

**WAC25-002/Boeger WAC Contract**

**Williamson Act Contract**

**Assessor's Parcel Numbers: 049-010-034**

## **Planning Request:**

Planning Services is processing the attached application for a Williamson Act Contract and requests the project be placed on the Agricultural Commission's Agenda for consideration on consistency with Agricultural Preserve criteria.

The applicants are requesting the following:

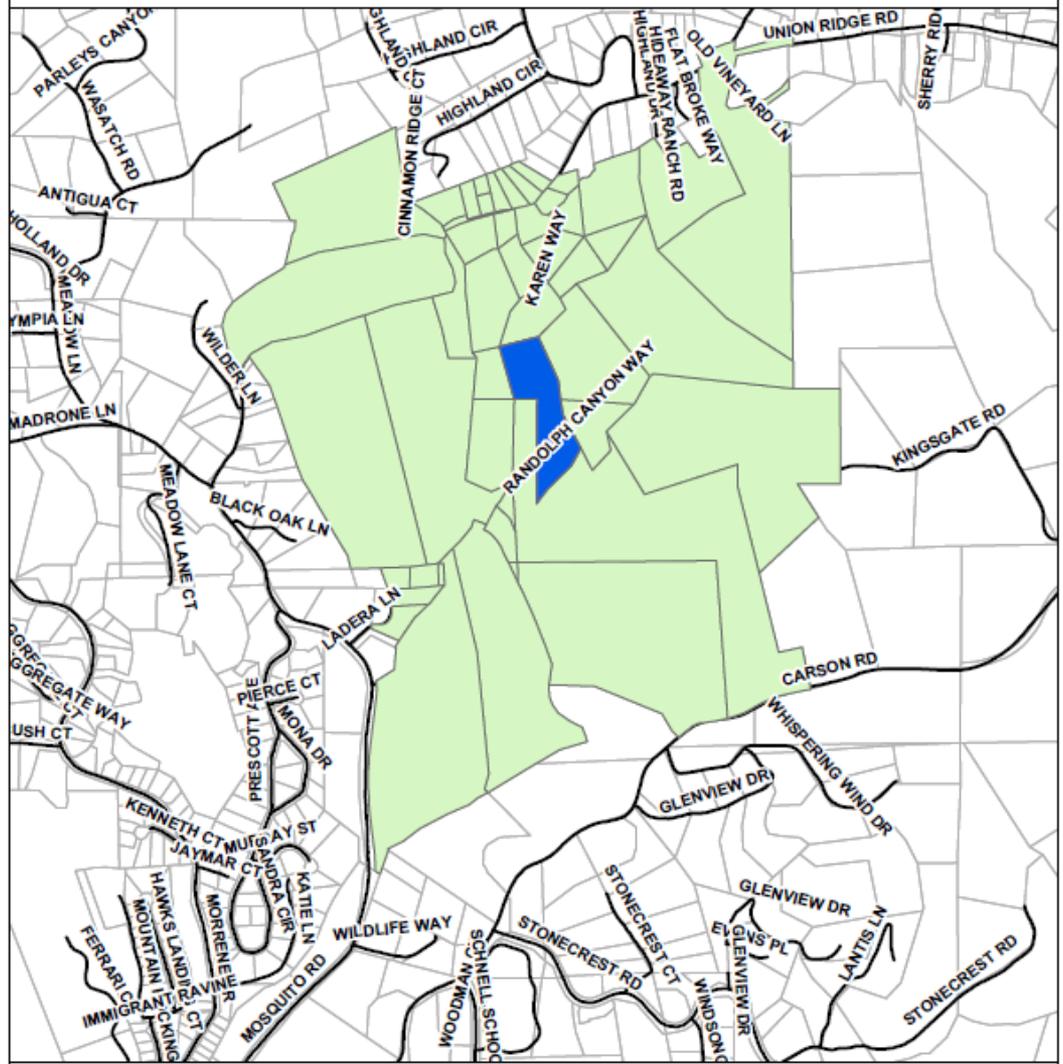
Request to add APN 049-010-034 (approx. 5.28 acres) to Agricultural Preserve 174 consisting of APNs 049-050-015, 049-050-020, 049-050-021, 049-050-022, 049-050-023, 049-050-024, 049-050-025, and 049-050-026 (approx. 74.09 acres). The new parcel has a zoning designation of Planned Agriculture 20-Acres (PA-20) with a General Plan Land Use Designation of Agricultural Land-Agricultural District (AL-A) and is in Supervisor District 3.

