



# 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

**November 9, 2011 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 September 14, 2011

### IV. PUBLIC FORUM

### V. Agricultural Commission Agricultural Processing Industry and Forestry Related Industry members “Term of Office Expiration.” Agricultural Commission representation is required on the Review Panel - December 5, 2011.

- VI. S 11-0012 Robert Day Olive Press (Robert Day & Amy Bridge Day/Douglas R. Rocca):**  
A request for a special use permit pursuant to Section 17.70.100.A to allow the processing of olives into extra virgin olive oil within an accessory building in the RE-10 Zone District. The 2,240 square-foot building is proposed to contain a mill room, bathroom, power and storage and bottling, and an office. The building would also include an attached 2,659 square-foot slab porch area. The milling is proposed to involve the applicant's olives as well as potentially other grower's olives. The property, identified by Assessor's Parcel Number 006-530-19, consists of 44.42 acres, and is located on the south side of Twin Ridges Road approximately 550 feet north of the intersection with Bayne Road, in the Coloma area. (District 4)

Staff Recommendation:

*Staff recommends APPROVAL of the applicant's request for a special use permit to allow the processing of olives into extra virgin olive oil within an accessory building on APN 006-530-19, as the olive press will benefit agriculture in El Dorado County and the following findings for General Plan Policy 8.1.4.1 can be made, "...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: 006-530-19  
Planner: Tom Dougherty  
Area: Twin Ridges Road/Coloma

- VII. A11-0006, Z11-0008, TM11-1505, PD11-0006, Dixon Ranch Subdivision:** a request for General Plan amendment changing the subject properties from Low Density Residential (LDR) and Open Space (OS) to High Density Residential (HDR), Medium Density Residential (MDR), and Open Space (OS) and a request to modify the Community Region boundary moving a portion of the project site into Rural Region, Rezone from Exclusive Agricultural (AE) to R1-PD, RF-PD, R3A, R3A-PD, RE-5, and OS-PD, tentative subdivision map – planned development request to create 714 residential lots ranging in size from 4,500 square feet to 6 acres and 84.1 acres or 30% total open space including native open space, parks and landscape lots on a 280.27-acre site.

The subject parcel is identified by Assessor's Parcel Numbers 126-020-01, -02, -03, -04, and 126-150-23 and is located south of Green Valley Road approximately 100 feet southeast of the intersection of Malcolm Dixon Road in the El Dorado Hills area.

Staff Recommendation:

*Staff recommends APPROVAL of the Dixon Ranch subdivision request to rezone the subject parcels from agricultural zoning to residential zoning to provide consistency with the General Plan, as the project site is located within the El Dorado Hills Community Region and has a residential land use designation, and although the parcels were historically used for grazing purposes, housing development is directed to occur in the Community Regions of the County. Staff concludes that the findings for General Plan Policy 8.1.4.1 can be made...the proposed project:*

- 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: 126-020-01, -02, -03, -04, and 126-150-23

Planner: Aaron Mount

Area: Malcolm Dixon Road/El Dorado Hills

**VIII. CORRESPONDENCE**

**IX. OTHER BUSINESS**

- **Agricultural Workshop – Update**
- **TGPA and Draft Zoning Ordinance - Update**

**X. ADJOURNMENT**