



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: January 9, 2018

RE: **ADM18-0005/Charles & Diane MacLean**
Administrative Relief from Agricultural Setback
Assessor's Parcel Number: 043-550-66-100

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 an existing garage into a second residential unit. According to the applicant, the proposed building site is approximately fifty feet (50') from the property line of the adjacent Planned Agriculture-20 acre zoned parcel (PA-20) to the South (APN: 043-550-67-100). The existing garage, being a compatible use, is required to be thirty feet (30') from the southern property line per the setback standard for this zone. The applicant's parcel, identified by APN 043-550-66-100 consists of 10.01 acres and is located at 2780 Green Hollow Ln. (Supervisor District: 3).

Note: Applicant's request stated a relief request of a total of approximately 150-feet (Required 200 foot setback minus the proposed 50-foot building setback from the property line).

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PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667

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APPLICATION FOR: **ADMINISTRATIVE PERMIT** FILE # **ADM 18 0004**

ASSESSOR'S PARCEL NO.(s) **04355066**

PROJECT NAME/REQUEST: (Describe proposed use) **SETBACK RELIEF**

APPLICANT/AGENT **CHARLES + DIANE MACLEAN**

Mailing Address **2780 GREEN HOLLOW LN CAMINO CA 95709**
P.O. Box or Street City State & Zip

Phone (530) **647 0355** EMAIL: **CAMACLEAN1@SBCGLOBAL.NET**

PROPERTY OWNER **SAME**

Mailing Address _____
P.O. Box or Street City State & Zip

Phone () _____ EMAIL: _____

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 **W** side of **GREEN HOLLOW LN**
N / E / W / S street or road

0.9 mi feet/miles **NW** of the intersection with **BARKLEY / CARSON RDS**
N / E / W / S major street or road

in the **CAMINO** area. PROPERTY SIZE **10.01 ACRE**
acreage / square footage

X _____ Date **1-5-2018**
signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date **01/05/18** Fee \$ **507.00** Receipt # **30720** Rec'd by **BLEAC** Census _____

Zoning **PA-20** GPD **AL** Supervisor Dist **3** 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

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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): CHARLES + DIANE MACLEAN

SITE ADDRESS: 2780 GREEN HOLLOW LN, CAMINO 95709

MAILING ADDRESS: SAME

TELEPHONE NUMBER(S): (DAY) 530 647 0355 (EVE) 530 401 2388

APN#: 04355066 PARCEL SIZE: 10.01 ACRE ZONING: SA-10

LOCATED WITHIN AN AG DISTRICT? ☒ YES ☐ NO ADJACENT PARCEL ZONING: SA-10/RES/R2A

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: 50 foot

REQUESTED USE (AGRICULTURALLY-INCOMPATIBLE):

CONVERT EXISTING GARAGE TO LIVING SPACE 786 sq ft

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

PLEASE ANSWER THE FOLLOWING:

- ☐ 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? BUILDING ALREADY EXISTS
- ☒ 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.).

