

MINUTES

December 9, 2020

6:30 P.M.

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

Members Present: Walker, Draper, Bolster, Bacchi, Boeger, Mansfield

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 Agricultural Commissioner
CJ Seado, Ag Biologist Standards Inspector III

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 December 9, 2020.*

Motion passed:

AYES: Walker, Mansfield, Boeger, Bacchi, Draper, Bolster

NOES: None

ABSENT: Neilsen

ABSTAIN: None

ACTION ITEMS

II. Item # 20-1634 APPROVAL OF MINUTES of August 12, 2020

Chair Boeger called for a voice vote for approval to approve the Minutes of August 12, 2020.

Motion passed:

AYES: Walker, Mansfield, Boeger, Bacchi, Draper, Bolster

NOES: None

ABSENT: Neilsen

ABSTAIN: None

III. PUBLIC FORUM – None

IV. Item # 20-1635 ADM20-0031/Loren Lemons

Administrative Relief from Agricultural Setback
Assessor's Parcel Number: 095-250-044

During the Agricultural Commission's regularly scheduled ZOOM meeting held on December 9, 2020, 6:30pm the Commission heard a request from the Planning Department for an Administrative Setback for the placement of a swimming pool.

Planning Request and Project Description:

The Planning Department is requesting review for administrative relief from the required 200-foot agricultural setback for the above referenced project. The applicant's request is for a pool to be located 160 feet from northern property line, 1027 feet 10 inches from the eastern property line, 671 feet 5 inches from the southern property line, and 270 feet from the western property line. The properties to the north and east include Assessor's Parcel Numbers 095-250-005 and 095-300-029, are 40.98 and 40.0 acres and are zoned Planned Agricultural-40 acre (PA-40) and Limited Agricultural-40 acre (LA-40) respectively. The properties to the east and south include, 095-250-038, 095-250-045 and 095-250-046, are 12.5 acres, 17.36 acres and 25.11 acres and are zoned Rural Lands-10 acre (RL-10), Rural Lands-40 acre (RL-40) respectively. The applicant's parcel, identified as APN 095-250-044, is 23.17 acres, zoned Planned Agriculture-40 acre (PA-40) and the assigned address is 4181 Omo Ranch Road (Supervisor District 2). The above mentioned subject property and property to the north have a General Plan designation of Agricultural Lands (AL), the property to the west is designated Rural Residential (RR) and are all within a General Plan designated Agricultural District. The above mentioned properties to the east and south have a General Plan designations of Natural Resources (NR) and are not within a General Plan designated Agricultural District and Supervisor District 2.

Parcel Description:

- Parcel Number and Acreage: 095-250-044, 23.17 Acres
- Agricultural District: Yes, Fairplay
- Land Use Designation: Agricultural Lands, AL
- Zoning: PA-40 (Planned Agriculture, 40 Acres).
- Soil Type: Choice Soils
 - CoE: Cohasset Cobbly Loam 15 To 50 % Slopes

Discussion:

A site visit was conducted on November 25, 2020 to assess the placement of the proposed pool.

Staff Findings:

Staff recommends APPROVAL of the request for potential future development of a swimming pool, no less than 160 ft. from the northern property line, as staff believes that three of the four findings that the Agricultural Commission is required to make by Resolution No. 079-2007 and adopted by the Board of Supervisors on April 17, 2007, can be made:

- a) *No suitable building site exists on the subject parcel except within the required setback due, but not limited to, compliance with other requirements of the General Plan or other County development regulations;*

The 200 foot setback limits the available building sites. The topography within the setback is steep, with roughly a 40% slope.

- b) *The proposed non-compatible structure will be located on the property to reasonably minimize the potential negative impact on adjacent agriculturally zoned land;*

The proposed site for the pool is placed near the house placing all the developed sites on the property together. The existing dwelling is approximately 70 ft. from the northern property line. The pool has been placed farther away at 160 ft. from the northern property line. This places it on the edge of the steeper part of the property.

- c) *Based on the site characteristics of the subject parcel and the adjacent agriculturally zoned land including, but not limited to, topography and location of agricultural improvements, etc., the Commission determines that the location of the proposed non-compatible structure would reasonably minimize potential negative impacts on agricultural or timber production use; and*

The existing dwelling is effectively a buffer between the adjacent agriculturally zoned land to the north. Both the applicants' property and the adjacent land are sloping. There are no choice soils on the adjacent parcel near the existing dwelling or proposed pool.

