



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, September 11, 2024

4:00 PM

<https://edcgov-us.zoom.us/j/82595959234>

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 825 9595 9234.

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/82595959234>. 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 Agricultural Department 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.

THE MEETING WAS CALLED TO ORDER AT 4:00PM

Present: 7 - Boeger, Neilsen , Walker, Bolster, Draper, Tong and Mansfield

ADOPTION OF THE AGENDA AND APPROVAL OF CONSENT CALENDAR INCLUDING MINUTES PF 8/14/2024

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

Yes: 7 - Boeger, Neilsen , Walker, Bolster, Draper, Tong and Mansfield

CONSENT CALENDAR

1. 24-1586 Minutes of August 14, 2024 Ag Commission Meeting.

THIS ITEM WAS APPROVED UNDER CONSENT CALENDAR

Yes: 7 - Boeger, Neilsen , Walker, Bolster, Draper, Tong and Mansfield

PUBLIC FORUM

ACTION ITEMS

2. 24-1587 Williamson Act Contract (WAC24-0001/Partial Roll Out Existing Preserve 77) Assessor's Parcel Number (APN) 321-030-005 and 321-030-007

SUBJECT: Williamson Act Contract (WAC24-0001/Partial Roll Out Existing Preserve 77) Assessor's Parcel Number (APN) 321-030-005 and 321-030-007

During the Agricultural Commission's regularly scheduled in person and ZOOM meeting held on September 11, 2024, an application was reviewed for a partial roll out and establishment of a new Williamson Act Contract (Agricultural Preserve) for a 41.4-acre parcel to cultivate orchards, produce crops, and keep and raise animals. Project includes associated agricultural capital improvements including orchard development, pasture and perimeter fencing, and irrigation systems. To continue to farm for the eventual harvest of black truffles from the hazelnut and apricot orchards, animal raising and crop production, including sunflowers, will occur. The property is identified by Assessor's Parcel Number 321-030-005, is located on the south side of Wallace Road, approximately 2,160 ft west of the intersection with Pear Ridge Rd, in the Gold Hill Area.

The subject parcel, APN 321-030-005 is already part of an active Williamson Act Contract (Preserve # 77). Preserve #77 also includes a 12.889-acre parcel identified by APN: 321-030-007. This request, WAC24-0001, seeks a partial roll out of the existing preserve to create a new contract for APN: 321-030-005, and leave APN: 321-030-007 as the sole parcel in the original contract (Preserve #77). Once APN 321-030-0007 is identified as the sole parcel in Preserve #77, a 10-year rollout process can be initiated.

Parcel Description:

- Parcel Number and Acreage: 321-030-005, 41.4 Acres
- Agricultural District: Yes
- Land Use Designation: AL (Agricultural Lands)
- Zoning: PA-20 (Planned Agriculture, 20 Acres).
- Soil Type:
 - o Choice Soils:
 - ☐ AsC: Auberry Rocky Coarse Sandy Loam 5 To 15 % Slopes
 - ☐ ArB: Auberry Coarse Sandy Loam 5 To 9 % Slopes
- Capitol Outlay:
 - o Current: \$64,000
 - o
- Future Income:
 - o Anticipated Income
 - ☐ Black Truffles: \$24,500 - \$80,000
 - ☐ Apricots: \$18,000
 - ☐ Sunflowers: \$5,000

Discussion:

A site visit was conducted on April 18,2024 to assess conformance with planned Williamson act request.

Staff Findings:

High Intensive Farming Operation

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:

In 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 of WAC 24-0001 based on the above findings.

Chair Boeger brought the item back to the Commission for discussion. The applicant's agent, Kevin Jones addresses the Commission and answered questions. There were no public comments from the Board Room or online/zoom participants. For a complete video of this item # 24-1587 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 Mansfield to recommend APPROVAL of WAC24-0001 based on the above findings by staff.

Yes: 7 - Boeger, Neilsen, Walker, Bolster, Draper, Tong and Mansfield

3. 24-1588

ADM24-0035 Hernandez Agricultural Setback Relief Administrative Relief from Agricultural Setback to Construct a New Single-Family Dwelling
Assessor's Parcel Number: 099-150-051-000.

