



## **Agricultural Commission Staff Report**

Date: April 4, 2023

To: El Dorado County Agricultural Commission

From: Tom Williams, Agricultural Biologist/Inspector

Subject: **ADM22-0095 Butcher Agricultural Setback Relief  
Administrative Relief from Agricultural Setback to build Accessory  
Dwelling Unit  
Assessor's Parcel Number: 043-340-028-000**

### **Planning Request and Project Description:**

The applicant is requesting administrative relief from the required 200-foot agricultural setback for the above-referenced project to be reduced to 58 feet from the southern adjacent parcel (043-340-024-000) and 112.5 feet from the eastern adjacent parcel (043-340-005-000) for an accessory dwelling unit through building permit number 358394.

The applicant's parcel, APN 043-340-028-000, is located on the south side of Mace Road west of the intersection with Crystal Springs Road in the Camino area of El Dorado County, Supervisor District 3. The subject parcel is 10 acres and zoned Planned Agriculture-20 acre (PA-20) with a General Plan Land Use Designation of Agricultural Lands (AL) located within an Agricultural District. Adjacent properties on all sides are similarly zoned PA-20, located within an Agricultural District.

### **Parcel Description:**

- Parcel Number and Acreage: 043-340-028-000, 10 acres
- Agricultural District: Yes
- Land Use Designation: AL, Agricultural Lands
- Zoning: PA-20, Planned Agriculture-20 acre
- Soil Type: Choice soils

**Discussion:**

A site visit was conducted on February 22, 2023, to assess the placement of the proposed accessory dwelling unit (ADU).

**Staff Findings:**

*Staff recommends APPROVAL of the request for placement of an accessory dwelling unit (ADU) no less than 58 feet from the southern adjacent parcel (043-340-024-000) and 112.5 feet from the eastern adjacent parcel (043-340-005-000), as staff believes that three of the four findings that the Agricultural Commission is required to make by Resolution No. 079-2007 and adopted by the Board of Supervisors on April 17, 2007, can be made:*

- 1. No suitable building site exists on the subject parcel except within the required setback due, but not limited to, compliance with other requirements of the General Plan or other County development regulations;*

**The accessory dwelling unit (ADU) will be located at the previous site of an existing residence, keeping all non-compatible uses together. All utilities currently exist for a residence at the proposed location. The parcel is fully developed; the proposed building site will eliminate any reduction in agricultural uses on the parcel.**

- 2. The proposed non-compatible structure will be located on the property to reasonably minimize the potential negative impact on adjacent agriculturally zoned land;*

**The parcel congregates all the buildings together in the same historical area, minimizing the potential negative impact to the adjacent agricultural properties as much as possible.**

- 3. Based on the site characteristics of the subject parcel and the adjacent agriculturally zoned land including, but not limited to, topography and location of agricultural improvements, etc., the Commission determines that the location of the proposed non-compatible structure would reasonably minimize potential negative impacts on agricultural or timber production use; and*

**The proposed building location is adjacent to the existing main dwelling. Placing the accessory dwelling unit (ADU) in the same area as the previous residence keeps all non-compatible uses together. This keeps possible conflicts with any agricultural operation at a minimum.**

4. *There is currently no agricultural activity on the agriculturally zoned parcel adjacent to the subject parcel and the Commission determines that the conversion to a low or high intensive farming operation is not likely to take place due to the soil and/or topographic characteristics of the adjacent agriculturally zoned parcel or because the General Plan Land Use Designation of the surrounding or adjacent parcels is not agricultural (e.g. Light/Medium/High Density Residential).*

*Staff also recommends that the applicant comply with Resolution No. 079-2007 Exhibit A of the Board of Supervisors pertaining to the adoption of the Criteria and Procedures for Administrative Relief from Agricultural Setbacks. Section B.5 requires the following action by the applicant: In all cases, if a reduction in the agricultural setback is granted for a non-compatible use/structure, prior to the issuance of a building permit, a Notice of Restriction must be recorded identifying that the non-compatible use/structure is constructed within an agricultural setback and that the owner of the parcel granted the reduction in the agricultural setback acknowledges and accepts responsibility for the risks associated with building a non-compatible use/structure within the setback.*

*If the Agricultural Commission cannot make the required findings in Resolution No. 079-2007, an application may be made to the Board of Supervisors for administrative relief. Such relief may be granted by the Board of Supervisors upon a determination by the Board taking all relevant facts into consideration that the public interest is served by the granting of the relief. Such applications shall be made to the Development Services Department and a recommendation made to the Board of Supervisors.*