- d) *There is currently no agricultural activity on the agriculturally zoned parcel adjacent to the subject parcel and the Commission determines that the conversion to a low or high intensive farming operation is not likely to take place due to the soil and/or topographic characteristics of the adjacent agriculturally zoned parcel or because the General Plan Land Use Designation of the surrounding or adjacent parcels is not agricultural (e.g. Light/Medium/High Density Residential).*

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.

questions.

Chair Boeger brought the item back to the Commission for discussion. The applicant was not present for comment.

It was moved by Commissioner Bolster and seconded by Commissioner Walker to recommend APPROVAL of staff's recommendations for Administrative relief from the agricultural setback for potential future development of a swimming pool, as described above, as staff believes that three of the four findings that the Agricultural Commission is required to make by Resolution No. 079-2007 and adopted by the Board of Supervisors on April 17, 2007, can be made:

Motion passed:

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

**V. ADM20-0043 Lindner Administrative Relief from
Agricultural Setback to Permit a Hardship Mobile Home
Assessor's Parcel Number: 085-500-009**

During the Agricultural Commission's regularly scheduled ZOOM meeting held on December 9, 2020, 6:30pm the Commission heard a request from the Planning Department for an Administrative Relief from the Agricultural setback for the placement of a hardship mobile home.

Planning Request and Project Description:

The applicant is requesting administrative relief from the required 200-foot agricultural setback for the above-referenced project be reduced to about 127 feet from the western property line to place a hardship mobile home back to a previously approved location.

The applicant's parcel, APN 085-500-009, is 8.75 acres and zoned Planned Agricultural-20 acre (PA-20). The parcel located to the north is 085-503-008 is zoned Planned Agriculture 20-acre (PA-20); the parcels to the east is 085-500-016, and 085-500-017 are zoned Planned Agriculture 20 acres (PA-20); the parcel located to the south is 085-500-021 and zoned Planned Agriculture 20 acre (PA-20); and the

parcels located to the west is 085-500-003, 085-500-004, and 085-500-007 are zoned Planned Agriculture 20 acres (PA-20). All parcels are in Supervisor District 3 and are within agriculture districts.

Please see attached application packet that includes site plans that illustrate this request

Parcel Description:

- Parcel Number and Acreage: 085-500-009, 8.75 Acres
- Agricultural District: Yes, Camino
- Land Use Designation: Agricultural Lands, AL
- Zoning: PA-20 (Planned Agriculture, 20 Acres).
- Soil Type: Choice Soils

HgC: Holland Coarse Sandy Loam 9 To 15 % Slopes

HgD: Holland Coarse Sandy Loam 15 To 30 % Slopes

Discussion:

A site visit was conducted on November 24, 2020 to assess the placement of the proposed house extension.

Staff Findings:

Staff recommends APPROVAL of the request for the above-referenced project be reduced to about 127 feet from the western property line to place a hardship mobile home back to a previously approved location, as staff believes that three of the four findings that the Agricultural Commission is required to make by Resolution No. 079-2007 and adopted by the Board of Supervisors on April 17, 2007, can be made:

- e) No suitable building site exists on the subject parcel except within the required setback due, but not limited to, compliance with other requirements of the General Plan or other County development regulations;*

The placement options are limited due to topography and other developments on the property.

- f) The proposed non-compatible structure will be located on the property to reasonably minimize the potential negative impact on adjacent agriculturally zoned land;*

This request is to place a new modular home, with exactly the same footprint, in the exact location approved by the Agricultural Commission in 2008. The septic and water is already existing at the location.

- g) Based on the site characteristics of the subject parcel and the adjacent agriculturally zoned land including, but not limited to, topography and location of agricultural improvements, etc., the Commission determines that the location of the proposed non-compatible structure would reasonably minimize potential negative impacts on agricultural or timber production use; and*

The property to the west is buffered by an upsloping topography.

- h) *There is currently no agricultural activity on the agriculturally zoned parcel adjacent to the subject parcel and the Commission determines that the conversion to a low or high intensive farming operation is not likely to take place due to the soil and/or topographic characteristics of the adjacent agriculturally zoned parcel or because the General Plan Land Use Designation of the surrounding or adjacent parcels is not agricultural (e.g. Light/Medium/High Density Residential).*

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.

