



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
Ron Mansfield – Fruit and Nut Farming Industry
Tim Neilsen, Livestock Industry
John Smith – Fruit and Nut Farming Industry

MINUTES

January 16, 2013

6:30 P.M.

Board of Supervisors Meeting Room
330 Fair Lane – Building A, Placerville

Members Present: Bacchi, Boeger, Draper, Smith, Walker
Members Absent: Mansfield, Neilsen
Ex-Officio Members Present: Charlene Carveth, Agricultural Commissioner
Media Members Present: None
Staff Members Present: LeeAnne Mila, Deputy Agricultural Commissioner
Peter Mauer, Development Services
Chris Flores, Sr. Agricultural Biologist
Myrna Tow, Clerk to the Agricultural Commission
Others Present: Gordon and Christine Pack

I. CALL TO ORDER

- Chair, Greg Boeger, called the meeting to order at 6:30 p.m.

II. APPROVAL OF AGENDA

It was moved by Chair Boeger to approve the Agenda of January 16, 2013 as submitted.

- Chair, Greg Boeger, called for a voice vote for approval of the Agenda of January 16, 2013.

AYES: Bacchi, Smith, Walker, Boeger, Draper

NOES: None

ABSENT: Mansfield, Neilsen

III. APPROVAL OF MINUTES

It was moved by Mr. Draper, and seconded by Mr. Walker, to approve the Minutes of December 12, 2012 as submitted.

- Chair, Greg Boeger, called for a voice vote for approval of the Minutes of December 12, 2012.

AYES: Smith, Walker, Boeger, Bacchi, Draper

NOES: None

ABSENT: Mansfield, Neilsen

IV. ELECTION OF CHAIR AND VICE-CHAIR OF AGRICULTURAL COMMISSION FOR 2013

It was moved by Mr. Bacchi and seconded by Mr. Smith to nominate the incumbents, Greg Boeger as Chair of the Ag Commission and Lloyd Walker as Vice-Chair.

Motion passed

AYES: Draper, Smith, Walker, Bacchi, Boeger

NOES: None

ABSENT: Mansfield, Neilsen

V. PUBLIC FORUM No comments were received

- VI. SPR 12-0004 – Tasting Room Application (Gordon & Christine Pack);** A Site Plan Review pursuant to County Code Section 17.14.200.E.5.A, for a proposed 848 square foot wine tasting/wine storage building at an existing winery. The wine tasting and storage building would be accessed by a non-county maintained road. The property, identified by Assessor's Parcel Number 094-010-70, consists of 80 acres and is located on the south side of Fairplay Road, approximately 0.5 miles east of the intersection with Dorado Canyon Road, in the Fair Play area. (District 2)

Staff gave a brief report:

Parcel Description:

- Property Address: 7060 Fairplay Rd., Fair Play
- Parcel Acreage: 80 acres
- Vineyard Acreage: approximately 15 acres
- Ag District: Yes – Fairplay/Somerset Ag District
- Land Use Designation: Agricultural Lands (AL)
- Zoning: Exclusive Agricultural (AE) – In Ag Preserve # 209
- Soil Types from Greatest Amount to Least Amount: HgC – Holland Coarse Sandy Loam 9 to 15% Slopes (Statewide Important Farmland), SdE – Shaver Very Rocky Coarse Sandy Loam, 15 to 50% Slopes (Proposed Soils of Local Importance for El Dorado County Vineyards), and SbD – Shaver Coarse Sandy Loam, 15 to 30% Slopes (Unique & Soils of Local Importance).
- Average Elevation of Parcel: 2320 feet

Project Description:

- Planning Services has requested a review and recommendation of SPR 12-0004 by the Agricultural Commission consistent with Section 17.14.200.E.5.a of the Winery Ordinance. Although the parcel is zoned AE, is larger than 10 acres with over 15 acres of planted grapes, and is in an Agricultural District, the property is accessed by a non-County maintained road and as such, is subject to a Site Plan Review following a recommendation by the Agricultural Commission.
- To be constructed: (1) an 848 square foot tasting room and wine storage building, and (2) a new parking area.
- Area of vineyard to be removed for project: approximately 100 linear feet of grapevines.
- Shadow Ranch Vineyard and Tasting Room is located on the same privately maintained road.

Relevant General Plan Policies:

Policy 8.1.3.5: On any parcel 10 acres or larger identified as having an existing or potential agricultural use, the Agricultural Commission must consider and provide a recommendation on the agricultural use or potential of that parcel and whether the request will diminish or impair the existing or potential use prior to any discretionary permit being approved.

Policy 8.1.4.1: The County Agricultural Commission shall review all discretionary development applications and the location of proposed public facilities involving land zoned for or designated agriculture, or lands adjacent to such lands, and shall make recommendations to the reviewing authority. Before granting approval, a determination shall be made by the approving authority that 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.

Peter Mauer, Development Services reminded the Agricultural Commission that the purpose of the Agricultural Commission reviewing this request is due to the property being accessed through a private road. An additional finding by the Agricultural Commission could state there will be no conflict with surrounding property or land use with the applicant's proposed project. The subject parcel's current zoning would allow a tasting room "by right" if access was from a county maintained road.

The applicants were in the audience and available for questions.

It was moved by Mr. Smith and seconded by Mr. Bacchi to recommend APPROVAL of SPR 12-0004 Gordon and Christine Pack's request for a tasting room, 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, no conflicts with surrounding residential uses are foreseen due to the non-county maintained road, 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.*

Motion passed

AYES: Smith, Walker, Draper, Bacchi

NOES: None

ABSENT: Neilsen, Mansfield

RECUSED: Boeger

Staff Recommendation: *Staff recommends APPROVAL of SPR 12-0004, Gordon and Christine Pack's request for a tasting room, 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.*

It was moved by Mr. Smith and seconded by Mr. Bacchi to recommend APPROVAL of the Pack's request for review adding an additional finding of the road use to include there are no issues with surrounding neighbors regarding use of the non-county maintained road.

Motion passed

AYES: Smith, Walker, Draper, Bacchi

NOES: None

ABSENT: Neilsen, Mansfield

RECUSED: Boeger

VII. LEGISLATION AND REGULATORY ISSUES – None

VIII. CORRESPONDENCE and PLANNING REQUESTS – Charlene Carveth

IX. OTHER BUSINESS – Charlene Carveth

- Rural Urban Connections Strategy (RUCS) meeting January 22nd
- FDA Food Safety Modernization Act Proposed Rule: Standards for Growing, Harvesting, Packing and Holding of Produce for Human Consumption.
- USDA Press Release on New Microloan Program.

X. ADJOURNMENT

- Chair, Greg Boeger, adjourned the meeting at 7:00 pm and directed Commission members to make corrections to maps addressed by Ex-Officio Member Charlene Carveth in other business section for RUCS meeting on January 22, 2013.

APPROVED: Greg Boeger, Chair

DATE: March 13, 2013