



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: Mark Millard, Senior Planner

DATE: ~~February 19, 2019~~ **Revised 03/29/19**

RE: **ADM18-0262/Andrew & Stephanie Maltbie**
Owner/Applicant Steve & Kandi Tusso (Agent: Sandra Booher)
Administrative Relief from Agricultural Setback
Assessor's Parcel Number: 043-470-03

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 to allow for the expansion/construction of additional living space. The project would convert an existing attached garage to living space, add a small carport in front of this conversion, and expand the existing house with living space to the north, northeast and east, adding small covered patios to the west and south of this portion of the expansion, and adding a garage. The existing single family dwelling was built circa 1954.

The applicant's parcel, identified by APN 043-470-03, has a General Plan Designation of Agricultural Lands, Agricultural District Overlay (AL-A), is zoned Planned Agriculture (PA-20) but consists of only 2.64 acres. Its address is 2374 Cable Road, in the Camino Area Thorn Road. (Supervisor District: 3).

Unique to this request for agricultural setback relief is that virtually all the areas to which the expansion of living space (a non-compatible use to the adjacent agricultural zoning/use(s)) is proposed, is within a required agricultural setback of 200' from agricultural zoning to the west through the south east (Planned Agricultural, Twenty Acres (PA-20)). Although the subject parcel has Cable road along its southern property line, technically a separation of adjacency, agricultural lands, and potentially a 200' agricultural setback exist across Cable Road to the south, southeast (Also PA-20 zoning), The car port and the garage are not, non-compatible to agricultural and are accordingly not subject to agricultural setbacks. The applicant has indicated that they currently have no intention of converting the carport and/or the garage to non-compatible uses in the future.

Accordingly, the applicant is requesting agricultural setback relief from all property lines. Along the western property line, the reduction would be 161' to proposed setback of 39'. Along the north east, east, southeastern property line(s) the reduction would range from 70'-88'; the resultant setbacks becoming 130' to 88'. Along the Cable Road (southern property line), should the proposed reductions be approved, the "new residence" would be located approximately 106' from Cable Road/southern property line.

The adjacent agricultural zoned parcels have APNs of 043-470-21, 043-470-39 from the west through the east, south east. APNs 043-440-59, 043-440-64 and 043-440-63 have agricultural zoning across Cable Road to the southeast through the south. All of these agricultural parcels are zoned Planned Agricultural, Twenty Acres (PA-20).

Note: Applicant's request for agricultural setback relief is variable depending upon which property line is reviewed. It is recommended that approvals include the requirement that the approved setbacks be substantially consistent with the "as shown" dimensions pursuant to the revised site plan sent to your office on or about March 21, 2019 and as shown in the attached, revised, application packet (includes the revised site plan



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2850 Fairlane Court, Placerville, CA 95667

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

APPLICATION FOR: **ADMINISTRATIVE PERMIT** FILE # _____

ASSESSOR'S PARCEL NO.(S) 043-470-03

PROJECT NAME/REQUEST: (Describe proposed use) Maltbie / Tusso Setback Request

APPLICANT/AGENT Sandra Booker - Fine Line CAD Home Design

Mailing Address P.O. Box 2381 Shingle Springs, CA 95682
P.O. Box or Street City State & Zip

Phone (530 676 4339) EMAIL: finelinecad@comcast.net

PROPERTY OWNER Steve + Kandi Tusso

Mailing Address 1800 Larsen Drive, Camino, Calif. 95709
P.O. Box or Street City State & Zip

Phone (209 470 1382) EMAIL: amaltbie516@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 Road
N / E / W / S street or Road

200 feet/miles East of the intersection with Larsen Drive
N / E / W / S major street or road

in the Apple Hill area area. PROPERTY SIZE _____
acreage / square footage

X Sandra Booker signature of property owner or authorized agent Date 3-22-19

FOR OFFICE USE ONLY

Date _____ Fee \$ _____ Receipt # _____ Rec'd by _____ Census _____

Zoning _____ GPD _____ Supervisor Dist _____ 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



