



## **Agricultural Commission Staff Report**

Date: January 14, 2026  
To: El Dorado County Agricultural Commission  
From: Corrie Larsen, Assistant Agricultural Commissioner  
Subject: **WAC25-0002/Boeger WAC Contract  
Williamson Act Contract  
Assessor's Parcel Number: 049-010-034**

### **Planning Request and Project Description:**

Planning Services is processing the attached application for a Williamson Act Contract and requests the project be placed on the Agricultural Commission's Agenda for consideration on consistency with Agricultural Preserve criteria.

The applicants are requesting the following:

Request to add APN 049-010-034 (approx. 5.28 acres) to Agricultural Preserve 174 consisting of APNs 049-050-015, 049-050-020, 049-050-021, 049-050-022, 049-050-023, 049-050-024, 049-050-025, and 049-050-026 (approx. 74.09 acres). The new parcel has a zoning designation of Planned Agriculture 20-Acres (PA-20) with a General Plan Land Use Designation of Agricultural Land-Agricultural District (AL-A) and is in Supervisor District 3.

### **Parcel Description:**

Parcel Number and Acreage: 049-010-034 (5.28 acres)

Agricultural District: Camino-Fruitridge

Land Use Designation: Agricultural Land, (AL-A)

Zoning: Planned Agriculture-20 Acres, (PA-20)

Choice Soils: Boomer-Sites Loam, 15-30% slopes

Capital Outlay: \$405,000 in vineyard development.

Current Gross Income: Wine grapes \$123,000

**Discussion:**

Existing Agricultural Preserve 174 consists of 74.09 acres and meets the Williamson Act Contract requirements for a high intensive farming operation.

**Staff Findings:**

**High Intensive Farming Operation Requirements**

1. Minimum Acreage = 20 contiguous acres.
2. Capital Outlay = \$45,000
3. Minimum Gross Income = \$13,500/year

**Relevant General Plan Policies:**

Policy 8.2.4.1B, In the Agriculture and Forestry Element, supports the continued use of Williamson Act Contracts to provide tax benefits to farms and ranches to help ensure the long-term conservation of agricultural lands.

**Relevant Government Code Sections:**

With regards to minimum criteria for agricultural preserves, Government Code Section 51222 states, "The Legislature further declares that it is in the public interest for local officials and landowners to retain agricultural lands which are subject to contracts entered into pursuant to this act in parcels large enough to sustain agricultural uses permitted under the contracts. For purposes of this section, agricultural land shall be presumed to be in parcels large enough to sustain their agricultural use if the land is (1) at least 10 acres in size in the case of prime agricultural land, or (2) at least 40 acres in size in the case of land which is not prime agricultural land."

**Staff Recommendations:**

Staff recommends approval WAC 25-0002 based on staff findings. The existing Agricultural Preserve will continue to meet Williamson Act Contract requirements with the addition of APN 049-010-034 (5.28 acres).



# The County of El Dorado

## AGRICULTURAL COMMISSION

311 Fair Lane  
Placerville, CA 95667-4197

Phone (530) 621-5520  
Fax (530) 626-4756  
[eldcag@edcgov.us](mailto:eldcag@edcgov.us)

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 Nielsen- Livestock Industry

### MEETING NOTIFICATION For Meeting on January 14, 2026

The El Dorado County Agricultural Commission has been requested to review a project application for a parcel 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 **January 14, 2026**. 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 1/14/2026 and will be posted with the Agenda on January 9, 2026.

#### Planning Request and Project Description:

**WAC25-0002/ Boeger WAC Contract Williamson Act Contract**  
**Assessor's Parcel Numbers (APNs): 049-050-015, 049-050-020, 049-050-021, 049-050-022, 049-050-023, 049-050-024, 049-050-025, 049-050-026 and 049-010-034**

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**General Plan Land Use Designation of Agricultural Land-Agricultural District (AL-A). Supervisor District III.**

