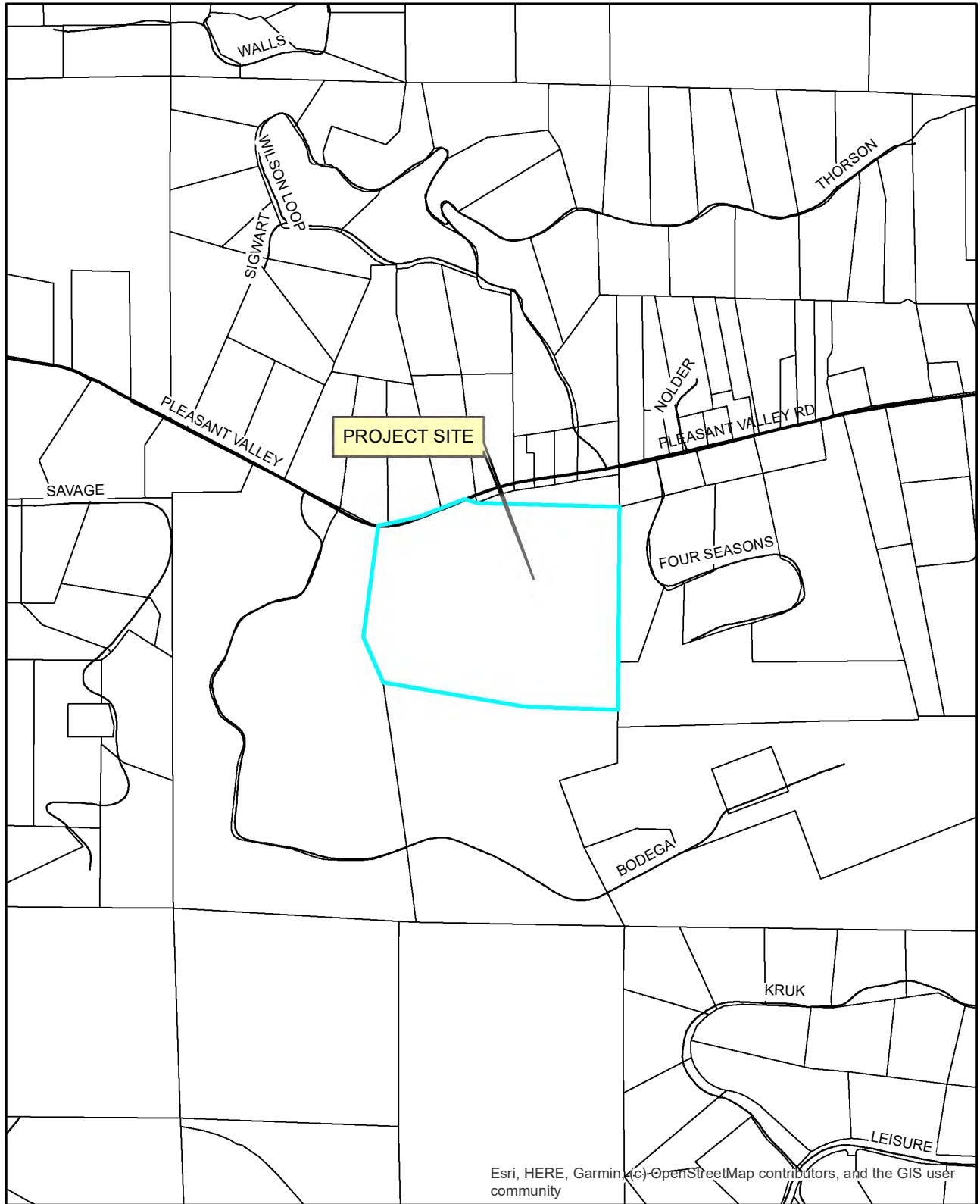


**WAC21-0002 GIORGIS AGRICULTURAL PRESERVE  
EXHIBIT A - LOCATION MAP**



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

0 265 530 1,060 1,590 2,120 Feet

Scale



**WAC21-0002 GIORGIS AGRICULTURAL PRESERVE  
EXHIBIT B - AERIAL MAP**



0 265 530 1,060 1,590 2,120 Feet  
Scale



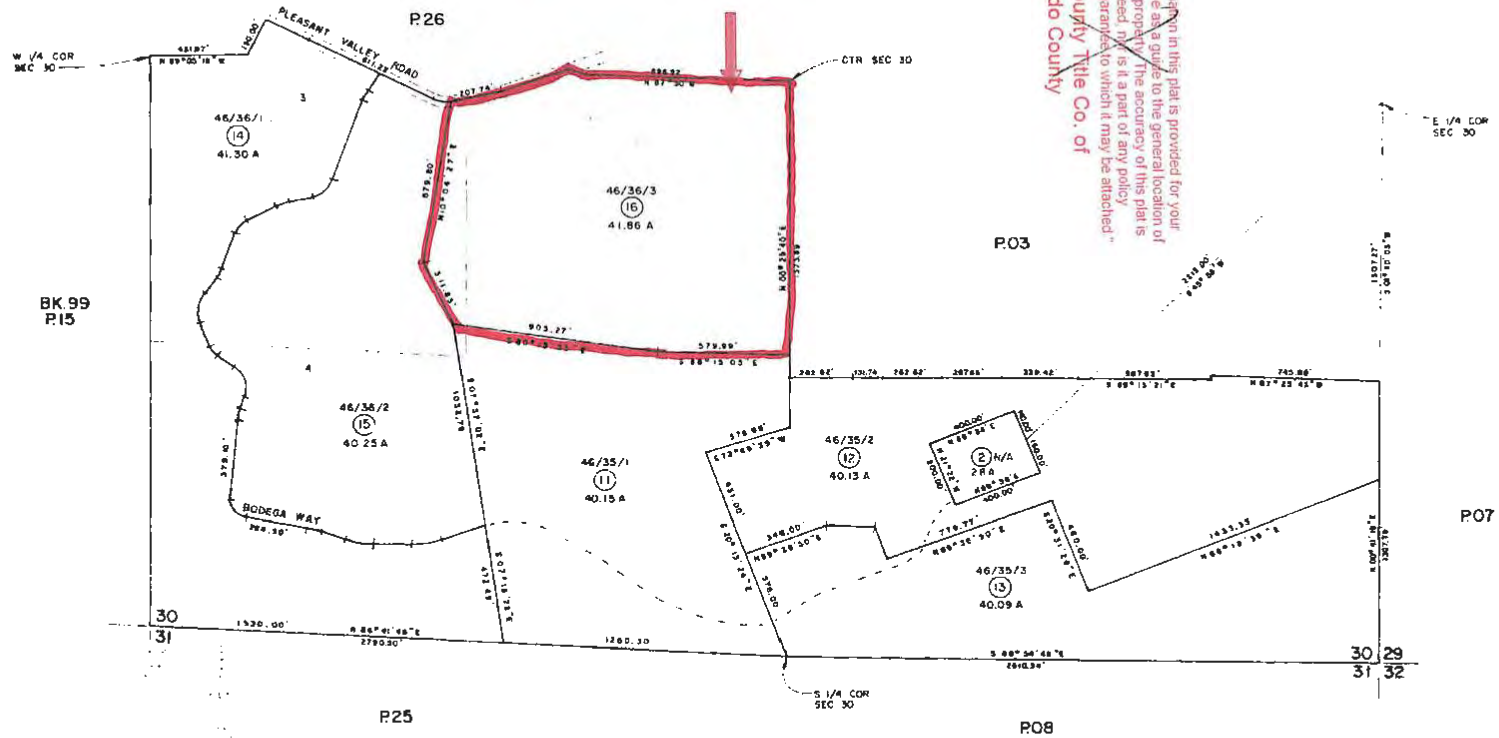
WAC21-0002 GIORGIS AGRICULTURAL PRESERVE  
EXHIBIT C - ASSESSORS PARCEL PAGE

POR. SEC. 30, T.10N., R.12E., M.D.M.

Tax Area Code

78:28

DocuSign Envelope ID: A2BD284D-1040-4388-9D82-28FBDE8DE307



The information in this plat is provided for your convenience as a guide to the general location of the subject property. The accuracy of this plat is not guaranteed. It is a part of any policy report or questionnaire to which it may be attached. El Dorado County

