



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

bdgdept@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: Aaron D. Mount, Planning Services

DATE: January 25, 2017

RE: **ADM16-0040/Beale**
Administrative Relief from Agricultural Setback
Assessor's Parcel Number: 043-480-47

Planning Request and Project Description:

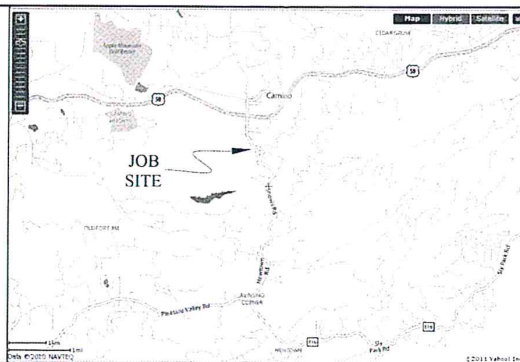
Planning Services is requesting review of a request for administrative relief from the agricultural setback for the above referenced project. This request is for the conversion of a barn to a single family residence. According to the applicant, the proposed building site is approximately 55 feet from the property line of the adjacent PA-20 zoned parcel to the North (APN: 043-480-41). The applicant's parcel, identified by APN 043-480-47, consists of 16 acres and is located on Snows Rd. (Supervisor District 3).

Note: Applicant's request stated a relief request of a total of 145 feet (Required 200 foot setback minus the proposed 55 foot building setback from the property line).

INDEX

Sheet 1 - Cover Sheet
Sheet 2 - Site Plan

1 OF 2



DUE TO LONG AND NARROW SHAPE OF THE PARCEL AND CONSIDERING THAT THERE IS NOT CURRENTLY ANY AG DEVELOPMENT WITHIN 200' OF THE EXISTING AG BARN ON THE PARCEL TO THE NORTH WE ARE REQUESTING AN AG SETBACK RELIEF FROM 200' TO 50' TO CONVERT THE EXISTING AG BARN TO A RESIDENCE AND MAKE A 12' X 25' ADDITION TO THE BUILDING.

PROJECT INFORMATION

TOPOGRAPHICS

TOPOGRAPHIC

1:25,000 SCALE, GEORGRAPHIC MAP, FIRST EDITION
1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649

AC	ACQUISITION BASE
AD	ADHESIVE
AE	ASBESTOS PARTICLE REMOVER
AF	BEIGN CLAY
AG	BENTONITE
AH	CONCRETE
AI	CONCRETE AND METAL PIPES
AL	CLAY OIL
AM	CONCRETE
AN	CORROSION
AP	CORROSION
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IM	CORROSION
IN	

	BENCH MARK (assumed elevation)
	Completed Point - Nothing Found
	FOUND: Ruler, Target or Capset
	FOUND: 3/4" Capset Iron Pipe (CIP)
	FOUND: 1 1/2" Capset Iron Pipe (CIP)
	FOUND: 2" Capset Iron Pipe (CIP)
	Free Line
	Fire Hydrant
	North Arrow
	Tree
	Tree (To Be Removed)
	Utility Pole
	Water Meter
	Well
	Ground Elevation
	Ground Contour

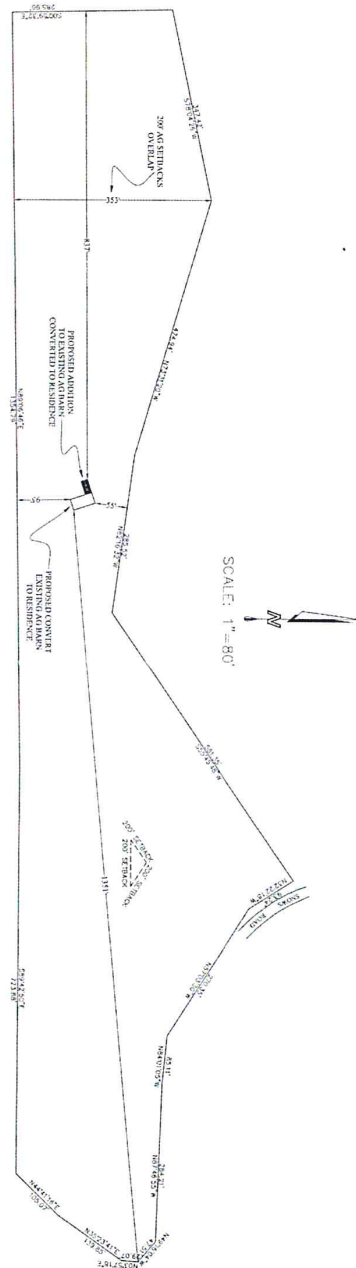
THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD DATA AND/OR EXISTING RECORDINGS. NO GUARANTEE IS MADE THAT THE UNDERGROUND UTILITIES SHOWN CORRESPOND TO ALL SUCH UTILITIES. THE AREA, UTILITY IN-REACH OR ABANDONED UTILITIES, NO GUARANTEE IS GIVEN THAT THE UNDERGROUND UTILITIES SHOWN ARE AT THE EXACT LOCATION INDICATED. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO LOCATE THEIR LOCATIONS AS ACCURATELY AS POSSIBLE, IF MORE INFORMATION IS AVAILABLE, THE UNDERGROUND UTILITIES SHOWN HAVE NOT BEEN PHYSICALLY LOCATED.

