

WAC25-001/Coyle WAC Contract

Williamson Act Contract

Assessor's Parcel Numbers: 089-010-032

Planning Request:

Planning Services is processing the attached application for a Williamson Act Contract and requests the project be placed on the Agricultural Commission's Agenda.

The applicants are requesting the following:

Request to separate APN 089-010-032 (130.21 acres) from Agricultural Preserve Number 72, into a new agricultural preserve. APNs 089-010-033 (65.82 acres) and 089-010-034 (40 acres) is under separate ownership and would remain with Agricultural Preserve Number 72.

Parcel Description:

(New Agricultural Preserve)

- Parcel Number and Acreage: 089-010-032 (130.21 acres)
- Agricultural District: Gold Hill, Agricultural Preserve #72
- Land Use Designation: Agricultural Land, (AL)
- Zoning: Planned Agriculture-20 Acres, (PA-20)
- Soil Type:
 - Choice Soils
 - Auberry coarse sandy loam, 5-9% slopes
 - Auberry coarse sandy loam, 15-30% slopes
 - Auberry rocky coarse sandy loam, 5-15% slopes
 - Sierra sandy loam, 9-15% slopes
 - Sierra rocky sandy loam, 5-15% slopes
- Capital Outlay:
 - Current: \$56,080.16 in fence repair.
- Future Income:
 - Anticipated Income
 - Grazing of livestock meeting \$2,000.00 minimum.

(Existing Agricultural Preserve 72)

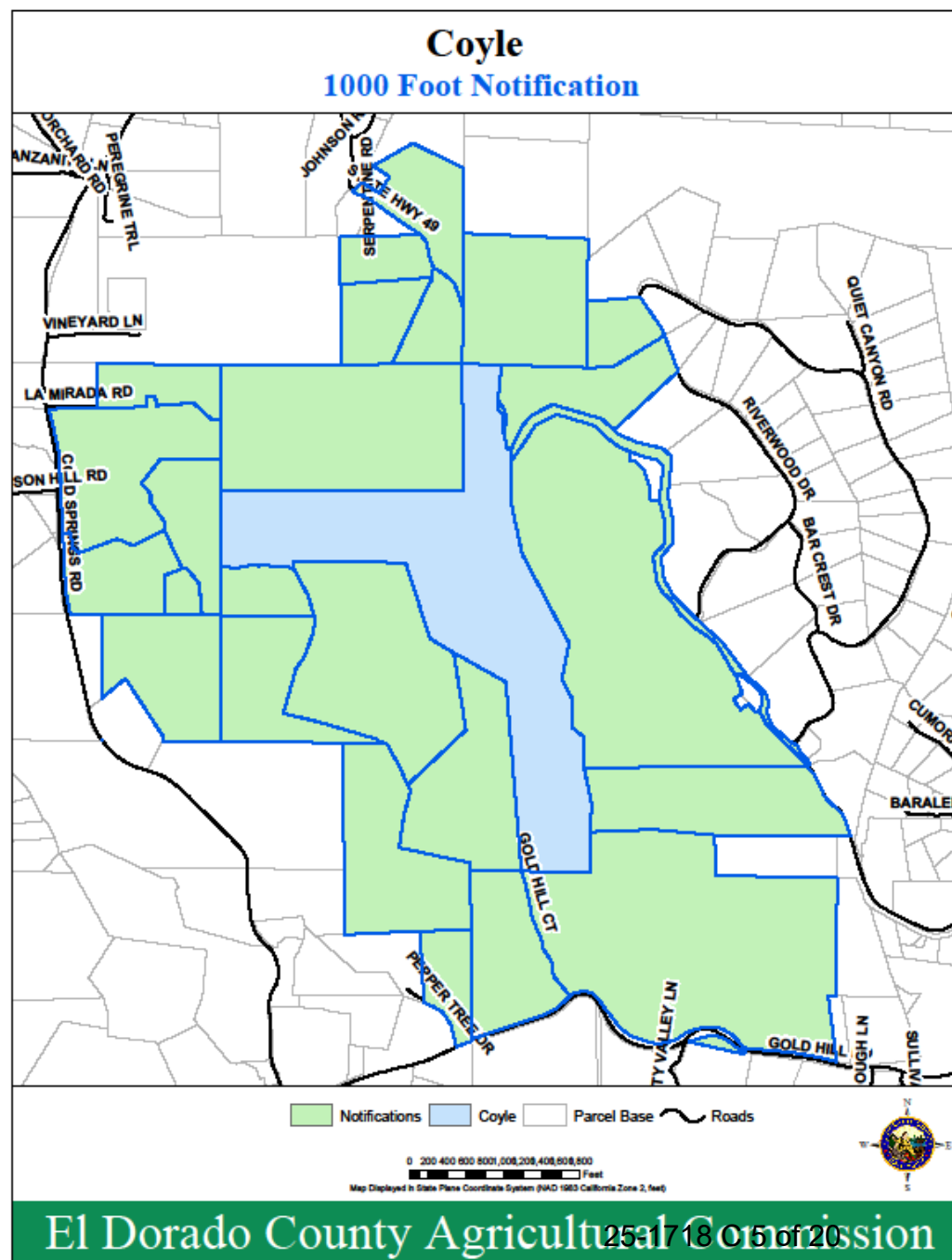
- Parcel Number and Acreage: 089-010-033 (65.82 acres) and 089-010-034 (40 acres)
- Agricultural District: Gold Hill, Agricultural Preserve #72
- Land Use Designation: Agricultural Land, (AL)
- Zoning: Planned Agriculture-20 Acres, (PA-20)
- Soil Type:
 - Choice Soils
 - Auberry coarse sandy loam, 5-9% slopes
 - Auberry coarse sandy loam, 15-30% slopes
 - Auberry rocky coarse sandy loam, 5-15% slopes
 - Sierra sandy loam, 9-15% slopes
 - Sierra rocky sandy loam, 5-15% slopes
- Capital Outlay:
 - \$20,000.00 in deer fencing.
 - \$10,000.00 for 50 x 50 equipment shed.
 - \$47,000.00 ag labor housing.
- Current Income:
 - \$40,000.00 row crops for farmers markets.
 - 40 goats grazing currently.

