



County of El Dorado

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

Minutes - Final

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*

Wednesday, October 8, 2025

4:00 PM

<https://edcgov-us.zoom.us/j/82382430108>

330 Fair Lane, Building A Placerville, CA

OR Live Streamed - Click above 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.

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 823 8243 0108.

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/82382430108>.

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. To ensure timely delivery to the Agricultural Commission, written information from the public must be received by the Agriculture Department by 4:00 P.M. the last Thursday prior to the meeting. Please submit your comment to the Clerk of the Commission at eldcag@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.

MEETING WAS CALLED TO ORDER 4:00PM

Present: 6 - Boeger, Draper, Tong, Mansfield, Bolster and Walker

Absent: 1 - Neilsen

ADOPTION OF THE AGENDA AND APPROVAL OF CONSENT CALENDAR

A motion was made by Bolster, seconded by Tong, to Adopt the Agenda and Approve the Consent Calendar this matter.

Yes: 6 - Boeger, Draper, Tong, Mansfield, Bolster and Walker

Absent: 1 - Neilsen

CONSENT CALENDAR

1. [25-1717](#) Agricultural Commission Minutes of September 10, 2025.

Approved

END OF CONSENT CALENDAR

PUBLIC FORUM

Comment received from David Spar regarding thanking the Commission from SEED.

Public Forum is an opportunity for members of the public to address the Commission on subject matter that is not on their meeting agenda and within their jurisdiction. Public comments during Public Forum are limited to three minutes per person. The Commission Chair may limit public comment during Public Forum.

ACTION ITEMS

2. [25-1719](#) Reconsideration of the Lime Rock Valley Specific Plan and Applicable General Plan Policies.

Reconsideration of the Lime Rock Valley Specific Plan and Applicable General Plan Policies

During the Agricultural Commission's regularly scheduled in person and ZOOM meeting held on October 8, 2025, a request for reconsideration for the above-referenced project was presented to the Agricultural Commission by the Director of Planning and the Applicant.

The request for the Agricultural Commission to reassess the grazing capability of the parcels involved, considering the new documentation provided by the applicant. The parcels are located approximately 2 miles due south of the U.S. Highway 50/Cameron Park Drive Interchange in the Shingle Springs area, Supervisorial District 2.

Project Description:

The project description has not changed from what was presented on August 14, 2024

A) Lime Rock Valley Specific Plan proposal

The proposed Specific Plan (SP12-0003) is to establish Lime Rock Valley Specific Plan (LRVSP), which proposes 800 residential units on 358 acres, an 8-acre village park, and 335 acres of open space.

-All project parcels (APN 109-010-013, 109-010-014, 109-020-001, 109-020-004, 109-020-005, 109-020-006, and 119-030-013) are zoned Rural Lands, Ten-acres (RL-10), Rural Lands, Twenty-acres (RL-20), Rural Lands, Forty acres (RL-40), or Open Space (OS) with a General Plan Land Use Designation of Rural Residential (RR) and Open Space (OS).

-The largest subject parcel, APN 109-020-001, measures approximately 391.47 acres and contains a Grazing Land farmland overlay of on roughly half the parcel on its eastern and northern portions. This parcel is surrounded by existing residential development to the north, east, and partially along the southern boundary of this parcel.

- Other subject parcels, including APN 109-020-005, 109-010-013, and 109-010-014, approximately or possibly less than 40 acres each, contain Grazing Land farmland overlay of less than 5 acres in size on the northeast or southwest corners of the parcels.

-The property is adjacent to Residential, Agricultural/Rural/Resource, and Special Purpose zoning: Residential Estates, Five-acres (RE-5) and Planned Agricultural, Ten-acres (PA-10) to the north (APNs 109-090-005, 06, 10, & 11 contain PA zoning); RE-5 to the east; RL-10 to the west (APNs 109-010-103 & 14); RE-5, RL-40, and OS to the south (APN 109-020-004 contains OS zoning, APN 109-020-005 contains RL-40 zoning). The adjacent parcels are designated as Grazing Land, Other Land, and Farmland of Local Importance.

