



# COMMUNITY DEVELOPMENT SERVICES

## PLANNING AND BUILDING DEPARTMENT

<http://www.edcgov.us/DevServices/>

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**PLACERVILLE OFFICE:**

2850 Fairlane Court, Placerville, CA 95667

**BUILDING**

(530) 621-5315 / (530) 622-1708 Fax

[bldgdept@edcgov.us](mailto:bldgdept@edcgov.us)

**PLANNING**

(530) 621-5355 / (530) 642-0508 Fax

[planning@edcgov.us](mailto: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: Efren Sanchez, Assistant Planner

DATE: February 20, 2019

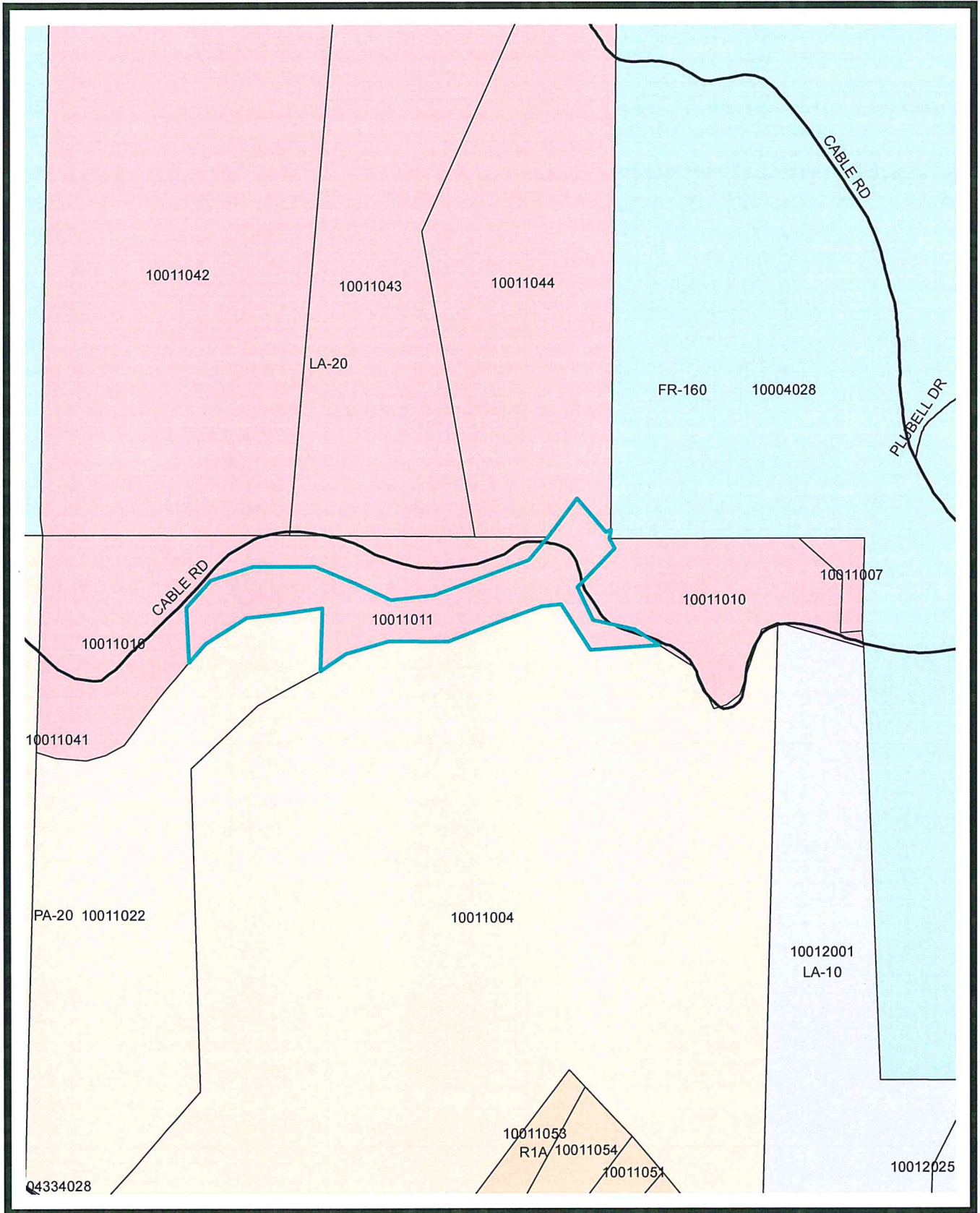
RE: **ADM18-0197/Evans AG Setback Reduction  
Administrative Relief from Agricultural Setback  
Assessor's Parcel Number: 100-110-11**