ADJACENT PARCELS ARE ALL RESIDENTIAL PROPERTIES
WITH NO AGRICULTURAL USES OR IMPROVEMENTS

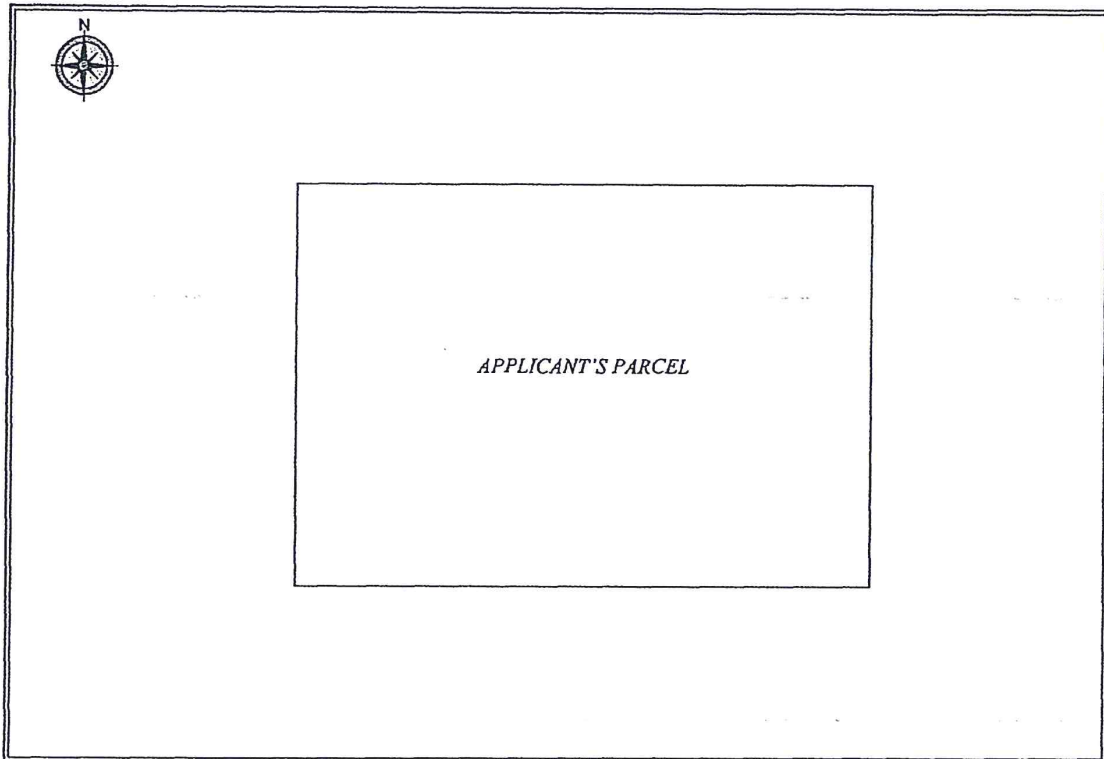
- Protecting Agriculture, People and the Environment -

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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?

PLEASE SEE ATTACHED NARRATIVE

APPLICANT'S SIGNATURE

1-5-2018

DATE

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



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667

Phone: (530) 621-5355 www.edcgov.us/Planning/

ADMINISTRATIVE PERMIT, RELIEF, OR WAIVER

PURPOSE

An Administrative Permit is required in cases where limited review of a proposed structure or use is necessary to verify compliance with established standards adopted to ensure compatibility with adjacent uses and availability of public services and infrastructure. The Administrative Permit is used for the processing of Oak Tree/Oak Woodland Removal Permits in compliance with Oak Resources Conservation Ordinance Section 130.39.060 (Oak Tree and Oak Woodland Removal Permits – Ministerial Development Projects), administrative relief or waiver requests in compliance with Zoning Ordinance Subsection 130.52.010.B (Administrative Relief or Waiver) or to establish the legal nonconforming status of a use or structure in compliance with Zoning Ordinance Chapter 130.61 (Nonconforming Uses, Structures, and Lots).

The issuance of an Administrative Permit shall be a ministerial project pursuant to the California Environmental Quality Act (CEQA).

INITIAL PROCESS

1. Applicant/agent prepares all required submittal information and makes an appointment to submit the application to Planning Services.
2. Planning Services reviews submittal and makes a determination on zoning conformance or if public hearing is required within 20 working days.

NOTE: Ranch marketing and winery activities require Agricultural Commission review, extending the determination by approximately 30-45 days.

APPEALS

A decision on the Administrative Permit may be appealed pursuant to Zoning Ordinance Section 130.52.090 (Appeals). Appeals must be made within ten working days from date of decision and filed with Planning Services with the current appeal fee, as adopted by the Board of Supervisors through fee resolution.

FEES

Current application and revision fees may be obtained by contacting the Planning Services at (530) 621-5355 or by accessing the Planning Services online fee schedule at www.edcgov.us/Planning/.

NOTE: Should your application be denied, application fees are nonrefundable. Should you request withdrawal of the application, you may receive only that portion of the fee which has not yet been expended.

DEED RESTRICTIONS

Please review and understand any private deed restrictions recorded against your property to insure your proposed application does not violate such deed restrictions. If a conflict exists between the deed restrictions and your application, the County can still approve your application and issue necessary permits. However, County approval does not absolve your obligation to comply with deed restrictions.

Revised 11/2017

APPLICATION

If the application and submittal requirements are not attached to this information packet, please contact Planning Services. You may also call Planning Services at (530) 621-5355 for general assistance.

APPOINTMENT

Applications are accepted by appointment only. Please call ahead for an appointment with a planner when you are ready to submit your application. Please have all required submittal information completed before your appointment. Appointments are generally made within 48 hours of your call to Planning Services at (530) 621-5355.

