

February 4, 2010

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

10 FEB 12 PM 2:21
RECEIVED
PLANNING DEPARTMENT

WAC 10-0001

Subject: Establishment of an Agricultural Preserve

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 178.5 acres;

Identified as County Assessor's Parcel Number(s) 087-021-58-100

(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 South Shingle Rd., north 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,

Jeanine A. Santillo

City/County of Alexandria
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 5 day of February, 2010

by Jeanine A. Santillo
(Name of person seeking acknowledgement)

Diane Webster
Notary Public

Jack Rudd



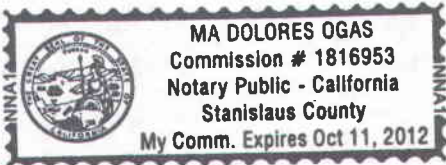
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of STANISLAUS

On Feb 10, 2010 before me, MA. DOLORES OGAS, NOTARY PUBLIC

personally appeared Jack Arthur Rudd



who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

MA Dolores Ogas
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Establishment of an Agricultural Preserve

Document Date: 02-10-2010 Number of Pages: 1

Signer(s) Other Than Named Above: Jeanine Santillo

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

February 4, 2010

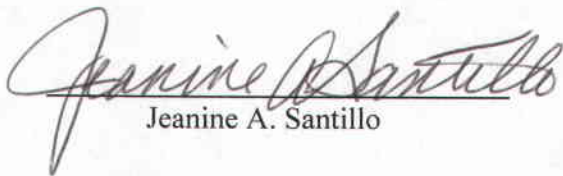
Jeanine A. Santillo
7812 Southdown Rd.
Alexandria, VA 22308-1342

10 FEB 12 PM 2:20
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PLANNING DEPARTMENT

To Whom It May Concern:

With this letter, I am authorizing Michael J. Kuhl to act on my behalf in matters regarding the establishment of the Williamson Act Contract for Assessor's Parcel Number 087-021-58-100.

Sincerely,


Jeanine A. Santillo

_____ personally known to me

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.

City/County of Alexandria
Commonwealth of Virginia
The foregoing Instrument was acknowledged before me this 5 day of February, 2010
by Jeanine A. Santillo
(Name of person seeking acknowledgement)

WITNESS my hand and official seal.

Diane Webster
Notary Public

Signature of Notary Public



WAC 10-0001

February 4, 2010

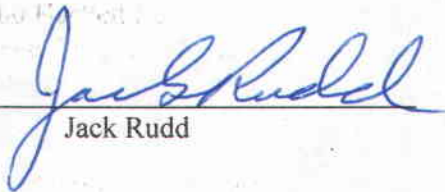
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PLANNING DEPARTMENT

Jack Rudd
1200 Hackett Rd.
Ceres, CA 95307-7537

To Whom It May Concern:

With this letter, I am authorizing Michael J. Kuhl to act on my behalf in matters regarding the establishment of the Williamson Act Contract for Assessor's Parcel Number 087-021-58-100.

Sincerely,

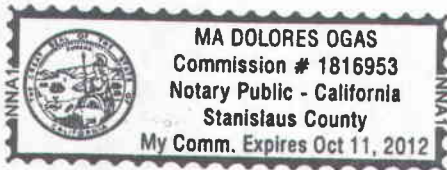


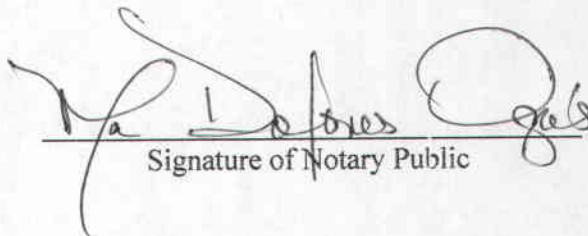
Jack Rudd

_____ personally known to me

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WITNESS my hand and official seal.





Signature of Notary Public

WAC 10-0001

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February 4, 20 10

RECEIVED
PLANNING DEPARTMENT **PART I**
(To be completed by applicant)

LAND CONSERVATION CONTRACT APPLICATION

NAME Michael J. Kuhl (Agent) PHONE (415) 233-1230

Jeanine Santillo PHONE (703) 519-4794

Jack Rudd, Trustee-Kuhl Survivor's Trust PHONE (209) 538-1200

MAILING ADDRESS 155 Ridgewood Dr., San Rafael, CA 94901-1136 (Agent)

ASSESSOR'S PARCEL NUMBER(S): (Attach legal description if portion of parcel)
087-021-58

TYPE OF AGRICULTURAL PRESERVE (Check one):

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

NUMBER OF ACRES TO BE CONSIDERED UNDER THIS CONTRACT 178.75

WATER SOURCE well PRESENT ZONING Agricultural Exclusive

YEAR PROPERTY PURCHASED 1994

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

List specific items or improvements with value for each.