Discussion:

1.)Grazing Policy

Policy 8.1.2.2 Some lands within Rural Regions have historically been used for commercial grazing of livestock and are currently capable of sustaining commercial grazing of livestock. If they can be demonstrated to be suitable land for grazing, and if they were not assigned urban or other nonagricultural uses in the Land Use Map for the 1996 General Plan, those lands shall be protected with a minimum of 40 acres unless such lands already have smaller parcels or the Board of Supervisors determines that economic, social, or other considerations justify the creation of smaller parcels for development or other nonagricultural uses. Where 40-acre minimum parcel sizes are maintained, planned developments may be considered which are consistent with the underlying land use designation. Before taking any actions to create parcels of less than 40 acres in areas subject to this policy, the Board of Supervisors and/or Planning El Dorado County General Plan Agriculture and Forestry Element July 2004 (Amended December 2015) Page 171 Commission shall solicit and consider input from the Agricultural Commission;

Staff Original Findings:

The land use designation for these parcels is RR- rural residential. At this designation the grazing policy would apply. APN 109-020-001 contains the majority of this historical grazing land and could potentially be capable of sustaining commercial grazing. The historical grazing covered on this parcel by the Land Use Map of 1996 is approximately 215 acres.

As such this parcel requires a recommendation from the Agricultural Commission before any parcels are created smaller than 40 acres.

Government code section 65565, a. (1) directs counties as follows:

(a) A city or county may develop an agricultural land component of the city or county's open-space element or a separate agricultural land element. If a city or county chooses to develop an agricultural land component of the open-space element or an agricultural land element, the agricultural land component of the open-space element or the agricultural land element shall do the following:

(1) Identify and map, utilizing the designations in the Farmland Monitoring and Mapping Program or soil surveys conducted by the United States Natural Resources Conservation Service where applicable, agricultural lands within the city's or county's jurisdiction.

Consistently FMMP grazing land designations have used to identify lands that were historically used for grazing in regards to this policy. The Department of Conservation developed this category in cooperation with the California Cattlemen's Association, University of California Cooperative Extension, and other groups interested in the extent of grazing activities. This is land on which the existing vegetation is suited to the grazing of livestock.

Commissioner Nielsen stated at the August 14, 2024 meeting that he believed that it had the vegetation and capacity to carry 40 pairs of cattle. This land also has the capacity to carry larger amounts of smaller livestock.

Current Findings:

Staff has reviewed the applicant's new memorandum and continues to believe the findings made at the August 14, 2024 Agricultural Commission meeting are

still applicable.

Chair Boeger brought the item back to the Commission for discussion. The applicants remained available. Public comments were received in the Board room. For a complete video of this item # 25-1719 discussion please go to the El Dorado County Website at: County of El Dorado - Calendar (legistar.com)

It was moved by Commissioner Mansfield and seconded by Commissioner Bolster that based on all evidence submitted from two livestock Commissioners and staff that conducted site visits and the capability of the parcel to qualify for a grazing Williamson Act contract the Commission finds that the parcel was used for historical commercial grazing and is currently capable of sustaining commercial grazing of livestock, in accordance with General Plan Policy 8.1.2.2.

Yes: 6 - Boeger, Draper, Tong, Mansfield, Bolster and Walker

Absent: 1 - Neilsen

3. [25-1718](#)

WAC25-001/Coyle Williamson Act Contract Assessor's Parcel Number: 089-010-032.

During the Agricultural Commission's regularly scheduled in person and ZOOM meeting held on October 8,2025, a request to separate APN 089-010-032 (130.21 acres) from Agricultural Preserve Number 72, into a new agricultural preserve. APNs 089-010-033 (65.82 acres) and 089-010-034 (40 acres) are under separate ownership and would remain with Agricultural Preserve Number 72.

Planning Request and Project Description:

Planning Services is processing the attached application for a Williamson Act Contract and requests the project be placed on the Agricultural Commission's Agenda.

The applicants are requesting the following:

Request to separate APN 089-010-032 (130.21 acres) from Agricultural Preserve Number 72, into a new agricultural preserve. APNs 089-010-033 (65.82 acres) and 089-010-034 (40 acres) is under separate ownership and would remain with Agricultural Preserve Number 72.

