



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: Christina Duran, Assistant Planner

DATE: July 26th, 2021

RE: **ADM21-0025 Simonin Ag Setback Relief**
Administrative Relief from Agricultural Setback to Construct a New Pool
Assessor's Parcel Number: 078-050-020

Planning Request and Project Description:

The applicant is requesting administrative relief from the required 200-foot agricultural setback for the above-referenced project. Applicant has also applied for in-ground pool permit (permit 340203).

The applicant's parcel, APN 078-050-20, is 18.89 acres, zoned Residential Estate-5 acre (RE-5). The parcel located south of Pleasant Valley Road, approximately 1,887 feet west of the intersection of Pleasant Valley Road and New Town Road (Supervisor District 2).

The applicant's parcel is bordered by six parcels:

APN 078-050-024 borders the applicant's parcel on the northwestern boundaries, is 3.13 acres, and zoned RE-5. APN 078-050-023 borders the applicant's parcel on the northeastern boundaries, is 2.70 acres, and is zoned RE-5. APN 078-050-068 borders the applicant's parcel along the western boundaries, is 19.46 acre, and is zoned RE-5. APN 078-070-018 borders the applicant's parcel on the southwestern boundaries, is 11.52 acres, and zoned RE-5. APN 078-070-030 borders the applicant's parcel on the southeastern boundaries, is 6.27 acres and zoned RE-5. APN 078-050-059 borders the applicant's parcel on the eastern boundaries, is 72.17 acres, and zoned Planned Agriculture-20 (PA-20).

Applicant is requesting that the setbacks for this parcel be reduced to 137 feet on the east to allow room to build an in-ground pool.

Please see attached application packet that includes site plans that illustrate this request.



DEPARTMENT OF AGRICULTURE
WEIGHTS AND MEASURES

2021 JUN 17 PM 12:15

Charlene Carveth
Agricultural Commissioner
Sealer of Weights and Measures

311 Fair Lane
Placerville, CA 95667
(530) 621-5520
(530) 526-4756 FAX
eldcag@edcgov.us

REQUEST FOR ADMINISTRATIVE RELIEF FROM AN
AGRICULTURAL SETBACK - APPLICATION

APPLICANT(S) NAME(S): TOM SIMONIN
SITE ADDRESS: 4351 MICHAEL WAY, PLACERVILLE CA 95667
MAILING ADDRESS: 4351 MICHAEL WAY, PLACERVILLE CA 95667
TELEPHONE NUMBER(S): (DAY) 530 417 4181 (EVE) 530 417 4181
APN#: 078-050-20-10 PARCEL SIZE: 18.9 ACRES ZONING: RE-5
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: _____ foot

REQUESTED USE (AGRICULTURALLY-INCOMPATIBLE):

PUT IN A SWIMMING POOL IN THE BACK YARD.

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

PLEASE ANSWER THE FOLLOWING:

