



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: Spencer McKenna, Assistant Planner

DATE: February 4th, 2026

RE: **ADM26-0014 Thurston Agricultural Setback Relief
Administrative Relief from Agricultural Setback to Construct a New
Single-Family Dwelling
Assessor's Parcel Number: 085-500-012-000**

Planning Request and Project Description:

The applicant is requesting administrative relief from the required 200-foot agricultural setbacks for the above-referenced project as per Resolution No. 079-2007 be reduced to 75 feet from the northern adjacent parcel (085-500-017-000), 100 feet from the eastern adjacent parcels (085-500-014-000 and 085-500-015-000), and 141.5 feet from the southern adjacent parcel (085-030-057-000) for a new single-family dwelling unit through building permit number 386252.

The applicant's parcel, APN 085-500-012-000, is located on the north side of Starview Drive east of the intersection with Hidden Valley Lane in the Camino area of El Dorado County, Supervisor District 3. The subject parcel is 3.6 acres and zoned Planned Agriculture-20 Acre Minimum (PA-20) with a General Plan Land Use Designation of Agricultural Lands (AL) located within an Agricultural District. Adjacent properties on all sides are similarly zoned PA-20, located within an Agricultural District.

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



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

www.edcgov.us/Government/Planning

ADM 26-0014

PLACERVILLE OFFICE:
2850 Paloma Court, Placerville, CA 95667
PLANNING
(530) 821-8363 / (530) 842-4506 Fax
planning@edcgov.us

LAKE TAHOE OFFICE:
524 E Emerald Bay Rd
South Lake Tahoe, CA 96150
(530) 573-3300/(530) 642-6082

Administrative Permit Application

File # assigned by County _____

Assessor's # (s) 085-500-012

Project Name/Request (describe proposed use) THURSTON RESIDENCE

Applicant Name KEVIN THURSTON

Mailing Address 3465 STARVIEW DR CAMINO CA. 95709

Phone: 408 892-8855 Email: KT03HDC@YAHOO.COM

Property Owner BRENDA & KEVIN THURSTON

Mailing Address 3465 STARVIEW DR CAMINO CA 95709

Phone 408 892-8855 Email KT03HDC@YAHOO.COM

Please list additional property owners on a separate sheet, if applicable

Engineer/Architect _____

Mailing Address _____

Phone: _____ Email: _____

Location: The property is located on STARVIEW DR side of _____

_____ Feet/miles of the intersection with HIDDEN VALLEY RD

In the _____ area. PROPERTY SIZE: 3.02 (acreage or SqFT)

X Signature of property owner or authorized agent _____ Date _____

FOR OFFICE USE ONLY

Date 1/26/26 Fee \$ 2291.00 Receipt # R64795 Rec'd by [Signature] Census _____

Zoning FA-20 GPD AL Supervisor Dist 3 Sec 26 Twn 11 Ring 11

Action by Staff Level Action by Board of Supervisors

Approval/Hearing Date _____ Findings/Conditions Attached _____

Approval/Hearing Date _____ Findings/Conditions Attached _____

Appeal Approved Denied

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COUNTY OF EL DORADO
CAMPAIGN CONTRIBUTION DISCLOSURE FORM

JAN 26 2026

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

Application or Solicitation Number: ADM 26-0014
Application or Solicitation Title: _____

Was a campaign contribution, regardless of the dollar amount, made to any member of the El Dorado County Board of Supervisors or to any County Agency Officer on or after January 1, 2023, by the applicant, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist?

Yes _____ No X

If no, please sign and date below.

If yes, please provide the following information:

Applicant's Name: KEVIN THURSTON

Contributor or Contributor Firm's Name: _____

Contributor or Contributor Firm's Address: _____

Is the Contributor:

- The Applicant Yes _____ No X
- Subcontractor Yes _____ No X
- The Applicant's agent/ or lobbyist Yes _____ No X

Note: Under California law as implemented by the Fair Political Practices Commission, campaign contributions made by the Applicant and the Applicant's agent/lobbyist who is representing the Applicant in this application or solicitation must be aggregated together to determine the total campaign contribution made by the Applicant.

Identify the Board of Supervisors Member(s) and County Agency Officer(s) to whom you, your subcontractors, and/or agent/lobbyist made campaign contributions on or after January 1, 2023, the name of the contributor, the dates of contribution(s) and dollar amount of the contribution. Each date must include the exact month, day, and year of the contribution.

