



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
Tom Heflin, Fruit and Nut Farming Industry
Dave Pratt, Fruit and Nut Farming Industry
Gary Ward, Livestock Industry

AGENDA

May 14, 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 April 9, 2008

IV. PUBLIC FORUM

V. Ranch Marketing/Winery Ordinance Update

VI. Continuation from April 9, 2008 agenda – discussion of General Plan Policy 8.1.3.1 with possible action

VII. Z 08-0004/TM 08-1466 – Blackhawk Estates (Bruce & Diane Wirtanen/Larry Patterson) A request to rezone from AE (Exclusive Agricultural) to RE5 (Estate Residential Five-Acre) and a tentative subdivision map to create nine (9) lots ranging in size from 5.0 acres to 11.5 acres. The property, identified by Assessor's Parcel Number 078-200-71, consists of 74.38 acres, and is located on the east side of Blackhawk Lane approximately 0.25 miles east of the intersection with Mt. Aukum Road, in the Pleasant Valley area. (District 2)

Staff Recommendation: recommends APPROVAL of Z 08-0004 – Blackhawk Estates (Bruce & Diane Wirtanen/Larry Patterson) request to rezone from AE (Exclusive Agriculture not currently in contract) to RE-5 (Estate Residential Five-Acre) as all of the required findings from General Plan Policy 8.1.4.1 can be made:

- A. the rezone will not intensify existing conflicts or add new conflicts between adjacent residential areas and agricultural activities; and*
- B. the rezone 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. the rezone will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to agricultural lands.*

Staff recommends DENIAL of TM 08-1466 the tentative parcel map as proposed, unless Lots 1 and 9 are combined to create a parcel 10 acres or greater to comply with General Plan Policy 8.1.3.1 or the adjacent AE zoned parcel is rezoned to something other than agriculture. The combined parcel would also comply with the LDR land use designation. All other parcels proposed in the tentative map are consistent with all applicable agricultural policies.

*Staff further notes that the required 200 foot agricultural setbacks contained in General Plan Policy 8.1.3.2 would be required for all newly created parcels adjacent to agriculturally zoned lands. This policy states:
“Agriculturally incompatible uses adjacent to agriculturally zoned land outside of designated Agricultural Districts shall provide a minimum setback of 200 feet on parcels 10 acres or larger.”*

APN: 078-200-71
Area: Blackhawk Lane/Pleasant Valley
Planner: Aaron Mount

VIII. P 08-0007 – Marshall Parcel Map (Wayne J. & Jane L. Marshall/Stanley L. Wells/Bob Olson): A request for a parcel map to create two (2) lots, each 10.007 acres in size. This project replaces COC 06-0116 which County Counsel determines could not be processed. The property, identified by Assessor’s Parcel Number 098-170-09, consists of 20.23 acres, and is located on the south side of Pleasant Valley Road ½ mile east of the intersection with Oak Hill Road, in the Pleasant Valley area. (District 3)

Staff Recommendation: recommends APPROVAL of P 08-0007 – Marshall Parcel Map (Wayne J. & Jane L. Marshall/Stanley L. Wells/Bob Olson) request for a parcel map to create two (2) lots, each 10.007 acres in size as the proposed parcel sizes are in compliance with General Plan Policy 8.4.1.1, AND the following findings in General Plan Policy 8.4.2.1 can be made:

- A. The proposed creation of two (2) parcels will not be detrimental to the adjacent TPZ parcel for long-term forest resource production value or conflict with forest resource production in the general area;*
- B. The proposed creation of two (2) parcels will not intensify existing conflicts or*

add new conflicts between adjacent proposed uses and timber production and harvesting activities;

- C. The proposed creation of two (2) parcels 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 creation of two (2) parcels will not hinder timber production and harvesting access to water and public roads or otherwise conflict with continuation or development of timber production harvesting; and*
- E. The proposed creation of two (2) parcels will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to timber production lands.*

APN: 098-170-09

Area: Pleasant Valley Road/Pleasant Valley

Planner: Aaron Mount

- IX. Z 08-0011 – Jose Wine Cave Zone Change** (Alfonso P. Elena/Ted Bechard): A request for a rezone to change the zoning from RA-20 (Residential Agricultural-20 Districts) to PA (Planned Agricultural Districts). The property, identified by Assessor's Parcel Number 088-440-13, consists of 40.01 acres, and is located on the west side of Prospectors Road approximately 1 mile north of the intersection with Marshall Grade, in the Coloma area. (District 4)

Staff Recommendation: recommends APPROVAL of Z 08-0011 – Jose Wine Cave Zone Change request to rezone from RA-20 (Residential Agricultural –Twenty Acre) to PA (Planned Agricultural) as the applicant has demonstrated his intent to operate an agricultural enterprise through his current and planned agricultural pursuits.

APN: 088-440-13

Area: Prospectors Road/Coloma

Planner: Aaron Mount

X. LEGISLATIVE ISSUES

- Legislative update

XI. CORRESPONDENCE

- LAFCO Correspondence – Bass Lake estates Annexation to EID

XII. OTHER BUSINESS

- 08-0018 Boundary Line Adjustment Application – Thomas R. VanNoord

XIII. ADJOURNMENT