



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

August 12, 2009; 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 July 8, 2009

IV. PUBLIC FORUM

V. Ranch Marketing – update and discussion

VI. Z06-0040/P06-0043 – Marcyan Rezone & Parcel Map (Susan D. Marcyan/Baker-Williams Engineering Group): A request to rezone the subject parcel from Residential Agricultural 20-Acre/Planned Development (RA-20/PD) to Residential Agricultural 20-Acre (RA-20) and a parcel map request to create two parcels of 20 and 26.2 acres in size. The property, identified by Assessor's Parcel Number 073-020-43, consists of 46.23 acres and is located

on the west side of State Route 193 approximately 600 feet east of the intersection with Coon Creek Road in the Cool area. (District 4)

Staff Recommendation: Staff recommends APPROVAL of the request for a zone change from Residential Agricultural – 20 District, Planned Development (RA-20 PD) to RA-20 and the request for a parcel map to create two parcels consisting of 26.2 acres and 20 acres as the proposed parcel sizes are consistent with the current and proposed zoning, are consistent with the parcel’s land use designation, 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;*
- 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.*

Additionally, if the project is approved, staff recommends that all parcels created adjacent to agriculturally zoned land, be required to incorporate the 200 foot agricultural setback on the tentative and final parcel maps.

APN: 073-020-43
Area: State Route 193/Cool
Planner: Tom Dougherty

- VII.** S 09-0016 – Miraflores Winery Storage (Victor Alvarez/James Whitmarsh): A request for a special use permit to construct a 3,593 square foot product storage and public tasting room for the Miraflores Winery. The property, identified by Assessor’s Parcel Number 079-010-79, consists of 130 acres, and is located on the east side of Four Springs Trail at the intersection with Sly Park Road, in the Pleasant Valley area. (District 2)

Staff Recommendation: Staff recommends APPROVAL of the request for a Special Use Permit to allow the construction of a 3,593 square foot product storage and public tasting room for the MiraFlores Winery on APN 079-010-79, as the proposed use is a continuation of current uses, remains consistent with Government Code Section 51238.1 (a), will not add any new uses to the already existing winery operation, will not result in any additional impacts and the findings can still 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;*
- 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.*

Staff further recommends that the Winery Ordinance be amended to require a Site Plan Review and NOT a CUP or SUP when a project does not result in a change in use or additional impacts.

APN: 079-010-79
Area: Four Springs Trail/Pleasant Valley
Planner: Jason Hade

- VIII.** BLA-09-0005 Boundary Line Adjustment – Thomas R. Van Noord: The parcels for the boundary line adjustments, APN: 089-010-43, 44, 46 and 47 are currently under Williamson Act Contract #283. The property is located on Thompson Hill Road one mile east of the intersection with Lotus Road in the Gold Hill area. (District 4)

*Staff Recommendation: Staff recommends DENIAL of BLA 09-05; Thomas Van Noord's request for a boundary line adjustment to four Williamson Act parcels (APN's 089-010-43, -44, -46, and -47), as currently configured because **all** proposed parcels must be consistent with the General Plan and meet the minimum parcel size requirement of the AL land use designation (20 acres). Furthermore, as currently configured, the required finding pursuant to Government Code Section 51257(a)(7) cannot be made.*

APN: 089-010-43, 44, 46 and 47
Area: Thompson Hill Road/Gold Hill
Planner: Aaron Mount

IX. Ag District Review

Camino-Fruitridge

*Staff Recommendation: Staff recommends the following Assessor's Parcel Numbers (25) be **added** to the Camino-Fruitridge Ag District:*

043-011-25, 043-011-32, 043-011-33, 043-011-34, 043-011-35, 043-011-36, 043-011-37, 043-480-22, 043-480-23, 043-480-30, 043-480-33, 043-480-39, 043-480-40, 043-480-41, 043-480-46, 043-480-47, 084-200-12, 084-200-17, 084-200-57, 085-570-25, 100-060-37, 100-060-40, 100-060-41, 100-140-01, 100-140-22

Gold Hill

*Staff Recommendation: Staff recommends the following Assessor's Parcel Numbers (7) be **added** to the Gold Hill Ag District:*

089-010-43, 089-010-27, 089-010-45, 089-010-47, 089-010-44, 089-120-31, 317-030-09

*Staff Recommendation: Staff recommends the following Assessor's Parcel Numbers (26) be **omitted** from the Gold Hill Ag District:*

006-301-12, 006-480-30, 006-301-11, 006-480-33, 006-301-09, 006-311-04, 006-301-05, 006-480-32, 006-480-31, 006-301-07, 006-480-11, 006-480-12, 006-470-37, 006-470-38, 089-110-02, 089-110-03, 089-110-04, 089-110-37, 089-110-36, 089-110-35, 089-110-34, 089-110-32, 089-110-28, 089-260-05, 089-110-20, 089-110-54

Oak Hill

*Staff Recommendation: Staff recommends the following Assessor's Parcel Numbers (9) be **added** to the Oak Hill Ag District:*

046-820-21, 046-032-51, 046-820-23, 046-820-22, 046-820-06, (and questionable parcels due to topography: 046-032-01, 046-032-02, 046-032-14, 046-032-13)

X. LEGISLATIVE ISSUES

- AB 443 (Gagliani) – Apple Pests: Pest & disease prevention
- AB 580 (Huber) – Onsite sewage treatment systems
- AB 905 (Assembly Ag Committee) – 200# exemption for produce
- SB 715 (Wolk) – Agricultural Lands: Williamson Act

XI. CORRESPONDENCE

XII. OTHER BUSINESS

- Bill Draper – Sustainable Forest Action Coalition update
- Boundary Line Adjustment BLA 09-0023 – CTA Engineering & Surveying
- Boundary Line Adjustment BLA 09-0025 – Charlie Peters
- Agricultural Commissioner Concurrence of Ag Setback Relief – Peter & Sarah Hacker
- Agricultural Concurrence of Ag Setback Relief – Wells Fargo Bank Trust
- Verizon Wireless Special Use Permit Revision – S 64-0012 R

XIII. ADJOURNMENT