



Agricultural Commission Staff Report

Date: October 2, 2025

To: El Dorado County Agricultural Commission

From: LeeAnne Mila; Agricultural Commissioner

Subject: **Reconsideration of the Lime Rock Valley Specific Plan and Applicable General Plan Policies**

Planning Request and Project Description:

On August 14, 2024, the El Dorado County Agricultural Commission reviewed the Lime Rock Valley Specific Plan project in regards to the County's Grazing Lands General Plan Policy 8.1.2.2. The applicant has submitted new documentation titled, "**Lime Rock Specific Plan – General Plan Policy 8.1.2.2 Analysis in support of findings to subdivide FMMP Grazing Land.**" The Agricultural Commission is being asked to reassess the grazing capability of the parcels involved, considering the new documentation provided by the applicant. The parcels are located approximately 2 miles due south of the U.S. Highway 50/Cameron Park Drive Interchange in the Shingle Springs area, Supervisorial District 2.

Project Description:

The project description has not changed from the what was presented on August 14, 2024

A) Lime Rock Valley Specific Plan proposal

The proposed Specific Plan (SP12-0003) is to establish Lime Rock Valley Specific Plan (LRVSP), which proposes 800 residential units on 358 acres, an 8-acre village park, and 335 acres of open space.

-All project parcels (APN 109-010-013, 109-010-014, 109-020-001, 109-020-004, 109-020-005, 109-020-006, and 119-030-013) are zoned Rural Lands, Ten-acres (RL-10), Rural Lands, Twenty-acres (RL-20), Rural Lands, Forty acres (RL-40), or Open Space (OS) with a General Plan Land Use Designation of Rural Residential (RR) and Open Space (OS).

-The largest subject parcel, APN 109-020-001, measures approximately 391.47 acres and contains a Grazing Land farmland overlay of on roughly half the parcel on its eastern and northern portions. This parcel is surrounded by existing residential development to the north, east, and partially along the southern boundary of this parcel.

- Other subject parcels, including APN 109-020-005, 109-010-013, and 109-010-014, approximately or possibly less than 40 acres each, contain Grazing Land farmland overlay of less than 5 acres in size on the northeast or southwest corners of the parcels.

-The property is adjacent to Residential, Agricultural/Rural/Resource, and Special Purpose zoning: Residential Estates, Five-acres (RE-5) and Planned Agricultural, Ten-acres (PA-10) to the north (APNs 109-090-005, 06, 10, & 11 contain PA zoning); RE-5 to the east; RL-10 to the west (APNs 109-010-103 & 14); RE-5, RL-40, and OS to the south (APN 109-020-004 contains OS zoning, APN 109-020-005 contains RL-40 zoning). The adjacent parcels are designated as Grazing Land, Other Land, and Farmland of Local Importance.

Discussion:

1.)Grazing Policy

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 El Dorado County General Plan Agriculture and Forestry Element July 2004 (Amended December 2015) Page 171 Commission shall solicit and consider input from the Agricultural Commission;

Staff Original Findings:

The land use designation for these parcels is RR- rural residential. At this designation the grazing policy would apply. APN 109-020-001 contains the

majority of this historical grazing land and could potentially be capable of sustaining commercial grazing. The historical grazing covered on this parcel by the Land Use Map of 1996 is approximately 215 acres. As such this parcel requires a recommendation from the Agricultural Commission before any parcels are created smaller than 40 acres.

Government code section 65565, a. (1) directs counties as follows:

(a) A city or county may develop an agricultural land component of the city or county's open-space element or a separate agricultural land element. If a city or county chooses to develop an agricultural land component of the open-space element or an agricultural land element, the agricultural land component of the open-space element or the agricultural land element shall do the following:

(1) Identify and map, utilizing the designations in the Farmland Monitoring and Mapping Program or soil surveys conducted by the United States Natural Resources Conservation Service where applicable, agricultural lands within the city's or county's jurisdiction.

Consistently FMMP grazing land designations have used to identify lands that were historically used for grazing in regards to this policy. The Department of Conservation developed this category in cooperation with the California Cattlemen's Association, University of California Cooperative Extension, and other groups interested in the extent of grazing activities. This is land on which the existing vegetation is suited to the grazing of livestock.