DEPARTMENT OF AGRICULTURE WEIGHTS AND MEASURES

2019 MAR 26 PM 3:05
Charlene Carveth
Agricultural Commissioner
Sealer of Weights and Measures
PLANNING REQUEST

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): Steve + Kandi Tusio / Andrew + Stephanie Maltbie

SITE ADDRESS: 2374 Cable Road, Camino, CA 95709

MAILING ADDRESS: Same as above

TELEPHONE NUMBER(S): (DAY) 209 470 1382 (EVE) 209 609 8438

APN#: 043-470-03 PARCEL SIZE: 2.64 AC ZONING: _____

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

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: SEE Narrative foot

REQUESTED USE (AGRICULTURALLY-INCOMPATIBLE):

SEE ATTACHED NARRATIVE

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?
- ☐ 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.).

The lot is not wide enough to have a 200 Ft.
Setback. All setbacks overlap each other.

- Protecting Agriculture, People and the Environment -

March 22, 2019

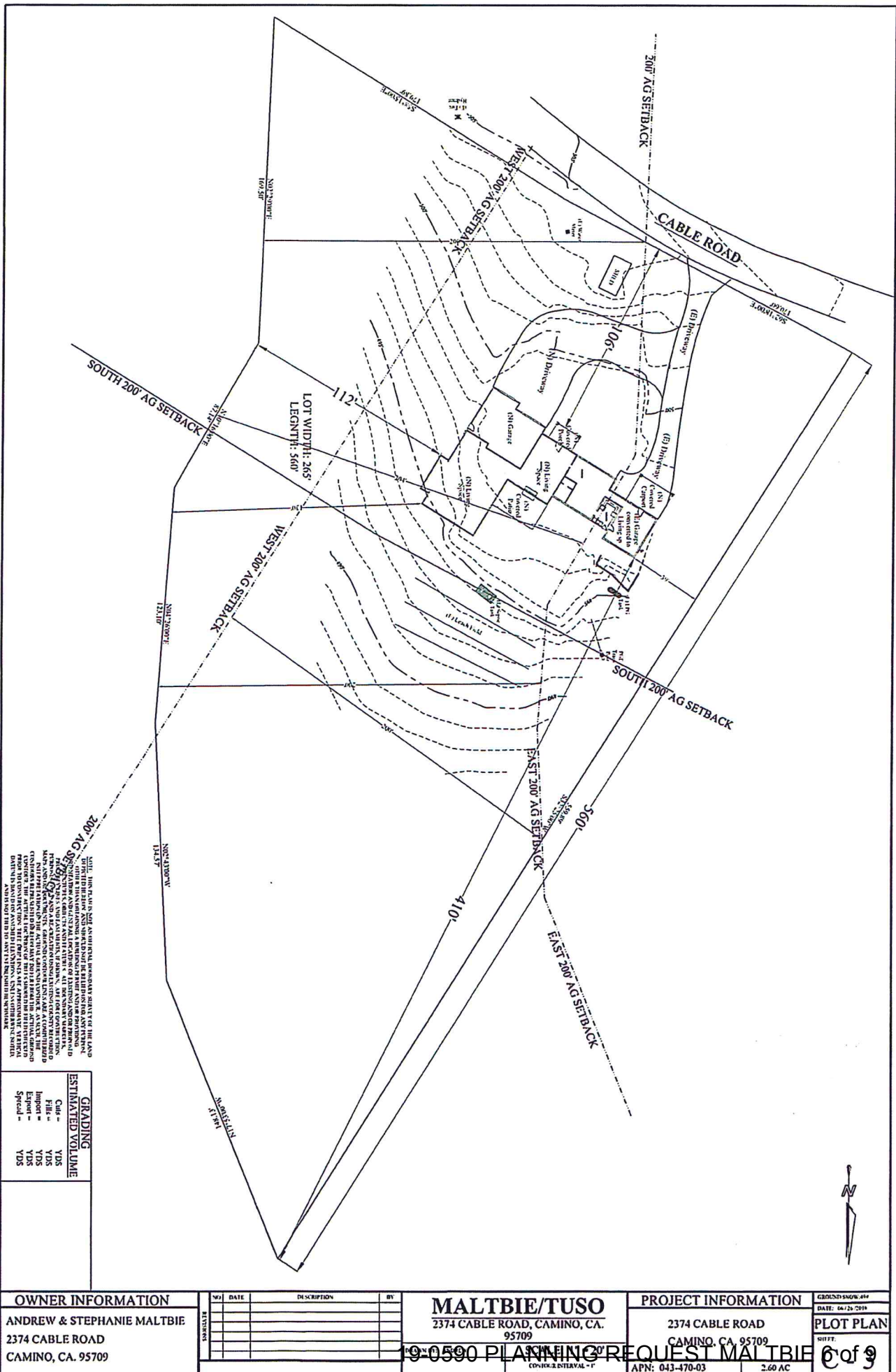
Mark Mallard

El Dorado County Planning Dept

Narrative for proposed changes on property at 2374 Cable Road, Camino, CA 95709.

Proposed changes to existing house / existing garage space.

- Converting existing garage space to living space with this proposed build or in the future. The existing garage is 39 ft. from the West property line.
- Adding new living space and new garage space to East side of existing house. The proposed addition is 112 ft. off property line.
- Adding new covered porch at entry. The proposed addition is 106 ft. from South property line.
- Adding new garage to southern corner portion of project.
- At this time, no intention of converting new garage or new carport to living space.





EL DORADO COUNTY BUILDING SAFETY DIVISION

PERMIT APPLICATION SUPPLEMENT (PART 4)

DISCLOSURES & FORMS FOR OWNER-BUILDERS APPLYING FOR CONSTRUCTION PERMITS

ASSESSOR'S PARCEL NUMBER 043-470-03 APPLICATION # _____

IMPORTANT NOTICE TO PROPERTY OWNER

Dear Property Owner:

An application for a building permit has been submitted in your name, listing yourself as the builder of the property improvements specified at:

2374 Cable Road Camino Calif. 95709
Street City State Zip