Parcel Description:

(New Agricultural Preserve Number)

- **Parcel Number and Acreage:** 089-010-032 (130.21 acres)
- **Agricultural District:** Gold Hill, Agricultural Preserve #72
- **Land Use Designation:** Agricultural Land, (AL)
- **Zoning:** Planned Agriculture-20 Acres, (PA-20)
- **Soil Type:**
 - **Choice Soils**
 - Auberry coarse sandy loam, 5-9% slopes**
 - Auberry coarse sandy loam, 15-30% slopes**
 - Auberry rocky coarse sandy loam, 5-15% slopes**
 - Sierra sandy loam, 9-15% slopes**
 - Sierra rocky sandy loam, 5-15% slopes**
- **Capital Outlay:**
 - **Current:** \$56,080.16 in fence repair.
- **Future Income:**
 - **Anticipated Income**
 - Grazing of livestock meeting \$2,000.00/ year minimum.**
(Existing Agricultural Preserve Number 72)
- **Parcel Number and Acreage:** 089-010-033 (65.82 acres) and 089-010-034 (40 acres)
- **Agricultural District:** Gold Hill, Agricultural Preserve #72
- **Land Use Designation:** Agricultural Land, (AL)
- **Zoning:** Planned Agriculture-20 Acres, (PA-20)
- **Soil Type:**
 - **Choice Soils**
 - Auberry coarse sandy loam, 5-9% slopes**
 - Auberry coarse sandy loam, 15-30% slopes**
 - Auberry rocky coarse sandy loam, 5-15% slopes**
 - Sierra sandy loam, 9-15% slopes**
 - Sierra rocky sandy loam, 5-15% slopes**

- Capital Outlay:
 - \$20,000.00 in deer fencing.
 - \$10,000.00 for 50 x 50 equipment shed.
 - \$\$47,000.00 ag labor housing.
- Current Income:
 - \$40,000.00 row crops for farmers markets.
 - 40 goats grazing currently.

Discussion:

A site visit was conducted on September 30, 2025, to assess conformance with planned Williamson act request.

Staff Findings:**High Intensive Farming Operation**

1. Minimum Acreage = 20 contiguous acres.
2. Capital Outlay = \$45,000
3. Minimum Gross Income = \$13,500/year

Low Intensive Farming Operation

1. Minimum Acreage = 50 contiguous acres.
2. Capital Outlay = \$10,000
3. Minimum Gross Income = \$2,000/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 regard 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 25-0001 based on the above findings as APN 089-010-032 met the WAC requirements as part of Agricultural Preserve 72 and continues to meet WAC requirements for a Low Intensive Farming Operation on its own. APN 089-010-033 and 089-010-034 met and continue to meet WAC requirements for a High Intensive Farming Operation in Agricultural Preserve 72.

Chair Boeger brought the item back to the Commission for discussion. The applicant was not available and there were no public comments. For a complete video of this item # 25-1718 discussion please go to the El Dorado County Website at: County of El Dorado - Calendar (legistar.com)

It was moved by Commissioner Bolster and seconded by Commissioner Walker

to recommend APPROVAL of staff's findings and recommendations of the above request for a Williamson Act Contract (WAC) as the requirements for APN 089-010-032 meet the requirements as part of Agricultural Preserve 72 and will continue to meet WAC requirements for a Low Intensive Farming Operation on its own. APN 089-010-033 and 089-010-034 met and continue to meet WAC requirements for a High Intensive Farming Operation in Agricultural Preserve 72.

Yes: 6 - Boeger, Draper, Tong, Mansfield, Bolster and Walker

Absent: 1 - Neilsen

4. [25-1721](#)

CCUP22-0001/ BH&2K Commercial Cannabis Cultivation Commercial Cannabis Use Permit Assessor's Parcel Number: 094-090-010.

CCUP22-0001/ BH&2K Commercial Cannabis Cultivation Commercial Cannabis Use Permit Assessor's Parcel Number: 094-090-010

During the Agricultural Commission's regularly scheduled in person and ZOOM meeting held on October 8, 2025, a request for a Commercial Cannabis Use Permit for the cultivation of commercial cannabis located at 8260 Fairplay Road, Somerset, CA-APN: 094-090-010. This application is for 50,000 square feet of outdoor and 9,990 square feet of mixed light cannabis cultivation, ancillary activities to cultivation (processing, harvest storage, product packaging), and transportation-only distribution. The operation will have up to 10 employees. The applicant's parcel, APN 094-090-010, is located on the west side of Fairplay Road approximately 0.3 mile from the intersection with Omo Ranch Road in the Fairplay area, Supervisorial District 2. The subject parcel is approximately 60.57 and has a zoning designation of Planned Agriculture 20-Acres (PA-20) and a General Plan Land Use Designation of Agricultural Lands-Agricultural District (AL-A). The parcel to the north and west is also zoned PA-20, with parcels to the east and south being zoned Rural Lands (RL).