SUBJECT: ADM24-0035 Hernandez Agricultural Setback Relief Administrative Relief from Agricultural Setback to Construct a New Single-Family Dwelling
Assessor's Parcel Number: 099-150-051-000

During the Agricultural Commission's regularly scheduled in person and ZOOM meeting held on September 11, 2024, an application was reviewed for administrative relief from the required 200-foot agricultural setbacks for the above-referenced project be reduced 125 feet to 75 feet from the eastern adjacent parcel (APN 078-280-014-000) to allow for the construction of a new single family dwelling unit through a future building permit.

The applicant's parcel, APN 099-150-051-000, is located on the southeast side of Savage Road south of the intersection with Pleasant Valley Road in the Placerville area of El Dorado County, Supervisor District 3. The subject parcel is 8.68 acres and zoned Rural Lands-10 acre (RL-10) with a General Plan Land Use Designation of Rural Residential (RR) located within an Agricultural District. Adjacent properties to the north, west and south are similarly zoned Rural Lands/RL-10, and to the east zoned Planned Agricultural/PA-20, all located within an Agricultural District.

Parcel Description:

- Parcel Number and Acreage: 099-150-051, 8.68 Acres
- Agricultural District: Yes, Pleasant Valley
- Land Use Designation: RR, Rural Residential
- Zoning: Rural Lands 10 acres, RL-10
- Choice Soils: Josephine-Mariposa gravelly loams, 15 to 30 percent slopes

Discussion:

A site visit was conducted on August 30, 2024 to assess the placement of the proposed single family dwelling.

Staff Findings:

Staff recommends APPROVAL of the request for construction of a main dwelling no less than 75' from the property line with APN: 078-280-014. For this requests staff 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, can be made:

- 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 subjects parcel is constrained for building sites due to topography.

- 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 single family dwelling is replacing in the same location a dwelling that is already in place. By placing the dwelling in a previously used

dwelling site this minimizes the potential negative impacts.

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; and

The applicants property steeply upslopes towards the agriculturally zoned parcel away from the single family dwelling site providing a buffer. The steep upslope is also wooded and provides an additional buffer for the agriculturally zoned parcel.

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 also 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.

Chair Boeger brought the item back to the Commission for discussion. The applicant did not wish to make any comments. There were no public comments from the Board Room or online/zoom participants. For a complete video of this item # 24-0035 discussion please go to the El Dorado County Website at: County of El Dorado - Calendar (legistar.com)

It was moved by Commissioner Draper and seconded by Commissioner Mansfield to recommend APPROVAL of the request for construction of a main dwelling no less than 75' from the property line with APN: 078-280-014, as staff 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, can be made.

Yes: 7 - Boeger, Neilsen, Walker, Bolster, Draper, Tong and Mansfield

4. 24-1589

TM23-0005 Eide Subdivision Map Assessor's Parcel Number:
089-110-062-000.

SUBJECT: TM23-0005 Eide Subdivision Map Assessor's Parcel Number:
089-110-062-000

During the Agricultural Commission's regularly scheduled in person and ZOOM meeting held on September 11, 2024, a request for comments and/or conditions from Agricultural Commission for a proposed tentative subdivision map, TM23-0005 (APN 089-110-062-000). The proposed tentative subdivision map would subdivide a 79.94-acre parcel into eleven (11) parcels. Three (3) of the proposed parcels would be approximately 10 acres, and eight (8) parcels would be between 5 acres to 6.8 acres.

The project site is located north of Gold Hill Road and Carlton Lane and west of Oro Loma Drive. The applicant's parcel, APN 089-110-062-000, is 79.94 acres. It has a General Plan land use designation of Low Density Residential (LDR) and is zoned Residential Estate - 10 Acres (RE-10) and Residential Estate - 5 Acres (RE-5).

The subject parcel and the adjacent parcels are in Supervisor District 4.