NOTE: THIS PLAN IS NOT AN OFFICIAL BOUNDARY SURVEY OF THE LAND DEPICTED HEREON, AND SHOULD NOT BE RELIED UPON BY ANY PLANS OTHER THAN OBTAINING A SURVEY OF THE LAND AND/OR PROVIDING ORIENTATION AND GENERAL LOCATION OF EXISTING AND/OR PROPOSED STRUCTURES, EGRESS AND UTILITIES. ALL BOUNDARY, MARKET, PROPERTY LINES AND EASEMENTS, HEREON, ARE FOR CONSTRUCTION PURPOSES ONLY, AND ARE NOT TO BE USED FOR ANY OTHER PURPOSES. MAPS AND/OR DOCUMENTS, SHOWING GROUND CONTROL LINES ARE A CONSTRUCTED INTERPRETATION OF THE ACTUAL GROUND CONTROL, AS SUCH, THE CONTROL REPRESENTED HEREON MAY DIFFER FROM THE ACTUAL GROUND CONTROL. THE ACTUAL GROUND CONTROL LINES ARE NOT TO BE USED PRIOR TO CONSTRUCTION. THE HORIZONTAL AND APPROXIMATE VERTICAL DATUM IS BASED ON ASSUMED MEAN SEA LEVEL, AND IS NOT TO BE USED, AND IS NOT TO BE USED AS ANY LEGAL BOUNDARY.

OWNER INFORMATION

OWNER INFO
MATHEW BEALE
693 32 ND STREET
OAKLAND, CA 94606

ADM 16-0040



OWNER INFORMATION		NO. DATE DESCRIPTION BY		TOPOGRAPHICS		PROJECT INFORMATION		GROUNDWATER	
MATHEW BEALE		1	5/15/2014	Excavation and Trenching	10	3208 SNOWS ROAD		SITE PLAN	
693 32 ND STREET						CAMINO, CA 95709		SHEET:	
OAKLAND, CA 94609						SCALE: 1"=80'		2 of 2	
		DRAWN BY				APN: 043-480-47		16.00 AC	



EL DORADO COUNTY PLANNING SERVICES

2850 Fairlane Court, Placerville, CA 95667 (530) 621-5355 <http://edcgov.us/Planning/>

Administrative Permit, Relief or Waiver

FILE # ADM 16-0040

ASSESSOR'S PARCEL NO.(s) 0434 8047

PROJECT NAME/REQUEST: (Describe proposed use) Agricultural Building Conversion to Off-Grid Residence

APPLICANT/AGENT BRAD FREAR

Mailing Address 5675 MOTHER LANE DR PLACERVILLE CA 95667
P.O. Box or Street City State & Zip

Phone (530) 919-5114 EMAIL: JOB GRAPHICS & BRAD @ G MAIL.COM

PROPERTY OWNER Mathew Beale

Mailing Address 3208 Snows Rd Camino CA 95709
P.O. Box or Street City State & Zip

Phone (530) 999-3461 EMAIL: automobbeale@gmail.com

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT Burne Engineering

Mailing Address 5047 Robert J Mathews Pkwy #600, El Dorado Hills, CA 95762
P.O. Box or Street City State & Zip

Phone (530) 672-1600 EMAIL: lori@burneengineering.com

LOCATION: The property is located on the SELECT ONE side of Snows Rd
N / E / W / S street or road

3,500 feet/miles SELECT ONE of the intersection with Carson Rd
N / E / W / S major street or road

in the SELECT ONE Camino area. PROPERTY SIZE 16 acres
acreage / square footage

X [Signature] Date 12/23/2016
signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date 12/30/16 Fee \$ 507 Receipt # _____ Rec'd by MOUNT Census _____

