



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

www.edcgov.us/Government/Planning

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

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PLANNING

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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: Evan Mattes, Senior Planner

DATE: March 22, 2023

RE: **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:

The applicant is requesting administrative relief from the required 200-foot agricultural setback for the above-referenced project 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.

Please see attached application packet which includes site plans that illustrate this request.



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Administrative Permit Application

File # assigned by County ADM 22-0095

Assessor's # (s) 043340028

Project Name/Request (describe proposed use) Build a new ADU on the property within the 200 ft AG setback

Applicant Name Melissa Butcher

Mailing Address 2560 Crystal Springs Road, Camino, CA 95709

Phone: 916-847-2004 Email: melissa@baypower.com

Property Owner Tom and Melissa Butcher

Mailing Address 2560 Crystal Springs Road, Camino, CA 95709

Phone 916-765-1605 916-847-2004 Email tom@baypower.com melissa@baypower.com

Please list additional property owners on a separate sheet, if applicable

Engineer/Architect Seth Real with Real Engineering, Inc.

Mailing Address 2669 Sanders Drive #450, Pollock Pines, CA 95726

Phone: 530-401-3452 Email: seth@realengr.com

Location: The property is located on South side of Mace Road
0 Feet/miles West of the intersection with Crystal Springs Road

In the Camino/Apple Hill Area area. PROPERTY SIZE 10 acres (acreage or SqFt)

Melissa Butcher Date 12-6-22
X Signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date 12/6/22 Fee \$ 594.00 Receipt# R43906 Rec'd by PLB/D Census _____

Zoning PA-20 GPD AL Supervisor Dist 3 Sec _____ Twn _____ Rng _____

Action by Staff Level Action by Board of Supervisors

Approval/Hearing Date _____ Approval/Hearing Date _____

Findings/Conditions Attached

Findings/Conditions Attached

Appeal Approved

Denied



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

2007 DEC - 6 PM 11:23
PLANNING DEPARTMENT

APPLICANT(S) NAME(S): Melissa Butcher
SITE ADDRESS: Was 2560 Crystal Springs Road,
surveying updated address to 2542 Crystal Springs Road, Camino, CA 95709
MAILING ADDRESS: Current mailing address still 2560 Crystal Springs Road, Camino, CA 95709 for now
TELEPHONE NUMBER(S): (DAY) 916-847-2004 (EVE) 916-847-2004
APN#: 043-340-028-000 PARCEL SIZE: 10 acres ZONING: PA-20

LOCATED WITHIN AN AG DISTRICT? [X] YES [] NO ADJACENT PARCEL ZONING: PA-20
Camino

IF THE ADJACENT PARCEL IS ZONED TPZ OR NATURAL RESOURCES, IS YOUR PROPERTY LOCATED WITHIN
A COMMUNITY REGION OR RURAL CENTER? [] YES [X] NO [] NOT APPLICABLE

REQUIRED AG SETBACK: 200 foot SETBACK YOU ARE REQUESTING: 50 ON SOUTH 100 ON EAST foot

REQUESTED USE (AGRICULTURALLY-INCOMPATIBLE):

Building a new residential structure (Accessory Dwelling Unit) within the 200 foot AG setback

DO YOU HAVE A BUILDING PERMIT FOR REQUESTED USE? [] YES (Permit #) [X] NO
In the process of trying to obtain one

PLEASE ANSWER THE FOLLOWING:

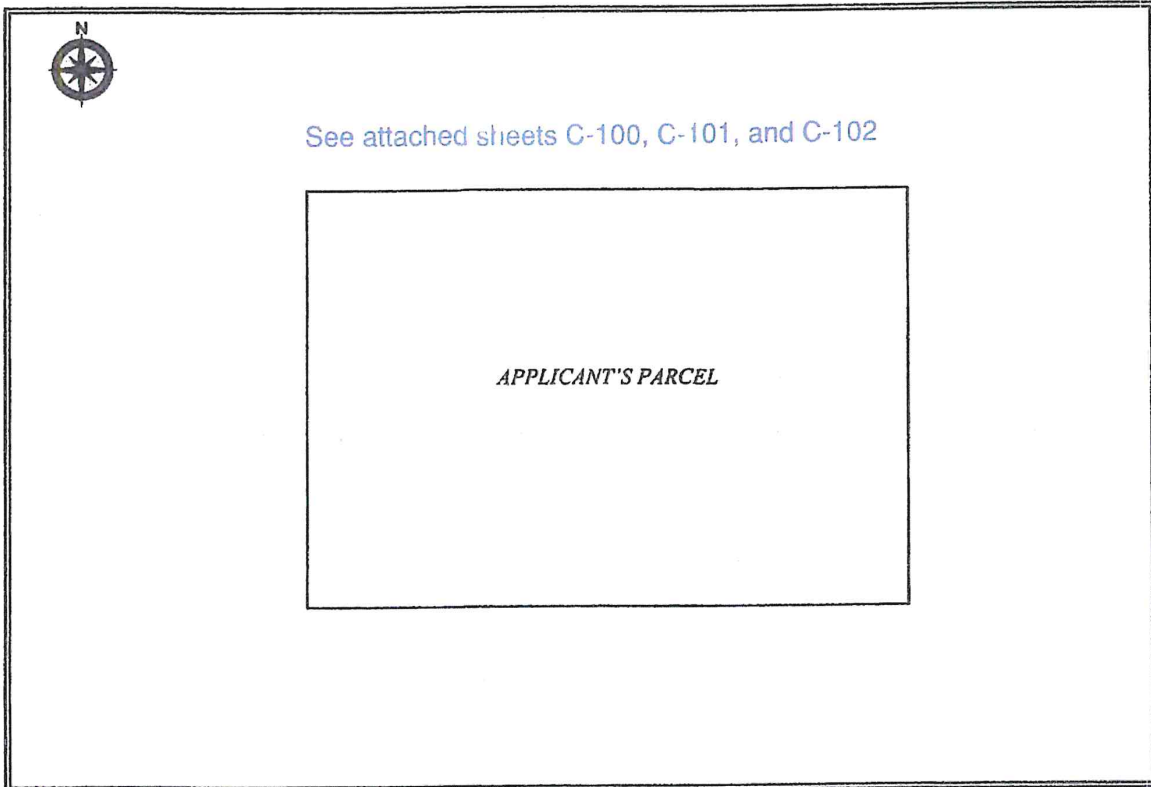
- 1. [X] YES [] NO Does a natural barrier exist that reduces the need for a setback?
2. [] YES [X] NO Is there any other suitable building site that exists on the parcel except within the
required setback?
3. [X] YES [] NO Is your proposed agriculturally-incompatible use located on the property to minimize any
potential negative impact on the adjacent agricultural land?
4. 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 property on the south is not being used for agricultural growing. Primary use is for a wedding venue and horses. Large investments
have been made for these uses and it is highly unlikely that these would be removed for a future farm that produces a crop. There is a
natural barrier of large trees along the property line and the adjacent property's paved driveway follows this tree line.
The property on the east has a small Christmas tree farm where about 4 acres are used for Christmas trees. There is a natural barrier of
large trees along the property line and the road crystal springs follows this tree line as well.

- Protecting Agriculture, People and the Environment -

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?

THE PROPOSED BUILDING SITE OF THE NEW HOME PREVIOUSLY HAD A MOBILE HOME IN THIS LOCATION AS SHOWN ON SHEET C-102. THE MOBILE HOME HAS SINCE BEEN REMOVED. POWER AND WATER ARE ALREADY RUNNING TO THIS BUILDING LOCATION. THE BUILDING LOCATION WAS ALREADY GRADED FOR THE PREVIOUS MOBILE HOME REMOVING MOST OF THE TOPSOIL FOR AGRICULTURAL GROWING PURPOSES.

NEW HOME WILL PROVIDE MORE HOUSING FOR PEOPLE TO WORK THE LAND


APPLICANT'S SIGNATURE

12-6-22
DATE

OFFICE USE ONLY: <input type="checkbox"/> Fee Paid	Date: _____	Receipt #: _____	Initials: _____
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Real Engineering Inc.

RECEIVED

DEC 06 2022

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

Building Permit Application Number: 358394

APN: 043-340--028

Project location: 2560 Crystal Springs Road, Camino, CA 95709

Date: 12/2/2022

Project Narrative

Trying to obtain a building permit to build an Accessory Dwelling Unit at 2560 Crystal Springs Road, Camino, CA 95709. The parcel is zoned PA-20 and the proposed building location is within the 200-foot agricultural setback for a non-compatible structure (residential structure). The property owners are requesting a review by the Agricultural Commission to reduce the agricultural setback on the south side of the property down to 50 ft from 200 ft. And to reduce the agricultural setback on the east side of the property down to 100 ft from 200 ft.

No suitable building site exists outside of the 200' setback area which would not obstruct and limit the use of existing infrastructure and barns already on the property.

