



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667

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

RECEIVED
PLANNING DEPARTMENT
MAR 14 PM 4:35

APPLICATION FOR: **ADMINISTRATIVE PERMIT**

FILE # **ADM 18-0073**

ASSESSOR'S PARCEL NO.(s) **099-180-04**

21740

PROJECT NAME/REQUEST: (Describe proposed use) **Relief from agricultural setback for SFR**

APPLICANT/AGENT **Mike Meschi**

Mailing Address **PO Box 1089** **Mendocino** **CA 95460**

P.O. Box or Street

City

State & Zip

Phone () **530/306-6782**

EMAIL:

mmeschi@sbcglobal.net

PROPERTY OWNER **Kathleen Streblow**

Mailing Address **PO Box 6590** **Napa** **CA 94581**

P.O. Box or Street

City

State & Zip

Phone () **707/258-6388**

EMAIL:

kstreblow888@gmail.com

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT **TBD MIKE MESCHI 530 306 6782**

Mailing Address

P.O. Box or Street

City

State & Zip

Phone ()

EMAIL:

LOCATION: The property is located on the **West** side of **Kincade Road, Placerville CA**

N / E / W / S

street or road

.75 feet/miles

South

of the intersection with

Pleasant Valley Road

N / E / W / S

major street or road

In the **Hines Ranch Subdivision** area.

PROPERTY SIZE **5.004**

acreage / square footage

X

signature of property owner or authorized agent

Date **3/8/2018**

FOR OFFICE USE ONLY

Date **14 Mar. 18** Fee \$ **507.00** Receipt # **30863** Rec'd by **Isaac Wolf** Census

Zoning **RL-30** GPD **RR** Supervisor Dist **2** Sec **25** Twn **10N** Rng **11E**

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

Kathleen Streblow
PO Box 6590
Napa, CA 94581
707/258-6388
Kstreblow888@gmail.com

2018 MAR 14 PM 4: 35
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PLANNING DEPARTMENT

Letter of Authorization

March 8, 2018

El Dorado County Planning Department

RE: 3641 Kincade Drive, Placerville, CA | APN: 099-180-04

I appoint Mike Meschi to act as my agent in the application for administrative relief from the 200' agricultural setbacks imposed on this parcel using the administrative permit process.


Kathleen Streblow

NARRATIVE & REQUEST

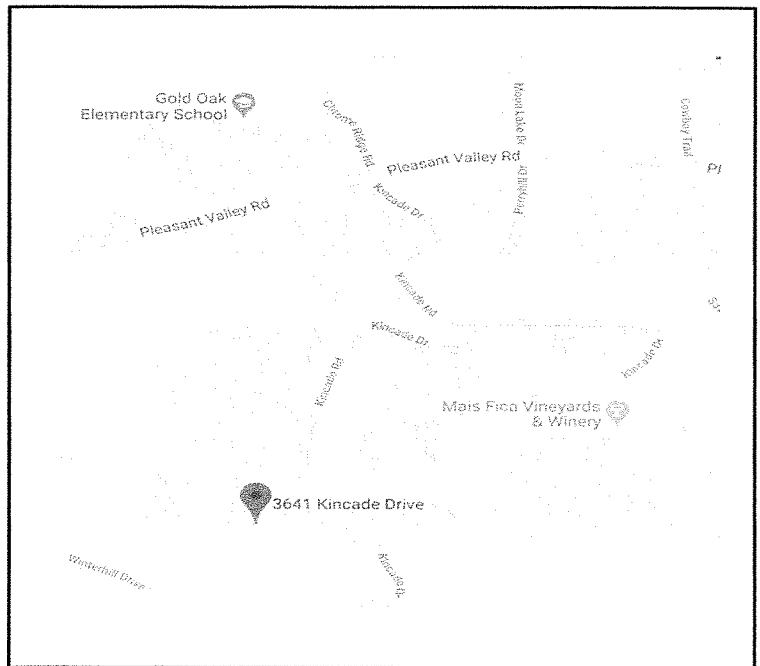
THIS PARCEL HAD AG SETBACKS PLACED ON ITS EAST AND SOUTH LINES WHEN THE ADJACENT LANDOWNERS (WHOS LAND WAS PREVIOUSLY ZONED RE OR RL WHEN THE SUBDIVISION WAS ORIGINALLY CREATED) WERE LATER ALLOWED TO OPT-IN FOR A CHANGE TO AG ZONING.

