



EL DORADO COUNTY PLANNING & BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-5355, Fax (530) 642-0508

Date: March 11, 2021

To: County of El Dorado Agricultural Commissioner/Commission

From: Gina Hamilton, Senior Planner

Subject: **ADM21-0012/Steward Ag Setback Relief**
Administrative Relief from Agricultural Setback
Assessor's Parcel Number: 060-430-075

Applicant: James Steward

Planning Services is requesting review for administrative relief from the agricultural setback for the above-referenced project. This request is for un-permitted existing single family dwelling. The existing dwelling is one hundred forty (140) feet from the western property line, adjacent to a parcel zoned Planned Agriculture-20 acre (PA-20) (APN: 060-430-036). The applicant's parcel is zoned Rural Lands (RL-20) (APN: 060-430-075). Both parcels are located within a General Plan Agricultural District.

The applicant's parcel was recently approved for a Tentative Map to create two parcels (Parcel A: 30 acres and Parcel B: 20 acres) from the current 50-acre parcel (see tentative map in attached application packet). P17-0008 was approved by the County Zoning Administrator on January 20, 2021. As a condition of approval for the parcel split, the applicant must obtain building permits for any un-permitted structures on the site. This existing dwelling (located on proposed Parcel B) also requires administrative relief from the agricultural setback from the parcel to the east. Per Section 130.30.050.E.1, of the El Dorado County Zoning Ordinance, the setback for incompatible uses in the zoning ordinance is 200 feet from the parcel boundary.

The property is located on the west side of State Highway 193, approximately 0.4 miles north of the intersection with Black Oak Mine Road in the Garden Valley area, Supervisorial District 4.



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

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REQUEST FOR ADMINISTRATIVE RELIEF FROM AN
AGRICULTURAL SETBACK - APPLICATION

APPLICANT(S) NAME(S): James Steward
SITE ADDRESS: 7461 State Highway 193 Georgetown CA 95634
MAILING ADDRESS: P.O. Box 164, Garden Valley CA 95633
TELEPHONE NUMBER(S): (DAY) 530-906-4372 (EVE) Same
APN#: 060-430-75 PARCEL SIZE: 50 ZONING: RL-20
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: 150 foot SETBACK YOU ARE REQUESTING: 138 foot

REQUESTED USE (AGRICULTURALLY-INCOMPATIBLE):

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.).

- Protecting Agriculture, People and the Environment -


Please
see
attached
Letter + map

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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

 Please see attached map
and reference P17-0008 / Steward

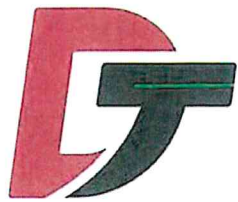
APPLICANT'S PARCEL

ANY ADDITIONAL COMMENTS?

James L Steward
APPLICANT'S SIGNATURE

3-4-2021
DATE

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



DYNAMIC
TRADES, INC.

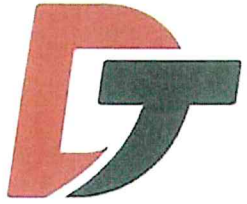
WWW.DYNAMICTRADES.COM

*TM processed by
Gina Hamilton.*

*Please see Gina if you
have any questions.*

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ADM21-0012



DYNAMIC
TRADES, INC.

2021 MAR 10 AM 11:00
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To whom it may concern,

I am helping my father James Steward with bringing this building into compliance through permitting. I am requesting this administrative relief setback for an existing dwelling that was built without a permit. We are currently preparing plans and engineering to be submitted to the building department to obtain a building permit and bring this dwelling into compliance.

Please see attached approved Tentative Parcel Map and reference P17-0008/Steward. In reference to this case number will help answer questions to this application.

This request is for the un-permitted existing dwelling on Parcel B, that was built 140 feet from the property line. See attached map with yellow highlights.

