

File Nos. BLA14-0016
WAC14-0001, 0002 & 0003
Location Map
 White/McLees

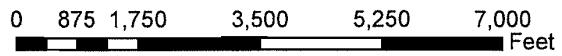


EXHIBIT A

POR. SECS. 4, 9, & 10, T.9N., R.12E., M.D.M.

93:09

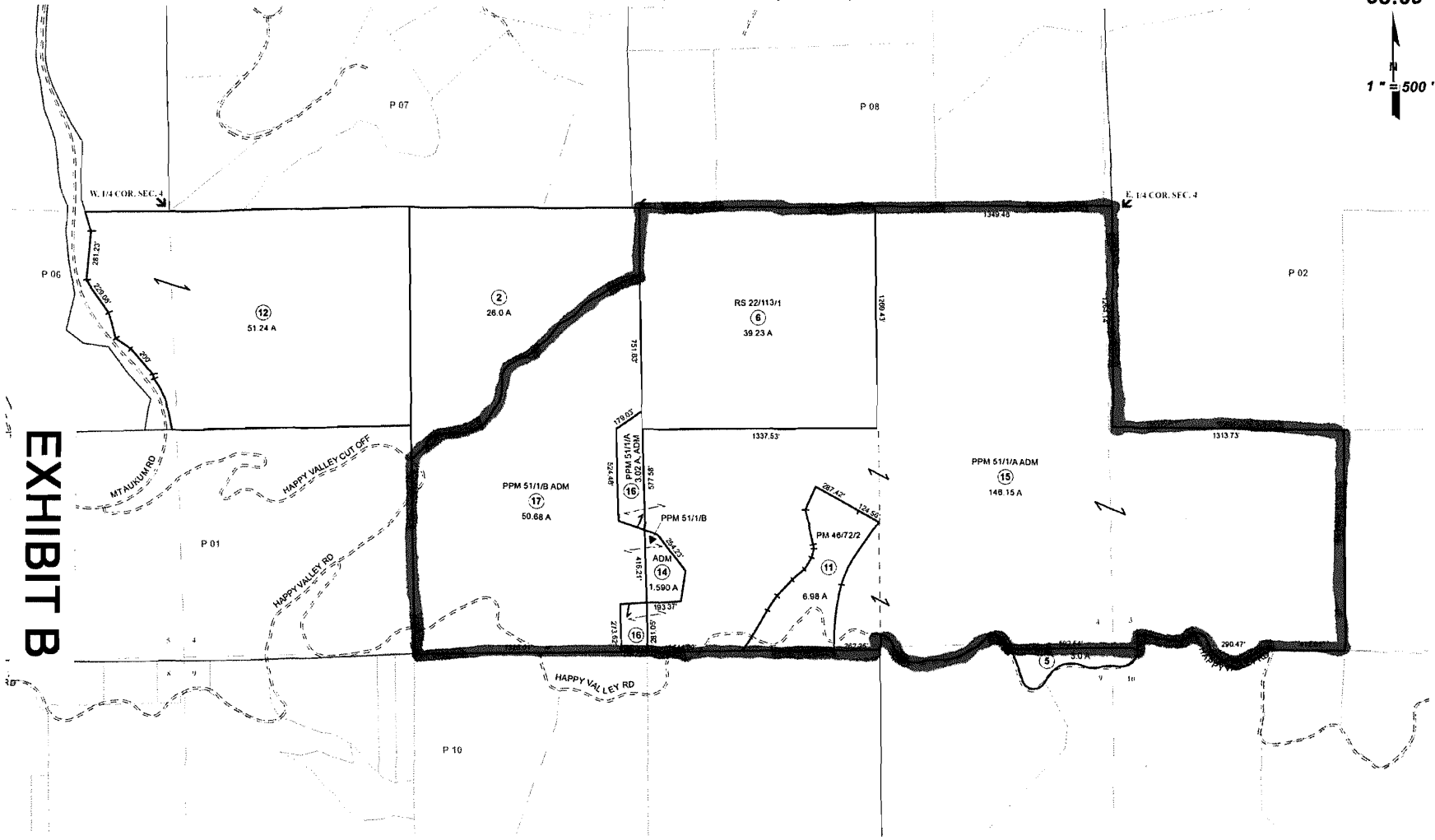
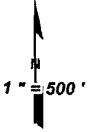


