



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, August 13, 2025

4:00 PM

<https://edcgov-us.zoom.us/j/81533535400>

**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.

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 815 3353 5400.

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/81533535400>.

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 Board 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

The meeting was called to order at 4:00pm. Due to technical issues the meeting was recalled to order at 4:20pm,

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

ADOPTION OF THE AGENDA AND APPROVAL OF CONSENT CALENDAR

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

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

CONSENT CALENDAR

- 1. 25-1425** Minutes of July 9, 2025

Approved under Consent Calendar

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

PUBLIC FORUM

ACTION ITEMS

2. 25-1426

CUP23-0001/ Underdog Academy Dog Training and Kennel Conditional Use Permit Assessor's Parcel Number: 089-070-029-000

During the Agricultural Commission's regularly scheduled in person and ZOOM meeting held on August 13, 2025, a request for a Conditional Use Permit CUP23-0001 Underdog Academy Dog Training and Kennel, for the above-referenced project was presented to the Agricultural Commission from the Planning Commission.

This request is for a Conditional Use Permit to allow a home-based training and kennel business consisting of no more than five (5) dogs at a time. The home-based business would not include retail sales or other drop-in business. This entitlement scope includes only a use with no additional site development. The proposed use would include three (3) large kennels, all located in the garage in the center of the parcel.

The applicant's parcel, APN 089-070-029 is located on the west side of Gold Strike Drive, approximately 1,150 feet south of the intersection with Gold Hill Road in the Placerville area, Supervisorial District 4. The subject parcel is approximately five acres and has a zoning designation of Rural Lands – 10 Acres (RL-10) and a General Land Use Designation of Rural Residential (RR). The parcels to the north, east, and west are also zoned RL-10, with the parcel to the south zoned Limited Agriculture – 10 Acres (LA-10). The project site and all surrounding areas are located within an Agricultural District.

Parcel Description:

- Parcel Number and Acreage: 089-070-029-000, 5 acres
- Agricultural District: Cold Springs
- Land Use Designation: Rural Residential, (RL)
- Zoning: Rural Lands-10 Acres, (RL-10)
- Soil Type: Choice Soils

(Auberry Rocky Coarse Sandy Loam, 5% to 15% slopes)

Discussion:

A site visit was conducted on July 30, 2025, to assess the Conditional Use Permit site allowing a home-based training and kennel business with regards to General Plan Policy 8.1.4.1.

General Plan Policy 8.1.4.1 requires the Agricultural Commission to review all discretionary development applications and the location of proposed public facilities involving land zoned for or designated agricultural, 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

No conflicts are anticipated as the kennel would be conducted entirely within existing structures that were permitted in 1992.

- 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

Adjoining parcels are similarly zoned and developed. The home-based business would not include a retail sales or other drop in business. This entitlement is for

use only, with no development. The project is located and designed to be compatible with adjoining land uses.

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

Existing parcels are 2-11 acres in size. The project does not propose any changes in use or development of structures.

Staff Findings:

Staff recommends APPROVAL of the request for the Conditional Use Permit allowing a home-based training and kennel business as this project is consistent with the General Plan land use designation of Rural Residential (RR) and allowed with approval of a Conditional Use Permit (CUP) under the zoning designation of Rural Lands-10 Acres (RL-10).

Chair Boeger brought the item back to the Commission for discussion. The applicant was available by zoom. There were no other public comments received in the Board room or by zoom listeners. For a complete video of this item # 25-1426 discussion please go to the El Dorado County Website at: County of El Dorado - Calendar (legistar.com) Please note, due to technical difficulties the meeting started at 4:20PM.

It was moved by Commissioner Neilsen and seconded by Commissioner Bolster to recommend APPROVAL of the request as presented in staff findings for the Conditional Use Permit as the project is consistent with the General Plan land use designation of Rural Residential (RR) and allowed with approval of a Conditional Use Permit (CUP) under the zoning designation of Rural Lands-10 Acres (RL-10).