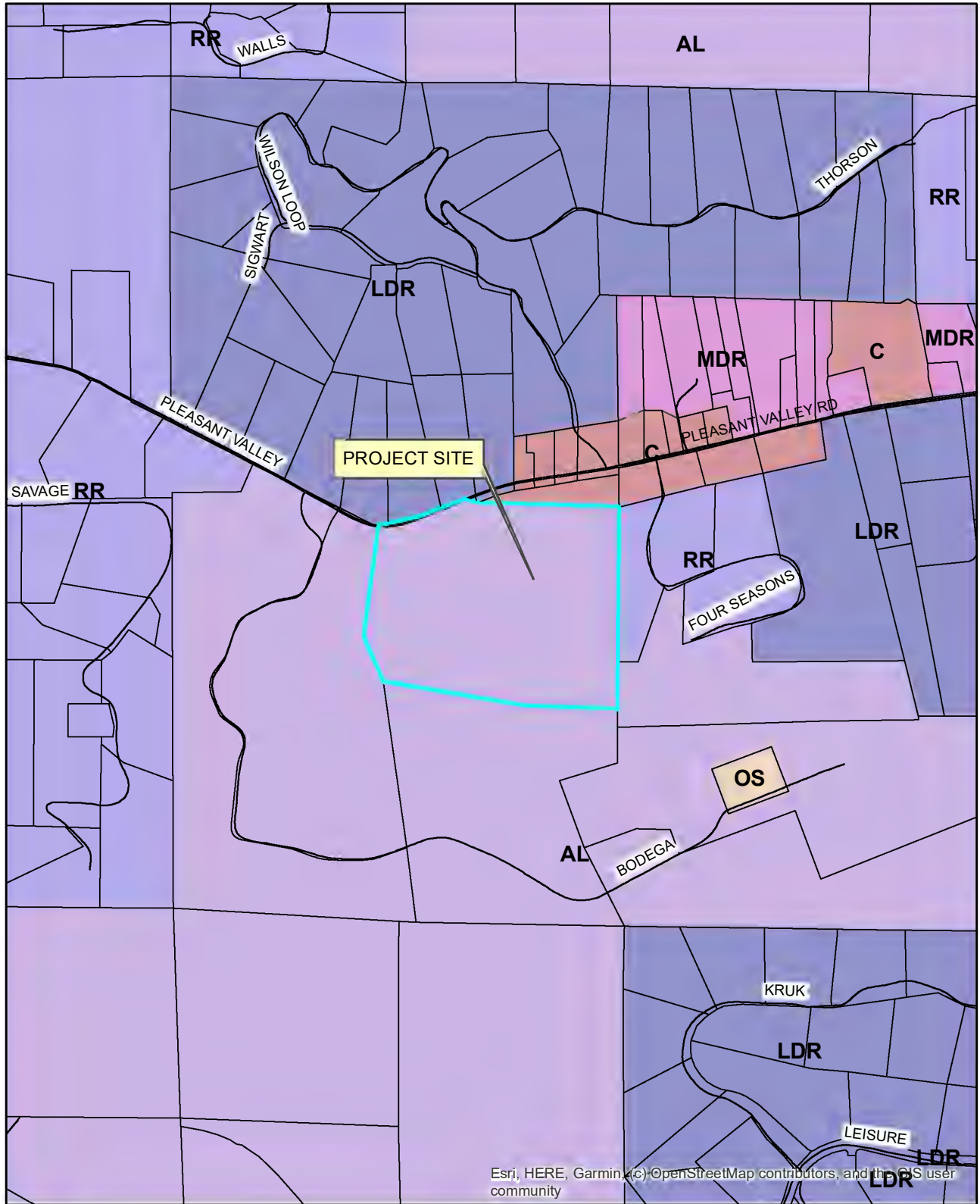
NOTE Assessor's Block Numbers Shown in Squares  
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 78 - Pg. 28  
County of El Dorado, California

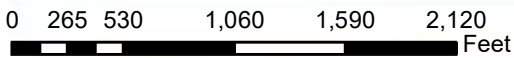
**WAC21-0002**



**WAC21-0002 GIORGIS AGRICULTURAL PRESERVE  
EXHIBIT D - GENERAL PLAN LAND USE MAP**



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

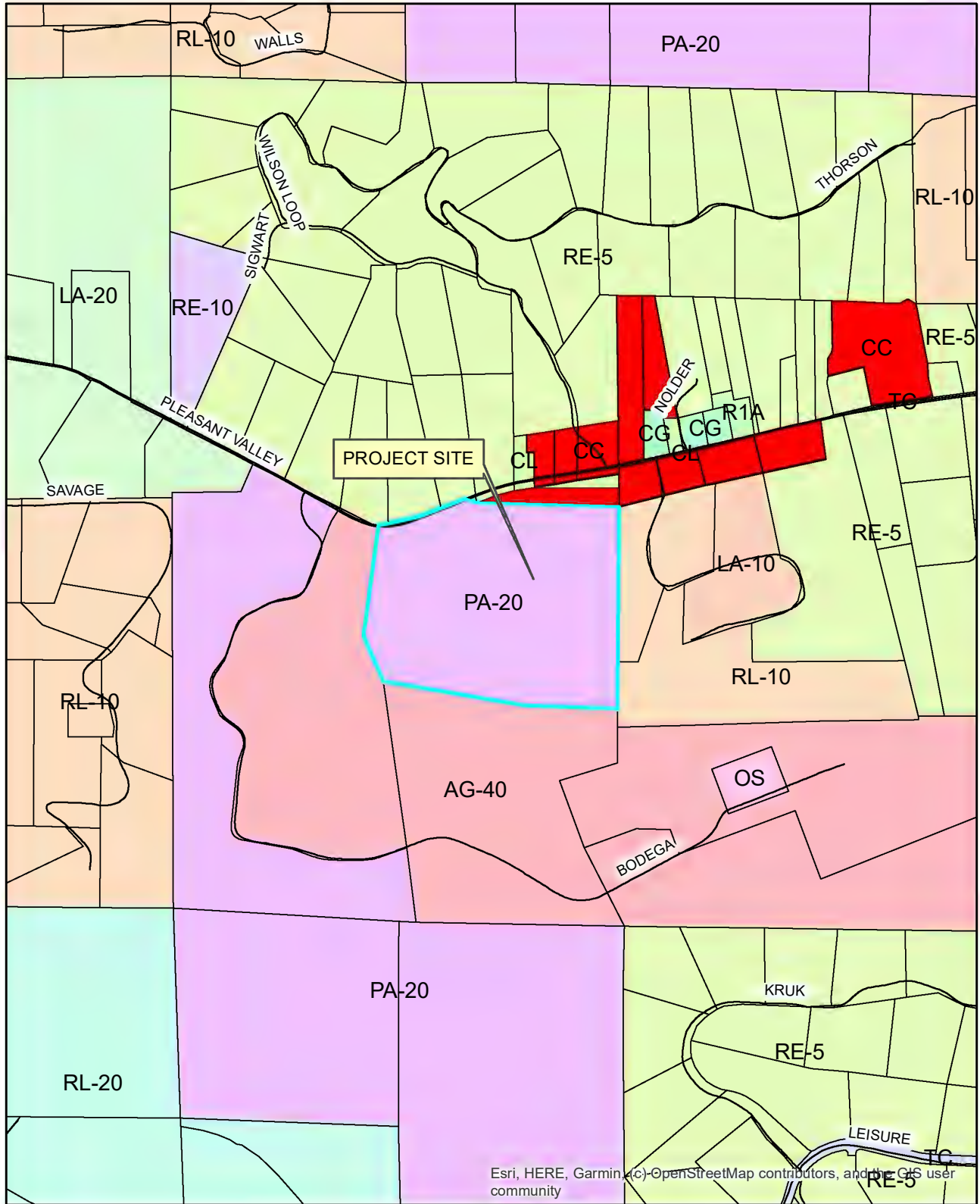


Scale

N



**WAC21-0002 GIORGIS AGRICULTURAL PRESERVE  
EXHIBIT E - ZONING MAP**



0 265 530 1,060 1,590 2,120 Feet

Scale



**WAC21-0002 GIORGIS AGRICULTURAL PRESERVE  
EXHIBIT F - WILLIAMSON ACT CONTRACT APPLICATION**



**EL DORADO COUNTY PLANNING SERVICES**  
2850 Fairlane Court, Placerville CA 95667

FILE # WAC 21-000

(530) 621-5355 / fax: (530) 642-0508 / <http://www.co.el-dorado.ca.us/planning>

**WILLIAMSON ACT / FARMLAND SECURITY ZONE  
CONTRACT APPLICATION**

PLANNING SERVICES  
2021 AUG 11

ASSESSOR'S PARCEL NUMBER(S) 078-280-016-000

APPLICANT/AGENT Douglas B Giorgis

Mailing Address 340 Colon Ave, San Francisco California 94127  
(P.O. Box or street) (city) (state) (zip code)

Phone ( 415 ) 531-2803 FAX ( )

PROPERTY OWNER Mary Elizabeth Giorgis and Douglas Barrett Giorgis, Trustees, or their successors in interest, of the Giorgis Living Trust dated March 29, 2019, and any amendments thereto

Mailing Address 340 Colon Ave, San Francisco California 94127  
(P.O. Box or street) (city) (state) (zip code)

Phone ( 415 ) 531-2803 FAX ( )

PROPERTY OWNER \_\_\_\_\_

Mailing Address \_\_\_\_\_  
(P.O. Box or street) (city) (state) (zip code)

Phone ( ) \_\_\_\_\_ FAX ( ) \_\_\_\_\_

PROPERTY OWNER \_\_\_\_\_

Mailing Address \_\_\_\_\_  
(P.O. Box or street) (city) (state) (zip code)

Phone ( ) \_\_\_\_\_ FAX ( ) \_\_\_\_\_

**LIST ADDITIONAL PROPERTY OWNERS ON SECOND SHEET**

LOCATION: The property is located on the South side of Pleasant Valley Road  
\_\_\_\_\_ street or road  
N / E / W / S  
~500 feet or \_\_\_\_\_ miles East of the intersection with Bodega Way  
\_\_\_\_\_ of the intersection with \_\_\_\_\_ major street or road  
N / E / W / S  
in the Pleasant Valley area. PROPERTY SIZE 41.86 acres  
\_\_\_\_\_ acreage / square footage

X \_\_\_\_\_ Date August 11, 2021  
signature of property owner or authorized agent Mary E Giorgis

**FOR OFFICE USE ONLY**

Date 8/13/2021 Fee \$ 1376.00 Receipt # R33669 Rec'd by MAA2 Census \_\_\_\_\_  
Zoning PA-20 GPD AL Supervisor District \_\_\_\_\_ Sec/Twn/Rng \_\_\_\_\_

ACTION BY:  PLANNING COMMISSION  
 ZONING ADMINISTRATOR  
 PLANNING DIRECTOR

ACTION BY BOARD OF SUPERVISORS

Hearing Date \_\_\_\_\_

Hearing Date \_\_\_\_\_

Approved  Denied (findings and/or conditions attached)

Approved  Denied (findings and/or conditions attached)

