

# ATTACHMENT 6

## DEVELOPMENT SERVICES DEPARTMENT

County of  
EL DORADO

<http://www.co.el-dorado.ca.us/devservices>

PLANNING  
SERVICES



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### MEMORANDUM

FILE

**DATE:** May 9, 2007

**TO:** William Stephans, Dept. of Agriculture-Weights & Measures, Agricultural Commissioner

**FROM:** Tom Purciel, Associate Planner, Planning Services

**SUBJECT:** Request for Administrative Relief from Agricultural Setbacks  
Knut Lyssand / Building Permit Application No. 176291  
APN 093-021-70

It has been determined that the requirements to allow a reduction to the agricultural setbacks by up to 50 percent have not been met, and Planning Services staff recommends that the proposed building site, as shown on site plans submitted on 5/8/07, be reviewed by the Agricultural Commission for a reduced setback determination. The applicant is requesting reduced setbacks from both the south property line, shown at 101', and the east property line, shown at 109', for a second residential unit.

#### Findings of Fact

The owners of the subject parcel are 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.

Under the current Interim Interpretive Guidelines, the Director of Planning can reduce the setbacks by up to 50 percent when five findings (items a through e) can be made.

- a) No suitable building site exists on the subject parcel except within the required setback.

Due to the large size of the parcel and based on limited information provided to Planning Services, it can not be determined that no suitable building site exists except within the required setback.

- b) The adjacent agricultural land does not contain "choice soils" or "choice timber production soils" as defined in the General Plan.

The soil type on the adjacent parcel to the south and east is "MrC", as shown on the Soil Survey of El Dorado Area, April 1974. The soil type "MrC" is considered a "choice" agricultural soil (El

Dorado County Choice Agricultural Soils, June 1991) and also considered to be a soil that is either unique or of local importance (Soil Survey of El Dorado Area, April 1974).

- c) The adjacent land is not located within an agricultural district as designated in the General Plan, or within a Natural Resource designated area if timberland.

The subject parcel and adjacent parcels are not located within a General Plan Agricultural District, and do not consist of timberland in a Natural Resource designated area.

- d) The portion of the adjacent agricultural land adjacent to the subject property does not contain an existing agricultural or timber operation.

No site visit was conducted to determine if there is an existing agricultural or timber operation.

- e) The adjacent agricultural land is not zoned either, Exclusive Agricultural (AE) or Timberland Preserve (TPZ).

The adjacent parcels located to the south and east are not zoned either Exclusive Agricultural (AE) or Timberland Preserve (TPZ).