

Stigall WAC and BLA

EXHIBIT A

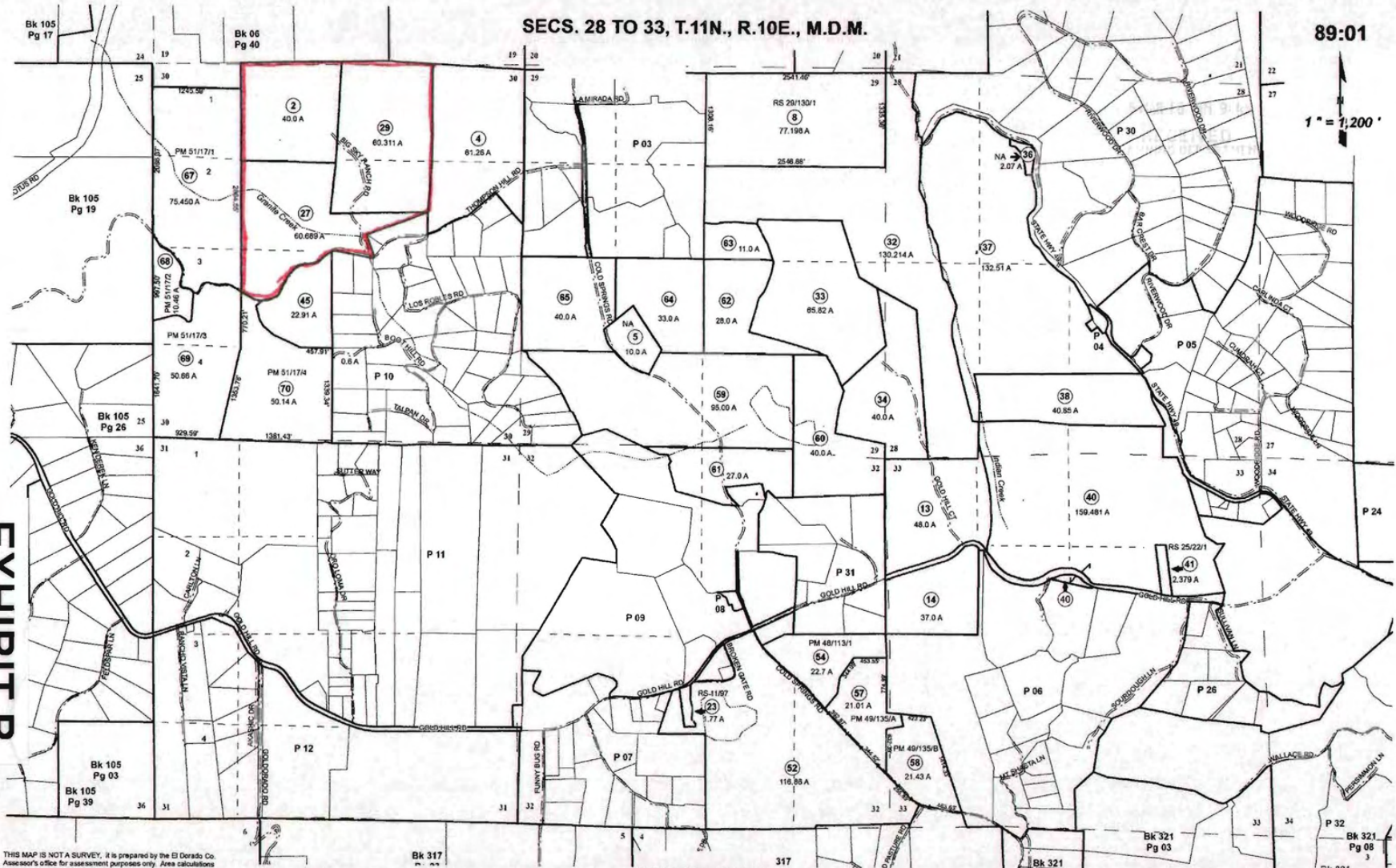
LOCATION MAP

SECS. 28 TO 33, T.11N., R.10E., M.D.M.