Parcel Description:

- Parcel Number and Acreage: 089-110-062, 79.94 Acres
- Agricultural District: No
- Land Use Designation: LDR (Low Density Residential)
- Zoning: RE-5, RE-10 (Residential Estate, 5 and 10 acres).

Relevant General Plan Policies:

Policy 8.1.4.1 The County Agricultural Commission shall review all discretionary development applications and the location of proposed public facilities involving land zoned for or designated agriculture, or lands adjacent to such lands, and shall make recommendations to the reviewing authority. Before granting approval, a determination shall be made by the approving authority that the proposed use:

- A. Will not intensify existing conflicts or add new conflicts between adjacent residential areas and agricultural activities; and
 - o Though this development has the potential to create conflicts it is being created consistent with General Plan Policies in place to buffer agriculture
 - B. Will not create an island effect wherein agricultural lands located between the project site and other non-agricultural lands will be negatively affected; and
 - o Though this has the potential to create an island effect on the LA-10 parcel to the south, it is being created consistent with General Plan Policies in place to buffer agriculture
 - C. Will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to agricultural lands
 - o Though this project will reduce the buffering effect that the 79.94 acre parcel has for the agriculturally zoned parcels to the north and south, it is being created consistent with General Plan Policies in place to buffer agriculture
- Policy 8.2.2.5 New parcels adjacent to parcels zoned for agriculture shall not be created unless the size of the parcel is large enough to allow for an adequate setback from the surrounding agricultural parcels for any incompatible uses.
- o The parcels created next to the agriculturally zoned parcels, will be able to sustain a 200 ft. setback

Policy 8.2.2.6 Residential uses that are established adjoining grazing land shall have agricultural fencing per County Standards.

- o Fencing should be constructed bordering the agricultural grazing properties to the north.

Sec. 120.12.058. - Private easements; fences.

Any major land division into parcels of ten acres or less that borders on an agricultural preserve (Williamson Act property) that is used primarily for livestock purposes shall be required to construct and maintain a fence along the border on a ten foot easement adjacent to the preserve that allows adjacent owners access for the sole purpose of maintaining the fence. The fence and easement shall be maintained for as long as the adjacent land is an agricultural preserve. The specifications for the fence shall be provided by resolution of the Board of Supervisors. The easement shall be totally on the land to be divided which shall be the servient tenement. The dominant tenement shall be the adjacent agricultural preserve land that benefits from the fence and easement through its control of dog and other pet access onto the agricultural preserve land. The easement shall be listed on all tentative and final maps.

B. The determination that agricultural preserve land is primarily used for livestock purposes shall be made by the agricultural commission.

C. A party that causes damage to the fence is responsible for its prompt repair.

Policy 8.1.3.1 Agriculturally zoned lands including Williamson Act Contract properties shall be buffered from increases in density on adjacent lands by requiring a minimum of 10 acres for any parcel created adjacent to such lands. Parcels used to buffer agriculturally zoned lands should have a similar width to length ratio of other parcels when feasible.

- o The parcels that are being created next to the agriculturally zoned parcels are 10 acres in size.

Low-Density Residential (LDR): This land use designation establishes areas for single-family residential development in a rural setting. In Rural Regions, this designation shall provide a transition from Community Regions and Rural Centers into the agricultural, timber, and more rural areas of the County and shall be applied to those areas where infrastructure such as arterial roadways, public water, and public sewer are generally not available. This land use designation is also appropriate within Community Regions and Rural Centers where higher density serving infrastructure is not yet available. The maximum allowable density shall be one dwelling unit per 5.0 acres. Parcel size shall range from 5.0 to 10.0 acres. Within Community Regions and Rural Centers, the LDR designation shall remain in effect until a specific project is proposed that applies the appropriate level of analysis and planning and yields the necessary expansion of infrastructure

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

o This parcel was designated LDR in the 1996 General Plan. Therefore this policy is not applicable.

Staff Recommendations:

Although this is a loss of historical grazing land and has the potential to create effects for surrounding agriculture, staff finds that this proposed subdivision map is being created consistent with all applicable county policies and procedures.

