



EL DORADO COUNTY PLANNING SERVICES
2850 Fairlane Court, Placerville CA 95667

FILE # WAC 21-000

(530) 621-5355 / fax: (530) 642-0508 / http://www.co.el-dorado.ca.us/planning

PLANNING SERVICES
2021 AUG

WILLIAMSON ACT / FARMLAND SECURITY ZONE
CONTRACT APPLICATION

ASSESSOR'S PARCEL NUMBER(S) 078-280-016-000

APPLICANT/AGENT Douglas B Giorgis

Mailing Address 340 Colon Ave, San Francisco California 94127
(P.O. Box or street) (city) (state) (zip code)

Phone (415) 531-2803 FAX ()

PROPERTY OWNER Mary Elizabeth Giorgis and Douglas Barrett Giorgis, Trustees, or their successors in interest, of the Giorgis Living Trust
dated March 29, 2019, and any amendments thereto

Mailing Address 340 Colon Ave, San Francisco California 94127
(P.O. Box or street) (city) (state) (zip code)

Phone (415) 531-2803 FAX ()

PROPERTY OWNER

Mailing Address (P.O. Box or street) (city) (state) (zip code)

Phone () FAX ()

PROPERTY OWNER

Mailing Address (P.O. Box or street) (city) (state) (zip code)

Phone () FAX ()

LIST ADDITIONAL PROPERTY OWNERS ON SECOND SHEET

LOCATION: The property is located on the South side of Pleasant Valley Road
N/E/W/S street or road
~500 feet or miles East of the intersection with Bodega Way
N/E/W/S major street or road
in the Pleasant Valley area. PROPERTY SIZE 41.86 acres
acreage / square footage

X signature of property owner or authorized agent Date August 11, 2021

FOR OFFICE USE ONLY

Date 8/13/2021 Fee \$ 1376.00 Receipt # R33669 Rec'd by MAAZ Census
Zoning PA-20 GPD AL Supervisor District Sec/Twn/Rng

ACTION BY: [] PLANNING COMMISSION
[] ZONING ADMINISTRATOR
[] PLANNING DIRECTOR

ACTION BY BOARD OF SUPERVISORS

Hearing Date

Hearing Date

[] Approved [] Denied (findings and/or conditions attached)

[] Approved [] Denied (findings and/or conditions attached)

APPEAL: [] Approved [] Denied

Executive Secretary

Executive Secretary

WAC21-0002 (Revised 10-06)

G10RG15



EL DORADO COUNTY PLANNING SERVICES
2850 Fairlane Court, Placerville CA 95667

AGRICULTURAL PRESERVES
WILLIAMSON ACT CONTRACT / FARMLAND SECURITY ZONE
(Revised 05/06)

REQUIRED INFORMATION - AGRICULTURAL PRESERVES

Complete the required information indicated on the Land Conservation or Farmland Security Zone application form. The following information must be provided with all applications. **If all the information is not provided, the application will be deemed incomplete and will not be accepted.** For your convenience, please use the check (X) column on the left to be sure you have all the required submittal information. **All plans and maps MUST be folded to 8½" x 11"**.

FORMS AND MAPS REQUIRED

MARK (X)

Applicant County

- _____ 1) Application Form and Agreement for payment of Processing fees - completed and signed.
- _____ 2) Letter of request for "Establishing an Agricultural Preserve," signed by all property owners **before a Notary Public;**
- _____ 3) Land Conservation contract Application (Part I to be completed by applicant, Parts II, III, IV and V to be completed by County agencies);
- _____ 4) Three (3) copies of contract form, signed and notarized, including the following:
 - a) Legal Description (Exhibit A)
 - b) Map showing property boundaries (Exhibit B)
- _____ 5) Letter of authorization from property owner authorizing agent to act as applicant, where applicable. *Trust to DBG*
- _____ 6) Proof of ownership (Grant Deed) if the property has changed title since the last tax roll.
- _____ 7) Copy of official Assessors Map(s), showing property outlined in red.
- _____ 8) Current application fee (may be obtained by contacting Planning Services at (530) 621-5355 or by accessing Planning Services online fee schedule at <http://www.co.el-dorado.ca.us/planning>.) *Bring Check*

NOTES:

- 1) If this agricultural preserve application is submitted in conjunction with a zone change application to AE (Exclusive Agriculture), a separate application form for the zone change must be submitted, although the fee for such application is waived.
- 2) Application will be accepted BY APPOINTMENT ONLY. Make your appointment in advance by calling (530) 621-5355. **NO FEES ARE REFUNDABLE**

N/A
8/13
1pm

WAC21-0002

PLANNING COMMISSION

August 11, 2021

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

Subject: Establishment of an Agricultural Preserve

Gentlemen:

I (we) hereby request the Planning Commission consider and recommend to the Board of Supervisors that my (our) 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 (our) 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 offered consists of 41.86 acres;

Identified as County Assessor's Parcel Number(s) 078-280-016-000

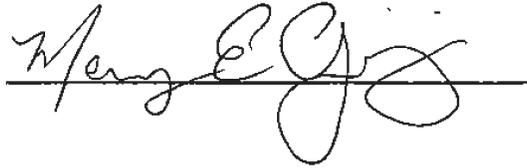
(indicate if this is a portion of the parcel, with more detailed information to be shown on the accompanying map)

Located generally in the vicinity of Pleasant Valley Road at Bodega Way
address: 2261 Bodega Way, Placerville, CA 95667, as shown on the attached map.

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

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

Sincerely yours,



SEE ATTACHMENT

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of SAN FRANCISCO

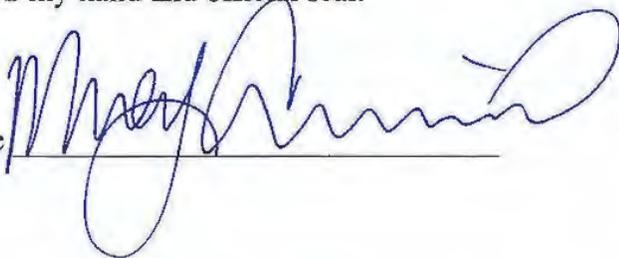
On 08/11/2021 before me, MUEY ENCARNACION, Notary Public

personally appeared Mary E. Giorgis & Douglas B. Giorgis,
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



(Seal)

August 11, 2021

PART I
(To be completed by applicant)

LAND CONSERVATION CONTRACT APPLICATION

NAME Douglas & Mary Giorgis PHONE (415) 531-2803

PHONE (_____) _____

PHONE (_____) _____

MAILING ADDRESS 340 Colon Ave, San Francisco, CA 94127

ASSESSOR'S PARCEL NUMBER(S): (Attach legal description if portion of parcel)

APN 078-280-016-000 Located near the intersection of Pleasant Valley Road and Bodega Way

Address: 2261 Bodega Way, Placerville, CA 95667

TYPE OF AGRICULTURAL PRESERVE (Check one):

Williamson Act Contract (10-year roll-out) x
Farmland Security Zone (20-year roll-out) _____

NUMBER OF ACRES TO BE CONSIDERED UNDER THIS CONTRACT 41.86

WATER SOURCE wells PRESENT ZONING PA-20

YEAR PROPERTY PURCHASED 2020

WHAT IS YOUR AGRICULTURAL CAPITAL OUTLAY (excluding land value)?

List specific items or improvements with value for each.

<u>Improvement</u>	<u>Value</u>
<u>Vineyard Deer Fence</u>	<u>\$ 30,951</u>
<u>Vineyard soil preparation (discing)</u>	<u>5,500</u>
<u>Vineyard irrigation engineering plans & supplies</u>	<u>10,899</u>
<u>Well deposit (Triangle Well Drillers)</u>	<u>2,000</u>

PART I
(Continued, page 2)
(To be completed by applicant)

If improvements total under \$45,000, explain what agricultural capital improvements will be made in the next three years.

Signed contract for two deep wells, Fall of 2021: \$35,500

Under contract for installation of vineyard irrigation/drip system, Fall 2021 @ \$28-33/hr

Expected plant order, ~3200 vines, Fall 2021: ~\$15,000

WHAT IS YOUR CURRENT GROSS INCOME FOR AGRICULTURAL PRODUCTS?

<u>Product</u>	<u>Income</u>
Grapes	\$ 0
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
	Total \$ 0

NOTE: Total gross income must exceed \$13,500 per year for high intensity farming (orchards, vineyards, 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?

Grapes will be sold after first eligible harvest in 2024. Gross income expected \$26,000 to

\$31,000 depending on variable market price assuming 20 ton yield.

