



County of El Dorado

330 Fair Lane, Building A
Placerville, California
530 621-5390
FAX 622-3645
www.edcgov.us/bos/

MEETING AGENDA

Strategic Economic Enhancement Development Committee

Members:

Carl Ribaldo, Chair - President/Chief Strategist, SMG Consulting

*David Spaur, Vice Chair - Retired City Manager, Consultant, S2
Consulting, LLC*

*Les Heinsen - Owner/President Credence Corp. dba Element 79
Vineyards*

*Perry McLain - Businessman, PMC Aquatics, LLC
Development, Marshall Hospital*

Christine Noonan - General Manager/Owner Delfino Farms

Vacant (2)

Thursday, April 16, 2026

3:00 PM

<https://us06web.zoom.us/j/83080532362>

2850 Fairlane Ct., Building C Lobby Conference Room, Placerville, CA

PUBLIC PARTICIPATION INSTRUCTIONS: The Committee meeting room will be open to the public. The meeting will be live-streamed via Zoom. By participating in this meeting, you acknowledge that you are being recorded.

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.

Members of the public may address the Committee in-person or via Zoom to make a public comment. The public should call into 530-621-7603 or 530-621-7610. The Meeting ID is 830 8053 2362. 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 Committee meeting go to
<https://us06web.zoom.us/j/83080532362>

If you are joining the meeting via zoom and wish to make a comment on an item, press the "raise a hand" button. If you are joining the meeting by phone, press *9 to indicate a desire to make a comment. Speakers will be limited to 3 minutes.

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PROTOCOLS FOR PUBLIC COMMENT: Speakers will be limited to 3 minutes or as otherwise provided by the Committee Chair. By participating in this meeting, you acknowledge that you are being recorded.

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A video recording of this meeting will be published to the website.

The SEED Committee is concerned that written information submitted to the Committee the day of the committee meeting may not receive the attention it deserves. The Economic Development staff cannot guarantee that any email, or mail received the day of the meeting will be delivered to the Committee prior to action on the subject matter. Written information or public comments may be submitted to: Economic.Development@edcgov.us.

ROLL CALL

ADOPTION OF THE AGENDA AND APPROVAL OF CONSENT CALENDAR

CONSENT CALENDAR

26-0691 Economic Development Division recommending the Committee approve the SEED Meeting Minutes from March 19, 2026.

END OF CONSENT CALENDAR

OPEN FORUM

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

AGENDA ITEMS

26-0692 Agricultural Lodging update with Director of Planning & Building Karen L Garner.

ADJOURNMENT



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Master Report

File Number: 26-0691

*File ID #: 26-0691	Agenda Type: Agenda Item	Status: Consent Calendar
Version: 1	Reference:	Gov Body: Strategic Economic Enhancement Development Committee
Department: Planning and Building		Created: 04/10/2026
Agenda Title: 04-16-26 SEED Minutes 03-19-26		Final Action:
Title: Economic Development Division recommending the Committee approve the SEED Meeting Minutes from March 19, 2026.		

Notes:

Code Sections:

Agenda Date: 04/16/2026

Agenda Number:

Sponsors:

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Attachments: Draft Meeting Minutes 3-19-2026

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Contact: Ben Wehrle

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History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 26-0691

Economic Development Division recommending the Committee approve the SEED Meeting Minutes from March 19, 2026.



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Minutes

Strategic Economic Enhancement Development Committee

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*David Spaur, Vice Chair - Retired City Manager, Consultant, S2
Consulting, LLC*

*Les Heinsen - Owner/President Credence Corp. dba Element 79
Vineyards*

Perry McLain - Businessman, PMC Aquatics, LLC

*Bryce Miller - Executive Director, Business Development,
Marshall Hospital*

*Christine Noonan - General Manager/Owner Delfino Farms
Vacant (1)*

Thursday, March 19, 2026

3:00 PM

<https://us06web.zoom.us/j/83031903522>

2850 Fairlane Ct., Building C Lobby Conference Room, Placerville, CA
Teleconferencing Location: 3368 Lake Tahoe Blvd., Ste. 102, South Lake Tahoe, CA

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ROLL CALL

Chair Ribaldo called the meeting to order at 3:01 p.m. Bryce Miller was also present, he is no longer a member of the Committee and unavailable to populate on the attendance list.