THE NORTHWEST SIDE OF THE PARCEL NOT CONSTRAINED BY THE AG SETBACKS HAS IRREGULAR TOPOGRAPHY, MATURE OAK TREES, AND A CONFLUENCE OF TWO SEASONAL DRAINAGE COURSES RUNNING THROUGH IT. DUE TO THE AREA REQUIRED FOR A SFR, RELATED SEPTIC AREA AND SETBACK DISTANCE FROM THE DRAINAGE COURSES AND PROPERTY LINES, THE AREA IS NOT LARGE ENOUGH OR SUITABLE TO BUILD ON. IN ADDITION FIRE DEPARTMENT ACCESS WOULD BE CHALLENGING.

THE SOUTHERN AG SETBACK EVEN IF MOVED WOULD NOT RESOLVE THE ISSUES CITED ABOVE ENOUGH TO RENDER THE NORTHWEST PARCEL BUILDABLE BECAUSE THE SEASONAL DRAINAGE COURSE RUNNING EAST TO WEST IS THE NATURAL AND PRACTICAL SOUTHERN BUILDING BOUNDARY LINE.

IT IS THEREFORE NECESSARY TO EXPAND THE BUILDABLE AREA ON THE EASTERN SIDE WITHIN THE AG SETBACK FOR PARCEL 099-160-21. THE LOCATION CHOSEN IS THE MOST PRACTICAL AS IT ALLOWS ROOM FOR THE SFR AND SEPTIC AREA WHILE MAINTAINING THE SETBACK AREA FROM THE SEASONAL DRAINAGE COURSES. IT ALSO OFFERS A TREE BUFFER AND KINCADE DR. ALSO ADDS A ROAD BUFFER FOR AG ACTIVITY ON THE ADJACENT PARCEL.

THE REQUEST IS TO SEEK ADMINISTRATIVE RELIEF BY REDUCING THE AG SETBACK ON THE EAST SIDE ADJACENT TO PARCEL 099-160-21 FROM 200' TO 75' TO ALLOW ADEQUATE AREA FOR THE CONSTRUCTION OF A SFR.



VICINITY MAP

PROJECT: APPLICATION FOR
ADMINISTRATIVE RELIEF FROM
AGRICULTURAL SETBACK

OWNER:

KATHLEEN STREBLOW
PO BOX 6590
NAPA, CA 94581
707/258-6388
KSTREBLOW888@GMAIL.COM

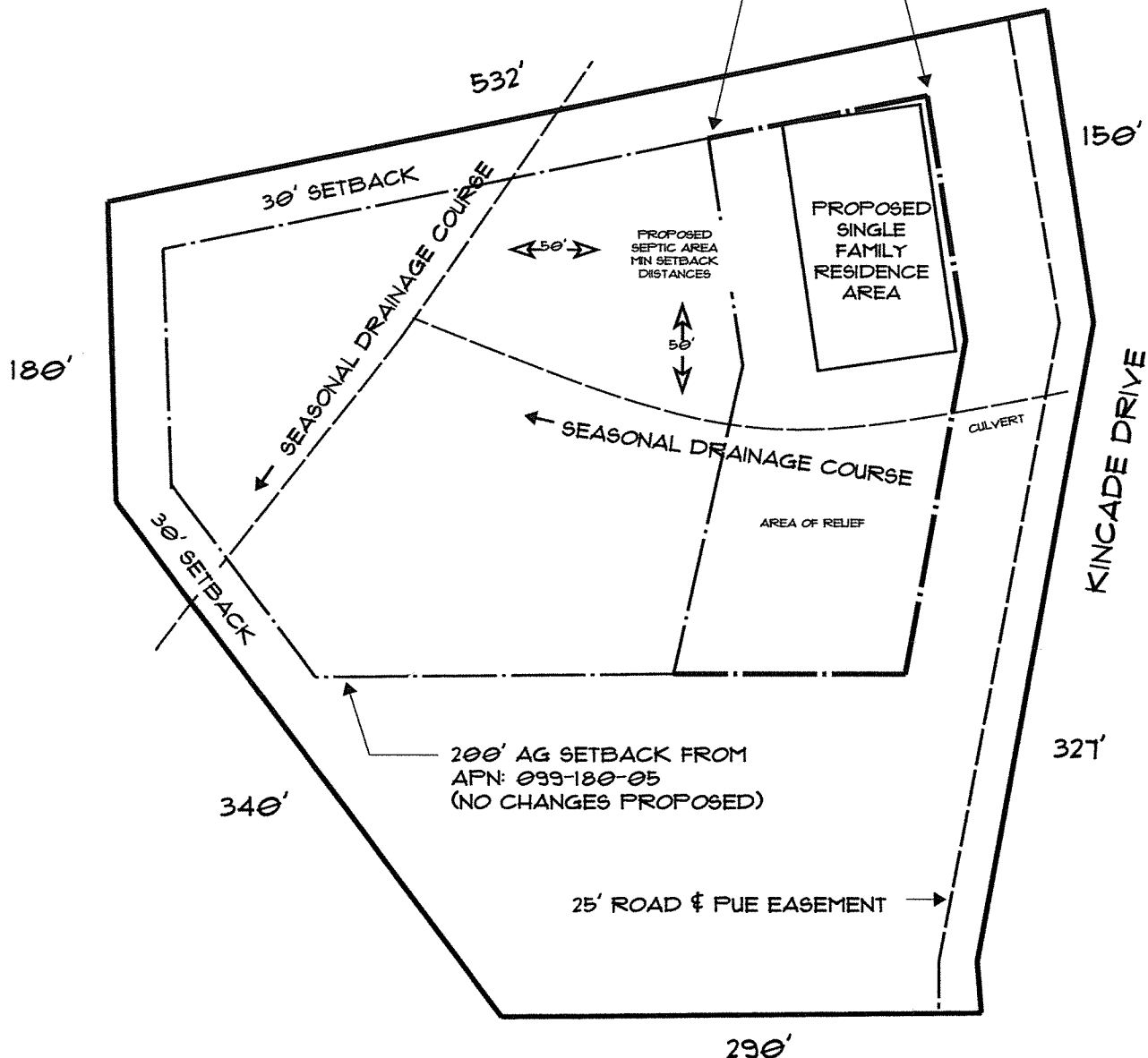
APPLICANT / DESIGNER:

MIKE & LISA MESCHI
BOX 1089
MENDOCINO, CA 95460
530/306-6782
MMESCHI@SBGGLOBAL.NET

PREPARED: MARCH 7, 2018

200' AG SETBACK FROM
APN: 099-160-21

15' PROPOSED AG SETBACK FROM
APN: 099-160-21



APN: 099-160-21
(ADJACENT
ZONED LA-10)

APN: 099 - 180 - 05
(ADJACENT ZONED LA-10)



NORTH

3641 KINCADE DR. APN 099-180-04 ZONED - RL-10

SCALE: 1" = 100' (APPROXIMATELY)



25'

SITE PLAN



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

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 Commission

FROM: Isaac Wolf, Assistant Planner

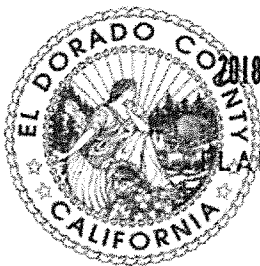
DATE: March 21, 2017

RE: **ADM18-0073/Meschi**
Administrative Relief from Agricultural Setback
Assessor's Parcel Number: 099-180-04

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 a single family residence. According to the applicant, the proposed building site is approximately 50 feet from the property line of the adjacent LA-10 zoned parcel to the east (APNs: 099-160-21). The applicant's parcel, identified by APN 099-180-04, consists of 5.004 acres and is located on Kincade Drive. (Supervisor District 2).

Note: Applicant's request stated a relief request of a total of 125 feet (Required 200 foot setback minus the proposed 75 foot building setback from the property line).