# The County of El Dorado

## AGRICULTURAL COMMISSION

311 Fair Lane  
Placerville, CA 95667-4197

Phone (530) 621-5520  
Fax (530) 626-4756

Greg Boeger, Chair- Agricultural Processing Industry  
David Bolster, Vice Chair - Fruit and Nut Farming Industries  
Lloyd Walker - Other Agricultural Interest  
Shamarie Tong- Livestock Industry  
Bill Draper- Forestry Related Industries  
Chuck Mansfield- Fruit and Nut Farming Industries  
Tim Neilsen- Livestock Industry

### MEETING NOTIFICATION

The El Dorado County Agricultural Commission has been requested to review a project application for a parcel that is located in the proximity of your property. It is the customary business practice for this Commission to notify all parcels located within 500 feet of the subject parcel's boundary lines. Please note that the requested project may or may not affect your property.

The project listed below will be heard by the El Dorado County Agricultural Commission on **April 12, 2023**. This meeting is a public hearing that will begin at **6:30 pm** in the **Building A Board of Supervisors Hearing Room 330 Fair Lane, Placerville, California**. This will also be a Zoom meeting. The link information to join the zoom meeting will be available on the county Legistar calendar at this website: <https://eldorado.legistar.com/Calendar.aspx> under Ag Commission Meetings for 04/12/2023 and will be posted with the Agenda on April 7, 2023.

**ADM22-0095 Butcher Agricultural Setback Relief  
Administrative Relief from Agricultural Setback to Build Accessory  
Dwelling Unit Assessor's Parcel Number: 043-340-028-000**

#### Request and Project Description:

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The Agricultural Commission is an advisory body to and for the Board of Supervisors and Planning Commission on all matters pertaining to agriculture. The Agricultural Commission reviews and makes recommendations only on the agricultural element of the project. **\*\*Please note that the exception to this is a "Request for Administrative Relief**

*from an Agricultural Setback" which is processed solely through the El Dorado County Department of Agriculture with the Agricultural Commission's decision being able to be appealed to the El Dorado County Board of Supervisors.*

All interested parties for the above-mentioned project are encouraged to attend this meeting. Public testimony will be received on each agenda item as it is called. Individual comments are limited to 3 minutes; and individuals representing a group are allocated 5 minutes.

If you wish to view the meeting agenda in its entirety, please go to following website: <https://eldorado.legistar.com/Calendar.aspx>. The agenda is also posted in the lobby of the Bethell-Delfino Agriculture Building located at 311 Fair Lane, Placerville, California. A copy of the project's submitted documents may also be reviewed at this location.

If you have any questions regarding this meeting, please contact the Clerk to the Agricultural Commission at (530) 621-6647. All questions relating to specific details of the project should be addressed to the Planner Evan Mattes Assistant Planner at Planning Services, (530) 621-5355.