The proposed building site of the new home previously had a mobile home in the same location as shown on sheet C-102. The mobile home has since been removed. Unsure if it was considered temporary housing or permanent housing. Power and water are already running to this building location. The building location was already graded for the previous mobile home removing most of the topsoil for agricultural growing purposes. The new home will provide more housing for people to work the land.

The property on the south is not being used for agricultural growing purposes. The primary use is for a wedding venue and horses. Large investments have been made for these uses and it is highly unlikely that these would be removed for a future farm that produces a crop. There is a natural barrier of large trees along the property line and the adjacent property's paved driveway follows this tree line as well.

The property on the east has a small Christmas tree farm where about 4 acres are used for Christmas trees. There is a natural barrier of large trees following Crystal Springs Road. Please see sheet C-102 for reference.

No oaks will be removed during this project and the building is far enough away from any existing oaks to influence their root system.

No landscaping is planned. The landscape is the surrounding farm country.

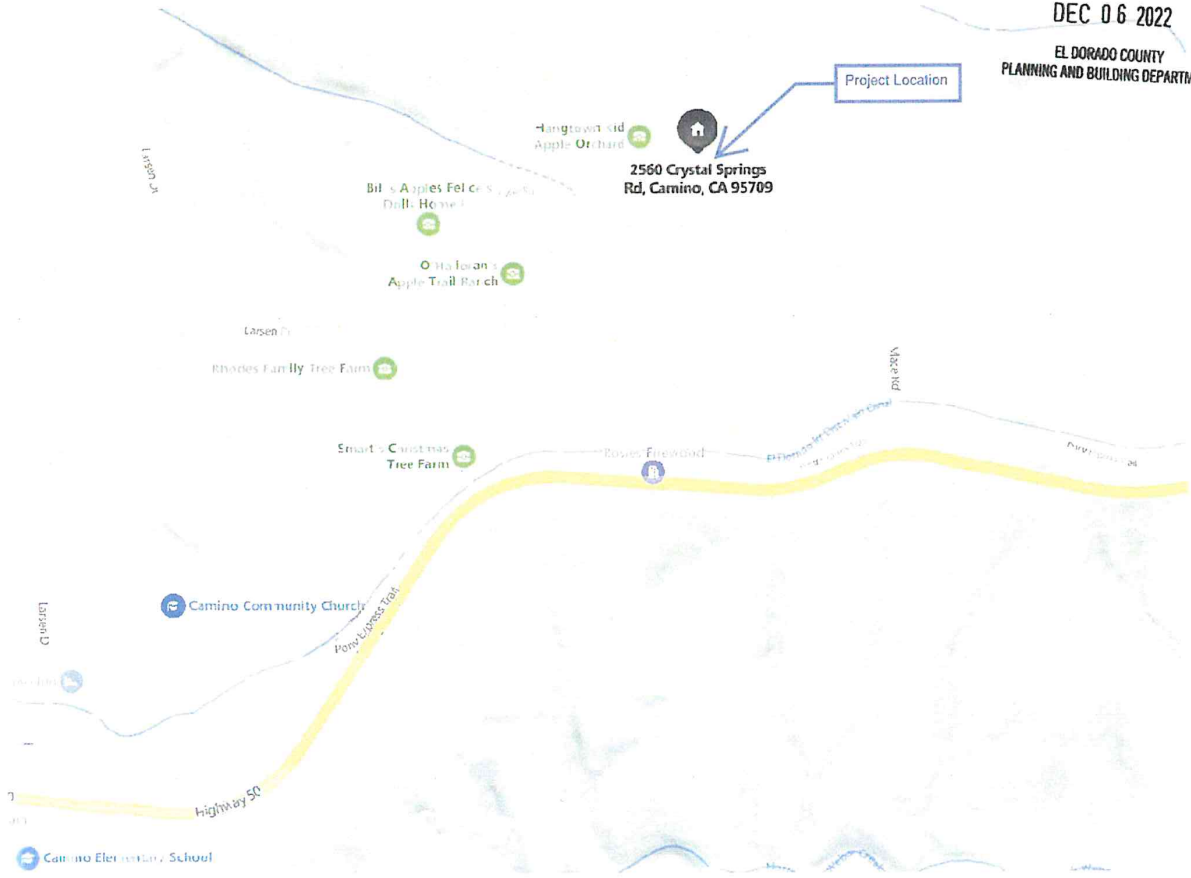
The majority of the exterior lights are can lights in the soffit of the covered porch shining straight down shrouded by the roof/ceiling. There are two exterior wall lights on either side of the garage door that will be shrouded by glass and they will shine away from the neighbors towards the existing house.

Vicinity Map

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