



# AGRICULTURAL COMMISSION

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*Greg Boeger, Chair – Agricultural Processing Industry*  
*David Bolster Vice-chair – Fruit and Nut Farming Industry*  
*Chuck Bacchi – Livestock Industry*  
*Bill Draper – Forestry Related Industries*  
*Ron Mansfield – Fruit and Nut Farming Industry*  
*Tim Neilsen, Livestock Industry*  
*Lloyd Walker – Other Agricultural Industries*

## MINUTES

April 14, 2021

6:30 P.M.

Meeting held via ZOOM Meeting ID 978 8151 7357

**Members Present:** Walker, Draper, Bolster, Bacchi, Boeger, Mansfield

**Ex-Officio Members Present:** Charlene Carveth, Agricultural Commissioner

**Media Members Present:** None

**Staff Members Present:** Myrna Tow, Clerk to the Agricultural Commission  
Tom Williams, Ag Biologist Standards Inspector III  
CJ Seado, Ag Biologist Standards Inspector III  
Aaron Mount Senior Planner Planning Services  
Jon Mijat, Assistant Planner Planning Services

### I. CALL TO ORDER

- *Chair, Greg Boeger, called the meeting to order at 6:33 p.m. and asked for a voice vote for approval of the Agenda of April 14, 2021.*
- 

**Motion passed:**

**AYES:** Walker, Mansfield, Boeger, Bacchi, Draper, Bolster

**NOES:** None

**ABSENT:** None

**ABSTAIN:** None

### ACTION ITEMS

### II. Item # 21-0070 APPROVAL OF MINUTES of March 10, 2021

*Chair Boeger called for a voice vote for approval to approve the Minutes of March 10, 2021*

**Motion passed:**

**AYES:** Walker, Mansfield, Boeger, Bacchi, Draper, Bolster

**NOES:** None

**ABSENT:** None

**ABSTAIN:** Neilsen

**III. PUBLIC FORUM – None**

**IV. Steward Ag Setback Relief (ADM21-0012 Administrative Relief from Agricultural Setback Assessor's Parcel Number: 060-430-075)**

During the Agricultural Commission's regularly scheduled ZOOM meeting held on April 14, 2021, 6:30 pm the Commission heard a request from the Planning Department for administrative relief from the agricultural setback for the above-referenced project. This request is for an un-permitted existing single family dwelling. The existing dwelling is one hundred forty (140) feet from the western property line, adjacent to a parcel zoned Planned Agriculture-20 acre (PA-20) (APN: 060-480-036) which is in Ag Preserve #195. The applicant's parcel is zoned Rural Lands (RL-20) (APN: 060-430-075). Both parcels are located within a General Plan Agricultural District.

The applicant's parcel was recently approved for a Tentative Map to create two parcels (Parcel A: 30 acres and Parcel B: 20 acres) from the current 50-acre parcel (see tentative map in attached application packet). P17-0008 was approved by the County Zoning Administrator on January 20, 2021. As a condition of approval for the parcel split, the applicant must obtain building permits for any un-permitted structures on the site. This existing dwelling (located on proposed Parcel B) also requires administrative relief from the agricultural setback from the parcel to the east. Per Section 130.30.050.E.1, of the El Dorado County Zoning Ordinance, the setback for incompatible uses in the zoning ordinance is 200 feet from the parcel boundary.

The property is located on the west side of State Highway 193, approximately 0.4 miles north of the intersection with Black Oak Mine Road in the Garden Valley area, Supervisorial District 4. General Plan Policy 8.1.3.5. and General Plan Policy 8.1.4.1. requires a recommendation from the Agricultural Commission.

**Parcel Description:**

- Parcel Number and Acreage: 060-430-075, 50 acres
- Agricultural District: Yes, Garden Valley Georgetown District
- Land Use Designation: Agricultural Lands, AL
- Zoning: RL-20 (Rural Lands, 20 Acres)
- Soil Type: Choice Soils
  - BpC: Boomer-Sites loam 9-15% Slopes
  - SkD: Sites loam 15-30% Slopes

**Discussion:**

A site visit was conducted on December 17, 2020 to review consistency with pertinent General Plan policies. The existing vineyard located on adjacent parcel (APN: 060-480-036) located to the west is in Ag Preserve #195.

