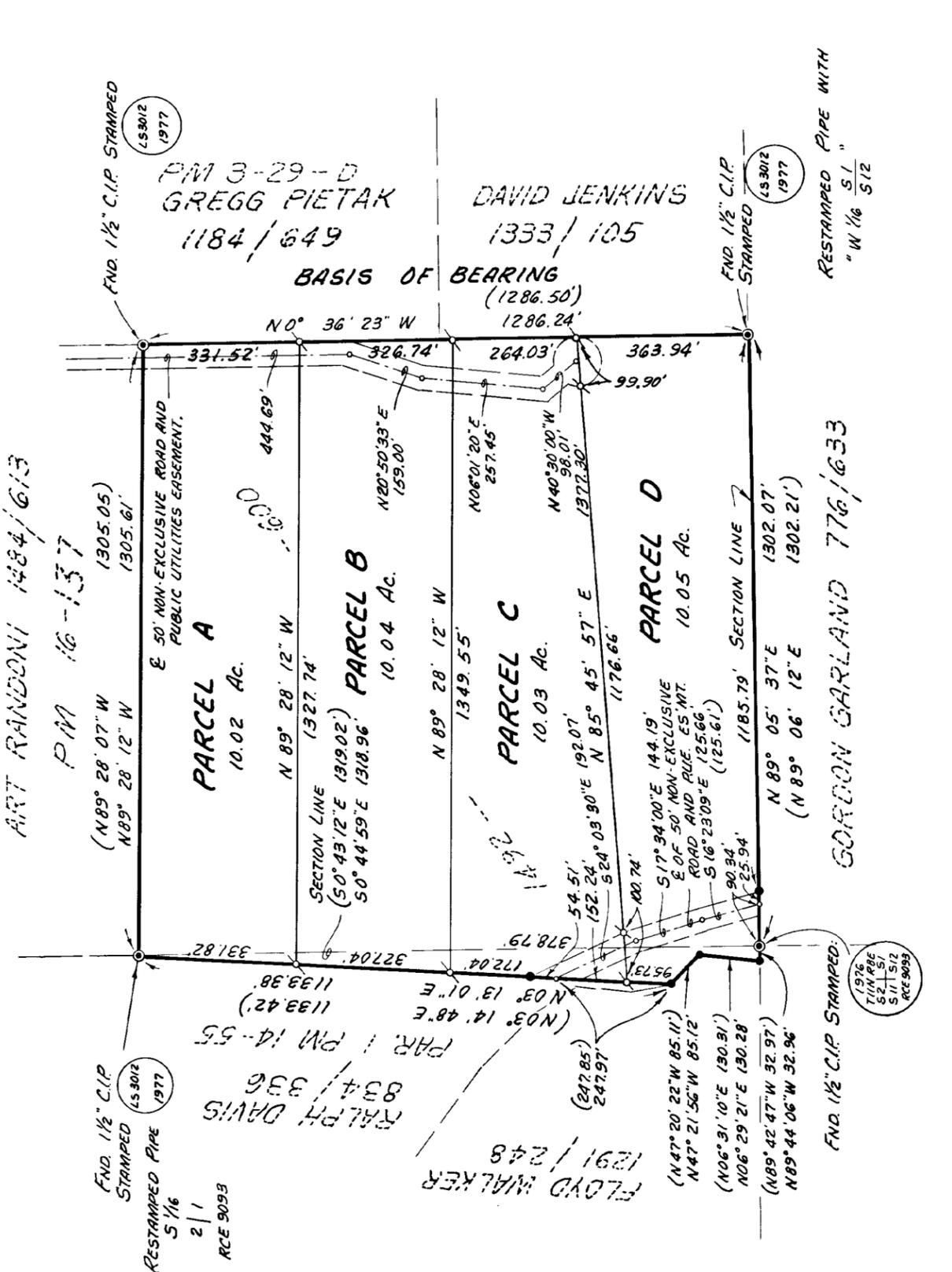
FILED THIS 22nd DAY OF Aug 1977, AT 10:44 A.M. IN BOOK 16 OF PARCEL MAPS AT PAGE 138 AT THE REQUEST OF KENDALL ENGINEERING.