Parcel Number and Acreage:

APN: 089-010-032

Acreage: 130.21 Acres

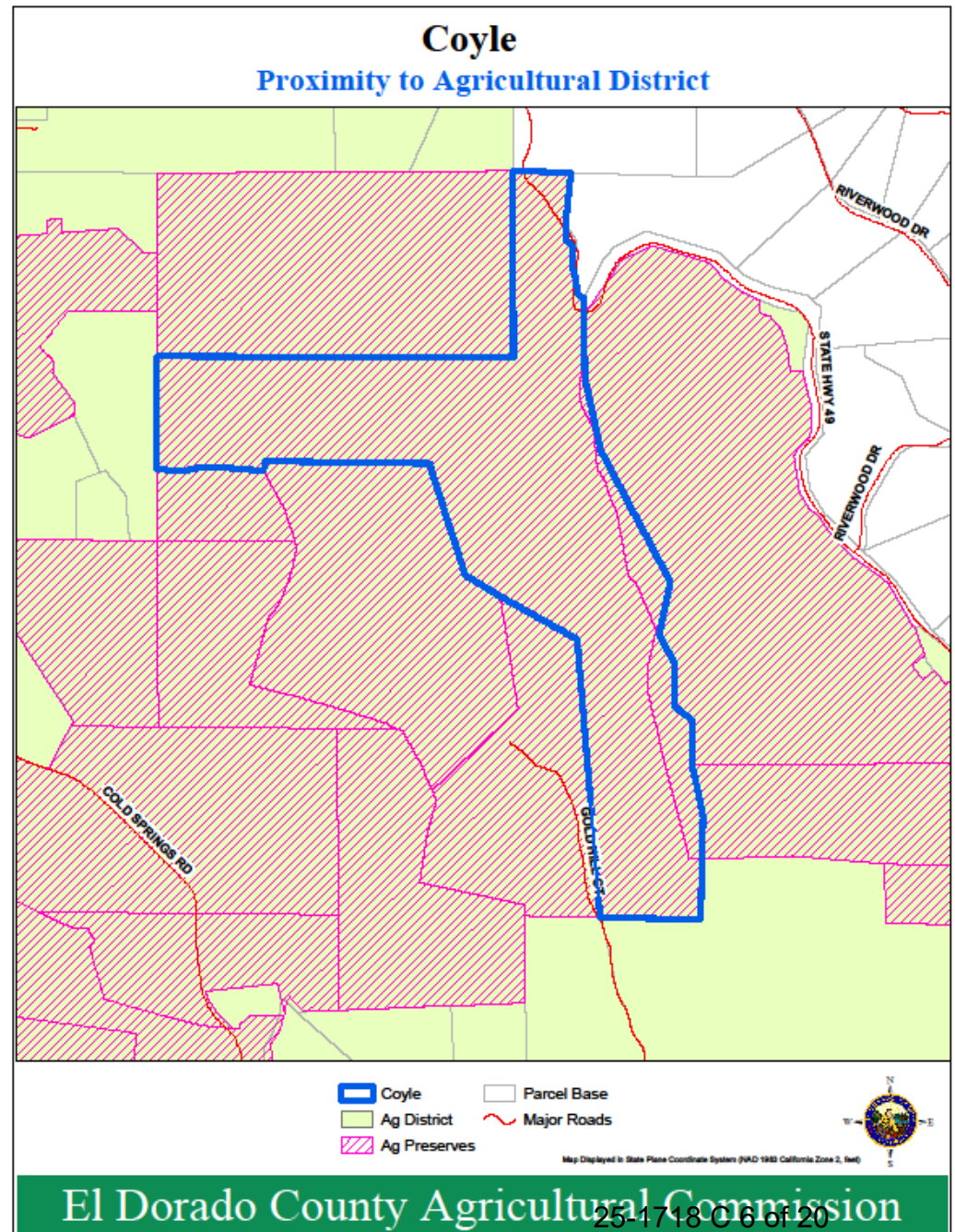
