

September 12, 2008

Planning Commission  
El Dorado County  
2850 Fairlane Court  
Placerville, CA 95667

**RE: Establishment of an Agricultural Preserve**

Dear Commissioners:

I hereby request that the Planning Commission consider and recommend to the Board of Supervisors that my property be established as an agricultural preserve pursuant to Section 51200(d) of the California Government Code, being part of the California Land Conservation Act of 1965. It is my intent to provide the necessary subsequent restrictions on land use within this preserve by means of an agreement pursuant to Chapter 7, Division 1, of Title 5 of the California Government Code.

In summary of the attached application:

Property consists of 30.04 acres;

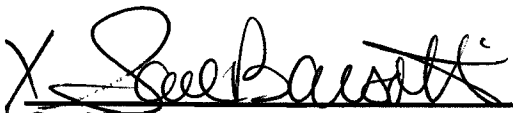
Identified as County Assessor's Parcel Number(s) APN 085-030-52;

Located generally in the vicinity of North Canyon & Hidden Valley Lane, as shown on the attached map.

The nature of the property is such that it is devoted to agricultural and compatible uses.

I understand generally the provisions of the California Land Conservation Act of 1965 and the obligations imposed upon application of said Act.

Sincerely yours,

  
\_\_\_\_\_  
Gael Barsotti  
*Joan H. Barsotti*

9-15-08  
11-19-08 Date

**WAC 08-0006**

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of EL DORADO

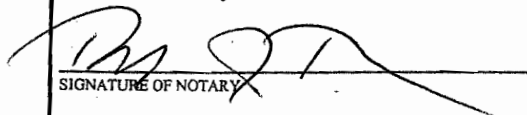
On SEPTEMBER 15, 2008 before me, BARRY J. BULLIS, Notary Public

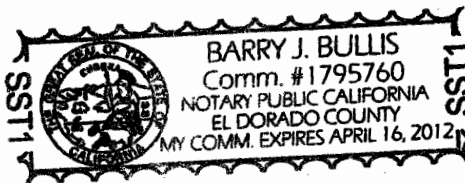
DATE NAME, TITLE OF OFFICER\*  
personally appeared GAIL BARSO TTI  
NAME(S) OF SIGNER(S)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
SIGNATURE OF NOTARY



This area for notarial seal

**OPTIONAL**

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNED	DESCRIPTION OF ATTACHED DOCUMENT
<input type="checkbox"/> INDIVIDUAL <input type="checkbox"/> CORPORATE OFFICER	TITLE OR TYPE OF DOCUMENT
TITLE(S) <input type="checkbox"/> PARTNER(S) <input type="checkbox"/> LIMITED <input type="checkbox"/> GENERAL	NUMBER OF PAGES
<input type="checkbox"/> ATTORNEY-IN-FACT <input type="checkbox"/> TRUSTEE(S) <input type="checkbox"/> GUARDIAN/CONSERVATOR	DATE OF DOCUMENT
<input type="checkbox"/> OTHER: _____	SIGNER(S) OTHER THAN NAMED ABOVE
SIGNER IS REPRESENTING: _____ _____	

State of California  
County Of El Dorado

On November 19, 2008, before me, Myrna K. Doerr, a Notary Public personally appeared Joan H. Barsotti, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and by her signature on the instrument the person, or the entity on behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
\_\_\_\_\_  
Signature of Notary Public





<u>Product</u>		<u>Income</u>
Apples*	10 acres @ \$5,055/acre =	\$ 50,550

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\* Value based on 2006 El dorado County Crop Report. Survey prepared by the El Dorado County Department of Agriculture.

**NOTE:** Total gross income must exceed \$13,500 per year for high intensity farming (orchards, vineyard, row crops), or \$2,000 for low intensity farming (grazing). If the total does not exceed these amounts, when do you anticipate your agricultural operations will gross this amount?

**Meets and exceeds minimum income requirements with \$50,550 TOTAL income for agricultural operations.**

**PART I**

(continued, page 3)  
(to be completed by applicant)

**CURRENT LAND UTILIZATION**

Pear trees _____	acres	Date planted _____
Apple trees <u>10</u>	acres	Date planted <u>1980</u>
Walnut trees _____	acres	Date planted _____
Irrigated pasture _____	acres	Date planted _____
Crop land _____	acres	Date planted _____
Pear trees _____	acres	Date planted _____
Dry grazing _____	acres	Date planted _____
Brush _____	acres	Date planted _____
Timber _____	acres	Date planted _____
Christmas trees _____	acres	Date planted _____
Grapes _____	acres	Date planted _____
Grapes _____	acres	Date planted _____

TOTAL ACRES 30.04 ~~20.02~~ (This figure should equal acreage under Contract)

**PLANNED FUTURE DEVELOPMENTS**

Briefly describe what future plans you have for the development of this agricultural unit. Please list acreage, crops and time schedule for your planned projects.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I hereby certify that the information contained within this application is true and correct to the best of my knowledge.