Zoning PA-20 GPD AL-A Supervisor Dist 3 Sec 7 & 8 Twn 10N Rng 12R

ACTION BY: _____ DIRECTOR

_____ ZONING ADMINISTRATOR

Hearing Date _____

Approved _____ Denied _____
findings and/or conditions attached

Approved _____ Denied _____
findings and/or conditions attached

APPEAL: Approved _____ Denied _____

Executive Secretary _____

(Application Revised 2/2016)

ADM 16-0040



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): Matheu Beale
SITE ADDRESS: 3208 Snows Rd, Camino, CA 95709
MAILING ADDRESS: 3208 Snows Rd, Camino, CA 95709
TELEPHONE NUMBER(S): (DAY) 415-999-3461 (EVE) 415-999-3461
APN#: 0434 8047 PARCEL SIZE: 16 acres ZONING: Ag
LOCATED WITHIN AN AG DISTRICT? ☒ YES ☐ NO ADJACENT PARCEL ZONING: Ag (AL)
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):

Rural Residential / Family Farm / Agricultural

DO YOU HAVE A BUILDING PERMIT FOR REQUESTED USE? ☐ YES (Permit # _____) ☒ NO
Not yet

PLEASE ANSWER THE FOLLOWING:

- ☒ YES ☐ NO Does a natural barrier exist that reduces the need for a setback?
(☒ Topography ☒ Other Bushes and trees, down slope)
- ☐ 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.).

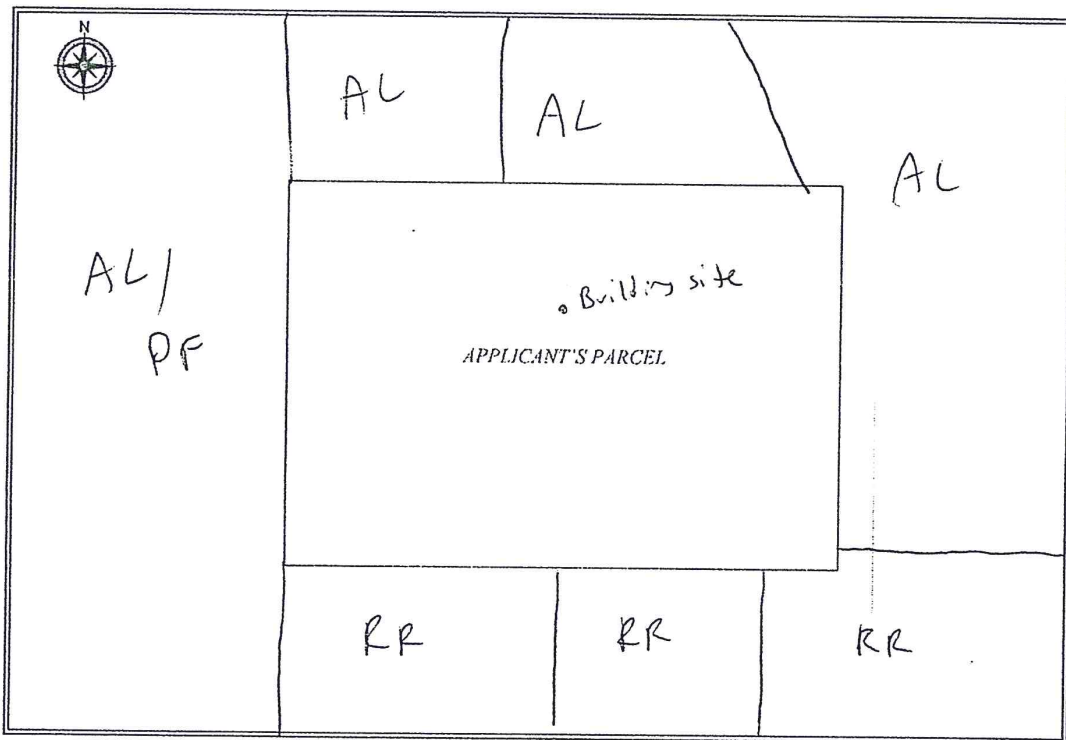
No agricultural activity within ~250 feet of building site on adjacent land

- Protecting Agriculture, People and the Environment -

ADM 16-0040

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?

Only suitable building sites are within setback due to long-and-narrow lot size.
Plan to use applicant's lot for family farming once construction of residence is complete.

[Handwritten Signature]

APPLICANT'S SIGNATURE

1/3/2017

DATE

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