BURNETT MICHAEL S CO TR &  
LAURA B CO TR  
2740 MACE RD  
CAMINO CA 95709-9609

BUTCHER THOMAS J & MELISSA  
2560 CRYSTAL SPRINGS ROAD  
CAMINO CA 95709

KOBERVIG ROBERT TR  
DBA B & D ENTERPRISE  
2019 CABLE RD

LA MERS-NOBLE KEN CO TR &  
MERS-NOBLE JULIET CO TR  
2655 MACE RD  
CAMINO CA 95709-9609

MC ALLISTER JAMES R & ALLISTER  
GAYLE K  
2643 MACE RD  
CAMINO CA 95709-9609

MOONEY JOHN M TR & ELLEN B TR  
2552 CRYSTAL SPRINGS RD  
CAMINO CA 95709-9407

PALMER JOHN C CO TR & GAIL M CO  
TR  
2598 MACE RD  
CAMINO CA 95709-9609

PERATA ANGELO A & BETTE A  
2021 CABLE RD  
CAMINO CA 95709

ROBERTS STEVEN PAUL  
5645 GILMORE RD  
POLLOCK PINES CA 95726-9276

SARTIN ROBERT D WAYNE  
2685 MACE RD  
CAMINO CA 95709-9609

SCHOON ROBERT L TR & JULIA R TR  
PO BOX 756  
CAMINO CA 95709

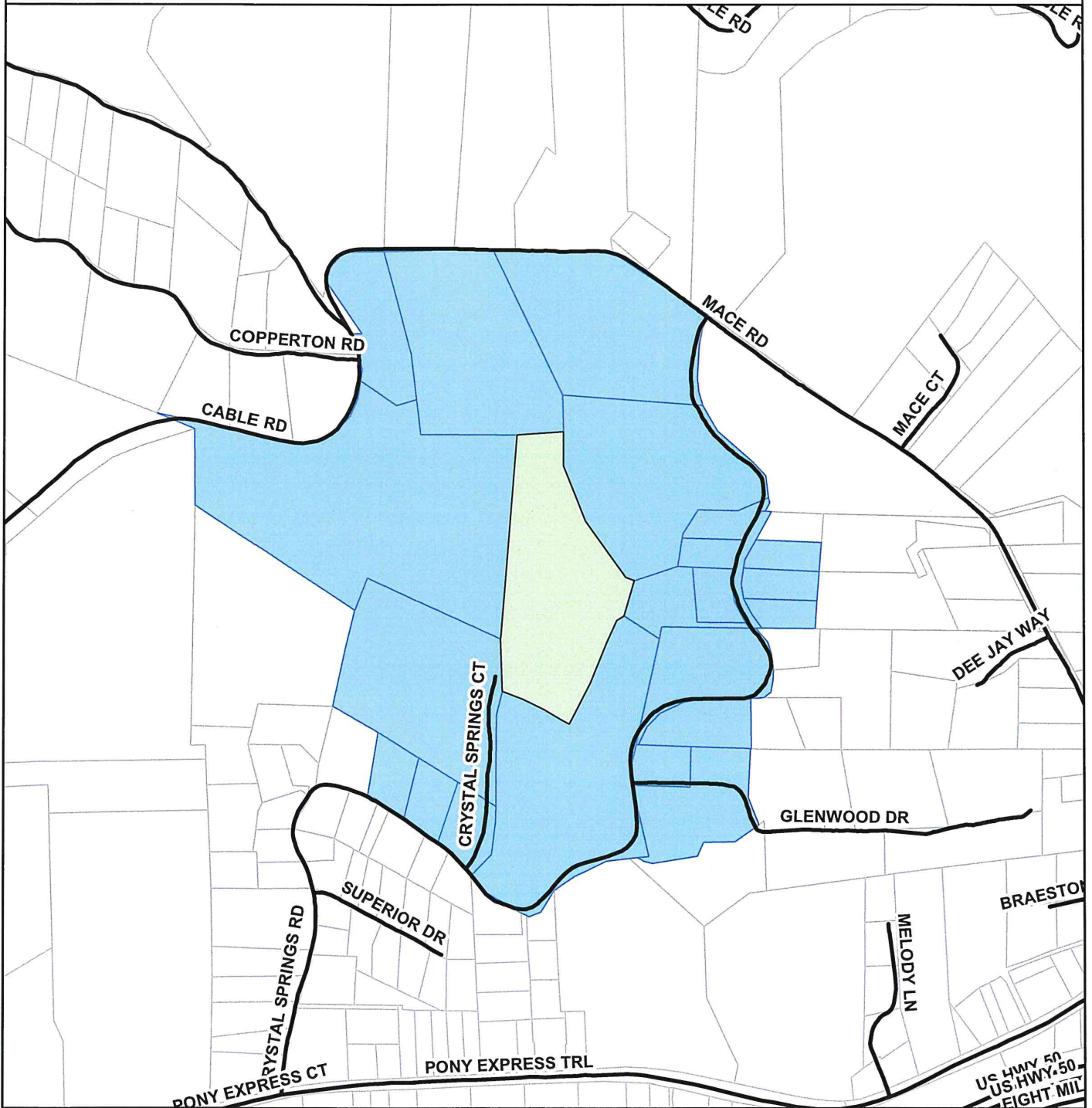
SIMKINS ELAINE S TR & ES FAM TR  
05/22/14  
DBA APPLE COUNTRY CHRISTMAS  
TREES  
2803 MACE RD

SPETH STEPHEN TR & GRETCHEN TR  
2581 MACE RD  
CAMINO CA 95709-9609

TRAYSER VOGEL LAURA C & VOGEL  
THOMAS J  
2641 MACE RD  
CAMINO CA 95709-9609

# Butcher

## 500 Ft. Notification

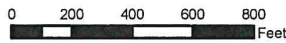


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MAP PREPARED BY: LeeAnne Mills DATE: November 27, 2018  
 PROJECT ID: projjackson\_a  
 EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION  
 PHONE (530) 621-6511 FAX (530) 626-4731