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.*

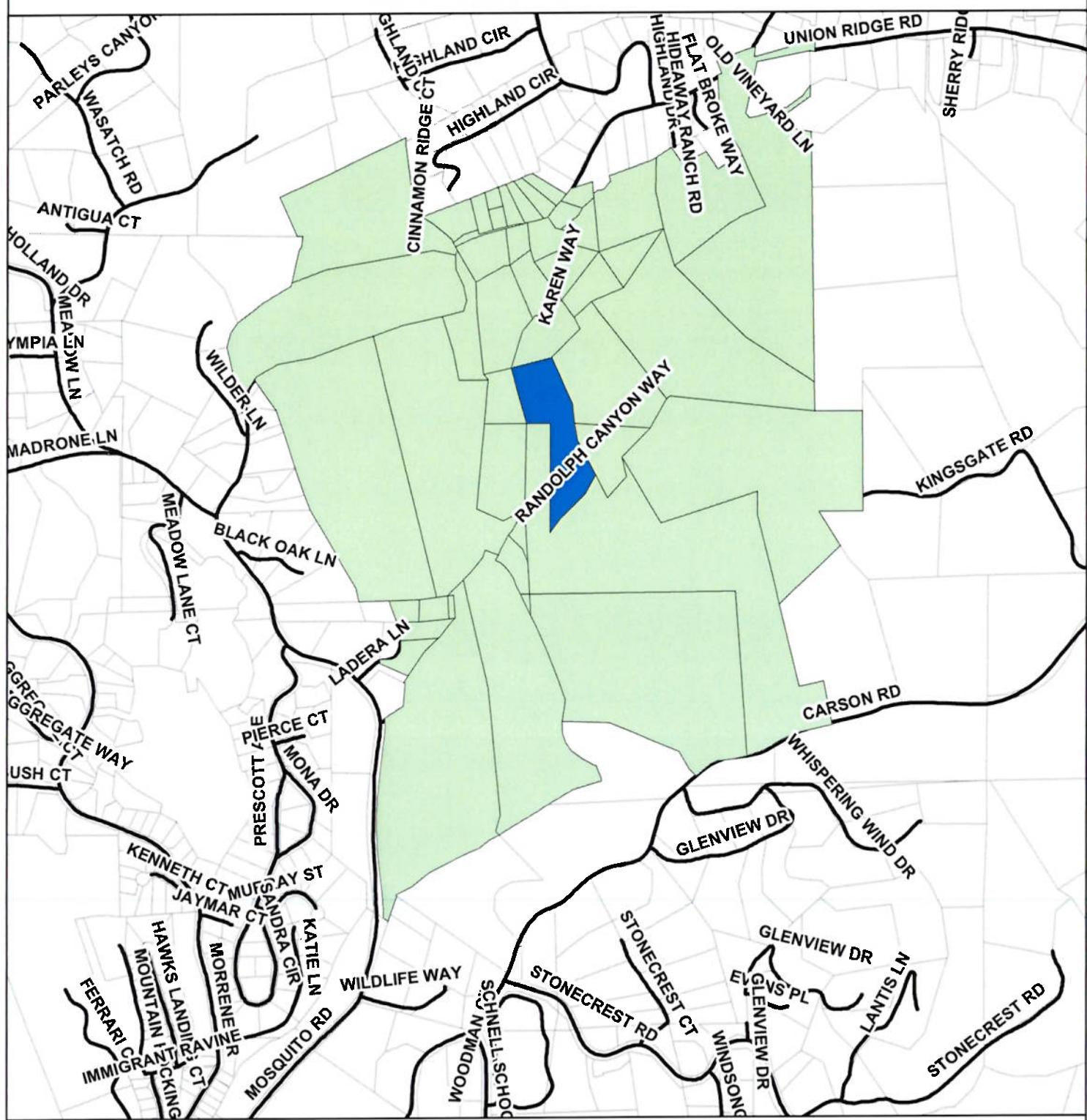
All interested parties for the above-mentioned project are encouraged to attend this meeting. Public testimony will be received on each agenda item as it is called. Individual comments are limited to 3 minutes; and individuals representing a group are allocated 5 minutes.

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, Evan Mattes, Senior Planner with Planning Services, (530) 621-5355. This notice was sent to you on 1/5/2026.

