

June 25, 2008

232

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

08 JUN 27 AM 8:36

RECEIVED
PLANNING DEPARTMENT

RE: Establishment of an Agricultural Preserve

Dear Commissioners:

We 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 80.97 acres;

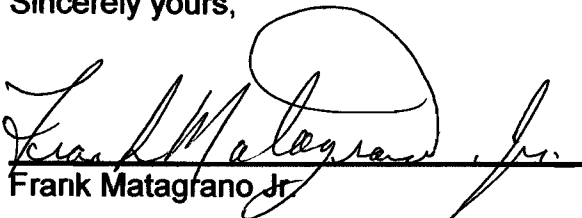
Identified as County Assessor's Parcel Number(s) APN 105-100-11;

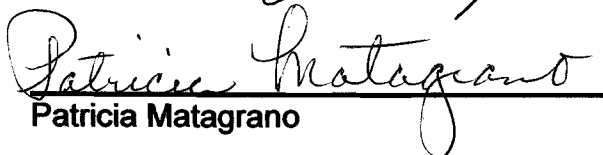
Located generally in the vicinity of Lotus Road & Bassi Road, as shown on the attached map.

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,


Frank Matagrano Jr.


Patricia Matagrano

Z 08-0027/WAC 08-0005

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Santa Clara }

On June 23, 2008 before me, Krys Kelley, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Frank Matagrano, Jr
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 Krys Kelley
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

PART I
(to be completed by applicant)

LAND CONSERVATION CONTRACT APPLICATION

NAME Frank Matagrano Jr. PHONE (530)401-0661

MAILING ADDRESS 5080 Petersen Ln., Lotus, CA 95651

ASSESSOR'S PARCEL NO.(s): (attach legal description if portion of parcel)
APN 105-100-11

TYPE OF PRESERVE (Check one)

William son Act Contract (10-roll-out) X
Farmland Security Zone ((20-roll-out)

NUMBER OF ACRES TO BE CONSIDERED UNDER THIS CONTRACT 80.97 Acres

WATER SOURCE American River Riparian Right PRESENT ZONING RA

YEAR PROPERTY PURCHASED August 1989

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

List specific items or improvements with each value for each.

<u>Improvement(s)</u>	<u>Value</u>
Wine grape planting, grading and clearing 15 acres	\$ 135,000
Irrigation pump and storage	5,000
Drip system for 15 acres	30,000
Deer fencing. 15 acres	10,000
Olive orchard planting, grading and clearing 1 acre	10,000
<u>Total Capital Outlay</u>	<u>\$190,000</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.

Meets and exceeds minimum capital outlay requirements with \$190,000 TOTAL capital outlay for agricultural operations.

WHAT IS YOUR CURRENT GROSS INCOME FOR AGRICULTURAL PRODUCTS?

<u>Product</u>	<u>Income</u>
Wine Grapes, Sangiovese* 11 acres @ 2.5 tons/acre@1,159/ton =	\$ 31,873
Wine Grapes, Petit Verdot* 2 acres @ 3.7 tons/acre@1,437/ton =	\$ 10,634
Wine Grapes, Cabernet Franc* 2 acres @ 2.2 tons/acre@1,132/ton =	\$ 4,980
Olives 1 acre	1,000
<hr/>	
Total Annual Gross Income	\$ 48,487

* Value based El Dorado County Winegrape Survey.

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 \$ 48,487 TOTAL income for high intensity farming agricultural operations.

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 _____
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 <u>64.97</u> _____	acres	Date planted _____
Christmas trees _____	acres	Date planted _____
Grapes <u>Sangiovese</u> <u>11</u> _____	acres	Date planted <u>1990</u>
Grapes <u>Petit Verdot</u> <u>2</u> _____	acres	Date planted <u>1995</u>
Grapes <u>Cabernet Franc</u> <u>2</u> _____	acres	Date planted <u>2000</u>
Olive trees <u>1</u> _____	acres	Date planted <u>2000</u>

TOTAL ACRES 80.97 (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.

We plan to plant two acres of Olives.

