



AGRICULTURAL COMMISSION

311 Fair Lane
Placerville, CA 95667
(530) 621-5520
(530) 626-4756 FAX
eldcag@edcgov.us

Greg Boeger, Chair – Agricultural Processing Industry
David Bolster Vice-chair – Fruit and Nut Farming Industry
Chuck Bacchi – Livestock Industry
Bill Draper – Forestry Related Industries
Ron Mansfield – Fruit and Nut Farming Industry
Tim Neilsen, Livestock Industry
Lloyd Walker – Other Agricultural Industries

MINUTES

January 12, 2022 6:30 P.M.

Meeting held in the Board of Supervisors and via ZOOM Meeting ID
<https://us06web.zoom.us/j/81698888626>

Members Present: Walker, Draper, Bacchi, Boeger, Bolster (Zoom)
Ex-Officio Members Present: Charlene Carveth, Agricultural Commissioner
Media Members Present: None
Staff Members Present: Myrna Tow, Clerk to the Agricultural Commission
LeeAnne Mila, Deputy Ag Commissioner/Sealer
C.J. Seado, AG Biologist Standards Inspector III
Bianca Dinkler, Associate Planner Planning Department

I. CALL TO ORDER

- ***Chair, Greg Boeger, called the meeting to order at 6:30 p.m. and asked for a voice vote for approval of the Agenda of January 12, 2022. Chair Boeger changed the order of items 2 and 3 for the hearing.***

Motion passed:

AYES: Walker, Boeger, Bacchi, Draper, Bolster
NOES: None
ABSTAIN: None
ABSENT: Neilsen, Mansfield

ACTION ITEMS

II. Item # 22-0096

Chair Boeger called for a voice vote for approval to approve the Minutes of December 8, 2021.

Motion passed:

AYES: Walker, Boeger, Bacchi, Draper, Bolster
NOES: None

ABSTAIN: None
ABSENT: Neilsen, Mansfield

III. PUBLIC FORUM – None

IV. Item 22-0097- Subject: Williamson Act Contract (WAC21-0002/Giorgis) Assessor's Parcel Number (APN) 078-280-016

During the Agricultural Commission's regularly scheduled ZOOM meeting held on January 12, 2022, 6:30 pm the Commission heard a request from the Planning Department for a Williamson Act Contract (WAC21-0002/Giorgis) for a 41.86 acre parcel Zoned Planned Agricultural, Twenty-acres (PA-20) for planting of grapevines on 5-6 acres. Project includes associated agricultural capital improvements including installation of two wells and an irrigation/drip system. Expected plant order is 3,200 vines in Fall 2021-Spring 2022. Grapes would be sold after first eligible harvest in 2024. The property is identified by Assessor's Parcel Number 078-280-016, is located on the south side of Pleasant Valley Road approximately 500 ft east of the intersection with Bodega Way in the Pleasant Valley area.

Parcel Description:

- Parcel Number and Acreage: 078-280-016, 41.86 Acres
- Agricultural District: Yes
- Land Use Designation: AL (Agricultural Lands)
- Zoning: PA-20 (Planned Agriculture, 20 Acres).
- Soil Type:
 - Choice Soils:
 - McE – Mariposa Josephine very rocky loams, 15 to 50 percent slopes
 - WaB – Wet Alluvial Land
 - JtC – Josephine Silt Loam, 5 to 15 percent slopes
- Capitol Outlay:
 - Current: \$49,350
 - Future: > \$50,000
- Future Income:
 - Anticipated first harvest 2024 - \$26,000 - \$30,000

Discussion:

A site visit was conducted on December 20, 2021 to assess conformance with planned Williamson act request.

Staff Findings:

High Intensive Farming Operation

1. Minimum Acreage = 20 contiguous acres.
2. Capital Outlay = \$45,000
3. Minimum Gross Income = \$13,500/year

Relevant General Plan Policies:

Policy 8.2.4.1B, In the Agriculture and Forestry Element, supports the continued use of Williamson Act Contracts to provide tax benefits to farms and ranches to help ensure the long-term conservation of agricultural lands.

Relevant Government Code Sections:

In regards to minimum criteria for agricultural preserves, Government Code Section 51222 states, "The Legislature further declares that it is in the public interest for local officials and landowners to retain agricultural lands which are subject to contracts entered into pursuant to this act in parcels large enough to sustain agricultural uses permitted under the contracts. For purposes of this section, agricultural land shall be presumed to be in parcels large enough to sustain their agricultural use if the land is (1) at least 10 acres in size in the case of prime agricultural land, or (2) at least 40 acres in size in the case of land which is not prime agricultural land."

Staff Recommendations:

Staff recommends approval of WAC 21-0002 based on the above findings.

Chair Boeger brought the item back to the Commission for discussion. The applicant Doug Giorgis was available by Zoom for questions. One neighbor, Paul Bush stated by Zoom that the applicant was doing everything right and was in support of the Williamson Act Contract.

It was moved by Commissioner Walker and seconded by Commissioner Draper to recommend APPROVAL of staff's recommendations for the above-referenced Williamson Act Contract (WAC21-0002/Giorgis for a 41.86 acre parcel Zoned Planned Agricultural, Twenty-acres (PA-20) for planting of grapevines on 5-6 acres identified by Assessor's Parcel Number (APN) 078-280-016.

For the complete presentation and all of the public participants questions and concerns please go to:
(Note: Will be posted after Minutes are approved at next scheduled Agricultural Commission Meeting)
<https://eldorado.legistar.com>

Motion passed:

AYES: Walker, Boeger, Bacchi, Draper
NOES: None
ABSTAIN: Bolster

ABSENT: Neilsen, Mansfield

- V. Item # 21-1772 Williamson Act Resolution No. 188-20002 review. Consideration of cannabis as a compatible use. (Continued from November 10, 2021 and December 8, 2021 and will be continued to February 9, 2022 for additional review. Charlene to return to Commission with progress.**

STAFF UPDATES on LEGISLATION and REGULATORY REQUEST – Charlene Carveth updated Commissioners on local and state issues.

CORRESPONDENCE AND OTHER BUSINESS –

ADJOURNMENT 8:10pm

APPROVED: _____ DATE: 02-09-2022
Greg Boeger, Chair