Commissioner Nielsen stated at the August 14, 2024 meeting that he believed that it had the vegetation and capacity to carry 40 pairs of cattle. This land also has the capacity to carry larger amounts of smaller livestock.

Current Findings:

Staff has reviewed the applicants new memorandum and continues to believe the findings made at the August 14, 2024 Agricultural Commission meeting are still applicable.



The County of El Dorado

AGRICULTURAL COMMISSION

311 Fair Lane
Placerville, CA 95667-4197

Phone (530) 621-5520
Fax (530) 626-4756

Greg Boeger, Chair- Agricultural Processing Industry
David Bolster, Vice Chair - Fruit and Nut Farming Industries
Lloyd Walker - Other Agricultural Interest
Shamarie Tong- Livestock Industry
Bill Draper- Forestry Related Industries
Chuck Mansfield- Fruit and Nut Farming Industries
Tim Neilsen- Livestock Industry

MEETING NOTIFICATION

The El Dorado County Agricultural Commission has been requested to review a project application for the project that is located in the proximity of your property. It is the customary business practice for this Commission to notify all parcels located within 1,000 feet of the subject parcel's boundary lines. Please note that the requested project may or may not affect your property.

The project listed below will be heard by the El Dorado County Agricultural Commission on **October 8, 2025**. This meeting is a public hearing that will begin at **4:00 pm in the Building A Board of Supervisors Hearing Room 330 Fair Lane, Placerville, California.** This will also be a Zoom meeting. The link information to join the zoom meeting will be available on the county Legistar calendar at this website: <https://eldorado.legistar.com/Calendar.aspx> under Ag Commission Meetings for 10/8/25 and will be posted with the Agenda on October 3, 2025.

Planning Request to Review:

Reconsideration of the Lime Rock Valley Specific Plan and Applicable General Plan Policies. Original Item heard by Agricultural Commission on August 14, 2024. This will be a review of Lime Rock Valley Specific Plan - Assessor's Parcel Numbers: 109-020-001 and 109-020-005.

The Agricultural Commission is an advisory body to and for the Board of Supervisors and Planning Commission on all matters pertaining to agriculture. The Agricultural Commission reviews and makes recommendations only on the agricultural element of the project. *****Please note that the exception to this is a "Request for Administrative Relief from an Agricultural Setback" which is processed solely through the El Dorado County Department of Agriculture with the Agricultural Commission's decision being able to be appealed to the El Dorado County Board of Supervisors.***

