



AGRICULTURAL COMMISSION

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Greg Boeger, Chair – Agricultural Processing Industry
Lloyd Walker, Vice-chair – Other Agricultural Interests
Chuck Bacchi – Livestock Industry
Tom Heflin – Fruit and Nut Farming Industry
Dave Pratt – Fruit and Nut Farming Industry
Bill Draper – Forestry/Related Industries
Gary Ward – Livestock Industry

AGENDA

February 13; 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 5 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 January 9, 2008

IV. PUBLIC FORUM

V. Ranch Marketing/Winery Ordinance Update

VI. Oak Woodlands Management Update

VII. Discussion & recommendation regarding the Agricultural Commission By-laws (Attachment A) and Chapter 2.18 of the El Dorado County Code (Attachment B) draft amendments, regarding the Ex-Officio, Registered Professional Forester.

Staff Recommendation: Recommend the proposed amendments to the Agricultural Commission By-Laws and Chapter 2.18 of the El Dorado County Code be forwarded to the El Dorado County Board of Supervisors for adoption.

VIII. *Affordable Housing/Agricultural Worker Housing – Presentation by Peter Maurer, Development Services/Planning

* This Item Moved to:
March 12, 2008 Meeting

IV. Carson Creek El Dorado, LLC - Carson Creek Phase 2 and unit 1 Tentative Subdivision map. The proposed project specifically consists of the following request: 1) Large-Lot Tentative Subdivision Map (Phase 0) of a 553 acre site creating 24 lots for financing and phasing purposes, ranging from 0.5 acres to 150 acres in size; 2) Small-Lot Tentative Subdivision Map (Carson Creek Phase 2, Unit 1) of Large Lots 3-7 (Village 8) and Lots 1 and 2 (Village 6B) from 95.2 acre site to create a Class 1 residential subdivision encompassing a total of 302 residential lots ranging from 4,725 square feet to 14,850 square feet, 18 landscape lots, four open space lots, two private in-tract road lots, and one utility lot (pump station); 3) Minor Amendment to the Carson Creek Specific Plan consisting of the following modifications: A) Re-alignment of major residential collector (Caron Crossing Drive); B) Increase of Right-of-Way for residential collector (Carson Crossing Drive) from 60' to 80'; 4) A request for Design Waiver(s) of the following El Dorado County Design and Improvement Standard manual (DISM) road standards: A) Construction of Carson Crossing Drive encroachment onto Golden Foothill Parkway based on Standard Plan 103E without the 100' tapers; and B) Construction of all proposed encroachments onto Carson Crossing Drive based on Standard Plan 103D without the 100' tapers. (District 2)

Staff Recommendation: Recommend APPROVAL of Carson Creek El Dorado, LLC Carson Creek Phase 2 and unit 1 Tentative Subdivision map because the proposed project is in the El Dorado Hills Community Region; the General Plan Land Use designation is Adopted Plan and the proposed project is consistent with the General Plan. Staff also recommends that any future sub-division of "Open-Space" or "Park" areas currently in the plan which are adjacent to Agricultural Lands comply with policies 8.1.3.1 and 8.2.2.5 as adopted in the 2004 General Plan. Staff also recommends the Agricultural Commission notes that 553 acres of grazing land will be lost to urban development without mitigating the loss of sustainable grazing land as required by General Plan Policy 8.1.2.1.

APN: 108-040-07
Area El Dorado Hills
Planner: Mel Pabalinas

- X.** P 74-0360 C – Nuss Map Amendment (Michael John Nuss/David Waddell): A parcel map correction requesting the removal of a portion of the twenty-five foot wide non-exclusive road and PUE and the ten foot wide access easement delineated on the subject parcel map to bring a non-conforming structure within the easement into compliance. The property, identified by Assessor's Parcel Number 101-141-82-1, consists of 2.11 acres, and is located on the north and east sides of Elkhorn Mill Road approximately 700 feet northeast of the intersection with Pony Express Trail, in the Pollock Pines area. (District 2)

