



## COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

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

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**PLACERVILLE OFFICE:**

2850 Fairlane Court, Placerville, CA 95667

**BUILDING**

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

[bldgdept@edcgov.us](mailto:bldgdept@edcgov.us)

**PLANNING**

(530) 621-5355 / (530) 642-0508 Fax

[planning@edcgov.us](mailto: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 Commission

FROM: Efren Sanchez, Assistant Planner

DATE: January 11, 2018

RE: **ADM17-0091/Stommel AG Setback Reduction (Donald J. Stommel)**  
**Administrative Relief from Agricultural Setback**  
**Assessor's Parcel Number: 062-460-10**

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**Planning Request and Project Description:**

Planning Services is requesting review of a request for administrative relief from the agricultural setback for the above referenced project. This request is for the construction of an existing cabin. According to the applicant, the proposed building site is approximately 190 feet from the property line of the adjacent FR-160 zoned parcel to the East (APN:062-460-09). The applicant's parcel, identified by APN 062-460-10, consists of 23.29 acres and is located on Mosswood Rd. (Supervisor District 4).

**Note: Applicant's request stated a relief request of a total of 10 feet (Required 200 foot setback minus the proposed 190-foot building setback from the property line).**

Please find attached the Request for Administrative Relief from Agricultural and Timberland Setbacks for the above referenced project. A hard copy of all documents and the check payment for \$82 is included. The reminding \$268 balance will get journaled into the AG Commission Account by Community and Development Services: Fiscal Department.

If you have any questions, please feel free to contact me at (530) 621-6591.

Thank you,



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): Nick Gerondakis  
SITE ADDRESS: 3495 Mosswood RD. Volcanoville CA 95689  
MAILING ADDRESS: P.O. Box 309 Gardenvally CA 95633  
TELEPHONE NUMBER(S): (DAY) 530-333-7811 (EVE) \_\_\_\_\_  
APN#: 062-460-10 PARCEL SIZE: 23.29 ZONING: FR-160  
LOCATED WITHIN AN AG DISTRICT? ☒ YES ☐ NO ADJACENT PARCEL ZONING: FR-160's  
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: 190' foot

REQUESTED USE (AGRICULTURALLY-INCOMPATIBLE):

existing cabin

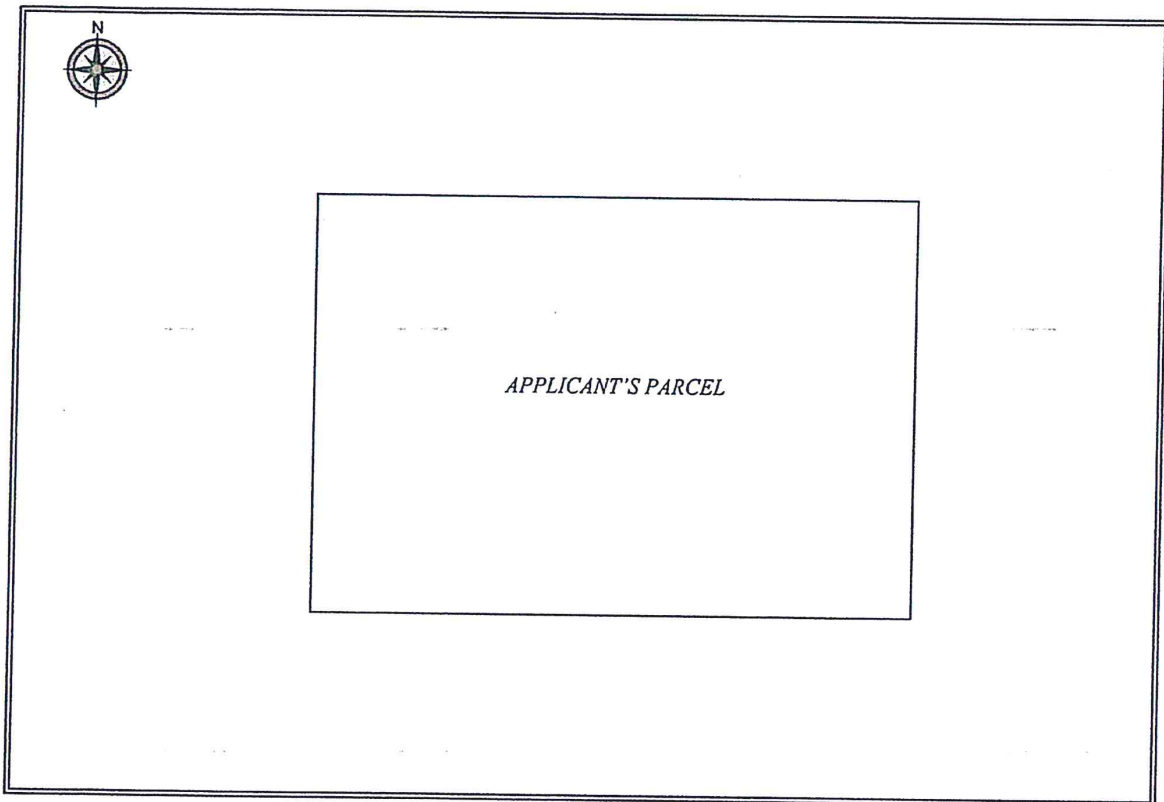
DO YOU HAVE A BUILDING PERMIT FOR REQUESTED USE? ☐ YES (Permit # 255080) ☐ NO

PLEASE ANSWER THE FOLLOWING:

1. ☒ YES ☐ NO Does a natural barrier exist that reduces the need for a setback?  
(☐ Topography ☐ Other trees)
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 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.).