# BOEGER

## 1000 Foot Notification



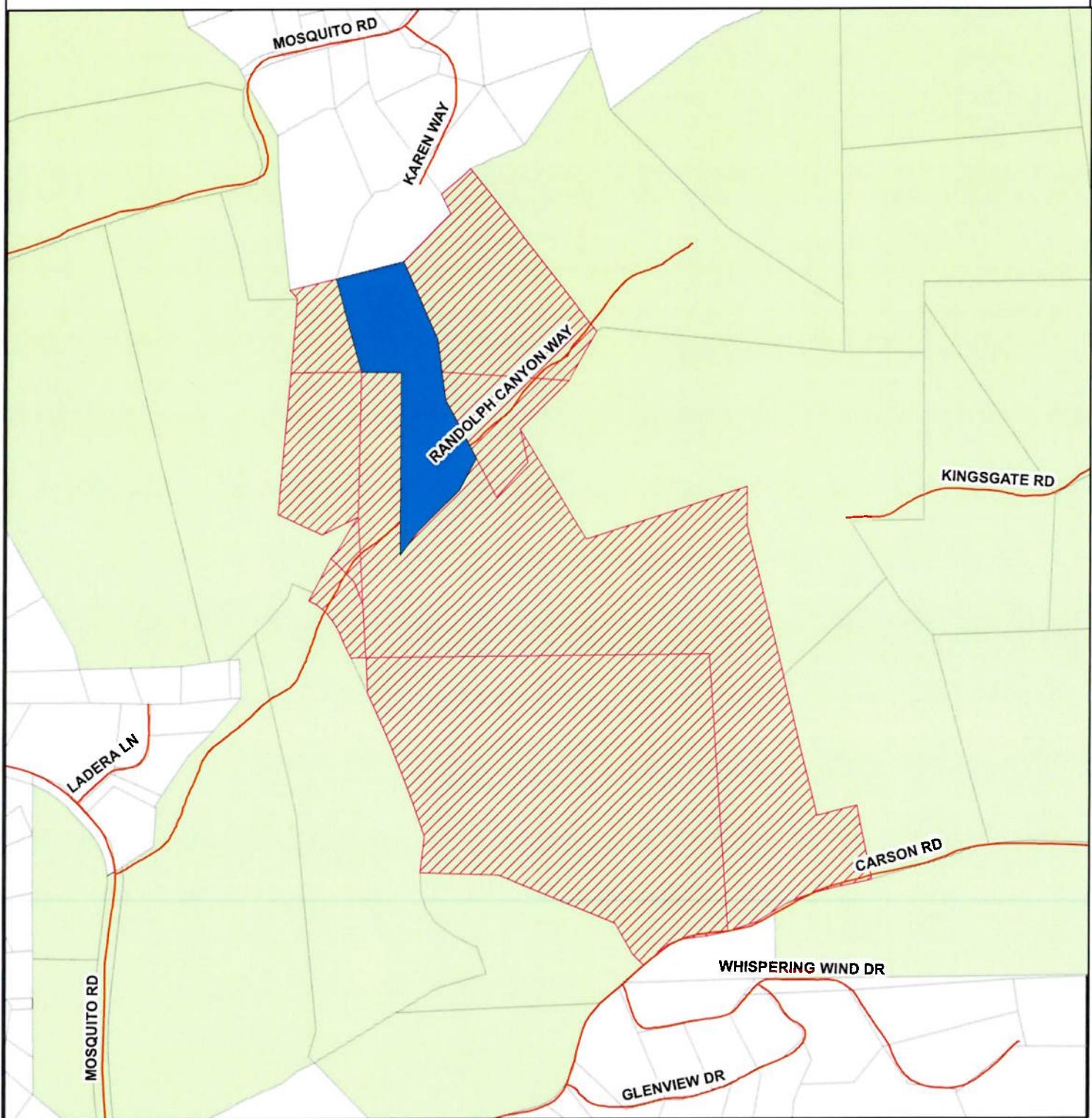
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)

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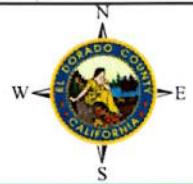
# BOEGER