Chair Boeger brought the item back to the Commission for discussion. Ande Flower, AICP Planning Manager with El Dorado County Planning Department addressed the Commission and was available for questions. Public Comments were received by many neighboring parcel owners. Many comments received were for issues outside of the Ag Commission purview, while reviewing all discretionary development applications and the location of proposed public facilities involving land zoned for or designated agriculture, or lands adjacent to such lands. The applicant's agent was available for comment by zoom and explained the project. Additional Public Comments will be attached to the item in Legistar.

For a complete video of this item # 24-1589 discussion please go to the El Dorado County Website at: County of El Dorado - Calendar (legistar.com)

It was moved by Commissioner Bolster and seconded by Commissioner Draper to concur with staff's analysis that this proposed subdivision map is being created with all applicable county general plan policies. Additionally, it should be verified that the 10 acre parcels bordering the agricultural grazing lands can meet 200 foot setback. Fencing shall be installed per county standards on bordering agricultural grazing lands.

Yes: 7 - Boeger, Neilsen, Walker, Bolster, Draper, Tong and Mansfield

5. 24-1590 P23-0006 Hackomiller Parcel Map Assessor's Parcel Number: 088-021-040.

**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 September 11, 2024, a request for 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. Please provide determination of the proposed project's consistency with the General Plan Policy 8.1.2.2.

The applicant's parcel, APN 088-021-040-000, is 169.85 acres and zoned Planned Agriculture - 20 Acres (PA-20). The 101-acre parcel located to the south (088-021-052-000) is also zoned PA-20. Across Hackomiller Road, to the west, the 62-acre parcel (088-021-043-000) is zoned Agricultural Grazing – 40 Acres (AG-40). The 20-acre parcel located to the northeast (060-041-005-000) is zoned Limited Agriculture – 10 Acres (LA-10).

There are several approximately 20-acre parcels to the north (060-440-025-000, 060-440-047-000, 060-440-048-000) that are zoned Rural Land – 20 Acres (RL-20). One 10-acre parcel to the north is zoned Rural Land – 10 Acres (RL-10). To the east, the parcels are zoned Rural Land – 10 Acres (RL-10). Two parcels (088-110-033-000, 088-110-006-000) are respectively 2.75 acres and 3.14 acres; the other parcels to the east (088-110-009-000, 088-110-038-000) are respectively 9.7 acres and 11.58 acres.

The properties are in Supervisor District 4 and all of the aforementioned parcels are located in an Agricultural District.

Relevant Policies:

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 109.85 acre parcel and 3-20 acre parcels is inconsistent 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.

Staff does not believe that this parcel can be demonstrated as not suitable for commercial livestock grazing. After discussions with Commissioner Neilsen, in its present state the property would need to be cleared to be suitable for cattle grazing commercially, but could support other types of commercial livestock. This property was defined as grazing in the 1996 California farmland classifications, developed by the California Department of Conservation. The latest farmland classification map was in 2018 and the parcel continued to be defined as grazing land.

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 believes that this discretionary project has the potential to impair the agricultural capability of the property.

In regards to policy 8.1.1.8, this parcel is identified as grazing land and is in a rural region.

Staff Recommendations:

Staff is recommending denial of this project based on the above findings.

Chair Boeger brought the item back to the Commission for discussion. The applicant and agent provided additional information to each Commission member and discussed the request. Public Comment was received from a neighboring parcel owner. Additional Public Comment is attached to the item in Legistar.

For a complete video of this item # 24-1590 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 Tong to recommend DENIAL of parcel map P23-0006 (APN 088-021-040-000) based on staff's findings of not being consistent and compliant with Chapter 8, Agriculture and Forestry Element in the County General Plan Policy 8.1.2.2.

Yes: 7 - Boeger, Neilsen, Walker, Bolster, Draper, Tong and Mansfield

STAFF UPDATE ON LEGISLATION AND REGULATORY ISSUES

CORRESPONDENCE and PLANNING REQUESTS

OTHER BUSINESS

ADJOURNMENT OF MEETING AT 6:20 P.M.