APPEAL:  Approved  Denied

Executive Secretary \_\_\_\_\_

Executive Secretary \_\_\_\_\_

**WAC21-0002** (Revised 10-06)

**WAC21-0002 GIORGIS AGRICULTURAL PRESERVE  
EXHIBIT F - WILLIAMSON ACT CONTRACT APPLICATION**

GIORGIS



**EL DORADO COUNTY PLANNING SERVICES**  
2850 Fairlane Court, Placerville CA 95667

**AGRICULTURAL PRESERVES  
WILLIAMSON ACT CONTRACT / FARMLAND SECURITY ZONE**  
(Revised 05/06)

**REQUIRED INFORMATION - AGRICULTURAL PRESERVES**

Complete the required information indicated on the Land Conservation or Farmland Security Zone application form. The following information must be provided with all applications. **If all the information is not provided, the application will be deemed incomplete and will not be accepted.** For your convenience, please use the check (X) column on the left to be sure you have all the required submittal information. **All plans and maps MUST be folded to 8 1/2" x 11".**

**FORMS AND MAPS REQUIRED**

MARK (X)

Applicant County

- |                                     |                                     |    |  |
|-------------------------------------|-------------------------------------|----|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 1) | Application Form and Agreement for payment of Processing fees - completed and signed.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 2) | Letter of request for "Establishing an Agricultural Preserve," signed by all property owners before a Notary Public;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 3) | Land Conservation contract Application (Part I to be completed by applicant, Parts II, III, IV and V to be completed by County agencies);  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 4) | Three (3) copies of contract form, signed and notarized, including the following:  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | a) | Legal Description (Exhibit A)  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | b) | Map showing property boundaries (Exhibit B)  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 5) | Letter of authorization from property owner authorizing agent to act as applicant, where applicable. <i>Trust to DBG</i>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 6) | Proof of ownership (Grant Deed) if the property has changed title since the last tax roll.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 7) | Copy of official Assessors Map(s), showing property outlined in red.   |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 8) | Current application fee (may be obtained by contacting Planning Services at (530) 621-5355 or by accessing Planning Services online fee schedule at <a href="http://www.co.el-dorado.ca.us/planning">http://www.co.el-dorado.ca.us/planning</a> .) |

**NOTES:**

- If this agricultural preserve application is submitted in conjunction with a zone change application to AE (Exclusive Agriculture), a separate application form for the zone change must be submitted, although the fee for such application is waived.
- Application will be accepted BY APPOINTMENT ONLY. Make your appointment in advance by calling (530) 621-5355. **NO FEES ARE REFUNDABLE**

N/A  
8/13  
e  
1pm

Bring Check

**WAC21-0002**

**WAC21-0002 GIORGIS AGRICULTURAL PRESERVE  
EXHIBIT F - WILLIAMSON ACT CONTRACT APPLICATION**

PLANNING COMMISSION

August 11, 2021

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 41.86 acres;

Identified as County Assessor's Parcel Number(s) 078-280-016-000

(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 Pleasant Valley Road at Bodega Way

address: 2261 Bodega Way, Placerville, CA 95667, 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,



SEE ATTACHMENT



WAC21-0002 GIORGIS AGRICULTURAL PRESERVE  
EXHIBIT F - WILLIAMSON ACT CONTRACT APPLICATION

**CALIFORNIA ALL-PURPOSE  
CERTIFICATE OF 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 SAN FRANCISCO

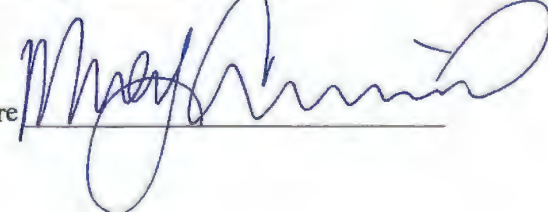
On 08/11/2021 before me, MUEY ENCARNACION, Notary Public

personally appeared Mary E. Giorgis & Douglas B. Giorgis -  
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~~<sup>she</sup>/they exe-  
cuted the same in ~~his~~<sup>her</sup>/their authorized capacity(ies), and that by ~~his~~<sup>her</sup>/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 

(Seal)

**WAC21-0002 GIORGIS AGRICULTURAL PRESERVE  
EXHIBIT F - WILLIAMSON ACT CONTRACT APPLICATION**

August 11, 2021

**PART I**  
(To be completed by applicant)

**LAND CONSERVATION CONTRACT APPLICATION**

NAME Douglas & Mary Giorgis PHONE ( 415 ) 531-2803  
\_\_\_\_\_  
PHONE ( \_\_\_\_\_ ) \_\_\_\_\_  
\_\_\_\_\_  
PHONE ( \_\_\_\_\_ ) \_\_\_\_\_

MAILING ADDRESS 340 Colon Ave, San Francisco, CA 94127

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

APN 078-280-016-000 Located near the intersection of Pleasant Valley Road and Bodega Way

Address: 2261 Bodega Way, Placerville, CA 95667

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 41.86

WATER SOURCE wells      PRESENT ZONING PA-20

YEAR PROPERTY PURCHASED 2020

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>Vineyard Deer Fence</u>	<u>\$ 30,951</u>
<u>Vineyard soil preparation (discing)</u>	<u>5,500</u>
<u>Vineyard irrigation engineering plans &amp; supplies</u>	<u>10,899</u>
<u>Well deposit (Triangle Well Drillers)</u>	<u>2,000</u>

**WAC21-0002 GIORGIS AGRICULTURAL PRESERVE  
EXHIBIT F - WILLIAMSON ACT CONTRACT APPLICATION**

**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.

Signed contract for two deep wells, Fall of 2021: \$35,500

---

Under contract for installation of vineyard irrigation/drip system, Fall 2021 @ \$28-33/hr

---

Expected plant order, ~3200 vines, Fall 2021: ~\$15,000

---

**WHAT IS YOUR CURRENT GROSS INCOME FOR AGRICULTURAL PRODUCTS?**

<u>Product</u>	<u>Income</u>
Grapes	\$ 0
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
	Total \$ 0

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?

Grapes will be sold after first eligible harvest in 2024. Gross income expected \$26,000 to

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\$31,000 depending on variable market price assuming 20 ton yield.

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**WAC21-0002 GIORGIS AGRICULTURAL PRESERVE  
EXHIBIT F - WILLIAMSON ACT CONTRACT APPLICATION**

**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 <u>17</u> _____	acres	Comments _____
Timber <u>19</u> _____	acres	Comments <u>naturally forested</u>
Christmas trees _____	acres	Comments _____
Grapes <u>5.5</u> _____	acres	Comments _____
_____	acres	Comments _____

TOTAL ACRES 41.86 acres (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.

Looking to expand vineyard by ~5 acres in the next 5-7 years.

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

August 11, 2021  
Date

  
Signature of Applicant



**WAC21-0002 GIORGIS AGRICULTURAL PRESERVE  
EXHIBIT F - WILLIAMSON ACT CONTRACT APPLICATION**

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

Comments: \_\_\_\_\_  
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Assessor's recommendation(s): \_\_\_\_\_  
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\_\_\_\_\_  
Date

\_\_\_\_\_  
El Dorado County Assessor

**WAC21-0002 GIORGIS AGRICULTURAL PRESERVE  
EXHIBIT F - WILLIAMSON ACT CONTRACT APPLICATION**

**PART III**

(To be completed by Agricultural Commission)

Comments: \_\_\_\_\_

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Commission's recommendation(s): \_\_\_\_\_

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\_\_\_\_\_  
Date

\_\_\_\_\_  
Chairman, Agricultural Commission

**WAC21-0002 GIORGIS AGRICULTURAL PRESERVE  
EXHIBIT F - WILLIAMSON ACT CONTRACT APPLICATION**

**PART IV**

(To be completed by Planning Commission)

Date of public hearing: \_\_\_\_\_

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

**WAC21-0002 GIORGIS AGRICULTURAL PRESERVE  
EXHIBIT F - WILLIAMSON ACT CONTRACT APPLICATION**

**Letter of Authorization**

**Property Information**

**Address:** 2261 Bodega Way, Placerville, CA 95667

**APN:** 078-280-016-000

**Acres:** 41.86

**Property Owner:** Mary Elizabeth Giorgis and Douglas Barrett Giorgis, Trustees, or their successors in interest, of the Giorgis Living Trust dated March 29, 2019, and any amendments thereto

**Owner Address/Phone:** 340 Colon Ave, San Francisco, CA 94127, +1.415.531.2803

**Agent:** Douglas B. Giorgis

Property Owner hereby authorizes Agent to act as applicant for the Williamson Act Contract process and all related matters for the Property.

This Letter of Authorization has been in effect since October 30, 2020 and is continuous until terminated by either party.