## Proximity to Agricultural District

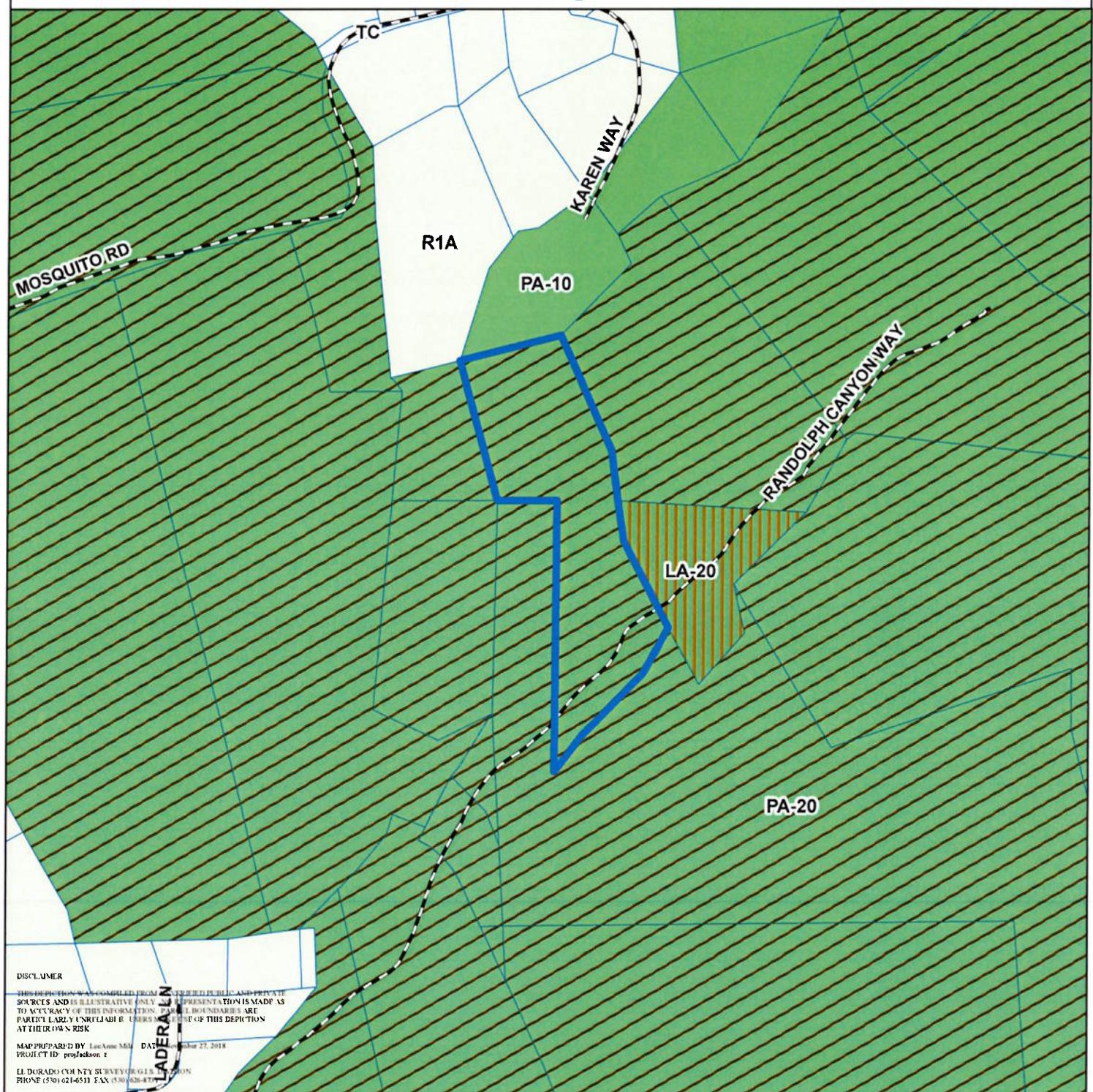


- Boeger 049-010-034
- Ag District
- Ag Preserves
- Parcel Base
- Major Roads

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



# BOEGER Zoning



Boeger 049-010-034

Parcel Base

Roads

LA-20 = Limited Agriculture 20 Acres

PA-10 = Planned Agriculture 10 Acres

PA-20 = Planned Agriculture 20 Acres