\$350 Fee paid 14 Mar. 18 / In safe by
(check 1965) Kyle's office - BLIM

2018 MAR 14 PM 4:34

**DEPARTMENT OF AGRICULTURE
WEIGHTS AND MEASURES**

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): Mike & Lisa Meschi

SITE ADDRESS: 3641 Kincade Road Placerville, CA 95667

MAILING ADDRESS: PO Box 1089 Mendocino, CA 95460

TELEPHONE NUMBER(S): (DAY) 530/306-6782 (EVE) Same

APN#: 099-180-04 PARCEL SIZE: 5.004 ZONING: RL-10

LOCATED WITHIN AN AG DISTRICT? ☒ YES ☐ NO ADJACENT PARCEL ZONING: 099.180.05 - LA-10
099.160.21 - LA-10

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: 75 foot

REQUESTED USE (AGRICULTURALLY-INCOMPATIBLE):

Single Family Residence

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

PLEASE ANSWER THE FOLLOWING:

1. ☒ YES ☐ NO Does a natural barrier exist that reduces the need for a setback?
(☐ Topography ☒ Other Trees and Kincade Road are barriers)

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.).

It is impossible to build in the area not constrained by the ag setbacks due to the area it takes for a SFR plus the septic area and
its required setback from the drainage courses. Subject parcel has 2 drainage courses running through the buildable area. In addition
there are Oak trees, irregular topography and the area is inaccessible. Both adjacent AG zoned parcels are being used for grazing land
and not for ag production as the area is not large enough or suited for ag production. These parcels were originally zoned RE.

- Protecting Agriculture, People and the Environment -

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 the attached site plan and narrative.

APPLICANT'S PARCEL

ANY ADDITIONAL COMMENTS?