Parcel Base
  Butcher\_500\_Ft.
  Butcher
  Roads



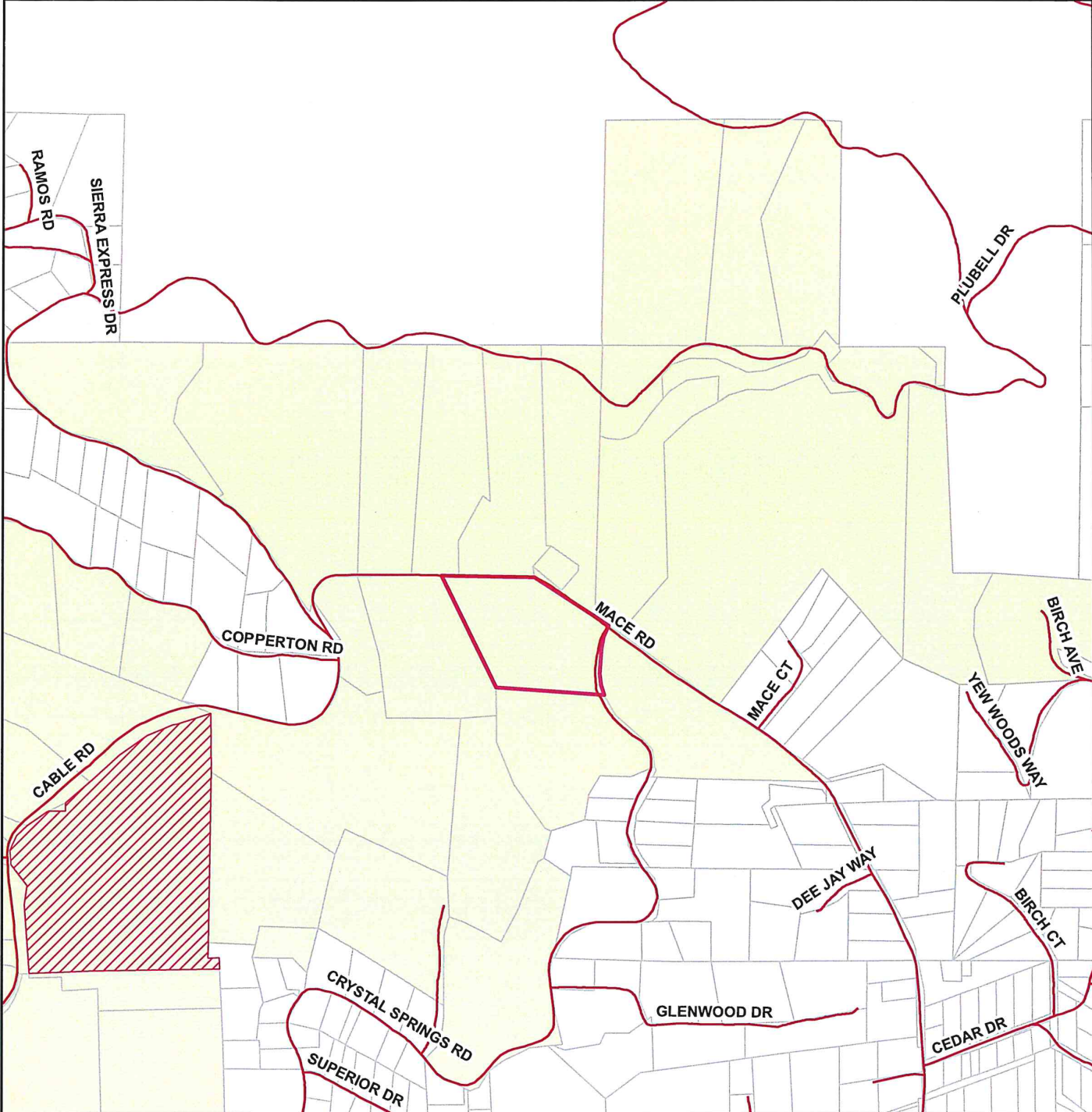
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# Butcher

## Proximity to Agricultural District



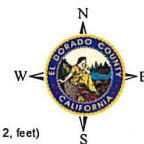
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MAP PREPARED BY: LosAnge Mills DATE: November 27, 2018  
PROJECT ID: proj12000n\_p

