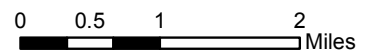


File No. WAC16-0002/Z16-0003
Location Map

 Site



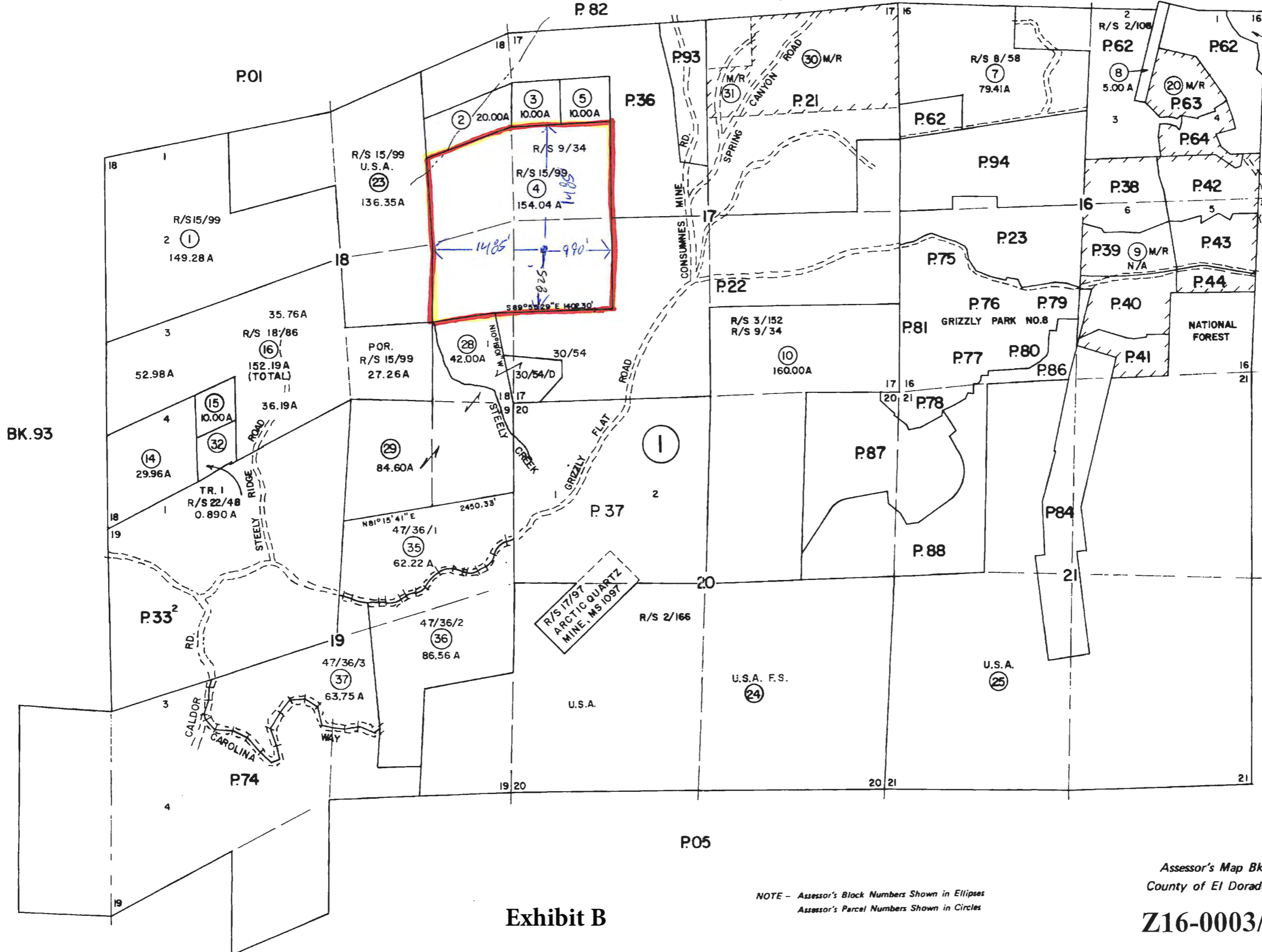
Hermosa Vista Ranch
Williamson Act Contract and Rezone



Exhibit A

SECS. 16 THRU 21, T.9N., R.13E., M.D.M.

