

7.13, 2012

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

Subject: ^{Modification existing} ~~Establishment~~ of an Agricultural Preserve #36

Gentlemen:

I (we) hereby request the Planning Commission consider and recommend to the Board of Supervisors that my (our) 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 (our) 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 offered consists of _____ acres;

Identified as County Assessor's Parcel Number(s) See Exhibit #1

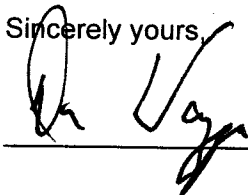
(indicate if this is a portion of the parcel, with more detailed information to be shown on the accompanying map)

Located generally in the vicinity of Latrobe
_____, as shown on the attached map.

The nature of the property is such that it is (can be) devoted to agricultural and compatible uses.

I (we) understand generally the provisions of the California Land Conservation Act of 1965 and the obligations imposed upon application of said Act.

Sincerely yours,



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Ag. Preserves

EXHIBIT 1

ALL 25 & 26 STILL ACTIVE

AG PRES #

| APN | NAME | ACRE | ORCH. | VINES | GRAZ. | H.S. | CROP LAND | PAST. | OTHER | NON-PRIME | PRIME YEAR | CREATE YEAR | FINAL USE | CODE | REMARKS | VAL. | |
|----------------|--------------------|-----------------|-------------|-------------|-----------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-----------|------|--------------|------|--|
| 091-040-03-100 | FORNI RANCH | 640.00 | 0.00 | 0.00 | 640.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | 25 | | | RV | |
| 091-040-06-100 | FORNI RANCH | 543.50 | 0.00 | 0.00 | 543.50 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | 25 | | | RV | |
| Totals | | 1,943.50 | 0.00 | 0.00 | 1,943.50 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | | | | |
| 31 | | | | | | | | | | | | | | | | | |
| 091-010-10-100 | FORNI GEORGE G | 160.00 | 0.00 | 0.00 | 160.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | 25 | | | RV | |
| 091-010-11-100 | FORNI GEORGE G | 160.00 | 0.00 | 0.00 | 160.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | 25 | | | RV | |
| Totals | | 320.00 | 0.00 | 0.00 | 320.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | | | | |
| 36 | | | | | | | | | | | | | | | | | |
| 087-021-20-100 | VAROZZA JAMES WA | 7.00 | 0.00 | 0.00 | 7.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | 25 | | | RV | |
| 087-021-28-100 | VAROZZA LARRY DOU | 18.50 | 0.00 | 0.00 | 18.50 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | 25 | | | RV | |
| 087-021-27-100 | VAROZZA GEORGE & | 267.07 | 0.00 | 0.00 | 263.07 | 4.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | 25 | 11 | | RV | |
| 087-021-42-100 | VAROZZA WAYNE LA | 29.09 | 0.00 | 0.00 | 28.09 | 1.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | 25 | 11 | 2.04 exc(31) | RV | |
| 087-040-91-100 | BARAJAS URIEL P AN | 130.38 | 0.00 | 0.00 | 130.38 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | 25 | | | RV | |
| 087-040-89-100 | BARAJAS URIEL | 8.78 | 0.00 | 0.00 | 8.78 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | 25 | | | RV | |
| 087-040-35-100 | VAROZZA WAYNE LA | 127.95 | 0.00 | 0.00 | 127.95 | 0.95 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | 25 | | | RV | |
| 087-123-01-100 | VAROZZA WAYNE LA | 8.18 | 0.00 | 0.00 | 7.18 | 1.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | 25 | 11 | | RV | |
| 087-021-30-100 | VAROZZA GEORGE & | 226.40 | 0.00 | 0.00 | 226.40 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | 25 | | | RV | |
| 091-020-07-100 | VAROZZA JAMES WA | 247.72 | 0.00 | 0.00 | 247.72 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | 25 | | | RV | |
| 091-020-21-100 | VAROZZA GEORGE & | 200.00 | 0.00 | 0.00 | 200.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | 25 | | | RV | |
| 091-030-21-100 | VAROZZA WAYNE LA | 553.89 | 0.00 | 0.00 | 553.89 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | 25 | | | RV | |
| 091-040-14-100 | VAROZZA WAYNE LA | 80.00 | 0.00 | 0.00 | 80.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | 25 | | | RV | |
| 091-140-01-100 | VAROZZA JAMES WA | 6.47 | 0.00 | 0.00 | 6.47 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | 25 | | | RV | |
| 091-140-03-100 | VAROZZA JAMES WA | 16.51 | 0.00 | 0.00 | 16.51 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | 25 | | | RV | |
| 091-200-13-100 | FOX FAM TRUST OF | 85.00 | 0.00 | 0.00 | 84.00 | 1.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | 25 | | | RV | |
| 091-200-14-100 | VAROZZA JAMES WA | 66.00 | 0.00 | 0.00 | 66.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | 25 | 11 | | RV | |
| 091-030-21-200 | VAROZZA JAMES W | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | 25 | | | RV | |
| 091-030-21-300 | VAROZZA GLORIA A | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | 25 | | | RV | |
| 091-030-21-400 | ONETO MARY LOU | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | 25 | | | RV | |
| 091-040-14-200 | VAROZZA JAMES W | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | 25 | | | RV | |
| 091-040-14-300 | ONETO MARY LOU | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | 25 | | | RV | |
| 091-040-14-400 | VAROZZA GLORIA A | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | 25 | | | RV | |
| Totals | | 2,078.94 | 0.00 | 0.00 | 2,070.99 | 7.95 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | | | | |
| 38 | | | | | | | | | | | | | | | | | |
| 046-052-66-100 | ROMAN CATHOLIC BIS | 454.00 | 0.00 | 0.00 | 275.00 | 1.00 | 0.00 | 0.00 | 178.00 | 0.00 | 0.00 | | 25 | 11 | | RV | |
| 046-071-21-100 | ROMAN CATHOLIC BIS | 81.44 | 0.00 | 0.00 | 81.44 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | 25 | | | RV | |