Chair Boeger brought the item back to the Commission for discussion. The applicant Linda Lindner was available for questions. Note: Neighbor Ronald Mullison called in to give his support of the project.

It was moved by Commissioner Walker and seconded by Commissioner Bolster to recommend APPROVAL of staff's recommendations for Administrative relief from the agricultural setback for placement of a hardship mobile home, as described above, as staff believes that three of the four findings that the Agricultural Commission is required to make by Resolution No. 079-2007 and adopted by the Board of Supervisors on April 17, 2007, can be made:

Motion passed:

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

**VI. Item # 20-1637 ADM20-0034 Messier Agricultural Setback
Relief Administrative Relief from Agricultural Setback to
construct a swimming pool
Assessor's Parcel Number: 043-550-066**

During the Agricultural Commission's regularly scheduled ZOOM meeting held on December 9, 2020, 6:30pm the Commission heard a request from the Planning Department for an Administrative Relief from the Agricultural setback for the placement of a swimming pool.

Planning Request and Project Description:

The applicant is requesting administrative relief from the required 200-foot agricultural setback for the above-referenced project be reduced to no less than 150 feet from the southern property line to construct a swimming pool. Pool building permit has yet to be applied for. The proposed pool plans do show the pool located about 185 feet from the Ag zoned property to the south.

The applicant's parcel, APN 043-550-066, is 10 acres and zoned Planned Agricultural-20 acre (PA-20). The parcel located to the north is 085-600-033 and zoned Rural Lands 10-acre (RL-10); the parcels to the east are 085-600-039 & 40 and zoned Residential 2-Acre (R2A); The parcel located to the South East is 043-070-023 and zoned Limited Agriculture 10-acre (LA-10); the parcel located to the south is 043-550-067 and zoned Planned Agriculture 20 acre (PA-20); and the parcel located to the west 043-550-041 and zoned Planned Agriculture 20 acres (PA-20). All parcels are in Supervisor District 3. All the above parcels are within agriculture districts.

Parcel Description:

- Parcel Number and Acreage: 043-550-066, 10.01 Acres
- Agricultural District: Yes, Camino
- Land Use Designation: Agricultural Lands, AL
- Zoning: PA-20 (Planned Agriculture, 20 Acres).
- Soil Type: All Choice Soils
 - SkD: Sites Loam 15 To 30 % Slopes

Discussion:

A site visit was conducted on November 25, 2020 to assess the placement of the proposed pool.

Staff Findings:

Staff recommends APPROVAL of the request for potential future development of a swimming pool, no less than 150 ft. from the southern property line, as staff believes that three of the four findings that the Agricultural Commission is required to make by Resolution No. 079-2007 and adopted by the Board of Supervisors on April 17, 2007, can be made:

- i) *No suitable building site exists on the subject parcel except within the required setback due, but not limited to, compliance with other requirements of the General Plan or other County development regulations;*

The 200 foot setback limits the available building sites. The parcel is long and narrow abruptly dropping towards a ravine on the western property line.

- j) The proposed non-compatible structure will be located on the property to reasonably minimize the potential negative impact on adjacent agriculturally zoned land;*

The proposed site for the pool is placed between the main house and mother in-law quarters on an existing lawn which places all the developed sites on the property together. The main house on the adjacent PA-20 property is approximately 100 feet from the property line of the applicants property and 150 ft. from the garage. The main house and the developed areas surrounding it, including the driveway effectively create a buffer for any future agricultural developments.

- k) Based on the site characteristics of the subject parcel and the adjacent agriculturally zoned land including, but not limited to, topography and location of agricultural improvements, etc., the Commission determines that the location of the proposed non-compatible structure would reasonably minimize potential negative impacts on agricultural or timber production use; and*

This property previously received a variance in staff report 18-0156 which converted a detached garage into a mother in law quarters. This existing dwelling provides a buffer between the proposed pool location and the adjacent agriculturally zoned land to the south.