89:01

1" = 1,200'

EXHIBIT B



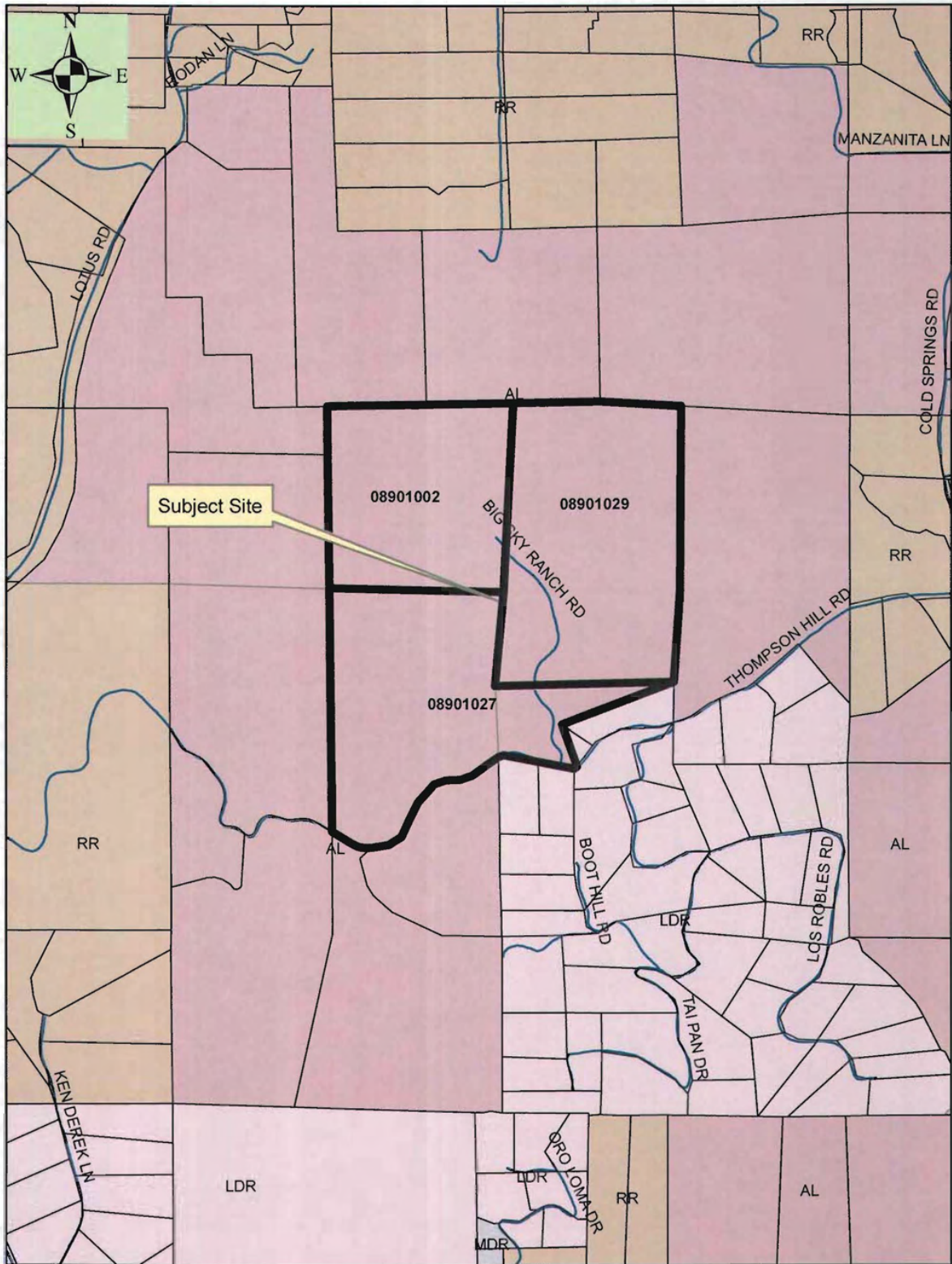
THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

Acreages Are Estimates

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

Rev. Sep 5, 2013

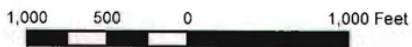
Assessor's Map Bk. 089, Pg. 01
County of El Dorado, CA