APPLICANT'S SIGNATURE

3/8/18

DATE

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

NARRATIVE & REQUEST

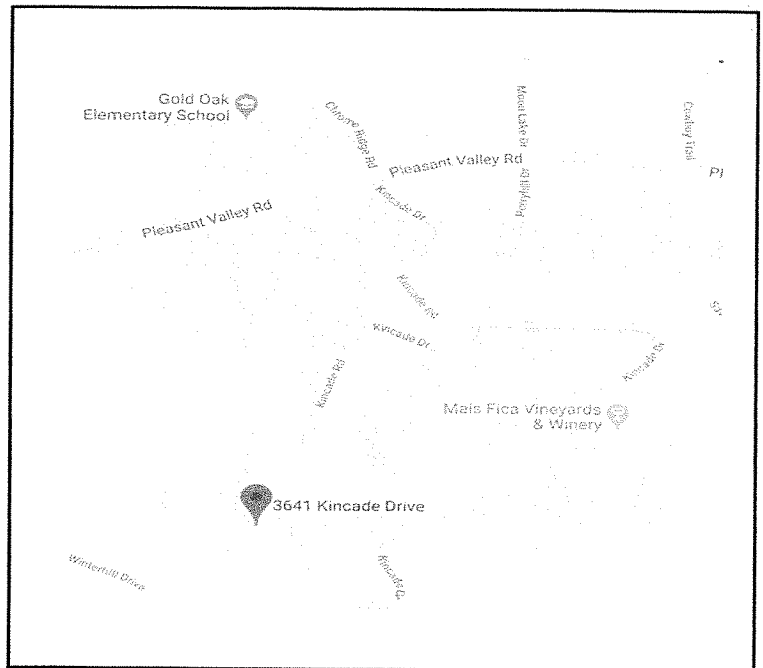
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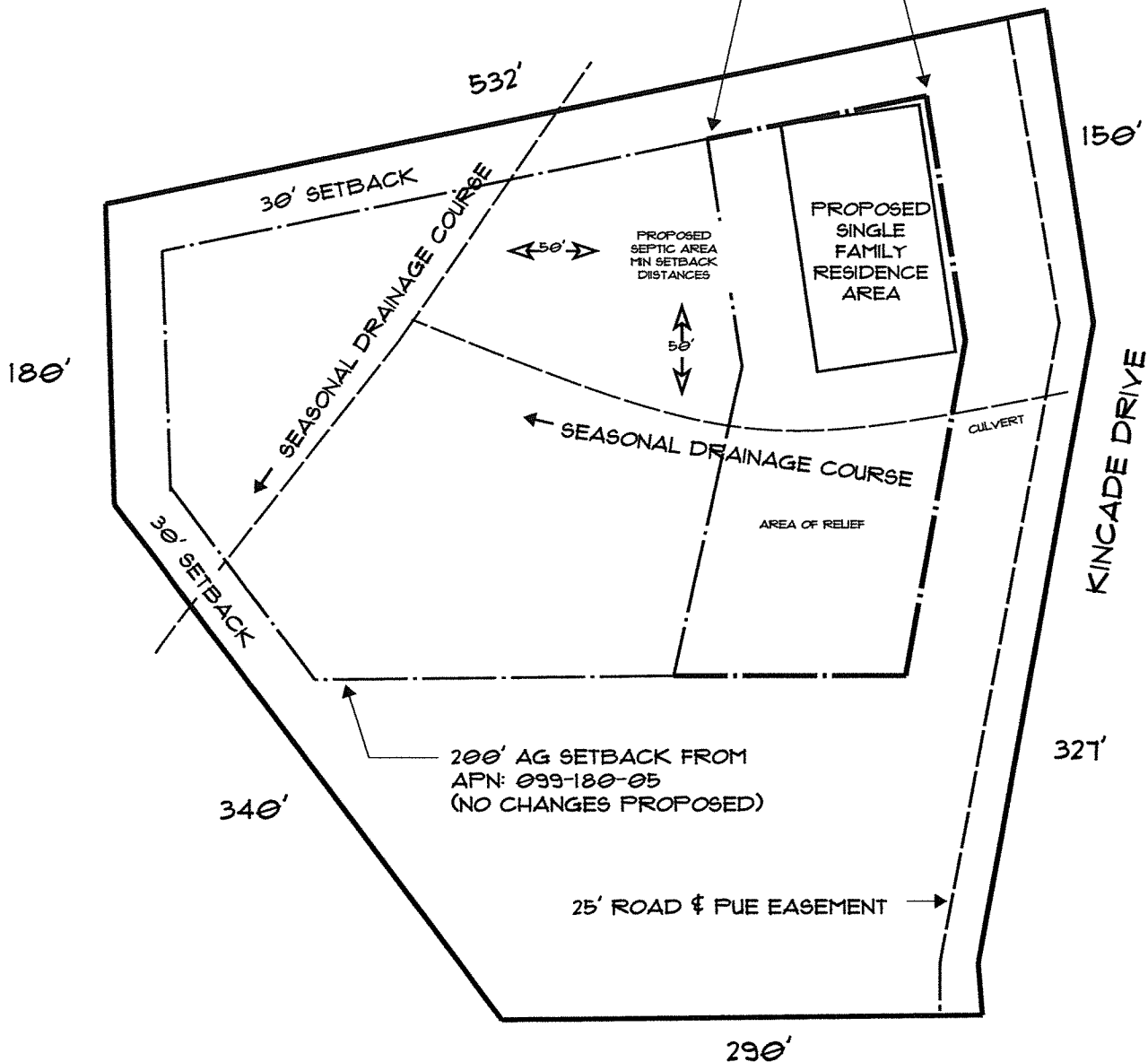
APPLICANT / DESIGNER:

MIKE & LISA MESCHI
BOX 1089
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530/306-6782
MMESCHI@SBCGLOBAL.NET

PREPARED: MARCH 7, 2018

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APN: 099-160-21

15' PROPOSED AG SETBACK FROM
APN: 099-160-21



APN: 099-160-21
(ADJACENT
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NORTH

