



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, June 11, 2025

4:00 PM

<https://edcgov-us.zoom.us/j/81088930433>

Board of Supervisors Meeting Room
330 Fair Lane, Placerville, CA

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 810 8893 0433.

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/81088930433>.

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. - THE MEETING WAS CALLED TO ORDER

THE MEETING WAS CALLED TO ORDER AND ROLL CALL WAS TAKEN

Present: 6 - Boeger, Draper, Tong, Mansfield, Bolster and Walker

Absent: 1 - Neilsen

ADOPTION OF THE AGENDA AND APPROVAL OF CONSENT CALENDAR

Adopt the Agenda and Approve the Consent Calendar

CONSENT CALENDAR

Consent Calendar was approved with Item 25-1029

1. [25-1029](#) Approval of the Minutes from the regular meeting of the Agricultural Commission on May 14, 2025.

Approved

Yes: 6 - Boeger, Draper, Tong, Mansfield, Bolster and Walker

Absent: 1 - Neilsen

PUBLIC FORUM

ACTION ITEMS

2. [25-0907](#)

Request for Review - Conditional Use Permit CUP24-0011 (Kuhl)
Residence on Property Zoned Timber Production Zone (TPZ) Assessor's
Parcel Numbers (APNs) 011-030-055 and 011-030-058.

see Note 2 Phases

**SUBJECT: Revised Request for Review - Conditional Use Permit CUP24-0011
Kuhl SFD on Property Zoned Timber Production Zone (TPZ)
Assessor's Parcel Numbers (APNs) 011-030-055 and 011-030-058**

During the Agricultural Commission's regularly scheduled in person and ZOOM meeting held on June 11, 2025, an application was reviewed for a Conditional Use Permit CUP24-0011 Kuhl SFD on Property Zoned Timber Production Zone. The request was for a Conditional Use Permit to allow a 3,300 square foot, single-unit residence on property zoned Timber Production Zone (TPZ)

The subject parcels, APNs 011-030-055 (20.2-acres) and 011-030-058 (45.58-acres) (legal parcels, Admin by tax rate) totaling 65.78-acres, located on the south side of Wolf Creek Road, approximately five (5) miles east of the intersection with Ice House Road in the Pollock Pines area of El Dorado County, Supervisor District 4, zoned Timber Production Zone (TPZ), with a General Plan land use designation of Natural Resources (NR), and not located within an Agricultural District.

Parcel Description:

- Parcel Number and Acreage: 011-030-055 and 011-030-058, totalling 65.78 acres
- Agricultural District: No
- Land Use Designation: NR, Natural Resources
- Zoning: TPZ, Timber Production Zone
- Choice Soils:

A site visit was conducted on February 21, 2025 to review consistency with pertinent ordinances and General Plan policies. Agricultural Commissioner, Bill Draper, representing the timber industry was present at the site visit.

General Plan Policies:

Policy 8.3.1.1

Lands suitable for timber production which are designated Natural Resource (NR) on the General Plan land use map and zoned Timber Production Zone (TPZ) or Forest Resource (FR) are to be maintained for the purposes of protecting and encouraging the production of timber and associated activities.

Policy 8.4.2.1

The County Agricultural Commission shall evaluate all discretionary development applications involving identified timber production lands which are designated Natural Resource or lands zoned Timberland Production Zone (TPZ) or lands adjacent to the same and shall make recommendations to the approving authority. Prior to granting an approval, the approving authority shall make the following findings: Agriculture and Forestry Element El Dorado County General Plan Page 180 (Amended December 2015) July 2004

- A. The proposed use will not be detrimental to that parcel or to adjacent parcels for long-term forest resource production value or conflict with forest resource production in that general area;
- B. The proposed use will not intensify existing conflicts or add new conflicts

between adjacent proposed uses and timber production and harvesting activities;

C. The proposed use will not create an island effect wherein timber production lands located between the project site and other non-timber production lands are negatively affected;

D. The proposed use will not hinder timber production and harvesting access to water and public roads or otherwise conflict with the continuation or development of timber production harvesting; and

E. The proposed use will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to timber production lands

Policy 8.4.1.2

A permanent setback of at least 200 feet shall be provided on parcels located adjacent to lands identified as timber production lands designated Natural Resource and/or lands zoned Timberland Production Zone (TPZ). These setback areas shall be included in the zoning ordinance and shall be delineated on newly recorded parcel or subdivision maps. The Agricultural Commission may recommend a lesser setback to a minimum of 100 feet. Projects located within a Community Region or Rural Center planning concept area shall maintain a minimum setback of 50 feet. The 50-foot setback shall only apply to incompatible uses including residential structures. All setbacks are measured from the property line.