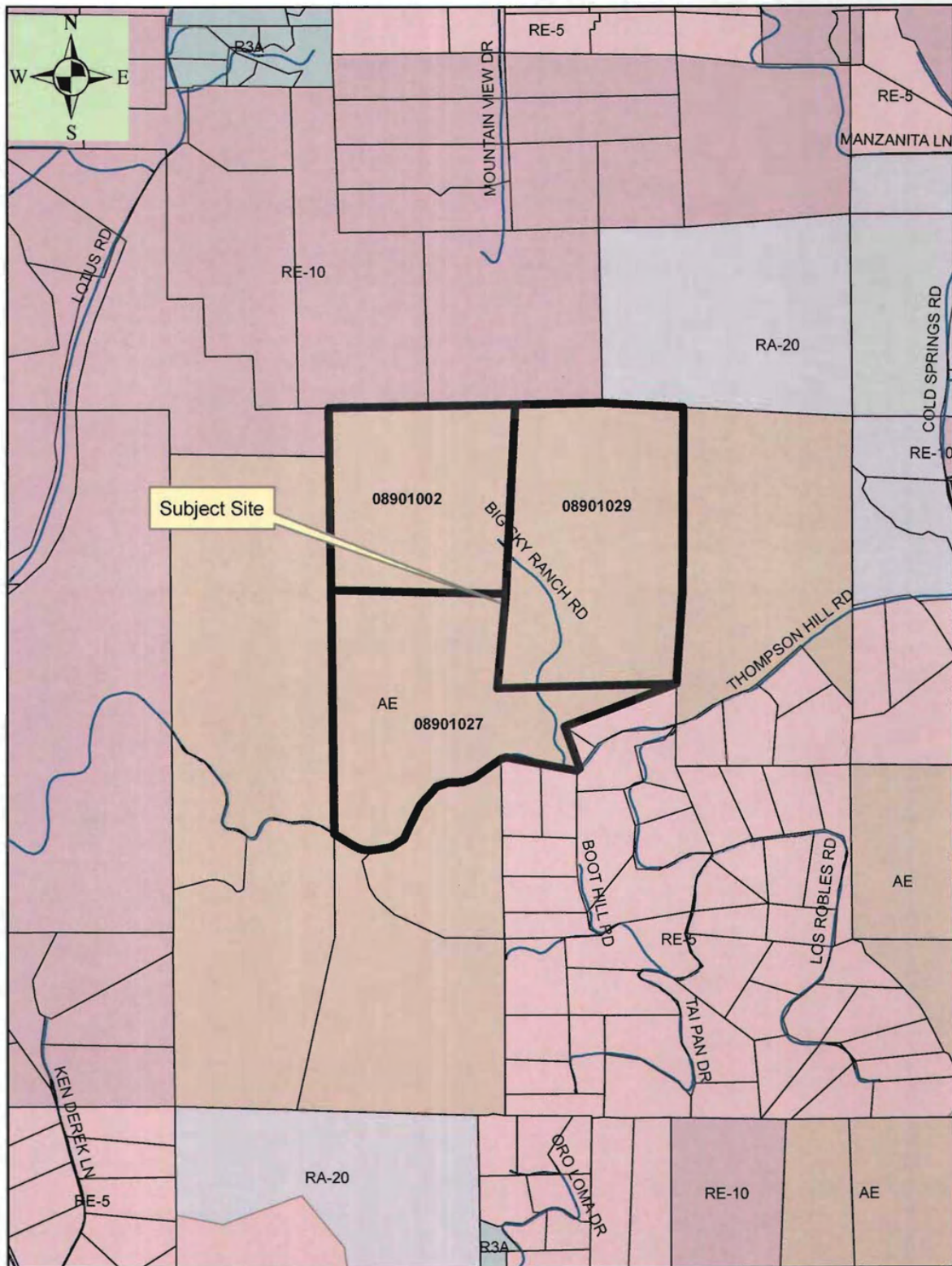


Stigall WAC and BLA

EXHIBIT C

GENERAL PLAN MAP





Stigall WAC and BLA
EXHIBIT D
ZONING MAP

1,000 500 0 1,000 Feet

JUNE 4, 2015

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

Subject: Establishment of an Agricultural Preserve WAC 15-0003

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 50 acres;

Identified as County Assessor's Parcel Number(s) 089-010-29

(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 LOTUS, 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,





EXHIBIT E

WAC15-0003

August 21, 2015

PART I

(To be completed by applicant)

AMENDING BOUNDARY BETWEEN CONTRACT #316

LAND CONSERVATION CONTRACT APPLICATION

NAME Terry Stigall PHONE (530) 622-5559

PHONE () _____

PHONE () _____

MAILING ADDRESS P.O. Box 738, Shingle Springs, CA 95682

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

089-010-29 contract# 316

TYPE OF AGRICULTURAL PRESERVE (Check one):

AMENDING CONTRACT BOUNDARY X

Williamson Act Contract (10-year roll-out) _____

Farmland Security Zone (20-year roll-out) _____

NUMBER OF ACRES TO BE CONSIDERED UNDER THIS CONTRACT 50.0 acres

WATER SOURCE Well PRESENT ZONING AE

YEAR PROPERTY PURCHASED 2003

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>fencing and Barn</u>	<u>\$ 113,000</u>
_____	_____
_____	_____
_____	_____

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.