We are providing you with an Owner-Builder Acknowledgement and Information Verification Form to make you aware of your responsibilities and the possible risks you may incur by having this permit issued in your name as the Owner-Builder. We will not issue a building permit until you have read, indicated your understanding of each provision, signed and returned this form to our office. An agent of the owner cannot execute this notice unless you, the property owner, obtain prior approval from El Dorado County Building Safety Division.

1. OWNER'S ACKNOWLEDGEMENT AND VERIFICATION

Owner-Builder Acknowledgement
And Verification Information
State of California Health and Safety Code
Section 19825 -19829

DIRECTIONS: Read and initial each statement below to signify you understand or verify this information

- ☒ I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor and material personally. I, as an Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.
- ☒ I understand building permits are not required to be signed by property owners unless they are responsible for the construction and are not hiring a licensed Contractor to assume this responsibility.
- ☒ I understand as an "Owner-Builder", I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed Contractor and having the permit filed in his or her name instead of my own.
- ☒ I understand Contractors are required by law to be licensed and bonded in California and to list their license numbers on permits and contracts.
- ☒ I understand if I employ or otherwise engage any persons, other than California licensed Contractors, and the total value of my construction is at least five hundred dollars (\$500), including labor and materials, I may be considered an "employer" under state and federal law.
- ☒ I understand if I am considered an "employer" under state and federal law, I must register with the state and federal government, withhold payroll taxes, provide workers' compensation disability insurance, and contribute to unemployment compensation for each "employee." I also understand my failure to abide by these laws may subject me to serious financial risk.
- ☒ I understand under California Contractors' State License Law, an Owner-Builder who builds single-family residential structures, cannot legally build them with the intent to offer them for sale, unless all work is performed by licensed subcontractors and the number of structures does not exceed four within any calendar year, or all of the work is performed under the contract with a licensed general building Contractor.

