



AGRICULTURAL COMMISSION

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

AGENDA

December 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 November 5, 2008 – Special Meeting
- Minutes of November 12, 2008

IV. PUBLIC FORUM

V. Ranch Marketing/Winery Ordinance Update

VI. P 08-0030 – Harris Parcel Map (Mary Nugent/Wayne Swart): a request for a tentative parcel map to create a 25-acre and a 125 acre parcel from a 150-acre parcel. The property, identified by Assessor's Parcel Number 101-030-13, consists of 150 acres, and is located at the intersection of Blair Road and Badger Hill Road, in the Pollock Pines area. (District 2)

Staff Recommendation: Recommend CONDITIONAL APPROVAL of P 080030, if:

1. *The Harris Non-industrial Timber Management Plan is updated and amended to include the legal descriptions of the newly created parcels, is recorded with the county recorder as a deed restriction on the newly created parcels, and is signed and dated with the current year, which shall remain in force for a period of not less than 10 years from the date the parcel split is approved by the Board;*
2. *No further subdivisions are allowed to occur on the TPZ zoned parcels; and*
3. *No non-compatible development is permitted to occur on the 25 acre TPZ zoned parcel,*

Then the findings can be made for General Plan Policy 8.4.2.1, which states:

- A. *The proposed use will not be detrimental to that parcel or to adjacent parcels for long-term forest resource production value or conflict with forest resource production in that general area;*
- B. *The proposed use will not intensify existing conflicts or add new conflicts between adjacent proposed uses and timber production and harvesting activities;*
- C. *The proposed use will not create an island effect wherein timber production lands located between the project site and other non-timber production lands are negatively affected;*
- D. *The proposed use will not hinder timber production and harvesting access to water and public roads or otherwise conflict with the continuation or development of timber production harvesting; and*
- E. *The proposed use will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to timber production lands.*

Staff also recommends that the Agricultural Commission finds that the creation of the 25 acre TPZ parcel is consistent with California Government Code § 51119.5 and is not inconsistent with General Plan Policy 8.3.2.1 because the creation of the 25 acre TPZ parcel was due to the courts and affected parties mutually agreed upon settlement of the Harris Family Trust.

APN: 101-030-13
Area: Badger Hill Road/Pollock Pines
Planner: Jason Hade

- VII.** Evelyn Abel – requesting administrative relief from agricultural setbacks for the proposed hardship mobile home to be located 125 feet from the northern side of the parcel. The subject parcel is adjacent to Select Agricultural (SA-10) zoned land and therefore subject to special agricultural setbacks in accordance with the Interim Interpretive Guidelines adopted June 22, 2006. The proposed hardship mobile home does not meet the requirements for the Development Services Director to allow up to a 50 and/or 75 percent setback reduction and therefore requires the Agricultural Commission review for administrative relief.

Staff Recommendation: Recommend APPROVAL of Evelyn Abel's request for

administrative relief from a 200 foot agricultural setback, allowing a setback of 125 feet from the northern property line for the placement of a temporary hardship mobile home, 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 structure is located on the property to reasonably minimize the potential negative impact on the adjacent agricultural 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 Setback. 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: 048-050-15
Area: Hassler Road/Placerville
Planner: Priscilla Maxwell

VIII. LEGISLATIVE ISSUES

- Legislative update

IX. CORRESPONDENCE

- None received

X. OTHER BUSINESS

- Bill Stephans recommendation to the El Dorado County Board of Supervisors – re-appointment of two members to the Agricultural Commission, Lloyd Walker, representing Other Agricultural Interests, and Dave Pratt, Fruit and Nut Farming Industry
- General Plan Policy 8.1.3.1 update
- Boundary Line Adjustment 08-0056 – John Westsmith

- Boundary Line Adjustment 08-0057 – Ritz Naygrow/Varozza Trucking
- Williamson Act Contract #313, Partial Rollout Fee Waiver – Roy and Marilyn Rutz
- Williamson Act Contract #277, Non-renewal – Jeanette Chevalier

XI. ADJOURNMENT

