

April 23, 2008

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

03 APR 24 PM 2:30  
RECEIVED  
PLANNING DEPARTMENT

**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 20 acres;

Identified as County Assessor's Parcel Number(s) APN 85-540-70;

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

**WAC 08-0003**

**PART I**  
(to be completed by applicant)

**LAND CONSERVATION CONTRACT APPLICATION**

NAME Gael Barsotti PHONE (530)622-4636

MAILING ADDRESS 2239 Hidden Valley Lane Camino, CA 95790

ASSESSOR'S PARCEL NO.(s): (attach legal description if portion of parcel)  
APN 085-540-70

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   20 Acres  

WATER SOURCE   El Dorado County Irrigation District   PRESENT ZONING   AE  

YEAR PROPERTY PURCHASED   1976/2005  

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>
Agricultural building (cold storage)	\$ 100,000
Agricultural building (cider mill)	200,000
Apples planting, grading and clearing 1 acres @ \$12,000/acre	12,000
Wine grape planting, grading and clearing 2.5 acres @ \$12,000/acre	30,000
2' Water meter (two 2" water meters splint between 3 parcels @ \$10,569 ea.)	7,046
Drip system for 3.5 acres @ 1200/acre =	4,200
Deer fencing 3,000 Feet \$8/ft	24,000

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**Total Capital Outlay** **\$377,246**

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**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 \$377,246 TOTAL capital

outlay for agricultural operations.

WHAT IS YOUR CURRENT GROSS INCOME FOR AGRICULTURAL PRODUCTS?

<u>Product</u>	<u>Income</u>
Apples, Mutsu variety* 1 acres @ 15 tons/ acre @ \$400/acre =	\$6,000
Wine Grapes* 2.5 acres @ 3.07 tons/acre@1,500/ton =	11,512
Timber* 3 acres @ 130br/acre@ \$0.186/bf=	72
<hr/>	
<b>Total Annual Gross Income</b>	<b>\$ 17,584</b>

\* Value based on grower records for actual yield and price.

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 17,584 TOTAL income for high intensity farming agricultural operations.

**WAC 08-0003**

**PART I**  
(continued, page 3)  
(to be completed by applicant)

**CURRENT LAND UTILIZATION**

Pear trees _____	acres	Date planted _____
Apple trees <u>1</u>	acres	Date planted <u>2004</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 <u>3</u>	acres	Date planted <u>1950</u>
Christmas trees _____	acres	Date planted _____
Grapes <u>2.5</u>	acres	Date planted <u>2003</u>
Grapes _____	acres	Date planted _____

TOTAL ACRES 20 (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 one acre of apples this year, the trees have already been ordered for planting. This will add an additional \$6,000 income to the property.

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

4-23-08  
Date

  
Signature of Applicant

Exhibit A

RECORDING REQUESTED BY



Inter-County Title Co.  
of El Dorado County

AND WHEN RECORDED MAIL TO

Name Gael and Joan Barsotti  
Street 2239 Hidden Valley Lane  
City & State Camino, CA 95709



El Dorado, County Recorder  
William Schultz Co Recorder Office  
DOC- 2003-0075319-00

Acct 4-INTER COUNTY TITLE CO  
Friday, JUL 25, 2003 14:30:00  
Ttl Pd \$73.00 Nbr-0000459206  
DJS/C1/1-1

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PLANNING DEPARTMENT  
08 APR 24 PM 2:30

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Order No. PV-210811-VN

GRANT DEED

APN: 085-540-08 (portion)

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$66.00

(X) computed on full value of property conveyed, or

( ) computed on full value less value of liens and encumbrances remaining at time of sale.