36 adjacent parcels notified



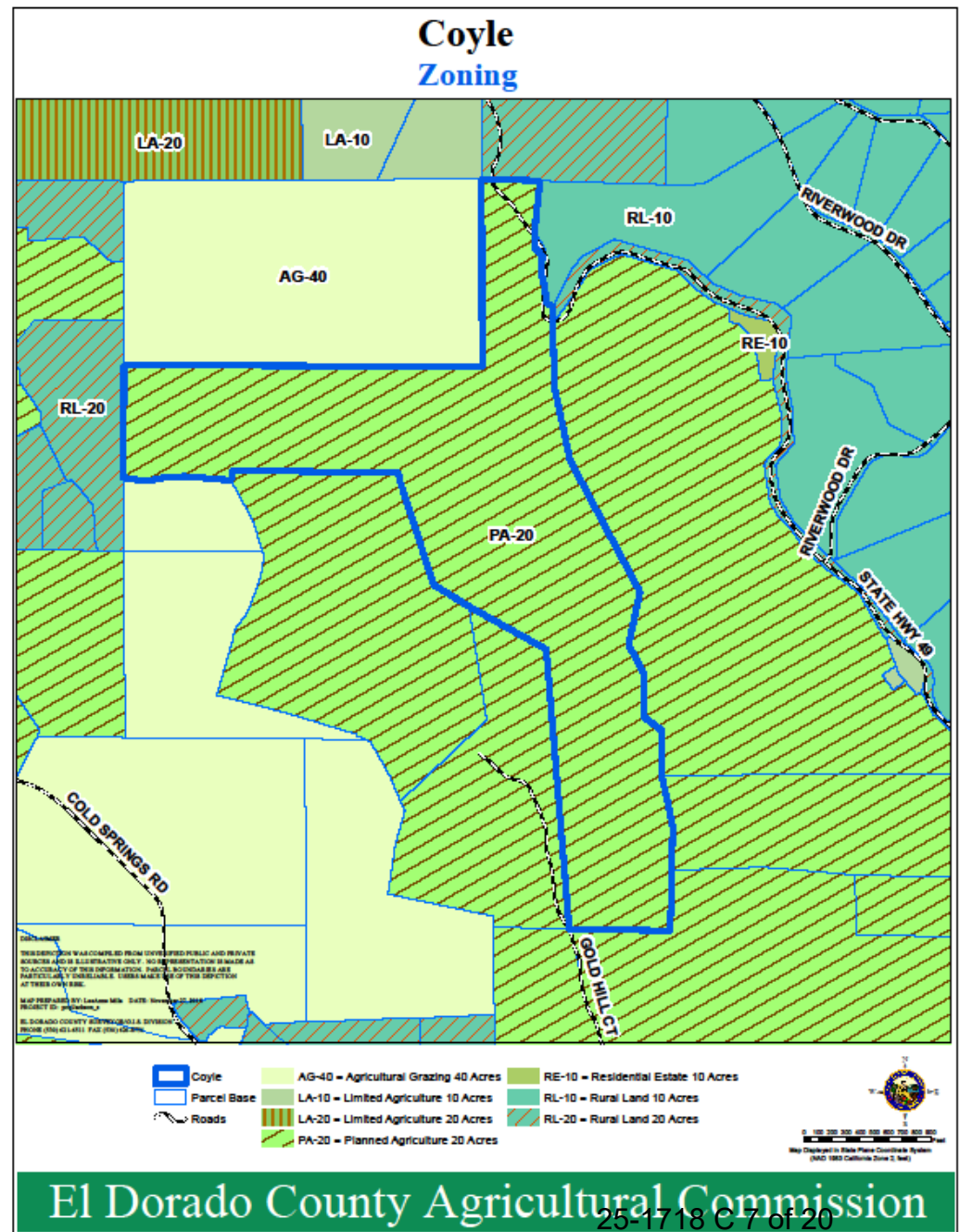
Agricultural District:

Yes-Gold Hill

Agricultural Preserve #72

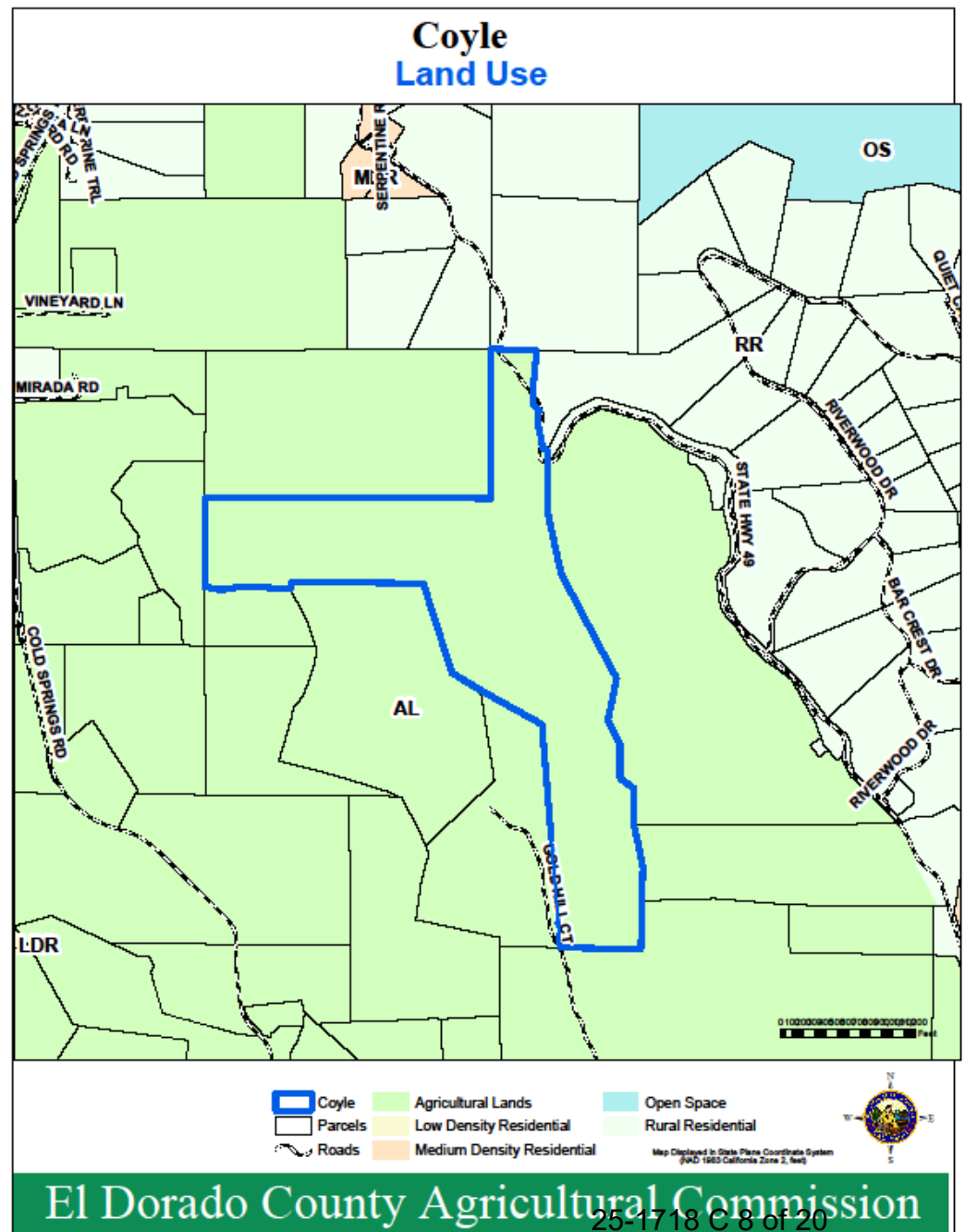


(Planned Agriculture-20 acre)



Land Use Designation:

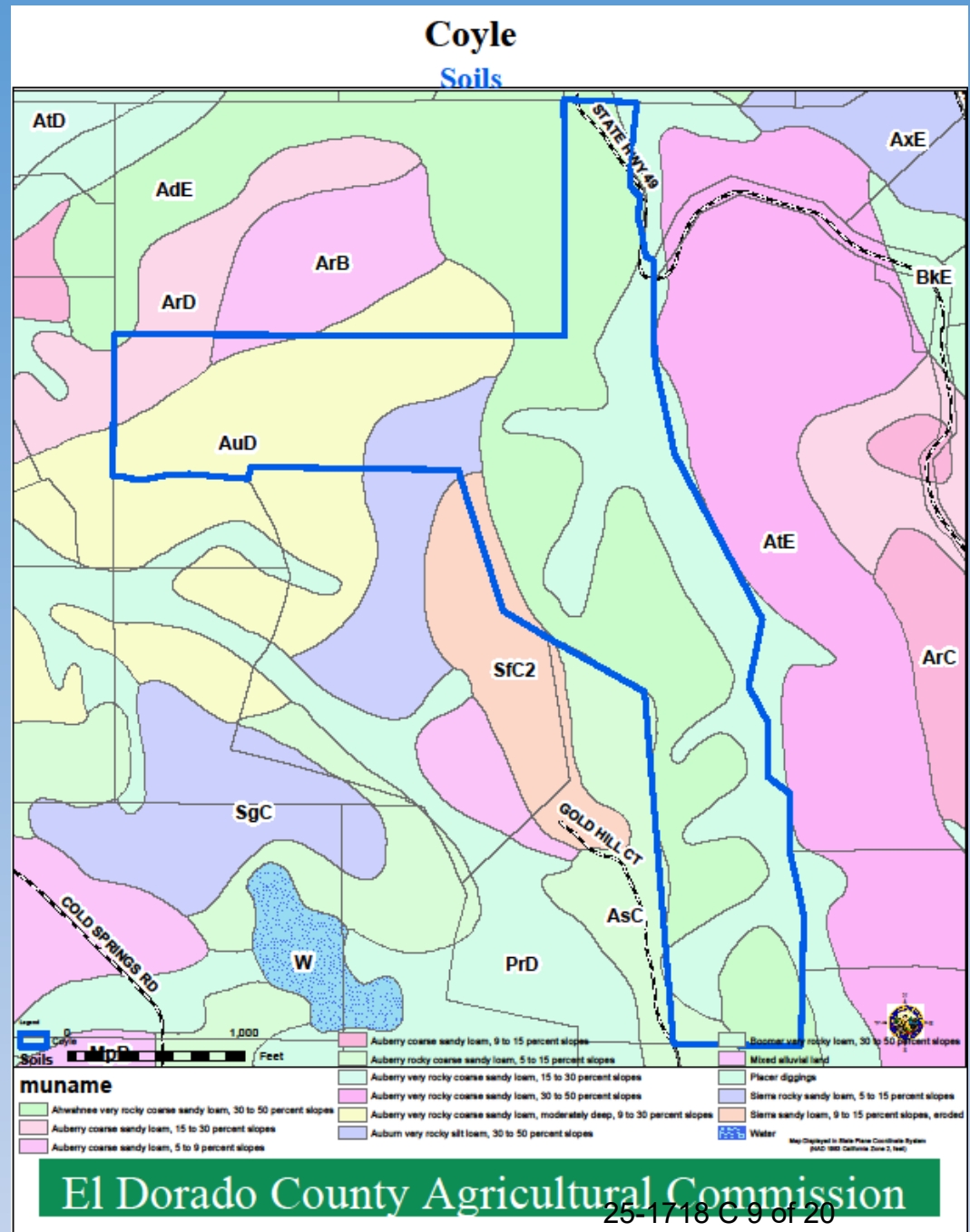
AL, Agricultural Lands



Soil Type:

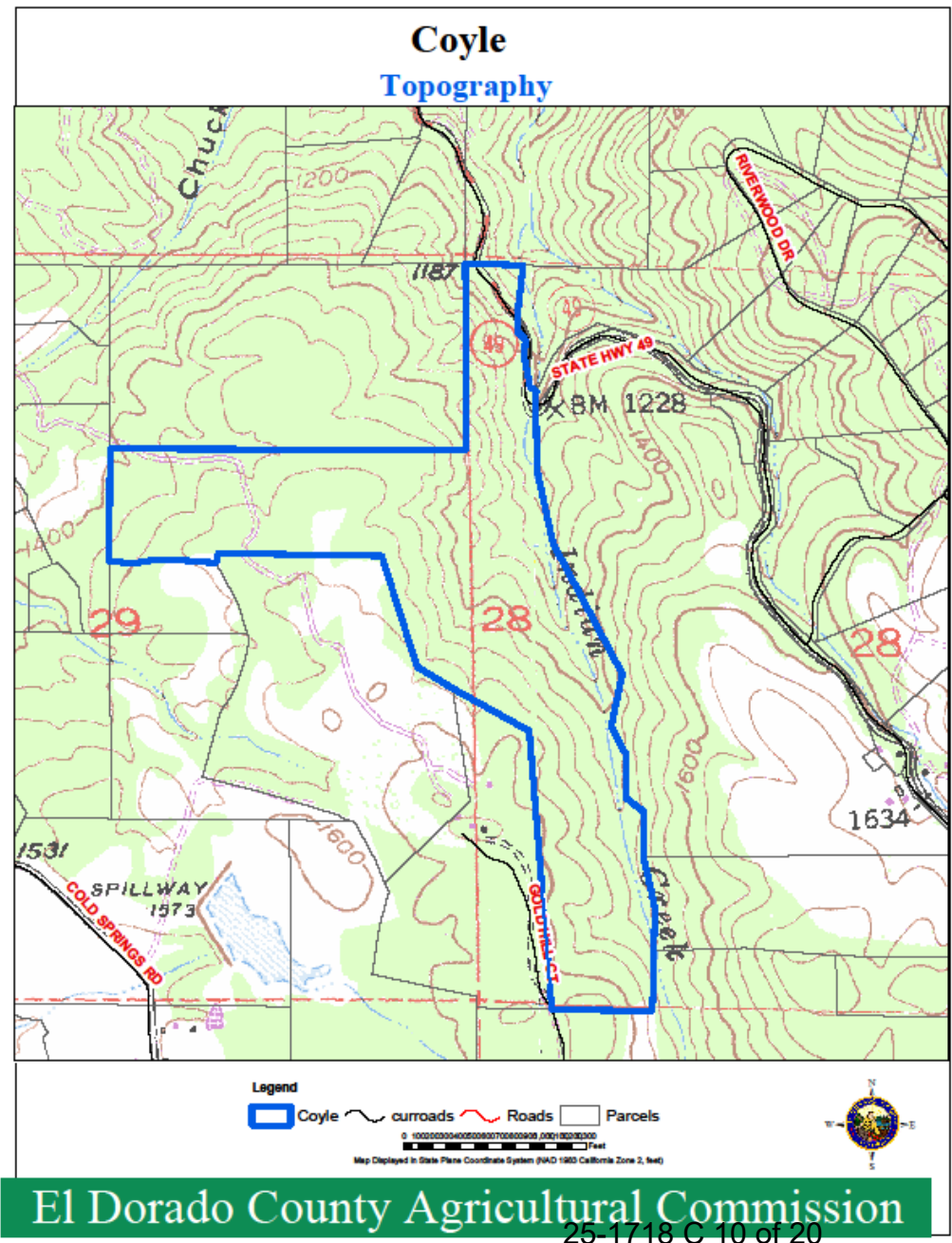
Choice Soils :

- Auberry coarse sandy loam, 5-9% slopes
- Auberry coarse sandy loam, 15-30% slopes
- Auberry rocky coarse sandy loam, 5-15% slopes
- Sierra sandy loam, 9-15% slopes
- Sierra rocky sandy loam, 5-15% slopes



Topography

Varies from approximately 1600'
to 1200'



Coyle

STATE HWY 49
RIVERWOOD DR
GOLD SPRINGS RD

Legend
 Coyle
 Parcel Base
 Roads

0 10000 20000 30000 40000 Feet
 Map Displayed in State Plane Coordinate System (NAD 1983) California Zone 2, North
 Map Prepared by: Jackson Mills DATE: November 27, 2018
 PROJECT ID: Jackson_m
 EL DORADO COUNTY SURVEYORS & DESIGN
 PHONE (916) 421-1411 FAX (916) 421-1471

Source: Cal. Vector Center Geographics and The GIS User Community

El Dorado County Agriculture

2



25-1718 C 12 of 20

Entrance









Discussion:

A site visit was conducted on September 30, 2025, 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

Low Intensive Farming Operation

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

Staff Findings (cont'd):

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 regard 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 25-0001 based on the above findings as APN 089-010-032 met the WAC requirements as part of Agricultural Preserve 72 and continues to meet WAC requirements for a Low Intensive Farming Operation on its own. APN 089-010-033 and 089-010-034 met and continue to meet WAC requirements for a High Intensive Farming Operation in Agricultural Preserve 72.

Questions?