



# County of El Dorado

Agriculture Department  
311 Fair Lane  
Placerville, CA 95667  
530-621-5520

## Minutes - Draft Agricultural Commission

*Greg Boeger, Chair - Agricultural Processing Industry*  
*David Bolster, Vice-Chair - Fruit and Nut Farming Industry*  
*Shamarie Tong - Livestock Industry*  
*Bill Draper - Forestry Related Industries*  
*Tim Nielsen - Livestock Industry*  
*Lloyd Walker - Other Agricultural Interest*  
*Charles Mansfield - Fruit and Nut Farming Industry*  
*LeeAnne Mila - Agricultural Commissioner/Sealer of Weights  
and Measures*

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Wednesday, March 13, 2024

4:00 PM

<https://edcgov-us.zoom.us/j/84363101548>

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**Board of Supervisors Meeting Room**  
**330 Fair Lane, Building A**  
**Placerville, CA**  
**OR**  
**Live Streamed - [Click here to view](#)**

Public testimony will be received on each agenda item as it is called. The applicant is allocated 10 minutes to speak; individual comments are limited to 3 minutes; and individuals representing a group are allocated 5 minutes. By participating in this meeting, you acknowledge that you are being recorded.

Items not on the agenda may be addressed by the general public during Public Forum. Comments are limited to 3 minutes per person. The Commission reserves the right to waive said rules by a majority vote. Public Forum is for comments only. No action will be taken on these items unless they are scheduled on a future agenda.

To ensure timely delivery to the Agricultural Commission, written information from the public must be received by the Agriculture Department by the last Thursday prior to the meeting.

The Agricultural Commission meeting will be in-person and live-streamed via Zoom. Members of the public may address the Commission in-person and via Zoom to make a public comment. The public should call into 530-621-7603 or 530-621-7610. The Meeting ID is 843 6310 1548. Please note you will not be able to join the live-stream until the posted meeting start time.

To observe the live stream of the Commission meeting go to <https://edcgov-us.zoom.us/j/84363101548>.

If you are joining the meeting via zoom and wish to make a comment on an item, press the "raise hand" button. If you are joining the meeting by phone, press \*9 to indicate a desire to make a comment.

Although the County strives to offer remote participation, be advised that remote Zoom participation is provided for convenience only. In the event of a technological malfunction, the only assurance of live comments being received by the Commission is to attend in person. Except for a noticed teleconference meeting, the Commission reserves the right to conduct the meeting without remote access if there is a malfunction.

If you choose not to observe the Commission meeting but wish to make a comment on a specific agenda item, please submit your comment in writing. You are encouraged to submit your comment in writing by 4:00 PM on the day before the meeting to ensure the Commission has adequate time to review. Please submit your comment to the Clerk of the Agricultural Commission at [myrna.tow@edcgov.us](mailto:myrna.tow@edcgov.us). Your comment will be placed into the record and forwarded to Commission members.

NOTICE: All Agricultural Commission Administrative Relief decisions pertaining to AGRICULTURAL SETBACKS may file an application with the Board of Supervisors within 10 days of the decision. Such applications shall be made to the Development Services Department.

#### **4:00 PM CALLED TO ORDER AND ROLL CALL**

**Present:** 6 - Neilsen , Walker, Bolster, Draper, Tong and Mansfield

**Absent:** 1 - Boeger

**A motion was made by commissioner Mansfield, seconded by Commissioner Neilsen to adopt the agenda and consent calendar for the 3/14/2023 meeting and Approve the Minutes from the November 8, 2023 meeting.**

**A motion was made by commissioner Mansfield, seconded by Commissioner Neilsen to adopt the agenda and consent calendar for the 3/14/2023 meeting and Approve the Minutes from the November 8, 2023 meeting.**

**Yes:** 6 - Neilsen , Walker, Bolster, Draper, Tong and Mansfield

**Absent:** 1 - Boeger

#### **CONSENT CALENDAR**

[23-2222](#)

Recommending Approval of the Minutes from the regular meeting of the Agricultural Commission of November 8, 2023.

