



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

October 17, 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.

I. CALL TO ORDER

II. APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

- Minutes of September 12, 2012

IV. PUBLIC FORUM

V. Request for Agricultural Commission Review of a Special Use Permit; S 12-0013 Kozycz Family Home (Kozycz, Arcadio; Blessen & Associates; Allen, Robert) to allow the re-building of a demolished structure/residence within a Timber Production Zone (TPZ) District, to be placed no closer than 100 feet from the adjoining TPZ parcel to the north. The property, identified by Assessor's Parcel Number 041-031-36, consists of 86 acres, and is located on the South side of Grizzly Flat Road, approximately 0.6 miles east of the intersection with Caldor Road, in the Grizzly Flat area. (District 2)

Staff Recommendation: Staff recommends APPROVAL of special use permit S 12-0013 to allow the building of a single family residence with a footprint square footage of 952 feet and a total square footage of 1,190 square feet on APN 041-031-36, as the

residential dwelling will not inhibit or negatively affect the growing or harvesting of timber on the subject parcel or surrounding parcels, the findings have been met for General Plan Policy 8.4.2.1 and the criteria for residential use in a TPZ District, have been met in accordance with Section 17.44.050 of the El Dorado County Zoning Ordinance.

APN: 041-031-36
Planner: Gina Paolini
Area: Grizzly Flat

- VI. Request for Agricultural Commission Review of a Special Use Permit; S 12-0014 Infinite Life Retreat Bed & Breakfast (Nomer, Sandra)** to permit the operation of a bed and breakfast inn consisting of 3 rooms within an existing single family dwelling and 3 rooms within a second residential dwelling. The owner will reside on-site and will operate the inn. Independent contractors may be utilized as required for grounds maintenance and maid services. The proposal includes day retreats, classes, and seminars to be limited to 20 participants including guests of the B&B. Events (retreats, classes, seminars, etc.) would be limited to two times per month for a total of 24 events per year. The project would utilize existing structures and improvements and no new construction is proposed. The property, identified by Assessor's Parcel Number 046-630-55, consists of approximately 10 acres, is directly west of two parcels with Agricultural Land (AL) Land Use Designations, and is located on the east side of Windlestraw Road, 1000 feet south of the intersection with Oak Hill Road, in the Oak Hill area. (District 2)

Staff Recommendation: *Staff recommends APPROVAL of S 12-0014, the request for a special use permit for a two-unit bed and breakfast, utilizing a portion of an existing residence and a secondary residence, as the use is consistent with El Dorado County General Plan Policy 10.1.6.1. and 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: 046-630-55
Planner: Aaron Mount
Area: Oak Hill

- VII. Request for Agricultural Commission Review of a rezone request from One-Acre Residential (R1A) to Planned Agricultural (PA); Z 12-0005 (Alex Thomson, Daryl L. Prouty Jr, Lynne Prouty Thomson, Jo Ellen Parlin).** The property, identified by Assessor's Parcel Number 325-080-16, consists of 24.68 acres, and is located on the south side of Green Valley Road, approximately 300 feet east of the intersection with Vista Lane, in the Placerville area. (District 4)

Staff Recommendation: *Staff recommends APPROVAL of Z 12-0005; a request to rezone Assessor's Parcel Number 325-080-16 from One-Acre Residential (RIA) to Planned Agricultural (PA) zone as the property is approximately 25 acres, has approximately 50% Choice agricultural soils, is currently being farmed and has historically been used for agricultural purposes, the parcel scored 85 points with "The Procedure for Evaluating the Suitability of Land for Agricultural Use", the rezone would not create new setback requirements for adjacent existing parcels, the Planned Agricultural zone district is consistent with the parcel's underlying Land Use Designation of Low Density Residential per General Plan Table 2-4, and the findings for General Plan Policy 8.1.4.1 can be made. The proposed rezone:*

- 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: 325-080-16
Planner: Aaron Mount
Area: Placerville

VIII. Request for Agricultural Commission Review of Agricultural Setback Relief Application (George Visman) – APN 048-160-23; The owner of the subject parcel is requesting administrative relief from agricultural setbacks for the expansion of a historical single-family dwelling constructed 81.2 feet from the eastern property line, adjacent to agriculturally zoned (SA-10) land. (District 3)

Staff Recommendation: *Staff recommends APPROVAL of George Visman's request for administrative relief of an agricultural setback, for the single family residence that is located 81.2 feet from the north property line, as several man-made barriers exist between the residential structure and the cropland on the adjoining SA-10 zoned parcel, including a commercial building, a road, a bus parking lot and an electric utility easement.*

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.

APN: 048-160-23
Planner: Mark Millard
Area: Placerville

- IX. Discussion & recommendation regarding the Agricultural Commission By-laws prior to submitting to the Board of Supervisors for approval.**
- X. LEGISLATION AND REGULATORY ISSUES – Charlene Carveth**
- XI. CORRESPONDENCE and PLANNING REQUESTS – None**
- XII. OTHER BUSINESS**
 - Zoning Update – Chris Flores
- XIII. ADJOURNMENT**