



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: November 27, 2018

RE: **ADM18-0319/Cordellos Ag Setback Relief
Administrative Relief from Agricultural Setback
Assessor's Parcel Number: 089-120-28-100**

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 conversion of a manufactured dwelling from a temporary hardship to a permanent single family dwelling. The proposed building site is one hundred feet (100') from the property line of the adjacent Limited Agriculture-20 acre zoned parcel (LA-20) to the west (APN: 089-120-16-100). The applicant's parcel, identified by APN 089-120-28-100 consists of 11.17 acres and is located on the south side of Gold Hill Road approximately 1000 feet west of the intersection with Goldorado Road (Supervisor District: 4).

Note: Applicant's request stated a relief request of a total of approximately 100-feet (Required 200 foot setback minus the proposed 100-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/

ADM 18-0319

APPLICATION FOR: **ADMINISTRATIVE PERMIT**

FILE # 304503

ASSESSOR'S PARCEL NO.(S) 089-120-28

PROJECT NAME/REQUEST: (Describe proposed use) Residential, modular, home that was initially a hardship home but is being made the permanent home for the property.

APPLICANT/AGENT

Mailing Address

P.O. Box or Street

City

State & Zip

Phone ()

EMAIL:

PROPERTY OWNER

Jim Cordellos

Mailing Address

1250 Rancho Vista Lane

Placerville

CA 95667

P.O. Box or Street

City

State & Zip

Phone ()

916 718-4400

EMAIL:

travertine1986@gmail.com

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT

Mailing Address

P.O. Box or Street

City

State & Zip

Phone ()

EMAIL:

LOCATION: The property is located on the south side of Gold Hill Road

N / E / W / S

street or road

1 feet/miles

east

of the intersection with Lotus Road

N / E / W / S

major street or road

in the Gold Hill area.

PROPERTY SIZE

11.17 acres.

acreage / square footage

X

[Signature]
signature of property owner or authorized agent

Date

11/15/18

FOR OFFICE USE ONLY

Date 11/27/2018

Fee \$ 507.00

Receipt # R6519

Rec'd by AG

Census

Zoning RE-5

GPD

LDR

Supervisor Dist

4

Sec

31

Tw

11N

Rng

10E

ACTION BY: DIRECTOR

ZONING ADMINISTRATOR

Hearing Date

Approved

Denied

Findings and/or conditions attached

Approved

Denied

Findings and/or conditions attached

APPEAL:

Approved

Denied

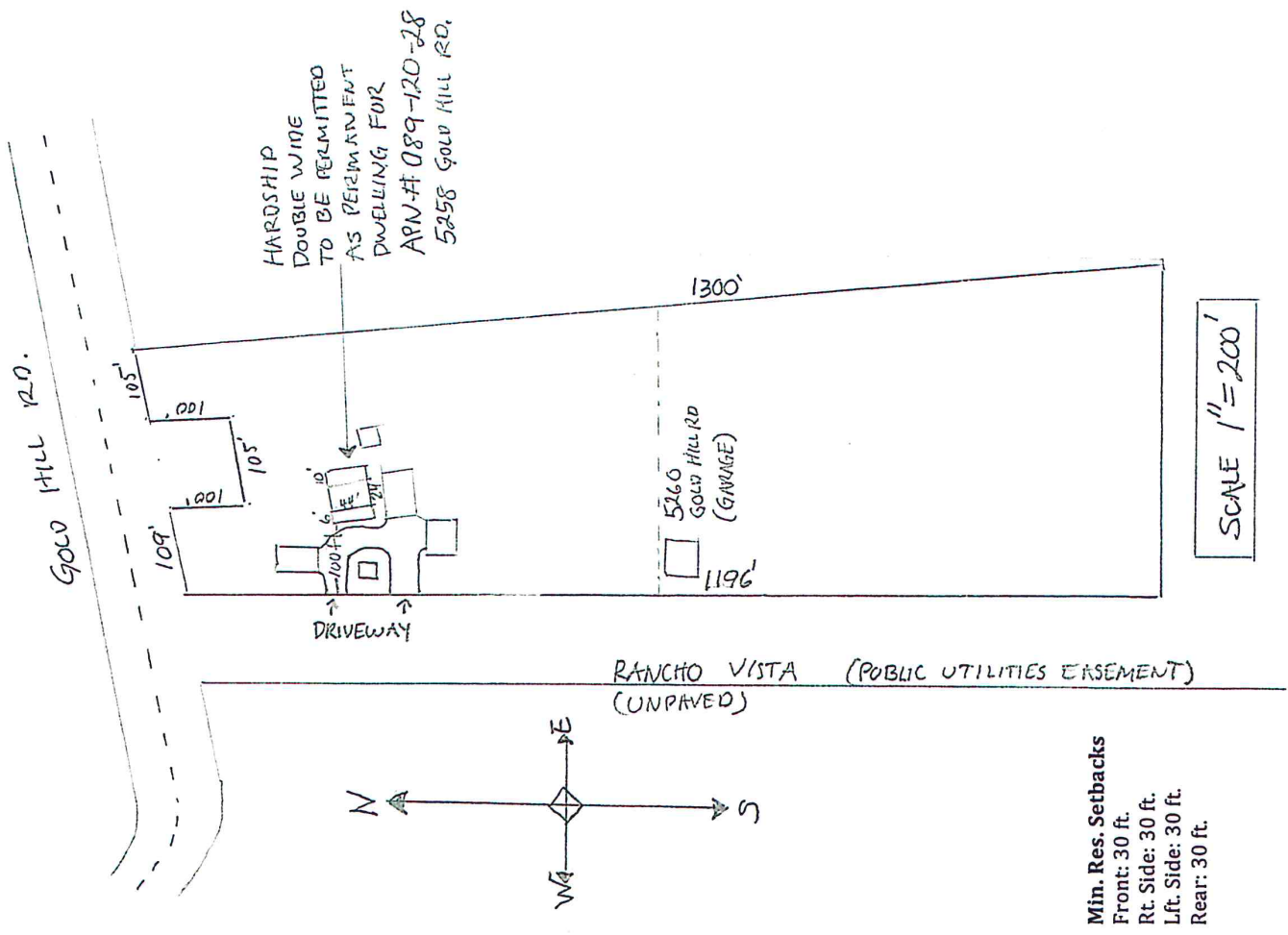
Title

Application Revised 11/2017

Owner: Jim Cordellos 916 718-4400
 APN #: 089-120-28
 5258 Gold Hill Road, Placerville 95667
 10/15/18

APPLICATION #304503

Ag Conversion Permit # 18-0319



- Notes:** (HARDSHIP)
- 24'x44' modular permitted/installed 1986 (original permit # 46567) 1056 sq. ft.
 - Bayshore Model #25048
 - Serial #'s BHA0293A/BHA0293B
 - 3 Bdrm/2bath, covered front/back porch
 - Access house from Rancho Vista
 - Driveway is 5% grade or less
 - Total area: 11.17 acres
 - Water supply: E.I.D.
 - Sewage disposal: 1000 gal. septic
 - Perc Test Rate 78.0 min/inch
 - All work to codes



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): James Cordellos
SITE ADDRESS: 5258 Gold Hill Rd. / 1250 RANCHO VISTA LN.
MAILING ADDRESS: _____
TELEPHONE NUMBER(S): (DAY) (916) 718-4400 (EVE) (916) 718-4400
APN#: 089-120-28 PARCEL SIZE: 11.17 ACRES ZONING: RESIDENTIAL
LOCATED WITHIN AN AG DISTRICT? ☐ YES ☐ NO ADJACENT PARCEL ZONING: AGRICULTURAL
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: 100 foot

REQUESTED USE (AGRICULTURALLY-INCOMPATIBLE):

MODULAR HOME PERMITTED AND INSTALLED IN 1986 AS A HANDSHIP
STRUCTURE - SIMPLY TRYING TO MAKE IT THE PERMANENT STRUCTURE ON THE
PROPERTY.