PCOS  
FILED

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

MICHAEL RALPH ADAMS and BRENDA LEE HOBART-ADAMS, who acquired title originally as  
BRENDA LEE HOBART, husband and wife

hereby GRANT(S) to

GAEL M BARSOTTI and JOAN H. BARSOTTI, Trustees of the Barsotti 2000 Family Trust

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

Commencing at the South East corner of the East half of North West quarter of North East quarter of Section 35 in Township 11 North, Range 11 East, M.D.B.&M. thence running North 775 feet, thence Southwesterly to a point 414 feet West of the point of beginning and thence East 414 feet to the place of beginning.

Dated: 7/21/2003

STATE OF CALIFORNIA } SS.  
COUNTY OF El Dorado }

On 7-21-03 before me,  
Vanessa Norgauer, Notary Public, personally appeared

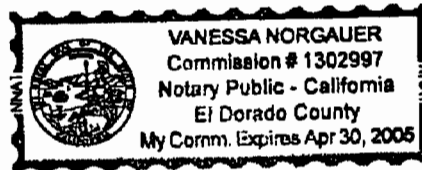
Michael Ralph Adams and  
Brenda Lee Hobart Adams

personally known to me (or 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.

WITNESS my hand and official seal.

Signature Vanessa Norgauer

Michael Ralph Adams  
Brenda Lee Hobart-Adams

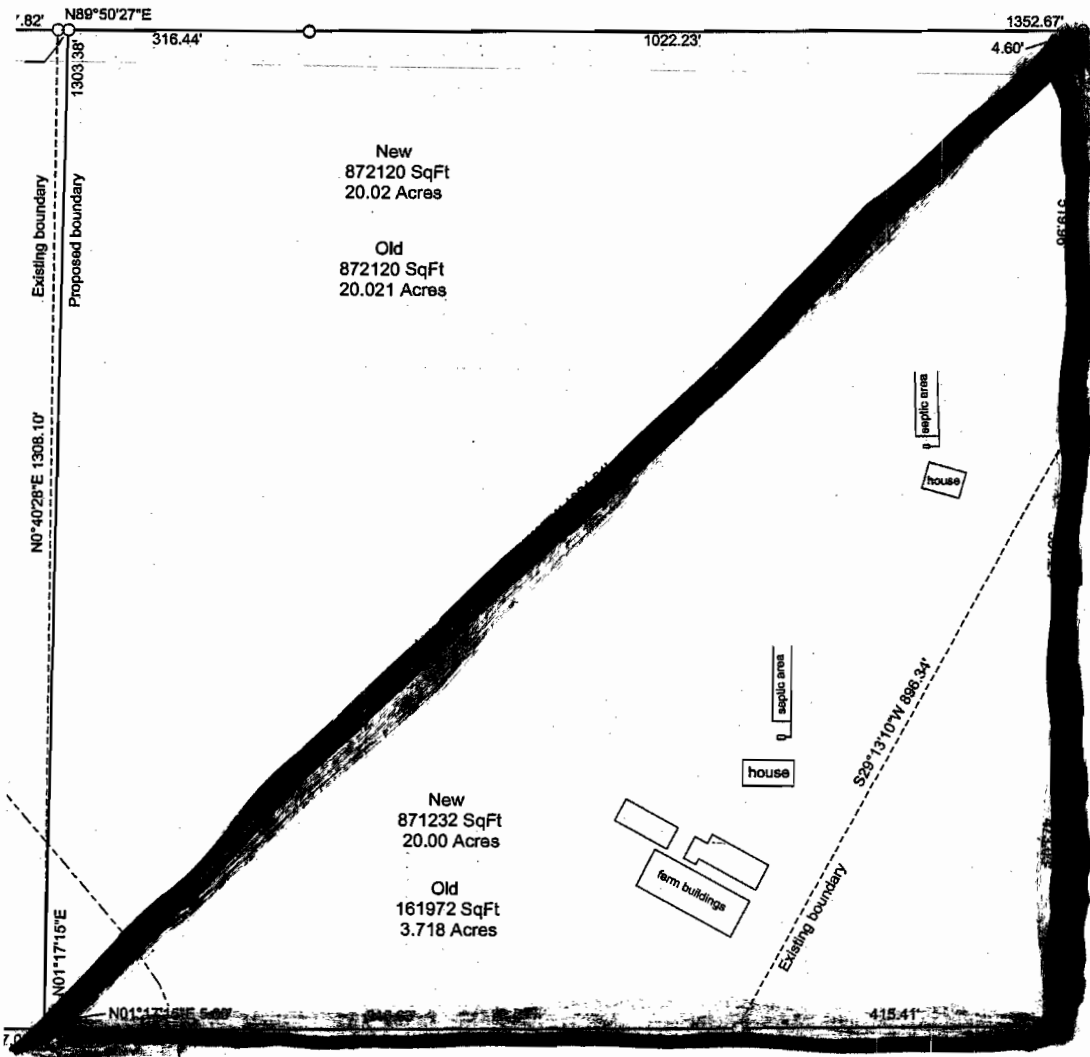


(This area for official notarial seal)

# PLAT MAP

PROPOSED BOUNDARY LINE ADJUSTMENT  
A PORTION OF THE N½ OF THE N½  
OF SEC. 35, T11 N., R11 E., M.D.M.  
COUNTY OF EL DORADO STATE OF CALIFORNIA  
JANUARY 2007 ~ SCALE 1" = 150'

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**SURVEYOR'S STATEMENT:**

This Plat was prepared by me using field and record information at the request of Gael Barsotti in August 2007.

*James R. Sweeney*  
 James R. Sweeney PLS 3864  
 License expires June 30, 2008

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

Comments: see attached memorandum dated  
November 24, 2008 recommending  
approval.

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

November 24, 2008  
Date


  
El Dorado County Assessor

TIM HOLCOMB  
EL DORADO COUNTY ASSESSOR