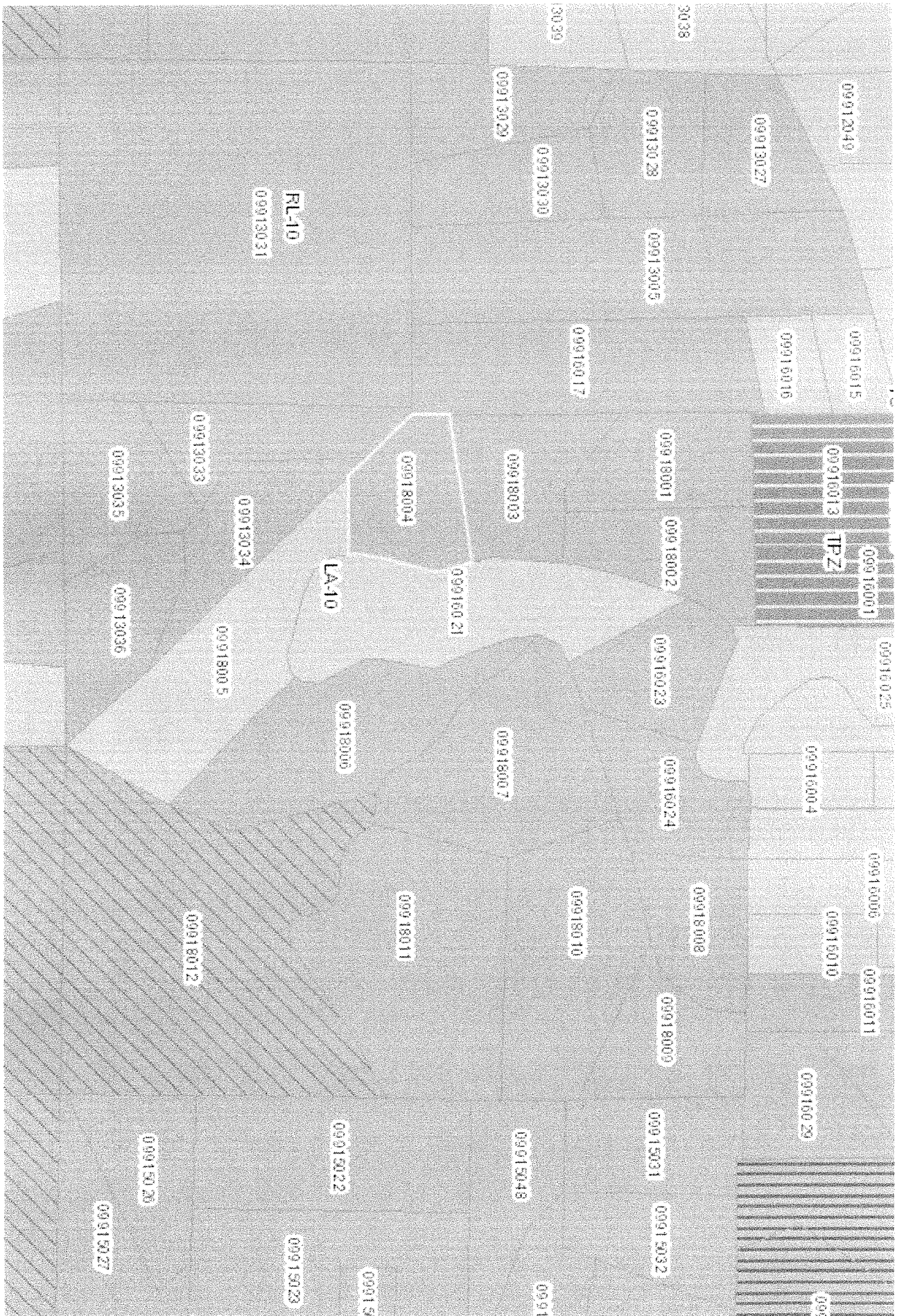
3641 KINCAIDE DR. APN 099-180-04 ZONED - RL-10

SCALE: 1" = 100' (APPROXIMATELY)



25'

SITE PLAN



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RECEIVED FROM: MIKE MESCHI

ADMINISTRATIVE	ADM-18-0073	
PLNG AG SETBACK	ADMIN RELIEF REVI	507.00

TOTAL	\$	507.00
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RECEIVED BY: ISAAC WOLF

<u>INITIALS</u>	CHECK# 1964	\$	507.00
	CASH	\$	0.00

PLCTR-03/14/18-09:16:16

FILE COPY