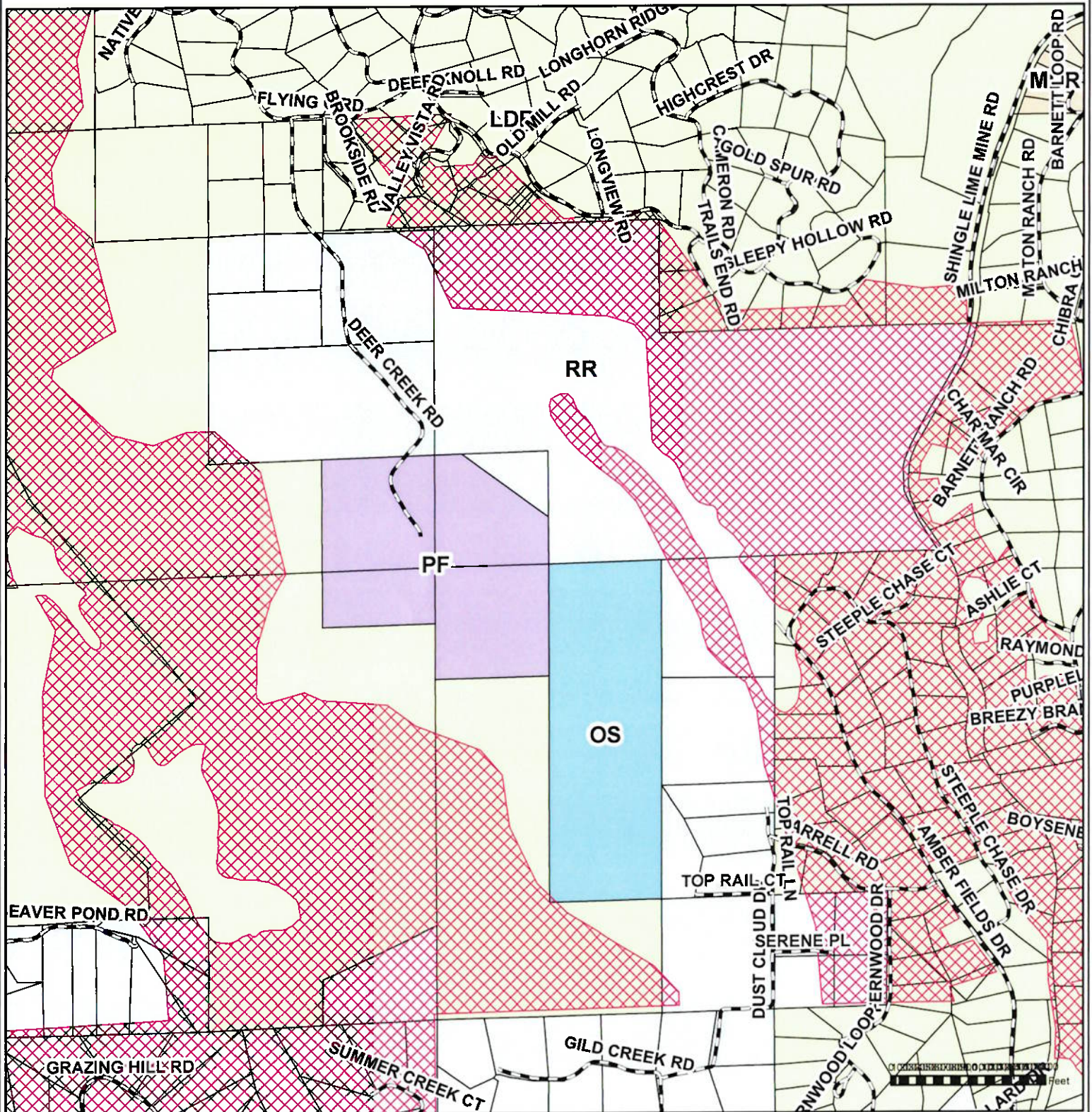
All interested parties for the above-mentioned project are encouraged to attend this meeting. Public testimony will be received on each agenda item as it is called. Individual comments are limited to 3 minutes; and individuals representing a group are allocated 5 minutes.

If you wish to view the meeting agenda in its entirety, please go to following website: <https://eldorado.legistar.com/Calendar.aspx>. The agenda is also posted in the lobby of the Bethell-Delfino Agriculture Building located at 311 Fair Lane, Placerville, California. A copy of the project's submitted documents may also be reviewed at this location.

If you have any questions regarding this meeting, please contact the Clerk to the Agricultural Commission at (530) 621-6647. All questions relating to specific details of the project should be addressed to the Planner, Karen Garner, Director of Planning, Planning Services, (530) 621-5355. This notice was sent to you on 9/30/25.

Lime Rock

Land Use and Grazing Overlay



DISCLAIMER
THIS DEPICTION WAS COMPILED FROM UNADDED PUBLIC AND PRIVATE
SOURCES AND IS ILLUSTRATIVE ONLY. NO REPRESENTATION IS MADE AS
TO ACCURACY OF THIS INFORMATION. PARCEL BOUNDARIES ARE
PARTICULARLY UNRELIABLE. USE THIS DEPICTION
AT YOUR OWN RISK.