EXHIBIT B

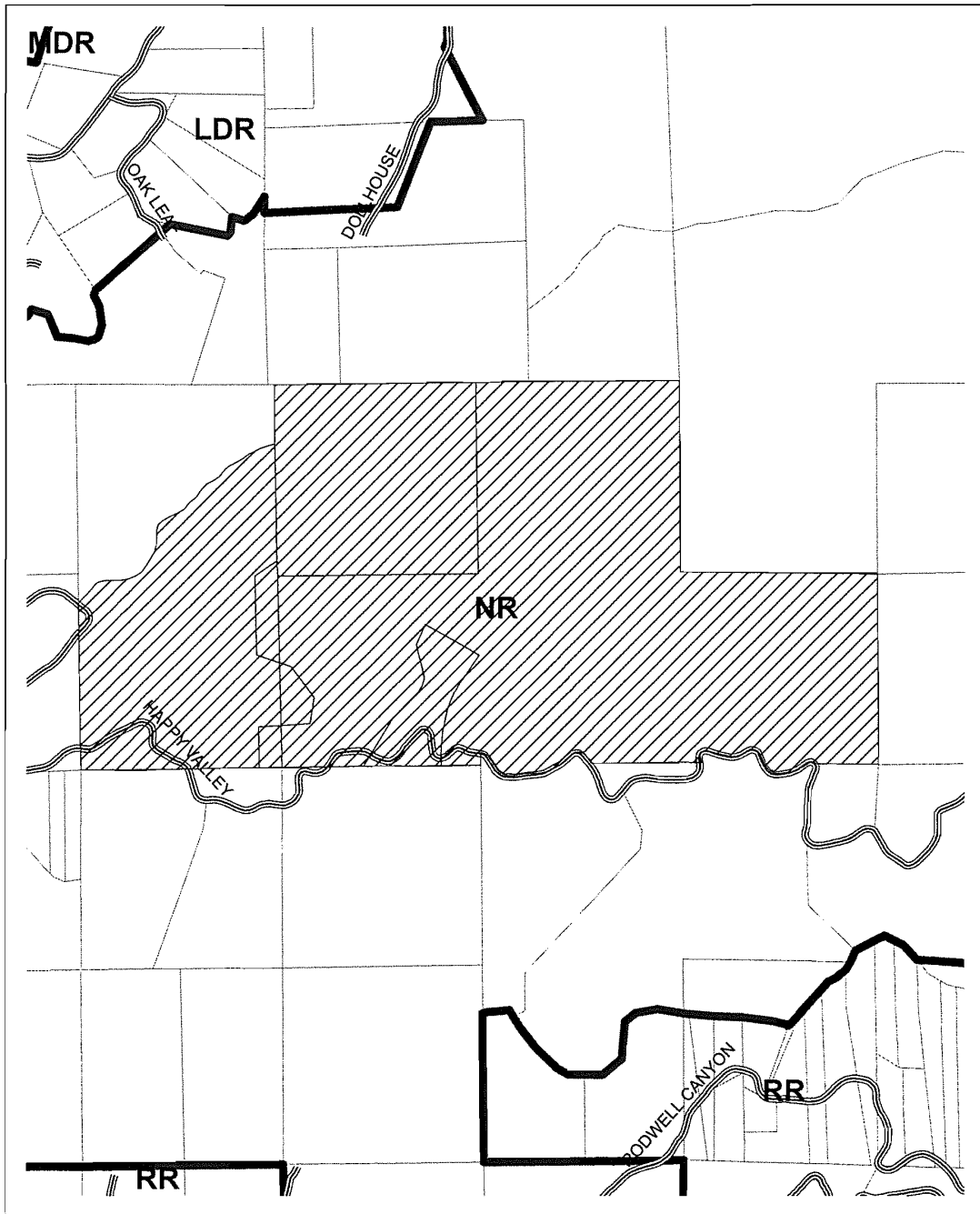
THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

Acreages Are Estimates

Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Circles
Assessor's Parcel Numbers Shown in Circles