<u>Improvement</u>	<u>Value</u>
<u>barn and outbuildings</u>	<u>\$ 10,000.00</u>
<u>fencing and corrals</u>	<u>7,500.00</u>
<u>water system</u>	<u>4,250.00</u>
<u> </u>	<u> </u>

WAC 10-0001

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.

low intensity farming (grazing)

WHAT IS YOUR CURRENT GROSS INCOME FOR AGRICULTURAL PRODUCTS?

<u>Product</u>	<u>Income</u>
livestock grazing	\$ 3,500.00
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
	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?

PART II
(To be completed by Assessor)

Comments: observed fencing. Barn is visible on
aerial photo. Acreage is gently rolling with few
oak trees.

Assessor's recommendation(s): parcel appears suitable for
dry grazing

4/28/10
Date

Cathi Spear, Senior Appraiser
El Dorado County Assessor

PART III

(To be completed by Agricultural Commission)

Comments: See attached.

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@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
Ron Mansfield – Fruit and Nut Farming Industry
John Smith – Fruit and Nut Farming Industry
Gary Ward, Livestock Industry

MEMORANDUM

DATE: April 29, 2010
TO: Tom Dougherty, Development Services/Planning
FROM: Greg Boeger, Chair *GB*
SUBJECT: **WAC10-0001 – KUHLL/SANTILLO/RUDD (MICHAEL KUHLL, JEANINE SANTILLO, JACK RUDD)**

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10 MAY -4 AM 11:17

During the Agricultural Commission’s regularly scheduled meeting held on April 14, 2010 the following discussion and motion occurred regarding WAC10-0001 – Kuhl/Santillo/Rudd (Michael Kuhl, Jeanine Santillo, Jack Rudd): New Williamson Act Contract required by the approval and certification of the Notice of Non-Renewal for a portion of Agricultural Preserve No. 172 identified by Assessor’s parcel number 087-021-57 on May 13, 2008. The subject 178.75-acre parcel is the second parcel of that original preserve and is identified by Assessor’s Parcel Number 087-021-58. It is located on the west side of South Shingle Road approximately 1.3 miles north of the intersection with Latrobe Road in the Latrobe area. (District 2)

Staff reported on the site visit. The property is over 178 acres and is located on South Shingle Road in the Latrobe area. The parcel is currently zoned AE, has a Land Use Designation of Agricultural Land (AL) and is part of Ag Preserve number 172. The applicant’s have applied for a separate Williamson Act Contract for the 178 acres. Agricultural improvements to the property include: five-strand barbed wire fencing and corrals (verified during site visit), barns and outbuildings (verified during site visit), wells (per application), electric power (verified during site visit), and gravel and dirt roads throughout property (verified during site visit). Improvements exceed the minimum \$10,000 capital outlay requirement. Annual gross income is stated at \$3,500.00 (per application), which exceeds the minimum \$2,000.00 for low intensive farming (grazing). The applicant leases land for cattle grazing. Cattle were on the property at the time of the site visit.

Mr. Bacchi commented that he was glad the property is being maintained as grazing land.

Michael Kuhl was present for questions and review of the project but had no comment.

It was moved by Mr. Bacchi and seconded by Mr. Draper to recommend APPROVAL of WAC 10-0001 as APN 087-021-58 meets the minimum criteria for a low intensive agricultural operation:

Tom Dougherty
Meeting Date: April 14, 2010
RE: Brown, Christine/Carlton Eng.
Page 2

- 1) *The capital outlay exceeds the minimum requirement of \$10,000 at \$21,750,*
- 2) *The acreage of the parcel exceeds the minimum requirement of 50 acres at 178 acres,
and,*
- 3) *The gross income exceeds the minimum requirement of \$2000/year at \$3,500/year.*

Motion passed.

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

NOES: None

ABSENT: Ward

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

GB:na

cc: Michael Kuhl
Jeanine A. Santillo
Jack Rudd

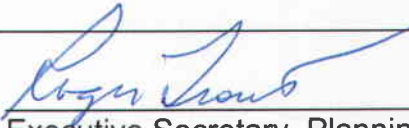
PART IV

(To be completed by Planning Commission)

Date of public hearing: June 24, 2010

Action: Recommended approval.

Comments: _____


Executive Secretary, Planning Commission

7-2-10

PART V

(To be completed by Board of Supervisors)

Date of public hearing: _____

Action: _____

Comments: _____

Suzanne Allen de Sanchez, Clerk to the Board

By: _____
Deputy Clerk to the Board