WHAT IS YOUR CURRENT GROSS INCOME FOR AGRICULTURAL PRODUCTS?

<u>Product</u>	<u>Income</u>
Dry land grazing	\$ 2,000
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
	Total \$ 2,000

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

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 40 ac _____	acres	Comments _____
Brush 9 ac. _____	acres	Comments _____
Timber _____	acres	Comments _____
Christmas trees _____	acres	Comments _____
Grapes _____	acres	Comments _____
<u>house site and barn 1ac</u>	acres	Comments _____

TOTAL ACRES _____ 50 ac. (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.

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

8-21-15 _____
Date Signature of Applicant agent

JUNE 4, 2015

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

Subject: Establishment of an Agricultural Preserve WAC 15-0002

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 111 acres;

Identified as County Assessor's Parcel Number(s) 089-010-02, -27

(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 _____,
_____, 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,





WAC15-0002

August 21, 2015

PART I

(To be completed by applicant)

AMENDING BOUNDARY BETWEEN CONTRACT #133

LAND CONSERVATION CONTRACT APPLICATION

NAME Terry Stigall PHONE (530) 622-5559

PHONE (____) _____

PHONE (____) _____

MAILING ADDRESS P.O. Box 738, Shingle Springs, CA 95682

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

089-010-02 & 089-010-27 contract # 133

TYPE OF AGRICULTURAL PRESERVE (Check one):

AMENDING CONTRACT BOUNDARY X
Williamson Act Contract (10-year roll-out) _____
Farmland Security Zone (20-year roll-out) _____

NUMBER OF ACRES TO BE CONSIDERED UNDER THIS CONTRACT 111.4 ac.

WATER SOURCE existing well PRESENT ZONING AE

YEAR PROPERTY PURCHASED 2003

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>fencing, barn</u>	<u>\$ 139,000</u>
_____	_____
_____	_____
_____	_____

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.

WHAT IS YOUR CURRENT GROSS INCOME FOR AGRICULTURAL PRODUCTS?

<u>Product</u>	<u>Income</u>
Dry Grazing pasture	\$ 2,000
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
	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 I
(Continued, page 3)
(To be completed by applicant)

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>103.0 ac.</u>	acres	Comments _____
Brush <u>6.0 ac.</u>	acres	Comments _____
Timber _____	acres	Comments _____
Christmas trees _____	acres	Comments _____
Grapes _____	acres	Comments _____
house/shop <u>2.4 ac.</u>	acres	Comments _____

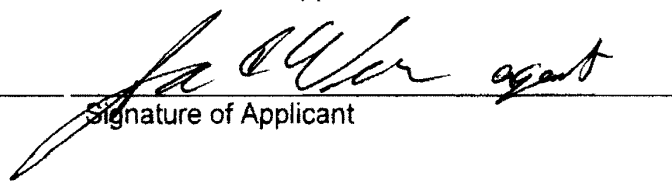
TOTAL ACRES 111.4 ac. (This figure should equal acreage under Contract)

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.

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

8-21-15
Date


Signature of Applicant



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
David Bolster – Fruit and Nut Farming Industry
Tim Neilsen – Livestock Industry

MEMORANDUM

DATE: August 18, 2015
TO: Mel Pabalinas, Development Services/Planning
FROM: Lloyd Walker, Vice Chair
SUBJECT: Williamson Act Contracts WAC15-0002/Boundary Line Adjustment BLA15-0014. APNs: 089-010-02, -27, -29 Property Owner(s): Stigall Family Trust

During the Agricultural Commission's regularly scheduled meeting held on August 12, 2015, the following discussion and motion occurred regarding review of **BLA15-0014. APNs: 089-010-02, -27, -29**; Planning Services has requested a review and recommendation by the Agricultural Commission regarding an application by Stigall Family Trust Request for Boundary Line Adjustment between the three parcels identified by Assessor's Parcel Numbers 089-010-02, -27, -29, requiring a boundary amendment for the current Williamson Act Contracts, Agricultural Preserve #133 (APN: 089-010-02, -27) and Agricultural Preserve #316 (APN: 089-010-29). Resulting acreage for the WAC contract #316 will change from 60 acres to 50 acres and WAC #133 will be approximately 111 acres; the overall acreage will stay the same as it is currently at approximately 161 acres. (District IV)

Parcel Description:

- APN's: 089-010-02, 089-010-27, 089-010-29
- Parcel Acreage: (According to the County Assessor's Information)
 - APN: 089-010-02 = 40.00 Acres
 - APN: 089-010-29 = 60.311 Acres
 - APN: 089-010-27 = 60.689 Acres
 - Total Acreage = 161 Acres
- Ag District: Yes – Partially in the Gold Hill Ag. District
- Land Use Designation: Agricultural Lands (AL)
- Zoning: Exclusive Agricultural (AE)
- Average Elevation of Parcel: 1400 ft.