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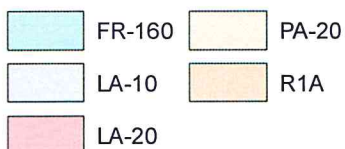
**Planning Request and Project Description:**

Planning Services is requesting review of a request for administrative relief from the agricultural setback for the above referenced project. This request is for an existing conversion of a garage to an accessory residential structure. According to the applicant, the proposed building site for the accessory residential structure is approximately 35 feet from the property line of the adjacent LA-20 and FR-160 zoned parcels to the North (APNs: 110-110-44, and 100-040-28 with FR-160 zone). Also, the proposed building site is approximately 34 feet from the property line of the adjacent LA-20 and PA-20 zoned parcels to the South (APNs: 100-110-10 and 100-110-04). The applicant's parcel, identified by APN 100-110-11, consists of 3.1 acres and is located on Cable Road (Supervisor District 3).

**Note: Applicants' request stated a relief request of a total of 170 feet (Required 200 foot setback minus the proposed 30-foot building setback from property lines).**



# ADM18-0197/Evans AG Setback Reduction Exhibit A: Zone Map



0 0.035 0.07 0.14 Miles





2018 JUL 11 PM 3:00



RECEIVED  
PLANNING DEPARTMENT  
**COMMUNITY DEVELOPMENT SERVICES**  
**PLANNING AND BUILDING DEPARTMENT**

2850 Fairlane Court, Placerville, CA 95667

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

APPLICATION FOR: **ADMINISTRATIVE PERMIT**

FILE # ADM 18-0197

ASSESSOR'S PARCEL NO.(s) 100-110-11

PROJECT NAME/REQUEST: (Describe proposed use) Permit an existing detached garage to residential living space

APPLICANT/AGENT Cameron Evans

Mailing Address 1360 Cable Rd Camino CA 95709  
P.O. Box or Street City State & Zip

Phone ( 530 ) 391-9593 EMAIL: cameron525@gmail.com

PROPERTY OWNER Cameron Evans

Mailing Address 1360 Cable Rd Camino CA 95709  
P.O. Box or Street City State & Zip

Phone ( 530 ) 391-9593 EMAIL: cameron525@gmail.com

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT N/A

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

Phone ( ) \_\_\_\_\_ EMAIL: \_\_\_\_\_

LOCATION: The property is located on the north side of Cable Rd  
N / E / W / S street or road

0.8 feet/miles west of the intersection with Sierra Express  
N / E / W / S major street or road

in the \_\_\_\_\_ area. PROPERTY SIZE \_\_\_\_\_  
acreage / square footage

X [Signature] Date 7/11/18  
signature of property owner or authorized agent

**FOR OFFICE USE ONLY**

Date 7.11.18 Fee \$ 9507 Receipt # R 2458 Rec'd by MVS Census \_\_\_\_\_

Zoning LA-20 GPD RR 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



1360, 1361  
CABLE RD

35/31/B  
(43)  
10.001A

(44)  
10.001A

GARAGE

CTR. SEC. 33

(10)  
6.40 A

(11)  
3.10 A

(10)

HOUSE

PARCEL 11 IS IN THE  
MIDDLE. PARCEL 10  
IS ON EITHER SIDE  
BOTH HOUSE + GARAGE  
ARE ON PARCEL 11.

