



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
John Smith – Fruit and Nut Farming Industry
Gary Ward – Livestock Industry

AGENDA

May 12, 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 April 14, 2010

IV. PUBLIC FORUM

V. RANCH MARKETING

VI. Z 10-0001 – TPZ to RE-10 and Roll-out (James E. Wainscott):

Timberland Preserve Zone District (TPZ) to Estate Residential District (RE-10) and ten year roll out of the Timberland Preserve Zone District (TPZ). The property, identified by Assessor's Parcel Numbers 096-120-45, and 096-120-46, consists of 21.7 acres, and is located on the south side of Fort Jim Road approximately 1.25 miles east of the intersection with Newtown Road, in the Placerville Periphery area. (District 2)

Staff Recommendation: Staff recommends APPROVAL of Mr. Wainscott's request to rezone APN 096-120-45 and 096-120-46 from Timber Production Zone (TPZ) to Residential Estate Ten-Acre (RE-10) with a ten year roll-out, as the parcels are primarily residential, are not being used for commercial timber production, are surrounded by residentially zoned parcels, and are more consistent with the RE-10 zoning standards.

APN: 096-120-45 and -46
Area: Fort Jim Road/Placerville
Planner: Michael Baron

- VII. Stephan J. Stinson – Requesting administrative relief from agricultural setbacks** for a Second Single-Family Dwelling to be located 150 feet from the west side of the property and 50 feet from the north side of the property. The subject parcel is adjacent to property zoned Exclusive Agricultural (AE) and therefore subject to special agricultural setbacks in accordance with the Interim Interpretive Guidelines.

Pursuant to the administrative relief criteria and procedures adopted by the Board of Supervisors on April 17, 2007, the applicant does not qualify for Development Services Director approval, and Agricultural Commission review is requested as described in Section B, Subsection 3. (District 2)

Staff Recommendation: Staff recommends APPROVAL of Stephen Stinson's request for administrative relief from 200 foot agricultural setbacks, allowing a setback of 50 feet from the north property line and 150 feet from the west property line for a proposed single family residence, as the following findings can be made:

- a) No suitable building site exists on the subject parcel except within the required setback due, but not limited to, compliance with other requirements of the General Plan or other County development regulations;*
- b) The proposed non-compatible use/structure is located on the property to reasonably minimize the potential negative impact on the adjacent agricultural or TPZ zoned land; and*
- c) Based on the site characteristics of the subject parcel and the adjacent agricultural zoned land including, but not limited to, topography and location of agricultural improvements, etc, the Commission determines that the location of the proposed non-compatible structure would reasonably minimize potential 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: 078-240-03
Area: Springer Road/Placerville
Planner: Priscilla Maxwell

VIII. AG DISTRICT REVIEW – Contested Parcels

Camino-Fruitridge: 043-011-25, 043-011-34, 043-011-35, 043-011-37

Oak Hill: 046-032-02, 046-032-13

Coloma: 074-050-33, 074-050-34, 105-010-64, 105-010-65, 105-010-66,
105-050-14, 880-374-81

Fair Play-Somerset: 093-021-71, 093-021-72, 093-250-23, 040-011-35, 040-011-36,
041-960-08, 095-011-40, 095-011-80, 095-011-81, 095-011-82,
095-030-44, 095-030-45

* Low Density Residential (LDR): 041-960-01, 041-960-03, 095-
100-21, 095-100-32 (John Smith providing site visit information)

IX. FUTURE BUSINESS/ISSUES

- Zoning Ordinance Update (Relating to Agriculture) – Setting of Workshop Date
- Winery Ordinance Review
- Federally Proposed NPDES Permit (Federal EPA)

X. LEGISLATIVE ISSUES

- AB 1721 (Swanson)
- AB 2595 (Huffman)

XI. CORRESPONDENCE

XII. OTHER BUSINESS

- Bill Draper – Sustainable Forest Action Coalition update
- Suitability of Land Category I Chart and Vineyard Soils Report

XIII. ADJOURNMENT