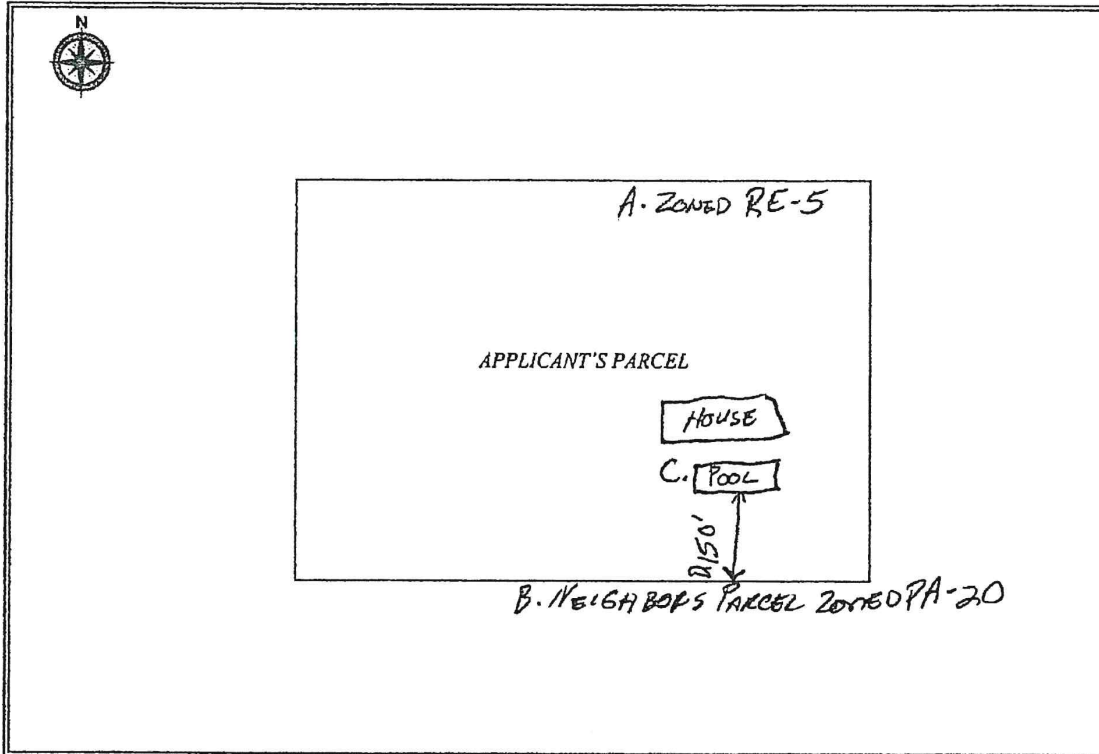
1. ☐ YES ☒ NO Does a natural barrier exist that reduces the need for a setback?
(☐ Topography ☐ Other _____)
2. ☐ YES ☒ NO Is there any other suitable building site that exists on the parcel except within the
required setback?
3. ☐ YES ☒ NO Is your proposed agriculturally-incompatible