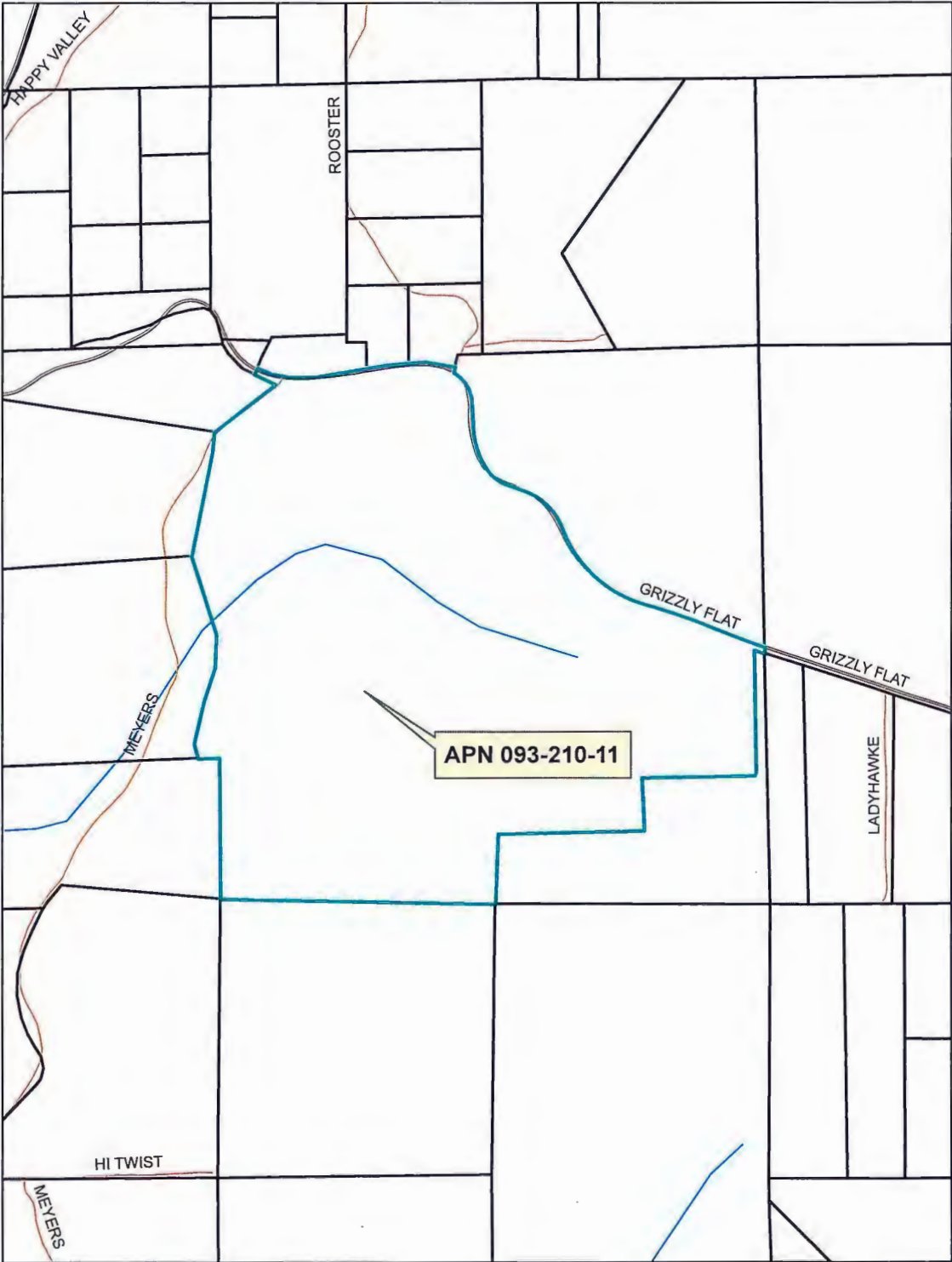


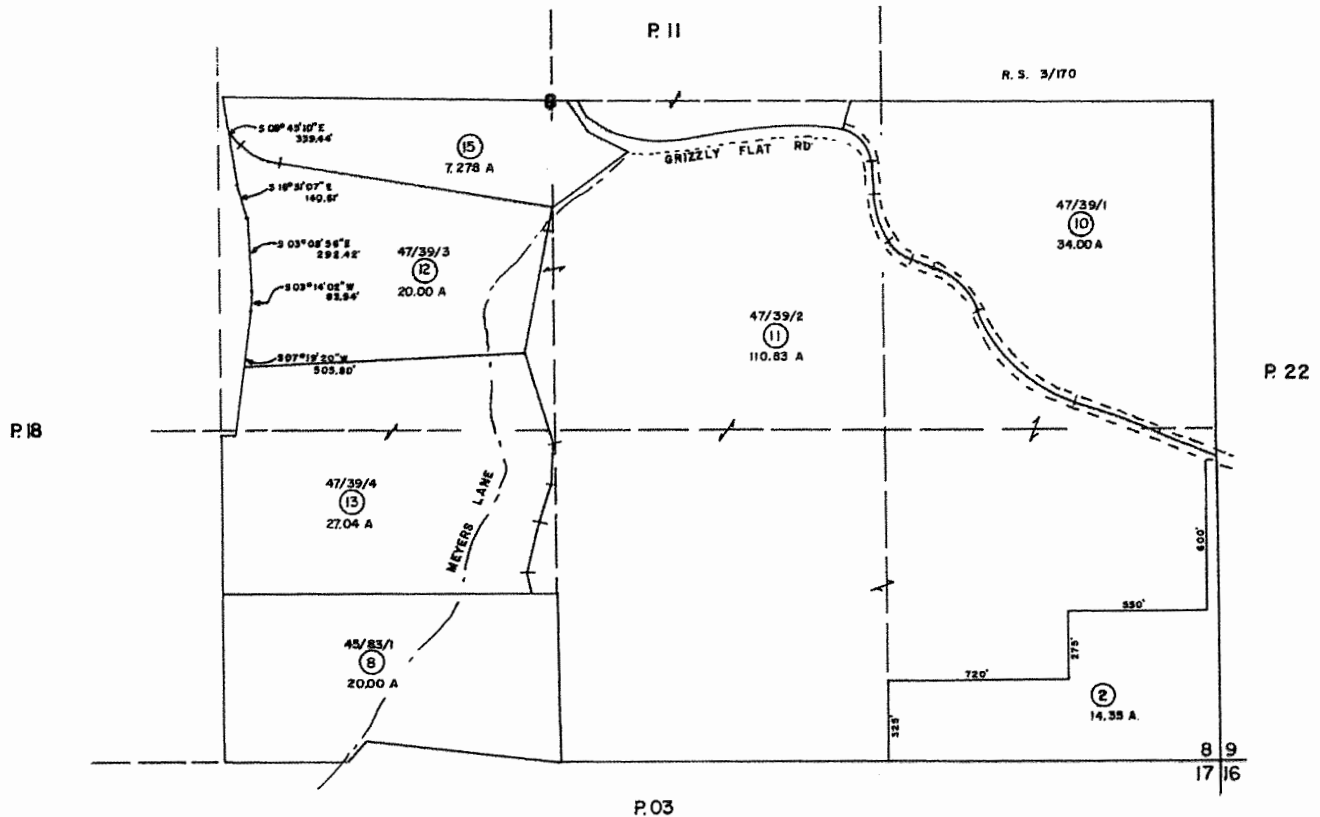
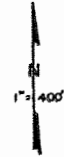
WAC 16-0003/Albright Location Map Exhibit A



0 0.05 0.1 0.2 0.3 Miles

POR. SEC. 8 T.9N.,R.12E.,M.D.M.

93:21



Assessor's Map
County of El Dorado, Calif.

Exhibit B1

LEGEND

- DIMENSION POINT-NOTHING FOUND OR SET
- SET 3/4" CAPTTED IRON PIPE MONUMENT STAMPED "L.S. 4463"
- FOUND 5/4" CLIP MONUMENT STAMPED "L.S. 4463"
- FOUND 5/4" REBAR W/ TAG STAMPED "L.C.E. 11 507"
- FOUND MONUMENT AS DESCRIBED
- ✱ SECTION CORNER FOUND AS NOTED
- ✱ QUARTER SECTION CORNER FOUND AS NOTED

REFERENCES

R.S. 1-10	R.S. 2-104	R.S. 3-105	R.S. 3-17	R.S. 4-149
L.S. 10-04	L.S. 17-05	L.S. 10-09	L.S. 10-07	
P.M. 10-26	P.M. 12-20	P.M. 30-49	P.M. 45-03	

NOTES

- 1) REFER TO DOC. # 99-0070074 FOR THE CONSENT OF ALL PARTIES HAVING RECORD TITLE INTEREST.
- 2) REFER TO DOC. # 99-0070075 FOR THE NOTICE OF RESTRICTION.