- l) There is currently no agricultural activity on the agriculturally zoned parcel adjacent to the subject parcel and the Commission determines that the conversion to a low or high intensive farming operation is not likely to take place due to the soils and/or topographic characteristics of the adjacent agriculturally zoned parcel or because the General Plan Land Use Designation of the surrounding or adjacent parcels is not agriculture (e.g. Light/Medium/High Density Residential).*

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.

Chair Boeger brought the item back to the Commission for discussion. The applicant was available for questions and felt staff had covered all of his request.

It was moved by Commissioner Draper and seconded by Commissioner Bolster to recommend APPROVAL of staff's recommendations for Administrative relief from the agricultural setback for placement of a swimming pool, as described above, as staff believes that three of the four findings that the Agricultural Commission is required to make by Resolution No. 079-2007 and adopted by the Board of Supervisors on April 17, 2007, can be made:

Motion passed:

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

VII. Item # 20-1638 ADM20-0039 Sarette Agricultural Setback Relief Administrative Relief from Agricultural Setback to Expand Dwelling Assessor's Parcel Number: 085-450-007

During the Agricultural Commission's regularly scheduled ZOOM meeting held on December 9, 2020, 6:30pm the Commission heard a request from the Planning Department for an Administrative Relief from the Agricultural setback for the expansion of dwelling.

Planning Request and Project Description:

The applicant is requesting administrative relief from the required 200-foot agricultural setback for the above-referenced project be reduced to 40 feet from the southeastern property line to expand a portion of the house through building permit number 330552.

The applicant's parcel, APN 085-450-007, is 10 acres and zoned Limited Agricultural-20 acre (LA-20). The parcel located to the north is 085-450-006 is zoned (LA-20); the parcel to the east is 085-450-005 is zoned Rural Lands 40 acres (RL-40); the parcel located to the south is 085-450-008 zoned Planned Agriculture 20 acre (PA-20); and the parcel located to the west is 084-030-053 is zoned Rural Lands 20 acres (RL-20). All parcels are in Supervisor District 3. Only the applicant's property 085-450-007 and the property to the south 085-450-008 are within agriculture districts.

Parcel Description:

- Parcel Number and Acreage: 085-450-007, 10 Acres
- Agricultural District: Yes, Camino

- Land Use Designation: Rural Residential, RR
- Zoning: LA-20 (Limited Agriculture, 20 Acres).
- Soil Type: Choice Soils

MrD: Musick Sandy Loam 15 To 30 % Slopes

Discussion:

A site visit was conducted on November 25, 2020 to assess the placement of the proposed house extension.

Staff Findings:

Staff recommends APPROVAL of the request for the project to be reduced to 40 feet from the southeastern property line to expand a portion of the house through building permit number 330552, as staff believes that three of the four findings that the Agricultural Commission is required to make by Resolution No. 079-2007 and adopted by the Board of Supervisors on April 17, 2007, can be made:

- m) No suitable building site exists on the subject parcel except within the required setback due, but not limited to, compliance with other requirements of the General Plan or other County development regulations;*

The 200 foot setback severely limits the available building sites.

- n) The proposed non-compatible structure will be located on the property to reasonably minimize the potential negative impact on adjacent agriculturally zoned land;*

The topography of the property, with sheer drop-offs to the American River severely inhibits development to the northeast. The property is further constrained by existing structures and improvements limiting the potential to develop the existing structure in another manner. The opposite side of the house is constrained by the septic system.

- o) Based on the site characteristics of the subject parcel and the adjacent agriculturally zoned land including, but not limited to, topography and location of agricultural improvements, etc., the Commission determines that the location of the proposed non-compatible structure would reasonably minimize potential negative impacts on agricultural or timber production use; and*

The proposed addition has been placed on the property to utilize a rock boulder area and tree cover, that will not be removed, as a buffer between the agriculturally zoned parcel. The adjacent agriculturally zoned parcel has rocky non-choice soils, with 50-70 percent slopes.

- p) There is currently no agricultural activity on the agriculturally zoned parcel adjacent to the subject parcel and the Commission determines that the conversion to a low or high intensive farming operation is not likely to take place due to the soil and/or topographic characteristics of the adjacent agriculturally zoned parcel or because the General Plan*

Land Use Designation of the surrounding or adjacent parcels is not agricultural (e.g. Light/Medium/High Density Residential).

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.