use located on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

MY BACKYARD BORDERS THE NEIGHBORS PROPERTY,
THERE ARE ONLY TREES. THE NEIGHBORS VINEYARD ISN'T
CLOSE TO MY BACKYARD

- 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



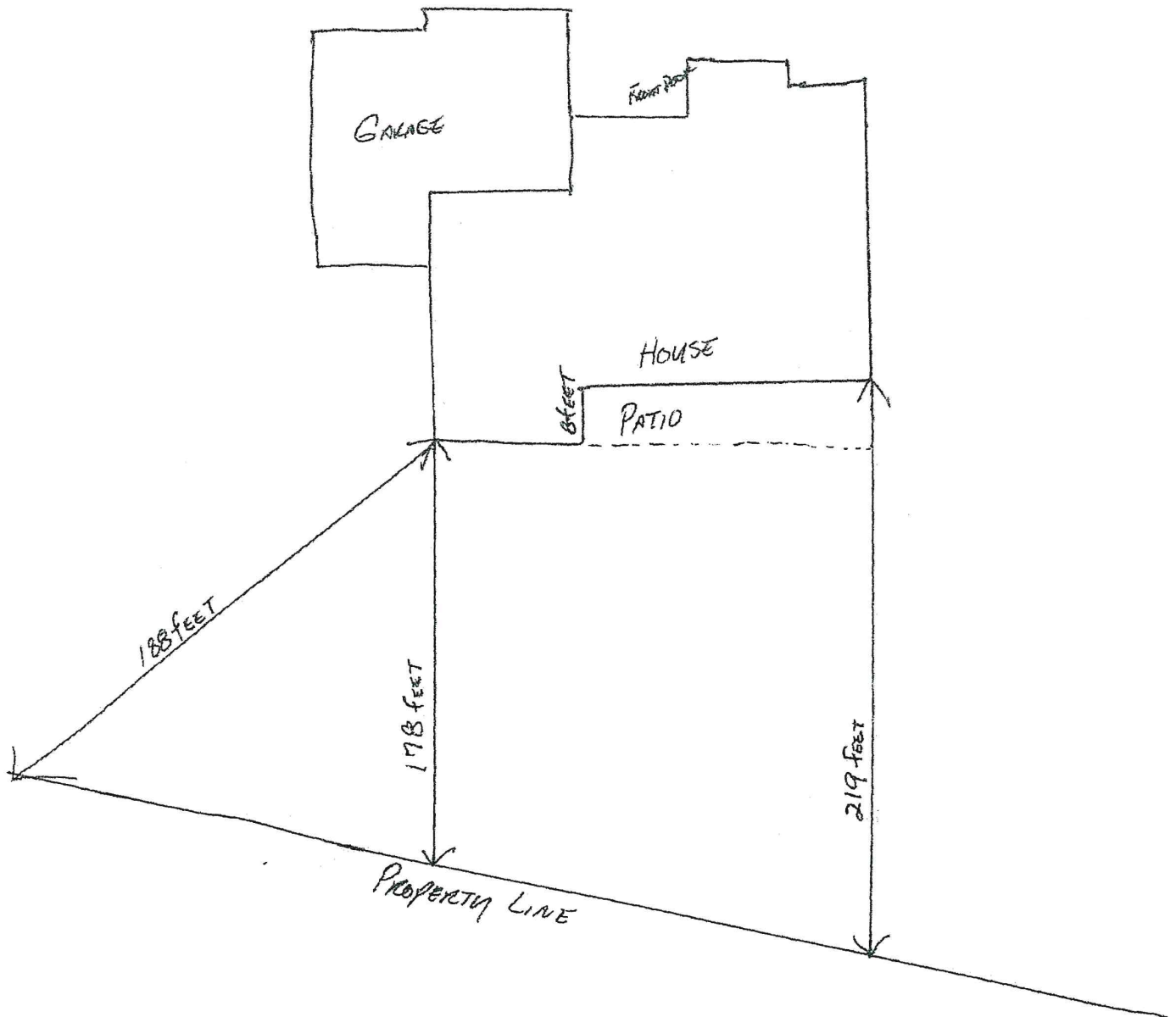
ANY ADDITIONAL COMMENTS?

