

File No. WAC09-0002/BLA13-0032
 Location Map

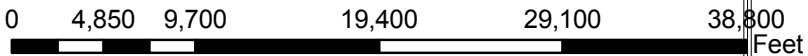
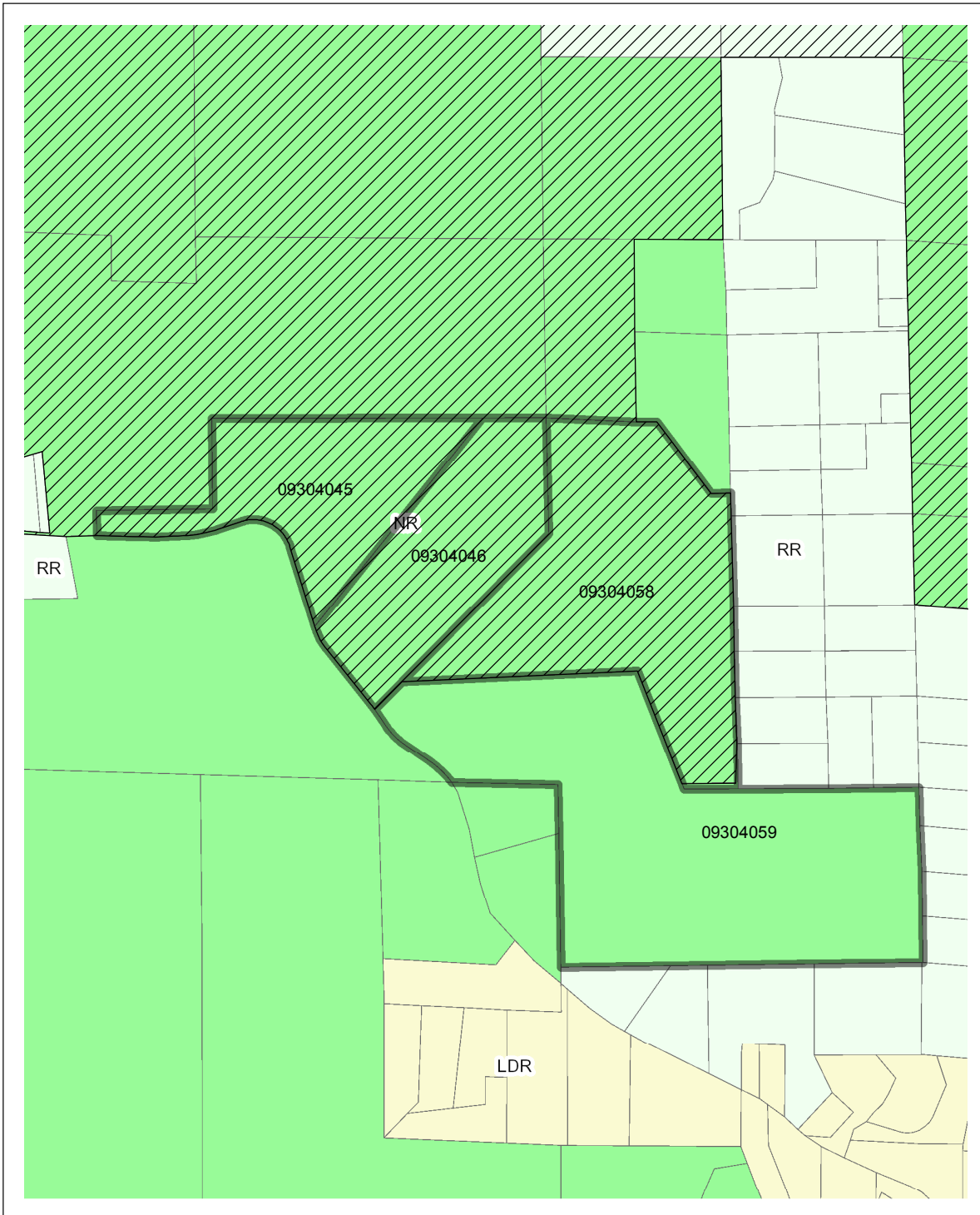
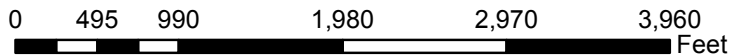