## **Parcel Description:**

- Parcel Number and Acreage: 049-010-034 (5.28 acres)
- Agricultural District: Camino-Fruitridge
- Land Use Designation: Agricultural Land, (AL-A)
- Zoning: Planned Agriculture-20 Acres, (PA-20)
- Soil Type:
  - Choice Soils
    - Boomer-Sites Loam, 15-30% slopes
- Capital Outlay:
  - Current: \$405,000 in vineyard development.
- Current Gross Income:
  - Wine grapes \$123,000

# BOEGER

## 1000 Foot Notification



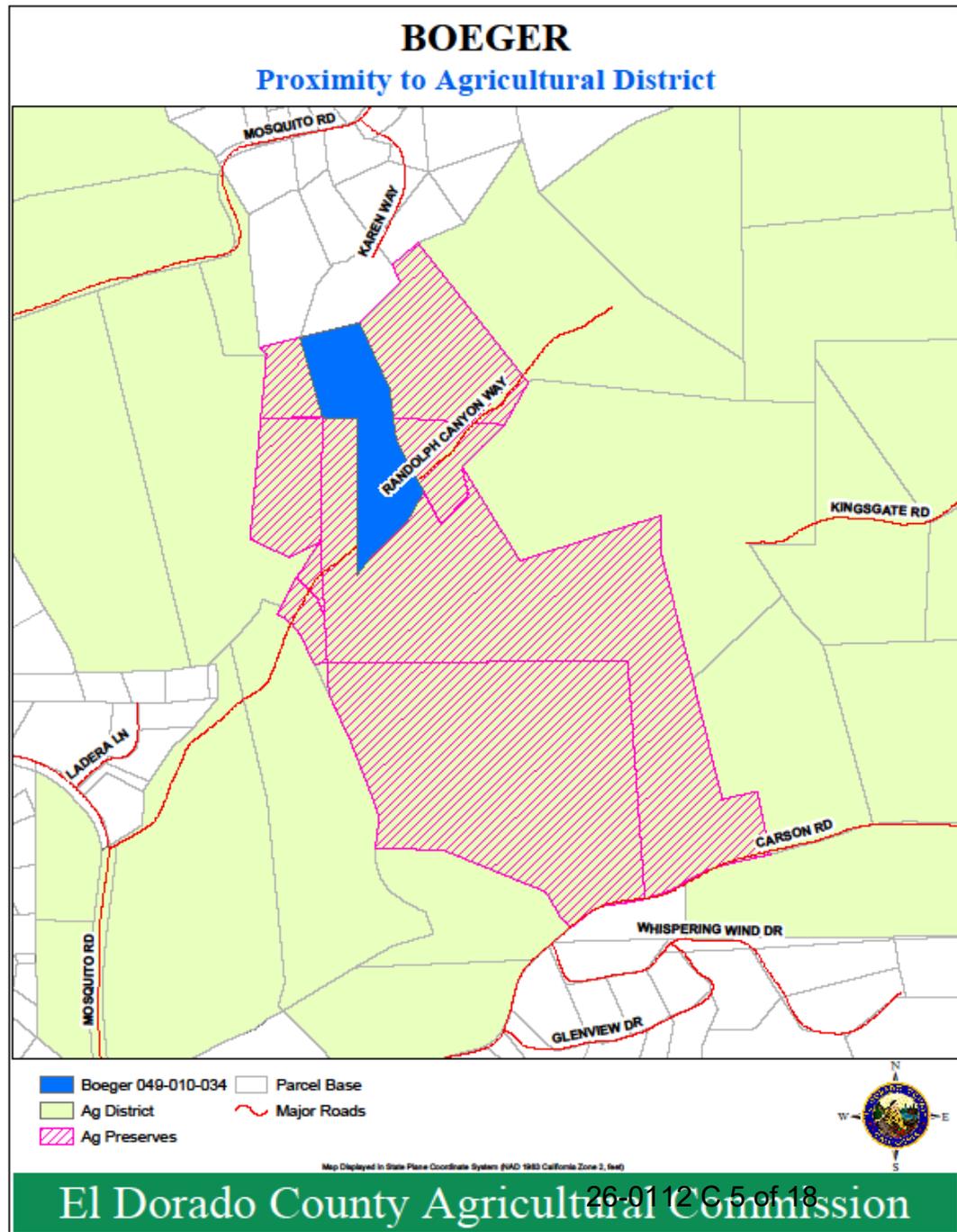
Notifications Boeger 049-010-034 Parcel Base Roads



Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



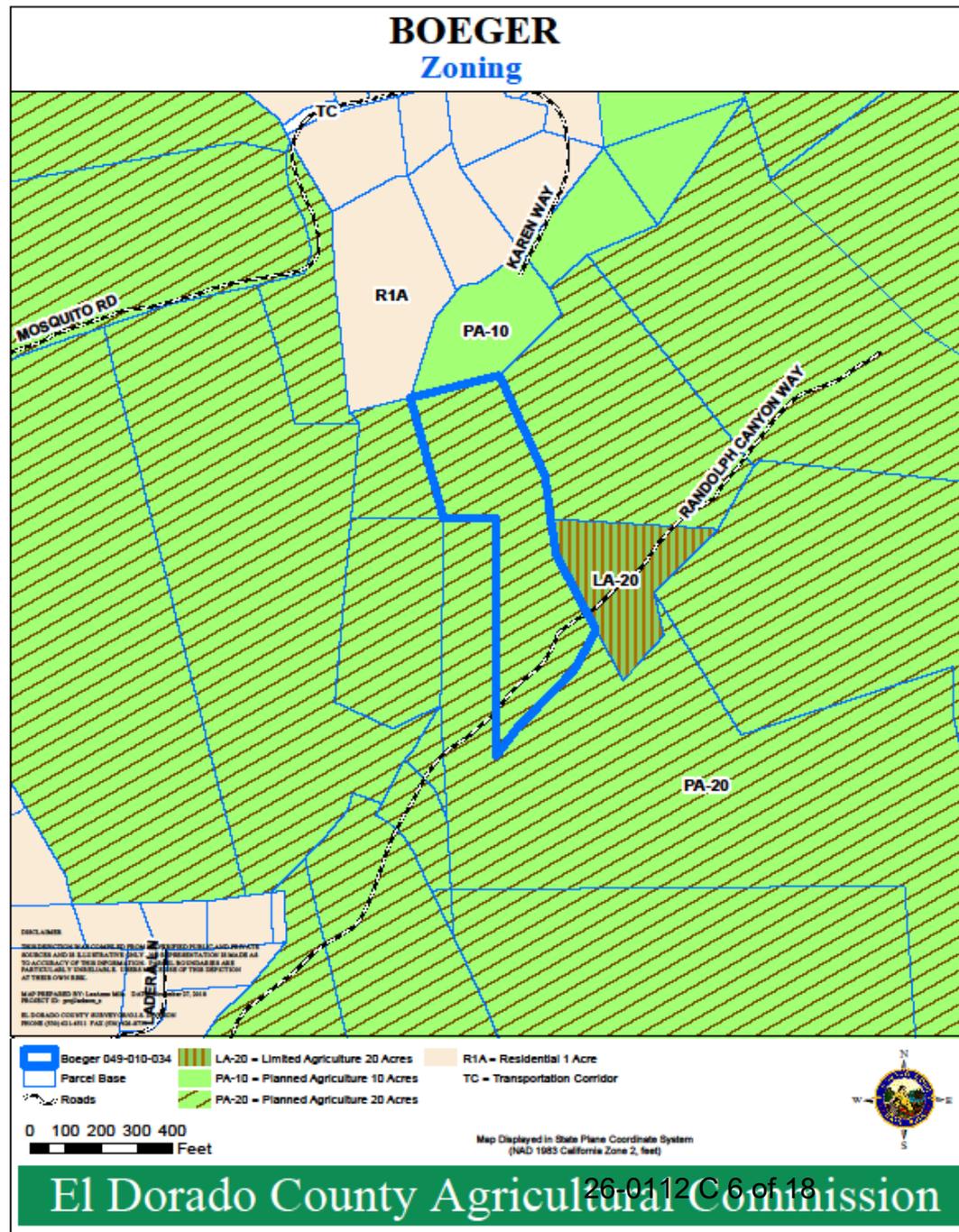
**Agricultural District:**  
Camino-Fruitridge



