



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: Emma Carrico, Assistant Planner

DATE: October 8, 2018

RE: **ADM18-0267/Visman Ag Setback Relief
Administrative Relief from Agricultural Setback
Assessor's Parcel Number: 048-080-34-100 Planner Emma Carrico**

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 new single family dwelling. The proposed building site is fifty feet (50') from the property line of the adjacent Planned Agriculture-20 acre zoned parcel (PA-20) to the west (APN: 048-080-62-100). The applicant's parcel, identified by APN 048-080-34-100 consists of 18.36 acres and is located on the west side of High Hill Road approximately 300 feet west of the intersection with Michaelangelo Lane (Supervisor District: 3).

Note: Applicant's request stated a relief request of a total of approximately 150-feet (Required 200 foot setback minus the proposed 50-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 18-0267

ASSESSOR'S PARCEL NO.(s) 048-080-34

PROJECT NAME/REQUEST: (Describe proposed use) Visman Agg Setback Request

APPLICANT/AGENT Claudia Rankin Fine Line CAD Home Design

Mailing Address P.O. Box 2381 Shingle Springs CA 95682
P.O. Box or Street City State & Zip

Phone (530) 676-4339 EMAIL: fineline cad @ comcast . net

PROPERTY OWNER BRAD VISMAN / KANDI placerville

Mailing Address 2952 Carson Rd. Placerville 95667
P.O. Box or Street City State & Zip

Phone (530) 417-4980 EMAIL: _____

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT N/A

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

Phone () _____ EMAIL: _____

LOCATION: The property is located on the West side of High Hill Rd.
N/E/W/S street or road

300 feet/miles West of the intersection with Michaelangelo
N/E/W/S major street or road

in the Apple Hill Area area. PROPERTY SIZE 18.363
acreage / square footage

X [Signature] Date 10/3/18
signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date 10/03/18 Fee \$ 507.00 +350.00 Receipt # R5088 Rec'd by [Signature] Census _____

Zoning PA-20 GPD AL-A Supervisor Dist 3 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

Application Revised 11/2017

2018 OCT -3 PM 1:43
RECEIVED
PLANNING DEPARTMENT



DEPARTMENT OF AGRICULTURE
WEIGHTS AND MEASURES

2018 OCT -3 PM 1:43

RECEIVED
PLANNING DEPARTMENT
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): Claudia Rankin - FineLine CAD Home Design
SITE ADDRESS: 2952 CARSON ROAD, PLACERVILLE, CA 95667
MAILING ADDRESS: P.O. Box 2381, Shingle Springs CA 95682
TELEPHONE NUMBER(S): (DAY) 530-676-4339 (EVE) Same
APN#: 048-080-34 PARCEL SIZE: 18.363 ZONING: A

LOCATED WITHIN AN AG DISTRICT? [] YES [] NO ADJACENT PARCEL ZONING: _____

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: 50 foot

REQUESTED USE (AGRICULTURALLY-INCOMPATIBLE):