EXHIBIT A



File No. WAC09-0002/BLA13-0032
 General Plan Map

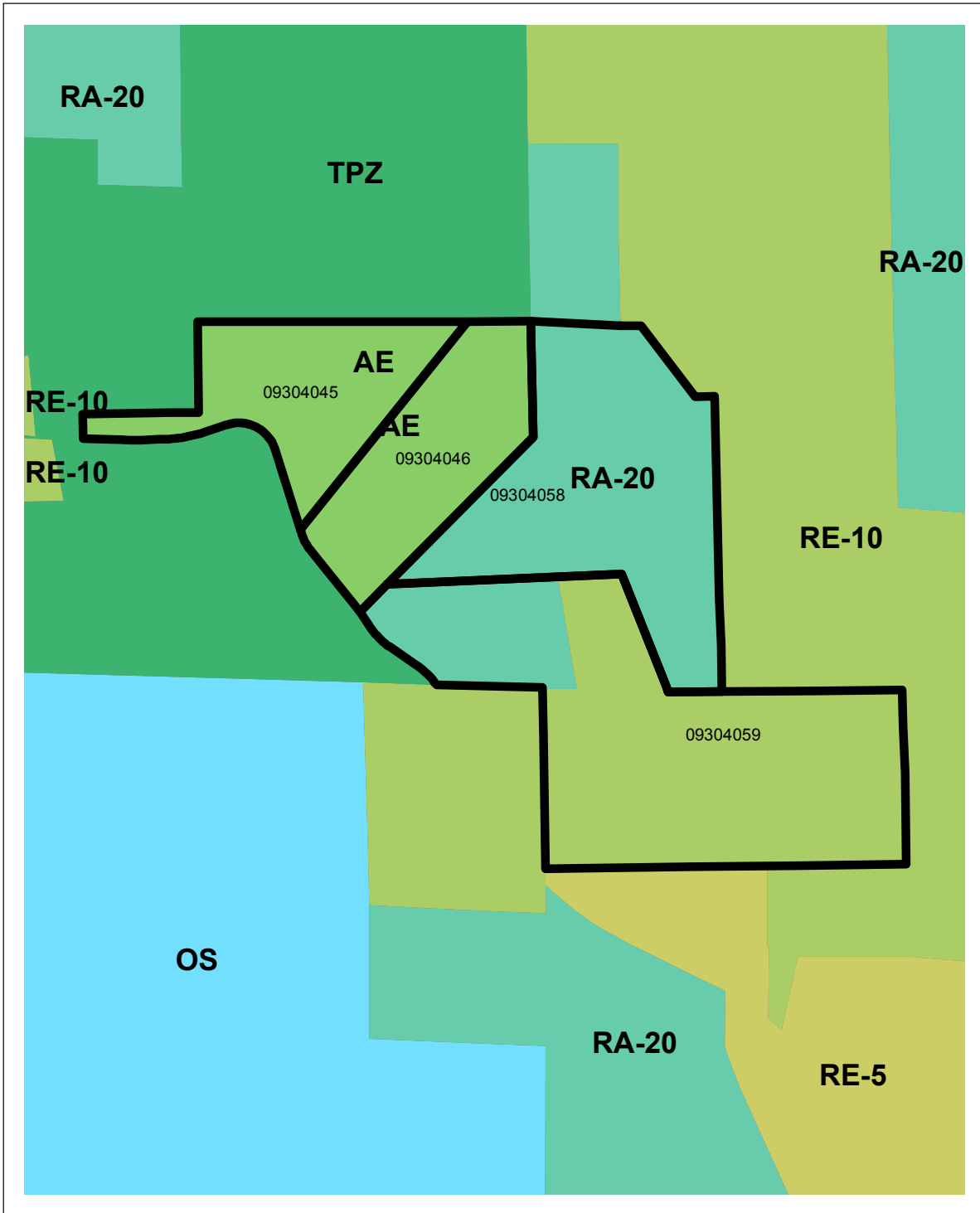


Legend

Ag District



EXHIBIT C