R1A = Residential 1 Acre

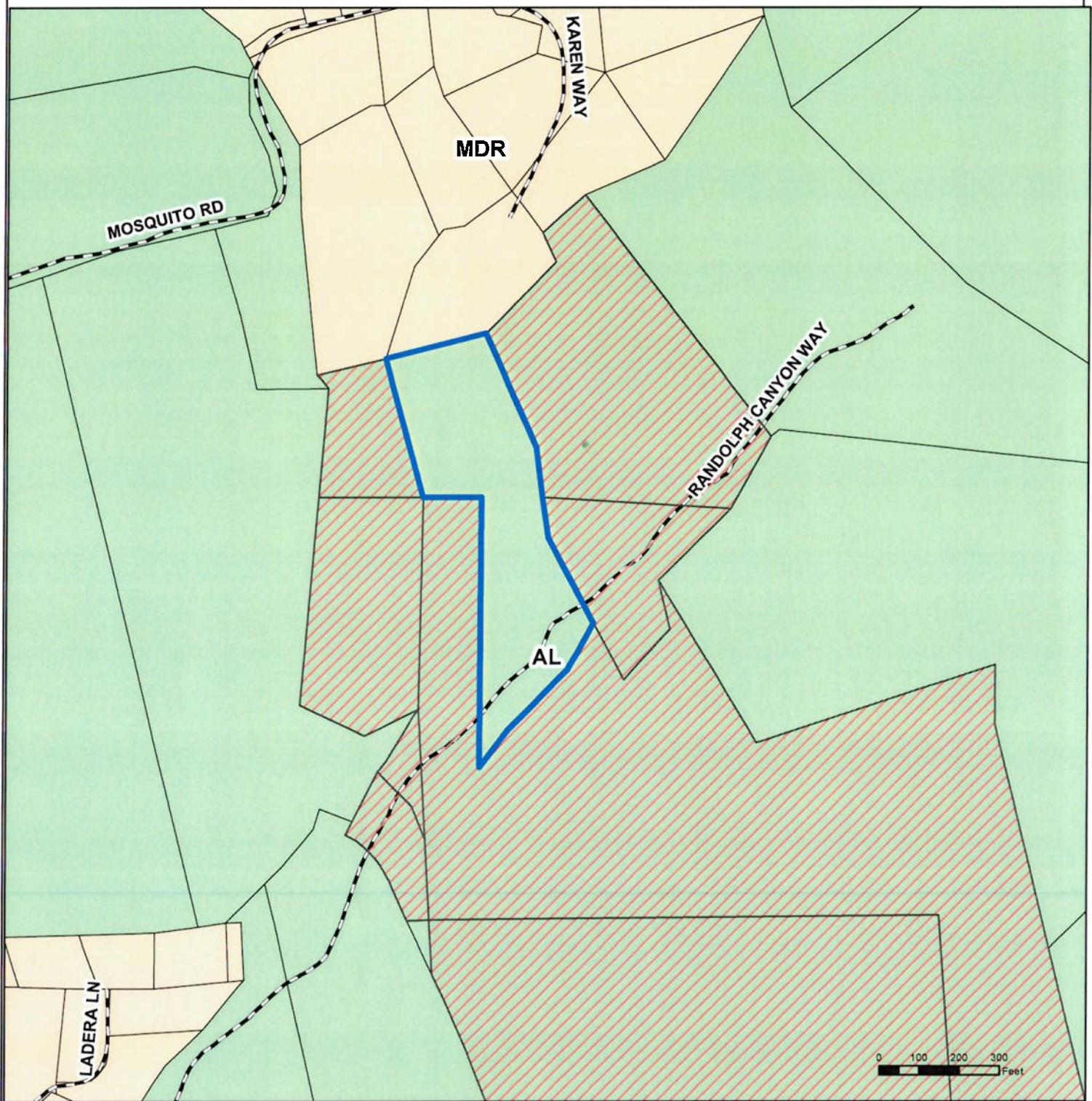
TC = Transportation Corridor

0 100 200 300 400  
Feet

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



# BOEGER Land Use



Boege 049-010-034

Agricultural Lands

Medium Density Residential



WAC



Parcels



Roads

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

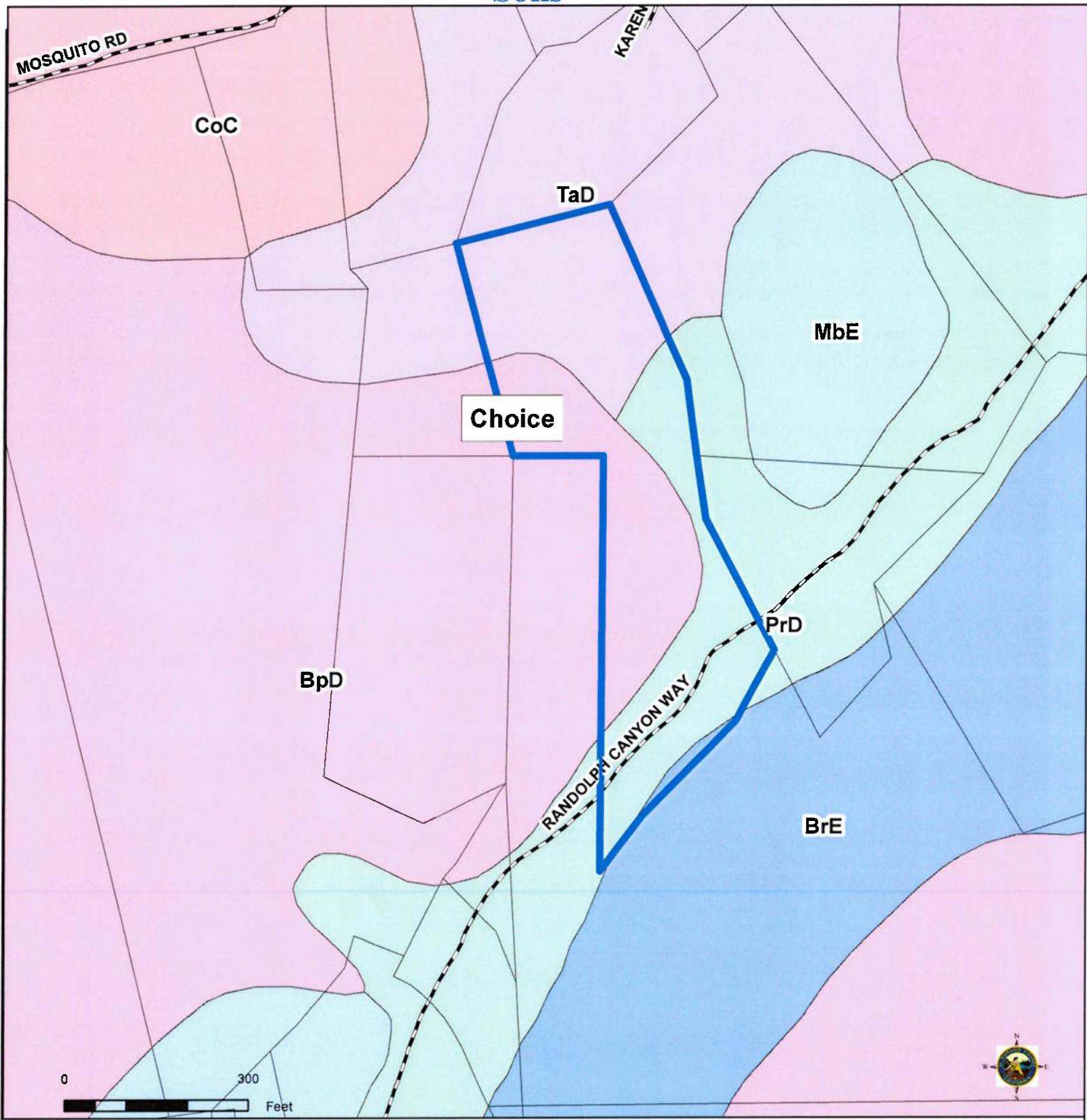