Chair Boeger brought the item back to the Commission for discussion. The applicant was available for questions and felt staff had covered all of her request.

It was moved by Commissioner Bolster and seconded by Commissioner Walker to recommend APPROVAL of staff's recommendations for Administrative relief from the agricultural setback for an extension to the dwelling as described above, as staff believes that three of the four findings that the Agricultural Commission is required to make by Resolution No. 079-2007 and adopted by the Board of Supervisors on April 17, 2007, can be made:

Motion passed:

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

**VIII. Item # 20-1639 Sunshine Ranch Sunshine Ranch Parcel Map
(Project File No. P20-0001)**

During the Agricultural Commission's regularly scheduled ZOOM meeting held on December 9, 2020, 6:30pm the Commission heard a request from the Planning Department for Sunshine Ranch Parcel Map.

Planning Request and Project Description:

Planning Services is processing the attached application for a Tentative Parcel Map and requests the project be placed on the soonest available Agricultural Commission Agenda for advisory review and comment.

The applicant is requesting the following:

Tentative Parcel Map P20-0001 Project description: A request for Tentative Parcel Map to subdivide a 166.83 acre parcel into two parcels of 59.90 acres (Parcel 1) and 106.93 acres (Parcel 2). The project site is located on north and the south side of Bailey Way, at the intersection with D'Agostini Drive, in the Mount Aukum area.

Staff requests additional comments on the following:

General Plan Policy 8.1.3.5. requires a recommendation from the Agricultural Commission as follows:

Policy 8.1.3.5. "On any parcel 10 acres or larger identified as having an existing or potential agricultural use, the Agricultural Commission must consider and provide a recommendation on the agricultural use (except for parcels assigned urban or other non-agricultural uses by the land use map for the 1996 General Plan) or potential of that parcel and whether the request will diminish or impair the existing or potential use prior to any discretionary permit being approved." General Plan Policy 8.1.4.1. requires a recommendation from the Agricultural Commission as follows:

Policy 8.1.4.1. "The County Agricultural Commission shall review all discretionary development applications and the location of proposed public facilities involving land zoned for or designated agriculture, or lands adjacent to such lands, and shall make recommendations to the reviewing authority. Before granting approval, a determination shall be made by the approving authority that the proposed use: Sunshine Ranch Parcel Map/P20-0001 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

Parcel Description:

- Parcel Number and Acreage: 046-071-040, 166.83 acres
- Agricultural District: Part of the parcel
- Land Use Designation: AL – Agricultural Lands/NR – Natural Resources
- Zoning: PA-20/LA-40, Planned Agriculture – 20 acres/Limited Agriculture – 40 Acres
- Choice Soils:
 - SgC: Sierra Rocky Sandy Loam 5 To 15 % Slopes

Discussion:

A site visit was conducted on November 25, 2020 to review consistency with pertinent General Plan policies.

Assessment of the proposed parcel map was conducted for consistency with General Plan policy 8.1.3.5 and policy 8.1.4.1.

Dividing this parcel into these two parcels will still support the existing agriculture and potential

future cultivation.

This will not:

- 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

The site plan is consistent with General Plan Policies and all applicable zoning, so staff recommends support of the applicants parcel map.

Chair Boeger brought the item back to the Commission for discussion. The applicant was available for questions and felt staff had covered all the details of the project.

It was moved by Commissioner Draper and seconded by Commissioner Mansfield to recommend APPROVAL of staff's recommendations to support the above Parcel Map project as it: 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 and is consistent with General Plan policy 8.1.3.5 and policy 8.1.4.1.

Motion passed:

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

- IX. Item # 20-1647 Commissioner Charlene Carveth updated the Commission on the Hemp AdHoc Committee and the possible Moratorium that may be placed on Hemp for 45 days at the upcoming Board of Supervisors meeting to be held on 12/14/2020. This moratorium would give staff time to work with the committee and the public to establish a resolution for Hemp properties in the future.**

- X. UPDATE on LEGISLATION and REGULATORY REQUEST –**
Charlene Carveth will be forwarding the information to the Commissioner members.

- XI. CORRESPONDENCE AND OTHER BUSINESS –**

- XII. ADJOURNMENT 7:35 pm**

APPROVED: _____ **DATE: 1/13/2021**
Greg Boeger, Chair