Zoning Ordinance:

Sec. 130.40.350 - Timber Production Zone: Criteria, Regulations, and Zone Change Requirements.

G.

Required Findings to Support Residential, Recreational and Other Non-Timber Uses. Certain uses within the TPZ may be compatible with growing and harvesting timber in certain circumstances, and may be allowed by Conditional Use Permit. When approving a Conditional Use Permit, as allowed in Table 130.21.020 (Agriculture, Rural Lands and Resource Zone Districts Use Matrix) in Article 2 (Zones, Allowed Uses, and Zoning Standards) of this Title, for compatible, non-timber related uses, the review authority shall consider the recommendations of the Ag Commission and shall make the following findings:

1. The proposed use is compatible with and will not detract from the land's ability to produce timber;
2. Fire protection and public safety concerns have been adequately met, including the ability to provide adequate public access, emergency ingress and egress, and sufficient water supply and sewage disposal facilities;
3. The proposed use will not adversely impact the area's watershed, wildlife, and other natural resources.

Discussion:

The residential structure construction project on this site involves building a proposed residential structure, septic area, fire hydrant, a turnout, and solar arrays. A site visit was conducted on February 21, 2025 to review consistency with pertinent County Ordinances and General Plan policies. Agricultural Commissioner, Bill Draper, representing the timber industry was present at the site visit. Commissioner Draper is also a Registered Professional Forester. Mr. Kuhl is in a forest management plan with 2 other parcels. Mr. Kuhl's parcel and the adjacent parcels in the management plan were all walked and visually inspected to ascertain their adherence to the Forest Management Plan. It appeared at the time of the site visit that Mr. Kuhl is managing his property in

accordance with the Forest Management Plan.

- With regards to General Plan Policy 8.4.2.1 –

Mr. Kuhl has submitted a memo from Fred Buhlert, Registered Professional Forester that states in which he certifies that this project is in compliance with General Plan Policy 8.4.2.1.

- With regards to General Plan Policy 8.4.1.2

Setback requirements are being met with the minimum proposed setback at 209.40 ft.

- With regards to Zoning Ordinance Sec. 130.40.350, G.1

Mr. Kuhl has submitted a memo from Fred Buhlert, Registered Professional Forester stating that the proposed project will not detract from the land's ability to produce timber.

Commissioner Draper submitted a public record and read into the record.

Chair Boeger brought the item back to the Commission for discussion. Aaron Mount from Planning Department clarified questions of the Commission. The applicant's legal representative addressed questions of the Commission. The applicant addressed the Commission explaining some of the locations of structure and total square footage of the project. Danny Vandekoolwyk, Deputy County Counsel gave guidance on the issues before the Commissioners. There were no public comments in the Board Room or on Zoom. Chair Boeger asked for questions or a motion. This was a two-phase motion due to the different elements of the request. For a complete video of this item # 25-0907 discussion please go to the El Dorado County Website at: County of El Dorado - Calendar (legistar.com)

Phase I:

It was moved by Commissioner Draper and seconded by Commissioner Tong to recommend to the Planning Commission denial of the Conditional Use Permit CUP24-0011, due to the findings in the General Plan Policy 8.4.2.1, Part A as the proposed use will be detrimental to the parcel or to adjacent parcels for the long-term forest resource production value or conflict with forest resource production in that general area.

Motion passed:

AYES: Tong, Walker, Draper, Boeger

NOES: Mansfield, Bolster

Absent: Neilsen

Phase II:

It was moved by Commissioner Mansfield and seconded by Commissioner

Bolster to recommend that the findings in the Zoning Ordinance, Sec. 130.40.350 Timber Production Zone, G- 1 stating the proposed use is compatible with and will not detract from the land's ability to produce timber; are met.

Motion passed:

AYES: Bolster, Mansfield, Walker, Draper, Boeger

NOES: Tong

Absent: Neilsen

Yes: 4 - Boeger, Draper, Tong and Walker

Noes: 2 - Mansfield and Bolster

Absent: 1 - Neilsen

STAFF UPDATE ON LEGISLATION AND REGULATORY ISSUES

CORRESPONDENCE and PLANNING REQUESTS

OTHER BUSINESS

MEETING ADJOURNED AT 5:26PM

MEETING ADJOURNED AT 5:26PM