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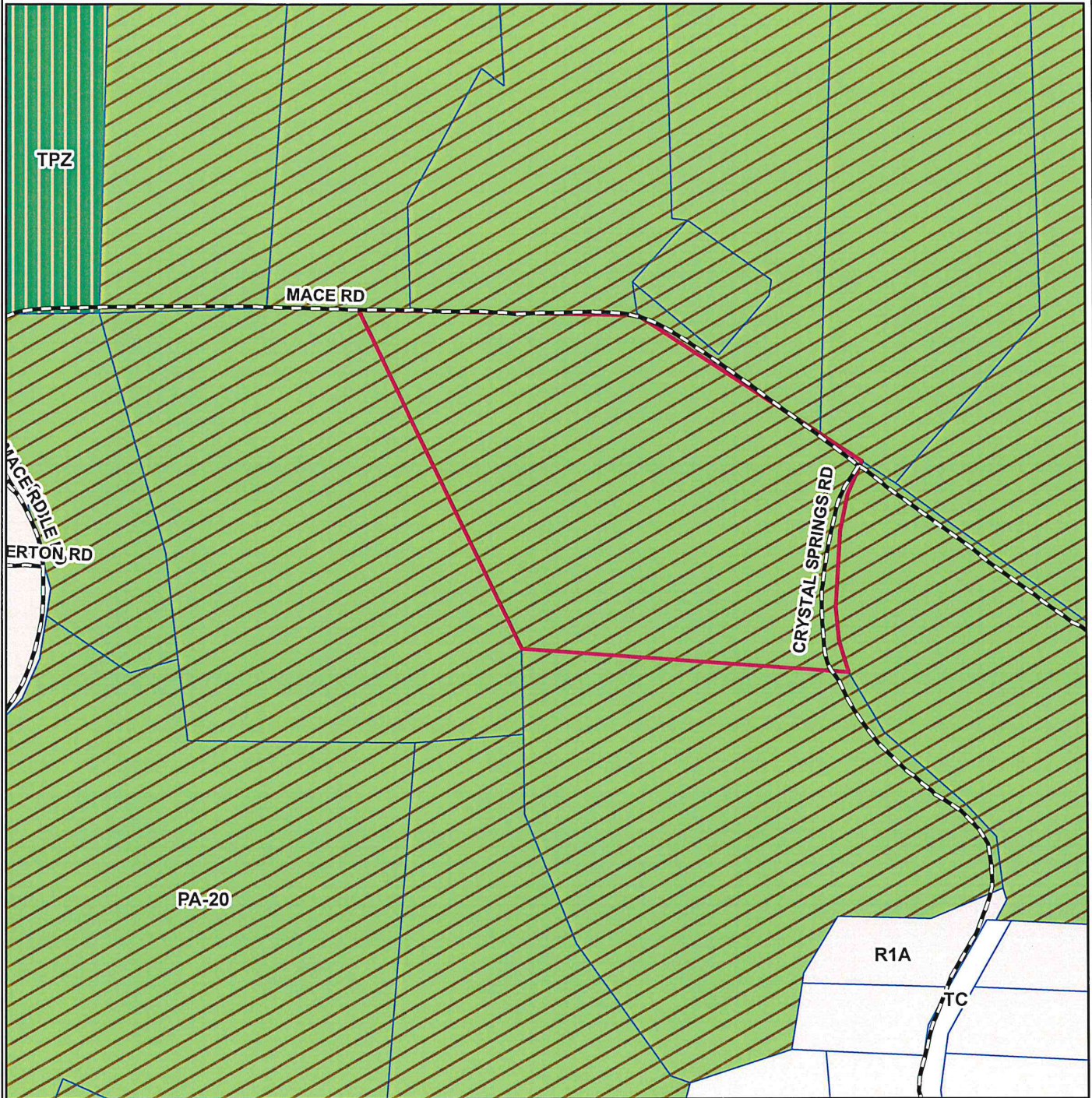
- Ag District
- Parcel Base
- Butcher
- Major Roads
- Ag Preserves



Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



# Butcher Zoning








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MAP PREPARED BY: LeeAnne Mills DATE: November 27, 2018  
PROJECT ID: projJackson\_2

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-  Parcel Base
-  Butcher
-  Roads
-  PA-20 = Planned Agriculture 20 Acres
-  TPZ = Timber Preserve