Revised 11/2017



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667
Phone: (530) 621-5355 www.edcgov.us/Planning/

ADMINISTRATIVE PERMIT, RELIEF, OR WAIVER

REQUIRED SUBMITTAL INFORMATION

The following information must be provided with all applications as indicated below. If all the information is not provided, the application will be deemed incomplete and will not be accepted. For your convenience, please use the check (✓) column on the left to be sure you have all required information.

FORMS AND MAPS REQUIRED (Required for all applications)

Check (✓)
Applicant County

- | | | | |
|-------------------------------------|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1) | Application form, completed and signed. |
| N/A | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2) Letter of authorization from all property owners authorizing agent to act as applicant, when applicable. |
| N/A | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3) Proof of ownership (Grant Deed), if the property has changed title since the last tax roll. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4) | An 8 ½ x 11" vicinity map showing the location of the project in relation to the distance to major roads, intersections, and town sites. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5) | Narrative of project and request. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6) | Provide name, mailing address and phone number of all property owners and their agents. |

OAK TREE/OAK WOODLAND REMOVAL (Required for all oak tree/oak woodland removal permits)

The following information shall be required if any Oak Woodlands, Individual Native Oak Trees, or Heritage Trees, as defined in Oak Resources Conservation Ordinance Section 130.39.030 (Definitions) will be impacted by the project (i.e., cut down) consistent with Section 130.39.060 (Oak Tree and Oak Woodland Removal Permits – Ministerial Development Projects).

Check (✓)
Applicant County

- | | | | |
|--------------------------|--------------------------|----|---|
| <input type="checkbox"/> | <input type="checkbox"/> | 1) | Oak Resources Code Compliance Certificate. |
| <input type="checkbox"/> | <input type="checkbox"/> | 2) | Oak Resources Technical Report prepared by a Qualified Professional consistent with Section 2.5 (Oak Resources Technical Reports) of the Oak Resources Management Plan. |
| <input type="checkbox"/> | <input type="checkbox"/> | 3) | Completed Oak Resources Technical Report Checklist, including supplemental data for impacted Individual Native Oak Trees within Oak Woodlands, as applicable. |
| <input type="checkbox"/> | <input type="checkbox"/> | 4) | Reason and objective for Impact to oak trees and/or oak woodlands. |

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SITE PLAN REQUIREMENTS (Not required for oak tree/oak woodland removal permits)

One full-sized site plan drawn to scale and of sufficient size to allow for a clear delineation of the following required information (where applicable) in an electronic PDF format (CD-ROM or other medium) and one 11"x17" version of the full-sized site plan. Both versions must include a graphic scale. For your convenience, please check the Applicant column on the left to be sure you have all the required submittal information.

FORMS AND MAPS REQUIRED

Check (✓)
Applicant County

- | | | | |
|--------------------------|--------------------------|-----|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 1) | Project name (if applicable). |
| <input type="checkbox"/> | <input type="checkbox"/> | 2) | Name, address of applicant and designer (if applicable). |
| <input type="checkbox"/> | <input type="checkbox"/> | 3) | Date, north arrow, and scale. |
| <input type="checkbox"/> | <input type="checkbox"/> | 4) | Entire parcels of land showing perimeter with dimensions. |
| <input type="checkbox"/> | <input type="checkbox"/> | 5) | All roads, alleys, streets, and their names. |
| <input type="checkbox"/> | <input type="checkbox"/> | 6) | Location of easements, their purpose and width. |
| <input type="checkbox"/> | <input type="checkbox"/> | 7) | All existing and proposed uses (i.e. buildings, driveways, dwellings, utility transmission lines, etc.). |
| <input type="checkbox"/> | <input type="checkbox"/> | 8) | Parking and loading stalls with dimensions (refer to Zoning Ordinance Chapter 130.35 (Parking and Loading, and the Community Design Standards – Parking and Loading Standards). |
| <input type="checkbox"/> | <input type="checkbox"/> | 9) | Trash and litter storage or collection areas, and propane tank location(s). |
| <input type="checkbox"/> | <input type="checkbox"/> | 10) | Total gross square footage of proposed buildings. |
| <input type="checkbox"/> | <input type="checkbox"/> | 11) | Proposed/existing fences or walls. |
| <input type="checkbox"/> | <input type="checkbox"/> | 12) | Sign location and size (if proposed). |
| <input type="checkbox"/> | <input type="checkbox"/> | 13) | Pedestrian walkways, courtyards, etc. (if proposed). |
| <input type="checkbox"/> | <input type="checkbox"/> | 14) | Exterior lighting (if proposed). (Refer to Zoning Ordinance Chapter 130.34 and the Community Design Standards – Outdoor Lighting Standards). |
| <input type="checkbox"/> | <input type="checkbox"/> | 15) | Existing/proposed water, sewer, septic systems, and wells (if applicable). |
| <input type="checkbox"/> | <input type="checkbox"/> | 16) | Existing/proposed fire hydrants. |
| <input type="checkbox"/> | <input type="checkbox"/> | 17) | The location, if present, of rock outcropping, lava caps, drainage courses, lakes, canals, reservoirs, rivers, streams, spring areas subject to inundation and wetlands. (Show respective 100-foot and 50-foot septic system setbacks when a septic system is proposed.) |