**A motion was made by commissioner Mansfield, seconded by Commissioner Neilsen to adopt the agenda and consent calendar for the 3/14/2023 meeting and Approve the Minutes from the November 8, 2023 meeting.**

**Yes:** 6 - Neilsen , Walker, Bolster, Draper, Tong and Mansfield

**Absent:** 1 - Boeger

#### **PUBLIC FORUM**

**No public comments were received from attendees or by zoom.**

#### **ACTION ITEMS**

2. [23-2224](#)

Recommending Approval of 2024 Hearing Calendar

**A motion was made by Commissioner Mansfield, seconded by Commissioner Neilsen to approve the 2024 Ag Commission meeting calendar for 2024.**

**Yes:** 6 - Neilsen , Walker, Bolster, Draper, Tong and Mansfield

**Absent:** 1 - Boeger

3. [24-0488](#) Election of Chair and Vice Chair

**This item will be continued to the next meeting of the Ag Commission.**

**Yes:** 6 - Neilsen , Walker, Bolster, Draper, Tong and Mansfield

**Absent:** 1 - Boeger

4. [24-0460](#) ADM24-0003 Coyle's Ag Setback Relief Administrative Relief from Agricultural Setback to Construct a New Sunroom Assessor's Parcel Number: 043-550-044

**SUBJECT: ADM24-0003 Coyle's Agricultural Setback Relief  
Administrative Relief from Agricultural Setback to Construct a New Sunroom.  
Assessor's Parcel Number: 043-550-044**

During the Agricultural Commission's regularly scheduled in person and ZOOM meeting held on March 13, 2024, the Commission heard a request from Planning for the construction of a new sunroom attached to the existing property owner's residence. The project parcel is 11.06 acres, zoned Planned Agricultural (PA-20). The proposed building site is one hundred twenty-two feet (122') from the northern property line adjacent to a parcel; APN 043-550-068, is 10.03 acres, and zoned Planned Agricultural 20-acre minimum (PA-20). The single-family dwelling, constructed in 2002, is legal non-conforming at approximately 88' from the northern parcel line.

The parcel is not located in a Community Region or Rural Center, is in Supervisor District 3, and is located within an agricultural district.

**Parcel Description:**

- Parcel Number and Acreage: 043-550-044, 11.06 Acres
- Agricultural District: Yes, Camino
- Land Use Designation: Agricultural Lands, AL
- Zoning: Planned Agriculture 20 Acres, PA-20
- Choice Soils: AoB, SkD

**Discussion:**

A site visit was conducted on February 29, 2024 to assess the placement of the proposed sunroom at this single family dwelling.

**Staff Findings:**

Staff recommends APPROVAL of the request for construction of an enclosed sunroom, no less than 122 ft. from the northern property line from APN: 043-550-068, 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;

This existing single family residential home was built within the 200 foot agricultural setback imposed from the northern parcel. The addition of the proposed sunroom extending from the east side of this home does not place this structures footprint closer to the property line.

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

This proposed project will be visually screened by the existing residential home which currently sits 88 feet from the northern property line. The applicant's driveway, and front landscaping combined with Camino Ridge Road provide additional buffering for the adjacent agricultural zoned parcel.

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 desired location of this proposed sunroom appears to be the least impactful building site in regards to the surrounding planned agriculture parcels. The eastern side of this parcel naturally sits 30 feet above the home's foundation. Dense forest tree cover screens both the east and south sides of the home. These two existing site features help to mitigate any potential conflicts from the adjacent northern parcel.

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.

Chair Bolster brought the item back to the Commission for discussion. The applicant was on the zoom call, and no public comments were received. For a complete video of this item # 24-0460 discussion please go to the El Dorado County Website at: County of El Dorado - Calendar ([legistar.com](https://legistar.com))

It was moved by Commissioner Tong and seconded by Commissioner Neilsen to

recommend **APPROVAL** of staff's finding and recommendations of the above request for the construction of a new enclosed sunroom attached to the existing property owner's residence, no less than 122 ft. from the northern property line from APN: 043-550-068, 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:** Bolster, Tong, Neilsen, Mansfield, Walker (ZOOM), Draper (ZOOM)

**NOES:** None

**Absent:** Boeger

**Yes:** 6 - Neilsen , Walker, Bolster, Draper, Tong and Mansfield

**Absent:** 1 - Boeger

5. [23-2228](#) West Slope Agricultural Applied Water Validation Study Presentation

Receive and File Only

Received and Filed

6. [24-0458](#) Recommending Annual Review of Agricultural Commission Meetings for 2023

Received and Filed

## **STAFF UPDATE ON LEGISLATION AND REGULATORY ISSUES**

## **CORRESPONDENCE and PLANNING REQUESTS**

## **OTHER BUSINESS**

Commission Members would like to have a future item on Grapes in El Dorado County

**ADJOURNED AT 5:15 P.M.**