  
\_\_\_\_\_  
Owner : Douglas B. Giorgis

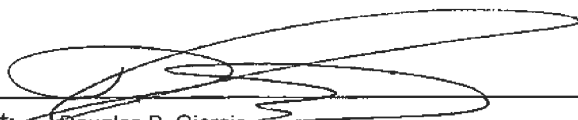
August 11, 2021

Date

  
\_\_\_\_\_  
Owner : Mary E. Giorgis

August 11, 2021

Date

  
\_\_\_\_\_  
Agent: Douglas B. Giorgis

August 11, 2021

Date

**WAC21-0002**



**WAC21-0002 GIORGIS AGRICULTURAL PRESERVE  
EXHIBIT F - WILLIAMSON ACT CONTRACT APPLICATION**

RECORDING REQUESTED BY



**Inter-County Title Co.**  
*of El Dorado County*

AND WHEN RECORDED MAIL TO:

Name Douglas Barrett Giorgis, Trustee

Street 340 Colon Avenue

City & State San Francisco, CA 94127

Electronically Recorded in Official Records  
County of El Dorado

Janelle K. Home  
Recorder-Clerk

**DOC# 2021-0037653**

06/04/2021

Titles: 1 Pages: 3

09:17 AM

Fees \$22.00

Taxes \$0.00

CA SB2 Fee \$75.00

Total \$97.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PV-229759-C1

APN: 078-280-016-000

**TITLE(S)**

**GRANT DEED**

**This document is being re-recorded to correct her erroneous legal description on that certain Grant Deed recorded on October 30, 2020 as Instrument Number 2020-0061922.**

**WAC21-0002 GIORGIS AGRICULTURAL PRESERVE  
EXHIBIT F - WILLIAMSON ACT CONTRACT APPLICATION**

RECORDING REQUESTED BY



**Inter-County Title Co.**  
of El Dorado County

AND WHEN RECORDED MAIL DOCUMENT  
AND TAX STATEMENTS TO:

Name Douglas Barrett Giorgis, Trustee

Street 340 Colon Avenue

City & State San Francisco, CA 94127

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Order No. PV-229759-CI

**GRANT DEED**

A.P.N. 078-280-016-000

The undersigned grantor(s) declare(s):  
Documentary transfer tax is \$0.00 (R&T Code: 11911, Correction Deed)  
( ) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and encumbrances remaining at time of sale.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Paul Bush and Margaret Bush, husband and wife**

hereby GRANT(S) to

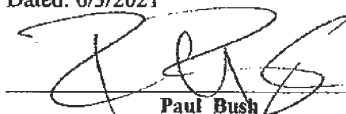
**Mary Elizabeth Giorgis and Douglas Barrett Giorgis, Trustees, or their successors in interest, of the Giorgis Living Trust dated March 29, 2019, and any amendments thereto**

the following described real property situated in the unincorporated area of the County of El Dorado, State of California:

~~Parcel 3, as shown on that certain Parcel Map filed in the office of the County Recorder of said County on May 7, 1997 in Book 46 of Parcel Maps, Page 36.~~

Parcel 3, as shown on that certain Parcel Map filed in the office of the County Recorder of said County on May 7, 1997 in Book 46 of Parcel Maps, Page 36.

Dated: 6/3/2021

  
Paul Bush

  
Margaret Bush

**WAC21-0002 GIORGIS AGRICULTURAL PRESERVE  
EXHIBIT F - WILLIAMSON ACT CONTRACT APPLICATION**

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT**

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

}s.s.

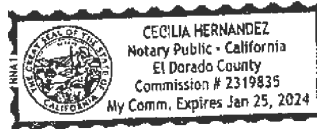
On June 3, 2021, before me, Cecilia Hernandez, Notary Public  
personally appeared Paul Bush and Margaret Bush

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  (Seal)

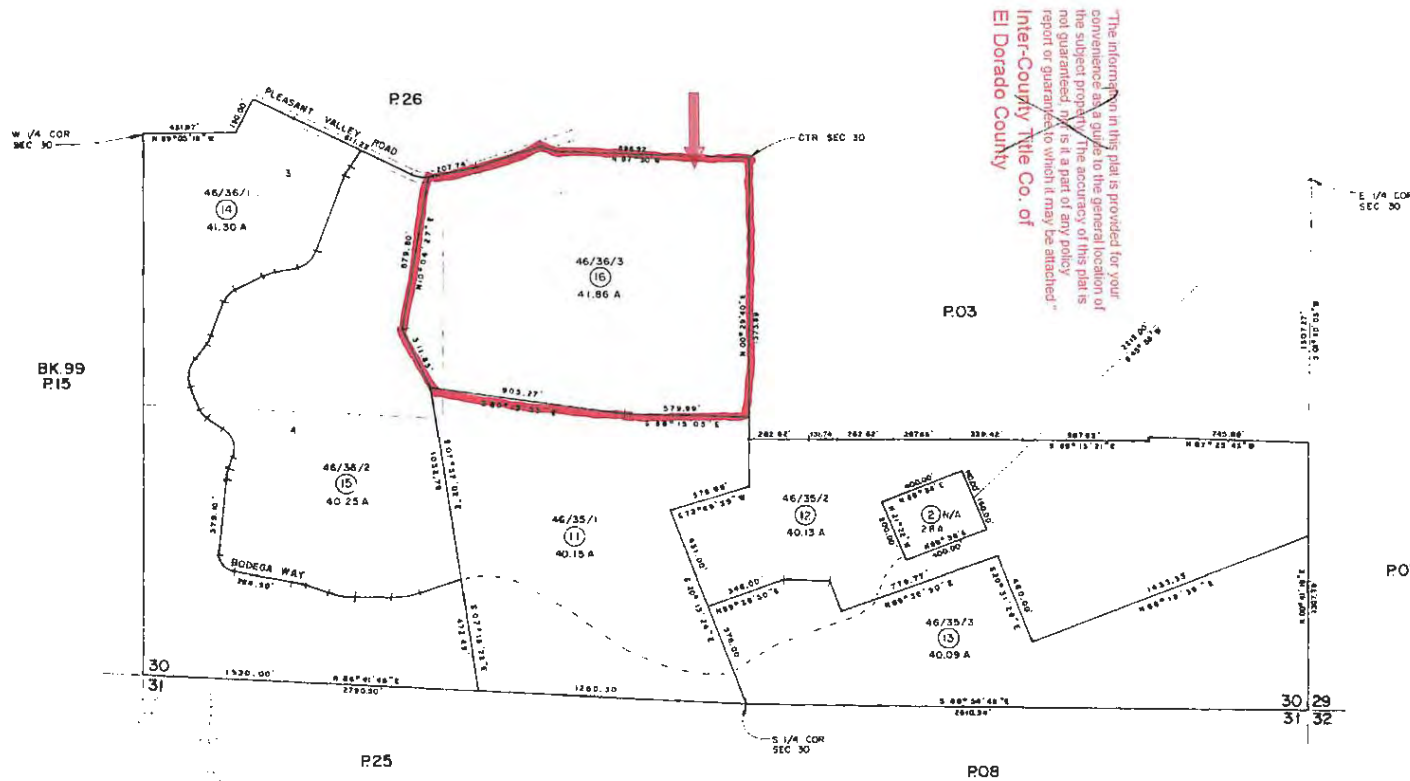


**WAC21-0002 GIORGIS AGRICULTURAL PRESERVE  
EXHIBIT F - WILLIAMSON ACT CONTRACT APPLICATION**

POR. SEC. 30, T.10N., R.12E., M.D.M.

Tax Area Code **78:28**

DocuSign Envelope ID: A2BD284D-1040-4388-9D82-28FBDE8DE307



The information in this plat is provided for your convenience and a guide to the general location of the subject property. The accuracy of this plat is not guaranteed. It is a part of any public report or guarantee to which it may be attached.  
El Dorado County

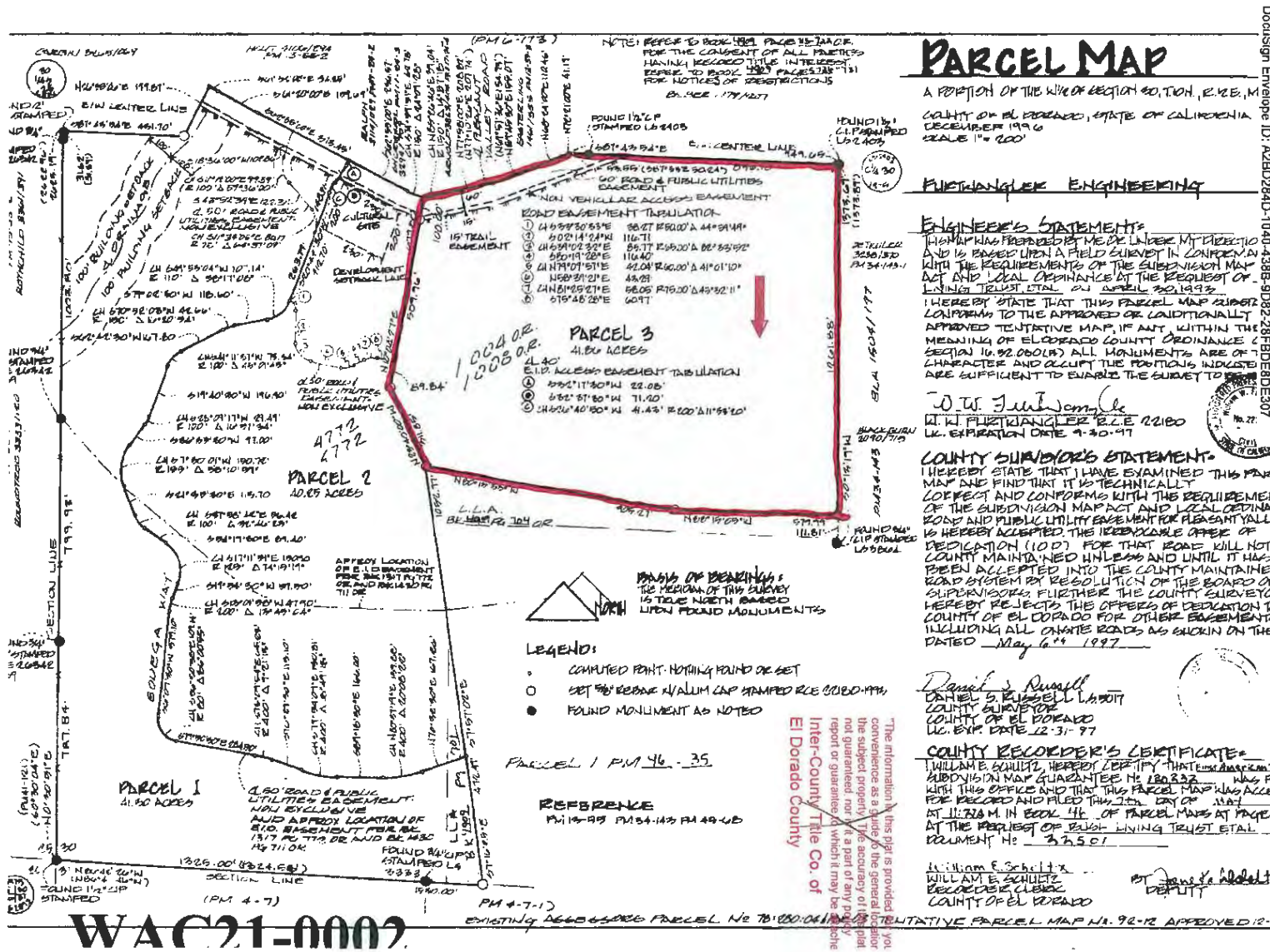
NOTE Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 78 - Pg. 28  
County of El Dorado, California