MEMORANDUM

November 24, 2008

**TO:** Tim Holcomb, Assessor

**FROM:** Lon Varvel, Senior Appraiser 

**SUBJECT:** WAC 08-0002 & WAC 08-0003 – Barsotti Williamson Act Contract

Tim,

Today Debi Cumbra and I visited the parcels for the above captioned Williamson Act Contract. The parcels, application and information meets El Dorado County's requirements for acceptance into the Williamson Act.

We have no objections to executing this proposal.







# 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:** July 17, 2008  
**TO:** Aaron Mount, Planner  
**FROM:** Greg Boeger, Chair *GB*  
**SUBJECT:** **WAC 08-0002 & WAC 08-0003 – BARSOTTI WILLIAMSON ACT CONTRACT (GAEL BARSOTTI/BILL SNODGRASS)**

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During the Agricultural Commission’s regularly scheduled meeting held on July 9, 2008, the following discussion and motion occurred regarding WAC 08-0002 & WAC 08-0003 – Barsotti Williamson Act Contract (Gael Barsotti/Bill Snodgrass): A request to revise an existing Agricultural Preserve and create two separate Agricultural Preserves. The applicant is also requesting a Boundary Line Adjustment (BLA 07-0070). The property, identified by Assessor’s Parcel Numbers 085-030-14 & 085-540-70, consists of 40.00 acres, and is located on the east side of Hidden Valley Lane approximately 0.25 miles north of the intersection with North Canyon Road, in the Camino area. (District 3)

Staff reported on the site visit. The parcels are currently zoned AE and are in the Camino/Fruitridge Agricultural District. The BLA 07-0070 would add 3.718 acres (APN 085-540-70) to APN 085-030-14, creating a parcel of 40 acres, to be split in half, creating two parcels of 20.02 acres and 20.00 acres. BLA 07-0070 must conform to Government Code Sec 51257, as the land is under a Williamson Act Contract. For the completion of the BLA, the following 7 findings, from Gov. Code Sec 51257, must be made:

1. As new contracts are required, the new contracts will enforceably restrict the adjusted boundaries of the parcel for an initial term not less than 10 years.
2. There is no net decrease in the amount of acreage being restricted; in fact, there will be more acreage under the new contracts.
3. At least 90 percent of the land under the former contract will remain under the new contracts; 100 percent of the land under the former contract will be included in the new contracts.
4. After the boundary line adjustment, the parcels of land subject to contract will be large enough to sustain their agricultural use.
5. The boundary line adjustment will not compromise the long-term agricultural productivity of the parcel or other agricultural lands subject to a contract.
6. The boundary line adjustment will not result in the removal of adjacent land from agricultural use.
7. The boundary line adjustment will not result in a greater number of developable parcels, or an adjusted lot that is inconsistent with the General Plan.

After a thorough analysis of the BLA, it is staff’s opinion that all seven findings can be made. Staff reported that WAC 08-0002 contains a 15 acre apple orchard and exceeds the required criteria: 1) Capital Outlay exceeds the required \$45,000 at \$323,046; 2) Minimum acreage exceeds the required 20 acres at 20.02 acres; and 3) Gross income exceeds the required \$13,500 at \$75,825. WAC

08-0003 contains a 1 acre apple orchard and a 2.5 acre vineyard (to be expanded), and meets the required criteria: 1) Capital Outlay exceeds the required \$45,000 at \$377,246; 2) Minimum acreage meets the required 20 acres at 20 acres; and 3) Gross income exceeds the required \$13,500 at \$17,502.

Bill Snodgrass gave further explanation of the project and was available for questions.

*It was moved by Mr. Walker and seconded by Mr. Bacchi to recommend APPROVAL of Gael Barsotti/Bill Snodgrass request – BLA 07-0070 as the Board of Supervisors will be able to make the following findings, pursuant to Government Code Section 51257:*

- 1) The new contract or contracts would enforceably restrict the adjusted boundaries of the parcel for an initial term or at least as long as the unexpired term of the rescinded contract or contracts, but for not less than 10 years.*
- 2) There is no net decrease in the amount of the acreage restricted.*
- 3) At least 90 percent of the land under the former contract or contracts remains under the new contract or contracts.*
- 4) After the lot line adjustment, the parcels of land subject to contract will be large enough to sustain their agricultural use, as defined in Section 51222.*
- 5) The lot line adjustment would not compromise the long-term agricultural productivity of the parcel or other agricultural lands subject to a contract or contracts.*
- 6) The lot line adjustment is not likely to result in the removal of adjacent land from agricultural use.*
- 7) The lot line adjustment does not result in a greater number of developable parcels than existed prior to the adjustment, or an adjusted lot that is inconsistent with the general plan.*

*Concurrently with the completion of the BLA, the Agricultural Commission recommends APPROVAL of WAC 08-0002 as the minimum criteria for a high intensive agricultural operation has been exceeded:*

- 1) Capital outlay exceeds the minimum requirement of \$45,000 at \$323,046.*
- 2) Acreage of parcel exceeds the minimum requirement of 20 acres at 20.02 (acreage of crops is 15 acres).*
- 3) Gross income exceeds the minimum requirement of \$13,500/year at \$75,825.*

*Concurrently, with the completion of the BLA, the Agricultural Commission recommends APPROVAL of WAC 08-0003 as the minimum criteria for a high intensive agricultural operation has been met or exceeded:*

- 1) Capital outlay exceeds the minimum requirement of \$45,000 at \$377,246.*
- 2) Acreage of parcel meets the minimum requirement of 20 acres at 20 acres (acreage of crops is 3.5 acres).*
- 3) Gross income exceeds the minimum requirement of \$13,500/year at \$17,502.*

**Motion Passed.**

**AYES:** Bacchi, Draper, Pratt, Walker, Boeger  
**NOES:** None  
**ABSENT:** Heflin, Ward

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

GB:na

cc: Bill Snodgrass  
Gael Barsotti

**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: \_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

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\_\_\_\_\_

Suzanne Allen de Sanchez, Clerk to the Board

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