AGRICULTURALLY INCOMPATIBLE USE IS A SWIMMING POOL.
 I REQUEST A 150-FOOT SET BACK.
 E. THERE ARE NO UNIQUE SITE CHARACTERISTICS.

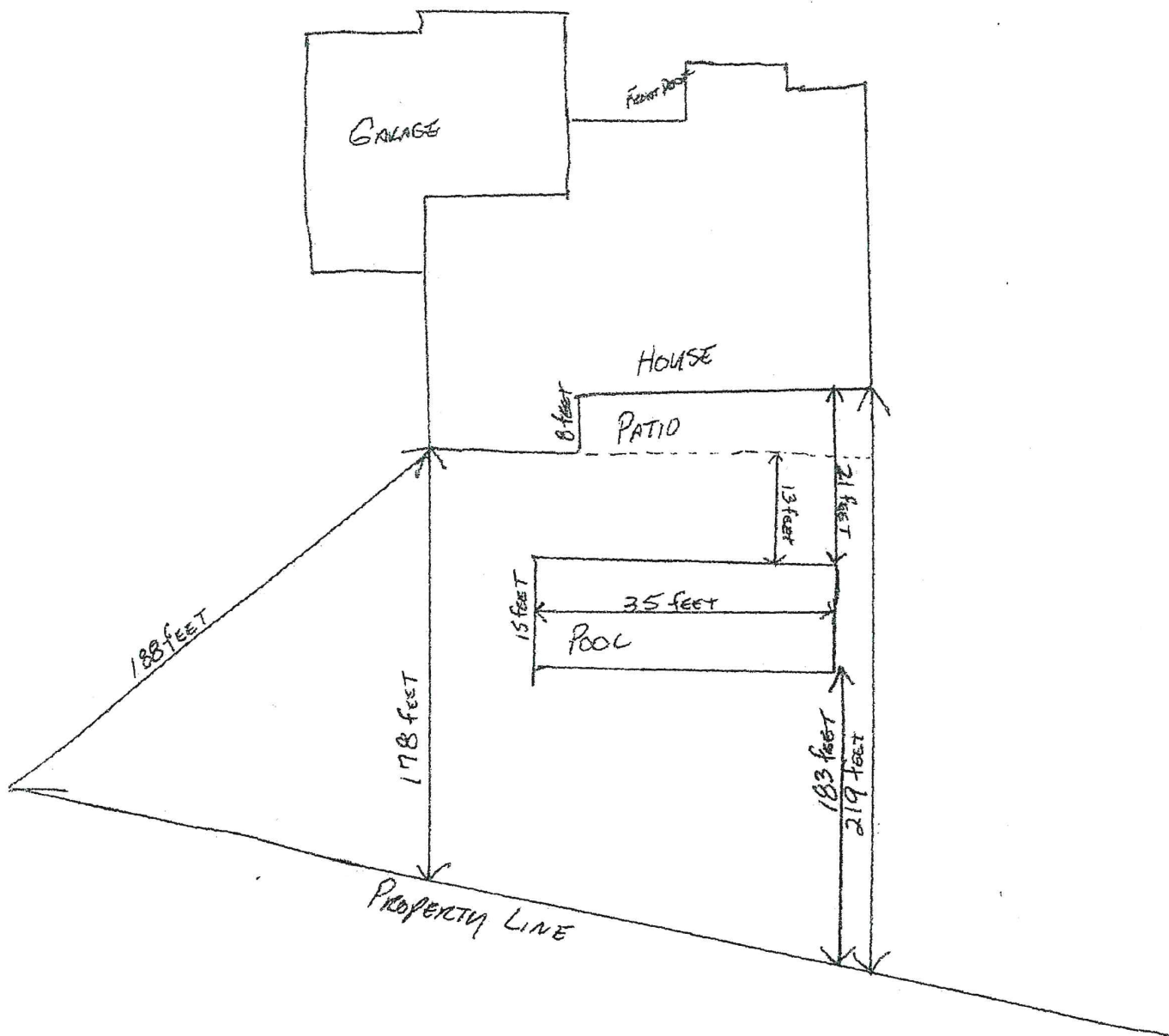
Tom J. Simonin
 APPLICANT'S SIGNATURE

6/14/21
 DATE

OFFICE USE ONLY: ☐ Fee Paid	Date: _____	Receipt #: _____	Initials: _____
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Tom SIMONIN
 4351 MICHAEL WAY
 PLACERVILLE CA 95667



Tom Simonin
 4351 MICHAEL WAY
 PLACERVILLE CA 95667



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

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South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

June 10, 2021

Tom Simonin

tomsimonin@yahoo.com

**Re: Determination of Application Incompleteness
ADM21-0025/Agricultural Setback Relief for Pool
Assessment Number: 078-050-020-000**

Dear Mark and Melissa:

The Planning Division has reviewed the referenced application and found it to be incomplete for processing. The following information is needed to complete the application:

- a. Request for reduction of the required 200' Agricultural setback for this parcel, requires approval from the Agricultural Commission. Please submit a check to Planning Services. The check must be made payable to the El Dorado County Ag. Department, in the amount of \$350.00.
- b. The Agricultural Setback application is not complete. Please fill out all of the information requested on the form and complete page two of the form.

This application will be considered incomplete until you submit the requested information. Please submit new materials to: Jon Philip Mijat, Planning Division, 2850 Fairlane Court, Placerville, CA 95667. Be sure to refer to the specific case number(s). We studied your application carefully in making our determination. Please contact me at Christina.duran@edcgov.us if you have any questions or concerns regarding the requested items.

