



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, March 11, 2026

4:00 PM

<https://edcgov-us.zoom.us/j/83056091026>

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 830 5609 1026. 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/83056091026>.

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.

CALLED TO ORDER AT 4:00PM

A motion was made by Boeger to Approved this matter.

Yes: 5 - Boeger, Tong, Bolster, Walker and Neilsen

Absent: 2 - Draper and Mansfield

ADOPTION OF THE AGENDA AND APPROVAL OF CONSENT CALENDAR

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

Yes: 5 - Boeger, Tong, Bolster, Walker and Neilsen

Absent: 2 - Draper and Mansfield

CONSENT CALENDAR

ITEM APPROVED WITH AGENDA AND CONSENT CALENDAR

Yes: 5 - Boeger, Tong, Bolster, Walker and Neilsen

Absent: 2 - Draper and Mansfield

- 1. 26-0462 MINUTES OF FEBRUARY 11, 2026.

ITEM APPROVED WITH AGENDA AND CONSENT CALENDAR

Yes: 5 - Boeger, Tong, Bolster, Walker and Neilsen

Absent: 2 - Draper and Mansfield

END OF CONSENT CALENDAR

PUBLIC FORUM

There was no public comment

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. 26-0463**ADM26-0014 Thurston Agricultural Setback Relief Administrative Relief from Agricultural Setback to Construct a New Single-Family Dwelling Assessor's Parcel Number: 085-500-012-000.**

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

ADM26-0014 Thurston Agricultural Setback Relief Administrative Relief from Agricultural Setback to Construct a New Single-Family Dwelling Assessor's Parcel Number: 085-500-012-000

During the Agricultural Commission's regularly scheduled in person and ZOOM meeting held on March 11, 2026 a request was heard from the Planning Department requesting administrative relief from the required 200-foot agricultural setbacks for the above-referenced project as per Resolution No. 079-2007 be reduced to 75 feet from the northern adjacent parcel (085-500-017-000), 100 feet from the eastern adjacent parcels (085-500-014-000 and 085-500-015-000), and 141.5 feet from the southern adjacent parcel (085-030-057-000) for a new single-family dwelling unit through building permit number 386252.

The applicant's parcel, APN 085-500-012-000, is located on the north side of Starview Drive east of the intersection with Hidden Valley Lane in the Camino area of El Dorado County, Supervisor District 3. The subject parcel is 3.6 acres and zoned Planned Agriculture-20 Acre Minimum (PA-20) with a General Plan Land Use Designation of Agricultural Lands (AL) located within an Agricultural District. Adjacent properties on all sides are similarly zoned PA-20, located within an Agricultural District.

Parcel Description:
Parcel Number and Acreage: 085-500-012 (3.6 acres)
Agricultural District: Yes
Land Use Designation: Agricultural Lands (AL)
Zoning: Planned Agricultural 20 Acres (PA-20)
Choice Soils: Musick sandy loam, 9 to 15% slopes

Discussion:
A site visit was conducted on February 13, 2026 to review consistency with pertinent General Plan policies.

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;

The subject parcel is 257 feet wide (north to south) and surrounded on all sides by agriculturally zoned parcels. All possible building sites on the parcel would

require agricultural setback relief.

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 proposed building site minimizes potential negative impacts on adjacent agriculturally zoned lands by congregating the single-family dwelling near the other single-family dwellings on adjacent parcels to the east, north-east and south.

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 proposed building site faces the existing single-family dwelling on the parcel to the south creating a buffer and minimizing the impact to the production agriculture use of the southern parcel. The proposed building site is also closer to the eastern parcel boundary and the existing single-family homes on the adjacent eastern parcels.

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 Recommendations:

Staff recommends APPROVAL of the request for administrative relief from the required 200-foot agricultural setbacks for the above-referenced project be reduced to 75 feet from the northern adjacent parcel (085-500-017), 100 feet from the eastern adjacent parcels (085-500-014 and 085-500-015), and 141.5 feet from the southern adjacent parcel (085-030-057) for a new single-family dwelling unit through building permit number 386252.

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.

Spencer McKenna, Assistant Planner from Planning introduced the item and Corrie Larsen, Assistant Agricultural Commissioner reported on the findings of the project. Aaron Mount, Planning Manager from Planning clarified the acreage and zoning of the project. There were no public comments from the board room or by ZOOM participants. The applicant was available by zoom and answered questions by the Commission. Chair Boeger brought the item back to the Commission for discussion. For a complete video of this item # 26-0463 discussion please go to the El Dorado County Website at: County of El Dorado - Calendar (legistar.com)

It was moved by Commissioner Tong and seconded by Commissioner Bolster to recommend APPROVAL of staff's findings and recommendations of the above request for administrative relief from the required 200-foot agricultural setback for the construction of a new single-family dwelling. 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

Yes: 5 - Boeger, Tong, Bolster, Walker and Neilsen

Absent: 2 - Draper and Mansfield

STAFF UPDATE ON LEGISLATION AND REGULATORY ISSUES

CORRESPONDENCE and PLANNING REQUESTS

OTHER BUSINESS

THE MEETING WAS ADJOURNED AT 4:35 PM