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# BOEGER

## Soils



Boege 049-010-034

Boomer-Sites loams, 15 to 30 percent slopes

Boomer-Sites very rocky loams, 9 to 50 percent slopes

Cohasset cobbly loam, 3 to 15 percent slopes

Mariposa very rocky silt loam, 3 to 50 percent slopes

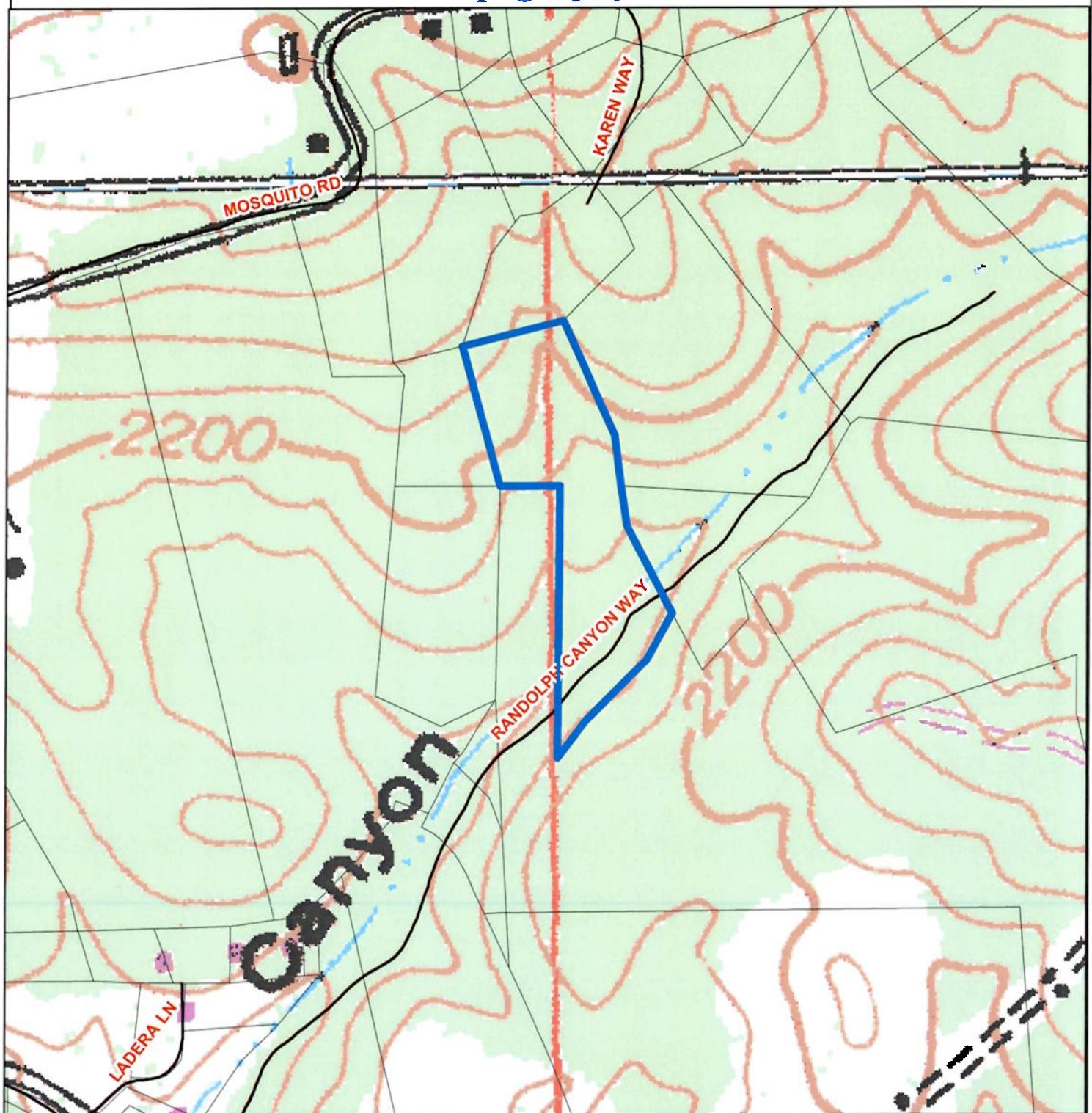
Placer diggings

Tailings

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

