



AGRICULTURAL COMMISSION

311 Fair Lane
Placerville, CA 95667
(530) 621-5520
(530) 626-4756 FAX
eldcag@co.el-dorado.ca.us

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

AGENDA

April 9, 2008; 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 March 12, 2008

IV. PUBLIC FORUM

V. Ranch Marketing/Winery Ordinance Update

VI. Discussion of General Plan Policy 8.1.3.1

“Agriculturally zoned lands including Williamson Act Contract properties shall be buffered from increases in density on adjacent lands by requiring a minimum of 10 acres for any parcel created adjacent to such lands. Those parcels used to buffer agriculturally zoned lands shall have the same width to length ratio of other parcels.”

- VII. William & Amelia Dolan** – A request for administrative relief from agricultural setbacks for the proposed single-family residence to be located 187 feet from the southeast property line. The subject parcel is adjacent to Residential Agricultural (RA-20) 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 2)

Staff Recommendation: recommends APPROVAL of William and Amelia Dolan's request for administrative relief from a 200 foot agricultural setback, allowing a setback of 187 feet from the RA-20 zoned parcel to the east, as it can be demonstrated that the topography of the site acts as a natural barrier and the proposed detached garage will act as a man-made barrier, which will reasonably minimize any negative impacts on agricultural use. 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: 093-040-48
Area: Canyon View Drive/Somerset
Planner: Kristin Davis

- VIII. Z 07-0057 & P 07-0052 – LIVING CARE REZONE & PARCEL MAP (Living Care 1, LLC, Demetre Haralambakis/Gene E. Thorne & Associates, Inc.):** A request to rezone a property from RE-5 (Estate Residential – 5 Acre) to R1A (One-Acre Residential) and a tentative parcel map creating four (4) lots ranging in size from 1.01 acres to 1.71 acres with the following design waivers: 1) To not require the application of general plan transportation and circulation element policy TC-41 which seeks the inclusion of pedestrian/bike paths, where feasible; 2) To not require inclusion of a 10-foot roadway shoulder along the project frontage on Cold Springs Road; 3) To allow greater than 3:1 lot depth to width ratio; 4) To allow a 50-foot road right-of-way for Boulder Lane; 5) To allow the centerline of boulder Lane to not follow the centerline of the proposed right-of-way. The property, identified by Assessor's Parcel Number 323-250-42, consists of 5.08 acres, and is located on the south side of Cold Springs Road southwest of the intersection with Boulder Lane, in the Placerville area. (District 3)

Staff Recommendation: recommends DENIAL of the Living Care Rezone and Parcel Map request to rezone APN 323-250-42 from RE-5 to R1-A and a tentative parcel map creating four lots ranging in size from 1.01 acres to 1.71 acres as the fundamental, mandatory, and specific, General Plan Policy 8.1.3.1, requires a 10 acre minimum parcel size adjacent to

Agriculturally zoned lands.

APN: 323-250-42
Area: Cold Springs Road/Placerville
Planner: Rob Peters

IX. LEGISLATIVE ISSUES

- Legislative update

X. CORRESPONDENCE

- No report

XI. OTHER BUSINESS

- 08-0010 Boundary Line Adjustment application – C.J. Smith III
- 08-0011 Boundary Line Adjustment application – Wayne Swart
- 08-0016 Boundary Line Adjustment application – Robert Bell

XII. ADJOURNMENT