



# AGRICULTURAL COMMISSION

311 Fair Lane  
Placerville, CA 95667  
(530) 621-5520  
(530) 626-4756 FAX  
[eldcag@co.el-dorado.ca.us](mailto:eldcag@co.el-dorado.ca.us)

Greg Boeger, Chair – Agricultural Processing Industry  
Lloyd Walker, Vice-chair – Other Agricultural Interests  
Chuck Bacchi – Livestock Industry  
Tom Heflin – Fruit and Nut Farming Industry  
Dave Pratt – Fruit and Nut Farming Industry  
Bill Draper – Forestry/Related Industries  
Gary Ward – Livestock Industry

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## AGRICULTURAL COMMISSION AND PLANNING COMMISSION WORKSHOP

**February 19; 9:00am**

**Board of Supervisors Meeting Room  
330 Fair Lane - Building A, Placerville, California**

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### I. CALL TO ORDER

### II. APPROVAL OF AGENDA

### III. PUBLIC FORUM

### IV. AGRICULTURAL PROTECTIONS

#### A. CREATION OF PARCELS ADJACENT TO AGRICULTURALLY ZONED LANDS

The adopted General Plan requires that any newly created parcel adjacent to agriculturally zoned lands be a minimum of 10 acres. This policy does not exclude or exempt Community Regions or Rural Centers from the required minimum 10 acre buffer. Should these buffer requirements apply in Community Regions and Rural Centers?

Pertinent General Plan Objectives and Policies:

*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. Those parcels used to buffer agriculturally zoned lands shall have the same width to length ratio of other parcels.*

#### **OBJECTIVE 2.1.1: COMMUNITY REGIONS**

**Purpose:** The urban limit line establishes a line on the General Plan land use maps demarcating where the urban and suburban land uses will be developed. The Community Region boundaries as depicted on the General Plan land use map shall be the established urban limit line.

Provide opportunities that allow for continued population growth and economic expansion while preserving the character and extent of existing rural centers and urban communities, emphasizing both the natural setting and built design elements which contribute to the quality of life and economic health of the County.

**Policy 2.1.1.1** *The Communities within the County are identified as: Camino/Pollock Pines, El Dorado Hills, Cameron Park, El Dorado, Diamond Springs, Shingle Springs and the City of Placerville and immediate surroundings.*

### **OBJECTIVE 2.1.2: RURAL CENTERS**

**Purpose:** The urban limit line establishes a line on the General Plan land use maps demarcating where urban and semi-urban land uses will be developed. The Rural Center boundaries as depicted on the General Plan land use map shall be the established urban limit line.

Recognize existing defined places as centers within the Rural Regions which provide a focus of activity and provides goods and services to the surrounding areas.

**Policy 2.1.2.1** *The Rural Centers within the County are identified as: Coloma, Cool, Fairplay, Garden Valley, Greenwood, Georgetown, Grey's Corner, Grizzly Flat, Kelsey, Kyburz, Latrobe, Little Norway, Lotus, Mosquito, Mount Ralston, Mt. Aukum, Nashville, Oak Hill, Philips, Pilot Hill, Pleasant Valley, Quintette, Rescue, Somerset, Strawberry and Chrome Ridge.*

- 1.) Discussion of proposed amendment to Policy 8.1.3.1 to exempt lands within Community Regions and Rural Centers from minimum parcel size requirements.
- 2.) Minimum parcel sizes to meet agricultural setback standards (*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.*)
- 3.) Different application of buffering requirements inside or outside of General Plan Agricultural Districts.
- 4.) Different application of buffering requirements within Community Regions and Rural Centers.
- 5.) A General Plan amendment to allow an Administrative Relief process with certain findings to allow a reduction in the 10 acre buffering requirements within Community Regions and Rural Centers.

### **B. LOSS OF AGRICULTURAL LANDS**

The loss of agricultural lands to development was identified as a potentially significant impact unless mitigated in the General Plan EIR.