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Modification of existing Preserve #36

17 JUL 13 PM 5:01

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PART I

(To be completed by applicant)

LAND CONSERVATION CONTRACT APPLICATION

NAME _____ PHONE (____) _____

PHONE (____) _____

PHONE (____) _____

MAILING ADDRESS _____

ASSESSOR'S PARCEL NUMBER(S): (Attach legal description if portion of parcel)

SEE exhibit #1

TYPE OF AGRICULTURAL PRESERVE (Check one):

Williamson Act Contract (10-year roll-out) _____
Farmland Security Zone (20-year roll-out) _____

2078 - 226
↓

NUMBER OF ACRES TO BE CONSIDERED UNDER THIS CONTRACT 1852

WATER SOURCE Creeks, Springs, wells PRESENT ZONING AE

YEAR PROPERTY PURCHASED Varied

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

List specific items or improvements with value for each.

| Improvement | Value |
|----------------------------|-------------------|
| <u>\$100K + on Fencing</u> | <u>\$ 100,000</u> |
| <u>Roads</u> | <u>50,000</u> |
| <u>Ponds</u> | <u>50,000</u> |
| _____ | _____ |
| _____ | _____ |

Modification of Preserve # 36

PART I

(Continued, page 2)
(To be completed by applicant)

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If improvements total under \$45,000, explain what agricultural capital improvements will be made in the next three years.

Over \$45,000

WHAT IS YOUR CURRENT GROSS INCOME FOR AGRICULTURAL PRODUCTS?

| <u>Product</u> | <u>Income</u> |
|--|---|
| I can only speak to parcels which I own. Those alone will provide more than the necessary \$2,000 annual. We rent all ground at rate of \$10 per Acre for cattle grazing | \$ _____ _____ _____ _____ _____ _____ |
| Total \$ _____ | |

NOTE: Total gross income must exceed \$13,500 per year for high intensity farming (orchards, vineyards, 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?

We already exceed the \$2,000 with cattle grazing land leases.

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PART I

(Continued, page 3)
(To be completed by applicant)

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CURRENT LAND UTILIZATION

| | | |
|-------------------------|-------|--------------------|
| Pear trees _____ | acres | Date planted _____ |
| Apple trees _____ | acres | Date planted _____ |
| Walnut trees _____ | acres | Date planted _____ |
| _____ trees _____ | acres | Date planted _____ |
| Irrigated pasture _____ | acres | Date planted _____ |
| Crop land _____ | acres | Comments _____ |
| Dry grazing <u>1852</u> | acres | Comments _____ |
| Brush _____ | acres | Comments _____ |
| Timber _____ | acres | Comments _____ |
| Christmas trees _____ | acres | Comments _____ |
| Grapes _____ | acres | Comments _____ |
| _____ | acres | Comments _____ |

TOTAL ACRES _____ (This figure should equal acreage under Contract)

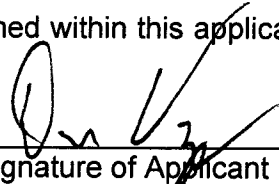
PLANNED FUTURE DEVELOPMENTS

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.