Rev. Nov. 30, 2012

Assessor's Map Bk. 093, Pg. 09
County of El Dorado, CA



File Nos. BLA14-0016
WAC14-0001, 0002 & 0003
General Plan Map
 White/McLees

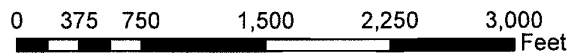
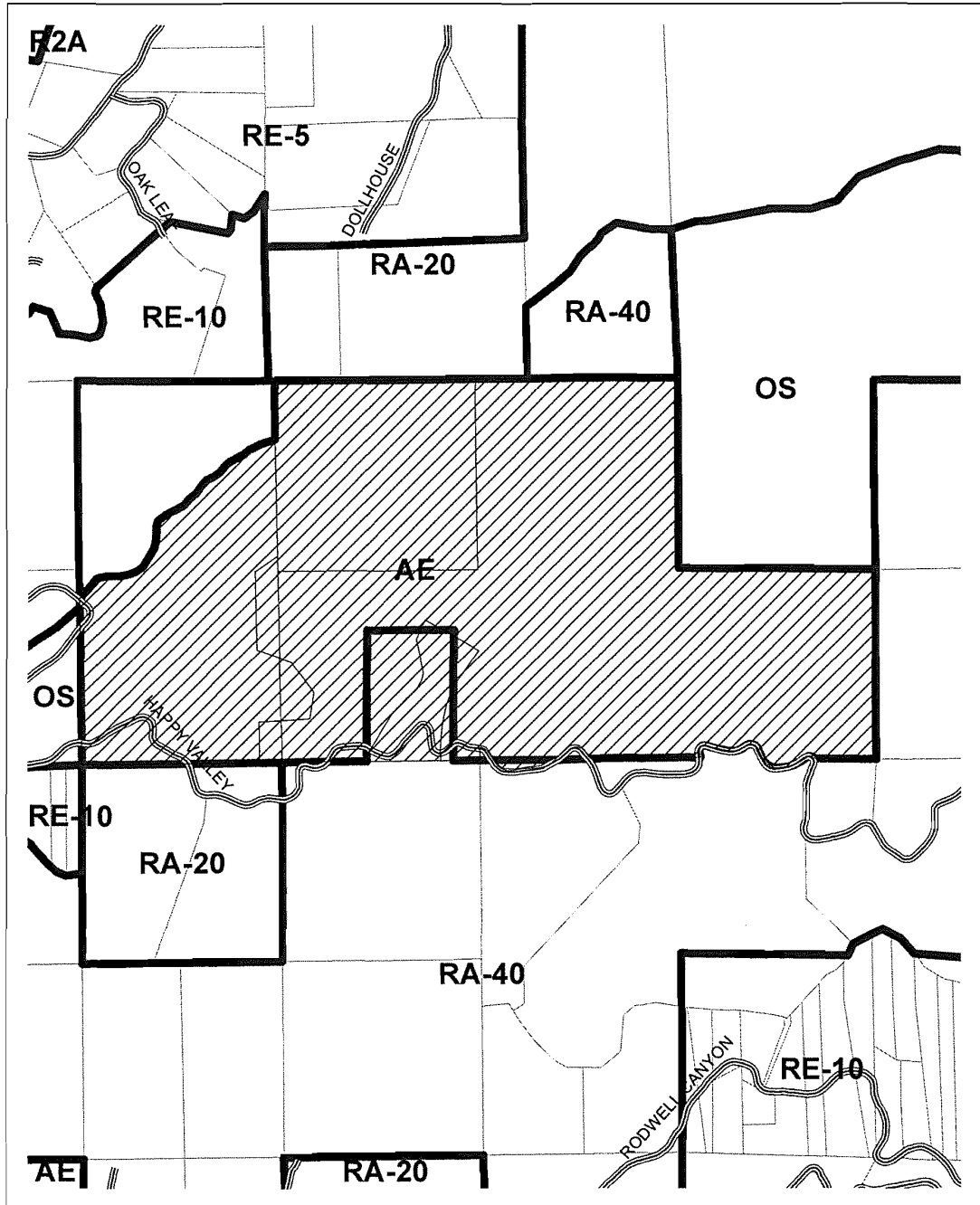


