



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, July 9, 2025

4:00 PM

<https://edcgov-us.zoom.us/j/89122452696>

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 891 2245 2696.

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/89122452696>.

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.

THE MEETING WAS CALLED TO ORDER BY COMMISSIONER BOEGER AT 4:00PM

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

Absent: 1 - Tong

CONSENT CALENDAR

ADOPTION OF THE AGENDA AND APPROVAL OF CONSENT CALENDAR

- 1 [25-1222](#) Minutes from the regular meeting of the Agricultural Commission of June 11, 2025.

A motion was made by Walker, seconded by Bolster, to Approved this matter.

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

Absent: 1 - Tong

Abstained: 1 - Neilsen

PUBLIC FORUM

Michael Ranalli, President of the Farm Bureau requested a discussion on the future state of agriculture in El Dorado County. Please note this is scheduled for the August 13, 2025 meeting. Two attachments were received and are attached to item #25-1254

ACTION ITEMS

2. [25-1223](#)**ADM25-0009 Wright Agricultural Setback Relief Administrative Relief from Agricultural Setback for Existing Single Family Dwelling Assessor's Parcel Number: 104-110-008-000.**

SUBJECT: ADM25-0009 Wright Agricultural Setback Relief Administrative Relief from Agricultural Setback for Existing Single-Family Dwelling Assessor's Parcel Number: 104-110-008-000

During the Agricultural Commission's regularly scheduled in person and ZOOM meeting held on July 9, 2025, a request for an administrative relief from the required 200-foot agricultural setback for the above-referenced project be reduced 70 feet to 130 feet from the southern adjacent parcel (APN 104-120-065-000) to permit the existing location of a single family dwelling. The single family residence in question was converted from a barn and is currently part of a Code Enforcement case as the necessary permits were not applied for when converted.

The Applicant's parcel, APN 104-110-008-000, is located on the south end of Graceland Place, approximately 0.6 miles southeast of the intersection with Rattlesnake Bar Road in the Pilot Hill area of El Dorado County, Supervisor District 4. The subject parcel is 10.05 acres and zoned Rural Lands – 10 Acres (RL-10) with a General Plan Land Use Designation of Rural Residential (RR). The subject parcel is not within an Agricultural District. Adjacent properties to the north, east and west are similarly zoned RL-10 and to the south zoned Agricultural Grazing – 40 acres (AG-40), none of which are located within an Agricultural District.

Parcel Description:

- Parcel Number and Acreage: 104-110-008, 10.05 Acres
- Agricultural District: No
- Land Use Designation: Rural Residential (RR)
- Zoning: Rural Lands – 10 Acres (RL-10)
- Choice Soils: None

Discussion:

A site visit was conducted on July 1, 2025 to assess the placement of the proposed dwelling.

Staff Findings:

Staff recommends APPROVAL of the request for the existing single-family dwelling., no less than 130' from the property line with APN:104-120-065. For this request 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;

The existing single-family dwelling was converted from a permitted two-story barn. The existing septic and well were also permitted at the time of the construction of the barn. The dwelling has been used as single-family home since the 1980s. Utilizing the existing site limits any future impacts to the parcel.

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

There are no choice soils on either the subject parcel or adjacent agriculturally zoned parcel. In addition, the use of an existing permitted structure limits impact to adjacent agricultural uses. The existing parcel is located down slope from the adjacent agricultural parcel with an existing retaining wall between the subject dwelling and adjacent parcel which creates a buffer.

- 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 use of existing utilities and structures limit any impact on agriculture. In addition to the existing tree line, the adjacent agriculturally zoned land is located upslope from the existing dwelling which creates a buffer. There are no choice soils on either 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 Boeger brought the item back to the Commission for discussion. The applicant's representative was available for questions by Zoom. No public comments were received in the Board room or by zoom listeners. For a complete video of this item # 25-1223 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 Bolster to recommend **APPROVAL** of the request for the existing single-family dwelling., no less than 130" from the property line with APN:104-120-065. For this request 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.

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

Absent: 1 - Tong

3. [25-1224](#)**ADM25-0033 Dohman and Burt Agricultural Setback Relief
Administrative Relief from Agricultural Setback for Swimming Pool
and Spa Assessor's Parcel Number: 049-380-010-000.**

**SUBJECT: ADM25-0033 Dohman and Burt Agricultural Setback Relief
Administrative Relief from Agricultural Setback for Swimming Pool and Spa.
Assessor's Parcel Number: 049-380-010-000**

During the Agricultural Commission's regularly scheduled in person and ZOOM meeting held on July 9, 2025, a request for an administrative relief from the required 200-foot agricultural setback for the above-referenced project be reduced 92 feet to 108 feet from the southeastern adjacent parcel (APN 049-380-010-000) to permit the proposed location of a swimming pool and spa. They are proposed within the same borders of the previously permitted Single Family Dwelling.

The Applicant's parcel, APN 049-380-010-000, is located on the south end of Madden Lane, approximately 0.2 miles south of the intersection with Carson Road in the Placerville area of El Dorado County, Supervisor District 3. The subject parcel is 21.61 acres and zoned Planned Agriculture – 20 Acres (PA-20) with a General Plan Land Use Designation of Agricultural Land (AL). The subject parcel is within an Agricultural District. Adjacent properties to the north, east, west and south are similarly zoned PA-20, all of which are located within an Agricultural District.

Parcel Description:

- Parcel Number and Acreage: 049-380-010-000, 21.61 acres
- Agricultural District: Camino/Fruitridge
- Land Use Designation: Agricultural Land, (AL)
- Zoning: Planned Agriculture-20 Acres, (PA-20)
- Soil Type: Choice Soils
 - o Mariposa Gravelly Silt Loam (MaD), 3% to 30% slopes
 - o Sites Loam, 15% to 30% slopes
 - o -Josephine Silt Loam, 15% to 30% slopes
 - o -Holland Coarse Sandy Loam, 9% to 15% slopes

Discussion:

A site visit was conducted on June 19, 2025 to assess the placement of the proposed pool and spa development.

Staff Findings:

Staff recommends **APPROVAL** of the request for the project setback being reduced to 108 feet from the southeastern adjacent parcel 049-080-011-000, 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;

The swimming pool and spa will be located adjacent to the existing residence,

keeping all non-compatible uses together. As this parcel is entirely comprised of choice soils the proposed pool and spa site will eliminate any reduction in agricultural uses on the parcel.

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 placement of the pool and spa minimize the potential negative impact to the adjacent agricultural properties as much as possible. The pool and spa are proposed adjacent to the previously permitted Single Family Dwelling. Accumulating all development in one area minimizes the potential negative impacts.

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 pool and spa are located in the same area as the residential dwelling that received setback relief and approval from the agricultural commission in 2006. This will limit negative impacts to any agricultural uses in the future.

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 Boeger brought the item back to the Commission for discussion. The

applicant commented on the project and discussed the footprint of the proposed pool/spa. No public comments were received in the Board room or by zoom listeners. For a complete video of this item # 25-1224 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 Mansfield to recommend APPROVAL off the request for the project setback being reduced to 108 feet from the southeastern adjacent parcel 049-080-011-000, 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:

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

Absent: 1 - Tong

STAFF UPDATE ON LEGISLATION AND REGULATORY ISSUES

CORRESPONDENCE and PLANNING REQUESTS

OTHER BUSINESS

THE MEETING WAS ADJOURNED AT 5:02PM