PART I
(Continued, page 3)
(To be completed by applicant)

CURRENT LAND UTILIZATION

Pear trees _____	acres	Date planted _____
Apple trees _____	acres	Date planted _____
Walnut trees _____	acres	Date planted _____
_____ trees _____	acres	Date planted _____
Irrigated pasture _____	acres	Date planted _____
Crop land _____	acres	Comments _____
Dry grazing _____	acres	Comments _____
Brush <u>17</u> _____	acres	Comments _____
Timber <u>19</u> _____	acres	Comments <u>naturally forested</u>
Christmas trees _____	acres	Comments _____
Grapes <u>5.5</u> _____	acres	Comments _____
_____	acres	Comments _____

TOTAL ACRES 41.86 acres (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.

Looking to expand vineyard by ~5 acres in the next 5-7 years.

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

August 11, 2021
Date


Signature of Applicant

Mary Eljo

PART II
(To be completed by Assessor)

Comments: _____

Assessor's recommendation(s): _____

Date

El Dorado County Assessor



Bianca Dinkler <bianca.dinkler@edcgov.us>

WAC21-002 (Giorgis vinyard)

1 message

Karl Weiland <karl.weiland@edcgov.us>
To: Bianca Dinkler <Bianca.Dinkler@edcgov.us>
Cc: Lori Chandler <lori.chandler@edcgov.us>

Tue, Jun 21, 2022 at 6:55 AM

Good morning Bianca,
As we discussed yesterday, the Assessor has no comments to add to this project.

Thanks

--
Karl Weiland
El Dorado County Assessor
530.621.5757

PART III

(To be completed by Agricultural Commission)

Comments: _____

Commission's recommendation(s): _____

Date

Chairman, Agricultural Commission



AGRICULTURAL COMMISSION

311 Fair Lane
Placerville, CA 95667
(530) 621-5520
(530) 626-4756 FAX
eldcaq@edcgov.us

Greg Boeger, Chair – Agricultural Processing Industry
Dave 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 Interests

MEMORANDUM

DATE: January 12, 2022
TO: Development Services/Planning
FROM: Greg Boeger, Chair
Subject: **Williamson Act Contract (WAC21-0002/Giorgis)**
Assessor's Parcel Number (APN) 078-280-016

During the Agricultural Commission's regularly scheduled ZOOM meeting held on January 12, 2022, 6:30 pm the Commission heard a request from the Planning Department for a Williamson Act Contract (WAC21-0002/Giorgis) for a 41.86 acre parcel Zoned Planned Agricultural, Twenty-acres (PA-20) for planting of grapevines on 5-6 acres. Project includes associated agricultural capital improvements including installation of two wells and an irrigation/drip system. Expected plant order is 3,200 vines in Fall 2021-Spring 2022. Grapes would be sold after first eligible harvest in 2024. The property is identified by Assessor's Parcel Number 078-280-016, is located on the south side of Pleasant Valley Road approximately 500 ft east of the intersection with Bodega Way in the Pleasant Valley area.

Parcel Description:

- Parcel Number and Acreage: 078-280-016, 41.86 Acres
- Agricultural District: Yes
- Land Use Designation: AL (Agricultural Lands)
- Zoning: PA-20 (Planned Agriculture, 20 Acres).
- Soil Type:
 - Choice Soils:

Meeting Date: January 12, 2022
Re: GIORGIS Williamson Act Contract

- McE – Mariposa Josephine very rocky loams, 15 to 50 percent slopes
- WaB – Wet Alluvial Land
- JtC – Josephine Silt Loam, 5 to 15 percent slopes
- Capitol Outlay:
 - Current: \$49,350
 - Future: > \$50,000
- Future Income:
 - Anticipated first harvest 2024 - \$26,000 - \$30,000

Discussion:

A site visit was conducted on December 20, 2021 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 21-0002 based on the above findings.

Chair Boeger brought the item back to the Commission for discussion. The applicant Doug Giorgis was available by Zoom for questions. One neighbor, Paul Bush stated by Zoom that the applicant was doing everything right and was in support of the Williamson Act Contract.

Meeting Date: January 12, 2022
Re: GIORGIS Williamson Act Contract

It was moved by Commissioner Walker and seconded by Commissioner Draper to recommend APPROVAL of staff's recommendations for the above-referenced Williamson Act Contract (WAC21-0002/Giorgis for a 41.86 acre parcel Zoned Planned Agricultural, Twenty-acres (PA-20) for planting of grapevines on 5-6 acres identified by Assessor's Parcel Number (APN) 078-280-016.