**Zoning:**

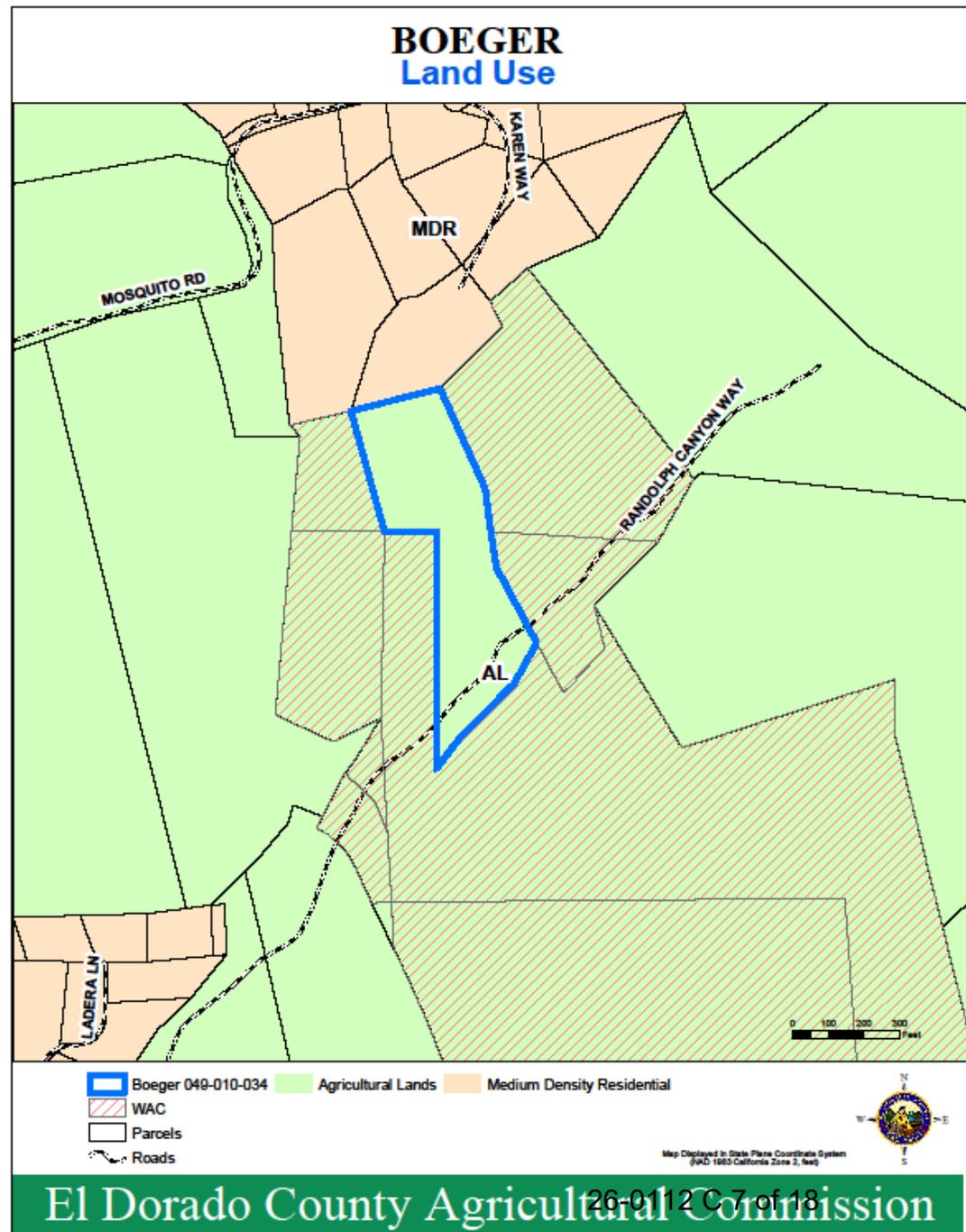
PA-20

(Planned Agriculture-20 acre)