Present: 3 - McLain, Chair Ribaldo and Vice Chair Spaur

Absent: 2 - Heinsen and Noonan

ADOPTION OF THE AGENDA AND APPROVAL OF CONSENT CALENDAR

A motion was made by member McLain to adopt the consent calendar with no changes, this motion was seconded by member Miller.

A motion was made by McLain to Approved this matter.

Yes: 3 - McLain, Chair Ribaldo and Vice Chair Spaur

Absent: 2 - Heinsen and Noonan

CONSENT CALENDAR

26-0196 Economic Development Division recommending the Committee approve the SEED Meeting Minutes from February 19, 2026.

END OF CONSENT CALENDAR

OPEN FORUM

Public Comment: None

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

AGENDA ITEMS

26-0470 The Committee will receive a presentation from Rebecca Guo with El Dorado County Water Agency.

The Committee will received a presentation from Rebecca Guo with El Dorado County Water Agency and discussed local waters impact on tourism and the local economy.

Public Comment: L. Hernandez, J. Kroger, M. Renali, L. Boeger, G. Posey.

26-0471 Discussion and action on annual reporting of SEED activities to the Board of Supervisors

Karen Garner discussed reporting to the Board of Supervisors, suggesting to present to them in September. Chair Ribaldo inquired about VHR updates and county property inventory. Committee discussed future meeting topics.

ADJOURNMENT

Meeting adjourned at 4:25 p.m.

A motion was made by Chair Spaur to adjourn the meeting and was seconded by member McLain. Bryce Miller also voted yes.

Yes: 3 - McLain, Chair Ribaldo and Vice Chair Spaur

Absent: 2 - Heinsen and Noonan



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Master Report

File Number: 26-0692

*File ID #: 26-0692	Agenda Type: Agenda Item	Status: Agenda Item
Version: 1	Reference:	Gov Body: Strategic Economic Enhancement Development Committee
Department: Planning and Building		Created: 04/10/2026
Agenda Title: 04-16-26 SEED		Final Action:
Title: Agricultural Lodging update with Director of Planning & Building Karen L Garner.		

Notes:

Code Sections:

Agenda Date: 04/16/2026

Agenda Number:

Sponsors:

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Attachments: A - Ag Lodging Update

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Contact: Karen L Garner

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History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 26-0692

Agricultural Lodging update with Director of Planning & Building Karen L Garner.



Ag Lodging Update

APRIL 16, 2026

Prior Actions

- April 12, 2017 Board discussed options that would provide enhanced agritourism opportunities to properties with Agricultural (Ag) zoning.
- September 24, 2024 the Ag Commissioner and Planning & Building Department were directed to work with the agricultural community on an Ag Lodging model.
- July 25, 2025 Ag Commissioner and Planning & Building Director met with Ag reps to discuss
- August 26, 2025 CAO in coordination with the Budget Ad Hoc Committee, provided the Board information regarding revenue generating options. Agricultural Homestays/Ag Lodging was one of the potential options.



Outcomes

- Increased TOT, sales tax, property tax
- Performance based outcomes
- ★ Preserve Ag Land and its viability
- Streamlined process
- Clear qualifications/checklist/matrix...but some flexibility
- Support other industries, creates jobs (i.e., restaurants, recreation)
- Less pressure on farmers to sell or change from Ag use thereby increasing the value of Ag land
- Pathway for unpermitted, historic structures, ADUs to be Ag lodging
- Consider farmers who are leasing Ag land to participate
- Consistent messaging to combat misinformation



Problems to Avoid

- Don't create a competitive environment or potential for conflict between Ag land owners
- No buffers (like VHRs) necessary between properties with 10 acre minimum
- Substantial impacts on neighbors
- Approach that doesn't discourage investment (keep it simple!)



Explore Further

- Do we want to allow a combo of Ranch Marketing and/or Winery and/or VHRs and/or special events with Ag lodging? Want to be sure someone isn't using all of the above to create a bad situation

Models

- Santa Barbara County
 - Agricultural Enterprise Ordinance
 - In effect about 1 ½ years
- Placer County
 - Agriculture Resilience Initiative
 - Board approved agreement with PLACEWORKS





Board Discussion

- Simple vs. comprehensive update
- CEQA Considerations
- Outreach
- Pathway for ADUs to be converted to Ag Lodging
- Pathway to permit unpermitted structures (Amnesty Program model)

Thank you

QUESTIONS?