



Agricultural Commission Staff Report

Date: October 8, 2025
To: El Dorado County Agricultural Commission
From: Tom Williams, Supervising Agricultural Biologist
Subject: **WAC25-001/Coyle WAC Contract
Williamson Act Contract
Assessor's Parcel Number: 089-010-032**

Planning Request and Project Description:

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 Number)

- 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/ year minimum.

(Existing Agricultural Preserve Number 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.

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

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.



The County of El Dorado

AGRICULTURAL COMMISSION

311 Fair Lane
Placerville, CA 95667-4197

Phone (530) 621-5520
Fax (530) 626-4756

Greg Boeger, Chair- Agricultural Processing Industry
David Bolster, Vice Chair - Fruit and Nut Farming Industries
Lloyd Walker - Other Agricultural Interest
Shamarie Tong- Livestock Industry
Bill Draper- Forestry Related Industries
Chuck Mansfield- Fruit and Nut Farming Industries
Tim Neilsen- Livestock Industry

MEETING NOTIFICATION

The El Dorado County Agricultural Commission has been requested to review a project application for the project that is located in the proximity of your property. It is the customary business practice for this Commission to notify all parcels located within 1,000 feet of the subject parcel's boundary lines. Please note that the requested project may or may not affect your property.

The project listed below will be heard by the El Dorado County Agricultural Commission on **October 8, 2025**. This meeting is a public hearing that will begin at **4:00 pm in the Building A Board of Supervisors Hearing Room 330 Fair Lane, Placerville, California.** This will also be a Zoom meeting. The link information to join the zoom meeting will be available on the county Legistar calendar at this website: <https://eldorado.legistar.com/Calendar.aspx> under Ag Commission Meetings for 10/8/25 and will be posted with the Agenda on October 3, 2025.

Planning Request to Review:

WAC25-0001/ Coyle Williamson Act Contract

Assessor's Parcel Numbers (APNs): 089-010-032, 089-010-033 & 089-010-034

Planning Request and Project Description:

Planning Services is processing an 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.

The Agricultural Commission is an advisory body to and for the Board of Supervisors and Planning Commission on all matters pertaining to agriculture. The Agricultural Commission reviews and makes recommendations only on the agricultural element of the project. ****Please note that the exception to this is a "Request for Administrative Relief from an Agricultural Setback" which is processed solely through the El Dorado County Department of Agriculture with the Agricultural Commission's decision being able to be appealed to the El Dorado County Board of Supervisors.**