Meyer's Lane Centerline Tabulation

No	DIRECTION	DISTANCE	RADIUS	DELTA
1	N 102°27' E	36.89	326.89	60°10'37"
2	N 82°37' E	328.49	659.89	30°27'41"
3	N 80°14' E	184.37	378.74	63°29'53"
4	N 70°14' W	108.02	216.04	20°42'44"
5	N 67°05' E	164.37		
6	N 83°28' W	135.80	689.00	10°21'41"
7	N 10°42' W	42.80	689.00	84°00'02"
8	N 10°10' E	324.81	378.74	14°01'04"
9	N 30°30' E	284.20		
10	N 50°14' E	101.80	689.00	10°02'22"
11	N 30°10' E	88.92	378.74	27°03'54"

Grizzly Flat Road Centerline Tabulation

No	DIRECTION	DISTANCE	RADIUS	DELTA
1	S 60°33' E	64.79	129.58	28°10'37"
2	S 60°25' E	102.41	129.58	47°04'47"
3	S 64°20' E	42.20		
4	S 64°20' E	25.80	258.00	30°47'07"
5	S 60°07' E	101.27	709.20	14°02'27"
6	N 82°43' E	410.80		
7	S 07°05' E	178.20	569.20	20°22'00"
8	S 60°30' E	153.78	378.74	17°49'17"



Parcel Map

A PORTION of the SOUTH 1/2 of SECTION B,
T 9 N, R 12 E, M.D.M. BEING PARCEL 2
of PM 45-03

COUNTY of EL DORADO STATE of CALIFORNIA
JUNE, 1999 1"=300'
SHEET 1 of 1

CARLTON ENGINEERING INC.

BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO THAT OF PARCEL MAP 45-03 AS DETERMINED BY TIES TO FOUND MONUMENTS SHOWN HEREON AND IS TRUE NORTH.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF RICHARD E. AND JANICE G. WICHAM, IN MARCH, 1999. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

James C. Willson
JAMES C. WILLSON L.S. 4885
LICENSE EXPIRATION DATE: 2-28-02

COUNTY SURVEYOR'S STATEMENT

I HAVE EXAMINED THE MAP, THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF. ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH. I AM SATISFIED THE MAP IS TECHNICALLY CORRECT.

ROAD AND PUBLIC UTILITY EASEMENTS ARE HEREBY ACCEPTED. SUCH DEDICATED ROADS AND EASEMENTS WILL NOT BE COUNTY MAINTAINED UNLESS AND UNTIL THEY HAVE BEEN ACCEPTED INTO THE COUNTY MAINTAINED ROAD SYSTEM BY RESOLUTION OF THE BOARD OF SUPERVISORS.

FURTHER, THE COUNTY SURVEYOR HEREBY REJECTS THE OFFERS OF DEDICATION TO THE COUNTY OF EL DORADO FOR OTHER EASEMENTS AS SHOWN ON THE MAP.