File No. WAC09-0002/BLA13-0032
 Pre 1-15-2016 Zoning Map

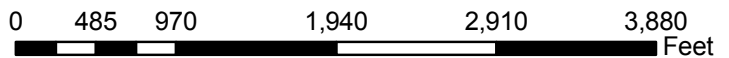
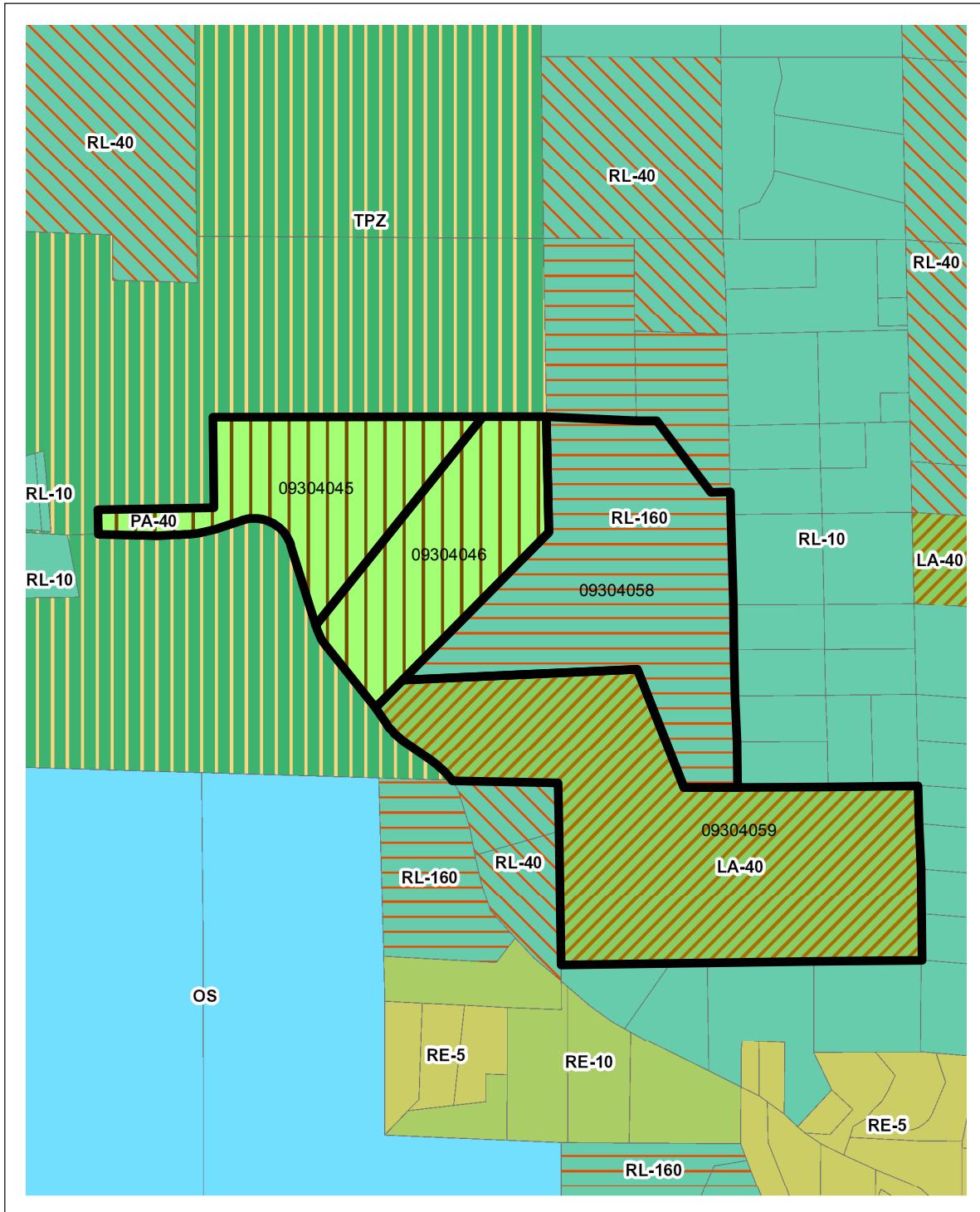