None planned

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

7.13.12
Date


Signature of Applicant

PART II
(To be completed by Assessor)

ASSASSIN DEPARTMENT

Comments: _____

This proposal appears to be in compliance.
No further comments. as.

Assessor's recommendation(s): _____

Date 11/21/12


El Dorado County Assessor

PART III

(To be completed by Agricultural Commission)

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Comments: _____

Commission's recommendation(s): See attached.

Date

Chairman, Agricultural Commission



AGRICULTURAL COMMISSION

311 Fair Lane
 Placerville, CA 95667
 (530) 621-5520
 (530) 626-4756 FAX
eldcag@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: September 18, 2012
TO: Gina Paolini, Development Services/Planning
FROM: Greg Boeger, Chair *GB*
SUBJECT: Varozza Dan– WAC 12-0002 and WAC 12-0003

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During the Agricultural Commission’s regularly scheduled meeting held on September 12, 2012 the following discussion and motion occurred regarding a request for Agricultural Commission review of a new Williamson Act Contract for WAC 12-0002 and a revision to existing Agricultural Preserve #36, WAC 12-0003. In accordance with Board of Supervisors Policy C-12, a new Williamson Act Contract for a partition is being requested for Assessor’s Parcel Number 087-021-30, a 226 acre parcel, from Agricultural Preserve No. 36. The applicant wishes to establish a new contract in order to build a home on the parcel. The parcel is located on the south side of Memory Lane ¼ miles east of the intersection with South Shingle Road in the Latrobe area. The existing Williamson Act Contract, Ag Preserve #36, would be amended to reflect the change.

Chris Flores presented her staff report. Staff recommends approval of WAC 12-0002 as the parcel, APN 087-021-30-100, meets the minimum criteria for a low intensive agricultural operation in Williamson Act Contract:

- 1) Acreage of parcel exceeds the minimum requirement of 50 acres at over 226 acres.
- 2) Capital outlay exceeds the minimum requirement of \$10,000 at over \$130,000.
- 3) Gross income exceeds the minimum requirement of \$2,000/year at \$2,226.

Staff also recommends approval of WAC 12-0003 as the remaining parcels, APN’s 087-021-20, -27, -28, -42, 087-040-35, -89, -91, 087-123-01, 091-020-07, -21, 091-030-21, 091-040-14, 091-140-01, -03, 091-200-13, and -14, continue to meet the minimum criteria for a low intensive agricultural operation in Williamson Act Contract:

- 1) Acreage of parcels exceeds the minimum requirement of 50 acres at over 1,800 acres.
- 2) Capital outlay exceeds the minimum requirement of \$10,000.
- 3) Gross income exceeds the minimum requirement of \$2,000/year.

All parcels are currently part of Ag Preserve # 36. The majority of the parcels are located off of Memory Lane in the Latrobe area. Their current Land Use Designation is AL (Agricultural Lands) and their current zoning is AE (Exclusive Agricultural). Soil types consist of Auburn and Sobrante soils which are important forage producing soils for rangeland. The approximate

elevation of the parcels is 600 to 800 feet.

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.

It was moved by Mr. Nielsen and seconded by Mr. Bacchi to recommend APPROVAL of WAC 12-0002 and WAC 12-0003 as the minimum criteria for the low intensive Williamson Act Contracts has been met.

Motion passed

AYES: Bacchi, Smith, Walker, Neilsen, Boeger, Mansfield

NOES: None

ABSENT: Draper

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

Cc: Dan Varozza

PART IV
(To be completed by Planning Commission)

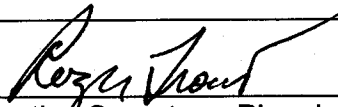
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Date of public hearing: November 8, 2012

Action: Recommended approval.

Comments: _____

 11-27-12
Executive Secretary, Planning Commission

PART V
(To be completed by Board of Supervisors)

Date of public hearing: _____

Action: _____

Comments: _____

James S. Mitrisin, Clerk to the Board

By: _____
Deputy Clerk to the Board