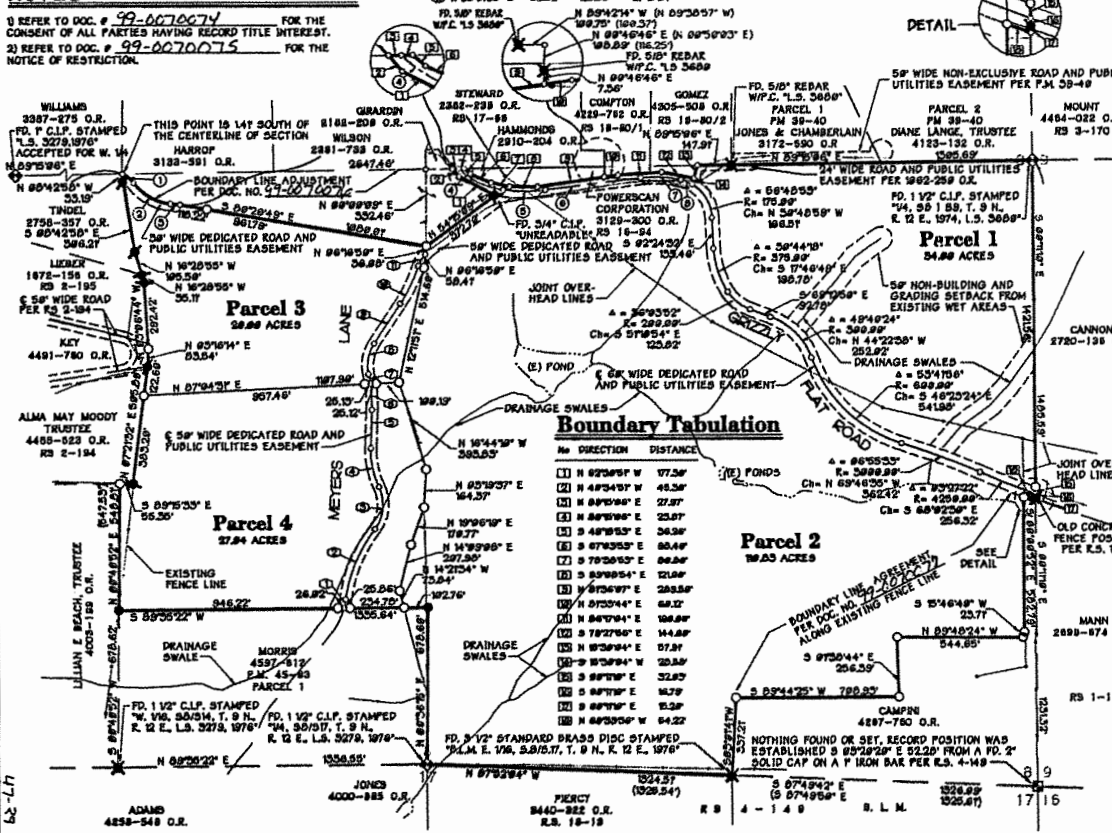
DATED December 17, 1999

Daniel S. Russell
DANIEL S. RUSSELL L.S. 5094
COUNTY SURVEYOR
COUNTY OF EL DORADO

COUNTY RECORDER'S CERTIFICATE

I, WILLIAM E. SCHULTZ, HEREBY CERTIFY THAT Center County Title SUBDIVISION MAP GUARANTEE NUMBER 174215 WAS FILED WITH THIS OFFICE AND THAT THIS PARCEL MAP WAS ACCEPTED FOR RECORD AND FILED THIS 12th DAY OF November 1999 AT 2:12 P.M. IN BOOK 47 OF PARCEL MAPS AT PAGE 27.

DOCUMENT NUMBER 99-0070073 *William E. Schultz*
Linda Carter, Deputy
WILLIAM E. SCHULTZ
COUNTY RECORDER, CLERK
COUNTY OF EL DORADO



