

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of El Dorado)

On November 14 2016 before me, **B. Totaro, Notary Public**

personally appeared Randy Rossi
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 B. Totaro (Seal)

11 / 19, 2016

PART I

(To be completed by applicant)

LAND CONSERVATION CONTRACT APPLICATION

NAME Randy Rossi PHONE (530) 626-0800

PHONE (_____) _____

PHONE (_____) _____

MAILING ADDRESS 7505 Grizzly Flat Rd, Somerset, CA 95684

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

093-040-46

Portion of 093-040-45

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 74.406

WATER SOURCE Well PRESENT ZONING PA-40

YEAR PROPERTY PURCHASED 1998

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>8 acre vineyard</u>	<u>\$ 90,000</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>
Grapes	\$ 15,000
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
	Total \$ 15,000

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 _____	acres	Comments _____
Brush _____	acres	Comments _____
Timber _____	acres	Comments _____
Christmas trees _____	acres	Comments _____
Grapes ⁸ _____	acres	Comments _____
_____	acres	Comments _____

TOTAL ACRES 74.406 (This figure should equal acreage under Contract)

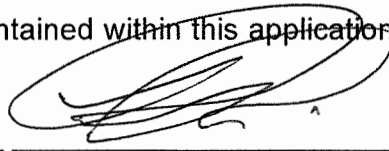
PLANNED FUTURE DEVELOPMENTS

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.

11/14/2016

Date



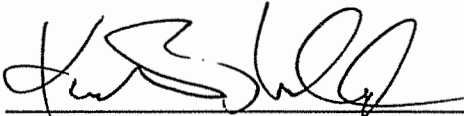
Signature of Applicant

PART II
(To be completed by Assessor)

Comments: No comments or questions @ this
time

Assessor's recommendation(s): _____

March 7 2016
Date


El Dorado County Assessor



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 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.

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

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

PART IV

(To be completed by Planning Commission)

Date of public hearing: Not applicable.

Action: _____

Comments: _____

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