041:03:03



well distance
from property
line

N 1485'
S 825'
W 1485'
E 990'

RECEIVED
PLANNING DEPARTMENT
16 MAR 17 PM 4:15

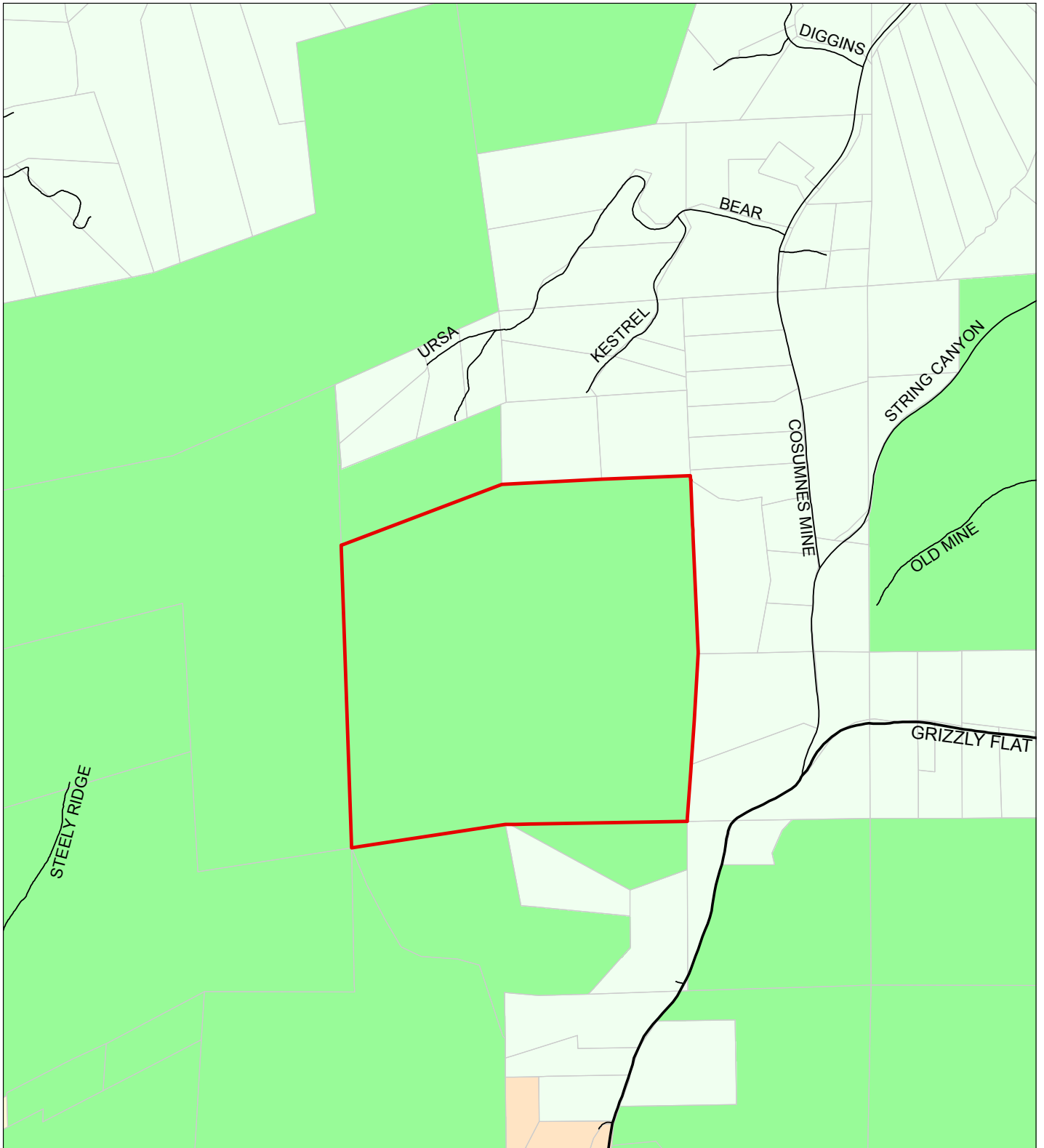
BK.93

Exhibit B

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 41 - Pg. 03
County of El Dorado, California