- R1A = Residential 1 Acre
- TC = Transportation Corridor

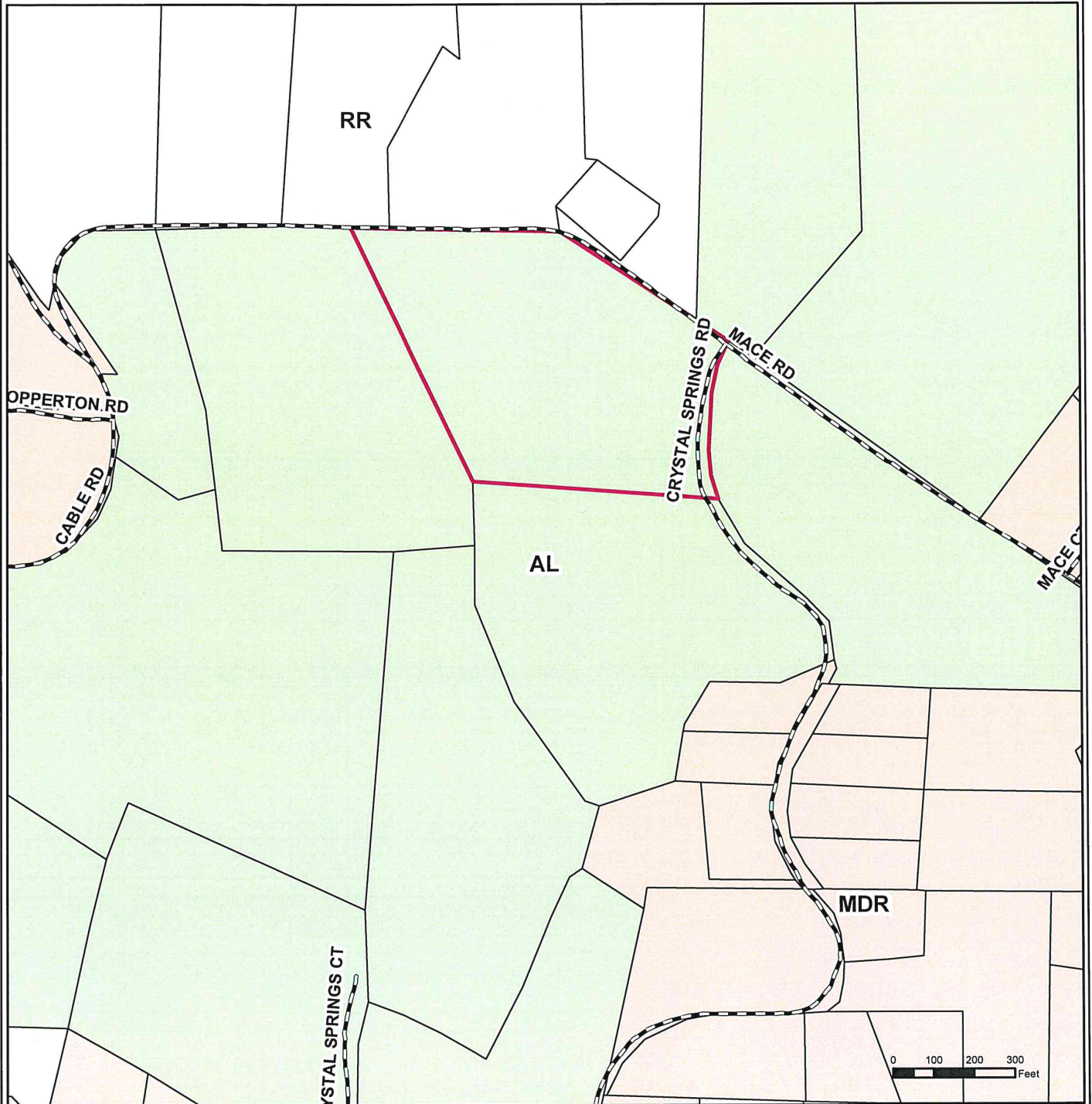


0 100 200 Feet  
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)

## El Dorado County Agricultural Commission



# Butcher Land Use



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MAP PREPARED BY: LeeAnne Mills DATE: November 27, 2018

PROJECT ID: projJackson\_L

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-  Parcels
-  Agricultural Lands
-  Rural Residential
-  Butcher
-  Medium Density Residential
-  Roads