September 12, 2008  
Date

William Snodgrass  
Signature of Applicant

**PART II**  
(To be completed by Assessor)

Comments: See attached memorandums dated  
November 26, 2008 stating finding  
of no objections to BLA.

Assessor's recommendation(s): Concur with above and  
referenced memorandum

November 26, 2008  
Date


Jim Halcom  
El Dorado County Assessor

TIM HOLCOMB  
EL DORADO COUNTY ASSESSOR

**M E M O R A N D U M**

November 26, 2008

**TO:** Tim Holcomb, Assessor

**FROM:** Lon Varvel, Senior appraiser 

**SUBJECT:** WAC 08-06 – Barsotti Williamson Act Contract

Tim,

On November 24, 2008 Debi Cumbra and I also visited APN: 085-030-52-100 for the above captioned Williamson Act Contract.

We have no objections to the proposed Boundary Line Adjustment for the new contracts proposed for approval by the County of El Dorado's requirements into the Williamson Act.





**PART III**

(To be completed by Agricultural Commission)

Comments: See attached.

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Commission's recommendation(s): Recommended approval.

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\_\_\_\_\_  
Date

\_\_\_\_\_  
Chairman, Agricultural Commission



EL DORADO COUNTY DEPARTMENT OF AGRICULTURE  
WEIGHTS AND MEASURES

INTER OFFICE MEMORANDUM

October 16, 2008

TO: Aaron Mount, Planner

FROM: William J. Stephens, Agricultural Commissioner/Sealer

SUBJECT: Williamson Act Contract Application – WAC# 229  
Gael Barsotti– APN 085-030-52

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It is my understanding that a new Williamson Act Contract application was required to be submitted by Gael Barsotti for WAC # 229 due to a boundary line adjustment on WAC parcel APN 085-030-52 (Government Code § 51257). The boundary line adjustment will increase the acreage of the parcel by 0.179 acres (from 29.861 to 30.04 acres) which is the only change to this already contracted land.

Based on the information we have, this parcel continues to meet the Board of Supervisors adopted criteria for a high intensive farming operation.

- Capital Outlay includes apple orchard @ 10 acres, agricultural building, water meter, well and 10 acres of drip irrigation, which exceeds the required \$45,000 at over \$205,000.
- Minimum acreage meets the required 20 acres at 30.04 acres.
- Projected annual gross income exceeds the required \$13,500 at \$50,550.

Since the boundary line adjustment has increased the overall acreage of the parcel and all of the criteria continue to exceed the minimum requirements, I recommend **approval** of the new contract.

If you have any questions, please call me at X5520. Thank you.

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PROJECT ID: \* \_ \* \_ \* \_ \* STATUS: \* PROJECT NAME: \* \_\_\_\_\_  
 APPLICANT: \* \_\_\_\_\_ ASSIGNED TO: \* \_\_\_\_\_  
 PARCEL: 085 030 52 1

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PROJECT/PARCEL	FILE DATE	NAME / APPLICANT	PLANNER/STATUS	RELATED
BLA-07-0070 085-030-52-100	11-15-07	BARSOTTI/LEIGH BLA (SEE JO BARSOTTI GAEL M TR	AARON MOUNT COMPLETED	3
WAC-08-0006 085-030-52-100	10-15-08	BARSOTTI GAEL M TR	UNASSIGNED PROCESSING	3

LMC299A

F1=HELP 2=CLR 3=QUIT 7/8=SCROLL S7/8=PREV/NEXT F9=J03 F10=J07 11=L10 12=EXIT

**PART IV**

(To be completed by Planning Commission)

Date of public hearing: November 13, 2008

Action: Recommended approval.