EXHIBIT C



File Nos. BLA14-0016
 WAC14-0001, 0002 & 0003
 Zoning Map
 White/McLees

EXHIBIT D

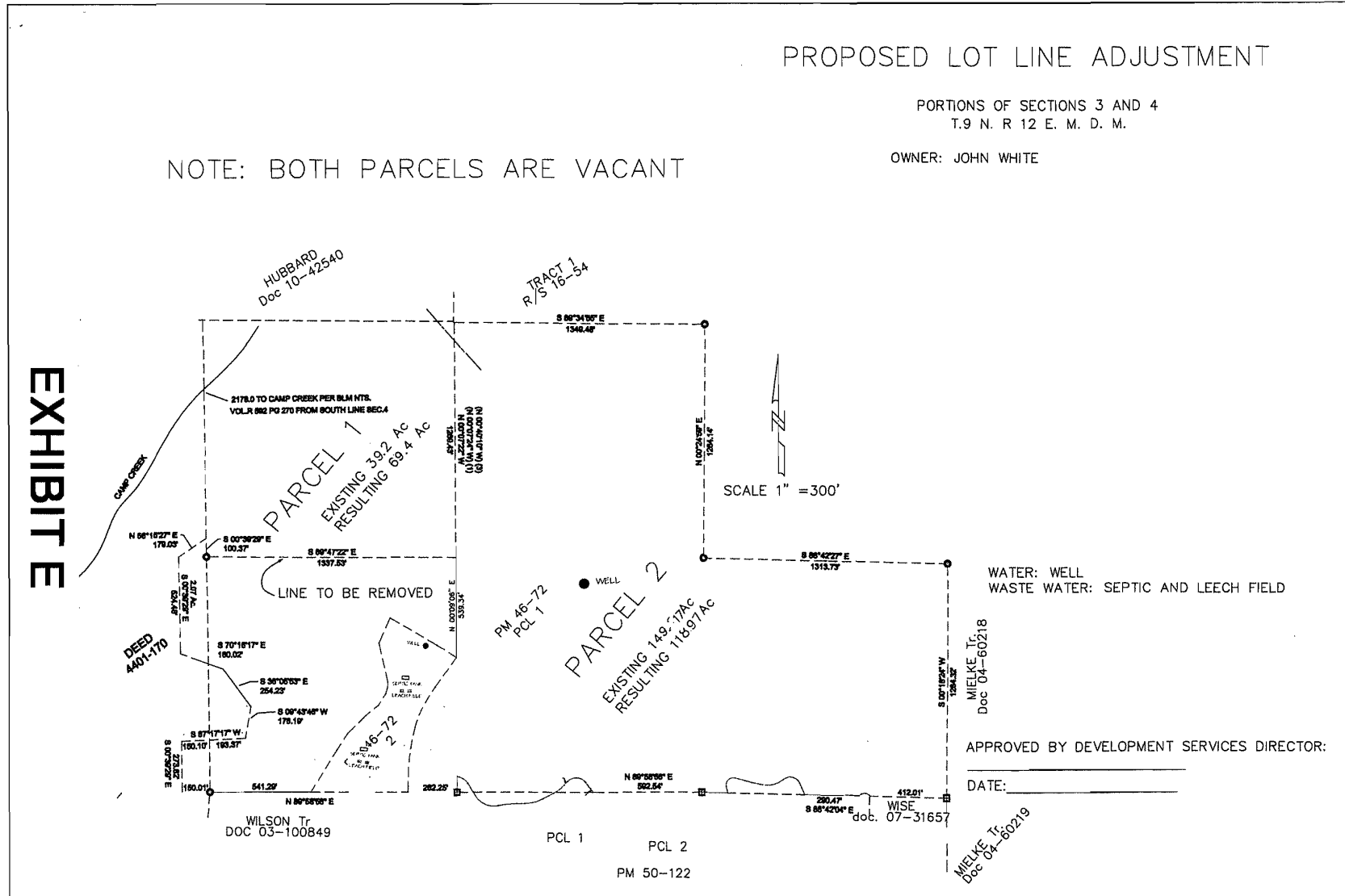
PROPOSED LOT LINE ADJUSTMENT