SINGLE FAMILY RESIDENCE

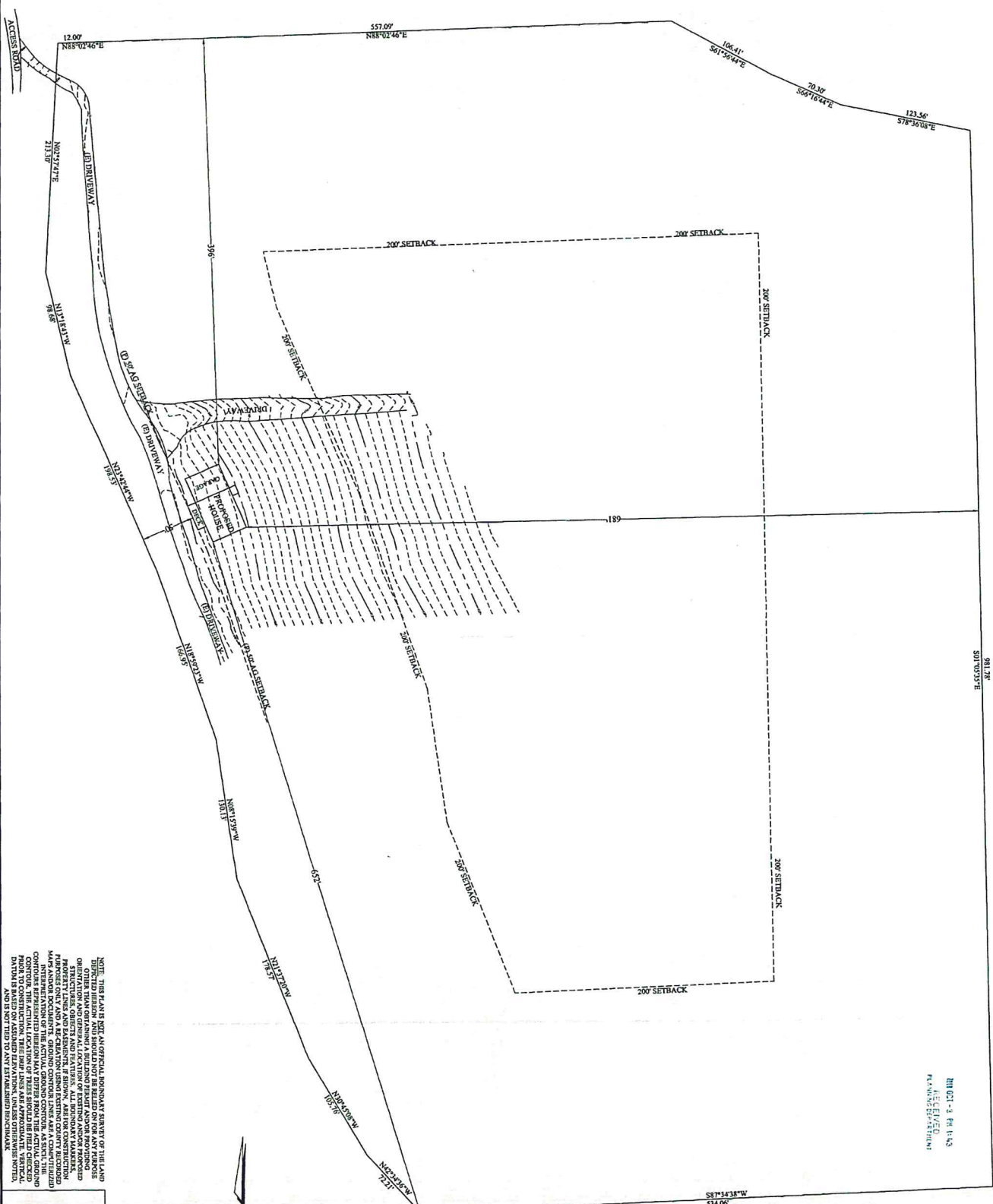
DO YOU HAVE A BUILDING PERMIT FOR REQUESTED USE? [] YES (Permit # _____) [X] NO

PLEASE ANSWER THE FOLLOWING:

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

WE ARE REQUESTING THE SETBACK REDUCTION TO
MINIMIZE LOSS OF EXISTING MATURE ORCHARD.

- Protecting Agriculture, People and the Environment -



NOTE: THIS PLAN IS NOT AN OFFICIAL, INDEPENDENT SURVEY OF THE LAND. IT IS BASED ON THE RECORDS OF THE COUNTY OF BUTTE, CALIFORNIA, AND OTHER RECORDS. THE PLANNING SERVICE HAS CONDUCTED VISUAL OBSERVATION AND GENERAL LOCATION OF EXISTING AND PROPOSED PROPERTY LINES AND FEATURES, IF SHOWN, AND FOR CONSTRUCTION OF THE PROPOSED SETBACK LINES AND A COMPUTED INTERPRETATION OF THE ACTUAL GROUND CONTOUR. AS SUCH, THE GROUND CONTOUR, THE ACTUAL LOCATION OF TREES SHOULD BE FIELD CHECKED AND IS BASED ON ASSUMED ELEVATION, UNLESS OTHERWISE NOTED, AND IS NOT TIED TO ANY ESTABLISHED BENCHMARK.



OWNER INFORMATION
 BRAD VISMAN
 2952 CARSON ROAD
 PLACERVILLE, CA. 95667

NO.	DATE	DESCRIPTION	BY

TOPOGRAPHICS
 SITE / PLAN / GRADING / FERTILIZER SERVICE
 6175 MOTHER LODE DRIVE, PLACERVILLE, CA 95667
 (530) 273-0000
 DRAWN BY: BA
 SCALE: 1" = 40'
 CONTOUR INTERVAL - 1'

PROJECT INFORMATION
 2952 CARSON ROAD
 PLACERVILLE, CA 95667
 APN: 048-080-34

GROUND SHOW: 424
 DATE: 08/28/2018
SITE PLAN
 SHEET: 4 of 4
C-4

18-1804 ADM 18-0267 PLANNING REQUEST 4 of 4