Z16-0003/WAC16-0002



**File No. WAC16-0002/Z16-0003
Land Use Map**

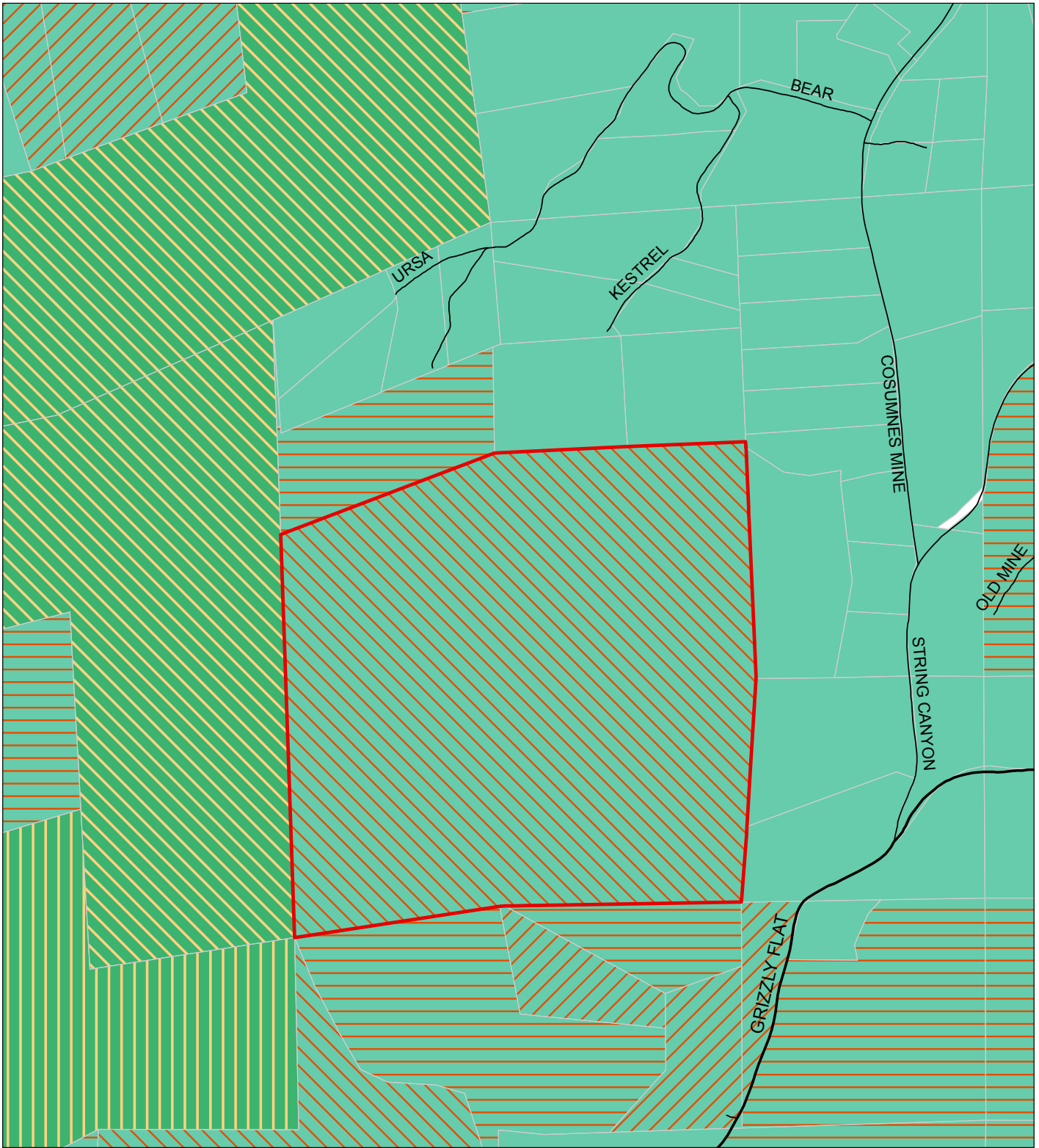
Hermosa Vista Ranch
Williamson Act Contract and Rezone

- Site
- Low Density Residential
- Medium Density Residential
- Natural Resources
- Rural Residential










