

August 19, 20 16

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

16 AUG 19 PM 3: 22
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 110 acres;
Identified as County Assessor's Parcel Number(s) 09321011

(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 1 mile east of E-116 on
Tracy Flat Rd at Meyers Lane, 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,

Doug Albright

WAC 16-0003

ALL-PURPOSE 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.

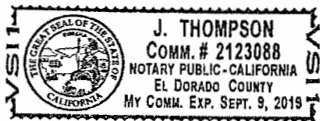
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State of California }
 County of El Dorado } SS.

On 8-18-16, before me, J Thompson, Notary Public,
DATE

personally appeared Doug Albright, 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.

J Thompson
 NOTARY'S SIGNATURE

PLACE NOTARY SEAL IN ABOVE SPACE

OPTIONAL INFORMATION

The information below is optional. However, it may prove valuable and could prevent fraudulent attachment of this form to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- INDIVIDUAL
- CORPORATE OFFICER _____ TITLE(S)
- PARTNER(S)
- ATTORNEY-IN-FACT
- GUARDIAN/CONSERVATOR
- SUBSCRIBING WITNESS
- OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

Planning Commission Letter
 TITLE OR TYPE OF DOCUMENT

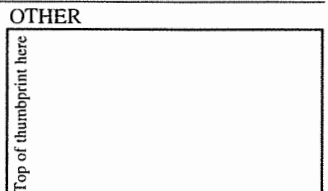
1
 NUMBER OF PAGES

8-18-16
 DATE OF DOCUMENT

SIGNER (PRINCIPAL) IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

RIGHT
 THUMBPRINT
 OF
 SIGNER



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August 18, 2016

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PART I
MUNICIPALITY DEPARTMENT
(To be completed by applicant)

LAND CONSERVATION CONTRACT APPLICATION

NAME Doug Albright PHONE (208) 886-2315
PHONE () _____
PHONE () _____

MAILING ADDRESS 6340 Grizzly Flat Rd Somerset, Pa 15684

ASSESSOR'S PARCEL NUMBER(S): (Attach legal description if portion of parcel)
09321011

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 110

WATER SOURCE 3 Wells PRESENT ZONING ag PA-20

YEAR PROPERTY PURCHASED 1915

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

List specific items or improvements with value for each.

Improvement	Value
<u>3/4 mile new 4 strand barb wire fence</u>	<u>\$ 3,000.⁰⁰</u>
<u>1/4 mile new cross fence</u>	<u>1,000.⁰⁰</u>
<u>400' new corral (R.R ties and 4 board 2x8)</u>	<u>2,800.⁰⁰</u>
<u>cleared 15 acres brush and seeded</u>	<u>8,000.⁰⁰</u>
<u>spray 65 hours star thistle and bull thistle and berry vines. Product used - transline, forefront, corner corner stone</u>	<u>2,600.⁰⁰</u>
<u>repaired and painted barn</u>	<u>\$ 4,500.⁰⁰</u>

WAC 16-0003

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.

finish perimeter fence (2017) spray weeds (never ending) remove brush and re-sod (2018) expand new forest (2016) cross fencing (2018-2019)

WHAT IS YOUR CURRENT GROSS INCOME FOR AGRICULTURAL PRODUCTS?

<u>Product</u>	<u>Income</u>
<i>sold 22 bred heifers in Idaho</i>	\$ <u> </u>
<i>paid June 2016</i>	<u>\$57,000</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
Total \$ <u>57,000</u>	

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?

We plan to begin stocking in September 2016 with 500-600 head heifers to be bred in February 2017 or sold in May 2017 ~~to~~ restock in September 2017.

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>80</u> _____	acres	Comments <u>good grazing open and</u>
Brush <u>30</u> _____	acres	Comments <u>timber ground</u>
Timber _____	acres	Comments _____
Christmas trees _____	acres	Comments _____
Grapes _____	acres	Comments _____
_____	acres	Comments _____

TOTAL ACRES 110 _____ (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.

spray weeds (on going) fence perimeter (2017)
cross fence (2018-2019) finish coral (2016)
clear out old vineyard (app. 4 acres) 2017. Continue
clearing brush (2017-2018) seed dry land pasture
mix grass seed.

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

August 18, 2016
 Date

[Signature]
 Signature of Applicant

PART II
(To be completed by Assessor)

Comments: _____

Assessor's recommendation(s): _____

Date

El Dorado County Assessor

PART III

(To be completed by Agricultural Commission)

Comments: See attached.

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
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 17, 2016

TO: Development Services/Planning

FROM: Greg Boeger Chair

SUBJECT:

Williamson Act/Agricultural Preserve WAC 16-0003/Albright Ranch APN: 093-210-11

During the Agricultural Commission's regularly scheduled meeting held on October 12, 2016 a request for a new Williamson Act Contract from Planning Services was reviewed. The request for the establishment of a Williamson act Contract for the 110.83 acre parcel identified by Assessor's Parcel Number 093-210-11. The parcel is located on the south side of Grizzly Flat Road, 1-mile east of the intersection with E-16 and Grizzly Flat Road in the Somerset area. (District II).

The project description is:

1. WAC 16-0003

- Parcel Numbers: 093-210-11
- Acreage: 110.83
- Zoning: Planned Agriculture 20 Acres.
- Land Use Designation: Rural Residential
- Property is being used for low intensity agriculture as a vineyard.
- Capital outlay reported : \$22,900
 - i. Fence - \$5,000
 - ii. Corral – \$2,800
 - iii. Brushing – \$8,000
 - iv. Weed Control - \$2,600
 - v. Barn Repair – 4,500
- Annual gross income reported: \$57,000

FILE COPY

Williamson Act Contract Criteria:

Low Intensive Farming Operation

1. Minimum Acreage = 50 contiguous acres that are fenced for 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."

Staff Recommendations:

Staff recommends approval of **WAC 16-0003** based on the above findings.

Chair Boeger addressed the public for comment; Doug Albright addressed the board and answered questions from the Board Members.

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

It was moved by Mr. Bacchi and seconded by Mr. Bolster to recommend APPROVAL of Staff's recommendation for Doug Albright to establish a Williamson Act Contract 16-0003 for the 110.83 acre parcel identified by Assessor's Parcel Number 093-210-11 based on the above findings.

Motion passed

AYES: Bacchi, Bolster, Walker, Boeger

NOES: None

ABSENT: Draper, Mansfield, Neilsen

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