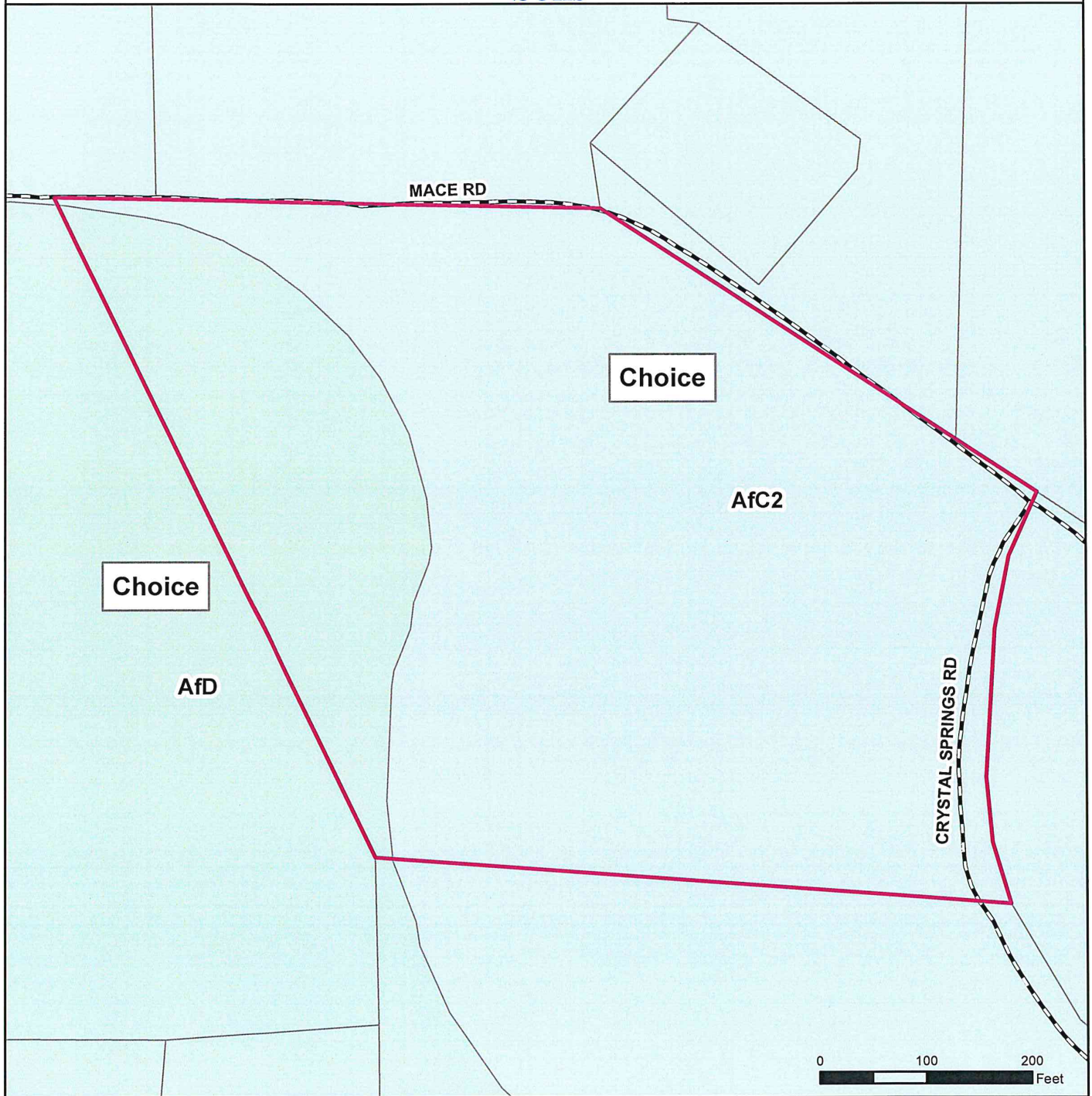


Map Displayed in State Plane Coordinate System  
(NAD 1983 California Zone 2, feet)

# El Dorado County Agricultural Commission



# Butcher Soils



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MAP PREPARED BY: LeeAnne Miles DATE: November 27, 2018

