



# 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*

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Monday, October 21, 2024

4:00 PM

Board of Supervisors Meeting Room

330 Fair Lane, Placerville, CA

<https://edcgov-us.zoom.us/j/84833419299>

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**Special Meeting Ranch Marketing Ordinance and Winery Ordinance**

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 848 3341 9299. 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/84833419299>.

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](mailto: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 AT 4:01PM**

**Present:** 5 - Boeger, Walker, Draper, Tong and Mansfield

**Absent:** 2 - Neilsen and Bolster

**ADOPTION OF THE AGENDA**

Changes were recorded as:

This meeting is a "review" not a "hearing"

Two items were removed from this item at the beginning of the meeting.

1) Recommend the Planning Commission forward recommendations to the Board of Supervisors for approval the proposed amendments to the Zoning Ordinance. Removed on 10/21/24

2)"CEQA Compliance. Paragraph reserved" Removed as this is for the Planning Commission only. Removed on 10/21/2024

**Present:** 5 - Boeger, Walker, Draper, Tong and Mansfield

**Absent:** 2 - Neilsen and Bolster

**ACTION ITEMS**

1. 24-1780

Review of the Agriculture Department and Planning Department proposed amendments to Title 130 (Zoning Ordinance) of the County Code (OR23-0001) that would amend the Ranch Marketing Ordinance (Zoning Ordinance section 130.44) and the Winery Ordinance (Zoning Ordinance section 130.40.400). Please note the word "Hearing" was removed from the title on 10/21/2024.

Two items were removed from this item at the beginning of the meeting.

1) Recommend the Planning Commission forward recommendations to the Board of Supervisors for approval the proposed amendments to the Zoning Ordinance. Removed on 10/21/24

2) "CEQA Compliance. Paragraph reserved" Removed as this is for the Planning Commission only. Removed on 10/21/2024

Code (OR23-0001) that would amend the Ranch Marketing Ordinance (Zoning Ordinance Section 1 130.40.050 of the El Dorado County Ordinance Code

During the Agricultural Commission's Special Meeting scheduled in person and ZOOM meeting held on October 21, 2024, a review and power point discussion was held to discuss the proposed amendments to the Ranch Marketing Ordinance, Winery Ordinance, and conforming changes to the Zoning Ordinance (OR23-0001) relating to Sec. 130.40.050 Agricultural Marketing Disclosures

A. For purposes of this Section:

1. "Agricultural property" means land zoned as Planned Agriculture (PA), Limited Agriculture (LA), Agricultural Grazing (AG), Forest Resource (FR), or Timber Production (TPZ) or land with a commercial winery within the meaning of Section 130.40.400 (Wineries).

2. "Eligible transaction" means a sale, exchange, installment land sale contract (as defined in Civil Code Section 2985), lease with an option to purchase, any other option to purchase, or ground lease coupled with improvements.

B. Under the authority of Civil Code Section 1102.6a, before any transfer of Agricultural property in an eligible transaction the transferor shall provide the following disclosure: "Agricultural production is the primary use or function, or if this real property is a commercial winery the primary purpose of the winery shall be to process fruit grown on the winery lot or on other local agricultural lands, of the real property subject to this transaction. The real property may be eligible for limited related activities such as bake shops, food stands, dining facilities, marketing events, special events as set out in the Winery Ordinance (El Dorado County Ordinance Code Section 130.40.400) and the Ranch Marketing Ordinance (El Dorado County Ordinance Code Chapter 130.44). If you have questions on what type of activities this property may be eligible for, and what process or permits are required, you are encouraged to contact the County Agricultural Department of the County Department of Planning and Building." This disclosure shall be provided on a form substantially similar to that provided in Civil Code Section 1102.6a. The transferor shall ensure that the transferee signs the disclosure before completing the transfer. This disclosure may be consolidated on one form with any disclosure required by the Right to Farm Ordinance (Section 130.40.290).

The Agriculture Department will be presenting the amendment to the Planning Commission for review. The department will be returning to the Board of

Supervisors to amend the Ranch Marketing Ordinance (Zoning Ordinance Section 1 130.40.050 of the El Dorado County Ordinance Code entitled "Reserved" is hereby amended in its entirety to read as follows: Sec. 130.40.050 Agricultural Marketing Disclosures. and the Winery Ordinance (Zoning Ordinance section 130.40.400) with the attached changes to the draft ordinance.

Chair Boeger brought the item back to the Commission for discussion. Several public comments were received addressing amplified music and complaints of neighboring property owners near properties that do not comply to current rules. The Commission discussed additional items that they would like the Planning Commission to review. For a complete video of this item # 24-1780 discussion please go to the El Dorado County Website at:

It was moved by Commissioner Draper and seconded by Commissioner Mansfield to recommend the ordinance amendments as submitted be forwarded to the Planning Commission with a few additions. The additions would be adding into the Winery Ordinance the ability of crop acreage on contiguous parcels, under the same ownership, be allowed to support qualification for marketing and special events. Additionally, it was recommended that an annual review be brought to the Agricultural Commission.

**Yes:** 5 - Boeger, Walker, Draper, Tong and Mansfield

**Absent:** 2 - Neilsen and Bolster

## **ADJOURNMENT**

**THE MEETING WAS ADJOURNED AT 5:18 PM**