PORTIONS OF SECTIONS 3 AND 4
T.9 N. R. 12 E. M. D. M.

OWNER: JOHN WHITE

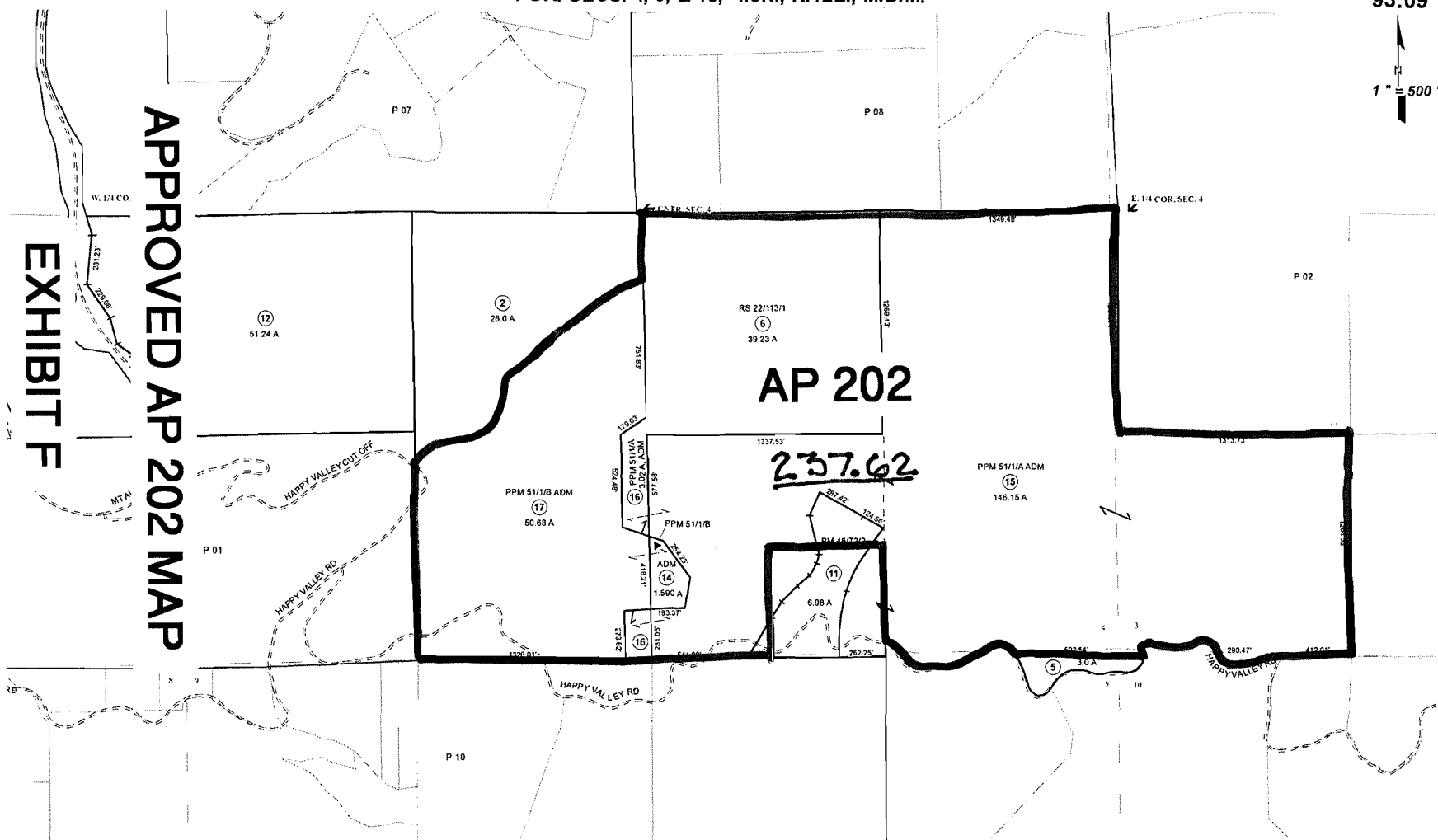
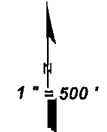
NOTE: BOTH PARCELS ARE VACANT