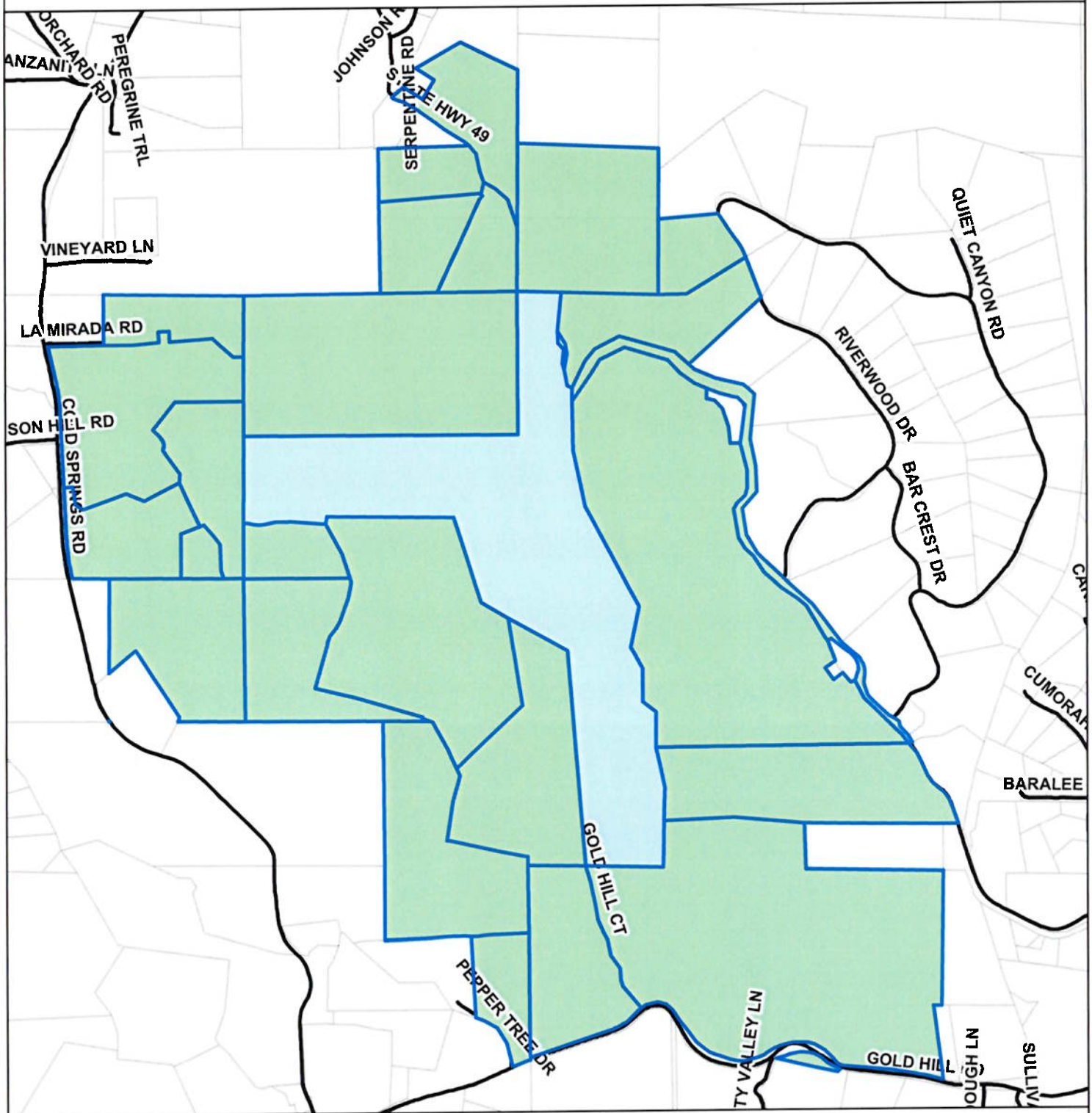
All interested parties for the above-mentioned project are encouraged to attend this meeting. Public testimony will be received on each agenda item as it is called. Individual comments are limited to 3 minutes; and individuals representing a group are allocated 5 minutes.

If you wish to view the meeting agenda in its entirety, please go to following website: <https://eldorado.legistar.com/Calendar.aspx>. The agenda is also posted in the lobby of the Bethel-Defino Agriculture Building located at 311 Fair Lane, Placerville, California. A copy of the project's submitted documents may also be reviewed at this location.

If you have any questions regarding this meeting, please contact the Clerk to the Agricultural Commission at (530) 621-6647. All questions relating to specific details of the project should be addressed to the Planner, Evan Mattes Senior Planner, Planning Services, (530) 621-5355. This notice was sent to you on 9/26/25.