**Land Use Designation:**

AL, Agricultural Lands

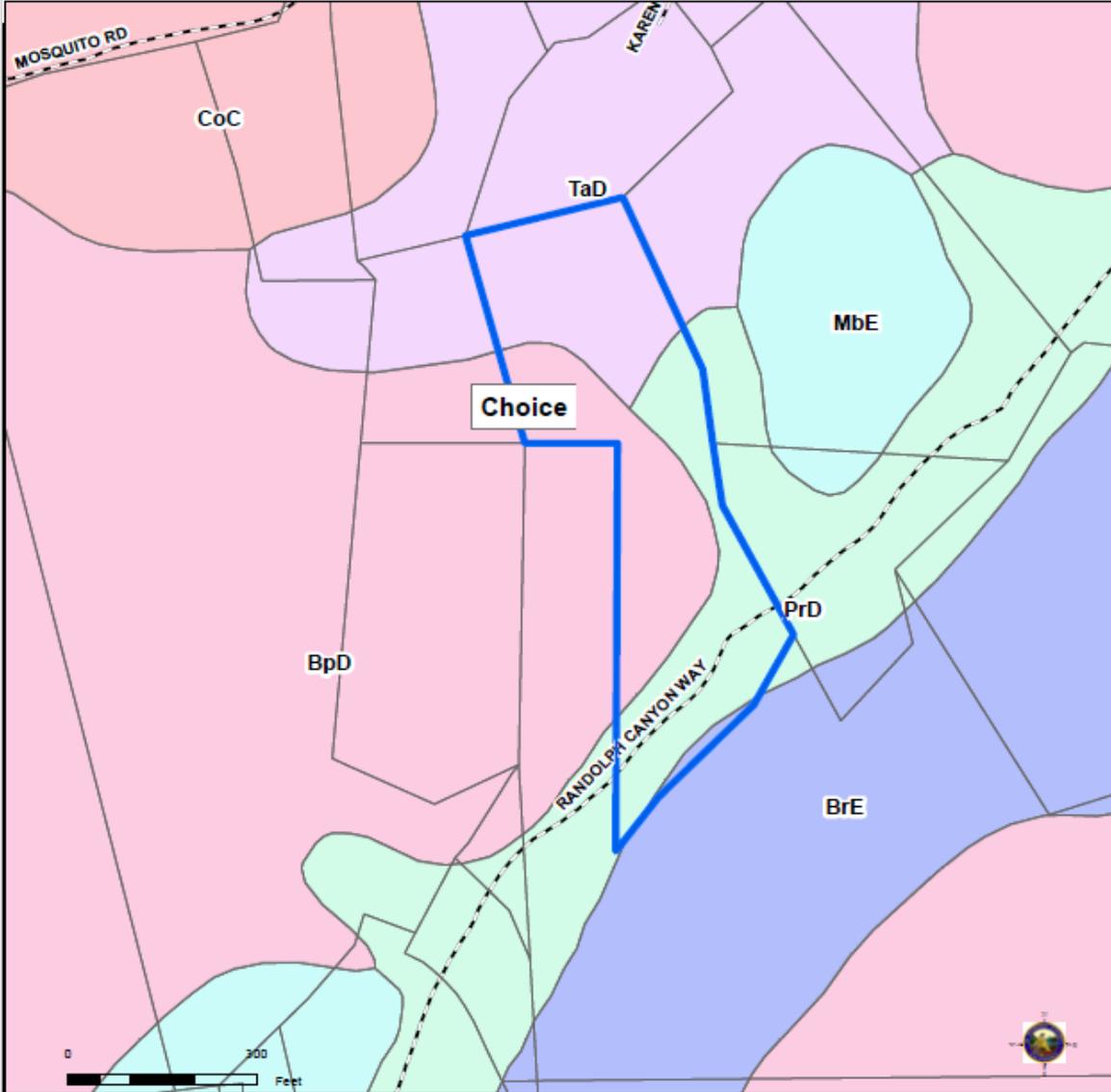


# BOEGER Soils

## Choice Soils:

Boomer-Sites loams

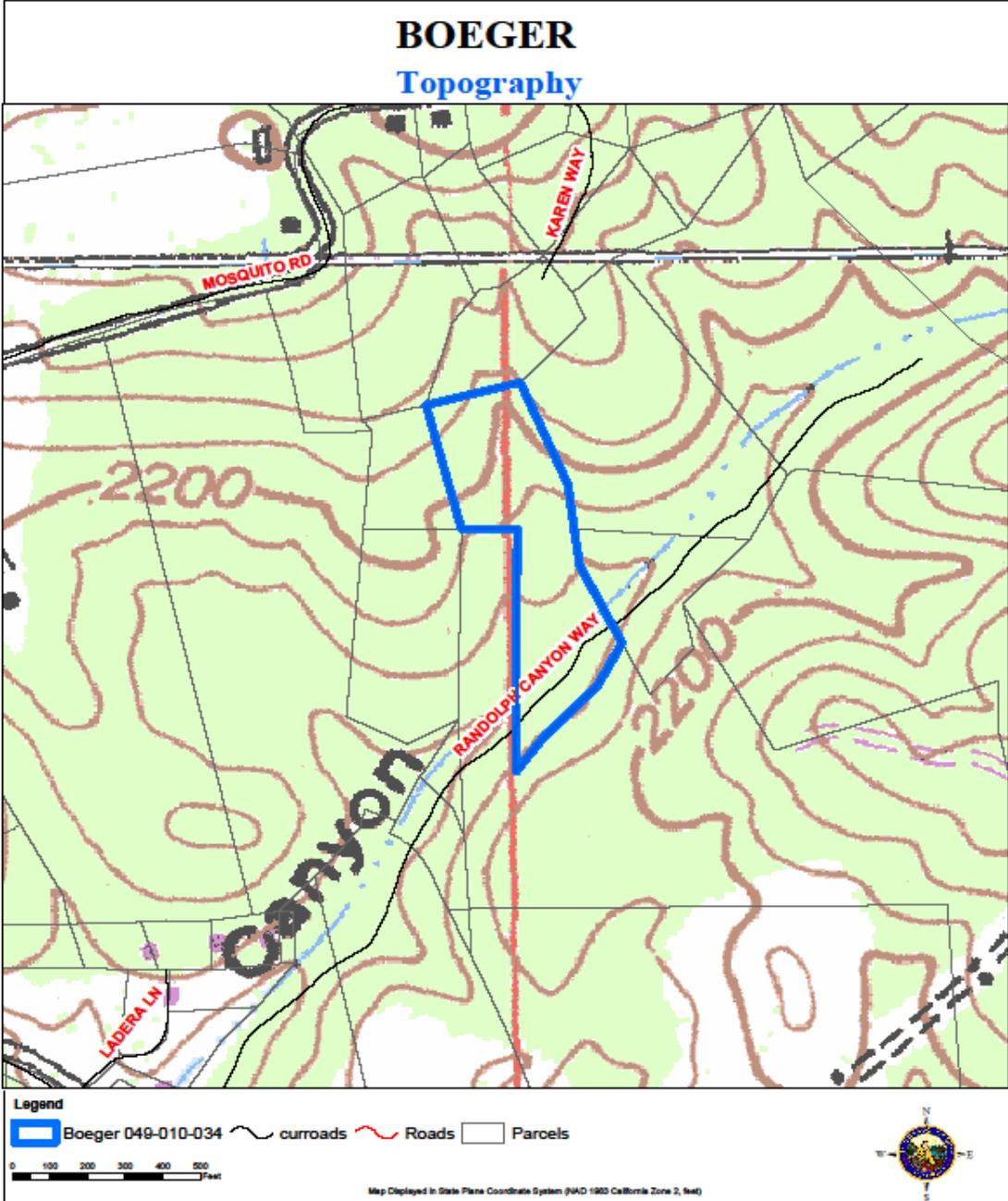
15-30% slopes



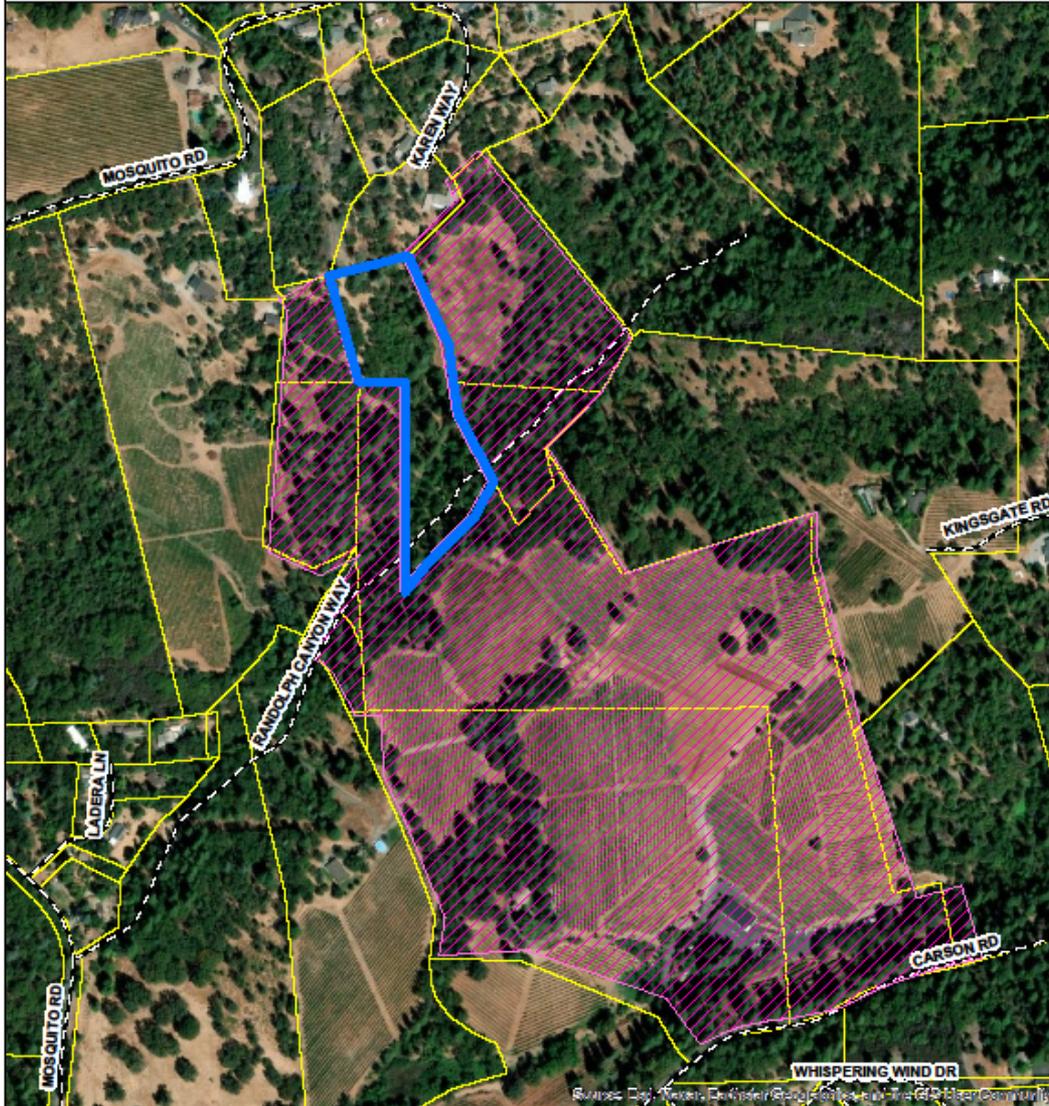
- Boeger 049-010-034
- Boomer-Sites very rocky loams, 9 to 50 percent slopes
- Mariposa very rocky silt loam, 3 to 50 percent slopes
- Boomer-Sites loams, 15 to 30 percent slopes
- Cohasset cobbly loam, 3 to 15 percent slopes
- Placer diggings
- Tailings

Map Displayed in State Plane Coordinate System  
NAD 83 California Zone 5 West

Topography



# BOEGER



CONTAINER  
 THIS DRAWING WAS COMPILED FROM UNVERIFIED PUBLIC AND PRIVATE  