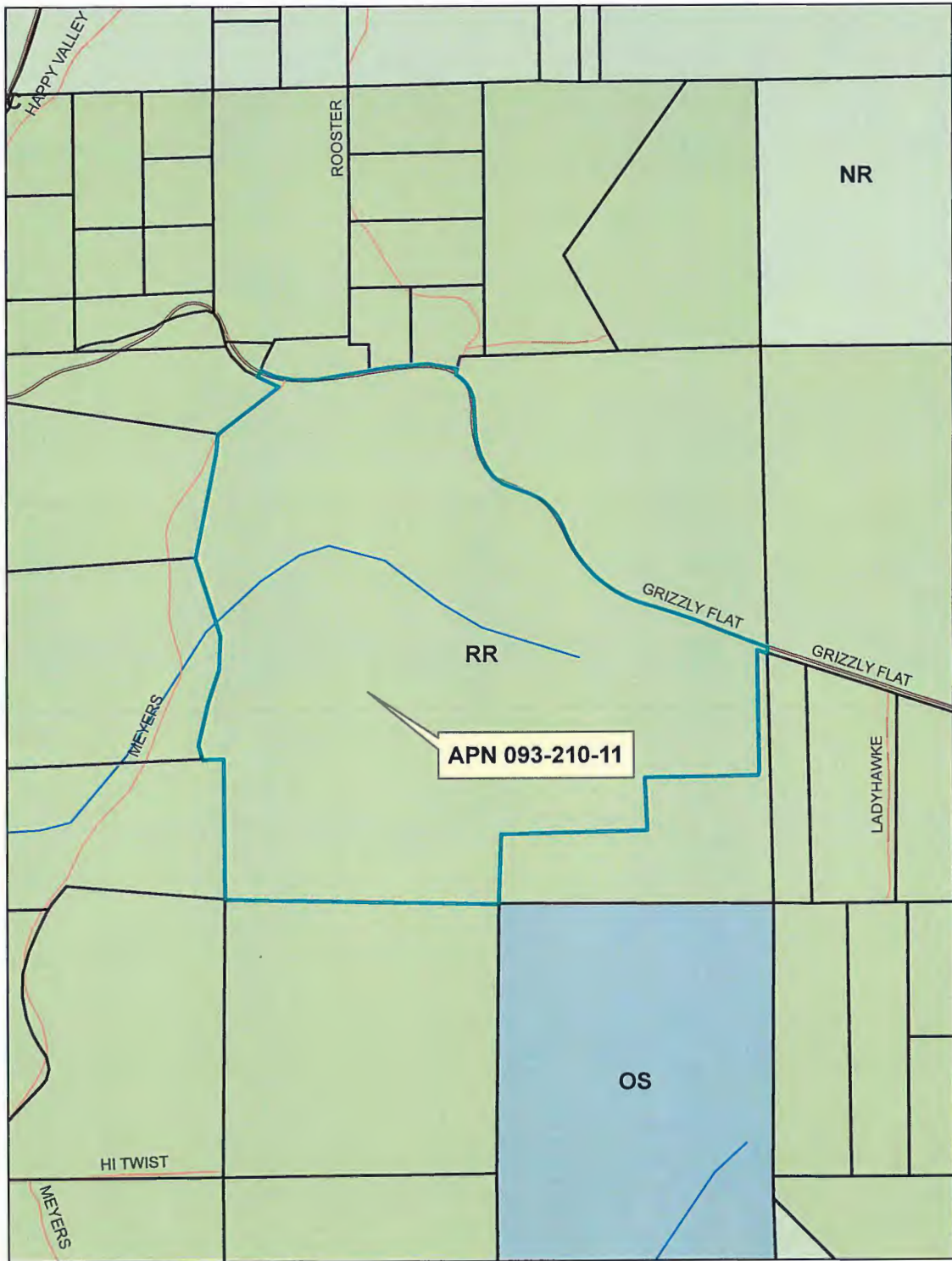
Boundary Tabulation

No	DIRECTION	DISTANCE
1	N 82°09' W	17.50
2	N 49°24' W	45.50
3	N 80°00' E	32.87
4	N 80°00' E	32.87
5	S 48°53' E	24.30
6	S 87°53' E	60.40
7	S 70°20' E	60.40
8	S 80°05' E	12.00
9	S 87°07' E	20.50
10	N 87°00' E	60.12
11	N 80°14' E	100.80
12	S 70°20' E	14.80
13	N 10°20' W	17.81
14	S 80°00' E	32.87
15	S 80°00' E	32.87
16	S 80°00' E	14.70
17	S 80°00' E	15.30
18	N 60°00' E	64.22

