

April 23, 2008

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

08 APR 24 PM 2:31
RECEIVED
PLANNING DEPARTMENT

RE: Establishment of an Agricultural Preserve

Dear Commissioners:

I hereby request that the Planning Commission consider and recommend to the Board of Supervisors that my 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 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 consists of 20.02 acres;


Identified as County Assessor's Parcel Number(s) APN 085-030-14;

Located generally in the vicinity of North Canyon & Hidden Valley Lane, as shown on the attached map.

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

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

Sincerely yours,



Gael Barsotti

WAC 08-0002

WHAT IS YOUR CURRENT GROSS INCOME FOR AGRICULTURAL PRODUCTS?

<u>Product</u>		<u>Income</u>
Apples*	15 acres @ \$5055/acre =	\$ <u>75,825</u>
Timber*	4 acres @ 130br/acre @ \$0.186/bf=	\$ <u>96</u>
Total	19 acres	\$ <u>75,921</u>

* Value based on 2006 El dorado County Crop Report. Survey prepared by the El Dorado County Department of Agriculture.

**Value, tons per acre and price per ton based on 2005 El dorado County Winegrape Survey weighted average price. Survey prepared by the El Dorado County Department of Agriculture.

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

Meets and exceeds minimum income requirements with \$75,921 TOTAL income for agricultural operations.

PART I

(continued, page 3)
(to be completed by applicant)

CURRENT LAND UTILIZATION

Pear trees _____	acres	Date planted _____
Apple trees <u>15</u>	acres	Date planted <u>1980</u>
Walnut trees _____	acres	Date planted _____
Irrigated pasture _____	acres	Date planted _____
Crop land _____	acres	Date planted _____
Pear trees _____	acres	Date planted _____
Dry grazing _____	acres	Date planted _____
Brush _____	acres	Date planted _____
Timber <u>4</u>	acres	Date planted _____
Christmas trees _____	acres	Date planted _____
Grapes _____	acres	Date planted _____
Grapes _____	acres	Date planted _____

TOTAL ACRES 20.02 (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.

4-23-08
Date

Joel Bassett
Signature of Applicant

Exhibit A



El Dorado, County Recorder
William E. Schultz Co Recorder Office

DOC- 2000-0007474-00

Check Number 10002
Friday, FEB 11, 2000 11:21:31
Ttl Pd \$13.00 Nbr-0000010000
LJP/CZ/1-

RECEIVED
FEB 24 11 23 AM '00
DEPARTMENT OF REVENUE
FILES

Recording Requested By)
)
)
After Recording Return:)
)
Mr. & Mrs. Gael Barsotti)
2239 Hidden Valley Lane)
Camino, CA 95709)

QUITCLAIM TRANSFER TO TRUST - NOT PURSUANT TO A SALE

QUITCLAIM DEED (Excluded from Reappraisal Under Proposition 13, i.e., Calif. Const. Art 13A(1) et. seq. and not a "change in ownership" per REV §62(d))

The undersigned transferors declare under penalty of perjury that the following is true and correct: THERE IS NO CONSIDERATION FOR THIS TRANSFER.

There is no Documentary transfer tax due; Transfers grantors' interest to a revocable trust - no consideration. Not Pursuant to Sale.

GRANTORS: GAEL M. BARSOTTI and JOAN H. BARSOTTI, husband and wife, hereby quitclaim to GAEL M. BARSOTTI and JOAN H. BARSOTTI, Trustees of the BARSOTTI 2000 FAMILY TRUST, the following real property situate in the County of El Dorado, State of California, more particularly described as follows:

PARCEL NO. 1:

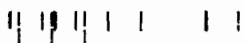
The Northwest quarter of the Northeast quarter of Section 35, Township 11 North, Range 11 East, M.D.B. & M.

EXCEPTING THEREFROM that parcel thereof described as commencing at the Southeast corner of said Northwest quarter of Northeast quarter of said Section 35; thence North 77 feet, thence Southwesterly to a point 414 feet West of the point of beginning and thence East 414 feet to the point of beginning, containing in said excepted parcel 3 acres, more or less, and in said herein granted parcel 37 acres, more or less.