Name of Board of Supervisors Member or County Agency Officer: _____

Name of Contributor: _____

Date(s) of Contribution(s): _____

Amount(s): _____

(Please add an additional sheet(s) to identify additional Board Members or County Agency Officer to whom you, your subconsultants, and/or agent/lobbyist made campaign contributions)

By signing below, I certify that the statements made herein are true and correct. I also agree to disclose to the County any future contributions made to Board Members or County Agency Officers by the applicant, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist after the date of signing this disclosure form, and within 12 months following the approval, renewal, or extension of the requested license, permit, or entitlement to use.

1-26-26
Date


Signature of Applicant

Print Firm Name if applicable

KEVIN THURSTON
Print Name of Applicant

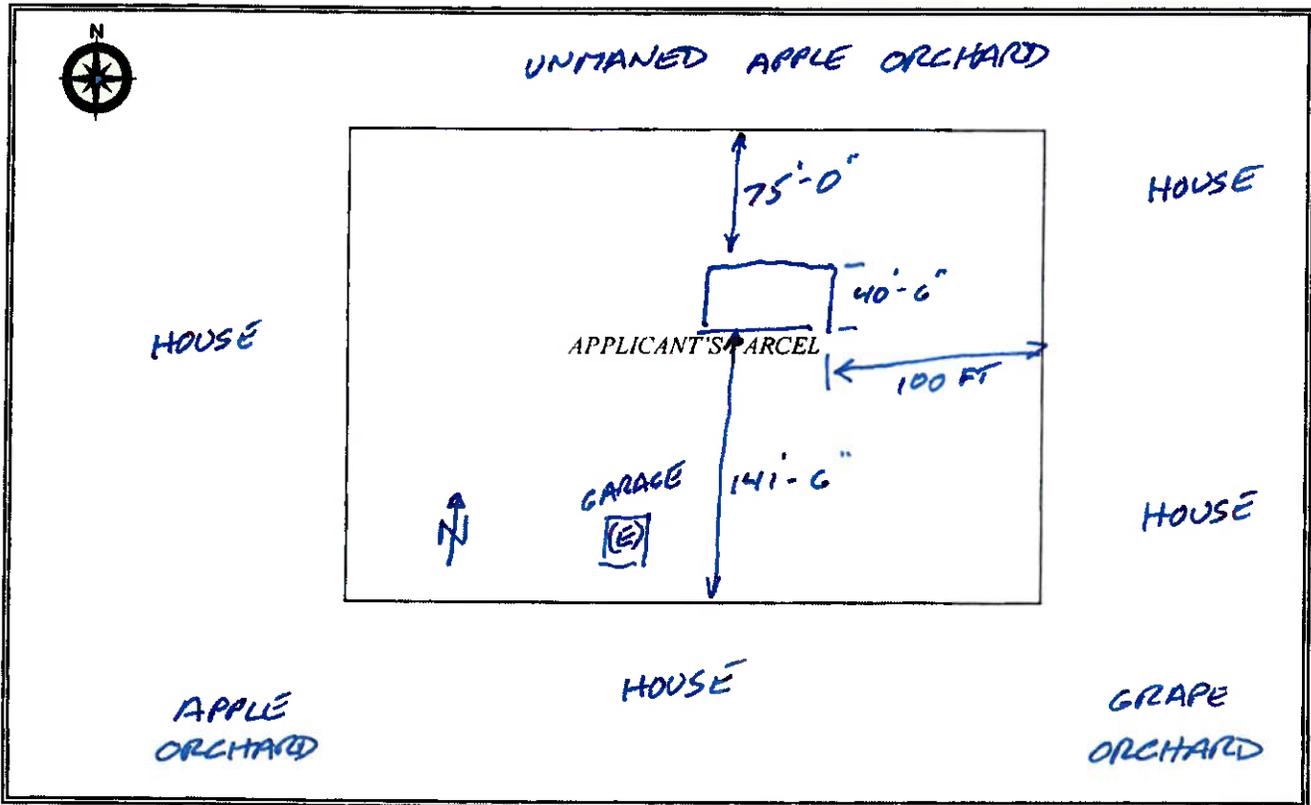
IN THE DIAGRAM BELOW, SHOW THE FOLLOWING:

- 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

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ANY ADDITIONAL COMMENTS?