**Staff Findings:**

*Staff recommends APPROVAL of the request for agricultural setback relief of no less than 140 ft. of the western property line, 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:*

- 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 existing structure was placed on the parcel to avoid impact on the existing GPUD irrigation canal as well as existing drainages through the property.**

- b) The proposed non-compatible structure will be located on the property to reasonably minimize the potential negative impact on adjacent agriculturally zoned land;*

**An existing utility easement combined with slope place the adjacent vineyard property above the residence requesting agricultural setback relief. These site characteristics help to buffer and protect the production vineyard from the home residence that has previously existed inside of the required 200 ft. setback.**

- 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 structure requiring agricultural setback relief has coexisted along with the adjacent production vineyard since 2005 with no conflicts. The vineyard property has a utility right of way that runs parallel to the property line which further buffers the vineyard from the residential structure.**

- 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 soils 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 agriculture (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.*

General Plan Policy 8.1.3.5. and General Plan Policy 8.1.4.1. Requires a recommendation from the Agricultural Commission.

**Parcel Description:**

- Parcel Number and Acreage: 060-430-075, 50 acres
- Agricultural District: Yes, Garden Valley Georgetown District
- Land Use Designation: Agricultural Lands, AL
- Zoning: RL-20 (Rural Lands, 20 Acres)
- Soil Type: Choice Soils
  - BpC: Boomer-Sites loam 9-15% Slopes
  - SkD: Sites loam 15-30% Slopes

**Discussion:**

A site visit was conducted on December 17, 2020 to review consistency with pertinent General Plan policies.

**Policy 2.2.2.2.B.** “The minimum residential parcel size for lands containing choice agricultural soils within an Agricultural (A) District shall be twenty (20) acres or the minimum lot size established by the underlying land use designation, whichever is greater.”

**The parcel map creates two lots, one a 30 acre lot and one a 20 acre lot, meets Policy 2.2.2.2.B.**

**Policy 8.1.3.1.** “Agriculturally zoned lands including Williamson Act 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.”

**The two proposed parcels would be greater than 10 acres thereby buffering the Williamson Act property to the west of the proposed parcels.**

Assessment of the proposed parcel map was conducted for consistency with General Plan policy 8.1.3.5 and policy 8.1.4.1.

**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.”

**The proposed parcel split allows for choice soils on both parcels which will still support potential agricultural use.**

**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
- 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
- C. Will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to agricultural lands

The parcel has existing residential structures and no new structures are proposed. Existing utility easements continue to buffer the vineyard property to the west and no new conflicts would be created from the parcel split.

The site plan is consistent with General Plan Policies and all applicable zoning, so staff recommends support of the applicants parcel map.

***Chair Boeger brought the item back to the Commission for discussion. The applicant Tyson Steward was available for questions and felt staff had covered his request.***

***Note: Gina Hamilton, Senior Planner mentioned the applicant would be returning to the Ag Commission to request this setback at our January Agricultural Commission meeting.***

***It was moved by Commissioner Bolster and seconded by Commissioner Walker to recommend APPROVAL of staff's recommendations of the request for agricultural setback relief of no less than 140 ft. of the western property line, 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:**

**Motion passed:**

**AYES:** Walker, Boeger, Bolster, Draper, Mansfield, Bacchi, Neilsen  
**NOES:** None  
**ABSENT:** None

**NOTE: Please see approval from original meeting request on January 10, 2021:**

**DATE:** January 13, 2021

**TO:** Development Services/Planning

**FROM:** Greg Boeger, Chair

**Subject:** Steward Parcel Map (Project File No. P17-0008)

*During the Agricultural Commission's regularly scheduled ZOOM meeting held on January 13, 2021, 6:30pm the Commission heard a request from the Planning Department for two parcels of 30.0 acres (Parcel A) and 20.0 acres (Parcel B). The project site is located on the west side of State Highway 193, approximately 0.4 miles north of the intersection with Black Oak Mine Road in the Garden Valley area. This property is within the Agricultural District and is in Supervisor Lori Parlin's District IV.*