30/115/4  
(22)  
10.234A

47/50/1  
(53)  
1.01 A

47/50/2  
(54)  
1.00 A

14/89/1  
(27)  
2.302 A

(28)  
1.008 A

(12)  
3.066 A

(13)  
2.934 A

(14)

MACE CT.



## 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): Cameron Evans

SITE ADDRESS: 1360 Cable Rd, Camino CA 95709

MAILING ADDRESS: 1360 Cable Rd, Camino CA 95709

TELEPHONE NUMBER(S): (DAY) 530-391-9593 (EVE) 530-647-2130

APN#: 100-110-11 PARCEL SIZE: 3.1 acres ZONING: LA-20

LOCATED WITHIN AN AG DISTRICT? ☐ YES ☐ NO ADJACENT PARCEL ZONING: LA-20, FR-16, 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: 30 foot

REQUESTED USE (AGRICULTURALLY-INCOMPATIBLE):

Residential. We are looking to convert an existing detached garage into residential living space.

DO YOU HAVE A BUILDING PERMIT FOR REQUESTED USE? ☒ YES (Permit # 306109) ☐ 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?
- ☒ 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.).

See attached documents





# Cash Register Receipt

County of El Dorado

**Receipt Number**  
**R2458**

DESCRIPTION	ACCOUNT	QTY	PAID
ProjectTRAK			\$507.00
ADM18-0197 Address: 1360 CABLE RD APN: 10011011			\$507.00
AGRICULTURAL SETBACK FEES			\$507.00
ADMINISTRATIVE RELIEF - AG SETBACK	3710100 0240	0	\$507.00
<b>TOTAL FEES PAID BY RECEIPT: R2458</b>			<b>\$507.00</b>

Date Paid: Wednesday, July 11, 2018

Paid By: EVANS CAMERON

Cashier: MVS

Pay Method: CHK-PLACERVILLE 175

Pursuant to Government Code section 66020, you are hereby notified that the 90-day protest period has begun. If you fail to file a timely protest within that period regarding any of the fees, dedication requirements, reservation requirements, or other exactions imposed on your project, complying with all the requirements of Government Code section 66020, you will have failed to exhaust your administrative remedies and will be legally barred from later challenging such exactions in court.



## Request for Administrative Relief From an Agricultural Setback - Additional Notes

Our request is to allow the permitting of an existing structure (a detached garage) into residential living space. The parcel in question is 100-110-11, and we are also owners of the adjacent / surrounding parcel 100-110-10. We ask that you please take into consideration the following points:

1. We are not constructing a new building, we are simply trying to permit an existing structure.
2. Both structures on our land (our home and the detached garage in question) were built in compliance to the zoning regulations at the time they were built
3. The parcel on the south side of our property is currently used for agriculture (a Christmas tree farm), however, the detached garage in question sits to the north side of our home and is compliant to the agricultural setback for the parcels on the south. The setback in question is for the property to the **north** of our building.
4. The three parcels directly to the north of the detached garage (which are the relevant setbacks in question) are **not** currently being used in any manner. There is neither agriculture use nor residential buildings.
5. The topography north of the building in question (both on our property and the adjacent properties) is **heavily forested on a steep, north facing slope**. This makes any future use of the adjacent properties for agricultural use completely unlikely (and implausible).