APPLICANT'S SIGNATURE

DATE

OFFICE USE ONLY: Fee Paid

Date: _____

Receipt #: _____

Initials: _____



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

2850 Fairlane Court, Placerville, CA 95667

924 B Emerald Bay Road, South Lake Tahoe, CA 96150

Phone: (530) 621-5355 Email: planning@edcgov.us

<https://www.eldoradocounty.ca.gov/Land-Use/Planning-and-Building/Planning-Division>

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EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

September 23rd, 2025

Kevin Thurston
KT03HD@YAHOO.COM

Re: Permit Application No. 386252 – APN 085-500-012-000 – 3465 Starview Drive

The Planning Division has reviewed the application(s) referenced above for compliance with the El Dorado County Zoning Ordinance and General Plan Policies. Corrections/revisions and/or supplemental information is required for Planning Division review to recommence. Please provide two sets of revised plans and/or supplemental information to the Building Division to address the following:

- Section 130.30.050.E.1 – Setback Standards on Lots Adjacent to Agricultural Zones:** The subject parcel is adjacent to agriculturally zoned parcels on all sides. There are mandatory 200 foot Agricultural Setbacks from the property lines for all uses incompatible with agriculture, e.g. living space.
 - An Administrative Permit for Agricultural Setback Relief is required to proceed. The Administrative Permit and the Agricultural Department Administrative Relief Application are both required for submittal and can be found at the links below. The Planning Division fee for the Administrative Permit for Ag Setback Relief is currently \$1,636.75. The fee for the Department of Agricultural Administrative Relief is \$500. These fees need to be paid with two separate checks, both made payable to "El Dorado County".
 - Alternatively, move the structure to the same place depicted on the previously approved Agricultural Setback Relief ADM23-0010.

This corrections letter is consistent with corrections you may have already received from the Building Division.

This letter reflects the requirements from the Planning Division only. The submittal of your corrections/revisions may raise other issues which will be addressed that time. Please note corrected plans are to be resubmitted to the Building Division and will not be reviewed over the counter. The applicant shall be responsible for slip-sheeting revised sheets into plan sets. You may receive additional comments from other department reviewing your application.

If you wish to discuss these requirements further, please contact me at (530) 621-5821 or spencer.mckenna@edcgov.us.

Sincerely,

Spencer McKenna

Spencer McKenna, Assistant Planner
Planning Division

Links:

<https://www.eldoradocounty.ca.gov/files/assets/county/v/1/documents/land-use/planning-amp-zoning/applications-amp-forms/admin-permit-revised-5.2021-electronic.pdf>

<https://www.eldoradocounty.ca.gov/files/assets/county/v/1/documents/land-use/planning-amp-zoning/applications-amp-forms/administrative-relief-application-3.22.23.pdf>

County of El Dorado

Agriculture, Weights & Measures

LeeAnne Mila
Agricultural Commissioner, Sealer of Weights & Measures

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EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT



REQUEST FOR ADMINISTRATIVE RELIEF FROM AN AGRICULTURAL SETBACK – APPLICATION

APPLICANT(S) NAME(S): KEVIN THURSTON

SITE ADDRESS: 3465 STARVIEW DR CAMINO, CA

MAILING ADDRESS: 3465 STARVIEW DR CAMINO, CA

TELEPHONE NUMBER(S): (DAY) CALL 408 892-8855 (EVE) _____

APN#: 085-500-012 PARCEL SIZE: 3.62 ZONING: AG

LOCATED WITHIN AN AG DISTRICT? YES NO ADJACENT PARCEL ZONING: AG

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: _____ foot SETBACK YOU ARE REQUESTING: _____ foot

REQUESTED USE (AGRICULTURALLY-INCOMPATIBLE):

DO YOU HAVE A BUILDING PERMIT FOR REQUESTED USE? YES (Permit # 386252) 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.).

311 Fair Lane
Placerville, CA 95667

Phone (530) 621-5520
Fax: (530) 626-4756

Email: eldcag@edcgov.us
Website: <http://www.edcgov.us/Ag>

Administrative Relief from Agricultural Setback to Construct a New Single-Family Dwelling

