



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*

Wednesday, February 11, 2026

4:00 PM

<https://edcgov-us.zoom.us/j/89716467033>

Board of Supervisors Meeting Room
330 Fair Lane, Placerville, CA

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 897 1646 7033.

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/89716467033>.

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.

CALL TO ORDER

Present: 7 - Boeger, Draper, Tong, Mansfield, Bolster, Walker and Neilsen

ADOPTION OF THE AGENDA AND APPROVAL OF CONSENT CALENDAR

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

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

Abstained: 1 - Draper

CONSENT CALENDAR

1. [26-0309](#) Meeting Minutes from January 14, 2026

Approved on the Consent Calendar

END OF CONSENT CALENDAR

PUBLIC FORUM

Mike Ranalli and Gordon Helm made public comments.

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. [26-0310](#)

P24-0001 Dawson Tentative Parcel Map Assessor's Parcel Number: 069-150-023

During the Agricultural Commission's regularly scheduled in person and ZOOM meeting held on February 11, 2026 a request was heard from the Planning Department for a Tentative Parcel Map P24-0001 Dawson TPM. The subject parcel is split zoned Rural Lands – Ten-Acre (RL-10) and Community Commercial (CC) and is consistent with the General Plan land use designation of Rural Residential (RR) and Commercial (C). Planning Services is requesting Agricultural Recommendation pursuant to General Plan Policy 8.1.3.1, 8.1.3.5, 8.1.4.1, and 8.1.2.2.

General Plan Policy 8.1.2.2

The project is not subject to this policy as the total site acreage is less than 40 acres.

The project involves a Tentative Parcel Map dividing an approximately 39.72-acre property into four parcels ranging between 9.4 acres to approximately 10.1 acres of total parcel area on a parcel located approximately 400 feet north of the intersection between Green Valley Road and Deer Valley Road. The project site is only partially within the Rescue Rural Center, for the Commercial-zoned split of the parcel. The project is adjacent to an agriculturally zoned parcel that is under a Williamson Act Contract. The parcel is in Supervisorial District 4.

Parcel Description:

- Parcel Number and Acreage: 069-150-023, 39.72 acres
- Agricultural District: No
- Land Use Designation: Rural Residential, (RR)
- Zoning: (split zoned), (RL-10) Rural Land 10 Acres, and (CC) Community Commercial
- Soil Type:
 - o (RgE2) - Rescue extremely stony sandy loam, 3% to 50% slopes eroded
 - o AnB – Argonaut clay loam, 3% to 9% slopes

Discussion:

A site visit was conducted on January 26, 2026, to assess the existing conditions regarding the proposed Tentative Parcel Map P24-0001 Dawson.

Staff Findings:

Policy 8.1.3.1

Agriculturally zoned lands including Williamson Act Contract properties shall be buffered from increases in density on adjacent lands by requiring a minimum of 10 acres for any parcel created adjacent to such lands. Parcels used to buffer agriculturally zoned lands should have a similar width to length ratio of other parcels when feasible.

The adjacent parcel to the Williamson Act Contract properties is designed to be 10.2 acres and has a similar width to length ratio.

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.

Staff believes the development of these four parcels (one adjacent to the WAC) will not diminish the existing land uses in the area as most parcels to the north and west of the WAC are established at the 10-acre minimum, and parcels existing to the east of the WAC and south of the Dawson tentative map are medium density residential.

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:

- 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.

Staff is not aware of any existing conflicts and believes the development of this Tentative Map will not add any new conflicts as the area is vastly built out to its designated use. No island effect is created by the development of this Tentative Map. The development of this Tentative Map does not significantly reduce or destroy the buffering effects of the existing Williamson Act Contract parcel as it keeps the adjacent parcel above the 10-acre minimum.

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 Commission shall solicit and consider input from the Agricultural Commission.

The project is not subject to this policy as the total site acreage is less than 40 acres.

Staff Recommendation:

Staff recommends **APPROVAL** of the Tentative Parcel Map P24-0001 Dawson,

APN # 069-150-023 with regards to General Plan Policies 8.1.3.1, 8.1.3.5, 8.1.4.1, and 8.1.2.2.

Craig Osborn, Associate Planner from Planning introduced the item and Tom Williams, Ag Biologist Supervisor reported on the findings of the project. Chair Boeger brought the item back to the Commission for discussion. The applicant was represented by Bobbie Lebeck and she answered questions from the commission. There were no public comments from the board room or by ZOOM participants. For a complete video of this item # 26-0310 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 Mansfield to recommend APPROVAL of staff's findings and recommendations of the above request for a Tentative Parcel Map P24-0001 Dawson, APN # 069-150-023 with regards to General Plan Policies 8.1.3.1, 8.1.3.5, 8.1.4.1, and 8.1.2.2.