The Ag Department conducted a site visit on December 17th 2020. During this visit the Ag Department concluded in the staff report under project file no. P17-0008 the following quote:

"The parcel has existing residential structures and no new structures are proposed. Existing utility easements continue to buffer the vineyard property to the west and no new conflict would be created from the parcel split"

The property line I am requesting the Administrative relief is a common property line with the vineyard referenced in the above quote:

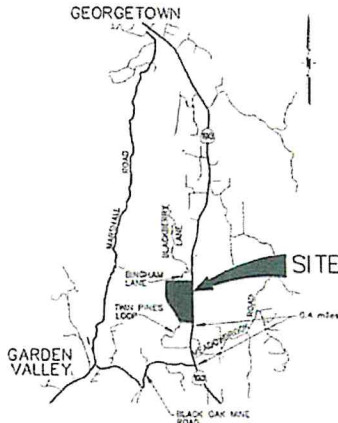
Please call me with any questions: 530-906-4372

Thank you for the consideration,

Tyson Steward
President / Dynamic Trades Inc

3-4-21

VICINITY MAP



Tentative Parcel Map

A PORTION OF THE SW 1/4 OF SECTION 23 AND A
PORTION OF THE NW 1/4 OF SECTION 26 OF
T. 12 N., R. 10 E., M.D.M., BEING PARCEL 2 OF P.M. 3/33
COUNTY OF EL DORADO STATE OF CALIFORNIA
SEPTEMBER, 2017 1"=100'
SHEET 1 of 1

OWNER / APPLICANT: JAMES & JENNIFER STEWARD
P.O. BOX 164
GARDEN VALLEY, CA 95633
530-906-4327

MAP PREPARED BY: JAMES WILSON, LS
1463 ANGEL LANE
PLACERVILLE, CA 95667
530-872-7014

SCALE: 1"=100'
CONTOUR INTERVAL: 5'
SOURCE OF TOPOGRAPHY: INTERMAP MAPPING
SECTION, TOWNSHIP, RANGE: SECTION 23 & 26, T. 12 N., R. 10 E.
ASSESSOR'S PARCEL NO.: 050-430-767
PRESENT ZONING: RL 20
TOTAL PARCEL AREA: 50 ACRES
TOTAL NUMBER OF PARCELS: (2) TWO
MINIMUM PARCEL AREA: 20 ACRES
WATER SUPPLY: EXISTING METERS, GEORGETOWN DIVIDE
SEWAGE DISPOSAL: PUBLIC UTILITIES DISTRICT
STRUCTURAL FIRE PROTECTION: EXISTING SEPTIC
DATE: GARDEN VALLEY FPD
CONTOUR INTERVAL: SEPTEMBER 2017
SITE ADDRESS: 7461 STATE HWY 193
GEORGETOWN, CA

PARCEL B PM 3/113
BINHAM FAMILY TRUST OF 01/12/2000

PARCEL A
30.0 AC.

PARCEL B
20.0 AC.

NOTES

1. EXISTING BARN
2. EXISTING HOUSE
3. EXISTING SHOP WITH GRANNY FLAT
4. EXISTING MOBILE HOME
5. EXISTING SHED
6. EXISTING SHOP
7. EXISTING LEACH FIELD
8. LEACH FIELD REPLACEMENT AREA
9. EXISTING FIRE HYDRANT
10. EXISTING DRIVEWAY
11. POWER LINE EASEMENT PER 147 GR 190
12. JOINT SERVICE LINE
13. OLD STATE HWY 193 RELINQUISHED TO THE COUNTY
14. PROPOSED 60' ROAD AND PUE FOR ADJACENT PROPERTY
15. EXISTING ENCROACHMENTS

2021 MAR 11 AM 10:14
FILED
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11/06/12 PM 11:55
PLANNING DEPARTMENT

EL DORADO COUNTY
PLANNING DEPARTMENT

DATE: 11/06/12
BY: [Signature]
ZONING ADMINISTRATOR

ZONING ADMINISTRATOR

DATE: _____ APPROVAL: _____
DATE: _____ CONDITIONAL APPROVAL: _____
DATE: _____ DISAPPROVAL: _____

BOARD OF SUPERVISORS

DATE: _____ APPROVAL: _____
DATE: _____ CONDITIONAL APPROVAL: _____
DATE: _____ DISAPPROVAL: _____