*General Plan Policy 8.1.3.5. and General Plan Policy 8.1.4.1. requires a recommendation from the Agricultural Commission.*

**Parcel Description:**

- Parcel Number and Acreage: 060-430-075, 50 acres
- Agricultural District: Yes, Garden Valley Georgetown District
- Land Use Designation: Agricultural Lands, AL
- Zoning: RL-20 (Rural Lands, 20 Acres)
- Soil Type: Choice Soils
  - BpC: Boomer-Sites loam 9-15% Slopes
  - SkD: Sites loam 15-30% Slopes

**Discussion:**

*A site visit was conducted on December 17, 2020 to review consistency with pertinent General Plan policies.*

**Policy 2.2.2.2.B.** *"The minimum residential parcel size for lands containing choice agricultural soils within an Agricultural (A) District shall be twenty (20) acres or the minimum lot size established by the underlying land use designation, whichever is greater."*

**The parcel map creates two lots, one a 30 acre lot and one a 20 acre lot, meets Policy 2.2.2.2.B.**

**Policy 8.1.3.1.** “Agriculturally zoned lands including Williamson Act 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.”

**The two proposed parcels would be greater than 10 acres thereby buffering the Williamson Act property to the west of the proposed parcels.**

Assessment of the proposed parcel map was conducted for consistency with General Plan policy 8.1.3.5 and policy 8.1.4.1.

**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.”

**The proposed parcel split allows for choice soils on both parcels which will still support potential agricultural use.**

**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
- 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
- C. Will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to agricultural lands

The parcel has existing residential structures and no new structures are proposed. Existing utility easements continue to buffer the vineyard property to the west and no new conflicts would be created from the parcel split.

The site plan is consistent with General Plan Policies and all applicable zoning, so staff recommends support of the applicants parcel map.

**Chair Boeger brought the item back to the Commission for discussion. The applicant James Steward and his son were available for questions and felt staff had covered their entire request. Gina Hamilton, Senior Planner was present and mentioned the applicant would be returning to the Ag Commission to request agricultural setback relief for the existing structure within the 200-foot setbacks.**

**It was moved by Commissioner Draper and seconded by Commissioner Walker to recommend APPROVAL of staff's recommendations for the Tentative Parcel Map to subdivide a 50 acre parcel into two, one 30 acres and one 20 acres, as staff believes that A. Will not intensify existing conflicts or add new conflicts between adjacent residential areas and agricultural activities; and 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 C. Will not significantly reduce or destroy the buffering effect of existing large parcel size adjacent to agricultural lands and is consistent with General Plan policies 8.1.3.5 and 8.1.4.1., can be made:**

**Motion passed:**

**AYES:** Walker, Boeger, Bolster, Draper, Mansfield, Bacchi  
**NOES:** None  
**ABSENT:** Neilsen  
**ABSTAIN:** None

**V. 21-0607 ADM21-0010 Tuttle Agricultural Setback Relief Administrative Relief from Agricultural Setback to Build Dwelling Assessor's Parcel Number: 099-150-059**

During the Agricultural Commission's regularly scheduled ZOOM meeting held on April 14, 2021, 6:30 pm the Commission heard a request from the Planning Department for administrative relief from the required 200-foot agricultural setback for the above-referenced project be reduced to 68 feet from the south west corner of the panhandle of parcel 099-150-058 for a dwelling through building permit number 336095.

The applicant's parcel, APN 099-150-059, is 7.36 acres and zoned Rural Lands -10 acre (RL-10). The parcel located to the north is 099-150-058 is zoned Limited Agriculture 10 acre (LA-10); the parcel to the east is 099-150-042 is zoned RL-10; the parcel located to the south is 099-160-011 zoned RL-10; and the parcels located to the west is 099-150-016 & 099-150-020 is zoned Residential Estates 5 acre (RE-5). The parcels to the north, east, west, and the subject parcel are in Supervisor District 3. The properties to the south are in Supervisor District 2. The subject parcel and those to the north, east and south are located in an Agricultural District.