Staff Recommendation: Recommend APPROVAL of P 74-0360 C – Nuss Map correction removing a portion of the twenty-five foot wide non-exclusive road and Public Utilities Easement and the parcel map delineation of the ten foot wide access easement to bring a non-conforming structure within the easement into compliance because, as required by General Plan policy 8.4.2.1, the following findings can be made: a) The proposed use will not be detrimental to that parcel or to adjacent parcels for long term forest resource production value or conflict with forest resource production in that general area; b) The proposed use will not intensify existing conflicts or add new conflicts between adjacent proposed uses and timber production and harvesting activities; c) The proposed use will not create an island effect wherein timber production lands located between the project site and other non-timber production lands are negatively affected; d) The proposed use will not hinder timber production and harvesting access to water and public roads or otherwise conflict with the continuation or development of timber production harvesting; and e) The proposed use will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to timber production lands to the north. Staff recommends noting there is a potential incompatible structure located on the property and that any future remodeling or additions to the incompatible structure may require Agricultural Commission review.

APN: 101-141-82-1

Area: Elkhorn Mill Road/Pollock Pines

Planner: Thomas Lloyd

- XI.** P 07-0051 – O'Haver Parcel Map (Jerry and Bette O'Haver/Gene E. Thorne Engineering): A request for a parcel map to create two (2) lots, ranging in size from 10.06 acres to 10.16 acres from a 20.12 acre site. The property, identified by Assessor's Parcel Number 079-270-06-01, consists of 20.12 acres, and is located on the south side of Pleasant Valley Road approximately 2 miles east of the intersection with Mt. Aukum Road, in the Pleasant Valley area. (District 2)

Staff Recommendation: Recommend APPROVAL of P 07-0051 – O'Haver request for a parcel map to create two (2) lots, ranging in size from 10.06 acres to 10.16 acres because it complies with General Plan policy 8.1.4.1 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. It is also consistent with General Plan policies 8.1.3.1 and 8.2.2.5. Staff further recommends that a 200 foot setback be recorded on the parcel adjacent to the RA-20 zoned property.

APN: 079-270-06
Area: Pleasant Valley Road/Pleasant Valley
Planner: Thomas Lloyd

- XII.** Craig & Kimberly Dighero requesting Administrative Relief from Agricultural Setbacks for the proposed single-family residence to be located 30 feet from the east property line. The subject parcel is adjacent to Residential Agricultural (RA-40) zoned land and therefore subject to special agricultural setbacks in accordance with the Interim Interpretive Guidelines adopted June 22, 2006. The proposed single-family residence does not meet the requirements for the Development Services Director to allow up to a 50 and/or a 75 percent setback reduction and therefore requires the Agricultural Commission review for administrative relief. (District 3)

Staff Recommendation: Recommend APPROVAL of Craig & Kimberly Dighero request for Administrative Relief from Agricultural Setbacks for the proposed single-family residence to be located no less than 30 feet from the east property line based on the following findings: a) no suitable building site exists on the subject parcel except within the required setback; b) the proposed noncompatible use/structure is located on the property to reasonably minimized the potential negative impact on the adjacent agricultural land; c) based on the site characteristics of the subject parcel and the adjacent agricultural zoned land, the Commission has determined that the location of the proposed non-compatible use/structure would reasonably minimize potential negative impacts on agricultural or timber production use; d) there is currently no agricultural activity on the agriculturally zoned parcel(s) adjacent to the subject parcel and the Commission has determined 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. 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.

APN: 089-150-22
Area: Bear Rock Road/Placerville
Planner: Kristin Davis

XIII. LEGISLATIVE ISSUES

- Legislative Update

XIV. CORRESPONDENCE

- Darrin and Amy Yost request for administrative relief from an agricultural setback, to allow a proposed addition to an existing single-family dwelling to be built no less than 150' from the south property line. Concurrence with the Development Services Director decision was submitted due to this parcel meeting one of the six findings contained in Resolution No. 079-2007 – Exhibit A - Criteria and Procedures for Administrative Relief from Agricultural Setbacks Section B.2(a) – the subject parcel is 5 acres or less.

XV. OTHER BUSINESS

P 07-0024 – James and Charlene Williams (Patterson Development) request for a tentative parcel map to create three (3) lots ranging in size from 5.031 acres to 7.36 acres from an existing 17.49 acre parcel.

XVI. ADJOURNMENT