Coyle

1000 Foot Notification



Notifications
 Coyle
 Parcel Base
 Roads

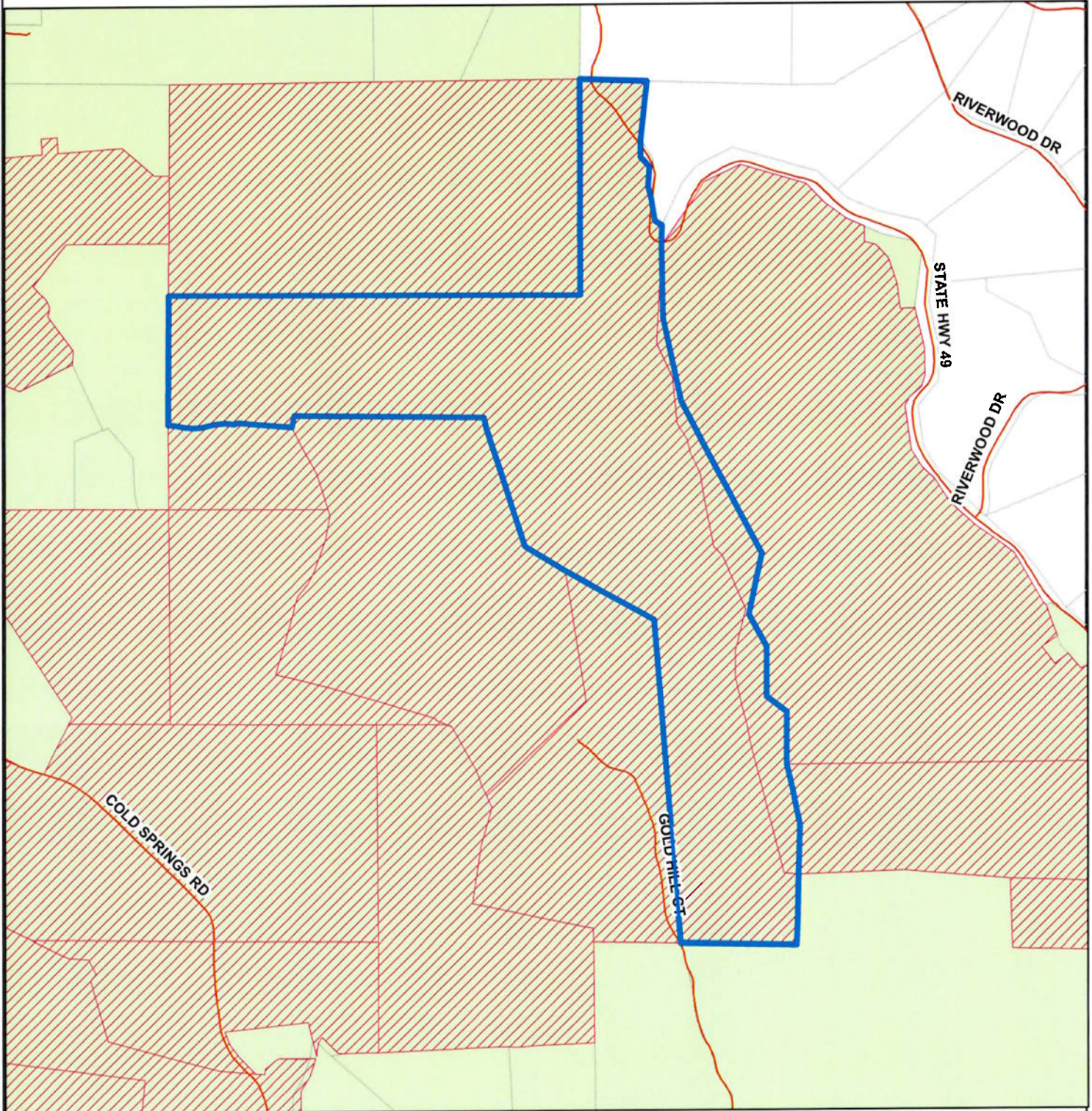
0 200 400 600 800 1,000 2,000 4,000 6,000 8,000 Feet

Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



Coyle

Proximity to Agricultural District

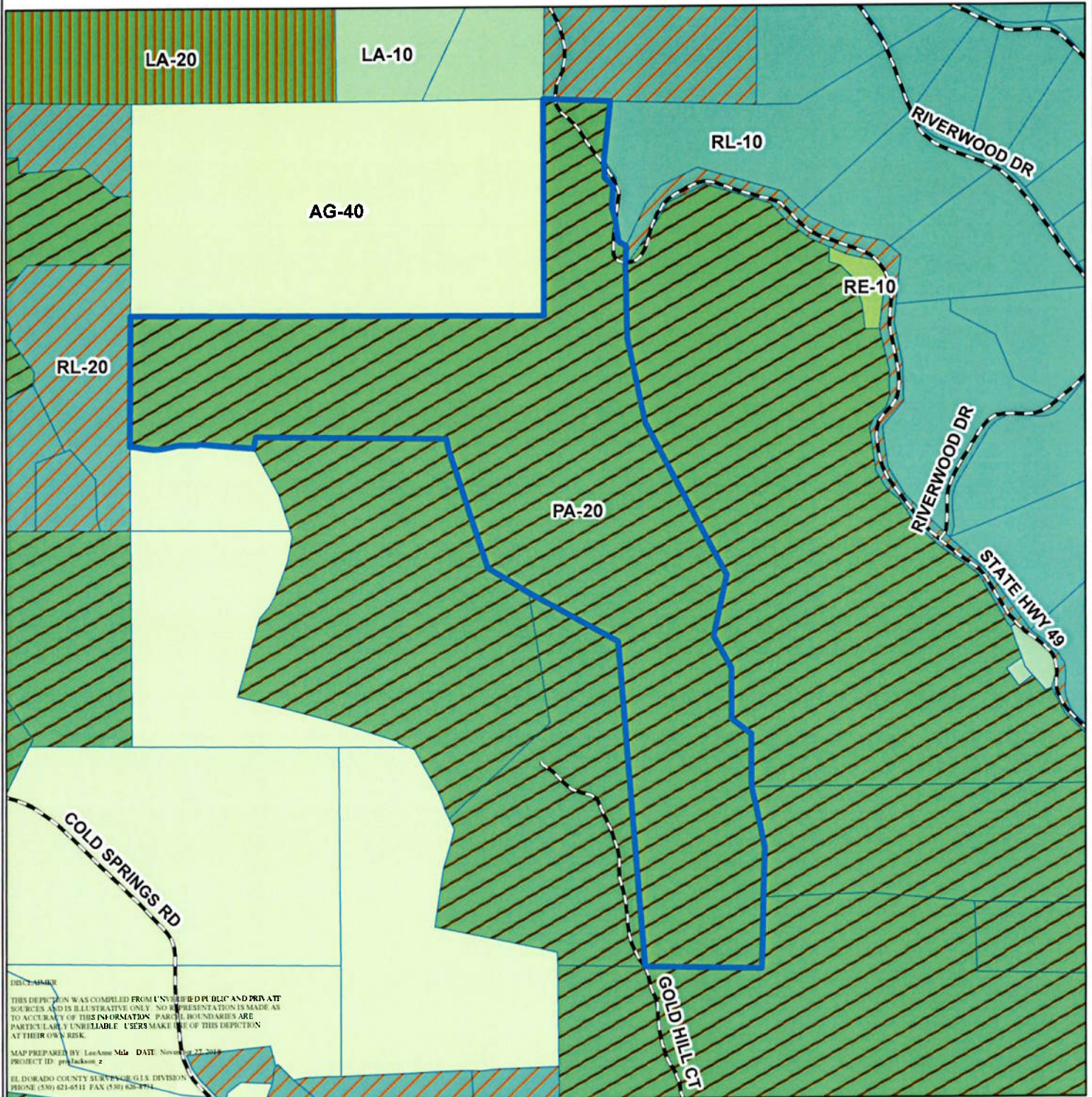


-  Coyle
-  Ag District
-  Ag Preserves
-  Parcel Base
-  Major Roads

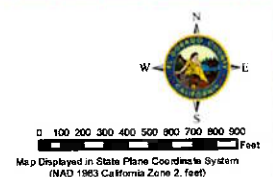


Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)

