



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: July 11, 2018

RE: **ADM18-0152/Gorvad**
Administrative Relief from Agricultural Setback
Assessor's Parcel Number: 046-690-27

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 swimming pool. According to the applicant, the proposed building site is approximately 175 feet from the property line of the adjacent PA-20 zoned parcel to the west (APNs: 046-081-73). The applicant's parcel, identified by APN 046-690-27, consists of 10.31 acres and is located on Flat Creek Drive. (Supervisor District 2).

Note: Applicant's request stated a relief request of a total of 25 feet (Required 200 foot setback minus the proposed 175 foot building setback from the property line).

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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 # ADM18-0152

ASSESSOR'S PARCEL NO.(s) 046-690-27-100

PROJECT NAME/REQUEST: (Describe proposed use) GORVAD SETBACK RELIEF FOR SWIMMING POOL

APPLICANT/AGENT MICHAEL R. GORVAD

Mailing Address 8710 SIERRA VISTA ROAD ATASCADERO CA 93422
P.O. Box or Street City State & Zip

Phone (805) 538-3141 EMAIL: mike_gorvad@charter.net

PROPERTY OWNER MICHAEL R. GORVAD & KATHLEEN R. GORVAD

Mailing Address 8710 SIERRA VISTA ROAD ATASCADERO CA 93422
P.O. Box or Street City State & Zip

Phone (805) 538-3141 EMAIL: mike_gorvad@charter.net

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 FLAT CREEK DRIVE
N / E / W / S street or road

1/2 feet/miles NORTH of the intersection with BERTONE ROAD
N / E / W / S major street or road

in the RIVER PINES ESTATES area. PROPERTY SIZE 10.31 ACRES
acreage / square footage

X Michael Gorvad Date 6/7/18
signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date 06/07/18 Fee \$ 507.00 Receipt # 1291 Rec'd by ENC Census _____

Zoning RL-10 GPD RR Supervisor Dist 2 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



Cash Register Receipt

County of El Dorado

Receipt Number
1291

DESCRIPTION	ACCOUNT	QTY	PAID
ProjectTRAK			\$507.00
ADM18-0152 Address: 6804 FLAT CREEK DR APN: 04669027			\$507.00
AGRICULTURAL SETBACK FEES			\$507.00
ADMINISTRATIVE RELIEF - AG SETBACK	3710100 0240	0	\$507.00
TOTAL FEES PAID BY RECEIPT: 1291			\$507.00

Date Paid: Thursday, June 07, 2018

Paid By: GORVAD MICHAEL

Cashier: EAC

Pay Method: CHK-PLACERVILLE 11290

Printed: Thursday, June 07, 2018 11:04 AM

1 of 1





2018 JUN -8 PM 4:25

DEPARTMENT OF AGRICULTURE
WEIGHTS AND MEASURES

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Charlene Carveth
Agricultural Commissioner
PLANNING DEPARTMENT
Seal 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): MICHAEL GORVAD AND KATHLEEN GORVAD

SITE ADDRESS: 6804 FLAT CREEK DR

MAILING ADDRESS: 8710 SIERRA VISTA ROAD, ATASCADERO CA 93422

TELEPHONE NUMBER(S): (DAY) 805-538-3141 (EVE) 805-538-3141

APN#: 046-690-27-100 PARCEL SIZE: 10.31 ACRES ZONING: RL-10

LOCATED WITHIN AN AG DISTRICT? ☒ YES ☐ NO ADJACENT PARCEL ZONING: PA-20

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: 175 foot

REQUESTED USE (AGRICULTURALLY-INCOMPATIBLE):

SWIMMING POOL, 567 SQUARE FEET SURFACE AREA

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

PLEASE ANSWER THE FOLLOWING: PLEASE SEE ATTACHED SUPPORT STATEMENTS AND FIGURES


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

PLEASE SEE ATTACHED SUPPORT STATEMENTS AND FIGURES 1, 2, AND 3

- 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

 PLEASE SEE ATTACHED FIGURES 1 AND 2

APPLICANT'S PARCEL

ANY ADDITIONAL COMMENTS?