**WAC21-0002**



**WAC21-0002 GIORGIS AGRICULTURAL PRESERVE  
EXHIBIT F - WILLIAMSON ACT CONTRACT APPLICATION**



DocuSign Envelope ID: A2BDD28D-1040-4288-9D82-28F8BDE80E307

**WAC21-0002 GIORGIS AGRICULTURAL PRESERVE  
EXHIBIT F - WILLIAMSON ACT CONTRACT APPLICATION**

2021 AUG 13 PM 1:01  
RECEIVED  
PLANNING DEPARTMENT

**Map 2: Assessors Parcels**



**WAC21-0002**

**WAC21-0002 GIORGIS AGRICULTURAL PRESERVE  
EXHIBIT F - WILLIAMSON ACT CONTRACT APPLICATION**

**WILLIAMSON ACT CONTRACT**

THIS CONTRACT entered into this \_\_\_\_\_ day of \_\_\_\_\_, by and between the COUNTY of EL DORADO, a political subdivision of the State of California, referred to herein as "County", and \_\_\_\_\_, referred to herein as "Owner".

**1. DEFINITIONS**

- a. "Agricultural use" means use of land for the purpose of producing an agricultural commodity (including timber) for commercial purposes;
- b. "Board" means the County Board of Supervisors;
- c. "Compatible use" means any use determined by County to be compatible with agricultural use of the property;
- d. "Contract" means this document;
- e. "Williamson Act" means the California Land Conservation Act of 1965 as amended through the legislative session indicated before the reference;
- f. "Owner" means the person or persons entering into this Contract with County;
- g. "County" means El Dorado County.

**2. FACTS**

This Contract is made with reference to the following facts:

- a. Owner is the owner of the real property in El Dorado County, California, described in Exhibit "A" and incorporated by reference;
- b. The property is within an agricultural preserve designated and established by Resolution of County. The property has been devoted to agricultural and compatible uses. The boundaries of the preserve are shown on the map attached as Exhibit "B" and incorporated by this reference and are co-extensive with the boundaries of the property.

**WAC21-0002 GIORGIS AGRICULTURAL PRESERVE  
EXHIBIT F - WILLIAMSON ACT CONTRACT APPLICATION**

**3. LAND USE**

The use of the property is limited during the term of this Contract to agricultural and compatible uses. Structures may be erected on the property (and existing structures enlarged) if they are directly related to and compatible with permitted uses.

**4. TERM**

The initial term of this Contract is ten (10) years. Unless notice of non-renewal is given as provided in Section 5, on each anniversary date of this Contract, a year shall be automatically added to the initial term. If Owner or County in any year serves written notice of non-renewal, this Contract shall remain in effect for the balance of the unexpired term.

**5. NON-RENEWAL**

- a. Unless written notice of non-renewal is served by County upon Owner at least sixty (60) days before a renewal date or by Owner upon County at least ninety (90) days before a renewal date, this Contract shall be considered renewed under Section 4.
- b. The effect of a sale or transfer of any portion of the property, the subject of this Contract, except as provided in paragraph 6, b., or failure of a portion of the subject property to meet the agricultural contract criteria, or failure to engage in an agricultural pursuit, may be treated as a breach of this Contract and County may bring any action in court necessary to enforce this Contract, including, but not limited to, any action to enforce this Contract by specific performance or injunction.
- c. Upon receipt by Owner of written notice of non-renewal, Owner may protest the notice of non-renewal in writing. County may withdraw the notice before the next renewal date.
- d. Upon request by Owner, the County may authorize Owner to serve written notice of non-renewal on a portion of the property.

**WAC21-0002 GIORGIS AGRICULTURAL PRESERVE  
EXHIBIT F - WILLIAMSON ACT CONTRACT APPLICATION**

**6. TRANSFER OF PROPERTY**

- a. This Contract, and the covenants herein, shall run with the land and shall be binding upon and inure to the benefit of all successors in interest of Owner.
- b. In the event that Owner conveys a portion of the property under this Contract, Owner, in addition to the conveyee, shall remain subject to the terms of this Contract as to the conveyed portion unless and until the conveyee enters into a separate contract with the County. Owner understands that County will not enter into a separate contract with the conveyee unless the conveyed portion of property meets the County's criteria for an agricultural preserve, and that County shall enter into a contract with the conveyee if the conveyed portion meets said criteria and exclude said conveyed portion from Owner's contract.

**7. CANCELLATION**

- a. The purpose of this section is to provide relief from the provisions of this Contract only when the continued dedication of all or any portion of the property to agricultural use is neither necessary nor desirable for purposes of the 1969 Williamson Act.
- b. Owner may petition the Board for cancellation of this Contract as to all or any part of the property. The Board may approve the cancellation only if it finds that:
  - (i) cancellation is not consistent with the purposes of the 1969 Williamson Act; and,
  - (ii) cancellation is in the public interest.
- c. The existence of an opportunity for another use of the property involved will not be sufficient reason for cancellation of this Contract. A potential alternative use of the property involved may be considered only if there is not proximate, non-contracted land suitable for the use to which it is proposed the property involved be put. The uneconomic character of the existing use may be considered only if there is no other

**WAC21-0002 GIORGIS AGRICULTURAL PRESERVE  
EXHIBIT F - WILLIAMSON ACT CONTRACT APPLICATION**

reasonable or comparable agricultural use to which the property may be put. Prior to any action by the Board, the Board shall consider the recommendations of the Agricultural Commission and the Planning Commission.

- d. Prior to any action by the Board giving tentative approval to cancellation, the assessor shall determine the full cash value of the property involved as though it were free of the contractual restrictions. He shall multiply such value by the most recent County tax ratio announced pursuant to Section 401 of the Revenue and Taxation Code and shall certify the product to the Board as the cancellation valuation of the property involved for the purpose of determining the cancellation fee.
- e. Prior to giving tentative approval to the cancellation, the Board shall determine and certify to the Auditor the amount of the cancellation fee which Owner must pay the Treasurer as deferred taxes upon cancellation. That fee shall be an amount equal to fifty percent (50%) of the cancellation valuation of the property involved.
- f. If it finds that it is in the public interest to do so, the Board may waive any such payment (or any portion) or may make such payment (or any portion) contingent upon the future use made of the property involved and its economic return to Owner for a period of time not to exceed the unexpired term had it not been canceled, but only if:
  - (i) cancellation is caused by an involuntary transfer or change in the use which may be made of the property involved and such property is not immediately used for a purpose which produces a greater economic return to Owner;  
and,
  - (ii) the Board has determined it is in the best interest of the program to conserve agricultural land use that such payment (or any portion) be either deferred or not required.

**WAC21-0002 GIORGIS AGRICULTURAL PRESERVE  
EXHIBIT F - WILLIAMSON ACT CONTRACT APPLICATION**

- g. This Contract may not be canceled until after County has given notice of and has held a public hearing on the matter as required by law.
- h. Upon tentative approval of the cancellation petition the Clerk of the Board of Council shall record in the office of the County Recorder of the County in which the land as to which the contract is canceled is located a certificate which shall set forth the name of the owner of such land at the time the contract was canceled with the amount of the cancellation fee certified by the Board or Council as being due pursuant to this article, the contingency of any waiver or deferment of payments, and legal description of the property. From the date of recording of such certificate the contract shall be finally canceled and, to the extent the cancellation fee has not yet been paid, a lien shall be created and attached against the real property described therein and any other real property owned by the person named therein as the owner and located within the County. Such lien shall have the force, effect and priority of a judgment lien. Nothing in this section or Section 51283 shall preclude the Board or Council from requiring payment in full of the cancellation fee prior to the cancellation becoming effective.

In no case shall the cancellation of a contract be final until the notice of cancellation is actually recorded as provided in this section. Notwithstanding any other provisions of the Revenue and Taxation Code, any payments required by Section 51283 shall not create nor impose a lien or charge on the land as to which a contract is canceled except as herein provided.

Upon the payment of the cancellation fee or any portion thereof, the Clerk of the Board or Council shall record with the County Recorder a written certificate of the release in whole or in part of the lien.

**WAC21-0002 GIORGIS AGRICULTURAL PRESERVE  
EXHIBIT F - WILLIAMSON ACT CONTRACT APPLICATION**

**8. EMINENT DOMAIN**

- a. In this section:
- (i) "public agency" means any public entity included within the definition of "public agency" in the 1969 Williamson Act and in any subsequent amendments to that Act; and
  - (ii) "individual" means any person authorized under Section 1001 of the Civil Code or under any other existing or future California law to acquire property by eminent domain.
- b. When any action in eminent domain for the condemnation of the fee title of an entire parcel of the property is filed or when such parcel is acquired in lieu of eminent domain for a public use or improvement by a public agency or individual or whenever there is any such action or acquisition by the federal government or any person, instrumentality or agency action under authority or power of the federal government, this Contract shall be deemed null and void as to the property actually being condemned or acquired as of the date the action is filed or the acquisition occurs, and for the purpose of establishing the value of the property, this Contract shall be deemed never to have existed. Upon the termination of such a proceeding or occurrence of such an acquisition, this Contract shall be null and void for all property actually taken or acquired.
- c. When such an action to condemn less than an entire parcel of the property is filed, or when such an acquisition to acquire less than an entire parcel of the property occurs, this Contract shall be deemed null and void as to the property actually condemned or acquired and shall be disregarded in the valuation process only as to the property actually being taken or acquired unless the remaining property will be adversely affected by the condemnation in which case the amount of just compensation shall be computed without regard to this Contract.