Sincerely,

Christina Duran

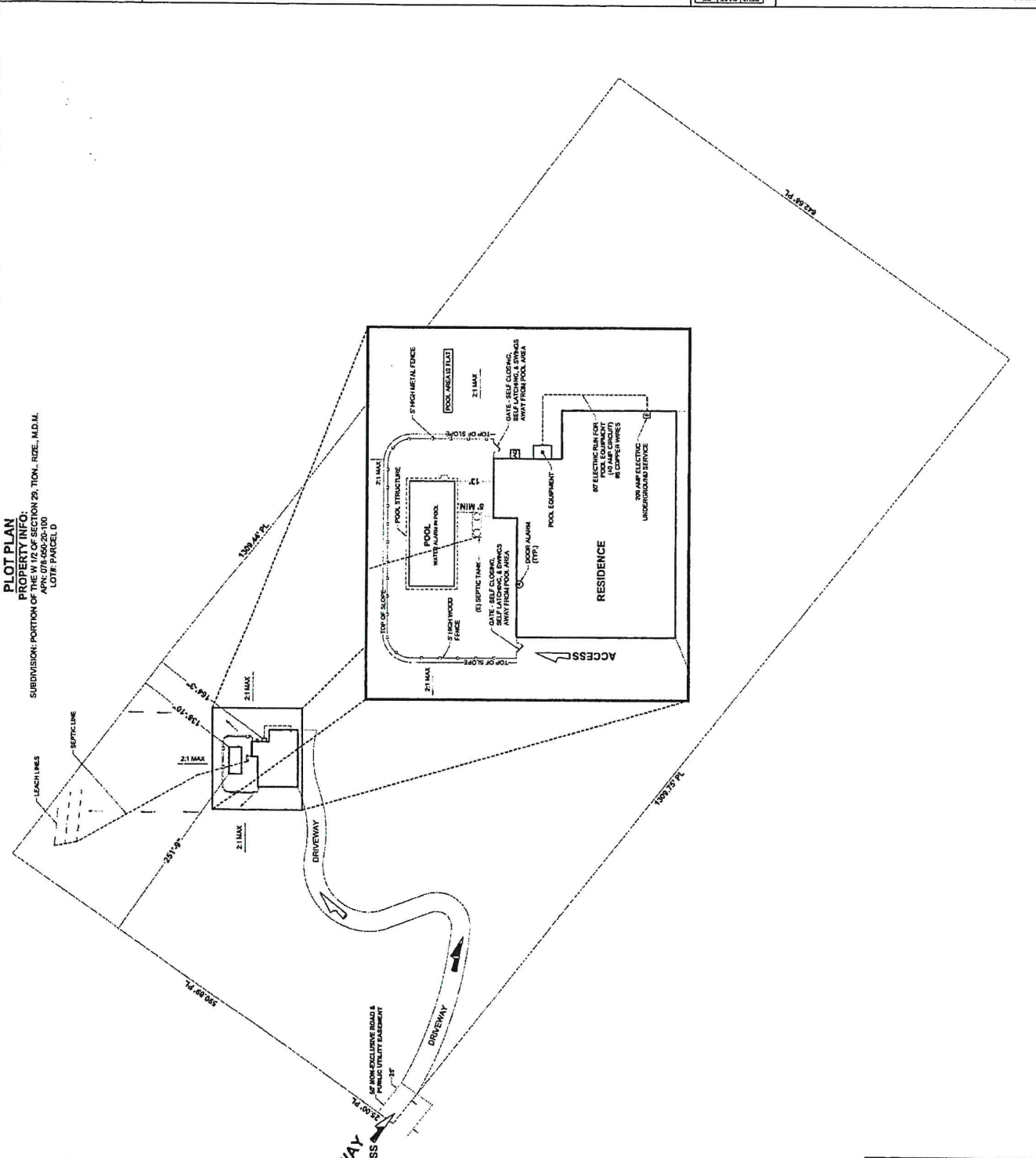
Christina Duran
Assistant Planner

RECEIVED
PLANNING DIVISION
JUN 17 4:10 PM
2021

5/10/06
 11200 PLEASANT VALLEY RD
 BLANCO, CALIFORNIA
 94005
 11200 PLEASANT VALLEY RD
 BLANCO, CALIFORNIA
 94005

REVISION	DATE	BY
1	5/10/06	BT

OWNER: SIMONIN, TONY
 ADDRESS: 11200 PLEASANT VALLEY RD
 CITY: PLACERVILLE, CA 95667
 PHONE: 530-871-1111
 SUPERVISOR: STEVE ELLIS
 CONTRACT DATE: 11/1/03



MICHAEL WAY
 ACCESS

PERMITS REQUIRED
 2019 CA BUILDING CODE, VOL. 1 & 2
 2019 CA ELECTRICAL CODE
 2019 CA PLUMBING CODE
 2019 CA MECHANICAL CODE
 2019 CA ENERGY CODE
 2019 CA FIRE CODE
 2019 CA LAND USE CODE
 2019 CA ENVIRONMENTAL CODE
 2019 CA PUBLIC WORKS CODE
 2019 CA SAFETY CODE
 2019 CA HEALTH CARE CODE
 2019 CA HUMAN SERVICES CODE
 2019 CA JUVENILE SERVICES CODE
 2019 CA LABOR CODE
 2019 CA PROFESSIONAL SERVICES CODE
 2019 CA PUBLIC SAFETY CODE
 2019 CA RECREATION CODE
 2019 CA TRANSPORTATION CODE
 2019 CA UTILITIES CODE
 2019 CA WELFARE CODE
 2019 CA ZONING CODE
 2019 CA OTHER CODES