Michael R. Horvath
Kathleen R. Horvath
APPLICANT'S SIGNATURE

6/7/18
6.7.18
DATE

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

**Statements in Support of Request For Administrative
Relief From An Agricultural Setback For**

APN# 046-690-27-100

**6804 Flat Creek Drive
Somerset**

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Requested Use: Swimming Pool, 567 Square Feet Surface Area

Proposed pool siting avoids cutting any oak trees on our parcel; other potential sites might require removing one or more oak trees, the largest of which is approximately 30" DBH. (Question 2, Application Form)

Proposed siting is approximately 875 feet (measured using Google Earth Pro) from the existing vineyard on the adjacent PA-20 parcel; see Figure 3. There is also a significant difference in elevation between the proposed pool site (1960 Feet) and the existing vineyard (1900 Feet) (again using Google Earth Pro to get the elevations). (Questions 1, 3 and 4, Application Form)

There is no current agricultural activity on the adjacent PA-20 parcel closest to the proposed pool site. There are only existing oak trees, grass, and other vegetation along the common property line closest to the proposed pool site; see Figure 3. (Questions 3 and 4, Application Form)

Proposed siting minimizes the distance from the pool to existing power and water sources. This reduces the amount of material (piping, electrical cabling and conduit) needed for connecting pool equipment. (Question 2, Application Form)

Proposed pool siting offers excellent viewing of pool activities from the existing house. This provides a safety factor, especially when there are children in and around the pool. Other possible pool sites offer far less pool activity viewing potential. (Question 2, Application Form)

Proposed pool design incorporates natural features (large rocks) not available at other potential sites on our parcel; see Figure2 (Question 2, Application Form)

Respectfully Submitted,

Michael R. Gorvad 6/7/18

Michael R. Gorvad

Kathleen R. Gorvad 6.7.18
Kathleen R. Gorvad

FIGURE 1

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Request For Administrative Relief From An
Agricultural Setback

APN# 046-690-27-100

6804 Flat Creek Drive

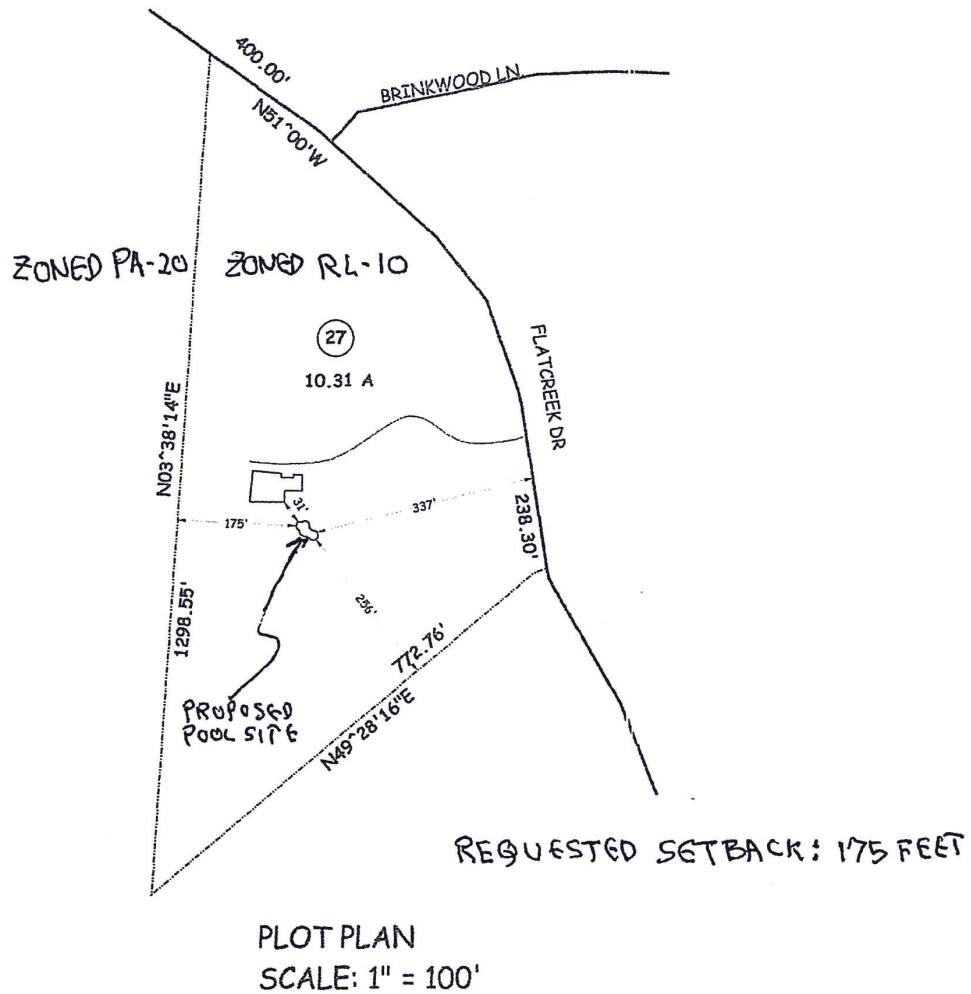
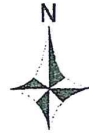