Parcel Description:

- **Parcel Number and Acreage:** 094-090-010, 60.57 acres
- **Agricultural District:** Yes
- **Land Use Designation:** Agricultural Lands (AL)
- **Zoning:** Planned Agriculture (PA-20)
- **Choice Soils:**
 - SbD Shaver Coarse Sandy Loam 15 to 30% slopes
 - HgC Holland Coarse Sandy Loam 9 to 15% slopes
 - MrD Musick Sandy Loam 15 to 30% slopes

Discussion:

A site visit was conducted on September 25, 2025 to assess the placement of the proposed cultivation area in regard to surrounding agricultural operations. This 60-acre parcel is isolated from existing agricultural crops. Dense brush along with topography help to buffer this proposed project site.

Staff Findings:

Staff finds that based on the following analysis of relevant General Plan policies and County design thresholds for Commercial Cannabis there will be no impact on agriculture.

Relevant General Plan Policies:

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.

Regarding Policy 8.1.3.5:

The proposed site for cannabis cultivation is near the center of the property and surrounded by hilly and wooded terrain. There are no agricultural crops on the

property at this time.

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 reviewing authority. Before granting approval, a determination shall be made by the approving authority that 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.

Regarding Policy 8.1.4.1:

The proposed site for cannabis cultivation is isolated from adjoining properties by being placed in an area surrounded by hilly topography and dense brush limiting the potential for any conflicts. The proposed project will not affect the ability of the parcel or adjacent parcel to produce agricultural commodities. No zoning changes or parcel line adjustments are requested for this project.

2.2.2.2

The purpose of the Agricultural District (-A) overlay designation is to identify the general areas which contain the majority of the County's federally designated prime, State designated unique or important, or County designated locally important soils (collectively referred to as "choice" agricultural soils) and which the Board of Supervisors has determined should be preserved primarily for agricultural uses. This designation does not imply any restrictions on agricultural uses in areas not designated specifically as an Agricultural District but only serves to identify agriculture as the principal activity and to discourage incompatible uses such as higher density residential use.

- A. Agricultural Districts shall be used to conserve and protect important agricultural crop lands and associated activities, maintain viable agricultural-based communities, and encourage expansion of agricultural activities and production.

Regarding Policy 2.2.2.2:

Potential future agricultural endeavors on this parcel will not be impacted by the proposed cultivation area. The cultivation area will partially occur on choice soils that are currently not being utilized for agricultural purposes. This permit will be reviewed every two years.

Chair Boeger brought the item back to the Commission for discussion. The applicant was not available. Public Comment was taken in the Board room and then on Zoom. Additional public comment was attached to the item in Legistar. For a complete video of this item # 25-1721 discussion please go to the El Dorado County Website at: County of El Dorado - Calendar (legistar.com)

It was moved by Commissioner Draper and seconded by Commissioner Walker that based on staffs findings based on the analysis of relevant General Plan policies and County design thresholds for Commercial Cannabis as listed above that there will be no impact on agriculture by granting the Commercial Cannabis permit on the 60.57 acre parcel located at 8260 Fairplay Road, Somerset, CA-APN: 094-090-010.

Yes: 5 - Boeger, Draper, Tong, Mansfield and Walker

Recused: 1 - Bolster

Absent: 1 - Neilsen

5. 25-1720 CCUP22-0002/ Hidden Ranch Commercial Cannabis Cultivation Commercial Cannabis Use Permit Assessor's Parcel Number: 046-061-037.

Note: This item is continued off calendar per applicants request 10/7/25.

Continued per applicant pulling item on October 7, 2025.

STAFF UPDATE ON LEGISLATION AND REGULATORY ISSUES

CORRESPONDENCE and PLANNING REQUESTS

OTHER BUSINESS

MEETING ADJOURNMENT AT 7:00PM