

7-31, 2012

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 226 acres;

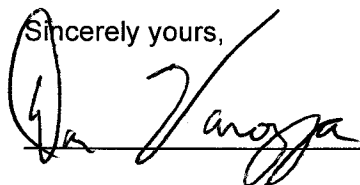
Identified as County Assessor's Parcel Number(s) 087-021-30-100

(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 Western side of Memory Lane. 3/4 miles South/East of South Shingle Road., 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,
 _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Placer }

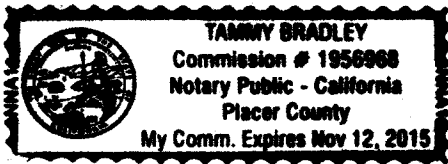
On July 31, 2012 before me, Tammy Bradley, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Dan Varozza
Name(s) of Signer(s)

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.



Place Notary Seal Above

Signature Tammy Bradley
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Letter to El Dorado Planning Commission

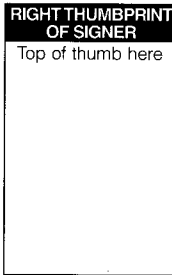
Document Date: 7/31/12 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

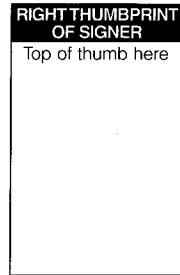
- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

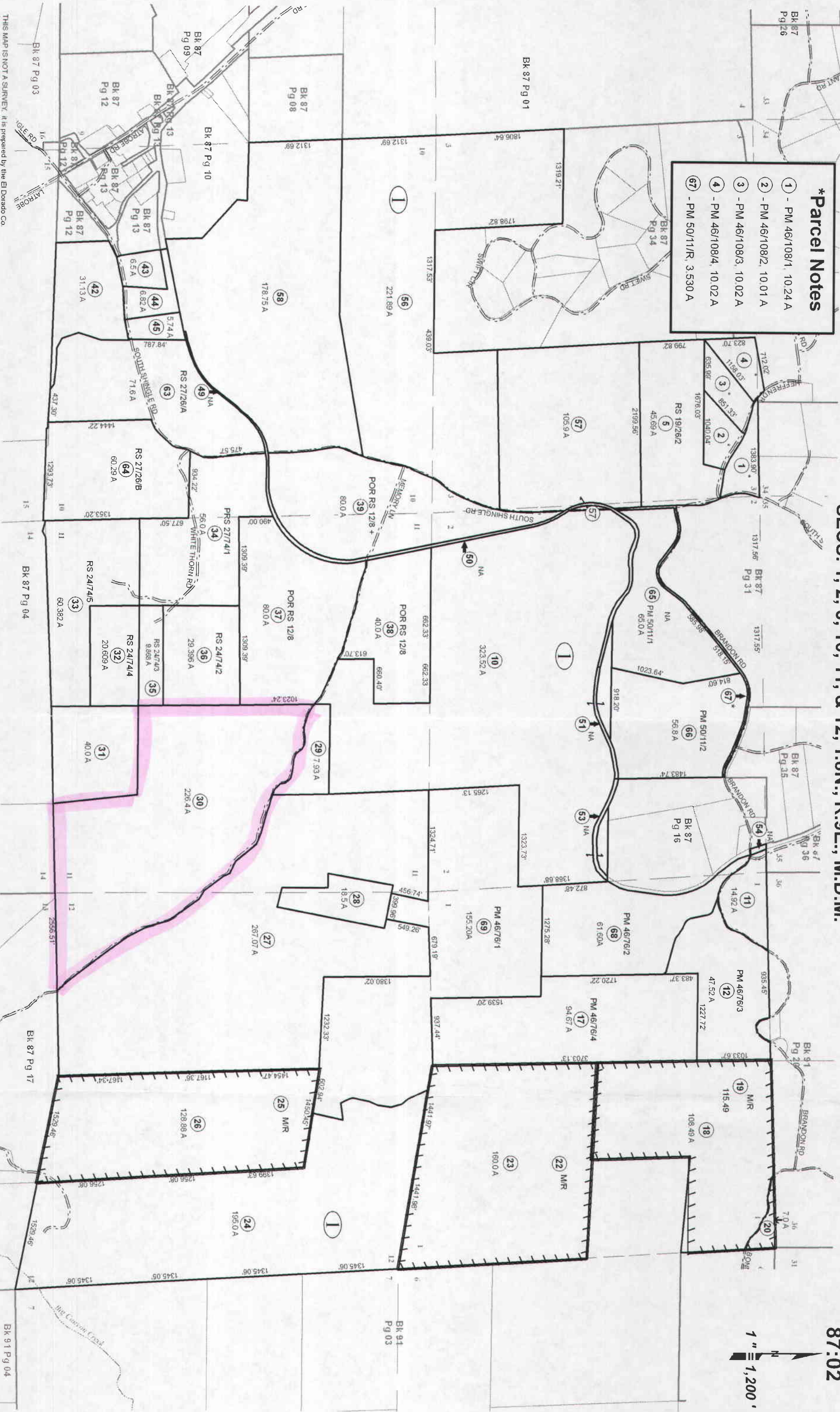
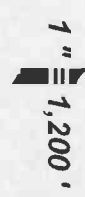


Signer Is Representing: _____

SECS. 1, 2, 3, 10, 11, & 12, T.8N., R.9E., M.D.M.

