



County of Placer
Agricultural Commission

11477 E Avenue ▪ Auburn, CA 95603 ▪ (530) 889-7372

Rich Ferreira – Citrus	Denise Moore - Nursery
Patricia Beard - Livestock	Vacant – Winery & Farm Brewery
Larry Jordan - Timber	Jim Brenner – Fruit & Nut Farm
Wayne Vineyard – Rice	Elisa Noble – Small Farms
Patrick Bollinger – Foothill Farms	

REGULAR MEETING MINUTES

7:00 pm Monday, February 10, 2020

Placer County Planning Commission Hearing Room

3091 County Center Drive, Auburn, CA

County Contact: Joshua Huntsinger

I. CALL TO ORDER and Roll Call

The meeting was called to order at 7:00 p.m. by Chair Wayne Vineyard.

Roll Call

Present: Patricia Beard, Jim Brenner, Rich Ferreira, Larry Jordan, Denise Moore, Elisa Noble, and Wayne Vineyard. Absent: Patrick Bollinger.

II. APPROVAL OF AGENDA for February 10, 2020 AND APPROVAL OF MINUTES from January 13, 2020 – Motion by Ferreira, second by Jordan, MPUV.

III. PUBLIC COMMENT

Michael Garabedian addressed the Commission regarding his concerns over the carbon impact Agriculture is having on developed areas. Agriculture and therefore carbon emission are rising, harming the native grassland.

IV. INFORMATION ITEMS: None

V. ACTION ITEMS:

A. Winery

Project Sehr Winery Administrative Review Permit (PLN18-00469)

Nikki Streegan of the Planning Services Division presented the Sehr Winery Administrative Review Permit Application and asked the Agricultural Commission to take action and make a recommendation to the Zoning Administrator on the project.

The proposed project is for the construction of an 11,200 square foot winery, tasting room and wine cave and an additional 6,200 square foot patio and covered porch. The winery, located on 80 acres in the community of Granite Bay and inclusive of 20 acres of established vineyard, a barn, a residence, and 5 acres of olive orchard, would produce up to 20,000 cases of wine and host 6 promotional events annually.

The Agricultural Commission is composed of appointed community members whose purpose is to advise the Board of Supervisors on all matters pertaining to agriculture including recommendations regarding California Land Conservation Act/Williamson Act applications. Residents are encouraged to attend and provide input. Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in public meetings. If you require disability-related modifications or accommodations, including auxiliary aids or services, to attend or participate in this meeting, please contact the Placer County Agriculture Department at (530) 889-7372.



The property is located in a Residential/Agriculture zone with minimum parcels of 4.6 acres. The section of the Placer County zoning code regulating wineries states winery production and tasting rooms are allowed in a Residential/Agriculture zone district with approval of Administrative Review permit.

An environmental document was prepared and is currently posted on the Environmental Coordination Services website for comment. The property is currently under a Williamson Act contract. The county's Williamson Act states, "Planning Division shall consult with Agricultural Commissioner when making determinations under this section". Site plans were provided, and Table 2 in the Staff Report referred to "allowable compatible uses" and outlined uses considered compatible with Agricultural preserves:

- A winery and associated uses are considered a land use called "Agriculture processing" which include processing of crops after harvest to prepare for onsite marketing or processing and packaging elsewhere, which includes wineries.

Questions were asked and answered regarding water availability and service, existing residence, and planting of vineyard. Jim Bob Kaufmann, project manager representing the Sehr's vineyard, provided background information regarding the planning of this project. At the conclusion, Rich Ferreira motioned to take the following action:

- Recommendation to the Zoning Administrator that the Sehr Winery project is an allowable compatible use in accordance with section 17.64.090 of the Placer County Zoning Ordinance regulating the California Conservation Act "Williamson Act" in accordance with Table 2 (allowable Compatible Uses). Jim Brenner seconded the motion. All voted. Motion passed without dissent.

VI. REPORTS

A. Water Supply Update

NID – Laura Peters

- As of February 5, 2020: storage is at 204,288 acres/feet, 102% of average for 6 Years average and 76% capacity.
- Precipitation is 28.98" and 73% average.
- Board meetings: February 12th & 26th, every 2nd and 4th Wednesday of the month.
- Projects: Almost finished with Combie Phase 1 and will finish remaining steps in Fall.
- PG&E infrastructure purchase bid is on hold as of now.
- Working of the Raw Master Plan update to get information on supply/demand and long-term cost of water delivery.
- Doty North: Replacing an old pipe. The CEQA should be done this quarter with construction starting in Fall.
- Settled Hemp Hill's suit for fish passage in Auburn Ravine with agreement to do the CEQA documents by Fall 2020 and a finalized CEQA document to be approved by Spring 2021 to get out of Auburn Ravine.

- Santini's syphon: Design will begin on a 4,600 foot, 24 inches pipe to replace the currently undersized facility.
- Ag Policy Committee held their 2nd meeting on 02/10/2020 to develop a plan to keep agriculture in Nevada Irrigation District. Rates will have to be raised. Cost of service study will be presented on 02/26/2020.

PCWA – Josh Huntsinger

- Storage capacity and precipitation outlook are similar as NID
- Board of Supervisors meeting on 02/25/2020, two Agriculture water related items will be on the agenda:
 1. Brett Storey will take the Commission's recommendation to the Board of Supervisors regarding sustainable ground water and the use of the housing fees designated back in 2006 to get authorization to start collecting fees to build the ground water recharge infrastructure in Western Placer County.
 2. Sustainable Irrigation Pilot program regarding PCWA Zone 5 who had their water cost raised over 100% with a new contract between PG&E and PCWA. Will be asking to extend the pilot program for one more year using carry-over funds.

B. Livestock and Natural Resources Farm Advisor – Dan Macon – Absent

C. Horticulture and Small Farms Advisor – Cindy Fake – Absent

D. Agricultural Marketing Program – Josh Huntsinger

- **Crop Report +:** This year we contracted with an Agriculture Economic company to design and assemble data. Report is called Crop Report + and combines specific data collected by a company called InPlan. The report should be out mid-March and will be shared at the Board of Supervisors meeting in April.

VII. AGRICULTURAL COMMISSIONER'S REPORTS – Josh Huntsinger

- Stewart Perry, after many years of service, has resigned from his position on the Commission. We already have a few applications for the Winery & Farm Brewery Industries representative position and more are welcome.
- Winery & Farm Brewery ordinance update is scheduled to go to the Planning Committee on 02/13/2020 – the last stop before the Board of Supervisors.
- Form E700: Conflict of Interest Statements are due April 1, 2020. Complete if not already done.
- Working on the Bee ordinance and going on tours to look at different practices.
- For next month's meeting, Josh will not be available. The Deputy Commissioner can attend if necessary.

I. ADJOURNMENT

Wayne Vineyard closed the meeting at 8:01 PM.