EXHIBIT F

Discussion:

The boundary line adjustment cleans up access to the properties, as it will now follow Big Sky Rd., which bisects WAC #316 currently. This adjustment will take approximately 10 acres from APN: 089-010-02 (WAC #316) and add it to APN: 089-010-02 and 089-010-27 (WAC #133).

The properties are currently in a Williamson Act Contracts (#133 and #316), and continue to meet the criteria to qualify as such after the amendment to boundary lines;

- (1) Capital outlay exceeded the \$10,000 for each contract;
- (2) Minimum acreage still exceeds the 50 acre requirement;
 - ◆ Amended WAC #133 = 161Acres
 - ◆ Amended WAC #316 = 50 Acres
- (3) Gross income exceeds the \$2,000 for both WAC contracts.

Staff Recommendation: Staff recommends APPROVAL of WAC 15-0002 and BLA15-0014 based on the above findings.

The applicant was present and had no comment.

It was moved by Mr. Bacchi and seconded by Mr. Mansfield to recommend APPROVAL of Staff's recommendation for Terry Stigall Family Trust request for Boundary Line Adjustment between the three parcels identified by Assessor's Parcel Numbers 089-010-02, 089-010-27, 089-010-29, requiring a boundary amendment for the current Williamson Act Contracts, Agricultural Preserve #133 (APN: 089-010-02, 089-010-27) and Agricultural Preserve #316 (APN: 089-010-29). Resulting acreage for the WAC contract #316 will change from 60 acres to 50 acres and WAC #133 will be approximately 111 acres; the overall acreage will stay the same as it is currently at approximately 161 acres.