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>

Motion passed:

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

PART IV

(To be completed by Planning Commission)

Date of public hearing: 5/26/22

Action: approved

Comments: _____


Executive Secretary, Planning Commission

PART V

(To be completed by Board of Supervisors)

Date of public hearing: _____

Action: _____

Comments: _____

James S. Mitrison, Clerk to the Board

By: _____
Deputy Clerk to the Board

Letter of Authorization

Property Information

Address: 2261 Bodega Way, Placerville, CA 95667

APN: 078-280-016-000

Acres: 41.86

Property Owner: Mary Elizabeth Giorgis and Douglas Barrett Giorgis, Trustees, or their successors in interest, of the Giorgis Living Trust dated March 29, 2019, and any amendments thereto

Owner Address/Phone: 340 Colon Ave, San Francisco, CA 94127, +1.415.531.2803

Agent: Douglas B. Giorgis

Property Owner hereby authorizes Agent to act as applicant for the Williamson Act Contract process and all related matters for the Property.

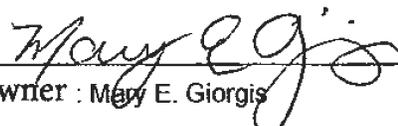
This Letter of Authorization has been in effect since October 30, 2020 and is continuous until terminated by either party.



Owner : Douglas B. Giorgis

August 11, 2021

Date



Owner : Mary E. Giorgis

August 11, 2021

Date



Agent: Douglas B. Giorgis

August 11, 2021

Date

WAC21-0002

RECORDING REQUESTED BY



Inter-County Title Co.
of El Dorado County

AND WHEN RECORDED MAIL TO:

Name Douglas Barrett Giorgis, Trustee
Street 340 Colon Avenue
City & State San Francisco, CA 94127

Electronically Recorded in Official Records
County of El Dorado
Janelle K. Home
Recorder-Clerk

DOC# 2021-0037653

06/04/2021

Titles: 1 Pages: 3

09:17 AM

Fees \$22.00

Taxes \$0.00

CMC

CA SB2 Fee \$75.00

Total \$97.00

PV-229759-CI

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: 078-280-016-000

TITLE(S)

GRANT DEED

This document is being re-recorded to correct her erroneous legal description on that certain Grant Deed recorded on October 30, 2020 as Instrument Number 2020-0061922.

RECORDING REQUESTED BY



Inter-County Title Co.
of El Dorado County

AND WHEN RECORDED MAIL DOCUMENT
AND TAX STATEMENTS TO:

Name Douglas Barrett Giorgis, Trustee
Street 340 Colon Avenue
City & State San Francisco, CA 94127

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Order No. PV-229759-CI

GRANT DEED

A.P.N. 078-280-016-000

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$0.00 (R&T Code: 11911, Correction Deed)
() computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Paul Bush and Margaret Bush, husband and wife

hereby GRANT(S) to

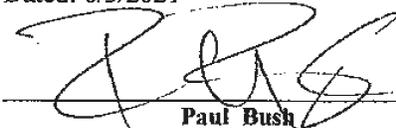
Mary Elizabeth Giorgis and Douglas Barrett Giorgis, Trustees, or their successors in interest, of the Giorgis Living Trust dated March 29, 2019, and any amendments thereto

the following described real property situated in the unincorporated area of the County of El Dorado, State of California:

Parcel 3, as shown on that certain Parcel Map filed in the office of the County Recorder of said County on May 7, 1997 in Book 46 of Parcel Maps, Page 36.

Parcel 3, as shown on that certain Parcel Map filed in the office of the County Recorder of said County on May 7, 1997 in Book 46 of Parcel Maps, Page 36.

Dated: 6/3/2021


Paul Bush


Margaret Bush

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF El Dorado } S.S.

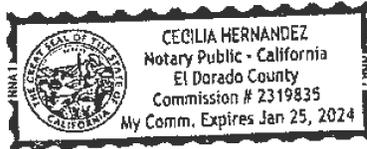
On June 3, 2021, before me, Cecilia Hernandez, Notary Public
personally appeared Paul Bush and Margaret Bush

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.