PARCEL NO. 2:

An undivided one-third interest in that certain reservoir, particularly described as follows:

A triangular piece of land lying in the Southwest corner of the Southwest quarter of the Northwest quarter of Section 32, Township 11 North, Range 12 East, M.D.B.&M., the Westerly boundary of said piece of land being as follows:



COMMENCING at the Southwest corner of the Northwest quarter of said Section 32, and extending in a Northerly direction along the boundary line between Sections 31 and 32, a distance of 350 feet, the Southerly boundary line of said piece of land being as follows:

COMMENCING at the Southwest corner of the said Northwest quarter of said Section 32, and extending in an Easterly direction along the East and West center line of said Section 32, a distance of 600 feet, the third and Northeasterly boundary line of said piece of land being the hypotenuse of the right angled triangle formed by the Westerly and Southerly lines hereinbefore described, the entire tract comprising approximately 3 acres, more or less.

PARCEL NO. 3:

An undivided one-third interest in a continuous right of way for a ditch and pipe line from the above described reservoir over the lands of John P. Cleese, Giuseppe Gasparini and W. H. Hoy in Sections 35, 35 and 36, Township 11 North, Range 11 East, M. D. B. & M, and lands of Effie F. Smith and Samuel Kesler in Sections 31 and 32, Township 11 North, Range 12 East, M. D. B. & M., to the above described land, as said rights of way are described in the following Deeds and Agreement: Deed recorded April 4, 1928 in Book 108 of Deeds, at Page 378, Records of El Dorado County, from Sam Kesler and wife, to E.T. Larsen, et al; Deed recorded April 4, 1928 in Book 108 of Deeds, at page 377, Records of El Dorado County from John P. Cleese and wife. to Emil T. Larsen, et al; Agreement recorded January 2 1929 in Book J of Agreements, at page 474, Records of El Dorado County, from Effie F. Smith to Emil T. Larsen; Deed recorded February, 1919 in Book 111 of Official Records of El Dorado County, at page 160, from Giuseppe Gasparini and wife, to Emil T. Larsen; Deed recorded April 30, 1919 in Book 111 of Official Records of El Dorado County, at page 408, from John P. Cleese and wife, to Emil T. Larsen, et al; and Deed recorded May 20, 1919 in Book 111 of Official Records of El Dorado County, at page 497, from W. H. Hoy and wife to Emil T. Larsen, et al.

A.P.N. 085-030-14-100

Dated: Jul 5, 2000

Gael M. Barsotti
GAEL M. BARSOTTI

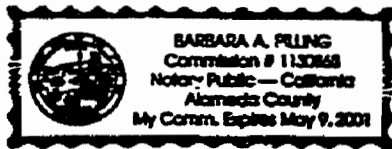
Joan H. Barsotti
JOAN H. BARSOTTI

STATE OF CALIFORNIA)
COUNTY OF Alameda) SS.

On Feb. 5, 2000, before me, the undersigned
Notary Public, personally appeared GAEL M. BARSOTTI and JOAN
H. BARSOTTI personally known to me (or proved to me on the basis
of satisfactory evidence) to be the persons whose names are
subscribed to the within instrument and acknowledged to me that
they executed the same in their authorized capacity, and that
by their signature on the instrument the persons or the entity
upon behalf of which the persons acted, executed the
instrument.

WITNESS my hand and official seal.

