



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

April 10, 2013 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 cd of an Agricultural Commission meeting may do so under the California Public Records Act process for \$5.00 per disc 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 March 13, 2013

IV. PUBLIC FORUM

V. Review of Agricultural Setback Relief Application and Approval for Temporary TMA Hardship Application TMA13-05 Request for Agricultural Commission Ag Employee Housing. Assessor's Parcel No. 088-020-84-100; The owner of the subject parcel, consisting of 61.54 acres, is requesting administrative relief from agricultural setbacks for a Hardship Mobile Home for Temporary Ag Employee Housing to be located no less than 60 feet from the east property line, adjacent to agriculturally zoned land, (AE) Exclusive Agriculture zone district. 5700 Hackomiller Road, Garden Valley (District V, Ron Briggs)

Staff Recommendation: Staff recommends APPROVAL of John Roe's request for administrative relief of an agricultural setback, allowing a Hardship Mobile Home for Temporary Ag Employee housing to be located no less than 60 feet from the east property line, adjacent to agriculturally zoned land (APN 088-020-79), as staff believes that all of the findings that the Agricultural Commission is required to make by Resolution No. 079-2007 and adopted by the Board of Supervisors on April 17, 2007, 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 will be located on the property to reasonably minimize the potential negative impact on adjacent agriculturally zoned land;*
- c) *Based on the site characteristics of the subject parcel and the adjacent agriculturally 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 or timber production use; and*
- d) *There is currently no agricultural activity on the agriculturally zoned parcel adjacent to the subject parcel and the Commission determines that the conversion to a low or high intensive farming operation is not likely to take place due to the soil and/or topographic characteristics of the adjacent agriculturally zoned parcel or because the General Plan Land Use Designation of the surrounding or adjacent parcels is not agricultural (e.g. Light/Medium/High Density Residential).*

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.

If the Agricultural Commission cannot make the required findings in Resolution No. 079-2007, an application may be made to the Board of Supervisors for administrative relief. Such relief may be granted by the Board of Supervisors upon a determination by the Board taking all relevant facts into consideration that the public interest is served by the granting of the relief. Such applications shall be made to the Development Services Department and a recommendation made to the Board of Supervisors.

- VI. S 13-0003- (Opportunity Acres); Special use permit request to allow horse boarding, adult daycare programs for individuals with autism, a non-public high school for students with autism, horse training clinics, horse riding cross country schooling, 12 corporate events per year with 50 attendees or less, a petting zoo, fruit and vegetable growing for off-site sales and ranch use, and one 36 square-foot lighted, free standing sign,. The applicants propose to install three 20-foot by 40-foot portable classrooms, and construct two 36-foot by 60-foot, ten-stall barns. They are also requesting to utilize the existing 1,440 square-foot mobile home as a caretaker's quarters. The 56-acre parcel is identified by Assessor's Parcel Number 087-021-34 and is located on the east side of South Shingle Road approximately 0.5 mile northeast of the intersection with Latrobe Road in the Latrobe area. (District 2, Ray Nutting)**

Continuation from March 13, 2013 at the request of the Agricultural Commission for staff to provide clarification of: 1) Explore the definition of a “non-public” school and the impact of what’s been defined at this meeting on adjacent agricultural property. 2) Obtain information that will allow an understanding of the property lines and what the setback request is from the property line. 3) Request for the applicant to explore other sites for the location of the school. Applicant has re-submitted plan with intent to move school out of set-back area..

Staff Recommendation: *Staff recommends APPROVAL of S 13-0003, the request for a special use permit to allow an adult day use program and school for individuals with autism, horse boarding, horse training clinics, cross country schooling on an adjacent 40 acre parcel, a petting zoo, 12 corporate events per year with a maximum limit of 50 attendees per event, exterior lighting, and one 36 square foot lighted free standing sign as 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.*

VII. LEGISLATION AND REGULATORY ISSUES – Charlene Carveth

VIII. CORRESPONDENCE and PLANNING REQUESTS – Charlene Carveth

IX. OTHER BUSINESS – Charlene Carveth

- Ag Roundtable 2013 “Reg Reform is Blossoming for Ag
- Meat Summit Review

X. ADJOURNMENT