I have attached:

- A parcel map showing our parcels (#10 & 11) as well as the neighboring parcels
- A google map with the parcels draw in to show how our parcels sit within the larger area
- The same map as above, but show with satellite imagery. This clearly shows the forest topography of the area north of our parcels
- A ground level photo showing the area north of the detached garage (as well as the garage)

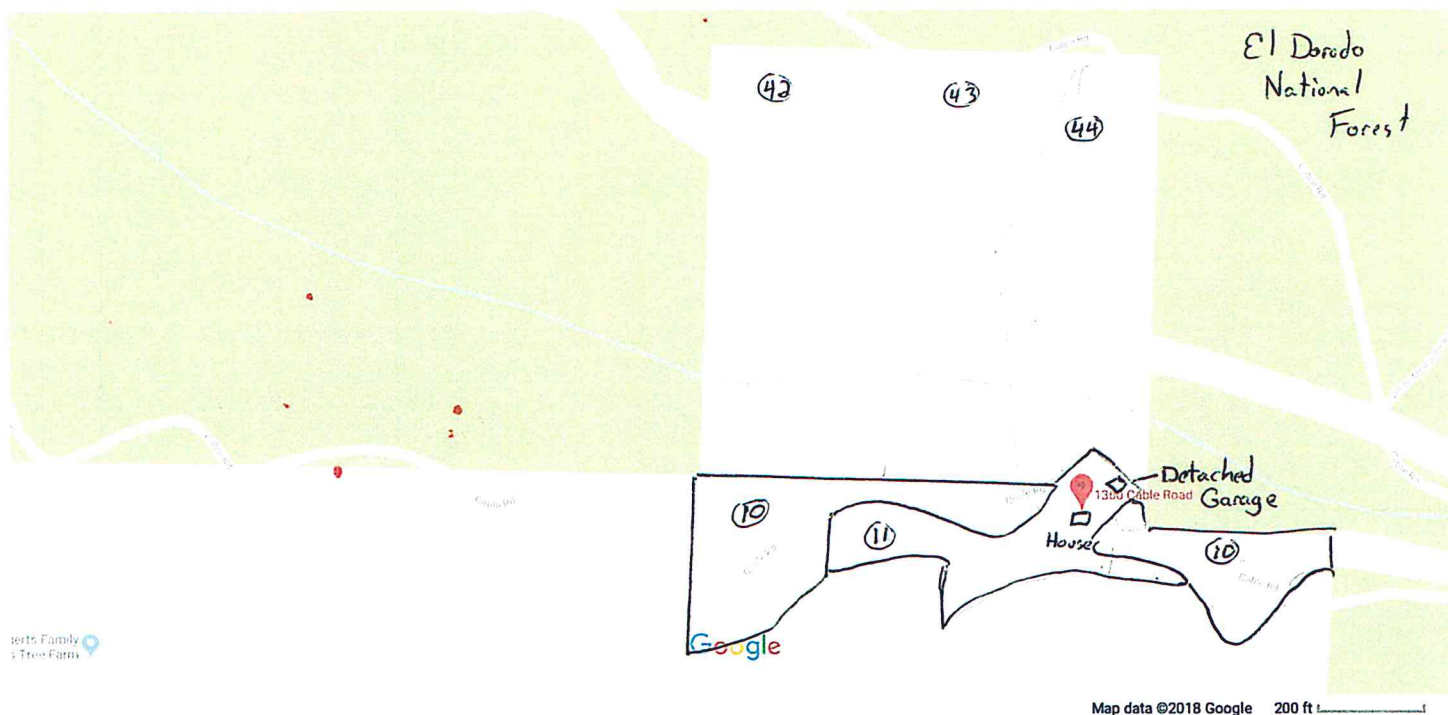
Thank you for your consideration,

Cameron & Becky Evans

7/11/2018

1360 Cable Rd - Google Maps

Google Maps 1360 Cable Rd



Joels Family  
Tree Farm

Map data ©2018 Google 200 ft



<https://www.google.com/maps/place/1360+Cable+Rd,+Camino,+CA+95709/@38.758767,-120.6498422,17.14z/data=!4m5!3m4!1s0x809a458a64a288f9:0x7b4227fabaea79e8!8m2!3d38.7574624!4d-120.6498422> 1/2



11/11/2010

Google Maps

Google Maps



Imagery ©2018 Google, Map data ©2018 Google 200 ft

<https://www.google.com/maps/@38.758767,-120.6498422,595m/data=!3m1!1e3>

1/1



11/11/2016

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1/1