JPH/D  
Doc. No. \_\_\_\_\_  
JAMES W. SWEENEY  
COUNTY RECORDER  
COUNTY OF EL DORADO  
By Anthony Randoni  
Deputy

TENTATIVE Parcel Map P 77-285 APPROVED 6-7-77

EXISTING Assessors Parcel No. 58-13-3

16-138



## BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO THAT OF PM 14-55, AND IS TRUE NORTH.

## NOTE

PARCELS A THRU D ARE A DIVISION OF PARCEL 2 OF PM 14-55.

## LEGEND

- o ... COMPUTED POINT ONLY
- o ... SET 3/4" C.I.P. STAMPED "RCE 9093"
- o ... FOUND AS NOTED
- ( ) ... RECORDED DATA.
- ... FOUND 3/4" C.I.P. STAMPED "L.S. 3012"

## REFERENCES

- R.S. 5-37
- P.M. 14-55
- P.M. 3-29
- P.M. 16-3
- P.M. 16-137

16-138

RECORDING REQUESTED BY  
*Mark Halvorsen*  
WHEN RECORDED MAIL TO



El Dorado, County Recorder  
William Schultz Co Recorder Office  
DOC- 2004-0104007-00

NAME | Mark Halvorsen |  
ADDRESS | 601 17th Street |  
CITY | West Sacramento |  
STATE & ZIP | Ca, 95691 |  
Title Order No.

Check Number 2109  
Thursday, DEC 16, 2004 11:21:56  
Ttl Pd \$175.00 Nbr-0000667644  
MLA/C1/1-2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned declares that the documentary transfer tax is ~~\$137.50~~ <sup>\$165.00</sup> and is

- Computed on the full value of the interest or property conveyed, or is
- Computed on the full value less the value of liens or encumbrances remaining at time of sale. The land, tenements realty is located in
- Unincorporated area of: El Dorado County       City of: Pilot Hill      and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

*Charles W. Walker*  
hereby GRANT(S) to Mark Halvorsen, a single person, and William V. Wright/Denice Wright, a married couple, as Joint Tenants

PCOS  
FILED

RECEIVED

APR 01 2025

EL DORADO COUNTY  
PLANNING AND BUILDING DEPARTMENT

the following described real property in the

County of: El Dorado, State of: California

Described as 1180 Graceland Place, parcel #104-110-0810

*See a legal description that is attached.*

Dated: *12-16-04*

STATE OF: *California*

COUNTY OF: *El Dorado*

)}ss

*Charles W Walker*

*Charles W. Walker*

On December 16, 2004 before me, the undersigned, a Notary Public in and for State, personally appeared

*Charles W. Walker*

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature *Loretta Featherston*



(This area for official notary seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

104007

017458

County: El Dorado

City: unincorporated area

A portion of the Southwest 1/4 of Section 1 and a portion of the Southeast 1/4 of Section 2, Township 11 North, Range 8 East, M.D.M., being Parcel 2 of PM 14-55, more particularly described as follows:

Parcel D, as shown on the Parcel Map, filed August 22, 1977 in Book 16, of PARCEL MAPS at page 138, El Dorado County Records.

Assessors Parcel No.: 104-110-08

RECEIVED

APR 01 2025

EL DORADO COUNTY  
PLANNING AND BUILDING DEPARTMENT

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APR 1 2025  
PLANNING AND BUILDING DEPARTMENT  
EL DORADO COUNTY

99-0017458-00



# PLANNING AND BUILDING DEPARTMENT PLANNING DIVISION

2850 Fairlane Court, Placerville, CA 95667

924 B Emerald Bay Road, South Lake Tahoe, CA 96150

Phone: (530) 621-5355 Email: [planning@edcgov.us](mailto:planning@edcgov.us)

<https://www.eldoradocounty.ca.gov/Land-Use/Planning-and-Building/Planning-Division>

**RECEIVED**

APR 01 2025

EL DORADO COUNTY  
PLANNING AND BUILDING DEPARTMENT

## Letter of Authorization

File # ADM25-0009

Application Type: Administrative Permit



This letter shall serve as authorization for Denice Wright to act as an agent on my/our behalf for the application submitted with this document regarding the property located at 1180 Graceland Pl.

I/we further understand and agree that I/we shall remain responsible for all application conditions, provisions, fees, deposits, and any additional charges and collections resulting from application processing.

Denice Wright 3-25-25  
Agent Signature Date

Denice Wright  
Agent Printed Name

Property Owner Signature Date  
Mark Halvorsen 3-25-25

Property Owner Signature Date

Property Owner Printed Name  
Mark Halvorsen

Property Owner Printed Name

Property Owner Signature Date

Property Owner Printed Name