



# AGRICULTURAL COMMISSION

311 Fair Lane  
 Placerville, CA 95667  
 (530) 621-5520  
 (530) 626-4766 FAX  
[elcag@co.el-dorado.ca.us](mailto:elcag@co.el-dorado.ca.us)

*Greg Boeger, Chair – Agricultural Processing Industry*  
*John Winner, Vice-chair – Forestry/Related Industries*  
*Chuck Rocchi – Livestock Industry*  
*Tom Heflin – Fruit and Nut Farming Industry*  
*David Pratt – Fruit and Nut Farming Industry*  
*Lloyd Walker – Other Agricultural Interests*  
*Gary Ward – Livestock Industry*

## MEMORANDUM

# SCAN

**DATE:** June 20, 2007

**TO:** Tom Purciel

**FROM:** Greg Boeger <sup>GB</sup>  
 Chair

**SUBJECT:** ADMINISTRATIVE RELIEF – KNUT LYSSAND

During the Agricultural Commission's regularly scheduled meeting held on June 13, 2007, the following discussion and motion occurred regarding Knut Lyssand requesting administrative relief from agricultural setbacks for a second residential unit. While the subject parcel is not located within an Agriculture District, it is ten (10) acres or more in size and adjacent to Agricultural (RA-40) zoned land and therefore subject to special agricultural setbacks in accordance with the Interim Interpretive Guidelines adopted June 22, 2006. (District II)

Chris Flores reported on her site visit. The application is for Administrative Relief from two, 200 foot Agricultural Setbacks to a 101 foot setback along the southern property line and a 109 foot setback along the eastern property line. Owners would like to reduce the setbacks, as their home is already built to the reported setbacks being requested. The subject parcel is zoned RA-40 (Residential Agriculture) with a NR (Natural Resource) Land Use. The adjoining parcels to the east, south and west are also zoned RA-40. There are no apparent agricultural activities occurring on the parcels to the south or east, currently.

The Commission questioned why they were asked to consider this application for administrative relief as the request was "after the fact." Chris Flores said that she had called Tom Purciel, Associate Planner assigned to this project, regarding the existing home and that he was unaware that the home was already constructed.

Peter Maurer, from Development Services/Planning gave possible explanations as to why the variance process was not met when the building permit was originally obtained.

Knut Lyssand, applicant, gave a brief history of this project. His original building engineer caused several delays which eventually led to the expiration of his permit. He found it difficult to find another engineer to take over the project. He also stated that when he later reapplied for another permit he was under the impression that a 100 foot setback was legal.

Bill Stephans explained that a site visit was done at the request of Planning through their acceptance of the application, and in so doing, the recommendation is to deny the application as the findings cannot be made by the Commission.

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*It was moved by Mr. Walker and seconded by Mr. Ward to recommend the DENIAL of the request to reduce the agriculture setback because the findings to grant relief cannot be made: no natural or manmade barrier exists. Staff recommends the applicant seek relief through the variance process since it appears the non-compatible use structures have already been constructed in the agricultural setbacks. Motion passed.*

**AYES:** Walker, Pratt, Ward, Boeger  
**NOES:** Winner, Bacchi  
**ABSENT:** Heflin

If you have any questions regarding the Agricultural Commission's actions, please contact the Agriculture Department at (5 30) 621-5520.

GB:na

cc: Knut Lyssand