EXISTING ASSESSORS PARCEL NUMBER 05-210-09 TENTATIVE PARCEL MAP 787-09 APPROVED 7-02-97

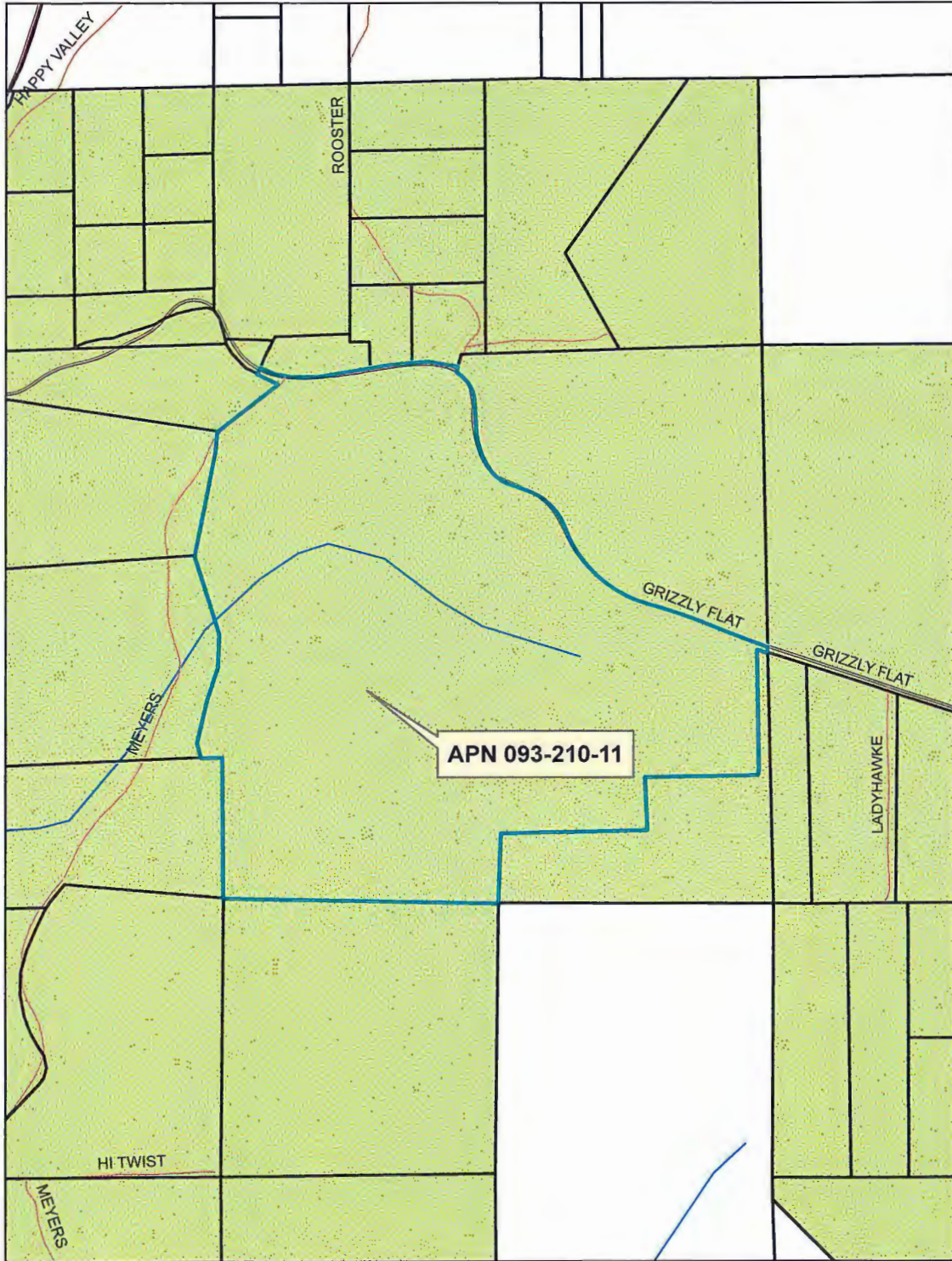
Exhibit B2

**WAC 16-0003/Albright
General Plan
Exhibit C**



0 0.05 0.1 0.2 0.3 Miles

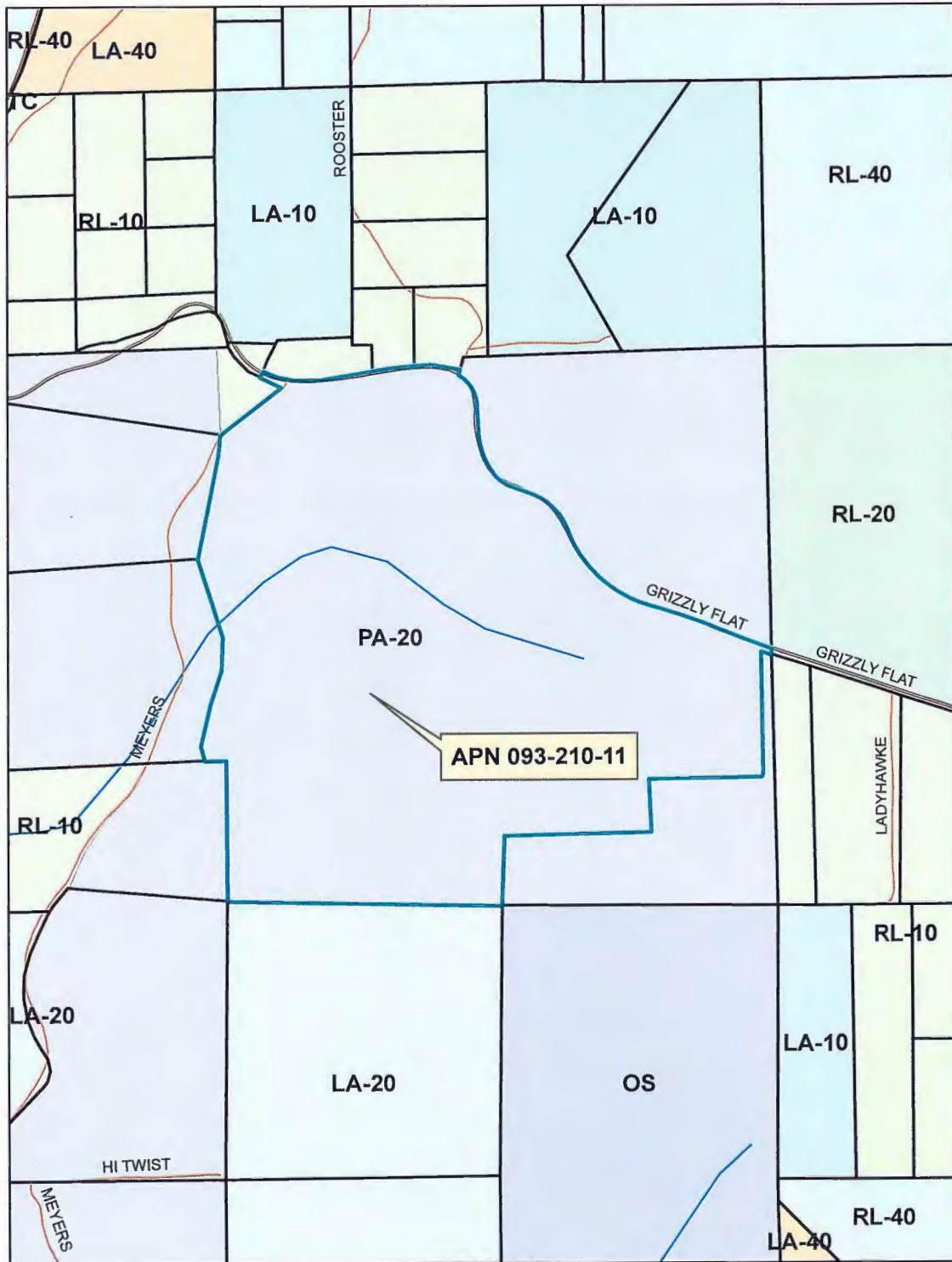
WAC 16-0003/Albright Ag District Overlay Exhibit D



 Ag District Overlay (-A)

0 0.05 0.1 0.2 0.3 Miles

WAC 16-0003/Albright Zoning Exhibit E



0 0.05 0.1 0.2 0.3 Miles

19 AUG 19 PM 3:22

August 19, 2016

RECEIVED
PART I
AGRICULTURAL PRESERVE
(To be completed by applicant)

LAND CONSERVATION CONTRACT APPLICATION

NAME Ray Albright PHONE (208) 886-2315
PHONE () _____
PHONE () _____

MAILING ADDRESS 6340 Luzzly Flat Rd Somerset, Pa 15684

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

09321011

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 110

WATER SOURCE 3 Wells PRESENT ZONING ag PA-20

YEAR PROPERTY PURCHASED 1915

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

List specific items or improvements with value for each.

Improvement	Value
<u>1/4 mile new 4 strand barb wire fence</u>	<u>\$ 3,000.⁰⁰</u>
<u>1/4 mile new cross fence</u>	<u>1,000.⁰⁰</u>
<u>400' new coral (R.R ties and 4 board 2x8)</u>	<u>2,800.⁰⁰</u>
<u>cleared 15 acres brush and seeded</u>	<u>8,000.⁰⁰</u>
<u>spray 65 hours star thistle and bull thistle and berry vines. Product used - transline, forefront, corner corner stone</u>	<u>2,600.⁰⁰</u>
<u>repaired and painted barn</u>	<u>\$ 4,500.⁰⁰</u>

WAC 16-0003

Exhibit F

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.

finish perimeter fence (2017) spray weeds (never ending) remove brush and re-sod (2018) expand new parcel (2016) cross fencing (2018-2019)

WHAT IS YOUR CURRENT GROSS INCOME FOR AGRICULTURAL PRODUCTS?