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

  
Executive Secretary, Planning Commission

**PART V**

(To be completed by Board of Supervisors)

Date of public hearing: \_\_\_\_\_

Action: \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Suzanne Allen de Sanchez, Clerk to the Board

By: \_\_\_\_\_  
Deputy Clerk to the Board



El Dorado, County Recorder  
 William E. Schultz Co Recorder Office  
 DOC- 2000-0007474-00

Recording Requested By )  
 )  
 )  
 After Recording Return: )  
 )  
 )  
 Mr. & Mrs. Gael Barsotti )  
 2239 Hidden Valley Lane )  
 Camino, CA 95709 )

Check Number 18962  
 Friday, FEB 11, 2000 11:21:31  
 Ttl Pd \$13.00 Nbr-0000018953  
 LJP/CZ/1-4

QUITCLAIM TRANSFER TO TRUST - NOT PURSUANT TO A SALE

PCOS  
FILED

QUITCLAIM DEED (Excluded from Reappraisal Under Proposition 13, i.e., Calif. Const. Art 13A(1) et. seq. and not a "change in ownership" per REY 562(d))

The undersigned transferors declare under penalty of perjury that the following is true and correct: THERE IS NO CONSIDERATION FOR THIS TRANSFER.

There is no Documentary transfer tax due; Transfers grantors' interest to a revocable trust - no consideration. Not Pursuant to Sale.

GRANTORS: GAEL M. BARSOTTI and JOAN H. BARSOTTI, husband and wife, hereby quitclaim to GAEL M. BARSOTTI and JOAN H. BARSOTTI, Trustees of the BARSOTTI 2000 FAMILY TRUST, the following real property situate in the County of El Dorado, State of California, more particularly described as follows:

PARCEL NO. 1:

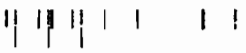
The Northwest quarter of the Northeast quarter of Section 35, Township 11 North, Range 11 East, M.D.B. & M.

EXCEPTING THEREFROM that parcel thereof described as commencing at the Southeast corner of said Northwest quarter of Northeast quarter of said Section 35; thence North 77 feet, thence Southwesterly to a point 414 feet West of the point of beginning and thence East 414 feet to the point of beginning, containing in said excepted parcel 3 acres, more or less, and in said herein granted parcel 37 acres, more or less.

PARCEL NO. 2:

An undivided one-third interest in that certain reservoir, particularly described as follows:

A triangular piece of land lying in the Southwest corner of the Southwest quarter of the Northwest quarter of Section 32, Township 11 North, Range 12 East, M.D.B.&M., the Westerly boundary of said piece of land being as follows:



COMMENCING at the Southwest corner of the Northwest quarter of said Section 32, and extending in a Northerly direction along the boundary line between Sections 31 and 32, a distance of 350 feet, the Southerly boundary line of said piece of land being as follows:

COMMENCING at the Southwest corner of the said Northwest quarter of said Section 32, and extending in an Easterly direction along the East and West center line of said Section 32, a distance of 600 feet, the third and Northeasterly boundary line of said piece of land being the hypotenuse of the right angled triangle formed by the Westerly and Southerly lines hereinbefore described, the entire tract comprising approximately 3 acres, more or less.

PARCEL NO. 3:

An undivided one-third interest in a continuous right of way for a ditch and pipe line from the above described reservoir over the lands of John P. Cleese, Giuseppe Gasparini and W. H. Hoy in Sections 35, 35 and 36, Township 11 North, Range 11 East, M. D. B. & M, and lands of Effie F. Smith and Samuel Kesler in Sections 31 and 32, Township 11 North, Range 12 East, M. D. B. & M., to the above described land, as said rights of way are described in the following Deeds and Agreement: Deed recorded April 4, 1928 in Book 108 of Deeds, at Page 378, Records of El Dorado County, from Sam Kesler and wife, to E.T. Larsen, et al; Deed recorded April 4, 1928 in Book 108 of Deeds, at page 377, Records of El Dorado County from John P. Cleese and wife, to Emil T. Larsen, et al; Agreement recorded January 7, 1929 in Book J of Agreements, at page 474, Records of El Dorado County, from Effie F. Smith to Emil T. Larsen; Deed recorded February, 1919 in Book 111 of Official Records of El Dorado County, at page 160, from Giuseppe Gasparini and wife, to Emil T. Larsen; Deed recorded April 30, 1919 in Book 111 of Official Records of El Dorado County, at page 408, from John P. Cleese and wife, to Emil T. Larsen, et al; and Deed recorded May 20, 1919 in Book 111 of Official Records of El Dorado County, at page 497, from W. H. Hoy and wife to Emil T. Larsen, et al.

A.P.N. 085-030-14-100

Dated: Jul 5, 2000

  
GAEL M. BARSOTTI

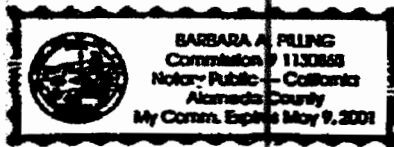
  
JOAN H. BARSOTTI

STATE OF CALIFORNIA )  
 )  
COUNTY OF Alameda ) SS.