**Policy 8.1.3.4** *A threshold of significance for loss of agricultural land shall be established by the Agriculture Department and the Planning Department, with opportunity for public comment before adoption, to be used in rezone applications requesting conversion of agricultural lands to non-agricultural lands, based on the California LESA system. For projects found to have a significant impact, mitigation shall include 1:1 replacement or conservation for loss of agricultural land in active production and/or 1:1 replacement or conservation for land identified as suitable for agricultural production. A monitoring program should be established to be overseen by the Agriculture Department.*

- 1.) Discussion of impacts of General Plan land use designations as they relate to agricultural lands.
- 2.) Discussion of replacement or conservation programs for the loss of agricultural lands
- 3.) Discussion of acreage fee for nonagricultural development of agricultural lands.

## V. GRAZING LAND PROTECTIONS

The General Plan requires the Agricultural Commission to identify suitable lands for sustained grazing.

*Policy 8.1.2.1 The County Agricultural Commission shall identify lands suitable for sustained grazing purposes which the Commission believes should be managed as grazing lands. Once such lands have been identified by the Commission, the Board of Supervisors shall determine whether to initiate incentive based programs to retain such lands as productive grazing units.*

- 1.) Discussion and input regarding what criteria could be used to identify lands suitable for sustained grazing.
- 2.) Discussion and input regarding County Ordinance Chapter 6.36 which has identified grazing lands within El Dorado County (See attached).

The General Plan requires protection of lands within Rural Regions that have historically been used for commercial grazing if they can be demonstrated to be suitable for grazing and if they were not assigned urban or other nonagricultural uses in the Land Use Map for the 1996 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 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 Commission shall solicit and consider input from the Agricultural Commission.*

- 1.) Discussion regarding what constitutes “historic” use.
- 2.) Discussion regarding what constitutes “not assigned urban or other nonagricultural uses” in the Land Use Map for the 1996 General Plan.
- 3.) Discussion regarding what constitutes being “consistent with the underlying land use designation” to be considered for a planned development.
- 4.) Discussion of using the Department of Conservation Important Farmland map from 1984 to establish historical grazing land.

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**AGRICULTURAL COMMISSION AND PLANNING COMMISSION**

**DEPARTMENT OF CONSERVATION**

**WILLIAMSON ACT WORKSHOP**

**Afternoon Session**

**1:00 to 4:00pm**

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- I. WILLIAMSON ACT OVERVIEW**
- II. COMPATIBLE USE**
- III. CANCELLATION PROCEDURES**
- IV. CANCELLATION VALUATION**
- V. SUBDIVISION & LOT-LINE ADJUSTMENTS**
- VI. SUBVENTION AUDITS**

6.36.010 Described.

All private lands of any character not enclosed by a fence and lands owned by the United States either of which are included within the area described in exhibit A in this section, are declared to be areas devoted chiefly to grazing pursuant to section 17124 of the Agriculture Code. The owners of the unfenced land pastured by stock of another person shall be entitled to a reasonable rental fee. The fee shall be comparable to fees paid to the Forest Service by permittees in the area. Other than the rental as provided in this section, the owners of the unfenced land shall not be entitled to damages caused by stock straying onto the abovementioned land.

Exhibit A  
County Open Range Area

All that portion of the county described as follows:

Commencing at the intersection of the west line of Township 8 North, Range 14 East, M.D.M., and the El Dorado-Amador County line; thence north along the west lines of Township 8 North, Range 14 East, Township 9 North, Range 14 East, Township 10 North, Range 14 East, to the northwest corner of said township; thence west to the southwest corner of Section 36, Township 11 North, Range 13 East; thence north along the west lines of Sections 36 and 25 to the intersection with the centerline of the South Fork of the American River; thence westerly along the centerline of the river to the intersection with the west line of Township 11 North, Range 13 East; thence north along the west line of Township 11 north, Range 13 East and Township 12 North, Range 13 East, to the northwest corner of Section 19, Township 12 North, Range 13 East; thence east to the northwest corner of Section 20; thence north along the west lines of Section 17, 8 and 5, to the intersection with the centerline of the Rubicon River and the El Dorado-Placer County line; thence east along the county line to the east 1/16th corner of Section 29, Township 14 North, Range 16 East, M.D.M.; thence southeasterly along the high ridge line of the Sierra Nevada Range by ascending the northwesterly ridge line of Sourdough Hill to the summit of Sourdough Hill, elevation 7,976 feet; thence southeasterly descending the southeasterly ridge line of said hill, crossing a saddle located southwesterly of Richardson Lake and ascending the northwesterly ridge of Lost Corner Mountain to the summit of Lost Corner Mountain, 8,261 feet in elevation; thence traversing southeasterly along a meandering ridge line to a peak 7,975 feet in elevation; thence continuing southeasterly along the meandering line to a peak 8,235 feet in elevation; thence continuing southeasterly and northeasterly along the meandering line to a peak 8,721 feet in elevation located southwest of Hidden Lake; thence southeasterly traversing a ridge line, saddle, and ascending the northwesterly ridge line of a peak 9,054 feet in elevation located westerly of Cliff Lake; thence continuing southeasterly along the southeasterly ridge line of said peak, crossing a saddle and ascending the northwesterly ridge line of a peak 9,310 feet in elevation, located southerly of Cliff Lake, northwesterly of Rubicon Lake and northerly of Phipps Lake to the summit of said peak; thence descending the southeasterly ridge line of said peak and traversing a meandering ridge line lying westerly of Rubicon Lake, westerly of Grouse Lake, easterly of Phipps Lake;

thence crossing Phipps Pass and ascending the northerly ridge line of Phipps Peak to the summit of Phipps Peak, elevation 9,234 feet; thence descending the southerly slope of Phipps Peak and following the dominant ridge and saddle lines southeasterly passing between Lower Velma Lake and Middle Velma Lake; thence southwesterly passing between Middle Velma Lake and Upper Velma Lake; thence ascending the northeasterly ridge line of a peak 9,263 feet in elevation located westerly of Fontanilles Lake to the summit of said peak; thence southeasterly descending the southeasterly ridge line of said peak, crossing a saddle and ascending the northwesterly ridge line of Dicks Peak, elevation 9,974 feet to the summit of Dicks Peak; thence descending the southerly ridge line of Dicks Peak, crossing a saddle and ascending the northerly ridge line of Jacks Peak to the summit of Jacks Peak, 9,856 feet in elevation; thence southeasterly descending the southeasterly ridge line of Jacks Peak to the intersection with the east line of Township 12 North, Range 16 East in Section 13; thence along the east line of Township 12 North, Range 16 East and Township 11 North, Range 16 East, to the southeast corner of Section 24; thence east to the northwest corner of Section 29, Township 11 North, Range 17 East, M.D.M.; thence north to the northwest corner of Section 20; thence east along the north lines of Sections 20, 21 and 22 to the northwest corner of Section 23; thence north along the west line of Section 14 to the northwest corner of Section 14; thence east to the northeast corner of Section 14; thence south along the east lines of Sections 14, 23 and 26, Township 11 North, Range 17 East; thence east to the northeast corner of Section 2, Township 10 North, Range 17 East; thence south along the east lines of Sections 2, 11 and 14 to the intersection with the El Dorado-Alpine County line; thence southwest along said county line to the intersection with the south line of Section 15, Township 10 North, Range 17 East, M.D.M.; thence west along the south lines of Sections 15, 16, 17 and 18 to the southwest corner of said Section 18, being also the northwest corner of Section 24, Township 10 North, Range 16 East; thence south along the east lines of Sections 24, 25 and 36 to the southeast corner of said township; thence along the east lines of Sections 1 and 12 of Township 9 North, Range 16 East to the intersection with the El Dorado-Amador County line; thence southwesterly along said county line to the point of commencement.