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

1-8-18  
DATE

OFFICE USE ONLY: <input type="checkbox"/> Fee Paid	Date: _____	Receipt #: _____	Initials: _____
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NOV 16 2017  
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DEVELOPMENT SERVICES DEPT

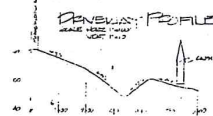
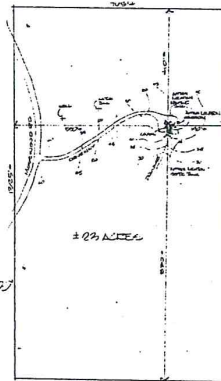
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EXISTING CABIN  
SITE PLAN  
FOR DON STOMMEL - 2495 MOUNTAIN RD  
APN 06246010

EXCAVATION  
10' DEEP  
10' WIDE  
10' LONG

NOTE:  
THIS PROJECT IS SUBJECT TO THE  
FOLLOWING CONDITIONS:  
1. THE PROJECT SHALL BE COMPLETED BY THE  
DATE SPECIFIED IN THE PERMIT.

AREA:  
TOTAL AREA: 10' x 10' x 10' = 1000 SQ FT  
TOTAL VOLUME: 10' x 10' x 10' = 1000 CU YD



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## EL DORADO COUNTY PLANNING SERVICES

EL DORADO COUNTY  
DEVELOPMENT SERVICES DEPT

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

APPLICATION FOR: **ADMINISTRATIVE PERMIT**FILE # ADM17-0091ASSESSOR'S PARCEL NO.(s) 062-460-10

PROJECT NAME/REQUEST: (Describe proposed use) \_\_\_\_\_

APPLICANT/AGENT Nick GerondakisMailing Address PO Box 309 Garden valley CA. 95633  
P.O. Box or Street City State & ZipPhone (530) 333-7811EMAIL: nickgerondakis@gmail.comPROPERTY OWNER Don StommelMailing Address 3495 mosswood RD. Vulcanville CA 95689  
P.O. Box or Street City State & ZipPhone (916) 838-9513

EMAIL: \_\_\_\_\_

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT Bailey & assoc.Mailing Address PO Box 305 Garden valley CA 95633  
P.O. Box or Street City State & ZipPhone (530) 333-1444

EMAIL: \_\_\_\_\_

LOCATION: The property is located on the \_\_\_\_\_ side of \_\_\_\_\_  
N / E / W / S street or road\_\_\_\_\_ feet/miles \_\_\_\_\_ of the intersection with \_\_\_\_\_  
N / E / W / S major street or roadin the \_\_\_\_\_ area. PROPERTY SIZE \_\_\_\_\_  
acreage / square footageX Mary Lumm Date 10-14-17  
signature of property owner or authorized agent

## FOR OFFICE USE ONLY

Date 11/1/2017 Fee \$ 225 Receipt # 30589 Rec'd by ELM Census \_\_\_\_\_Zoning FR-140 GPD NR Supervisor Dist 4 Sec \_\_\_\_\_ Tw n \_\_\_\_\_ Rng \_\_\_\_\_

ACTION BY: \_\_\_\_\_ DIRECTOR

\_\_\_\_\_ ZONING ADMINISTRATOR

Hearing Date \_\_\_\_\_

Approved \_\_\_\_\_ Denied \_\_\_\_\_  
Findings and/or conditions attachedApproved \_\_\_\_\_ Denied \_\_\_\_\_  
findings and/or conditions attached

APPEAL: Approved \_\_\_\_\_ Denied \_\_\_\_\_

Title \_\_\_\_\_

(Application Revised 3/2017)

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STANDARD REPRESENTATION REQUIREMENTS:  
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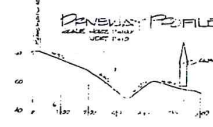
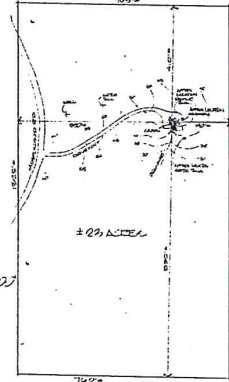
EL DORADO COUNTY  
DEVELOPMENT SERVICES DEPT

EXISTING CABIN  
SITE PLAN  
FOR DON STOMMEL - 3495 MOUNTAIN RD  
APN 062-460-10

EXCAVATION  
NO EXCAVATION SHALL BE DONE  
AND NO EXCAVATION SHALL BE DONE

NOTE:  
THIS PROJECT IS SUBJECT TO THE  
FUTURE UPDATING, TRAVEL AND  
TITLE SET

AREA:  
LOCAL AREA 100' 100' 100' 100'  
TOTAL 400' 400'



SCALE  
NOTED  
1/4" = 100'  
1/8" = 50'  
1/16" = 25'  
1/32" = 12.5'  
1/64" = 6.25'  
1/128" = 3.125'  
1/256" = 1.5625'  
1/512" = 0.78125'  
1/1024" = 0.390625'  
1/2048" = 0.1953125'  
1/4096" = 0.09765625'  
1/8192" = 0.048828125'  
1/16384" = 0.0244140625'  
1/32768" = 0.01220703125'  
1/65536" = 0.006103515625'  
1/131072" = 0.0030517578125'  
1/262144" = 0.00152587890625'  
1/524288" = 0.000762939453125'  
1/1048576" = 0.0003814697265625'  
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