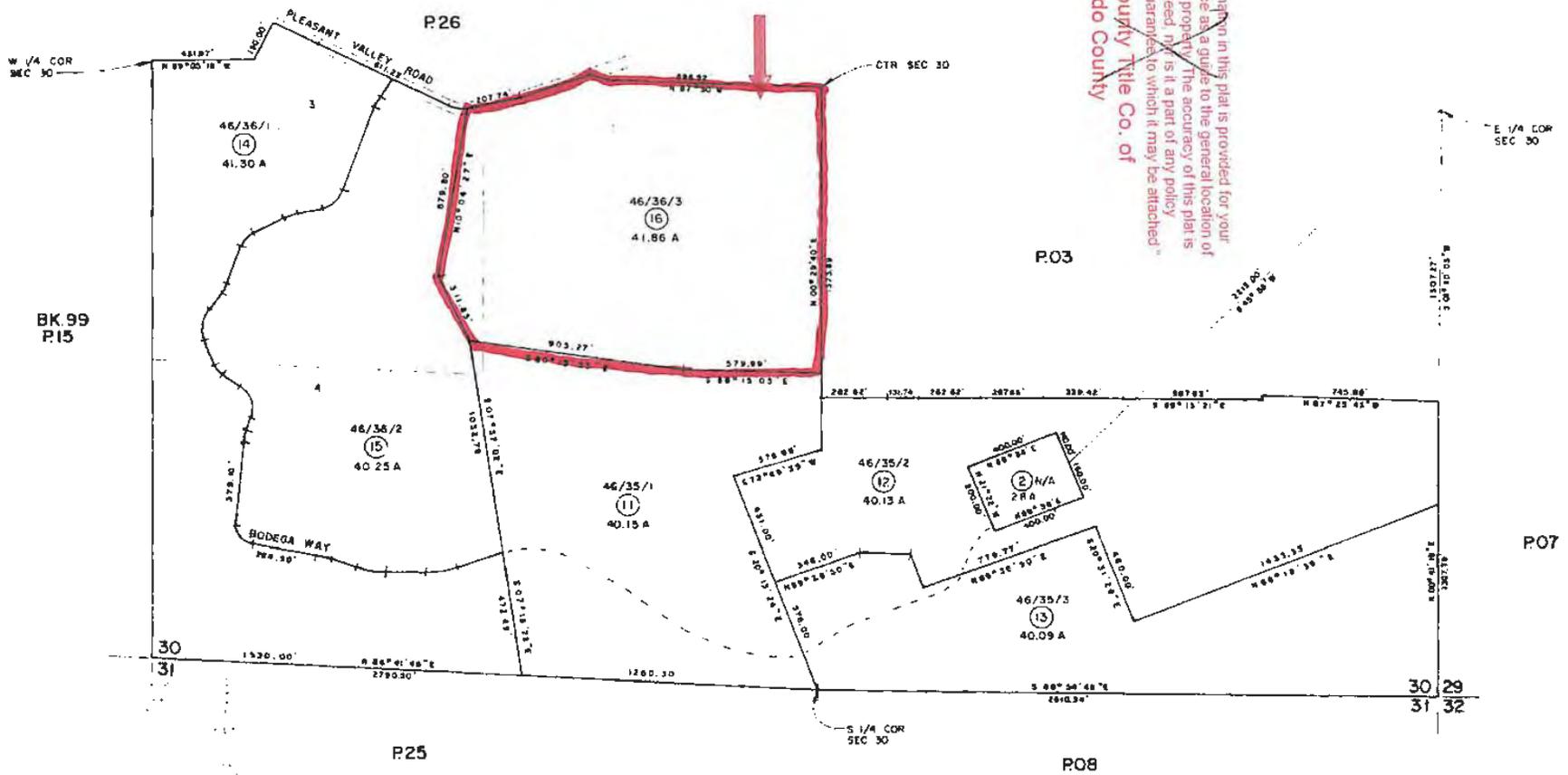
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



The information in this plat is provided for your convenience as a guide to the general location of the subject property. The accuracy of this plat is not guaranteed, nor is it a part of any policy report or guarantee to which it may be attached.
Inter-County Title Co. of El Dorado County