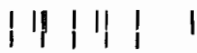
On July 5, 2000, before me, the undersigned Notary Public, personally appeared GAELE M. BARSOTTI and JOAN H. BARSOTTI personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the persons or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Barbara A. Pilling  
NOTARY PUBLIC, State of  
California

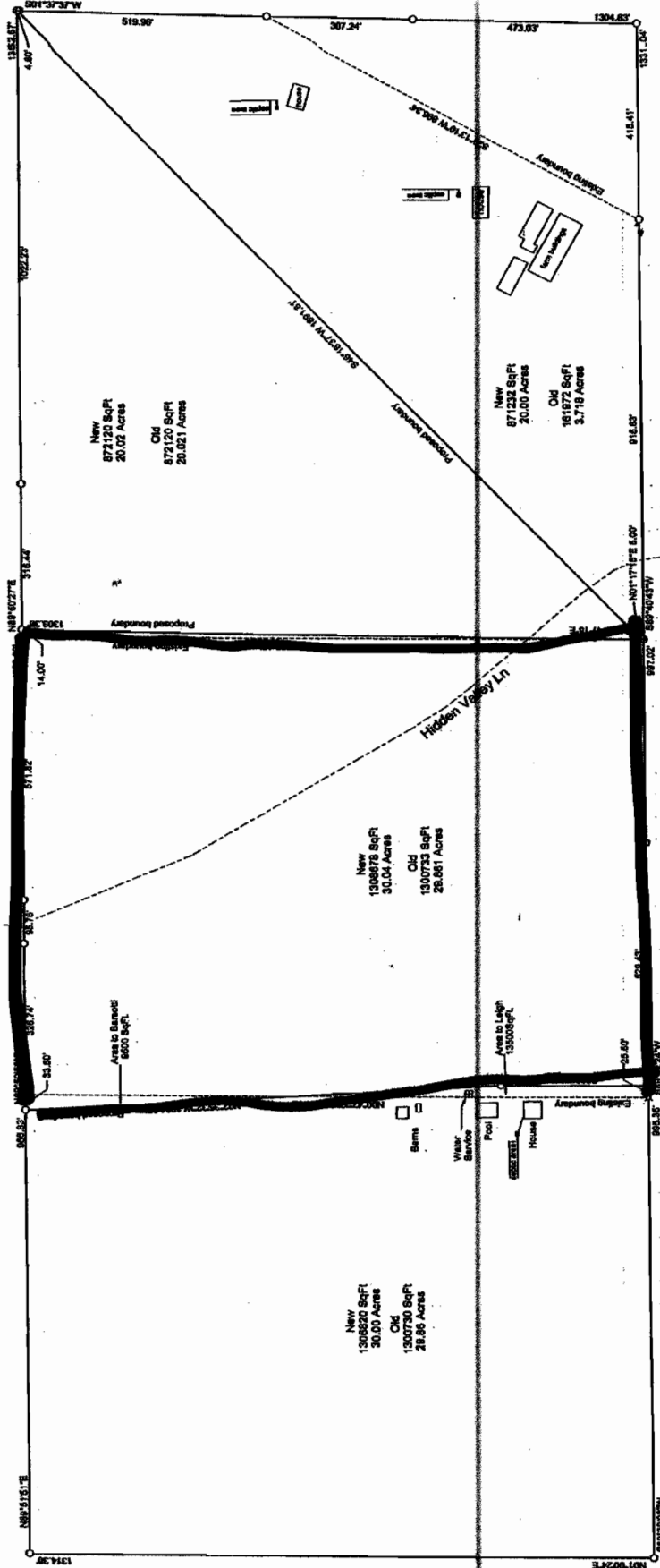


02/11/2000 20000674



# PLAT MAP

PROPOSED BOUNDARY LINE ADJUSTMENT  
 A PORTION OF THE N½ OF THE N½  
 OF SEC. 36, T11N., R11E., M.D.M.  
 COUNTY OF EL DORADO, STATE OF CALIFORNIA  
 JANUARY 2007 ~ SCALE 1" = 150'



**SURVEYOR'S STATEMENT:**  
 This Plan was prepared by me  
 using field and record information  
 at the request of James Barcott  
 James P. Barcott, License No. 6125  
 James P. Barcott, License No. 20, 2008

APPROVED BY THE  
 PLANNING DIRECTOR: \_\_\_\_\_  
 DATE: \_\_\_\_\_

**LEGEND**

- Computation point
- nothing but, or set.
- Proposed property line
- Existing property line
- X Set 1/2" CIP stamped LS3864