



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

September 12, 2012
6:30 P.M.

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

- Members Present:** Bacchi, Boeger, Mansfield, Neilsen, Smith, Walker
- Members Absent:** Draper
- Ex-Officio Members Present:** Charlene Carveth
- Media Members Present:** None
- Staff Members Present:** Chris Flores, Senior Agricultural Biologist
Myrna Tow, Clerk to the Agricultural Commission
Peter Mauer, Development Services
- Others Present:** Gloria Tong

I. CALL TO ORDER

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

II. APPROVAL OF AGENDA

Chair, Greg Boeger, called for a voice vote for approval of the Agenda of September 12, 2012.

Motion passed

- AYES:** Bacchi, Neilsen, Smith, Walker, Boeger
- NOES:** None
- ABSENT:** Mansfield, Draper

III. APPROVAL OF MINUTES

It was moved by Mr. Smith, and seconded by Mr. Walker, to approve the Minutes of May 9, 2012 as submitted.

Chair, Greg Boeger, called for a voice vote for approval of the Minutes of May 9, 2012.

must sign the notarized document, as the total acreage and boundary description will be changing for Agricultural Preserve number 36.

It was moved by Mr. Nielsen and seconded by Mr. Bacchi to recommend APPROVAL of WAC 12-002 and WAC 12-003 as the parcel, APN 087-021-30-100, meets the minimum criteria for a low intensive agricultural operation in Williamson Act Contract:

- 1) Acreage of parcel exceeds the minimum requirement of 50 acres at over 226 acres.*
- 2) Capital outlay exceeds the minimum requirement of \$10,000 at over \$130,000.*
- 3) Gross income exceeds the minimum requirement of \$2,000/year at \$2,226.*

And... APPROVAL of WAC 12-0003 as the remaining parcels, APN's 087-021-20, -27, -28, -42, 087-040-35, -89, -91, 087-123-01, 091-020-07, -21, 091-030-21, 091-040-14, 091-140-01, -03, 091-200-13, and -14, continue to meet the minimum criteria for a low intensive agricultural operation in Williamson Act Contract:

- 1) Acreage of parcels exceeds the minimum requirement of 50 acres at over 1,800 acres.*
- 2) Capital outlay exceeds the minimum requirement of \$10,000.*
- 3) Gross income exceeds the minimum requirement of \$2,000/year.*

Motion passed

AYES: Bacchi, Smith, Walker, Nielsen, Boeger, Mansfield

NOES: None

ABSENT: Draper

- VI. S04-0001R Oakstone Winery (Smith, John and Susan): Commission Member John Smith recused himself for the discussion of this item.** Request for Agricultural Commission Review of a Special Use Permit revision to add additional uses to the existing approved winery facility. The requested uses include public wine tasting, the sale of wine on-site to the public, marketing activities, picnic areas and retail sales. The property, identified by Assessor's Parcel Number 095-080-56, consists of 21 acres, and is located on the south side of Irish Acres Road .2 miles west of the intersection with Slug Gulch Road, in the Fair Play area. (District 2)

Chris Flores presented her staff report. The subject parcel is located at 6470 Irish Acres Road in the Fair Play area. The parcel is twenty-one (21) acres and has over five (5) acres of planted wine grapes. The parcel is located within the Fair Play/Somerset Agricultural District and has a land use designation of Rural Residential (RR). The parcel's zoning is Agricultural Preserve (AP) as it is in Williamson Act Contract Number 293. The subject parcel's soil types consist of Holland Very Rocky Coarse Sandy Loam 15 to 50% Slopes, Holland Coarse Sandy Loam 9 to 15% Slopes (Statewide Important Farmland), and Holland Rocky Coarse Sandy Loam 5 to 15% Slopes (Prime Farmland). The average elevation of the parcel is 2,200 feet. Ms. Flores also stated that the winery is accessed from a non-county maintained road and that the applicants had paid to have the private road paved from the county maintained road, Slug Gulch, to the winery entrance.

maintained road.

The applicant's request does not require expansion of the existing winery building, nor does it require the removal of any existing grape vines. The requested uses are secondary and subordinate to the agricultural production of the subject parcel and further promote the agricultural industry of El Dorado County.

Peter Maurer added that the applicants were required to apply for a Special Use Permit due to their zoning of "Agricultural Preserve" (AP).

It was moved by Mr. Walker and seconded by Mr. Neilsen to recommend APPROVAL of S04-0001R for Oakstone Winery, John and Susan Smith's request for a tasting room and additional uses, 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.*

Motion passed

AYES: Bacchi, Walker, Neilsen, Boeger, Mansfield

NOES: None

ABSENT: Draper

ABSTAINED: Smith

VII. Targeted General Plan Amendment/Zoning Ordinance Update – Chris Flores and Valerie Zentner

Chris Flores and Valerie Zentner, from the Farm Bureau, presented the most recent changes that have been made to the Proposed Zoning Code. The proposed Animal Raising and Keeping section was distributed and discussed. Changes to the Winery Ordinance and Ranch Marketing Ordinance were discussed and the fact that the two ordinances were being brought into conformity with each other where feasible. The addition of an Agricultural Lodging Matrix in the Lodging Section was shown. The issue of non-conforming uses was discussed and it was stated that the issue has not been resolved and that it still needs to be flushed out.

VIII. Review of Agricultural Commission By-laws – Charlene Carveth

Clarification and clean-up language was discussed including additional language describing "stipend".