EXHIBIT E



POR. SECS. 4, 9, & 10, T.9N., R.12E., M.D.M.

93:09

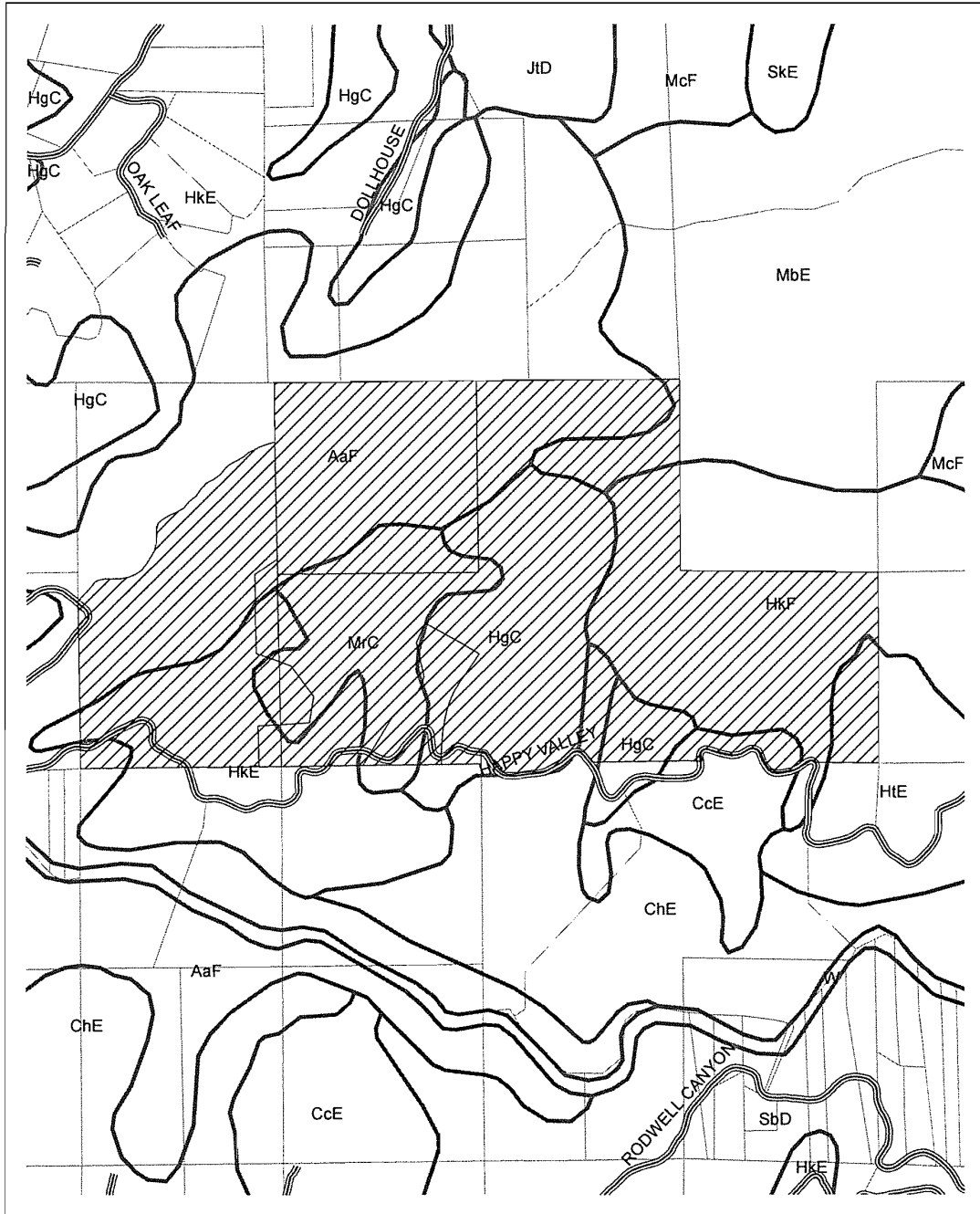


APPROVED AP 202 MAP
EXHIBIT F

THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

Acreages Are Estimates

Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles



File Nos. BLA14-0016
 WAC14-0001, 0002 & 0003
 Soils Map
 White/McLees

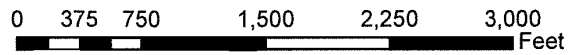
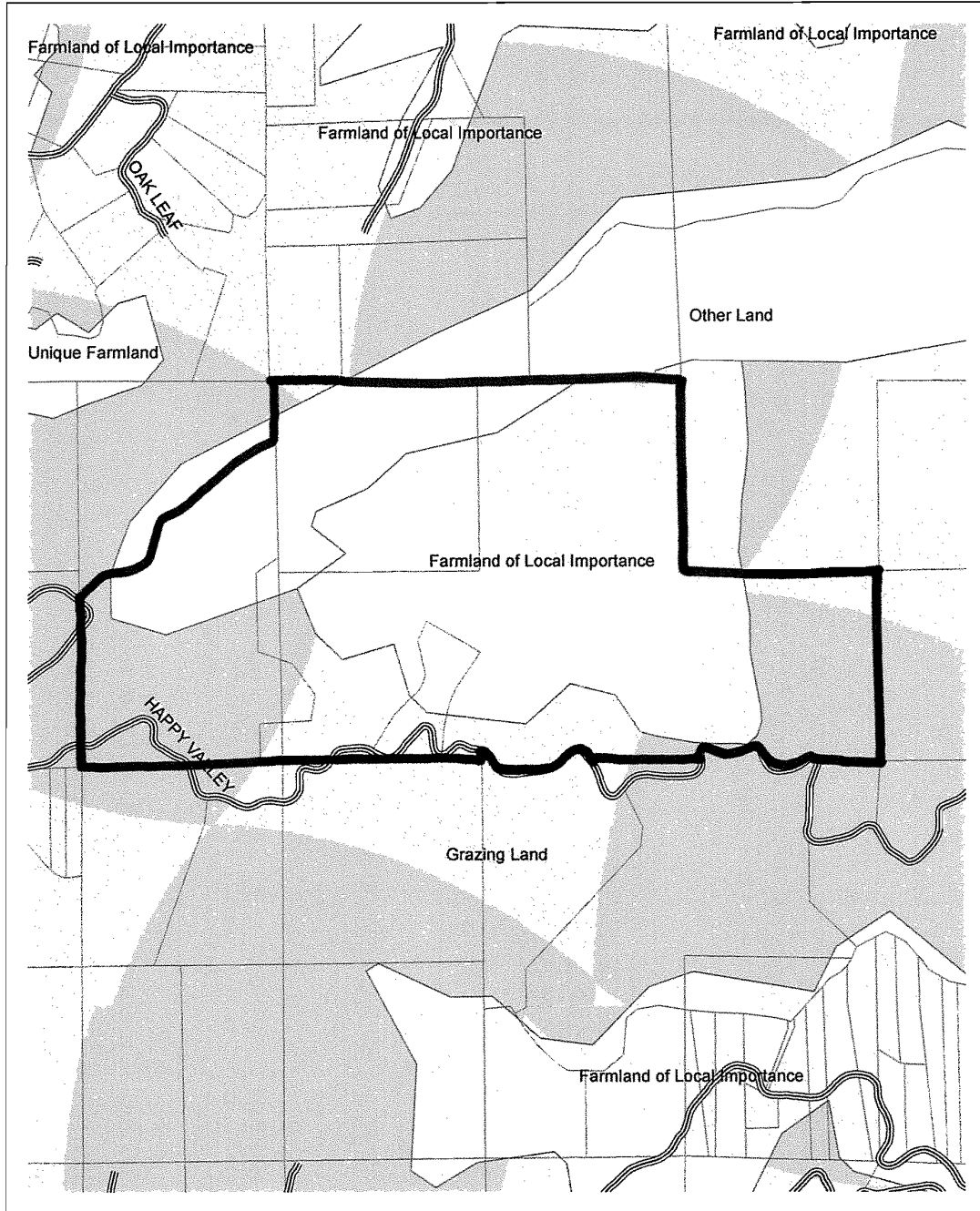