**WAC21-0002 GIORGIS AGRICULTURAL PRESERVE  
EXHIBIT F - WILLIAMSON ACT CONTRACT APPLICATION**

- d. The property actually taken or acquired shall be removed by this Contract. Under no circumstances shall property be removed that is not actually taken or acquired except as otherwise provided in the contract.

**9. AMENDMENT**

This Contract may be amended to the extent permitted by law applicable at the time of amendment.

**10. SEVERABILITY**

The invalidity of any provision of this Contract or its application to any particular factual situation will not affect the validity of any other provision or its application to any factual situation.


EL DORADO COUNTY

By: \_\_\_\_\_  
Chairman, Board of Supervisors

ATTEST:

James S. Mitrison  
Clerk to the Board of Supervisors

By: \_\_\_\_\_  
Deputy

  
\_\_\_\_\_

Owners

SEE ATTACHMENT

(mab:WAC.CON/WilliamAct)  
(Revised 10/06)

WAC21-0002 GIORGIS AGRICULTURAL PRESERVE  
EXHIBIT F - WILLIAMSON ACT CONTRACT APPLICATION

**CALIFORNIA ALL-PURPOSE  
CERTIFICATE OF 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 SAN FRANCISCO

On 06/11/2021 before me, MUEY ENCARNACION, Notary Public

personally appeared Mary E. Giorgis & Douglas B. Giorgis 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.



(Seal)

Signature

A handwritten signature in blue ink, appearing to read "Muey Encarnacion", written over a horizontal line.

**WAC21-0002 GIORGIS AGRICULTURAL PRESERVE  
EXHIBIT F - WILLIAMSON ACT CONTRACT APPLICATION**

RECORDING REQUESTED BY



**Inter-County Title Co.**  
*of El Dorado County*

AND WHEN RECORDED MAIL TO:

Name Douglas Barrett Giorgis, Trustee

Street 340 Colon Avenue

City & State San Francisco, CA 94127

Electronically Recorded in Official Records  
County of El Dorado

Janelle K. Horne  
Recorder-Clerk

**DOC# 2021-0037653**

06/04/2021

09:17 AM

Titles: 1 Pages: 3

CMC

Fees	\$22.00
Taxes	\$0.00
CA SB2 Fee	\$75.00
<b>Total</b>	<b>\$97.00</b>

PV-229759-CI

SPACE ABOVE THIS LINE FOR RECORDER'S USE  
APN: 078-280-016-000

**TITLE(S)**

**GRANT DEED**

**This document is being re-recorded to correct her erroneous legal description on that certain Grant Deed recorded on October 30, 2020 as Instrument Number 2020-0061922.**

**WAC21-0002 GIORGIS AGRICULTURAL PRESERVE  
EXHIBIT F - WILLIAMSON ACT CONTRACT APPLICATION**

RECORDING REQUESTED BY



**Inter-County Title Co.**  
of El Dorado County

AND WHEN RECORDED MAIL DOCUMENT  
AND TAX STATEMENTS TO:

Name            Douglas Barrett Giorgis, Trustee  
Street           340 Colon Avenue  
City & State    San Francisco, CA 94127

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Order No. PV-229759-CI

**GRANT DEED**

A.P.N. 078-280-016-000

The undersigned grantor(s) declare(s):  
Documentary transfer tax is \$0.00 (R&T Code: 11911, Correction Deed)  
( ) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and encumbrances remaining at time of sale.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Paul Bush and Margaret Bush, husband and wife**

hereby GRANT(S) to

**Mary Elizabeth Giorgis and Douglas Barrett Giorgis, Trustees, or their successors in interest, of the Giorgis Living Trust dated March 29, 2019, and any amendments thereto**

the following described real property situated in the unincorporated area of the County of El Dorado, State of California:

*Parcel 3, as shown on that certain Parcel Map filed in the office of the County Recorder of said County on May 7, 1997 in Book 46 of Parcel Maps, Page 36.*

Parcel 3, as shown on that certain Parcel Map filed in the office of the County Recorder of said County on May 7, 1997 in Book 46 of Parcel Maps, Page 36.

Dated: 6/3/2021

  
\_\_\_\_\_  
Paul Bush

  
\_\_\_\_\_  
Margaret Bush

**WAC21-0002 GIORGIS AGRICULTURAL PRESERVE  
EXHIBIT F - WILLIAMSON ACT CONTRACT APPLICATION**

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT**

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.

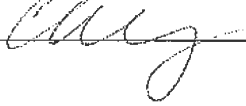
STATE OF CALIFORNIA  
COUNTY OF El Dorado } S.S.

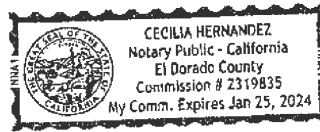
On June 3, 2021, before me, Cecilia Hernandez, Notary Public  
personally appeared Paul Bush and Margaret Bush

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  (Seal)



**WAC21-0002 GIORGIS AGRICULTURAL PRESERVE  
EXHIBIT F - WILLIAMSON ACT CONTRACT APPLICATION**

POR. SEC. 30., T.10N., R.12E., M.D.M.

Tax Area Code **78:28**

Docusign Envelope ID: A2BD284D-1040-438B-9D82-28FBDE8DE307



"The information in this plat is provided for your convenience as a guide to the general location of the subject property. The accuracy of this plat is not guaranteed. It is a part of any policy report or questionnaire which it may be attached."  
**El Dorado County**