Motion passed

AYES: Walker, Draper, Bacchi, Mansfield

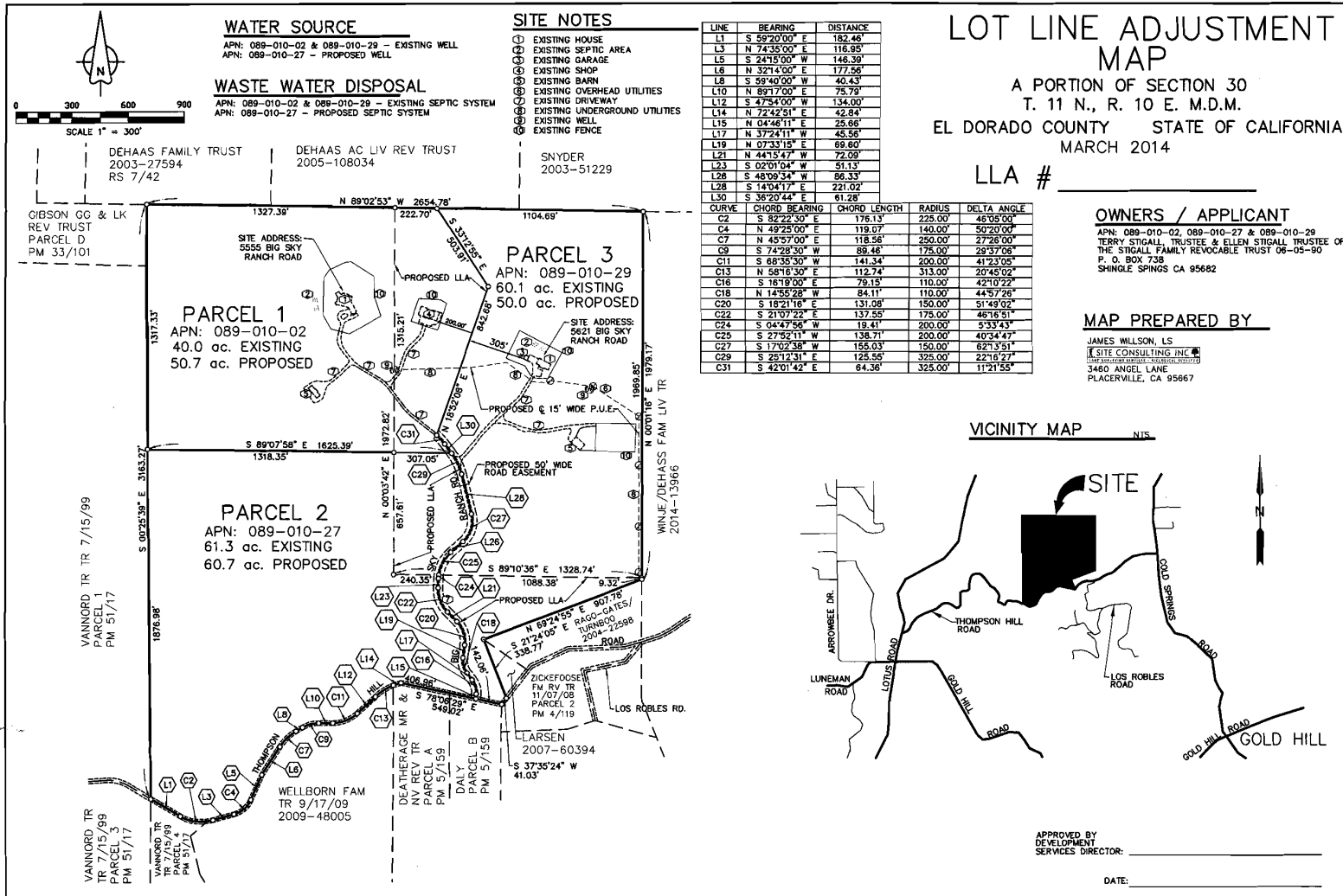
NOES: None

ABSENT: Boeger, Bolster, Neilsen

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

cc: Stigall Family Trust

EXHIBIT G



LINE	BEARING	DISTANCE
L1	S 59°20'00" E	182.46'
L3	N 74°35'00" E	116.95'
L5	S 24°15'00" W	146.39'
L6	N 32°14'00" E	177.56'
L8	S 59°40'00" W	40.43'
L10	N 89°17'00" E	75.79'
L12	S 47°54'00" W	134.00'
L14	N 72°42'51" E	42.84'
L15	N 04°46'11" E	25.66'
L17	N 37°24'11" W	45.56'
L19	N 07°33'15" E	69.60'
L21	N 44°15'47" W	72.09'
L23	S 02°01'04" W	51.13'
L28	S 48°09'34" W	56.33'
L28	S 14°04'17" E	221.02'
L30	S 36°20'44" E	61.28'

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	DELTA ANGLE
C2	S 82°22'30" E	176.13'	225.00'	46°08'00"
C4	N 49°25'00" E	119.07'	140.00'	50°20'00"
C7	N 45°57'00" E	118.56'	290.00'	27°26'00"
C9	S 74°28'30" W	88.48'	175.00'	29°37'06"
C11	S 68°39'30" W	141.34'	200.00'	41°23'05"
C13	N 58°16'30" E	112.74'	313.00'	20°45'02"
C16	S 16°19'00" E	79.15'	110.00'	42°10'22"
C18	N 14°55'28" W	84.11'	110.00'	44°57'26"
C20	S 18°21'16" E	131.08'	150.00'	51°40'02"
C22	S 21°07'22" E	137.55'	175.00'	46°16'51"
C24	S 04°47'56" W	19.41'	200.00'	5°33'43"
C25	S 27°52'11" W	138.71'	200.00'	40°34'47"
C27	S 17°02'38" W	155.03'	150.00'	62°33'51"
C29	S 25°12'31" E	125.55'	325.00'	22°16'27"
C31	S 42°01'42" E	64.36'	325.00'	11°21'55"