Excepting all land within the U.S. Highway 50 right-of-way.

All that portion of the county described as follows:

Beginning at the Northeast corner of Section 24, Township 12 North, Range 12 East, M.D.M.; thence southerly along the easterly boundary of Sections 24, 25 and 36; of said Township and continuing, southerly, along the easterly boundary of Sections 1, 12, 13 and 24, Township 11 North, Range 12 East, M.D.M., to its intersection with the South Fork of the American River; thence westerly along the South Fork of the American River to its intersection with the westerly boundary of Section 19, Township 11 North, Range 12 East, M.D.M.; thence northerly along the westerly boundary of Sections 19, 18 and 7 to the South 1/16 corner common to Section 7, Township 11 North, Range 12 East, and Section 12, Township 11 North, Range 11 East M.D.M.; thence westerly along the southerly boundary of the Northeast 1/4 of the Southeast 1/4 of Section 12 to the southwest corner thereof; thence northerly along the westerly boundary of the Northeast 1/4 of the

Southeast  $\frac{1}{4}$  of Section 12 to the northwest corner thereof; thence westerly along the southerly boundary of the Northeast  $\frac{1}{4}$  of said Section 12 to the center of said Section 12; thence southerly along the easterly boundary of the Southwest  $\frac{1}{4}$  of said Section 12 to the South  $\frac{1}{4}$  corner thereof; thence westerly along the southerly boundary to Sections 12 and 11 to the corner common to Sections 10, 11, 14 and 15, of Township 11 North, Range 11 East, M.D.M.; thence northerly along the westerly boundary of said Section 11 to the South  $\frac{1}{16}$  corner common to said Sections 10 and 11; thence westerly along the southerly boundary of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 10 to the Southwest corner thereof; thence northerly along the westerly boundary of the East  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of said Section 10 to the Southwest corner of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 10; thence westerly along the southerly boundary of the North  $\frac{1}{2}$  of the North  $\frac{1}{2}$  of said Section 10 to the westerly boundary of said Section 10; thence northerly along the westerly boundary of Sections 10 and 3 and continuing northerly along the westerly boundary of Sections 34, 27, 22, 15 and 10 of Township 12 North, Range 11 East, M.D.M. to the corner common to Sections 9, 10, 3 and 4; thence Easterly and along the northerly boundary of Sections 10, 11 and 12, of said Township and continuing easterly along the northerly boundary of Section 7, Township 12 North, Range 12 East, M.D.M., to the  $\frac{1}{4}$  corner common to Sections 7 and 6; thence northerly along the westerly boundary to the East  $\frac{1}{2}$  of Section 6 to the Southeast corner of Lot 3 of said Section 6; thence westerly along the southerly boundary of said Lot 3 to the Southwest corner thereof; thence northerly along the westerly boundary of said Lot 3 of the northwest corner thereof; thence westerly along the northerly boundary of Section 6 to the corner common to Township 12 North, Range 12 East, Township 12 North, Range 11 East, Township 13 North, Range 11 East, and Township 13 North, Range 12 East, M.D.M.; thence northerly along the westerly boundary of Sections 31, 30, 19, 18 and 7, of Township 13 North, Range 12 East, M.D.M.; to the intersection of said line with the Rubicon River and the boundary common to El Dorado and Placer Counties; thence easterly along the Rubicon River and County boundary to the easterly boundary of Section 6, Township 12 North, Range 13 east; thence leaving said river and County boundary, southerly along the easterly boundary of Sections 6, 7 and 18, to the corner common to Sections 17, 18, 19 and 20; thence westerly along the southerly boundary of Section 18 to the point of beginning. (Ord. 4189 §1, 1991: prior code §16,501 and Exhibit A).