



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, February 12, 2025

4:00 PM

<https://edcgov-us.zoom.us/j/87398325947>

Board of Supervisors Meeting Room
330 Fair Lane, Building A Placerville, CA
OR Live Streamed - [Click here to view](#)

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 873 9832 5947. 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/87398325947>.

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.

4:00 P.M. - CALL TO ORDER

Meeting Called to order at 4:00pm by Chair Boeger

ADOPTION OF THE AGENDA AND APPROVAL OF CONSENT CALENDAR

A motion was made to Adopt the Agenda and Approve the Consent Calendar this matter.

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

Absent: 2 - Draper and Mansfield

CONSENT CALENDAR

A motion was made by Bolster, seconded by Neilsen , to Approve the Consent Calendar this matter.

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

Absent: 2 - Draper and Mansfield

1. [25-0306](#)

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

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

Absent: 2 - Draper and Mansfield

PUBLIC FORUM

ACTION ITEMS

2. [25-0307](#)

Commissioner Walker moved to have Chair Boeger continue being Chair and Vice Chair Bolster continue being Vice Chair.

The calendar was approved with no changes

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

Absent: 2 - Draper and Mansfield

3. [25-0308](#) **P23-0006 Hackomiller Parcel Map Assessor's Parcel Number:
088-021-040-000**

**SUBJECT: P23-0006 Hackomiller Parcel Map Assessor's Parcel Number:
088-021-040-000**

During the Agricultural Commission's regularly scheduled in person and ZOOM meeting held on February 12, 2025, a request for a tentative parcel map to subdivide an approximately 170-acre parcel into three parcels. Two of the proposed parcels would be 40 acres, and the third parcel would be 90 acres.

Planning Division requested a determination from the Agricultural Commission on whether the proposed project, P23-0006 (APN 088-021-040-000), is consistent and compliant with Chapter 8, Agriculture and Forestry Element, in the County General Plan. The properties are in Supervisor District 4 and all of the aforementioned parcels are located in an Agricultural District.

General Plan Policy 8.1.3.5 –On any parcel 10 acres or larger identified as having an existing or potential agricultural use, the Agricultural Commission must consider and provide a recommendation on the agricultural use (except for parcels assigned urban or other non-agricultural uses by the land use map for the 1996 General Plan) or potential of that parcel and whether the request will diminish or impair the existing or potential use prior to any discretionary permit being approved.

General Plan 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 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 Commission shall solicit and consider input from the Agricultural Commission.

(AL) – Agricultural Lands This designation is applied to lands described in Policy 8.1.1.8. A maximum of two residential dwellings used to support the agricultural use are allowed. The AL designation may be applied in Rural Regions only. Policy 8.1.1.8 - Lands assigned the Agricultural Land (AL) designation shall be of sufficient size to sustain agricultural use and should possess one or more of the following characteristics:

- A. Are currently under a Williamson Act or Farmland Security Zone Contract;
- B. Contain the characteristics of choice agricultural land (i.e., contain choice agricultural soils and/or contain Prime Farmland, Farmland of Statewide Importance, Unique Farmland, or Locally Important Farmland); or
- C. Are under cultivation for commercial crop production or are identified as

grazing land;

And one of the following:

1. Are located in the county's Rural Region; or
2. The County Department of Agriculture has determined that the land is well suited for agricultural production

Parcel Description:

- Parcel Number and Acreage: 088-021-040, 169.85 acres
- Agricultural District: Yes
- Land Use Designation: AL, Agricultural Lands
- Zoning: PA-20, Planned Agriculture 20 Acres
- Choice Soils:
 - o JtC: Josephine Silt Loam 5 To 15 % Slopes
 - o SkC: Sites Loam 9 To 15 % Slopes

Discussion:

A site visit was conducted on November 29, 2023, to review consistency with pertinent ordinances and General Plan policies. Agricultural Commissioner, Tim Neilsen, representing the livestock industry was present at the site visit.

Staff Findings:

The proposed parcel map breaking this 169.85 acre parcel into a 90 acre parcel and 2-40 acre parcels is consistent with General Plan Policy 8.1.2.2. This parcel was not assigned urban or other nonagricultural uses in the Land Use Map for the 1996 General Plan. The parcel's land use designation in the 1996 General Plan was Rural Residential which is consistent with agricultural production.

Rural Residential (RR): This land use designation establishes areas for residential and agricultural development. These lands will typically have limited infrastructure and public services and will remain for the most part in their natural state. This category is appropriate for lands that are characterized by steeper topography, high fire hazards, and limited or substandard access as well as "choice" agricultural soils. The RR designation shall be used as a transition between LDR and the Natural Resource (NR) designation. Clustering of residential units under allowable densities is encouraged as a means of preserving large areas in their natural state or for agricultural production. Typical uses include single family residences, agricultural support structures, a full range of agricultural production uses, recreation, and mineral development activities. The allowable density for this designation is one dwelling unit per 10 to 160 acres. This designation is considered appropriate only in the Rural Regions.

This request is consistent with policy 8.1.2.2 as it maintains the 40-acre minimum for parcels identified as historic grazing lands.

The parcels directly to the south and the west is in a Williamson Act Contracts, with cattle grazing operations for qualification.

In regards to policy 8.1.3.5, staff finds that this project is consistent with all applicable County policies and the General Plan, but could still diminish or impair existing or future agricultural use due to smaller parcel sizes. In regards to policy 8.1.1.8, this parcel is identified as grazing land and is in a rural region.

Staff Recommendations:

Staff finds that this project follows all applicable County policies and the General Plan.

Chair Boeger brought the item back to the Commission for discussion. The applicant commented on his project and remained available for questions. No public comments were received in the Board room or by zoom listeners. For a complete video of this item # 25-0308 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 a tentative parcel map to subdivide an approximately 170-acre parcel into three parcels. Two of the proposed parcels will be 40 acres, and the third parcel will be 90 acres, as the proposed project, P23-0006 (APN 088-021-040-000), is consistent and compliant with Chapter 8, Agriculture and Forestry Element, in the County General Plan.

Motion passed:

AYES: Bolster, Tong, Neilsen, Walker, Boeger

NOES: None

Absent: Draper, Mansfield

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

Absent: 2 - Draper and Mansfield

STAFF UPDATE ON LEGISLATION AND REGULATORY ISSUES

CORRESPONDENCE and PLANNING REQUESTS

OTHER BUSINESS

ADJOURNMENT

Meeting adjourned at 5:00pm