PROJECT ID: projJackson\_s

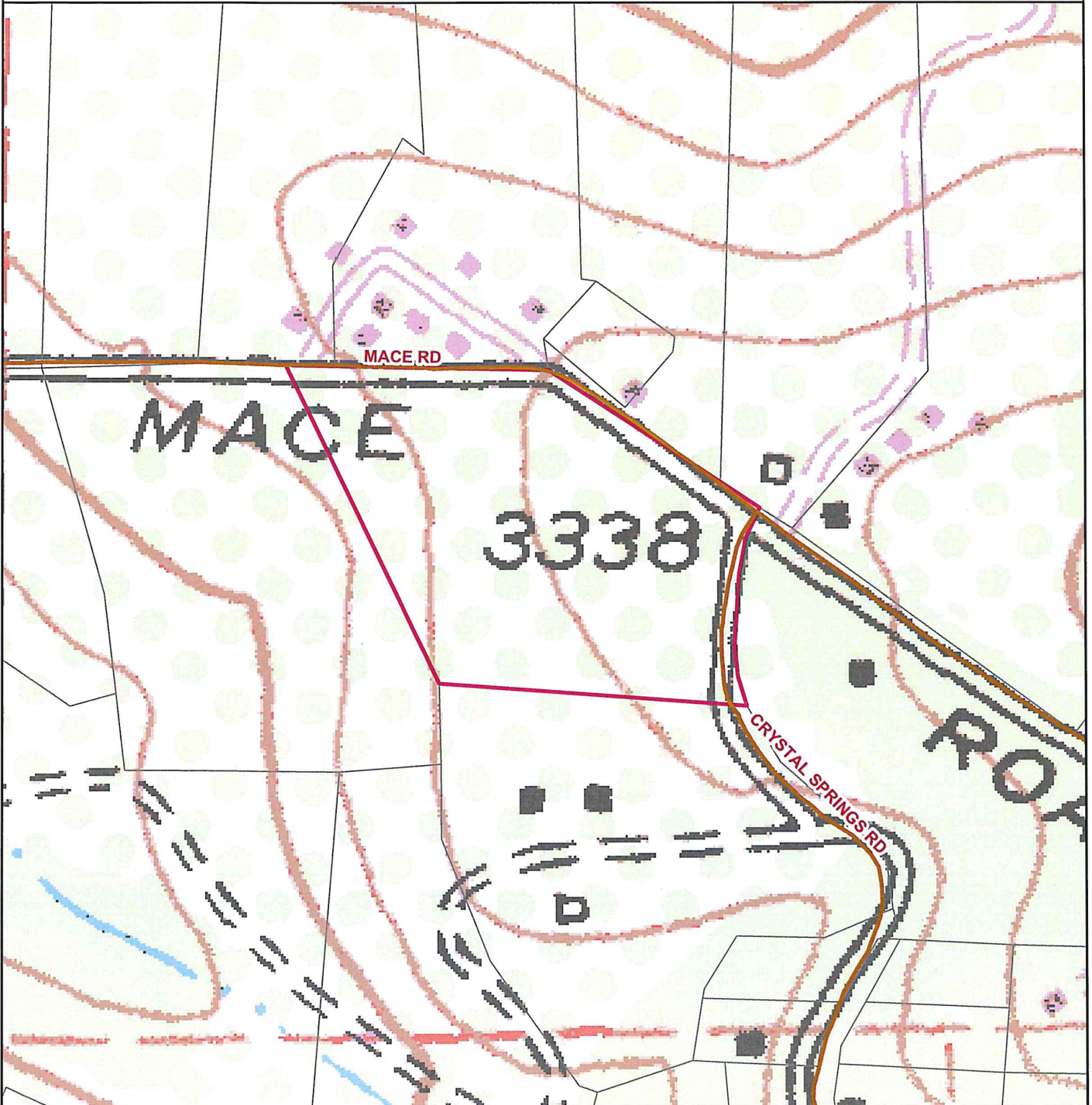
EL DORADO COUNTY SURVEYOR-G.I.S. DIVISION  
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- Butcher
- Aiken loam, 15 to 30 percent slopes
- Aiken loam, 9 to 15 percent slopes, eroded



Map Displayed in State Plane Coordinate System  
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# Butcher Topography



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MAP PREPARED BY: LeeAnne Mills DATE: November 27, 2018

PROJECT ID: projJackson\_1

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**Legend**

- curroads
- Parcels
- Butcher
- Roads



Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)





# Butcher



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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MAP PREPARED BY: Lee Anne Mills DATE: November 27, 2018

PROJECT ID: Jackson\_a

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**Legend**

- Parcel Base
- Butcher
- Roads



Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)

