



# 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  
Tim Nielsen – Livestock Industry  
John Smith – Fruit and Nut Farming Industry

## AGENDA

**September 12, 2012 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.**

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### I. CALL TO ORDER

### II. APPROVAL OF AGENDA

### III. APPROVAL OF MINUTES

- Minutes of May 9, 2012

### IV. PUBLIC FORUM

### V. Request for Agricultural Commission Review of a new Williamson Act Contract for WAC 12-0002 and WAC 12-0003 – Dan Varozza.

In accordance with Board of Supervisors Policy C-12, a new Williamson Act Contract for a partition is being requested for Assessor's Parcel Number 087-021-30, a 226 acre parcel, from Agricultural Preserve No. 36. The applicant wishes to establish a new contract in order to build a home on the parcel. The parcel is located on the south side of Memory Lane ¾ miles east of the intersection with South Shingle Road in the Latrobe area. The existing Williamson Act Contract, Ag Preserve #36, would be amended to reflect the change. (District 2)

*Staff Recommendation: Staff recommends APPROVAL of WAC 12-0002 as the parcel, APN 087-021-30-100, meets the minimum criteria for a low intensive agricultural operation in Williamson Act Contract:*

- 1) Acreage of parcel exceeds the minimum requirement of 50 acres at over 226 acres.
- 2) Capital outlay exceeds the minimum requirement of \$10,000 at over \$130,000.
- 3) Gross income exceeds the minimum requirement of \$2,000/year at \$2,226.

*Staff recommends APPROVAL of WAC 12-0003 as the remaining parcels, APN's 087-021-20, -27, -28, -42, 087-040-35, -89, -91, 087-123-01, 091-020-07, -21, 091-030-21, 091-040-14, 091-140-01, -03, 091-200-13, and -14, continue to meet the minimum criteria for a low intensive agricultural operation in Williamson Act Contract:*

- 1) Acreage of parcels exceeds the minimum requirement of 50 acres at over 1,800 acres.
- 2) Capital outlay exceeds the minimum requirement of \$10,000.
- 3) Gross income exceeds the minimum requirement of \$2,000/year.

APN: 087-021-30-100  
Planner: Gina Paolini  
Area: Latrobe

- VI. S04-0001R Oakstone Winery (Smith, John and Susan):** Request for Agricultural Commission Review of a Special Use Permit revision to add additional uses to the existing approved winery facility. The requested uses include public wine tasting, the sale of wine on-site to the public, marketing activities, picnic areas and retail sales. The property, identified by Assessor's Parcel Number 095-080-56, consists of 21 acres, and is located on the south side of Irish Acres Road .2 miles West of the intersection with Slug Gulch Road, in the Fair Play area. (District 2)

*Staff Recommendation: Staff recommends APPROVAL of S04-0001R, John and Susan Smith's request for a tasting room and additional uses, as the project is secondary and subordinate to the agricultural use and will have no significant adverse effect on agricultural production on the subject parcel or surrounding properties and is therefore compatible with the Williamson Act Contract, all proposed uses are in conformance with the current Winery Ordinance, 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; 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.

APN: 095-080-56  
Planner: Aaron Mount  
Area: Fair Play

**VII. Targeted General Plan Amendment/Zoning Ordinance Update** – Chris Flores and Valerie Zentner

**VIII. Review of Agricultural Commission By-laws** – Charlene Carveth

**IX. LEGISLATION AND REGULATORY ISSUES** – Charlene Carveth

**X. CORRESPONDENCE and PLANNING REQUESTS** – Charlene Carveth

- Ag Commissioner Concurrence of Agricultural Setback Relief – Paul Toogood
- Temporary Use Permit for Girard Winery “Bastille Day”
- Ag Commissioner Concurrence of Agricultural Setback Relief – Pat Woodruff
- Temporary Use Permit for Oakstone Winery

**XI. OTHER BUSINESS** – Charlene Carveth

- 2011 El Dorado and Alpine Counties Crop Report
- USDA Presentation Update
- Disaster Relief Update

**XII. ADJOURNMENT**