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

3. 25-1427

ADM25-0027 Catron Agricultural Setback Relief Administrative Relief from Agricultural Setback to Construct a New Single-Family Dwelling Assessor's Parcel Number: 089-150-040-000

During the Agricultural Commission's regularly scheduled in person and ZOOM meeting held on August 13, 2025, a request for an administrative relief from the required 200-foot agricultural setback for the above-referenced project be reduced 50 feet from the southwestern adjacent parcel (APN 089-150-037-000) to allow for the construction of a new single-family dwelling unit through a future building permit.

The applicant's parcel, APN 089-150-040-000, is located on Wild Goose Canyon Road, roughly 460 feet northeast of the intersection with Bear Rock Road in the Placerville area of El Dorado County, Supervisor District 3. The subject parcel is 65.26 acres and zoned Rural Lands - 40 acre (RL-40) with a General Plan Land Use Designation of Natural Resources (NR). Adjacent properties on all sides except the northeast and southwest are similarly zoned RL-40, with the parcel to the southwest being zoned Limited Agricultural – 20 Acre (LA-20), and the parcel to the northeast being zoned Open Space (OS). No parcels are located in an Agricultural District

Parcel Description:

- **Parcel Number and Acreage:** 089-150-040, 65.26 Acres
- **Agricultural District:** No
- **Land Use Designation:** Natural Resources (NR)
- **Zoning:** Rural Lands – 40 Acres (RL-40)
- **Choice Soils:** None

Discussion:

A site visit was conducted on June 30, 2025 to assess the placement of the proposed dwelling.

Recommendation:

Staff recommends the Agricultural Commission take one of the following actions based on staff findings:

- A. Approve the request for administrative relief from agricultural setback.
- B. Deny the request for administrative relief from agricultural setback.

Staff Findings:

The Agricultural Commission is required to make three of four of the following findings by Resolution No. 079-2007 and adopted by the Board of Supervisors on April 17, 2007 to approve the request for administrative relief from agricultural setback. Staff has made the following findings:

- 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;

El Dorado County Fire, Fire Marshal Jacob Poganski visited the site on July 28, 2025 and determined the location within the agricultural setback "is the only practical option for this project." (see exhibit 12 of document submitted by Neasham & Kramer LLP.)

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 dwelling site is separated from the adjacent agriculturally zoned parcel by a steep ravine, thick vegetation as well a road and utilities easement.

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;
The two parcels are also separated by thick vegetation and steep terrain. This will limit any negative impacts to any agricultural uses on the adjacent 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 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's representative presented the project and introduced the Catron family who remained available for questions and comments. Public comment was received from the board room and by zoom with neighbors commenting. For a complete video of this item # 25-1427 discussion please go to the El Dorado County Website at: County of El Dorado - Calendar (legistar.com) Please note, due to technical difficulties the meeting started at 4:20PM.

It was moved by Commissioner Bolster and seconded by Commissioner Mansfield to recommend APPROVAL of the request for setback relief to construct a new single-family dwelling unit through a future building permit, based on staff findings, no less than 50 feet from the southwestern adjacent parcel (APN 089-150-037-000. For this request the Commission 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.

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

4. 25-1254 "A discussion on the State of Agriculture in El Dorado County."

A informational discussion of the State of Agriculture in El Dorado County and consideration of whether to recommend the Board to have the Ag Commission prepare an informational report on the current challenges and opportunities in the Agricultural industry."

(Public Comment was received by Michael Ranalli)

A motion was made by Commissioner Bolster and seconded by Commissioner Tong to have Commissioners Mansfield, Boeger, and Bolster work with Agricultural Commissioner to assist in approaching the Board of Supervisors regarding the issues discussed and develop information relating to the status of the Agriculture Industry in El Dorado County. While continuing to work with the Farm Bureau.

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

STAFF UPDATE ON LEGISLATION AND REGULATORY ISSUES

CORRESPONDENCE and PLANNING REQUESTS

OTHER BUSINESS

THE MEETING WAS ADJOURNED AT 5:20PM