PERMIT APPLICATION
DISCLOSURES & FORMS FOR OWNER BUILDERS APPLYING FOR CONSTRUCTION PERMITS
(PART 4) (PAGE 2 OF 2)

- ☒ I understand as an Owner-Builder, if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent construction defects in the workmanship or materials.
- ☒ I understand I may obtain more information regarding my obligations as an employer from the Internal Revenue Service, the United States Small Business Administration, the California Department of Benefit Payments, and the California Division of Industrial Accidents. I also understand that I may contact the California Contractors State License Board (CSLB) at 1-800-321-CSLB (2752) or www.cslb.ca.gov for more information about licensed contractors.
- ☒ I am aware of and consent to an Owner-Builder building permit applied for in my name and understand that I am the party legally and financially responsible for proposed construction activity at the site location above.
- ☒ I agree that as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern Owner-Builders as well as employers.
- ☒ I agree to notify the issuer of this form immediately of any additions, deletions, or changes to any of the information I have provided on this form.

Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors State License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that if an unlicensed Contractor or employee of that individual or firm is injured while working on your property, you may be held liable for damages. If you obtain a permit as Owner-Builder and wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed and the status of their workers' compensation insurance coverage.

Before a building permit can be issued, this form must be completed and signed by the property owner and returned to the Dorado County Building Safety Division. Note: In order to verify the property owner's signature, you will be required to present a driver's license or other government-issued identification at permit issuance.

Property Owner's Signature
Identification Type and
Number

Kandi G. Juso
N8320117

Date: 03/24/19
Exp Date: 01/27/23
verified

2. AUTHORIZATION OF AGENT TO ACT ON PROPERTY OWNER'S BEHALF

Note: The property owner must complete the following Authorization Form when designating an agent of the property owner to apply for a construction permit for the Owner-Builder.

Excluding the Notice to Property Owner, the execution of which I understand is my personal responsibility, I hereby authorize the following person(s) to act as my agent, to apply for, sign, and file the documents necessary to obtain an Owner-Builder Permit for my project. Scope of Construction Project (or Description of Work):

Existing House addition/Remodel. Property is zoned Ag
w/ a 200 ft. setback. Request Ag Committee to reduce Setback 2 sides.

Property Location or Address: 2374 Cable Road, Camino, Calif 95709
Street City State Zip

Name of Authorized Agent: Sandra Becker Phone: 916 716 3731

Address of Authorized Agent: P.O. Box 2381, Shingler Springs, CA 95682
Street City State Zip

I declare, under penalty of perjury, that I am the owner of the property listed above at "Project Location or Address" and I personally completed the above information and certify its accuracy. Please Note: In order to verify your signature, you will be required to present a valid driver's license or other government-issued identification at permit issuance.

Property Owner's Signature
Identification Type and
Number

Kandi G. Juso
N8320117

Date: 03/24/19
Exp Date: 01/27/23
verified



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APPLICANT/AGENT Sandra Booker - Fine Line CAD Home Design

Mailing Address P.O. Box 2381 - Shingle Springs, CA. 95682
P.O. Box or Street City State & Zip

Phone (530 676 4339) EMAIL: finelinecad@comcast.net

PROPERTY OWNER Steve + Kandi Tusso

Mailing Address 1800 Larsen Drive, Camino, Calif. 95709
P.O. Box or Street City State & Zip

Phone (209 470 1382) EMAIL: amaltbie516@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 Road
N / E / W / S street or road

200 feet/miles East of the intersection with Larsen Drive
N / E / W / S major street or road

in the Apple Hill area area. PROPERTY SIZE _____
acreage / square footage

X Sandra Booker signature of property owner or authorized agent Date 3-22-19

FOR OFFICE USE ONLY

Date _____ Fee \$ _____ Receipt # _____ Rec'd by _____ Census _____

Zoning _____ GPD _____ Supervisor Dist _____ 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