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FORMS AND MAPS REQUIRED

Check (✓)

Applicant County

- ☐ ☐ 18) Identify areas subject to a 100-year flood on perennial streams or creeks, and show high water level (100-year) on map.
- ☐ ☐ 19) Note any proposed trails within the project; and where applicable, connection to existing or proposed trail systems.
- ☐ ☐ 20) Summary table on plans (or attached) demonstrating compliance with zoning regulations regarding the following:
- Signs (Zoning Ordinance Chapter 130.16 – Signs);
 - Parking (Zoning Ordinance Chapter 130.35 – Parking and Loading, and Community Design Standards – Parking and Loading Standards);
 - Landscaping (Zoning Ordinance Chapter 130.33 – Landscaping Standards, and Community Design Standards – Landscaping and Irrigation Standards); and
 - Development standards regarding maximum coverage for the lot (see the applicable zone district development standards).

LANDSCAPE PLAN REQUIREMENTS (Not required for oak tree/oak woodland removal permits)
(Two copies required when parking facilities are proposed.)

Check (✓)

Applicant County

- ☐ ☐ 1) Location, quantity, and a gallon size of proposed plant material (See Zoning Ordinance Chapter 130.33 – Landscaping Standards, and Community Design Standards – Landscaping and Irrigation Standards).
- ☐ ☐ 2) Lists of both common and botanical names of plant material.
- ☐ ☐ 3) Location/type of irrigation proposed. The Landscape Plan will be required to meet the County's Water Conserving Landscape Standards, available at Planning Services or online at www.edcgov.us/Planning/.

NOTE: APPLICATION WILL BE ACCEPTED BY APPOINTMENT ONLY. MAKE YOUR APPOINTMENT IN ADVANCE BY CALLING (530) 621-5355.

Revised 11/2017

1/5/2018

**NARRATIVE: GARAGE CONVERSION SETBACK WAIVER REQUEST AT 2780
GREEN HOLLOW LANE CAMINO, CA PARCEL # 04355066**

Our goal is to be granted setback relief from 200' to 50' for the conversion of our existing garage to a habitable "granny flat". Rationale is as follows:

- 1) We live on a 10 acre parcel with a primary residence several hundred feet from all adjacent parcels ... as do all others in our development. We have an existing garage/shop that is a bit over 50' from our property line. We are planning to sell, and our potential buyers want to convert our 786 sq. ft. garage to a "granny flat" for their mother-in-law. Neither our neighbors nor we are involved in agricultural or timber operations ... we are all just single-family homes on large wooded parcels.
- 2) We looked at EDC Resolution # 079-2007, and noted that the Development Services Director can approve up to a 75% reduction of set-back (with the concurrence of the Agricultural Commissioner).
- 3) Agricultural Commission Approval can include (item d) : "there is currently no agricultural activity on the agriculturally zoned parcel(s) adjacent to the subject parcel and the Commission determines that the conversion to a low or high intensity farming operation is not likely
- 4) The resolution identifies a number of scenarios where the Development Services Director and the Agricultural Commission can approve this reduction from 200' to 50' setback.
- 5) Additionally, we note that there is recently passed California legislation (A B 494, S B 229), effective 1/1/2018. This new law is an attempt to help ease the housing crisis in California, and loosens up some setback regulations regarding auxiliary dwelling units. Most specifically, Section B (vii) of A B 494 states that "no setback shall be required for an existing garage that is converted to an accessory dwelling unit or to be a portion of an accessory dwelling unit, and a setback of no more than five feet from the side and rear lot lines shall be required for an accessory dwelling unit that is constructed above a garage". A copy of that legislation is attached.