 SOURCES AND IS REPRESENTATIVE ONLY. NO REPRESENTATION IS MADE AS  
 TO ACCURACY OF THIS INFORMATION. PARCEL BOUNDARIES ARE  
 PARTICULARLY UNRELIABLE. USE THIS DRAWING AT YOUR OWN RISK.

MAP PREPARED BY: Lucerne Mills DATE: November 27, 2018

PROJECT ID: Jaden\_2

EL DORADO COUNTY SURVEYORS & DIVISION  
 INCORPORATED 1991 4401 FAH (201) 684-8701

### Legend

-  AgPreserves
-  Boeger Parcel 049-010-034
-  prebase
-  Roads

0 100 200 300 400  
 Feet

Map Checked in State Plane Coordinate System (NAD 1983 California Zone 2, feet)









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CUSTOMER  
PARKING

## **Discussion:**

Existing Agricultural Preserve 174 consists of 74.09 acres and meets the Williamson Act Contract requirements for a high intensive farming operation.

## **Staff Findings:**

### **High Intensive Farming Operation Requirements**

1. Minimum Acreage = 20 contiguous acres.
2. Capital Outlay = \$45,000
3. Minimum Gross Income = \$13,500/year

## **Staff Findings (cont'd):**

### **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:**

With 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 WAC 25-0002 based on staff findings. The existing Agricultural Preserve will continue to meet Williamson Act Contract requirements with the addition of APN 049-010-034 (5.28 acres).