Barbara A. Pilling
NOTARY PUBLIC, State of
California



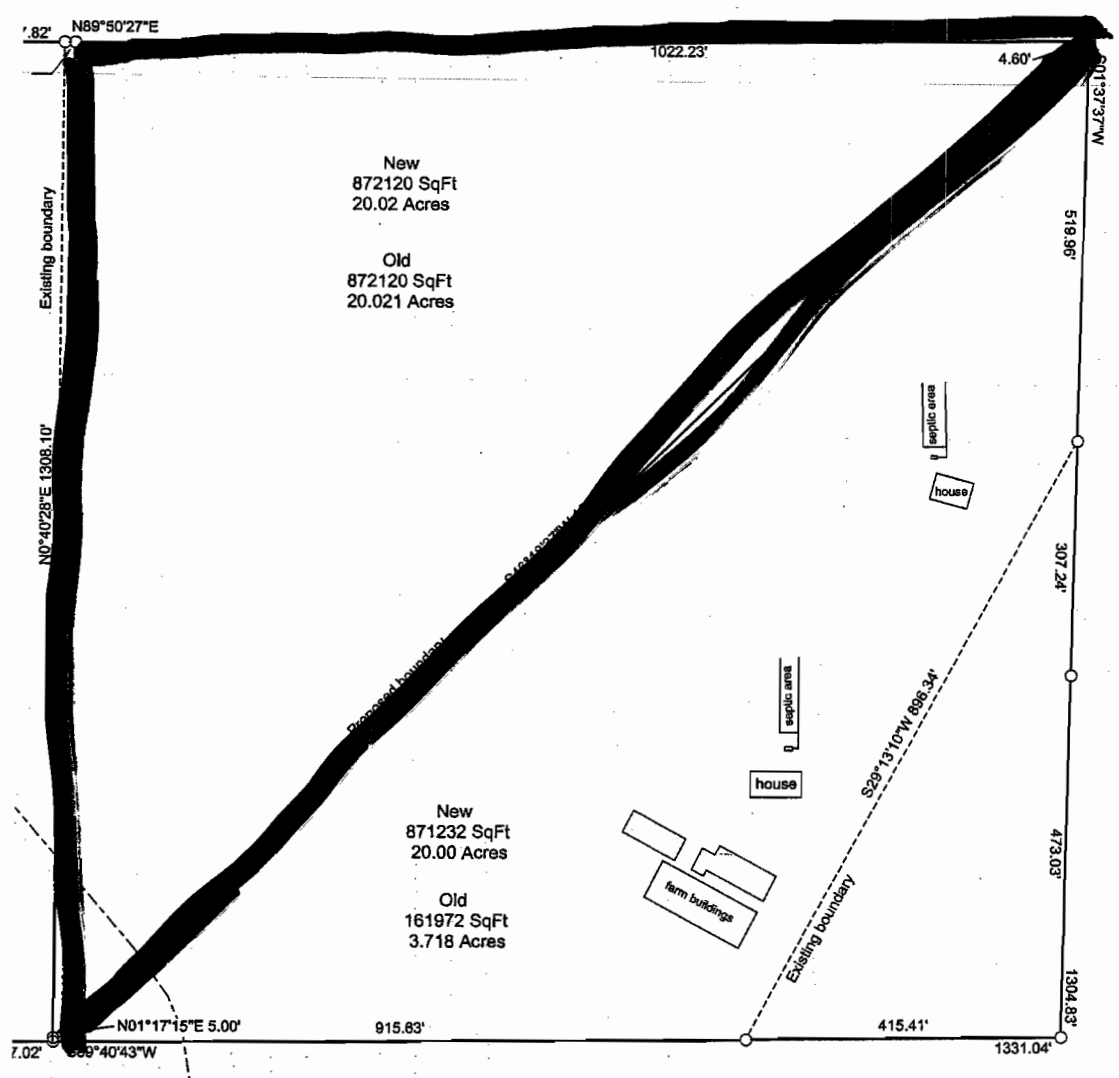
92/11/2000, 200000474-1



PLAT MAP

PROPOSED BOUNDARY LINE ADJUSTMENT
A PORTION OF THE N½ OF THE N½
OF SEC. 35, T11 N., R11 E., M.D.M.
COUNTY OF EL DORADO STATE OF CALIFORNIA
JANUARY 2007 ~ SCALE 1" = 150'

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SURVEYOR'S STATEMENT:
This Plat was prepared by me using field and record information at the request of Gael Barsotti in August 2007.

James R. Sweerley 8-17-07
James R. Sweerley PLS 3864
License expires June 30, 2008

PART II

(To be completed by Assessor)

Comments: see attached memorandum dated
November 24, 2008 recommending
approval.

Assessor's recommendation(s): Concur with above and
referenced memo.


November 24, 2008
Date


El Dorado County Assessor

TIM HOLCOMB
EL DORADO COUNTY ASSESSOR

M E M O R A N D U M

November 24, 2008

TO: Tim Holcomb, Assessor
FROM: Lon Varvel, Senior Appraiser 
SUBJECT: WAC 08-0002 & WAC 08-0003 – Barsotti Williamson Act Contract

Tim,

Today Debi Cumbra and I visited the parcels for the above captioned Williamson Act Contract. The parcels, application and information meets El Dorado County's requirements for acceptance into the Williamson Act.

We have no objections to executing this proposal.



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
Tom Heflin – Fruit and Nut Farming Industry
David Pratt – Fruit and Nut Farming Industry
Gary Ward, Livestock Industry

MEMORANDUM

DATE: July 17, 2008
TO: Aaron Mount, Planner
FROM: Greg Boeger, Chair *GB*
SUBJECT: **WAC 08-0002 & WAC 08-0003 – BARSOTTI WILLIAMSON ACT CONTRACT (GAEL BARSOTTI/BILL SNODGRASS)**