Yes: 7 - Boeger, Draper, Tong, Mansfield, Bolster, Walker and Neilsen

3. [26-0311](#)

P24-0008 Bercea Tentative Parcel Map Assessor's Parcel Number:
317-250-017

During the Agricultural Commission's regularly scheduled in person and ZOOM meeting held on February 11, 2026, a request was heard from the Planning Department for a Tentative Parcel Map P24-0008 Bercea. Planning Services was requesting Agricultural Recommendation pursuant to General Plan Policy 8.1.3.5 and 8.1.4.1.

The applicants are requesting the following:

A waiver to EDC General Plan Policy 8.1.3.1:
Agriculturally zoned lands including Williamson Act Contract properties shall be buffered from increases in density on adjacent lands by requiring a minimum of 10 acres for any parcel created adjacent to such lands. Parcels used to buffer agriculturally zoned lands should have a similar width to length ratio of other parcels when feasible.

General Plan Policy 8.1.3.1 is a mandatory and specific policy, which does not allow for waivers or variances. The creation of a five-acre parcel adjacent to a parcel zoned PA-10 is inconsistent with General Plan Policy 8.1.3.1

Parcel Description:
Parcel Number and Acreage: 317-250-017 (14.85 acres)
Agricultural District: No
Land Use Designation: Low Density Residential (LDR)
Zoning: Residential Estate 5 Acres (RE-5)

Choice Soils: Boomer gravelly loam 3-15% slopes (Bhc)
Boomer gravelly loam 15-30% slopes (BhD)
Sierra sandy loam 9-15% slopes (SfC2)

General Plan Policy 8.1.3.5 was determined to not be relevant.

Discussion:
A site visit was conducted on January 21, 2026 to review consistency with pertinent General Plan policies.

Relevant General Plan Policies & Staff Findings:

Policy 8.1.3.1
Agriculturally zoned lands including Williamson Act Contract properties shall be buffered from increases in density on adjacent lands by requiring a minimum of 10 acres for any parcel created adjacent to such lands. Parcels used to buffer agriculturally zoned lands should have a similar width to length ratio of other parcels when feasible.
The proposed parcel map, breaking a 14.85-acre parcel into three parcels between 4.85 and 5 acres each, is inconsistent with General Plan Policy 8.1.3.1. Parcels created adjacent to agricultural lands are required to be a minimum of 10 acres per this policy.

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:

A. Will not intensify existing conflicts or add new conflicts between adjacent residential areas and agricultural activities; and

The proposed parcel is adjacent to a parcel that is zoned Planned Agriculture 10 Acres (PA-10). The proposed parcel map would not intensify existing conflicts or add new conflicts with agricultural activities. The parcels are currently separated by Greenwood Lane as well as large oaks that run roadside along most of the length of the proposed parcel.

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 This tentative parcel map will not create an island effect for the adjacent parcels.

C. Will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to agricultural lands.

The proposed parcel map would reduce buffering effects of existing large parcels adjacent to agricultural lands. The minimum acreage of parcels created adjacent to agricultural lands is 10 acres for the purpose of buffering per General Plan Policy 8.1.3.1.

Staff Recommendations:

General Plan Policy 8.1.3.1. does not permit parcels to be created that are less than 10 acres adjacent to agriculturally zoned lands. This policy is mandatory and does not allow for waivers or discretionary approval.

Staff recommends denial of P24-0008 Bercea Tentative Parcel Map due to conflicts with General Plan Policy 8.1.4.1 due to the reduced buffering effect caused by creating parcels less than 10 acres in size adjacent to agricultural land.

Craig Osborn, Associate Planner from Planning introduced the item and Corrie Larsen, Assistant Agricultural Commissioner reported on the findings of the project. The applicant was represented by Bobbie Lebeck and she provided additional site maps and project information. Chair Boeger brought the item back to the Commission for discussion and asked for clarification from Daniel Vandekoolwyk, Deputy County Counsel regarding the project. There were no public comments from the board room or by ZOOM participants. For a complete video of this item # 26-0311 discussion please go to the El Dorado County Website at: County of El Dorado - Calendar (legistar.com)

It was moved by Commissioner Neilsen and seconded by Commissioner Walker to recommend denial of P24-0008 Bercea Tentative Parcel Map because of conflicts with General Plan Policy 8.1.4.1 due to the reduced buffering effect caused by creating parcels less than 10 acres in size adjacent to agricultural land.

Yes: 7 - Boeger, Draper, Tong, Mansfield, Bolster, Walker and Neilsen

STAFF UPDATE ON LEGISLATION AND REGULATORY ISSUES

CORRESPONDENCE and PLANNING REQUESTS

OTHER BUSINESS

THE MEETING WAS ADJOURNED AT 5:15 PM