EXHIBIT G



File Nos. BLA14-0016
WAC14-0001, 0002 & 0003
Farmland Map
 White/McLees

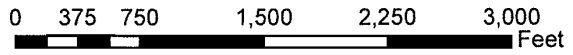
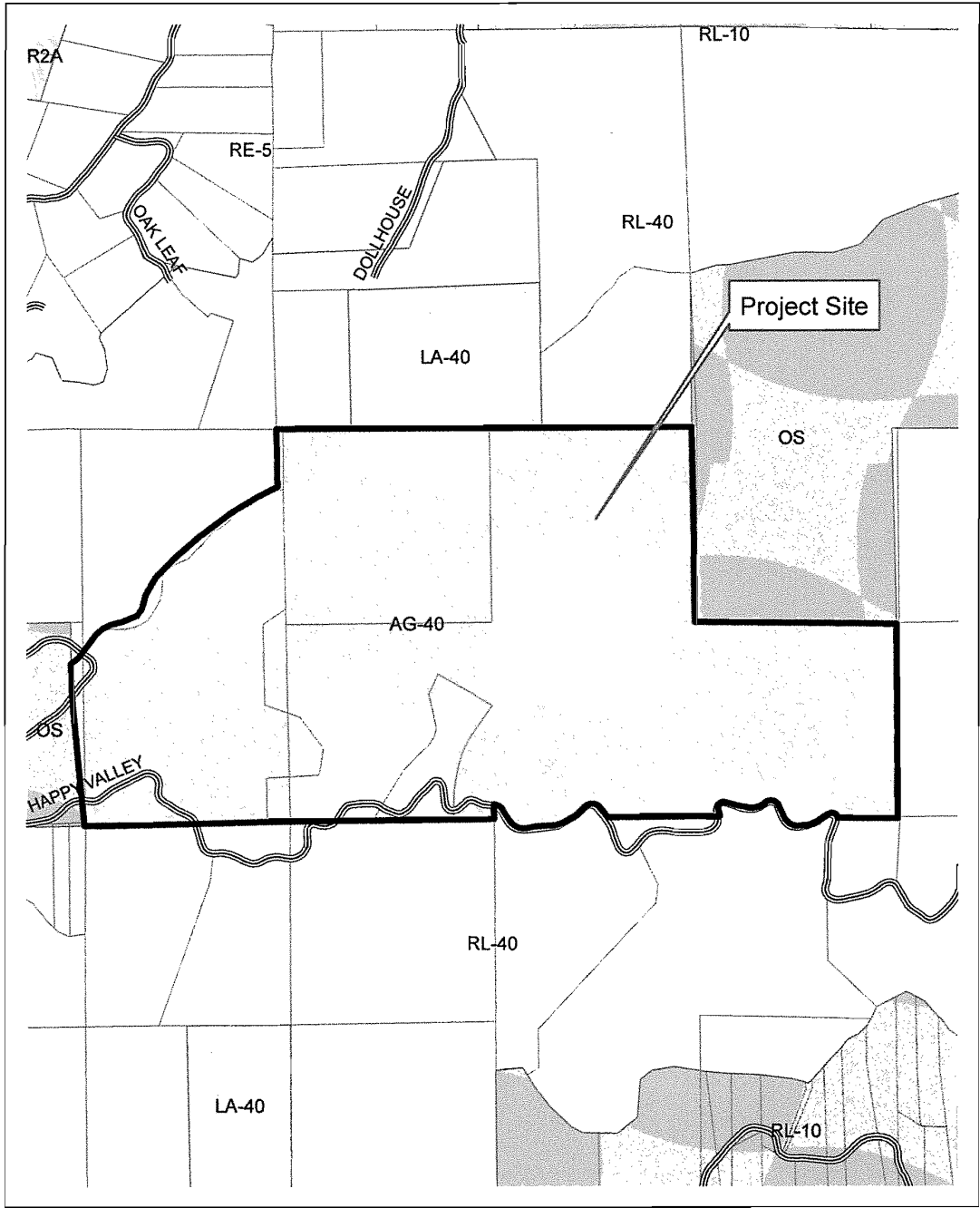


EXHIBIT H



File Nos. BLA14-0016
WAC14-0001, 0002 & 0003
Zoning Ordinance Update Map
 White/McLees



EXHIBIT I



AGRICULTURAL COMMISSION

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

Greg Boeger, Chair – Agricultural Processing Industry
Lloyd Walker, Vice-chair – Other Agricultural Interests
Chuck Bacchi – Livestock Industry
Bill Draper, Forestry/Related Industries
Ron Mansfield – Fruit and Nut Farming Industry
John Smith – Fruit and Nut Farming Industry
Tim Neilsen – Livestock Industry