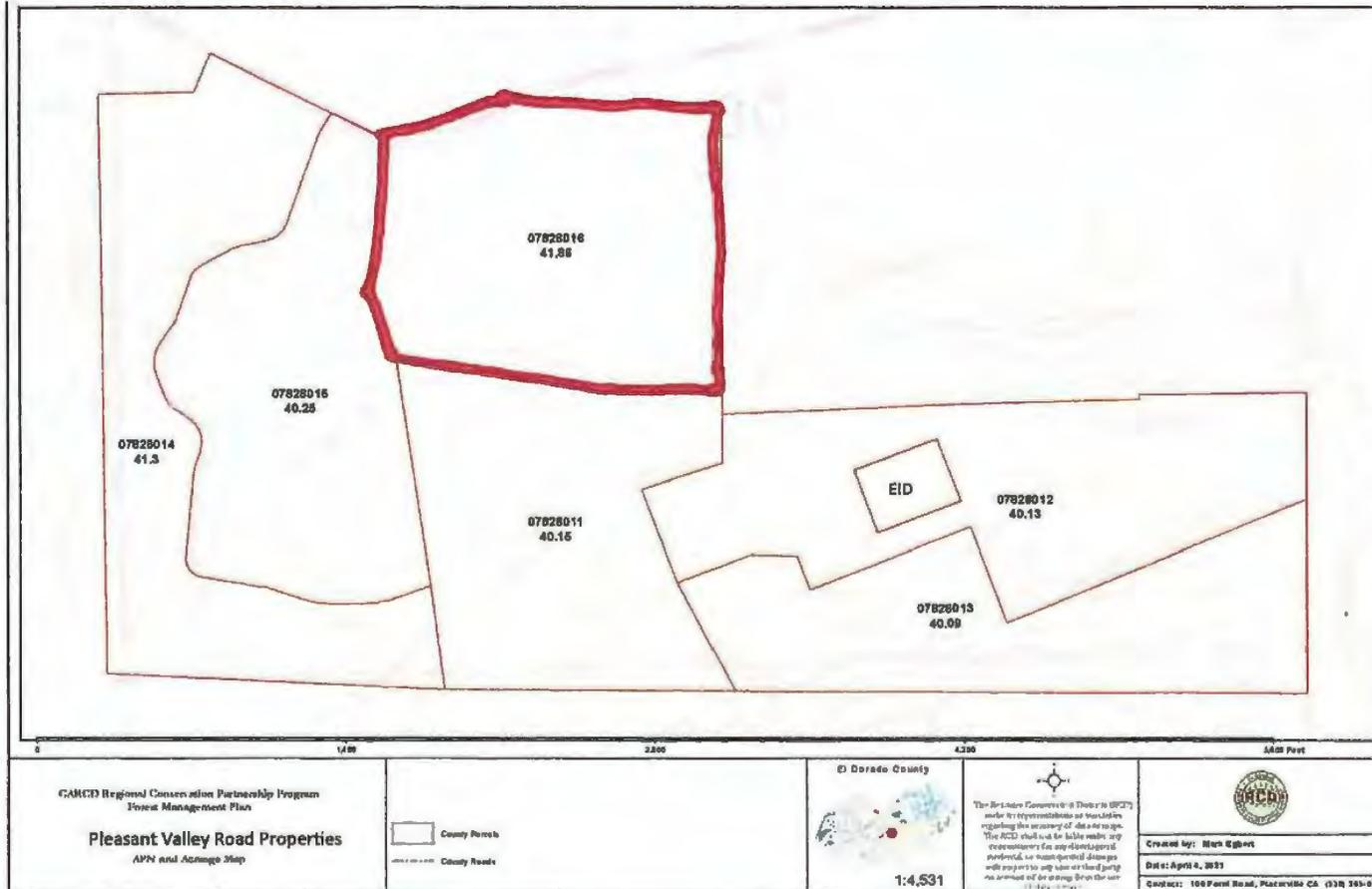
NOTE Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 78 - Pg. 28
County of El Dorado, California

WAC21-0002

2021 AUG 15 PM 1:51
 RECEIVED
 PLANNING DEPARTMENT

Map 2: Assessors Parcels



CANCD Regional Conservation Partnership Program
 Incentive Management Plan
Pleasant Valley Road Properties
 APN and Acreage Map

County Parcel
 County Road

El Dorado County
 1:4,531

The Northern California Statewide GIS (NCSGIS) is a public resource of the State of California. The NCSGIS is a public resource of the State of California. The NCSGIS is a public resource of the State of California.

Created by: Mark Gilbert
 Date: April 4, 2021
 Contact: 100 Forest Road, Placerville CA 95367-0120

WAC21-0002