

May 16, 2017

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

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 217.68 acres;

Identified as County Assessor's Parcel Number(s) 046-071-27

(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 D'Agostini Drive
_____, 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,

Rombauer Vineyards, Inc.

By: *[Signature]*
Kathryn Rombauer
Its: *President*

May 12, 2017

PART I

(To be completed by applicant)

LAND CONSERVATION CONTRACT APPLICATION

NAME Rombauer Vineyards, Inc. PHONE (707) 963-5170

PHONE (_____) _____

PHONE (_____) _____

MAILING ADDRESS 3522 Silverado Trail Saint Helena CA. 94574

ASSESSOR'S PARCEL NUMBER(S): (Attach legal description if portion of parcel)
046-071-27

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 217

WATER SOURCE well PRESENT ZONING PA-20 (formerly AE)

YEAR PROPERTY PURCHASED 2011

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

List specific items or improvements with value for each.

<u>Improvement</u>	<u>Value</u>
_____	\$ _____
_____	_____
_____	_____
_____	_____

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 <u>149.71</u>	acres	Comments _____
_____	acres	Comments _____

TOTAL ACRES 149.71 (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.

MS 16, 2017
Date

Rombauer Vineyards, Inc.
By: [Signature]
Signature of Applicant
Karen Rombauer
ITS: President

PART II
(To be completed by Assessor)

Comments: No comments.

Assessor's recommendation(s): Recommend this property be approved for a Williamson Act Contract.

Date 11/8/17


El Dorado County Assessor



AGRICULTURAL COMMISSION

311 Fair Lane
Placerville, CA 95667
(530) 621-5520
(530) 626-4756 FAX
eldcaq@edcgov.us

Greg Boeger, Chair – Agricultural Processing Industry
Dave Bolster, Vice-chair – Fruit and Nut Farming Industry
Chuck Bacchi – Livestock Industry
Bill Draper – Forestry/Related Industries
Ron Mansfield – Fruit and Nut Farming Industry
Tim Neilsen – Livestock Industry
Lloyd Walker – Other Agricultural Interests

MEMORANDUM

DATE: October 12, 2017
TO: Development Services/Planning
FROM: Greg Boeger, Chair
Subject: WAC 17-0002/Rombauer Vineyards APN: 046-071-27

During the Agricultural Commission's regularly scheduled meeting held on October 11, 2017 a request to establish a new Williamson Act Contract for Rombauer Vineyards at their 217.68-acre parcel identified by Assessor's Parcel Number 046-071-27. The parcel is located on the north and south side of D'Agostini Road, 4-miles west of the intersection with E-16/Mt. Aukum Rd. in the South County area (Supervisor District 2)

Project:

1. WAC 17-0002

- Parcel Numbers: 046-071-27
- Acreage: 217.68
- Agricultural District: Partially
- Zoning Planned Agriculture 20-acre (PA-20).
- Land Use Designation: AL – Agricultural Lands
- All soils are choice soils
- Property is being used for high intensity agriculture as a vineyard.
- Capital outlay reported :
 - i. 148.71 acre Vineyard – \$5 million
- Annual gross income reported: \$828,838

Williamson Act Contract Criteria:

High 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 17-0002 based on the above findings.

Chair Boeger addressed the public for comment; the applicant's representative Troy Wickham addressed the commission and was available for questions.

It was moved by Commissioner Walker and seconded by Commissioner Neilsen to recommend APPROVAL of Staff's recommendation of applicants request based on the above findings to approve Williamson Act Contract 17-0002 for Rombauer Vineyards Assessor's Parcel Number: 046-071-27

Motion passed

AYES: Draper, Walker, Bacchi, Mansfield, Bolster

NOES: None

ABSENT: Bacchi, Bolster

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. Mitrison, Clerk to the Board

By: _____
Deputy Clerk to the Board