**Parcel Description:**

- Parcel Number and Acreage: 099-150-059, 7.36 acres
- Agricultural District: Pleasant Valley
- Land Use Designation: Rural Residential, RR
- Zoning: RL-10 (Rural Land, 10 Acres)
- Soil Type: Choice Soils – Wet Aluvial Land (WaB)

**Discussion:**

A site visit was conducted on March 24, 2021 to assess the placement of the proposed development.

**Staff Findings:**

*Staff recommends APPROVAL of the request for the project setback reduced to 68 feet from the southwest corner of the panhandle of parcel 099-150-058, 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:*

- e) *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 200 foot setback limits the available building sites. The building structure placement options are limited due to natural drainages and powerline easements on the property.**

- f) The proposed non-compatible structure will be located on the property to reasonably minimize the potential negative impact on adjacent agriculturally zoned land;*

**The placement of the building structure minimizes the potential negative impact to the adjacent agricultural properties as much as possible. The adjacent agricultural properties to the west have a driveway and the road bordering the parcel.**

- g) 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 topography of the area slopes downhill from the properties north of the parcel. The drainage on the project parcel is fed from these uphill parcels and limits the buildable area.**

- h) 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 Tuttle's were available for questions and felt staff had covered their request.***

***It was moved by Commissioner Draper and seconded by Commissioner Bacchi to recommend APPROVAL of staff's recommendations of the request for the project setback to be reduced to 68 feet from the southwest corner of the panhandle of parcel 099-150-058, 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:***

***Motion passed:***

**AYES: Walker, Boeger, Bolster, Draper, Mansfield, Bacchi, Neilsen**  
**NOES: None**  
**ABSENT: None**

**V. 21-0608 Subject: CUP20-0002/Green Valley Farm Commercial Cannabis Cultivation Commercial Cannabis Use Assessor's Parcel Number: 104-520-008**

During the Agricultural Commission's regularly scheduled ZOOM meeting held on April 14, 2021, 6:30 pm the Commission heard a request from the Planning Department for an application for a Commercial Cannabis Use Permit. Planning Departments request is based on Section 130.41.200.5.N of the Zoning Ordinance stating "Recommendation of the Agricultural Commission. An application for a Commercial Cannabis Use Permit for outdoor or mixed-light cultivation must be reviewed by the Agricultural Commission, including any suggested conditions or restrictions, shall be forwarded to and considered by the Planning Commission."

The applicants are requesting the following:

Commercial Cannabis Use Permit for the cultivation of commercial cannabis located at 4921 Rattlesnake Bar Rd., Pilot Hill, CA 95664, APN: 104-520-008. The project is located on a 178.057 acre parcel in an RL-20 zone district. This application is for 10,000 square feet of outdoor cultivation for the first two years and mixed light greenhouses for the third year and after. Processing will be done on site. Three part time employees will be utilized on site and 3-5 part time employees during the harvest season.

Improvements include:

- Immature Plan Area – (2) 20'x100" ag exempt hoop house totaling 4,000 square feet
- Ag Chemical Storage Area – 8' x 20" metal container totaling 160 square feet
- Ag Material Storage Area – 8' x 20' metal container 160 square feet
- A 600 square feet compost areas (non-hazardous).
- Processing Facility – 30' x 40' building totaling 1,200 square feet
- Flowering Canopy total 10,000 square feet
- (5) 20' x 100' Ag exempt hoop houses first 2 year and greenhouse 3<sup>rd</sup> year and after.

**Parcel Description:**

Parcel Number and Acreage: APN 104-520-008 (178.057 acres)

- Agricultural District: No
- Land Use Designation: RR = Rural Residential
- Zoning: RL-20, Rural Land 20 Acres
- Soil Type: No Choice Soils

**Discussion:**

A site visit was conducted on March 23, 2021 to review the location for the proposed cultivation area.