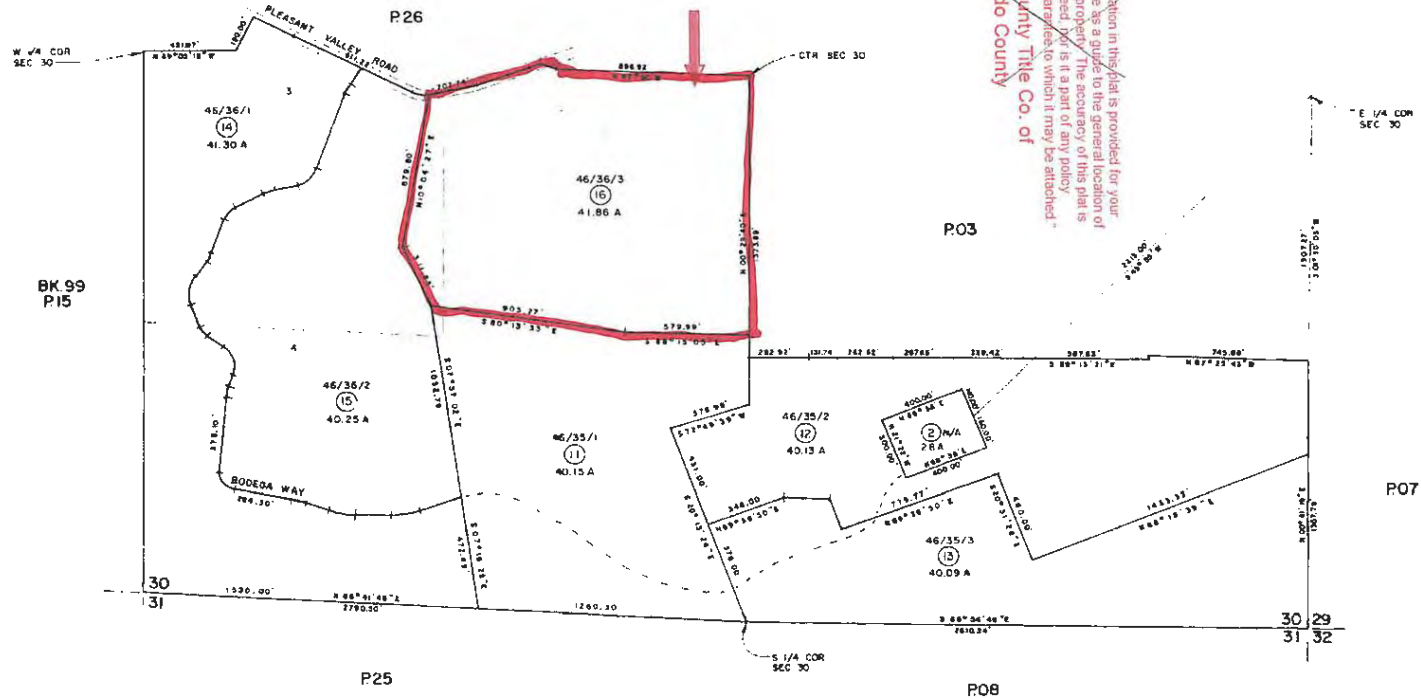


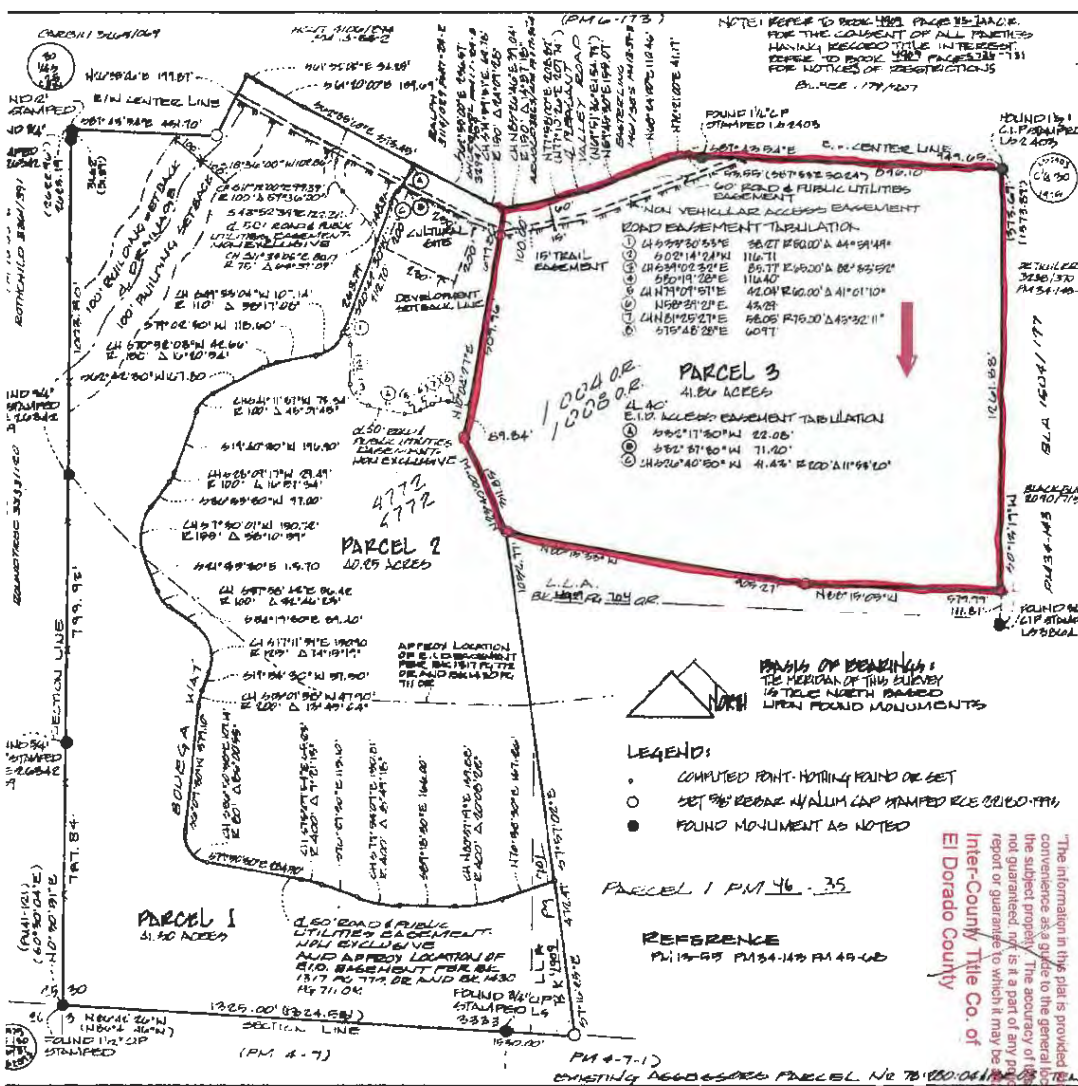
EXHIBIT B

NOTE Assessor's Block Numbers Shown in Square  
Assessor's Parcel Numbers Shown in Circle

Assessor's Map Bk. 78 - Pg. 28  
County of El Dorado, California

**WAC21-0002 GIORGIS AGRICULTURAL PRESERVE  
EXHIBIT F - WILLIAMSON ACT CONTRACT APPLICATION**

EXHIBIT B



# PARCEL MAP

A PORTION OF THE NW 1/4 OF SECTION 30, T10N, R12E, M  
 COUNTY OF EL DORADO, STATE OF CALIFORNIA  
 DECEMBER 1990  
 SCALE 1" = 200'

**FURTWÄNGLER ENGINEERING**

**ENGINEER'S STATEMENT**  
 THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT  
 AND IS BASED UPON A FIELD SURVEY IN CONFORMAN  
 WITH THE REQUIREMENTS OF THE SUBDIVISION MAP  
 ACT AND LOCAL ORDINANCE AT THE REQUEST OF  
 LIVING TRUST ETAL ON APRIL 30, 1993

I HEREBY STATE THAT THIS PARCEL MAP SUBMIT  
 CONFORMS TO THE APPROVED OR CONDITIONALLY  
 APPROVED TENTATIVE MAP IF ANY WITHIN THE  
 MEANING OF EL DORADO COUNTY ORDINANCE (C  
 SECTION 10-92) AND ALL MONUMENTS ARE OF T  
 CHARACTER AND OCCUPY THE POSITION INDICATED  
 ARE SUFFICIENT TO ENABLE THE SURVEY TO BE

**D. W. Furtwängler**  
 D. W. FURTWÄNGLER E.C.E. 22180  
 LIC. EXPIRATION DATE 7-30-97

**COUNTY SURVEYOR'S STATEMENT**  
 I HEREBY STATE THAT I HAVE EXAMINED THIS PAR  
 MAP AND FIND THAT IT IS TECHNICALLY  
 CORRECT AND CONFORMS WITH THE REQUIREME  
 OF THE SUBDIVISION MAP ACT AND LOCAL ORDINA  
 RDS AND PUBLIC UTILITY EASEMENT FOR PLEASANTVA  
 VO HEREBY ACCEPTED THE RECEIVABLE OFFER OF  
 DEDICATION (100%) FOR THAT ROAD WILL NOT  
 COUNTY MAINTAINED UNLESS AND UNTIL IT HAS  
 BEEN ACCEPTED INTO THE COUNTY MAINTAINED  
 ROAD SYSTEM BY RESOLUTION OF THE BOARD OF  
 SUPERVISORS FURTHER THE COUNTY SURVEYOR  
 HEREBY REJECTS THE OFFER OF DEDICATION TO  
 COUNTY OF EL DORADO FOR OTHER EASEMENTS  
 INCLUDING ALL ON-GRASS ROADS AS SHOWN ON THE  
 DATED May 6<sup>th</sup> 1997

**Daniel S. Russell**  
 DANIEL S. RUSSELL L.S. 19011  
 COUNTY SURVEYOR  
 COUNTY OF EL DORADO  
 LIC. EXP. DATE 12-31-97

**COUNTY RECORDER'S CERTIFICATE**  
 I, WILLIAM E. SCHULTZ, HEREBY CERTIFY THAT THE FOREGOING  
 SUBDIVISION MAP GUARANTEES ME 180,832.50 SQ. FT. WAS FI  
 WITH THE OFFICE AND THAT THIS PARCEL MAP WAS ACCE  
 FOR RECORD AND FILED THIS 21<sup>ST</sup> DAY OF MAY  
 AT 11:23 A.M. IN BOOK 44 OF PARCEL MAPS AT PAGE  
 AT THE REQUEST OF LIVING TRUST ETAL  
 PERMIT No. 33501

**William E. Schultz**  
 WILLIAM E. SCHULTZ  
 RECORDER CLERK  
 COUNTY OF EL DORADO

TENTATIVE PARCEL MAP No. 92-12 APPROVED 12-1

DocuSign Envelope ID: A280240-1040-4388-9082-2868D8D8D8D307

**WAC21-0002 GIORGIS AGRICULTURAL PRESERVE  
EXHIBIT F - WILLIAMSON ACT CONTRACT APPLICATION**

**Map 2: Assessors Parcels**

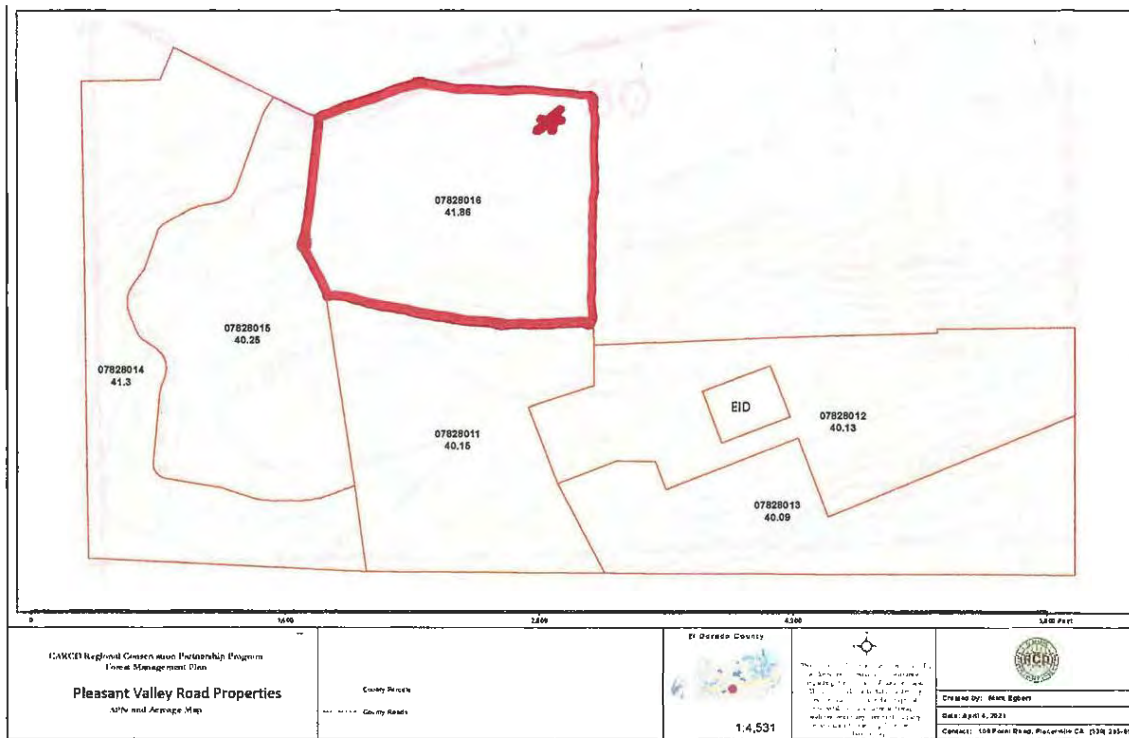


Exhibit B



WAC21-0002 GIORGIS AGRICULTURAL PRESERVE  
EXHIBIT G - AGRICULTURAL COMMISSION MEMORANDUM

COUNTY OF EL DORADO



## 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*  
*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:** January 12, 2022  
**TO:** Development Services/Planning  
**FROM:** Greg Boeger, Chair  
**Subject:** **Williamson Act Contract (WAC21-0002/Giorgis)**  
**Assessor's Parcel Number (APN) 078-280-016**

During the Agricultural Commission's regularly scheduled ZOOM meeting held on January 12, 2022, 6:30 pm the Commission heard a request from the Planning Department for a Williamson Act Contract (WAC21-0002/Giorgis) for a 41.86 acre parcel Zoned Planned Agricultural, Twenty-acres (PA-20) for planting of grapevines on 5-6 acres. Project includes associated agricultural capital improvements including installation of two wells and an irrigation/drip system. Expected plant order is 3,200 vines in Fall 2021-Spring 2022. Grapes would be sold after first eligible harvest in 2024. The property is identified by Assessor's Parcel Number 078-280-016, is located on the south side of Pleasant Valley Road approximately 500 ft east of the intersection with Bodega Way in the Pleasant Valley area.