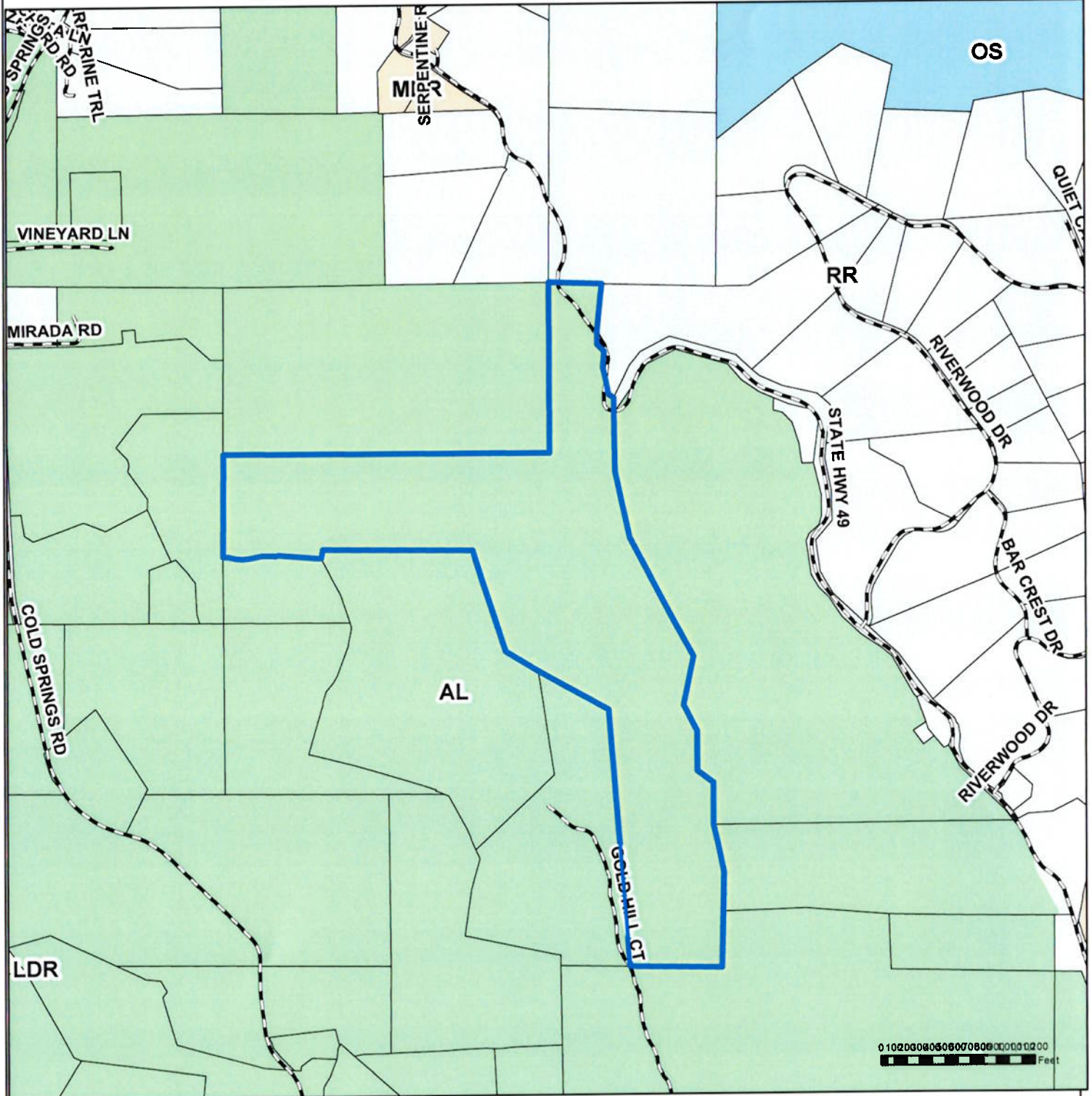
Coyle Zoning



- | | | |
|-------------|---------------------------------------|-------------------------------------|
| Coyle | AG-40 = Agricultural Grazing 40 Acres | RE-10 = Residential Estate 10 Acres |
| Parcel Base | LA-10 = Limited Agriculture 10 Acres | RL-10 = Rural Land 10 Acres |
| Roads | LA-20 = Limited Agriculture 20 Acres | RL-20 = Rural Land 20 Acres |
| | PA-20 = Planned Agriculture 20 Acres | |