All this being presented, it is our goal to move ahead with our home sale and remove the contingency allowing the 200' setback change to 50' for the garage conversion to a "granny flat". Our buyers realize they will need to adhere to all proper code and permit protocols. We are happy to provide any and all information as needed.

We seek a positive and timely resolution to this request. Thank you,

Chuck & Diane MacLean

2 5577, 010, 049 4542'

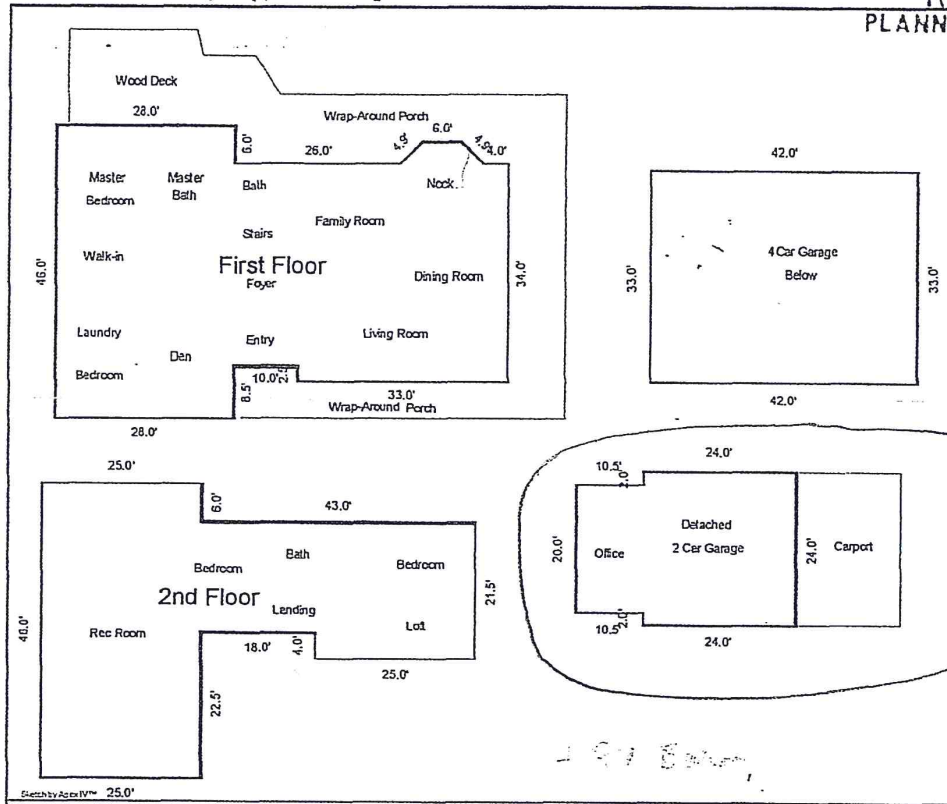
Building Sketch (Page - 1)

Borrower/Client	Maclean						
Property Address	2780 Green Hollow Road						
City	Camino	County	El Dorado	State	CA	Zip Code	95709
Lender	1st Choice Mortgage						

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2780 Green Hollow

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Comments:

4,542'

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Net Totals
GLA1	First Floor	2758.25	2758.25
GLA2	Second Floor	2002.50	2002.50
GAR	Garage 33 x 42	1386.00	
	Detached Garage	786.00	2172.00
	24 x 34 - 786'		
	+ carport		
	+ RV Barn 16 x 36		
TOTAL LIVABLE (rounded)			4761

LIVING AREA BREAKDOWN		
Breakdown	Subtotals	
First Floor		
13.0 x 34.0		442.00
3.5 x 6.0		21.00
0.5 x 3.5		6.13
0.5 x 3.5		6.13
4.0 x 34.0		136.00
16.0 x 34.0		544.00
10.0 x 31.5		315.00
28.0 x 46.0		1288.00
Second Floor		
21.5 x 25.0		537.50
17.5 x 18.0		315.00
25.0 x 46.0		1150.00
11 Calculations Total (rounded)		4761

