



AGRICULTURAL COMMISSION

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Greg Boeger, Chair – Agricultural Processing Industry
Lloyd Walker, Vice -Chair – Other Agricultural Interest
Chuck Bacchi – Livestock Industry
Bill Draper – Forestry Related Industries
Ron Mansfield – Fruit and Nut Farming Industry
Tim Neilsen – Livestock Industry
John Smith – Fruit and Nut Farming Industry

AGENDA

October 13, 2010; 6:30pm

Board of Supervisors Meeting Room

330 Fair Lane - Building A, Placerville, California

Public testimony will be received on each agenda item as it is called. The applicant is allocated 10 minutes to speak; individual comments are limited to 3 minutes; and individuals representing a group are allocated 5 minutes.

Items not on the agenda may be addressed by the general public during Public Forum. Comments are limited to 3 minutes per person. The Commission reserves the right to waive said rules by a majority vote. Public Forum is for comments only. No action will be taken on these items unless they are scheduled on a future agenda.

To ensure timely delivery to the Agricultural Commission, written information from the public must be received by the Agriculture Department by the last Thursday prior to the meeting. The Agriculture Department cannot guarantee that any FAX or mail received the day of the meeting will be delivered to the Commission prior to action on the subject matter.

All Agricultural Commission meetings are tape recorded. Anyone wishing to purchase a recorded tape of an Agricultural Commission meeting may do so under the California Public Records Act process for \$5.00 per tape by contacting the Agriculture Department after action has been taken.

Written minutes of the Agricultural Commission can be accessed at <http://www.co.el-dorado.ca.us/ag/commissionagenda.html> or by contacting the Agriculture Department utilizing the California Public Records Act request process.

Pursuant to Government Code §54954.2, any person with a disability who requires a modification or accommodation in order to participate in this public meeting is to contact the Agriculture Department by 4:00pm the day of the meeting.

NOTICE: All Agricultural Commission Administrative Relief decisions pertaining to AGRICULTURAL SETBACKS may file an application with the Board of Supervisors within 10 days of the decision. Such applications shall be made to the Development Services Department.

I. CALL TO ORDER

II. APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

- Minutes of September 8, 2010

IV. PUBLIC FORUM

V. EL DORADO COUNTY WATER AGENCY – Request for Agricultural Commission to consider El Dorado County Water Agency Irrigation Management Program eligibility criteria

- VI. SUNFIELD DEVELOPMENT, LLC** – Scheiber Ranch Tentative Parcel Map, to create two lots ranging in size from 20.2 acres to 273.79 acres located south of Mother Lode Drive and East of French Creek Road in the Shingle Springs area. The subject property is approximately 300 acres in size, currently occupied with a residence, and fronts along French Creek Road in its entirety. The property was a part of a larger tract of land under Agricultural Preserve No. 17. This portion of the agricultural preserve rolled out in September 2006. (District II)

Staff Recommendation: Staff recommends APPROVAL of Sunfield Development, LLC's request for a tentative parcel map, creating two parcels ranging in size from 20.2 acres to 273.79 acres as the findings for General Plan Policy 8.1.4.1 can be made...the proposed parcel map:

- A. *Will not intensify existing conflicts or add new conflicts adjacent residential areas and agricultural activities; and*
- B. *Will not create an island effect wherein agricultural lands located between the project site and other non-agricultural lands will be negatively affected; and*
- C. *Will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to agricultural lands.*

APN: 090-190-01
Area: Mother Lode Drive/Shingle Springs
Planner: Mel Pabalinas

- VII. SPR 10-0009 – MASTROSERIO TASTING ROOM** (Ruggero C. Mastroserio/Phil Pacca/Joe Young, Engineer): A site plan review request for a proposed winery/tasting room to be located in a new 936 square foot structure. The winery/tasting room would be accessed by a non-county maintained road. The property, identified by Assessor's parcel Number 094-130-16, consists of 10.22 acres, and is located on the north side of Fairplay Road approximately 1.68 miles east of the intersection with Mount Aukum Road, in the Somerset area. (District II)

Staff Recommendation: Staff recommends APPROVAL of SPR 10-0009, Ruggero Mastroserio's request for a winery/tasting room, as the project is secondary and subordinate to the agricultural use, will have no significant adverse effect on agricultural production on the subject parcel or surrounding properties, will enhance the economic viability of the agricultural operation and all of the findings can be made for General Plan Policy 8.1.4.1, "...the proposed use:

- A) *Will not intensify existing conflicts or add new conflicts between adjacent residential areas and agricultural activities; and*
- B) *Will not create an island effect wherein agricultural lands located between the project site and other non-agricultural lands will be negatively affected; and*
- C) *Will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to agricultural lands."*

APN: 094-130-16

Area: Fairplay Road/Somerset
Planner: Aaron Mount

VIII. WAC 10-0002, WAC 10-0003, Z 10-0004 & BLA 08-0057 – VAROZZA/BRANDON RANCH (Varozza Trucking Inc. CA Corp/Dan Naygrow/Wayne Swart): A request to rezone from Residential Agricultural-80 Districts (RA-80) to Exclusive Agricultural Districts (AE), a consistency zone change as the parcel is within a Williamson Act contract and the establishment of a two new Williamson Act Contracts as the result of property reconfiguration under BLA 08-0057. The new contracts would replace previous agricultural preserve contract #64. The property, identified by Assessor's Parcel Numbers 091-030-47, -48 & -49 consists of 476.58 acres, and is located on the end of Bonetti Road approximately 1 mile east of the intersection with Brandon Road, in the Latrobe area. (District II)

Staff Recommendation: Staff recommends APPROVAL of WAC 10-0002 as the parcels continue to meet the minimum criteria for a low intensive agricultural operation in Williamson Act Contract:

- 1) Acreage of parcel exceeds the minimum requirement of 50 acres at over 235 acres.
- 2) Capital outlay exceeds the minimum requirement of \$10,000 at over \$34,000.
- 3) Gross income exceeds the minimum requirement of \$2,000/year at \$15,000.

Staff recommends APPROVAL of WAC 10-0003 as the parcels continue to meet the minimum criteria for a low intensive agricultural operation in Williamson Act Contract:

- 1) Acreage of parcel exceeds the minimum requirement of 50 acres at over 233 acres.
- 2) Capital outlay exceeds the minimum requirement of \$10,000 at over \$35,000.
- 3) Gross income exceeds the minimum requirement of \$2,000/year at \$23,000.

Staff recommends APPROVAL of BLA 08-0057, as the findings for Government Code Section 51257 (a) can be made if the original contract is rescinded and new contracts are simultaneously entered into:

- 1) The new contract would enforceably restrict the adjusted boundaries of the parcel for an initial term for as least as long as the unexpired term of the rescinded contract, but for not less than 10 years.
- 2) There is no net decrease in the amount of the acreage restricted.
- 3) At least 90 percent of the land under the former contract remains under the new contract.
- 4) After the lot line adjustment, the parcels of land subject to contract will be large enough to sustain their agricultural use, as defined in Section 51222.
- 5) The lot line adjustment would not compromise the long-term agricultural productivity of the parcel or other agricultural lands subject to a contract.
- 6) The lot line adjustment is not likely to result in the removal of adjacent land from agricultural use,
- 7) The lot line adjustment does not result in a greater number of developable parcels than existed prior the adjustment, or an adjusted lot that is inconsistent with the General Plan.

Staff recommends APPROVAL of Z 10-0004 as it is consistent with the property entering into a new Williamson Act Contract and the findings for General Plan Policy 8.1.4.1 can be made. The proposed rezone:

- A. Will not intensify existing conflicts or add new conflicts between adjacent residential areas and agricultural activities; and*
- B. Will not create an island effect wherein agricultural lands located between the project site and other non-agricultural lands will be negatively affected; and*
- C. Will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to agricultural lands.*

APN: 091-030-47, -48 & -49
Area: Bonetti Road/Latrobe
Planner: Aaron Mount

IX. DRAFT ZONING ORDINANCE REVIEW – Continued from the September 8, 2010 meeting

- Chapter 17.21 – Agricultural and Resource Zones
- Article 4 – Specific Use Regulations
- Chapter 17.22 - Commercial Zones
- Article 8 – Glossary

X. DRAFT RANCH MARKETING ORDINANCE REVIEW – Continued from the September 8, 2010 meeting

XI. FUTURE BUSINESS

- San Stino Pre-Application (Conceptual Review)

XII. LEGISLATIVE ISSUES

- Update

XIII. CORRESPONDENCE

- None received

XIV. OTHER BUSINESS

- None

XV. ADJOURNMENT