87:02

- *Parcel Notes**
- ① - PM 46/108/1, 10.24 A
 - ② - PM 46/108/2, 10.01 A
 - ③ - PM 46/108/3, 10.02 A
 - ④ - PM 46/108/4, 10.02 A
 - ⑥7 - PM 50/11/R, 3.530 A



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 Grey Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Rev. Jan. 2, 2009

Assessor's Map Bk. 087, Pg. 02
County of El Dorado, CA

12 JUL 13 PM 4:56

July 13, 2012

RECEIVED
PLANNING DEPARTMENT

PART I
(To be completed by applicant)

LAND CONSERVATION CONTRACT APPLICATION

NAME Dan Varozza PHONE (916) 549-0254

PHONE (____) _____

PHONE (____) _____

MAILING ADDRESS 2161 Hulch Rd, Folsom CA 95630

ASSESSOR'S PARCEL NUMBER(S): (Attach legal description if portion of parcel)
087-021-30-100

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 226

WATER SOURCE Wells, Creek, Springs PRESENT ZONING AE

YEAR PROPERTY PURCHASED Parent Child transfer to Dan Varozza in 2012

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

List specific items or improvements with value for each.

Improvement	Value
<u>Fences (All acreage fenced & Cross Fenced)</u>	<u>\$ 100,000</u>
<u>Ponds for Cattle water</u>	<u>\$ 20,000</u>
<u>Roads for cattle working</u>	<u>\$ 10,000</u>
_____	_____

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PART I

(Continued, page 2)

(To be completed by applicant)

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If improvements total under \$45,000, explain what agricultural capital improvements will be made in the next three years.

Over \$45,000

WHAT IS YOUR CURRENT GROSS INCOME FOR AGRICULTURAL PRODUCTS?

Product	Income
<i>Cattle grazing (rented pasture)</i>	<i>\$ 2,226</i>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
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?

Exceeds \$2,000

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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>226</u>	acres	Comments <u>Full acreage used for cattle grazing</u>
Brush _____	acres	Comments _____
Timber _____	acres	Comments _____
Christmas trees _____	acres	Comments _____
Grapes _____	acres	Comments _____
_____	acres	Comments _____

TOTAL ACRES 226 (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.

No specific agricultural improvements planned. Possible future addition of personal residence for myself & my family to be onsite to better work with & manage the property.

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

7.13.12
Date

[Signature]
Signature of Applicant

PART II
(To be completed by Assessor)

EL DORADO COUNTY
ASSESSOR'S DEPARTMENT

Comments: _____

This proposal appears to be in compliance.
No further comments. ats.

Assessor's recommendation(s): _____

Date 11/21/12



El Dorado County Assessor

PART III

(To be completed by Agricultural Commission)

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Comments: _____

Commission's recommendation(s): See attached.

Date

Chairman, Agricultural Commission



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 18, 2012
TO: Gina Paolini, Development Services/Planning
FROM: Greg Boeger, Chair *GB*
SUBJECT: Varozza Dan- WAC 12-0002 and WAC 12-0003

PLANNING DEPARTMENT
15001-1 PL 11-20

During the Agricultural Commission's regularly scheduled meeting held on September 12, 2012 the following discussion and motion occurred regarding a request for Agricultural Commission review of a new Williamson Act Contract for WAC 12-0002 and a revision to existing Agricultural Preserve #36, WAC 12-0003. In accordance with Board of Supervisors Policy C-12, a new Williamson Act Contract for a partition is being requested for Assessor's Parcel Number 087-021-30, a 226 acre parcel, from Agricultural Preserve No. 36. The applicant wishes to establish a new contract in order to build a home on the parcel. The parcel is located on the south side of Memory Lane ¼ miles east of the intersection with South Shingle Road in the Latrobe area. The existing Williamson Act Contract, Ag Preserve #36, would be amended to reflect the change.

Chris Flores presented her staff report. Staff recommends approval of WAC 12-0002 as the parcel, APN 087-021-30-100, meets the minimum criteria for a low intensive agricultural operation in Williamson Act Contract:

- 1) Acreage of parcel exceeds the minimum requirement of 50 acres at over 226 acres.
- 2) Capital outlay exceeds the minimum requirement of \$10,000 at over \$130,000.
- 3) Gross income exceeds the minimum requirement of \$2,000/year at \$2,226.

Staff also recommends approval of WAC 12-0003 as the remaining parcels, APN's 087-021-20, -27, -28, -42, 087-040-35, -89, -91, 087-123-01, 091-020-07, -21, 091-030-21, 091-040-14, 091-140-01, -03, 091-200-13, and -14, continue to meet the minimum criteria for a low intensive agricultural operation in Williamson Act Contract:

- 1) Acreage of parcels exceeds the minimum requirement of 50 acres at over 1,800 acres.
- 2) Capital outlay exceeds the minimum requirement of \$10,000.
- 3) Gross income exceeds the minimum requirement of \$2,000/year.

All parcels are currently part of Ag Preserve # 36. The majority of the parcels are located off of Memory Lane in the Latrobe area. Their current Land Use Designation is AL (Agricultural Lands) and their current zoning is AE (Exclusive Agricultural). Soil types consist of Auburn and Sobrante soils which are important forage producing soils for rangeland. The approximate New Ag Preserve
12-1464 G 9 of 11

elevation of the parcels is 600 to 800 feet.

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.

It was moved by Mr. Nielsen and seconded by Mr. Bacchi to recommend APPROVAL of WAC 12-0002 and WAC 12-0003 as the minimum criteria for the low intensive Williamson Act Contracts has been met.

Motion passed

AYES: Bacchi, Smith, Walker, Nielsen, Boeger, Mansfield

NOES: None

ABSENT: Draper

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

Cc: Dan Varozza

PART IV
(To be completed by Planning Commission)

JUL 13 PM 5:01
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Date of public hearing: November 8, 2012

Action: Recommended approval.

Comments: _____


Executive Secretary, Planning Commission 11-27-12

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