



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
Tom Heflin, Fruit and Nut Farming Industry
Dave Pratt, Fruit and Nut Farming Industry
Gary Ward, Livestock Industry

AGENDA

September 10 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 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 9, 2008
- Minutes of August 13, 2008

IV. PUBLIC FORUM

V. Ranch Marketing/Winery Ordinance Update

VI. Z 08-0021, PD 08-0012 & TM 08-1472 – Indian Creek Ranch (Echo Lane Investors, LLC/Carlton Engineering, Inc.): A request to rezone from Residential 3-Acre Minimum (R3) and Agriculture (A) to Estate Residential 5-Acre Planned Development (RE-5-PD) and Single Family 3-Acre Planned Development (R3-A-PD). A development plan and a tentative subdivision map to create 74 single family residential lots ranging in size from 1.00 to 2.53 acres, 11 open space lots, and one remaining lot. The property, identified by Assessor's Parcel Numbers 327-050-02, 327-060-03, -04, -07 & -08, 327-070-55 & 56 and 327-080-04, consists of 177.81 acres, and is located on the north side of Echo Lane

approximately 2,000 feet west of the intersection with El Dorado Road in the Placerville area. (District 3)

Staff Recommendation: Recommend CONDITIONAL APPROVAL of Z 08-0021, PD 08-0012, & TM 08-1472, if APN 327-060-08 remains open space without the ability to be developed unless the agriculturally zoned parcels are rezoned to something other than agriculture, then the findings can be made for General Plan Policy 8.1.4.1, which states 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*

APN: 327-050-02
Area: El Dorado Road/Placerville
Planner: Pierre Rivas

- VII.** A 08-0011, Z 08-0022 & P 08-0024 – Fairchild General Plan Amendment (Kenneth Scott Fairchild/Jeff Crovitz): A request for a general plan amendment to remove the Agricultural District overlay from the subject site, expand the Fairplay rural center boundary to include the project site, and change the land use designation on the proposed residential parcels from Rural Residential (RR) to Low Density Residential (LDR) and from Rural Residential (RR) to Commercial (C) for the proposed commercial parcel, a total of three parcels are proposed. A rezone to change proposed parcel three from Estate Residential Five-Acre (RE-5) to Commercial-Planned Development (C-PD), proposed parcels one and two would retain current zoning of Estate Residential Five-Acre (RE-5), and a tentative parcel map to create three parcels ranging in size from five to ten acres. Proposed parcel three would be for a commercial use while proposed parcels one and two would be for residential use. The property, identified by Assessor's Parcel Number 094-080-04, consists of 23.00 acres, and is located on the south side of Perry Creek Road approximately 0.3 miles east of the intersection with Fairplay Road, in the Fairplay area. (District 2)

Staff Recommendation: Recommend APPROVAL of A 08-0011, Z 08-0022, & P 08-0024, as the findings can be made for General Plan Policy 8.1.4.1, which states the proposed changes;

- 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.*

APN: 094-080-04
Area: Fairplay Road, Fairplay
Planner: Jason Hade

- VIII.** SPR02-0008R (2), Fenton Herriott Vineyard, second revision to an approved Site Plan Review application. The applicant is requesting to reduce the square footage of the wine storage, tasting room, kitchen and event center. Also requested is the construction of a 3,500 square-foot building for wine production and storage, a 1,110 square foot open pavilion, the removal of the public pool verbiage, removing the 500-case per acre planted limit, and the re-wording of the amplified music restriction to allow it to levels specified by the General Plan Noise element. The application is being distributed to the Commission for review in reference to General Plan Policy 8.1.4.1. (District 3)

Staff Recommendation: Recommend APPROVAL of SPR 02-0008R, as the findings can be made for General Plan Policy 8.1.4.1, which states 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*

APN: 049-080-16
Area: Jacquier Court/Placerville
Planner: Tom Dougherty

IX. LEGISLATIVE ISSUES

- Legislative update

X. CORRESPONDENCE

- Richard & Betty Creason

XI. OTHER BUSINESS

- McCarty, Robert – Agricultural Commissioner Concurrence

XII. ADJOURNMENT