MAP PREPARED BY LeeAnne Mide DATE November 27, 2018

PROJECT ID project0001

EL DORADO COUNTY SURVEYOR GIS DIVISION

PHONE (951) 621-6511 FAX (951) 626-8791

Parcels

Grazing Lands

Roads

Low Density Residential

Medium Density Residential

Open Space

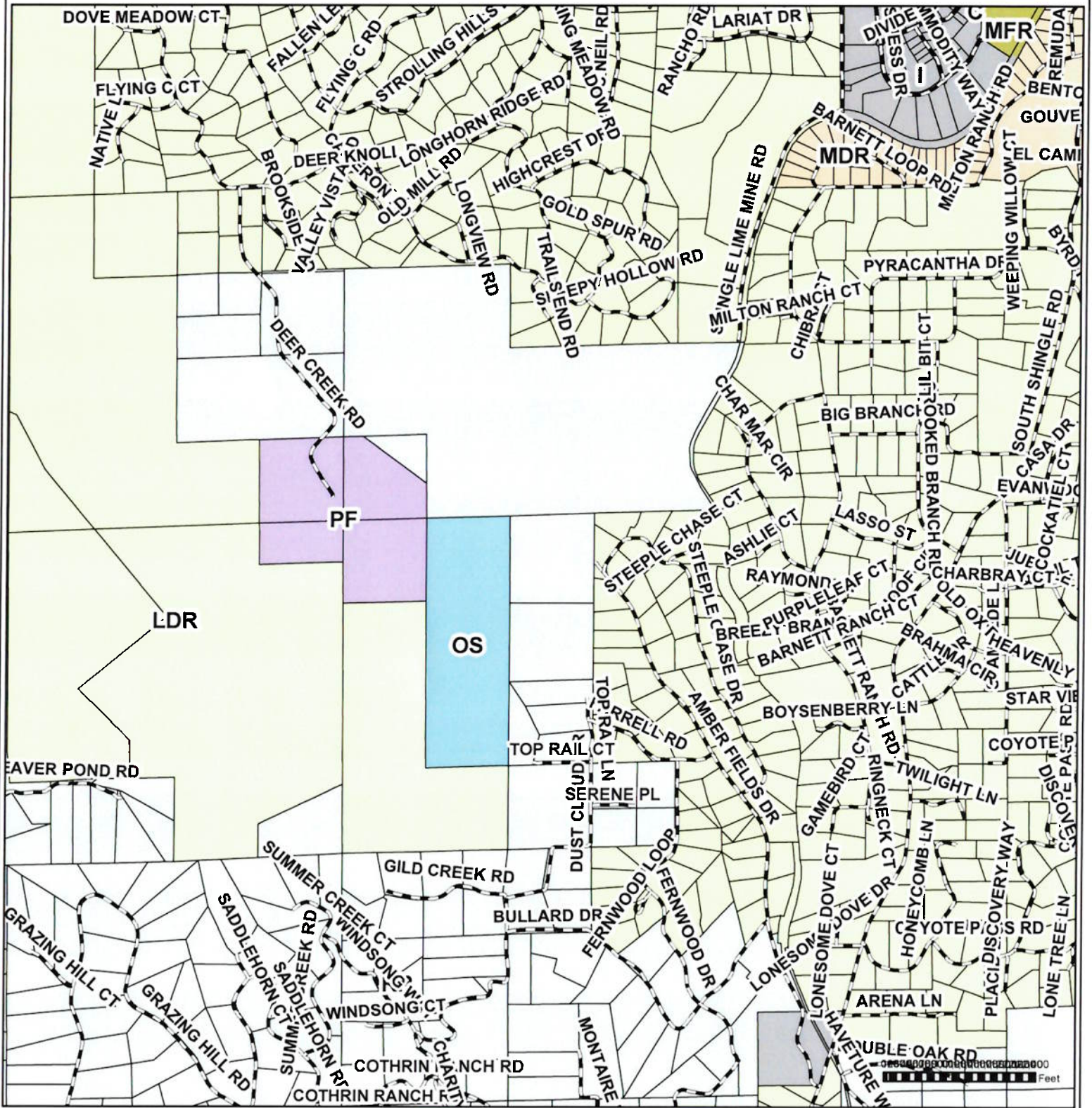
Public Facilities

Rural Residential

Map Displayed in State Plane Coordinate System
(NAD 1983 California Zone 2, feet)



Lime Rock Land Use



DISCLAIMER

THIS DEPICTION WAS COMPILED FROM UNVERIFIED PUBLIC AND PRIVATE SOURCES AND IS ILLUSTRATIVE ONLY. NO REPRESENTATION IS MADE AS TO ACCURACY OF THIS INFORMATION. PARTICIPANTS ARE PARTICULARLY UNRELIABLE. USERS MAKE USE OF THIS DEPICTION AT THEIR OWN RISK.

MAP PREPARED BY Lee Anne Miles DATE November 27, 2018

PROJECT ID projJackson 1.