#### **Parcel Description:**

- Parcel Number and Acreage: 078-280-016, 41.86 Acres
- Agricultural District: Yes
- Land Use Designation: AL (Agricultural Lands)
- Zoning: PA-20 (Planned Agriculture, 20 Acres).
- Soil Type:
  - Choice Soils:

**WAC21-0002 GIORGIS AGRICULTURAL PRESERVE  
EXHIBIT G - AGRICULTURAL COMMISSION MEMORANDUM**

Meeting Date: January 12, 2022  
Re: GIORGIS Williamson Act Contract

- McE – Mariposa Josephine very rocky loams, 15 to 50 percent slopes
- WaB – Wet Alluvial Land
- JtC – Josephine Silt Loam, 5 to 15 percent slopes
- Capitol Outlay:
  - Current: \$49,350
  - Future: > \$50,000
- Future Income:
  - Anticipated first harvest 2024 - \$26,000 - \$30,000

**Discussion:**

A site visit was conducted on December 20, 2021 to assess conformance with planned Williamson act request.

**Staff Findings:**

**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 21-0002 based on the above findings.

**Chair Boeger brought the item back to the Commission for discussion. The applicant Doug Giorgis was available by Zoom for questions. One neighbor, Paul Bush stated by Zoom that the applicant was doing everything right and was in support of the Williamson Act Contract.**

**WAC21-0002 GIORGIS AGRICULTURAL PRESERVE  
EXHIBIT G - AGRICULTURAL COMMISSION MEMORANDUM**

Meeting Date: January 12, 2022  
Re: GIORGIS Williamson Act Contract

***It was moved by Commissioner Walker and seconded by Commissioner Draper to recommend APPROVAL of staff's recommendations for the above-referenced Williamson Act Contract (WAC21-0002/Giorgis for a 41.86 acre parcel Zoned Planned Agricultural, Twenty-acres (PA-20) for planting of grapevines on 5-6 acres identified by Assessor's Parcel Number (APN) 078-280-016.***

For the complete presentation and all of the public participants questions and concerns please go to: (Note: Will be posted after Minutes are approved at next scheduled Agricultural Commission Meeting) <https://eldorado.legistar.com>

***Motion passed:***

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

**WAC21-0002 GIORGIS AGRICULTURAL PRESERVE  
EXHIBIT H - ASSESSORS APPROVAL FORM**

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

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Assessor's recommendation(s): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_  
El Dorado County Assessor

**WAC21-0002 GIORGIS AGRICULTURAL PRESERVE  
EXHIBIT I - BOARD OF SUPERVISORS RESOLUTION 188-2002**



**RESOLUTION No.** 188-2002

**OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO**

**RESOLUTION AMENDING RESOLUTION NO. 245-99**

WHEREAS, Chapter 7, Division 1 of Title 5 of the Government Code, commencing with Section 51200 (the "California Land Conservation Act of 1965" commonly referred to as the "Williamson Act") and Chapter 7, Part 7 of Division 1 of Title 5 of the Government Code commencing with Section 51296 (Farmland Security Zone), allows for the establishment of agricultural preserves by resolution of the Board of Supervisors after public hearing; and

WHEREAS, the County of El Dorado desires to revise its criteria and procedures for the creation of agricultural preserves pursuant to agreement with the owner of the property as provided in Section 51240, et seq., of the Government Code to meet the current needs of agriculture in the County; and

WHEREAS, the County finds that agricultural preserves of less than 100 acres are necessary due to the unique characteristics of agriculture in the County; and

WHEREAS the County finds that parcels consisting of between 10 and 20 acres and which are proven to be economically viable in agricultural endeavors should be afforded protection as afforded under Williamson Act contract;

NOW THEREFORE BE IT RESOLVED, by the El Dorado County Board of Supervisors of El Dorado County, that Resolution No. 245-99 is hereby amended, and the following shall be the criteria for the establishment of agricultural preserves within the County of El Dorado:

An applicant shall satisfy all of the following criteria for the establishment of an agricultural preserve:

1. Minimum Acreage:
  - A. For high intensive farming operations:
    - i. An agricultural preserve shall consist of a minimum of twenty (20) contiguous acres; however, an agricultural preserve may consist of between ten (10) and (20) contiguous acres if the Agricultural Commission determines the property meets all of the following criteria:

**WAC21-0002 GIORGIS AGRICULTURAL PRESERVE  
EXHIBIT I - BOARD OF SUPERVISORS RESOLUTION 188-2002**

Page 2  
Resolution No. 188-2002

- (1) The property has a potential to contribute to the agricultural welfare of the County;
  - (2) The property scores eighty (80) or higher on the County Procedure for Evaluating the Suitability of Land for Agriculture as attached in Appendix 1;
  - (3) The property is, at the time of application, engaged in agricultural use;
  - (4) The use of the surrounding properties is primarily agricultural in nature, or zoned agriculture or in an agriculture district;
  - (5) The parcel size of the properties immediately adjacent to the property proposed to be included is at least ten (10) acres and said properties are included within the General Plan designation requiring at least a ten (10) acre minimum parcel size; and
  - (6) The parcel was created prior to March 23, 1993.
- B. For low intensive farming operations:
- i. An agricultural preserve shall consist of a minimum of fifty (50) contiguous acres that are adequately fenced to contain livestock.
2. Capital Outlay:
- A. Methods for determining a value of capital outlay shall be determined by the Agricultural Commission.
  - B. For high intensive farming operations:
    - i. There shall be a minimum capital outlay of \$45,000 excluding applicant's residence and original cost of the land.
  - C. For low intensive farming operations, such as grazing:
    - i. There shall be a minimum capital outlay of \$10,000 excluding applicant's residence and original cost of the land.

**WAC21-0002 GIORGIS AGRICULTURAL PRESERVE  
EXHIBIT I - BOARD OF SUPERVISORS RESOLUTION 188-2002**

Page 3  
Resolution No. 188-2002

3. Income:
  - A. Methods for determining a value income shall be determined by the Agricultural Commission.
  - B. For high intensive farming operations:
    - i. The property shall produce a minimum annual gross income of \$13,500 for high intensive farming operations, including but not limited to orchards, vineyards, and row crops.
    - ii. For permanent non-producing agriculture crops, such as orchards and vineyards, the plants shall be planted and properly cared and maintained (as determined by the Agricultural Commission) to produce an commercial crop within three (3) years and be capable of producing a minimum annual gross of income of \$13,500 within five (5) years of planting.
  - C. For low intensive farming operations, such as grazing:
    - i. The property shall produce a minimum annual gross income of \$2,000.

BE IT FURTHER RESOLVED, that the application forms for the establishment of an agricultural preserve shall be available from and shall be returned to the Planning Department, together with the applicable fee; and

BE IT FURTHER RESOLVED, that the applicant shall be notified in writing of the date and time of the public hearing held by the Planning Commission to consider the establishment of the agricultural preserve, and the applicant shall appear at said hearing; and

BE IT FURTHER RESOLVED, that in the event the Planning Commission recommends that an agricultural preserve should be established, the applicant shall be required to execute an agreement in the form approved by County Counsel which limits the use of the property to agricultural uses only, and upon execution by the County of the agreement, the County shall initiate a rezoning for the property to Exclusive Agricultural (AE); and

BE IT FURTHER RESOLVED, that in all matters relating to the establishment of agricultural preserves hereunder, the El Dorado County Agricultural Commission shall act as the primary advisory agency, and their determinations as to the criteria set forth above shall be entitled to due deference by the Planning Commission and Board of Supervisors; and

BE IT FURTHER RESOLVED, that this resolution shall take effect immediately upon adoption and thereafter this Resolution shall amend Resolution No. 245-99.

**WAC21-0002 GIORGIS AGRICULTURAL PRESERVE  
EXHIBIT I - BOARD OF SUPERVISORS RESOLUTION 188-2002**

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Resolution No. 188-2002

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held on the 16th day of July 2002, ~~18x~~ by the following vote of said Board:

Ayes: DUPRAY, BAUMANN, BORELLI, HUMPHREYS, SOLARO

ATTEST

DIXIE L. FOOTE

Clerk of the Board of Supervisors

By Margaret E. Moody  
Deputy Clerk

Noes: NONE  
Absent: NONE

[Signature]  
Chairman, Board of Supervisors

I CERTIFY THAT:

THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE.

DATE \_\_\_\_\_

ATTEST: DIXIE L. FOOTE, Clerk of the Board of Supervisors of the County of El Dorado, State of California.

By \_\_\_\_\_  
Deputy Clerk