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

June 26, 2008
Date


Signature of Applicant

PART II
(To be completed by Assessor)

Comments: On September 5, 2008, Lon Varvel, Sr. Appraiser in the Assessor's Office visited APN 105-100-11-100 and found it to be as described in the application. It is an 80.970 m/l acre parcel with 16 acres m/l of vineyard and 1 acre m/l of olive trees with the remaining 64.97 acres consisting of mainly scrub oaks and digger pine. 65 acres does not appear to be in agricultural use.

Assessor's recommendations(s): Less than 20% of land area is in agricultural use.

There is apparently a trailer on the parcel to serve as temporary seasonal residence.

No recommendation pro or con.

9-5-08
Date

Tim Holcomb
El Dorado County Assessor

Post-it® Fax Note	7671	Date	9-5-08	# of pages	1
To	Jason Hade	From	Tim Holcomb		
Co./Dept.	Planning	Co.			
Phone #	5355	Phone #	5718		
Fax #	142-0608	Fax #			

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PART III

(To be completed by Agricultural Commission)

Comments: See attached.

Commission's recommendation(s): Recommended approval.

Date

Chairman, Agricultural Commission



AGRICULTURAL COMMISSION

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

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

MEMORANDUM

DATE: August 22, 2008

TO: Jason Hade, Planner

FROM: Lloyd Walker, Chair Pro Tem *LW*

SUBJECT: **Z08-0027/WAC 08-0005 BILL SNODGRASS (FRANK MATAGRANO, JR.) REQUESTING THE ESTABLISHMENT OF AN AGRICULTURAL PRESERVE**

RECEIVED
 PLANNING DEPARTMENT
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During the Agricultural Commission’s regularly scheduled meeting held on August 13, 2008, the following discussion and motion occurred regarding Z08-0027/WAC 08-0005 Bill Snodgrass (Frank Matagrano, Jr.) requesting the establishment of an agricultural preserve of property currently zoned Residential Agricultural-40 (RA-40). The application also includes a request to change the zoning of the site from RA-40 to Agricultural Preserve (AP). (District 4)

Staff reported on the site visit. The parcel, APN 105-100-11, is currently zoned RA-40 (Residential Agriculture, 40 Acre), has a Land Use Designation of RR (Rural Residential), has choice soils (Auberry Coarse Sandy Loan) and is located south of a parcel with AE (Exclusive Agriculture) zoning. WAC 08-0005 required criteria: Capital Outlay exceeds the required \$45,000 at \$190,000. Capital improvements to the property include: 15 acres of wine grapes, 1 acre of olive trees, irrigation pump, drip system, water storage, and 15 acres of deer fencing. Minimum acreage meets the required 20 acres at 80.97 acres. Gross income exceeds the required \$13,500 at \$48,487. The wine grapes were planted in 1991 and are sold to local wineries. The olive trees were planted in 2000 and are located off of Petersen Lane between the two sections of vineyard.

Bill Snodgrass, representing Frank Matagrano, was present for questions and review of the project.

It was moved by Mr. Pratt and seconded by Mr. Draper to recommend APPROVAL of WAC 08-0005 as the minimum criteria for a high intensive agricultural operation has been met:

- 1) *Capital outlay exceeds the minimum requirement of \$45,000 at \$190,000.*
- 2) *Acreage of the parcel exceeds the minimum requirement of 20 acres at 80.97 acres (acreage of crops is 16 acres).*
- 3) *Gross income exceeds the minimum requirements of \$13,500/year at \$48,487.*

Jason Hade

Meeting Date: August 13, 2000

RE: Snodgrass, Bill/Matagrano, Frank

Page 2

Motion Passed.

AYES: Pratt, Heflin, Ward, Draper Walker

NOES: None

ABSENT: Bacchi, Boeger

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

LW:na

cc: Bill Snodgrass
Frank Matagrano, Jr.

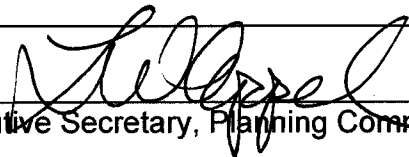
Note: this memorandum satisfies the requirements of the Land Conservation Contract application (Part III) asking for comments, recommendation(s) and the signature of the Agricultural Commission chairman

PART IV
(To be completed by Planning Commission)

Date of public hearing: October 23, 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 ~~GINDY KECK~~, Clerk to the Board

By: _____
Deputy Clerk to the Board