MEMORANDUM

DATE: March 17, 2015
TO: Joe Prutch, Development Services/Planning
FROM: Greg Boeger Chair
SUBJECT: Williamson Act Contracts: WAC 14-0001, WAC14-0002, WAC 14-0003.
Boundary Line Adjustment BLA 14-00016.
APNs: 093-090-06, 093-090-11, 093-090-14, 093-090-15, 093-090-16,
and 093-090-17

During the Agricultural Commission's regularly scheduled meeting held on March 11, 2015 a request for Boundary Line Adjustment between the two parcels identified by Assessor's Parcel Numbers 093-090-06 and 15, and then the revision of an existing Williamson Act Contract (Agricultural Preserve 202) into three separate WAC's with the same overall acreage of 247.62 acres. All WAC parcels are located on the north side of Happy Valley Road approximately ½ mile east of the intersection with Mt. Aukum Road (E16) in the Somerset area. WAC 14-0001 will include parcel 093-090-11 and a major portion of 093-090-15. WAC 14-0002 will include parcels 093-090-06, 093-090-16, and a portion of 093-090-15. WAC 14-0003 will include parcels 093-090-17 and 093-090-14 for the Agricultural Commissioner's/Agricultural Commission's review.

Planning Request and Project Description:

1. BLA 14-0016:

- Parcel numbers to be combined: 093-090-06 and 093-090-15

2. WAC 14-0001

- Parcel Numbers: Portion of 093-090-15 and 093-090-11
- Acreage: 125.58 acres
- Zoning: 093-090-15 = AE, 093-090-11 = RA-40.
- Land Use Designation: Natural Resources
- Property is being used for cattle grazing.
- Capital outlay reported for well, road rock, fencing, EID pump and pump house: \$23,400.
- Current gross annual income reported: \$13,000

3. WAC 14-0002

- Parcel Numbers: 093-090-06, 093-090-16, and 093-090-15 (portion)
- Acreage: 69.4 acres
- Zoning: AE

EXHIBIT J

- Land Use Designation: Natural Resources
- Property is being used for a 6.2 acre vineyard.
- Capital outlay reported for vineyard, irrigation, and fencing: \$50,000
- Current gross annual income reported: \$19,000

4. WAC 14-0003

- Parcel Numbers: 093-090-17 and 93-090-14
- Acreage: 52.27 acres
- Zoning: AE
- Land Use Designation: Natural Resources
- Property is being used for grazing.
- Capital outlay reported for fencing, encroachment, and culvert: \$27,500
- Current gross annual income reported: \$7,000

Williamson Act Contract Criteria:

Low Intensive Farming Operation

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

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."

Regarding non-renewals, Government Code Section 51246(a) states, "If the ...landowner serves notice of intent in any year not to renew the contract, the existing contract shall remain in effect for the balance of the period remaining since the original execution or the last renewal of the contract, as the case may be."

In regards to **BLA14-00016**, BLA 14-00016 must conform to Government Code Section

51257, as APN 093-090-06 and APN 093-090-15 are in an active Williamson Act Contract (#202). The code section states, "(a) To facilitate a lot line adjustment, pursuant to subdivision (d) of section 66412, and notwithstanding any other provision of this chapter, the parties may mutually agree to rescind the contract or contracts and simultaneously enter into a new contract or contracts pursuant to this chapter, provided that the board or council finds all of the following:

- 1) The new contract would restrict the adjusted boundaries of the parcels for an initial term for 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 acreage restricted. In cases where two parcels involved in a lot line adjustment are both subject to contracts rescinded pursuant to this section, this finding will be satisfied if the aggregate acreage of the land restricted by the new contracts is at least as great as the aggregate acreage restricted by the rescinded contracts.
- 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."

Staff Recommendation:

Staff recommends APPROVAL of WAC 14-0001 and WAC 14-0003 as the parcels meet the minimum criteria for low intensive agricultural operations in a Williamson Act Contract.

Staff recommends APPROVAL of WAC 14-0002, as the parcels meet the minimum criteria for high intensive agricultural operation in a Williamson Act Contract.

Staff recommends APPROVAL of BLA 14-0016 due to the fact that the findings for Government Code Section 51257 can be met.

Development Services was present and had no comments.

The applicants were not present.

Meeting Date: March 11, 2015
Re: TWAC14-0001, 0002, and 0003 White
Page 4

It was moved by Mr. Neilsen and seconded by Mr. Bolster to recommend APPROVAL of Staff's recommendation for a request of WAC 14-0001 and WAC 14-0003 as the parcels meet the minimum criteria for low intensive agricultural operations in a Williamson Act Contract, APPROVAL of WAC 14-0002, as the parcels meet the minimum criteria for high intensive agricultural operation in a Williamson Act Contract, and APPROVAL of BLA 14-0016 due to the fact that the findings for Government Code Section 51257 can be met.

Motion passed

AYES: Walker, Bolster, Neilsen, Boeger

NOES: None

ABSENT: Mansfield, Bacchi, Draper