FIGURE 2

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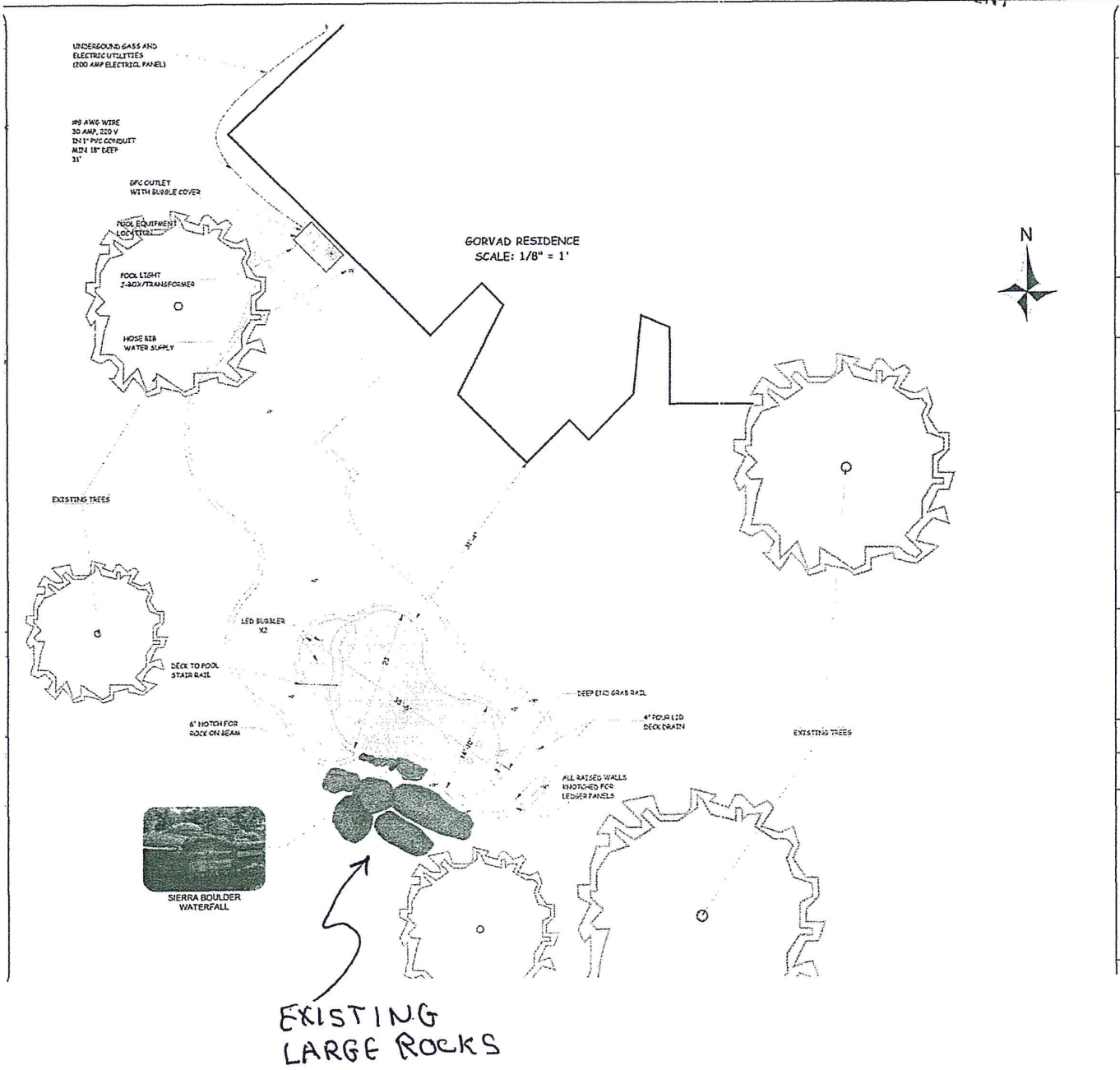
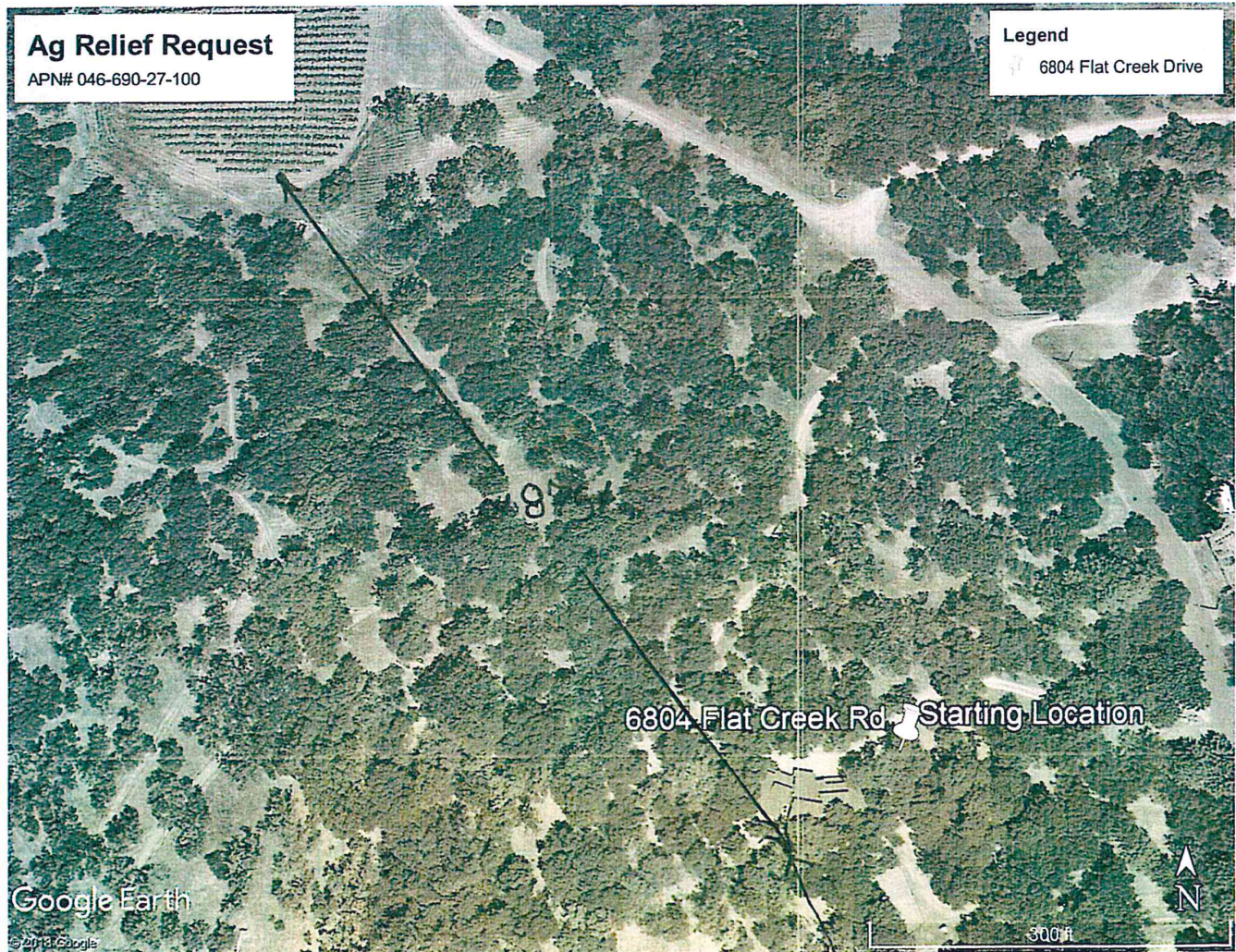