0 500 1,000
Feet

Exhibit C



File No. WAC16-0002/Z16-0003
Zoning Map

Hermosa Vista Ranch
 Williamson Act Contract and Rezone

-  Site
-  FR-160 = Forest Resource 160 Acres
-  TPZ = Timber Preserve
-  RL-10 = Rural Land 10 Acres
-  RL-20 = Rural Land 20 Acres
-  RL-40 = Rural Land 40 Acres
-  RL-160 = Rural Land 160 Acres
- TC = Transportation Corridor

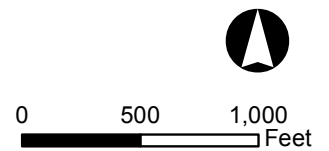


Exhibit D



Jennifer Franich <jennifer.franich@edcgov.us>

WAC Request for Review

EDC Assessor <assessor@edcgov.us>
To: Jennifer Franich <jennifer.franich@edcgov.us>
Cc: Kathryn Turner <kathryn.turner@edcgov.us>

Fri, Apr 15, 2016 at 9:09 AM

Good Morning Jennifer,


Attached is the Assessor's response in Part II of WAC16-0002/Z16-0003 Hermosa Vist Ranch; APN 041-031-04. The original will be sent through inter-office mail.

If you need anything further, please contact Kathryn or myself.

Thank you.

Kimberly Webb
Administrative Technician
County of El Dorado
Office of the Assessor
530-621-5718

[Quoted text hidden]

 WAC16-0002.pdf
47K

PART II
(To be completed by Assessor)

Comments: Has a camping trailer and
a large concrete patio as well as
the well pump and solar panels.

Assessor's recommendation(s): Assessor's Office
recommends approval of contract.

4/14/16
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: August 11, 2016
TO: Jennifer Franich, Development Services/Planning
FROM: Greg Boeger Chair
SUBJECT: Williamson Act Contract: WAC 16-0002/Z16-0003, Hermosa Vista Ranch APN: 041-031-04

During the Agricultural Commission’s regularly scheduled meeting held on August 10, 2016 a request for a new Williamson Act Contract and a zone change from Rural Lands 40-Acre (RL-40) to Limited Agriculture (LA), and the establishment of a Williamson Act Contract for the 154-acre parcel identified by Assessor’s Parcel Number 041-031-04. The Parcel is located on the south side of Hermosa Vista drive, 0.5 miles south of the intersection with Consumnes Mine Road in the Somerset area.

Planning Request and Project Description:

Williamson Act Contract: WAC 16-0002/Z16-0003:

Planning Services is processing a request for a new Williamson Act Contract with the following project description:

Request for a zone change from Rural Lands 40-Acre (RL-40) to Limited Agriculture (LA), and the establishment of a Williamson Act Contract for the 154-acre parcel identified by Assessor’s Parcel Number 041-031-04. The Parcel is located on the south side of Hermosa Vista drive, 0.5 miles south of the intersection with Consumnes Mine Road in the Somerset area.

Planning is seeking a review and comments. Planning has requested that the Agricultural Commission review the application and provide a recommendation.

Project: WAC 14-0001

- Parcel Numbers: Portion of 041-031-04
- Acreage: 154.04 acres
- Zoning: Rural Lands 40-acre (RL-40).
- Land Use Designation: Natural Resources
- Property is being used for Apiary activities.
- Capital outlay reported : \$15,600
 - i. Double bear fence with solar panels - \$1,500
 - ii. Locked gate to entrance of property - \$1,500
 - iii. Gravel Road - \$10,000

- iv. 14 Bee Boxes - \$2,600
- Future gross annual income reported: \$2,000

Williamson Act Contract Criteria: Low Intensive Farming Operation

1. Minimum Acreage = 50 contiguous acres that are fenced to contain livestock.
2. Capital Outlay = \$10,000
3. Minimum Gross Income = \$2,000/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."

Chair Boeger addressed the public for comment; Maria Taylor addresses the board and answered questions from the Board Members.

It was moved by Mr. Bolster and seconded by Mr. Bacchi to recommend APPROVAL of Williamson Act Contract and a zone change from Rural Lands 40-Acre (RL-40) to Limited Agriculture (LA), and the establishment of a Williamson Act Contract for the 154-acre parcel identified by Assessor's Parcel Number 041-031-04. WAC16-0002-216-0003.

Motion passed

AYES: Bacchi, Neilsen, Draper, Bolster, Mansfield, Walker, Boeger
NOES: None
ABSENT: None