Coyle Land Use

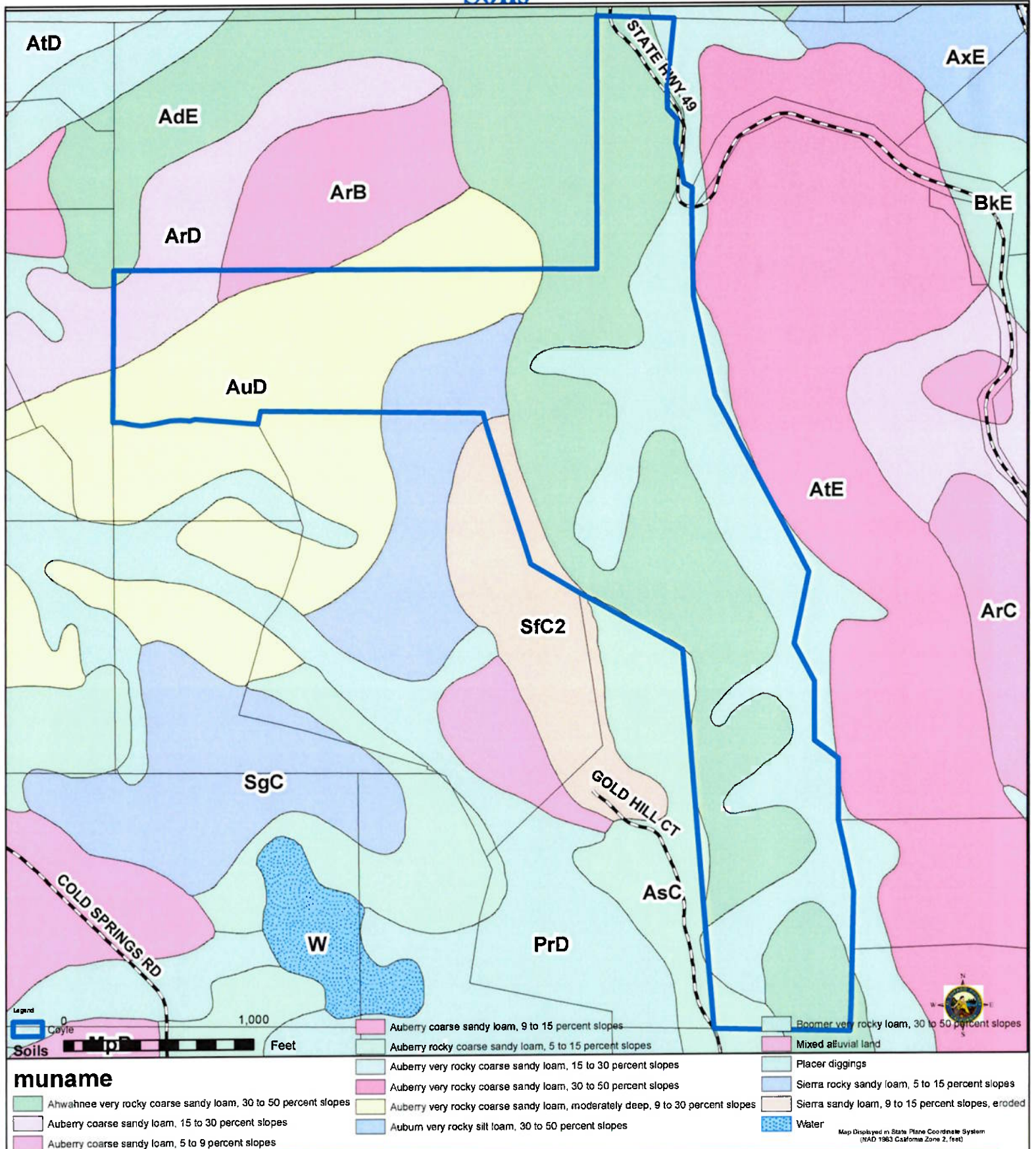


- Coyle
- Parcels
- Roads
- Agricultural Lands
- Low Density Residential
- Medium Density Residential
- Open Space
- Rural Residential