FIGURE 3

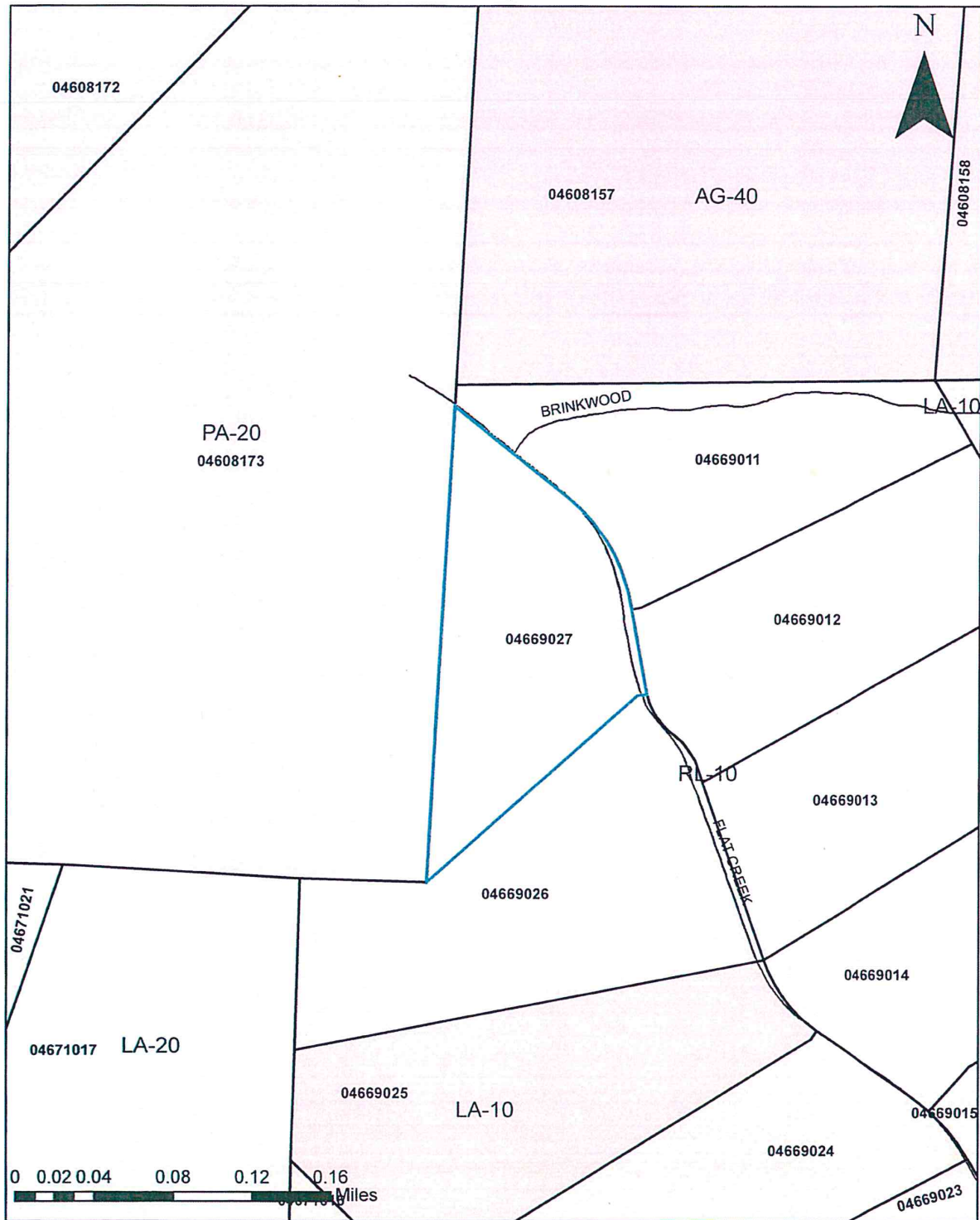
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DISTANCE BETWEEN
PROPOSED POOL SITE
AND EXISTING VINEYARD
~ 875'

PROPOSED
POOL SITE

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Project Area/APN