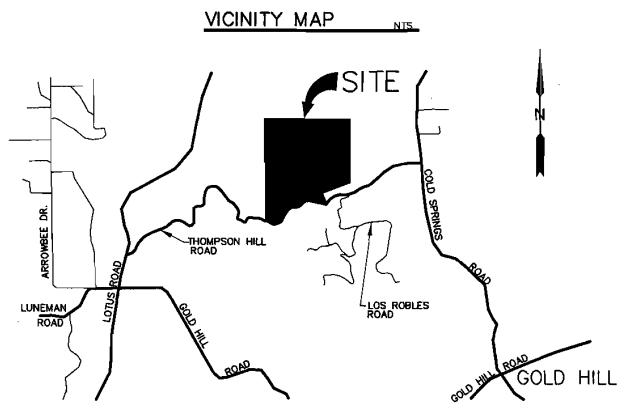
LOT LINE ADJUSTMENT MAP

A PORTION OF SECTION 30
 T. 11 N., R. 10 E. M.D.M.
 EL DORADO COUNTY STATE OF CALIFORNIA
 MARCH 2014

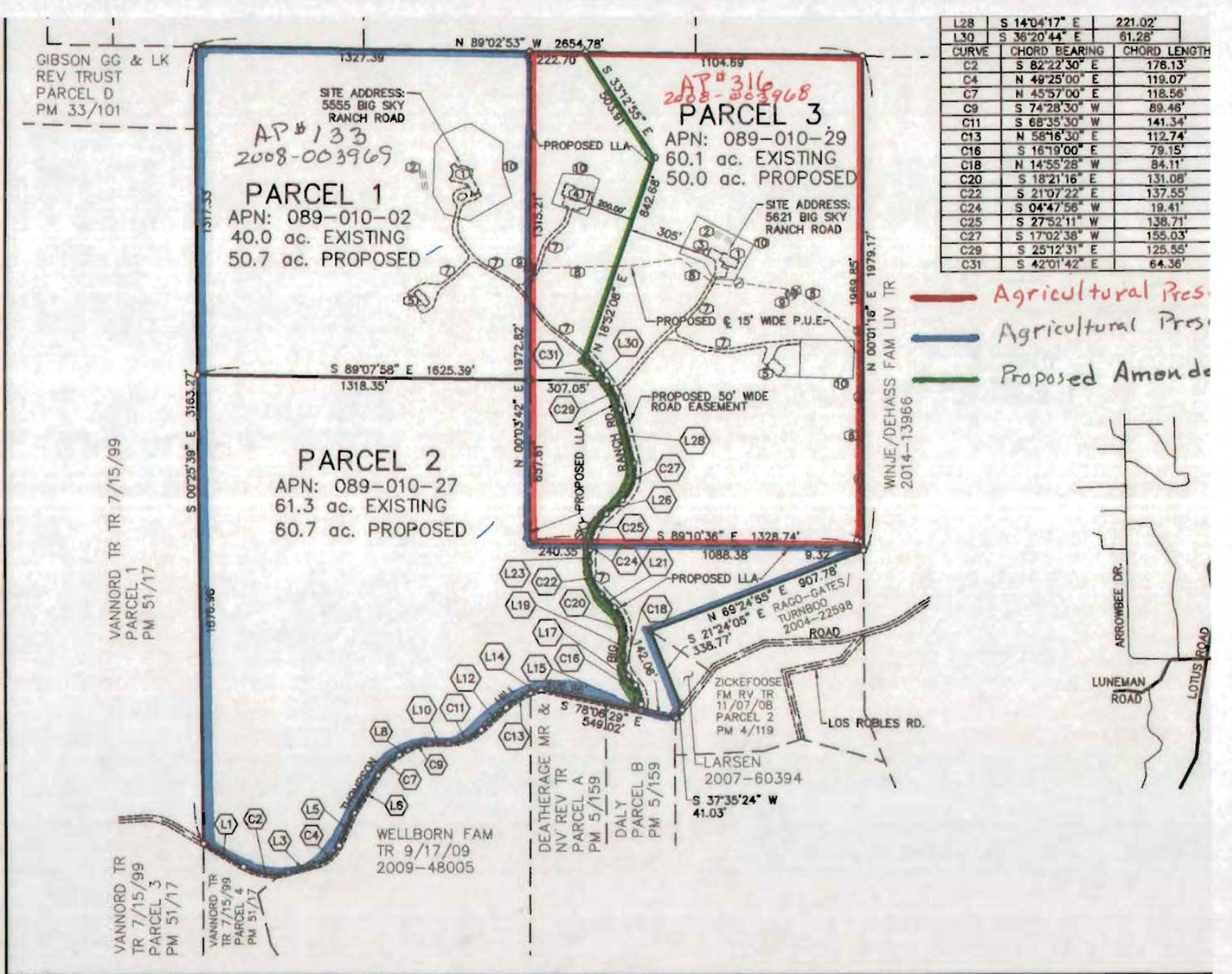
LLA # _____

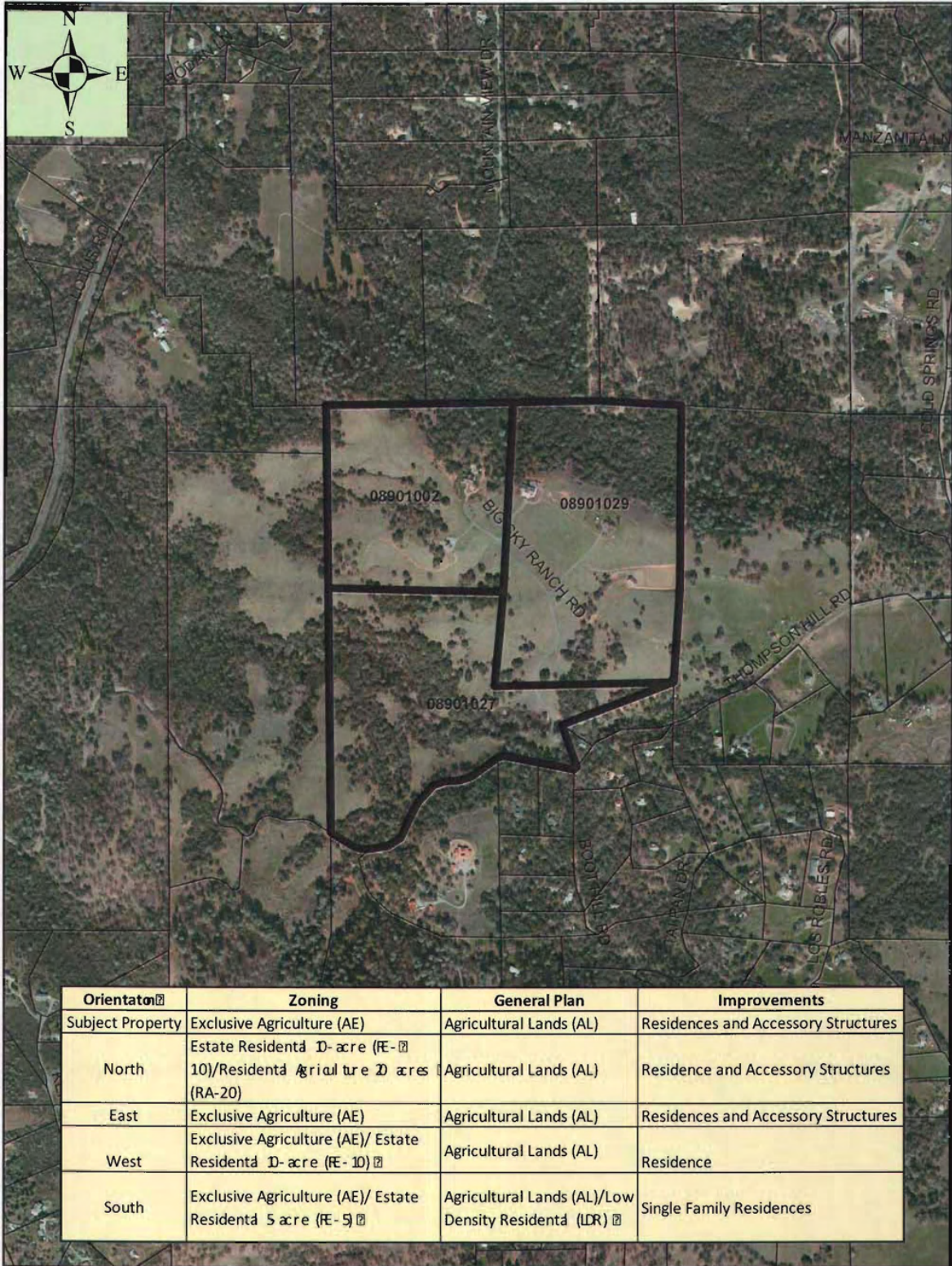
OWNERS / APPLICANT
 APN: 089-010-02, 089-010-27 & 089-010-29
 TERRY STIGALL, TRUSTEE & ELLEN STIGALL TRUSTEE OF
 THE STIGALL FAMILY REVOCABLE TRUST 08-05-90
 P. O. BOX 738
 SHINGLE SPINGS CA 95682

MAP PREPARED BY
 JAMES WILSON, LS
 SITE CONSULTING INC.
 3480 ANGEL LANE
 PLACERVILLE, CA 95667



APPROVED BY
 DEVELOPMENT SERVICES DIRECTOR: _____
 DATE: _____





Stigall WAC and BLA EXHIBIT H

1,000 500 0 1,000 Feet