**Staff Recommendation:**

Staff recommends support of the applicants proposal for a cannabis cultivation operation on a 178.057 acre property at 4921 Rattlesnake Bar Rd, Pilot Hill, California, APN: 104-520-008. Based on the following analysis of compliance with General Plan policies:

**Relevant Policies:**

2.2.2.2

The purpose of the Agricultural District (-A) overlay designation is to identify the general areas which contain the majority of the County's federally designated prime, State designated unique or important, or County designated locally important soils (collectively referred to as "choice" agricultural soils) and which the Board of Supervisors has determined should be preserved primarily for agricultural uses. This designation does not imply any restrictions on agricultural uses in areas not designated specifically as an Agricultural District but only serves to identify agriculture as the principal activity and to discourage incompatible uses such as higher density residential use.

- A. Agricultural Districts shall be used to conserve and protect important agricultural crop lands and associated activities, maintain viable agricultural-based communities, and encourage expansion of agricultural activities and production.

**This policy is not applicable as the parcels are not in an Agricultural District.**

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 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

**The proposed project parcel has an adjacent LA-20, Limited Agriculture 20 acres, parcel to the north which has livestock. The parcels are buffered by Rattlesnake Bar Rd. In addition Pilot Creek runs to the north of Rattlesnake Bar Rd. The project has implemented the 800 foot setbacks from its own parcel line. The project should not intensify or add new conflicts with the agricultural activities on the LA-20 parcel.**

- 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

**The project does not create an island effect as there is no changes to zoning.**

- C. Will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to agricultural lands.

**The project will not reduce the size of the parcel.**

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 8.1.3.5: this proposal will not diminish or impair the existing or potential use of this agriculturally zoned parcel. The proposed area does not contain any choice soils. The location is not currently being used for agriculture, but large areas of the parcel could still be used for cattle grazing in conjunction**

**with the commercial cannabis cultivation operation.**

Setbacks:

Commercial cannabis shall be setback a minimum of 800 feet from the property line of the site or public right-of-way.

If waiver is requested from the setback; review the applicant's mitigating measures to reduce conflicts and provide a recommendation which may include suggested conditions or restrictions.

**This policy is not applicable as no setbacks waivers have been requested.**

***Chair Boeger brought the item back to the Commission for discussion and mentioned to all participants that most of the concerns regarding water and safety would be addressed when the project goes to Planning. The scope for the Agricultural Commission was limited to Policy numbers: 2.2.2.2., 8.1.4.1., and 8.1.3.5.***

***The applicant gave a brief description of plans and remained available for questions and comments. Many members of the public addressed the Commission and Chair Boeger reminded that most of their concerns would be addressed at Planning. Aaron Mount, Senior Planner from the Planning Department addressed the Commission and members of the public and also stated that most of the items mentioned would be addressed at the Planning Commission Meeting. Aaron also said all neighboring properties that were notified of this project would be notified when Planning moves forward with this permit.***

*For the complete presentation and all of the public participants questions and concerns please go to: (Note: Will be posted after Minutes are approved at next scheduled Agricultural Commission Meeting)*

<https://eldorado.legistar.com/MeetingDetail.aspx?ID=856726&GUID=D412E0BC-400D-4329-8AE6-988C606D4B57&Options=info|&Search=>

***It was moved by Commissioner Walker and seconded by Commissioner Bolster to recommend APPROVAL of staff's findings of no negative agricultural impact of the applicants proposal for a cannabis cultivation operation on a 178.057 acre property at 4921 Rattlesnake Bar Rd, Pilot Hill, California, APN: 104-520-008. Based on the analysis of compliance with General Plan policies listed above:***

***Motion passed:***

**AYES:** Walker, Boeger, Bolster, Draper, Neilsen  
**NOES:** Bacchi, Mansfield  
**ABSENT:** None

**STAFF UPDATES on LEGISLATION and REGULATORY REQUEST**

– Charlene Carveth updated Commissioners on local and state issues.

**CORRESPONDENCE AND OTHER BUSINESS –**

**ADJOURNMENT 7:52 pm**

**APPROVED: \_\_\_\_\_ DATE: 4/14/2021**  
**Greg Boeger, Chair**