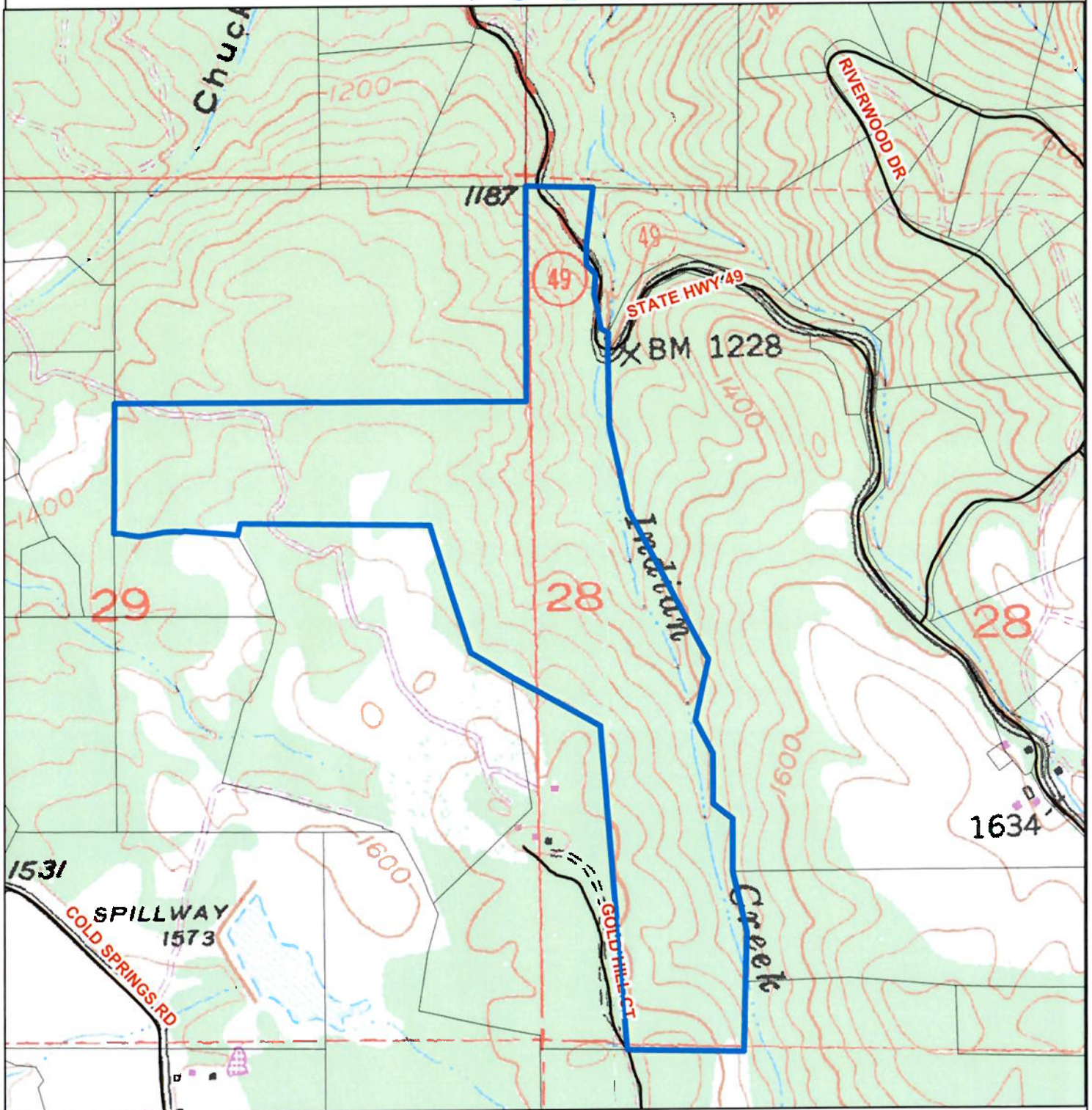
Map Displayed in State Plane Coordinate System
(NAD 1983 California Zone 2, feet)