EXHIBIT D



File No. WAC09-0002/BLA13-0032
 1-15-2016 Zoning Map

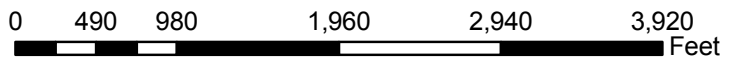


EXHIBIT E



AGRICULTURAL COMMISSION

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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
John Smith – Fruit and Nut Farming Industry
Tim Neilsen – Livestock Industry

MEMORANDUM

DATE: September 15, 2016
TO: Aaron Mount, Development Services/Planning
FROM: Greg Boeger Chair
SUBJECT: Williamson Act/Boundary Line Adjustment - WAC 09-0002/BLA13-0032-
Rossi Agricultural Preserve (Randy Rossi/Bob Olson/David Henry III):

During the Agricultural Commission's regularly scheduled meeting held on September 14, 2016 a request for a Williamson Act/Boundary Line Adjustment was reviewed for Amendment to two existing Williamson Act Contracts (Agricultural Preserve) consisting of the following changes: Agricultural Preserve No. 291 (Assessor's Parcel Number (APN: 093-040-45) and Agricultural Preserve No. 298 (APN: 093-040-46) by combining the two contracts into a single 74.406 acre Agricultural Preserve; and a Boundary Line Adjustment adjusting common property line between four parcels resulting in the following changes: APN: 093-040-59 decreasing from 112.385 acres to 110.035 acres, APN: 093-040-58 decreasing from 77.408 acres to 65.353 acres, APN: 093-040-46 increasing from 40.001 to 74.406, and APN: 093-040-45 decreasing from 40.01 acres to 20.001 acres.

The project parcels are located on the east side of Grizzly Flat Road, approximately 3.9 miles east of the intersection with Mt. Aukum Road in the Somerset area, Supervisorial District II

The project was deemed prior to adoption of the current zoning ordinance, therefore the following Policy applies from the current Zoning Ordinance:

130.10.040.C 1. Pending Applications. Applications which have been determined by the Department to be complete and in compliance with California Government Code Section 65943 before the effective date of this Title, or any amendment hereto, shall comply with the provisions of the Title in effect on the date that the application is deemed complete.

EXHIBIT F

Planning is seeking a review and comments.

Project:

1. WAC 09-0002

- Parcel Numbers: 093-040-46 and 093-040-45
- Acreage: 77.408 acres
- Zoning Planned Agriculture 40-acre (PA-40).
- Land Use Designation: Natural Resources
- Property is being used for high intensity agriculture as a vineyard.
- Capital outlay reported :
 - i. 8 acre Vineyard - \$90,000
- Annual gross income reported: \$15,000

Williamson Act Contract Criteria:

Low Intensive Farming Operation

1. Minimum Acreage = 20 contiguous acres.
2. Capital Outlay = \$45,000
3. Minimum Gross Income = \$13,500/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 regards 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 09-0002 and BLA 13-0032 based on the above findings.

Chair Boeger addressed the public for comment; Randy Rossi addressed the board and answered questions from the Board Members.

It was moved by Mr. Walker and seconded by Mr. Bolster to recommend APPROVAL of Staff's recommendation for amendment as recommended by staff to two existing Williamson Act Contracts (Agricultural Preserve) based

Meeting Date: September 14, 2016
Re: WAC 09-0002/BLA13-0032 Rossi
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on the above findings. Amendment consisting of the following changes: Agricultural Preserve No. 291 (Assessor's Parcel Number (APN: 093-040-45) and Agricultural Preserve No. 298 (APN: 093-040-46) by combining the two contracts into a single 74.406 acre Agricultural Preserve; and a Boundary Line Adjustment adjusting common property line between four parcels resulting in the following changes: APN: 093-040-59 decreasing from 112.385 acres to 110.035 acres, APN: 093-040-58 decreasing from 77.408 acres to 65.353 acres, APN: 093-040-46 increasing from 40.001 to 74.406, and APN: 093-040-45 decreasing from 40.01 acres to 20.001 acres.

Motion passed

AYES: Bacchi, Bolster, Walker, Boeger

NOES: None

ABSENT: Draper, Mansfield, Neilsen

EXHIBIT H