<u>Product</u>	<u>Income</u>
<i>sold 22 bred heifers in Idaho</i>	\$ _____
<i>paid June 2016</i>	<i>457,000</i>
_____	_____
_____	_____
_____	_____
_____	_____
Total \$ <i>57,000</i>	

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?

We plan to begin stocking in September 2016 with 500-600 head heifers to be bred in February 2017 or sold in May 2017 ^{and} restock in September 2017.

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 <u>20</u>	acres	Comments <u>good grazing open and</u>
Brush <u>30</u>	acres	Comments <u>timber around</u>
Timber _____	acres	Comments <u>T</u>
Christmas trees _____	acres	Comments _____
Grapes _____	acres	Comments _____
_____	acres	Comments _____

TOTAL ACRES 110 (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.

spread weeds (on going) fence perimeter (2017)
consolidate (2018-2019) finish coral (2016)
clear out old vineyard (app. 4 acres) 2017. Continue
clearing brush (2017-2018) seed dry land pasture
mix grass seed

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

August 18, 2016
Date

Doug Albright
Signature of Applicant

PART II
(To be completed by Assessor)

Comments: _____

Assessor's recommendation(s): _____

Date

El Dorado County Assessor

PART III

(To be completed by Agricultural Commission)

Comments: _____

Commission's recommendation(s): _____

Date

Chairman, Agricultural Commission

PART IV
(To be completed by Planning Commission)

Date of public hearing: _____

Action: _____

Comments: _____

Executive Secretary, Planning Commission

PART V
(To be completed by Board of Supervisors)

Date of public hearing: _____

Action: _____

Comments: _____

James S. Mitrisin, Clerk to the Board

By: _____
Deputy Clerk to the Board



AGRICULTURAL COMMISSION

311 Fair Lane
Placerville, CA 95667
(530) 621-5520
(530) 626-4756 FAX
eldcag@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
Tin Neilsen – Livestock Industry
Lloyd Walker – Other Agricultural Interests

MEMORANDUM

DATE: October 17, 2016
TO: Development Services/Planning
FROM: Greg Boeger Chair

SUBJECT:
Williamson Act/Agricultural Preserve WAC 16-0003/Albright Ranch APN: 093-210-11

During the Agricultural Commission's regularly scheduled meeting held on October 12, 2016 a request for a new Williamson Act Contract from Planning Services was reviewed. The request for the establishment of a Williamson act Contract for the 110.83 acre parcel identified by Assessor's Parcel Number 093-210-11. The parcel is located on the south side of Grizzly Flat Road, 1-mile east of the intersection with E-16 and Grizzly Flat Road in the Somerset area. (District II).

The project description is:

1. WAC 16-0003

- Parcel Numbers: 093-210-11
- Acreage: 110.83
- Zoning: Planned Agriculture 20 Acres.
- Land Use Designation: Rural Residential
- Property is being used for low intensity agriculture as a vineyard.
- Capital outlay reported : \$22,900
 - i. Fence - \$5,000
 - ii. Corral – \$2,800
 - iii. Brushing – \$8,000
 - iv. Weed Control - \$2,600
 - v. Barn Repair – 4,500
- Annual gross income reported: \$57,000

Williamson Act Contract Criteria:

Low Intensive Farming Operation

1. Minimum Acreage = 50 contiguous acres that are fenced for livestock.
2. Capital Outlay = \$10,000
3. Minimum Gross Income = \$2,000/year

Exhibit G

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 16-0003** based on the above findings.

Chair Boeger addressed the public for comment; Doug Albright addressed the board and answered questions from the Board Members.

If you have any questions regarding the Agricultural Commission's actions, please contact the Agriculture Department at (530) 621-5520.

It was moved by Mr. Bacchi and seconded by Mr. Bolster to recommend APPROVAL of Staff's recommendation for Doug Albright to establish a Williamson Act Contract 16-0003 for the 110.83 acre parcel identified by Assessor's Parcel Number 093-210-11 based on the above findings.

Motion passed

AYES: Bacchi, Bolster, Walker, Boeger

NOES: None

ABSENT: Draper, Mansfield, Neilsen

**WAC 16-0003/Albright
Aerial
Exhibit H**



0 0.05 0.1 0.2 0.3 Miles