FL DORADO COUNTY SURVEYOR GIS DIVISION
PHONE (530) 621-6511 FAX (530) 626-8771

 Roads

Industrial

Low Density

Medium Der

Open Space

Public Facilit

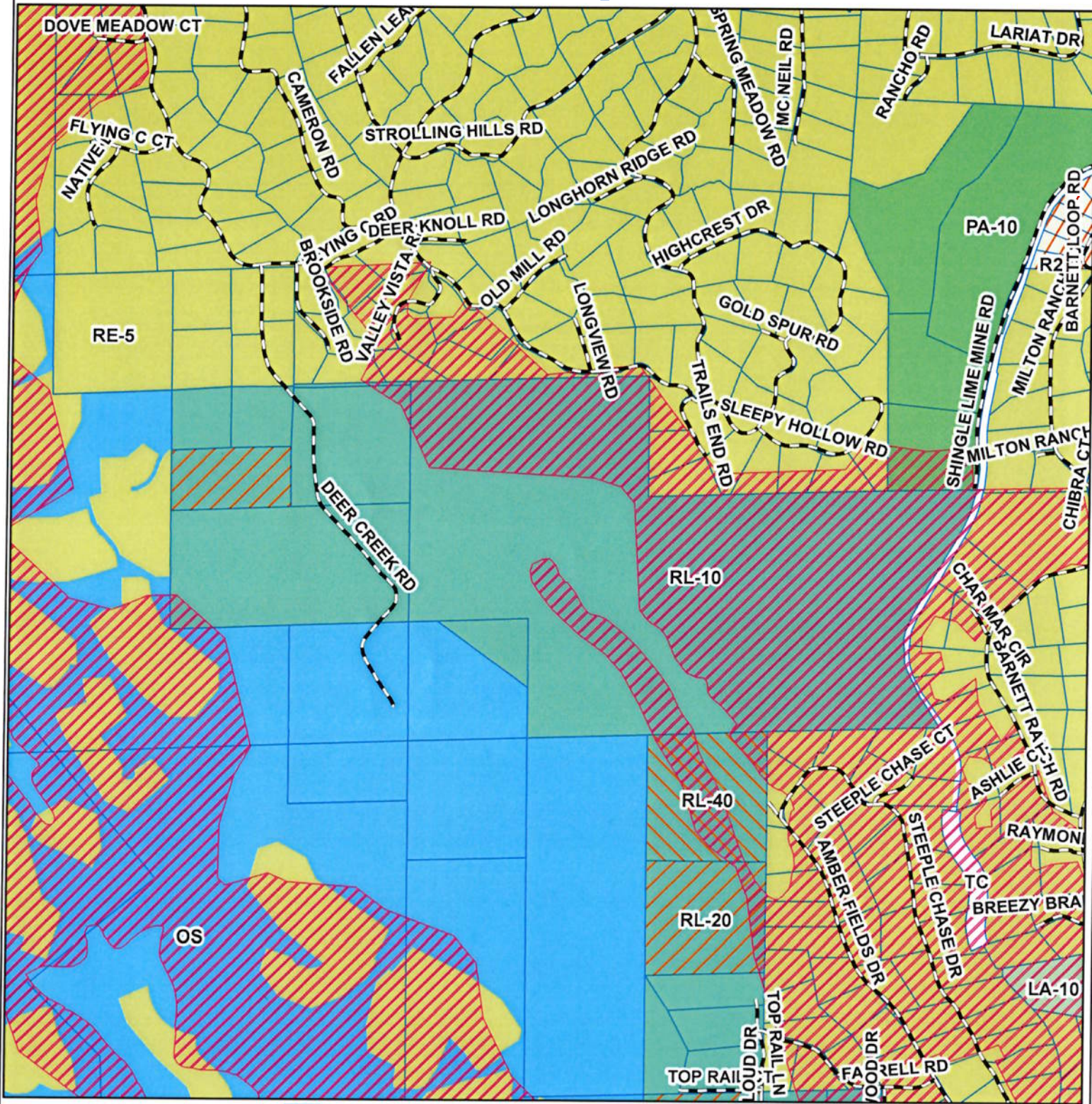
Rural Residents

(NAD 1983 California)

(NAD 1983 California zone 2, feet)



Lime Rock Zoning



25-1719 A 7 of 7