# BOEGER

## Topography



### Legend

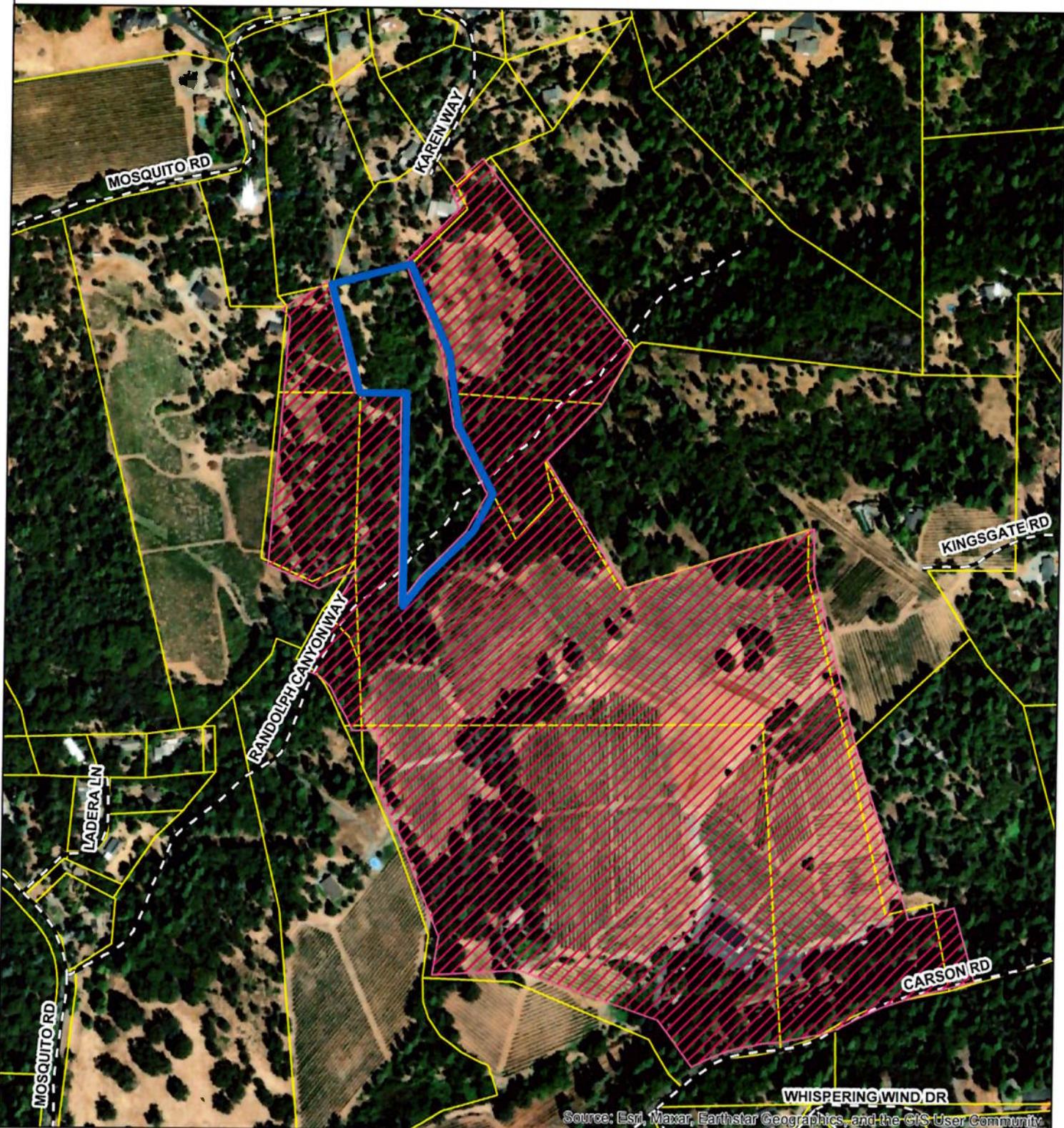
Boege 049-010-034 ~ curroads ~ Roads □ Parcels

0 100 200 300 400 500  
Feet

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



# BOEGER



## 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. PARCEL BOUNDARIES ARE PARTICULARLY UNRELIABLE. USERS MAKE USE OF THIS DEPICTION AT THEIR OWN RISK.

MAP PREPARED BY LocAmer Mts DATE November 27, 2018

PROJECT ID: Jackson

EL DORADO COUNTY SURVEYOR/GIS DIVISION  
PHONE (530) 621-4511 FAX (530) 626-4731

## Legend

- AgPreserves
- Boeger Parcel 049-010-034
- prclbase
- Roads

0 100 200 300 400  
Feet

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



# El Dorado County Agriculture

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