



# AGRICULTURAL COMMISSION

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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

October 11, 2017

6:30 P.M.

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

**Members Present:** Mansfield, Neilsen, Draper, Walker, Boeger

**Ex-Officio Members Present:** Charlene Carveth

**Media Members Present:** None

**Staff Members Present:** Myrna Tow, Clerk to the Agricultural Commission  
LeeAnne Mila, Agriculture 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 August 9, 2017

### ACTION ITEMS

#### II. Item # 17-1118 APPROVAL OF MINUTES of August 9, 2017

*Chair Boger called for a voice vote for approval to approve the Minutes of August 9, 2017 as submitted.*

*Motion passed*

**AYES:** Walker, Draper, Mansfield, Neilsen, Boeger

**NOES:** None

**ABSENT:** Bolster, Bacchi

**NOTE:** Boeger and Neilsen were not at Meeting 8/9/17

#### III. PUBLIC FORUM- None

#### IV. ITEM #17-1119 Subject: WAC 17-0002/Rombauer Vineyards APN: 046-071-27

During the Agricultural Commission's regularly scheduled meeting held on October 11, 2017 a request to establish a new Williamson Act Contract for Rombauer Vineyards at their 217.68-acre parcel identified by Assessor's Parcel Number 046-071-27. The parcel is located on the north and south side of D'Agostini Road, 4-miles west of the intersection with E-16/Mt. Aukum Rd. in the South County area (Supervisor District 2)

**Project:**

**1. WAC 17-0002**

- Parcel Numbers: 046-071-27
- Acreage: 217.68
- Agricultural District: Partially
- Zoning Planned Agriculture 20-acre (PA-20).
- Land Use Designation: AL – Agricultural Lands
- All soils are choice soils
- Property is being used for high intensity agriculture as a vineyard.
- Capital outlay reported :
  - i. 148.71 acre Vineyard – \$5 million
- Annual gross income reported: \$828,838

**Williamson Act Contract Criteria:**

**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 17-0002 based on the above findings.

Chair Boeger addressed the public for comment; the applicant’s representative Troy Wickham addressed the commission and was available for questions.

***It was moved by Commissioner Walker and seconded by Commissioner Neilsen to recommend APPROVAL of Staff’s recommendation of applicants request based***

***on the above findings to approve Williamson Act Contract 17-0002 for Rombauer Vineyards Assessor's Parcel Number: 046-071-27***

***Motion passed***

**AYES:** Draper, Walker, Neilsen, Mansfield, Bolster

**NOES:** None

**ABSENT:** Bacchi, Bolster

**V. ITEM # 17-1120 Subject: Building Permit No. 240097 (Formerly TMA15-0001)  
Cantiga Winery, Richard & Christine Rorden  
Renewal Request, Temporary Agricultural Employee Housing  
Assessor's Parcel Number: 093-210-12**

During the Agricultural Commission's regularly scheduled meeting held on October 11, 2017 a request to review for the renewal of temporary agricultural housing. The agricultural employee housing was originally approved by the Agricultural Commission on August 18, 2015 as TMA15-0001. These approvals were subsequently transferred under permit streamlining to Building Permit No. 240097. This building permit number is now the "Project Identification Number" by which the temporary housing is tracked and to which the Agricultural Commission's potential approvals will be attached. It has an expiration date of September 22, 2017.

**Parcel Description:**

- Property Address: 5980 Meyers Ln., Somerset
- Parcel Acreage: 20.00
- Ag District: Yes – Fairplay/Somerset
- Land Use Designation: Rural Residential (RR)
- Zoning: PA-20
- Average Elevation of Parcel: 2300 ft.

**El Dorado County Zoning Ordinance:**

Section 17.52.030 of the El Dorado County Zoning Ordinance allows, in addition to permanent residential dwellings, mobile homes for housing agricultural employees and their immediate families, for a limited period of time; provided that the Agricultural Commission advises in writing that the site and the activity satisfies three of the four criteria established by the County for an Agricultural Preserve (Williamson Act Contract). The Zoning Ordinance defines Agricultural Employees as those persons hired to carry on agricultural pursuits on the premises.

Section 17.36.140 defines uses requiring a special use permit on Planned Agricultural zoning. Item K requires the special use permit for single-family dwellings used for agricultural labor housing only when the parcel is over 10 acres and satisfies the criteria for a Williamson Act Contract with a favorable recommendation from the Agricultural Commission.

**Discussion:**

The property is not currently in a Williamson Act Contract, but meets the criteria to qualify as such;

- (1) Capital outlay exceeded the \$45,000;
- (2) Minimum acreage met the 20.00 acre requirement at 20.00 acres;
- (3) Gross income exceeded the \$13,500.

The agricultural operation consists of a vineyard and winery that necessitates the need for agricultural labor.

*Staff Recommendation: Staff recommends APPROVAL of Building Permit No. 240097 based on the above findings.*

Chair Boeger addressed the public for comment; the applicant was not present and there were no comments from the audience.

***It was moved by Commissioner Neilsen and seconded by Commissioner Draper to recommend APPROVAL of Staff's recommendation of applicants request for Building Permit No. 240097 (Formerly TMA15-0001) Cantiga Winery, Richard & Christine Rorden Renewal Request for Temporary Agricultural Employee Housing Assessor's Parcel Number: 093-210-12 based on the above findings with an expiration date of September 21, 2019.***

***Motion passed***

**AYES:** Draper, Walker, Neilsen, Boeger, Mansfield,

**NOES:** None

**ABSENT:** Bacchi, Bolster

- VI. UPDATE on LEGISLATION and REGULATORY REQUEST – Charlene Carveth**  
Charlene gave a brief update on the new training that will be available from Product Safety Alliance Growers around the state to fulfill part of the Food Safety Modernization Act's Produce Safety Rules. Charlene also passed out an informational fact sheet for the Asian Citrus Psyllid.

**VII. ADJOURNMENT 7:00 pm**

**APPROVED:** \_\_\_\_\_ **DATE:** 11/8/17  
**Greg Boeger, Chair**