Coyle Soils



Topography



Legend

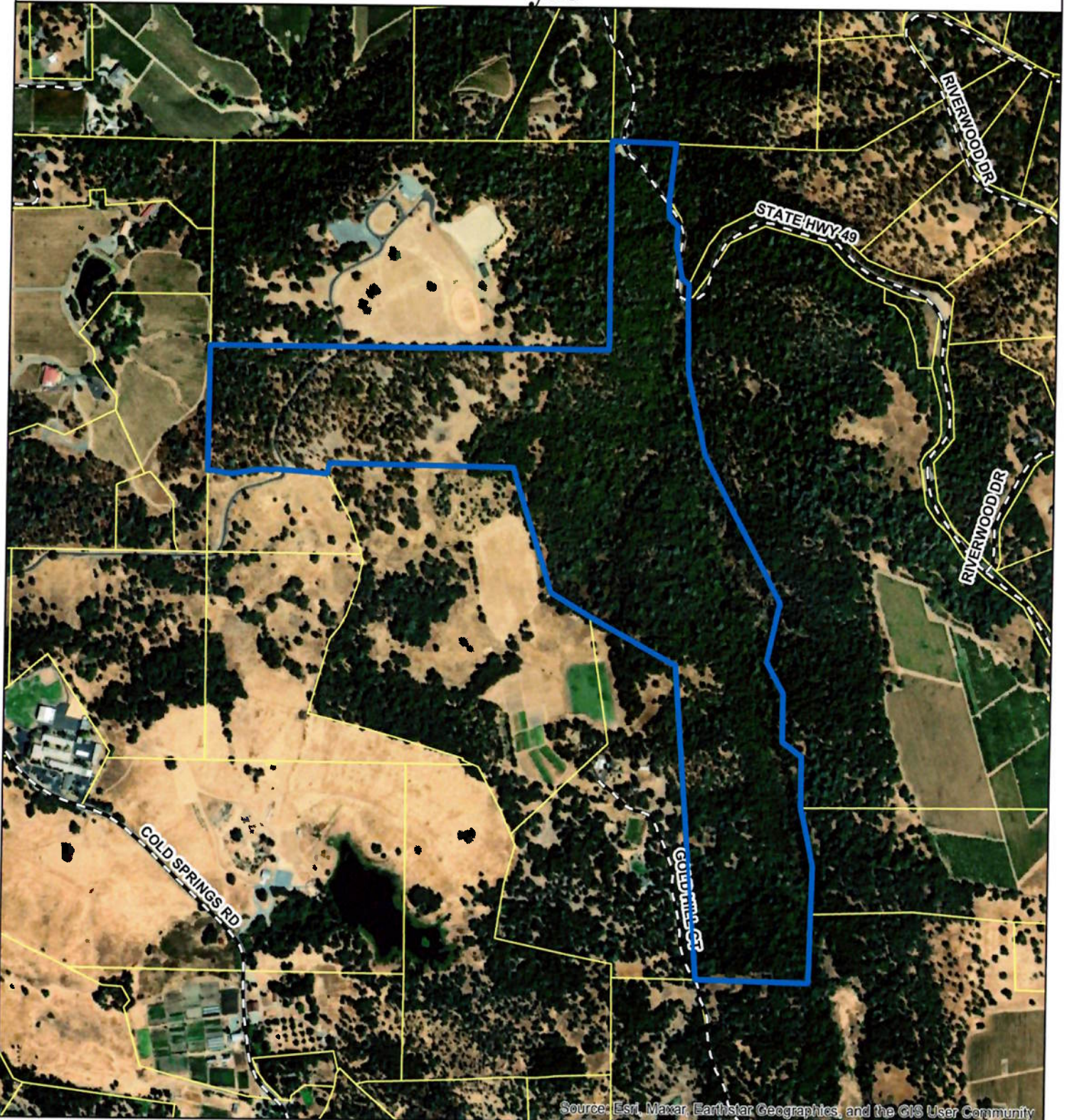


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Feet

Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



Coyle



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

DISCLAIMER

THIS DEPICTION WAS COMPILED FROM UNVERIFIED PUBLIC AND PRIVATE SOURCES AND IS ILLUSTRATIVE ONLY. NO REPRESENTATION IS MADE AS TO ACCURACY OF THIS INFORMATION. PARCEL BOUNDARIES ARE PARTICULARLY UNRELIABLE. USERS MAKE USE OF THIS DEPICTION AT THEIR OWN RISK.

MAP PREPARED BY: LeeAnne MJA DATE: November 27, 2018

PROJECT ID: Jackson a

EL DORADO COUNTY SURVEYOR G.I.S. DIVISION
PHONE (530) 624-6511 FAX (530) 626-8791

Legend

Coyle Parcel Base Roads

0 100 200 300 400 500 600 700 800 900

Feet

Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



El Dorado County Agriculture

25-1718 A 12 of 12