DO YOU HAVE A BUILDING PERMIT FOR REQUESTED USE? ☐ YES (Permit # 304503) ☐ NO

PLEASE ANSWER THE FOLLOWING:

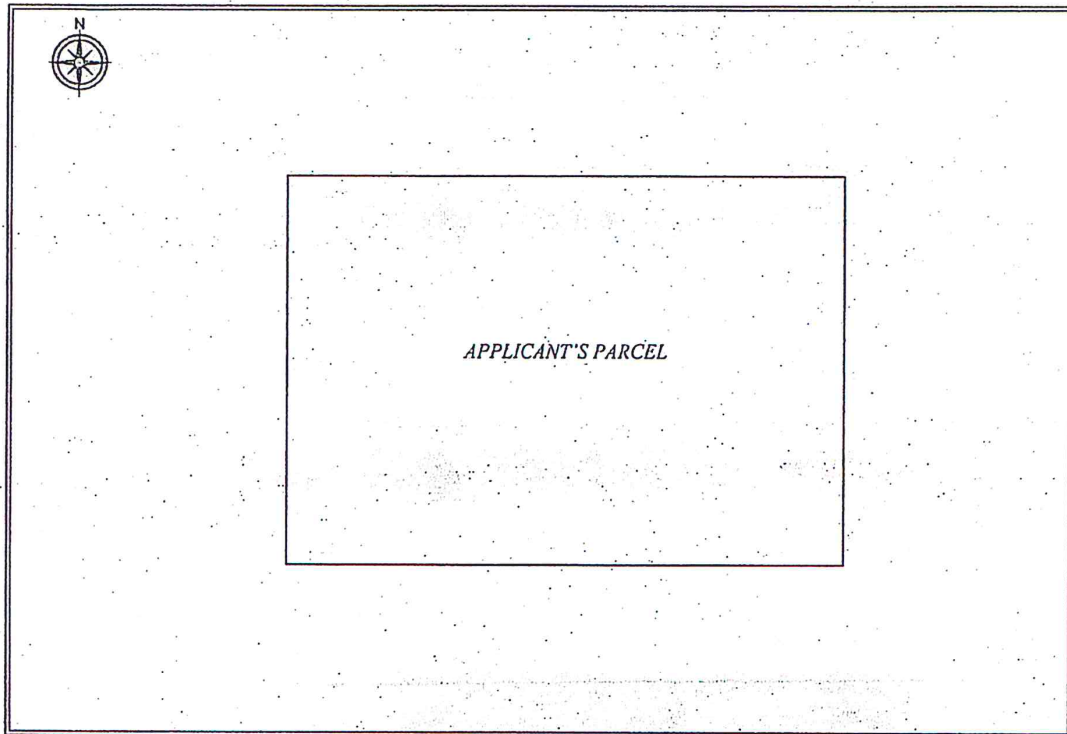
- ☒ YES ☐ NO Does a natural barrier exist that reduces the need for a setback?
(☐ Topography ☐ Other RANCHO VISTA LANE)
- ☐ YES ☒ NO Is there any other suitable building site that exists on the parcel except within the
required setback?
- ☒ YES ☐ NO Is your proposed agriculturally-incompatible use located 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.).

• THE NEIGHBORS DON'T GROW ANYTHING.
• THE "PROPOSED SITE" HAS ALREADY BEEN THERE AND LIVED IN FOR
OVER 32 YEARS.

- Protecting Agriculture, People and the Environment -

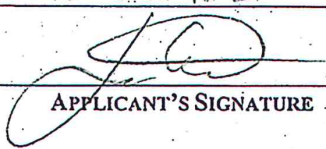
IN THE DIAGRAM BELOW, SHOW THE FOLLOWING:

- 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



ANY ADDITIONAL COMMENTS?

NOTHING HAS CHANGED ABOUT THE PLAN OR THE LOCATION OF THIS HOME SINCE IT WAS ORIGINALLY PERMITTED IN 1986. I AM SIMPLY INSTALLING A PERMANENT FOUNDATION SO IT CAN BE THE PERMANENT HOME ON THE PROPERTY AND I CAN CONNECT SOLAR POWER TO IT.


APPLICANT'S SIGNATURE

11/8/18
DATE

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