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During the Agricultural Commission’s regularly scheduled meeting held on July 9, 2008, the following discussion and motion occurred regarding WAC 08-0002 & WAC 08-0003 – Barsotti Williamson Act Contract (Gael Barsotti/Bill Snodgrass): A request to revise an existing Agricultural Preserve and create two separate Agricultural Preserves. The applicant is also requesting a Boundary Line Adjustment (BLA 07-0070). The property, identified by Assessor’s Parcel Numbers 085-030-14 & 085-540-70, consists of 40.00 acres, and is located on the east side of Hidden Valley Lane approximately 0.25 miles north of the intersection with North Canyon Road, in the Camino area. (District 3)

Staff reported on the site visit. The parcels are currently zoned AE and are in the Camino/Fruitridge Agricultural District. The BLA 07-0070 would add 3.718 acres (APN 085-540-70) to APN 085-030-14, creating a parcel of 40 acres, to be split in half, creating two parcels of 20.02 acres and 20.00 acres. BLA 07-0070 must conform to Government Code Sec 51257, as the land is under a Williamson Act Contract. For the completion of the BLA, the following 7 findings, from Gov. Code Sec 51257, must be made:

1. As new contracts are required, the new contracts will enforceably restrict the adjusted boundaries of the parcel for an initial term not less than 10 years.
2. There is no net decrease in the amount of acreage being restricted; in fact, there will be more acreage under the new contracts.
3. At least 90 percent of the land under the former contract will remain under the new contracts; 100 percent of the land under the former contract will be included in the new contracts.
4. After the boundary line adjustment, the parcels of land subject to contract will be large enough to sustain their agricultural use.
5. The boundary line adjustment will not compromise the long-term agricultural productivity of the parcel or other agricultural lands subject to a contract.
6. The boundary line adjustment will not result in the removal of adjacent land from agricultural use.
7. The boundary line adjustment will not result in a greater number of developable parcels, or an adjusted lot that is inconsistent with the General Plan.

After a thorough analysis of the BLA, it is staff’s opinion that all seven findings can be made. Staff reported that WAC 08-0002 contains a 15 acre apple orchard and exceeds the required criteria: 1) Capital Outlay exceeds the required \$45,000 at \$323,046; 2) Minimum acreage exceeds the required 20 acres at 20.02 acres; and 3) Gross income exceeds the required \$13,500 at \$75,825. WAC

08-0003 contains a 1 acre apple orchard and a 2.5 acre vineyard (to be expanded), and meets the required criteria: 1) Capital Outlay exceeds the required \$45,000 at \$377,246; 2) Minimum acreage meets the required 20 acres at 20 acres; and 3) Gross income exceeds the required \$13,500 at \$17,502.

Bill Snodgrass gave further explanation of the project and was available for questions.

It was moved by Mr. Walker and seconded by Mr. Bacchi to recommend APPROVAL of Gael Barsotti/Bill Snodgrass request – BLA 07-0070 as the Board of Supervisors will be able to make the following findings, pursuant to Government Code Section 51257:

- 1) The new contract or contracts would enforceably restrict the adjusted boundaries of the parcel for an initial term or 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 the acreage restricted.*
- 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.*

Concurrently with the completion of the BLA, the Agricultural Commission recommends APPROVAL of WAC 08-0002 as the minimum criteria for a high intensive agricultural operation has been exceeded:

- 1) Capital outlay exceeds the minimum requirement of \$45,000 at \$323,046.*
- 2) Acreage of parcel exceeds the minimum requirement of 20 acres at 20.02 (acreage of crops is 15 acres).*
- 3) Gross income exceeds the minimum requirement of \$13,500/year at \$75,825.*

Concurrently, with the completion of the BLA, the Agricultural Commission recommends APPROVAL of WAC 08-0003 as the minimum criteria for a high intensive agricultural operation has been met or exceeded:

- 1) Capital outlay exceeds the minimum requirement of \$45,000 at \$377,246.*
- 2) Acreage of parcel meets the minimum requirement of 20 acres at 20 acres (acreage of crops is 3.5 acres).*
- 3) Gross income exceeds the minimum requirement of \$13,500/year at \$17,502.*

Motion Passed.

AYES: Bacchi, Draper, Pratt, Walker, Boeger

NOES: None

ABSENT: Heflin, Ward

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

GB:na

cc: Bill Snodgrass
Gael Barsotti

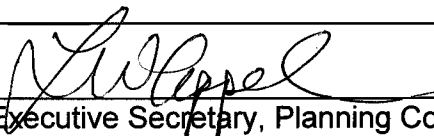
PART IV

(To be completed by Planning Commission)

Date of public hearing: November 13, 2008

Action: Recommended approval

Comments: _____


Executive Secretary, Planning Commission

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