

June 13, 201

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

13 JUN 18 AM 9:07  
RECEIVED  
PLANNING DEPARTMENT

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 101.480 acres;

Identified as County Assessor's Parcel Number(s) 088-020-72-100

(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 Garden Valley/Georgetown Divide, 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,

*Susan D. Habet*

**WAC 13-0001**

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

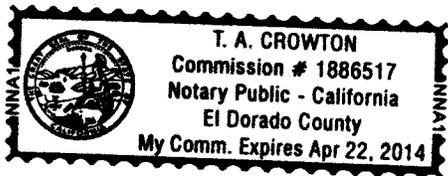
State of California

County of El Dorado }

On 6/13/2013 before me, TACROWTON, Notary Public,  
Date Here Insert Name and Title of the Officer

personally appeared Susan D Hobbs  
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.

Signature T. A. Crowton  
Signature of Notary Public

Place Notary Seal Above

**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: Establishment of Agricultural Preserve

Document Date: \_\_\_\_\_ 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: \_\_\_\_\_

**RIGHT THUMBPRINT OF SIGNER**

Top of thumb here

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

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

**RIGHT THUMBPRINT OF SIGNER**

Top of thumb here

Signer Is Representing: \_\_\_\_\_

13 JUN 18 AM 9:07

June 13, 2013

RECEIVED  
PLANNING DEPARTMENT **PART I**  
(To be completed by applicant)

**LAND CONSERVATION CONTRACT APPLICATION**

NAME Susan D. Hobbs PHONE ( ) 530-333-4206  
PHONE ( ) \_\_\_\_\_  
PHONE ( ) \_\_\_\_\_

MAILING ADDRESS 5695 Hackomiller Rd.

ASSESSOR'S PARCEL NUMBER(S): (Attach legal description if portion of parcel)  
088-020-72-100

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 101.480

WATER SOURCE private well + aq pond PRESENT ZONING 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>
<u>Fencing (includes labor)</u>	<u>\$ 17842.00</u>
_____	_____
_____	_____
_____	_____

**WAC 13-0001**



**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 _____	46 acres	Comments <u>cows + horses (leased)</u>
Brush _____	20 acres	Comments <u>Brush + timber mixed</u>
Timber _____	35 acres	Comments <u>Timber + brush mixed</u>
Christmas trees _____	acres	Comments _____
Grapes _____	acres	Comments _____
_____	acres	Comments _____

TOTAL ACRES 101 (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.

Work with NRCS and the conservation district on improvement of grazing potential by clearing additional brush and seeding to improve forage species.

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

June 17, 2013  
Date

*[Signature]*  
Signature of Applicant

**PART II**  
(To be completed by Assessor)

Comments: We need to add the pond 1.3 Ac and the homesite - 1.48 Ac to the totals. These can be deducted from one of the other areas. Also, we would like to request a copy of the grazing contracts.

Assessor's recommendation(s): We have found no reason to not recommend that this property enter into a Williamson Act Contract.

Date \_\_\_\_\_

  
El Dorado County Assessor





## AGRICULTURAL COMMISSION

311 Fair Lane  
Placerville, CA 95667  
(530) 621-5520  
(530) 626-4756 FAX  
[eldcag@edcgov.us](mailto: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 14, 2013  
**TO:** Tom Purciel, Development Services/Planning  
**FROM:** Greg Boeger, Chair  
**SUBJECT:** Request for Agricultural Commission Review of WAC 13-0001 (Hobbs, Susan Diane) APN 088-020-72

During the Agricultural Commission's regularly scheduled meeting held on August 14, 2013, the following discussion and motion occurred regarding review of **WAC 13-0001 (Hobbs, Susan Diane) APN 088-020-72** – A request for establishment of a Williamson Act Contract. The property, identified by Assessor's Parcel Number 088-020-72, consists of 101.48 acres and is located on the east side of Hackomiller Road, approximately ¼ mile north of the intersection with Garden Valley Road, in the Garden Valley area. (District 4)

#### Parcel Description:

- Parcel is located off of Hackomiller Rd., in the Garden Valley Area.
- Acreage = 101 acres
- The parcel is currently in Ag Preserve #322 and is in a roll-out status
- Current Land Use Designation of AL (Agricultural Lands)
- Current zoning of AE (Exclusive Agricultural)
- Soil types consist of Boomer, Mariposa and Josephine soils; soils supportive of woodlands and grasslands.
- Approximate elevation of parcel is 2200 feet.

#### Williamson Act Contract Criteria for a Low Intensive Farming Operation per the County of El Dorado:

1. Minimum Acreage – fifty (50) contiguous acres that are fenced to contain livestock. – *Subject parcel is 101 acres and fenced and cross-fenced with 5-strand barbed wire fencing to contain cattle.*
2. Capital Outlay - \$10,000 – *Capital outlay improvements to the property were for fencing costs and are reported at \$17,842.00.*
3. Minimum Annual Gross Income - \$2,000 – *Annual gross income reported is \$2520.00 for grazing lease.*

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

Meeting Date: August 14, 2013

Re: WAC 13-0001

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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 Recommendation:

*Staff recommends APPROVAL of WAC 13-0001 as the parcel, APN 088-020-72-100, meets the minimum criteria for a low intensive agricultural operation in Williamson Act Contract and is consistent with Government Code Section 51222.*

The applicants were present for questions and there were none.

Roger Trout, from Development Services, was present and agreed with staff's recommendations.

***It was moved by Mr. Neilsen and seconded by Mr. Bacchi to recommend APPROVAL of Susan Hobbs request for establishment of a Williamson Act Contract as the minimum criteria for the low intensive Williamson Act Contracts has been met.***

***Motion passed***

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

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: Susan Diane Hobbs

Ron Briggs, Board of Supervisor (District 4)

**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**  
~~Suzanne Allen de Sanchez~~, Clerk to the Board

By: \_\_\_\_\_  
Deputy Clerk to the Board