

_____, 20____

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 154.04 acres;

Identified as County Assessor's Parcel Number(s) 041-031-04

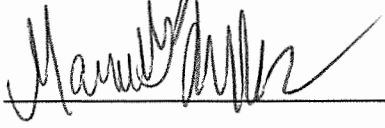
(indicate if this is a portion of the parcel, with more detailed information to be shown on the accompanying map)

Located generally in the vicinity of Somerset
_____, 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,





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 El Dorado

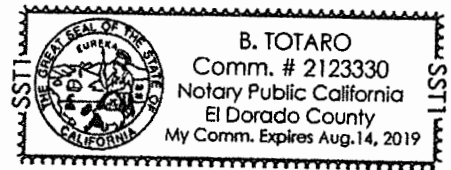
On 3/7/2016 before me, Becky Totaro, Notary Public
(insert name and title of the officer)

personally appeared John F. Taylor & Maria G. Taylor
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 B. Totaro (Seal)



_____, 20____

PART I

(To be completed by applicant)

LAND CONSERVATION CONTRACT APPLICATION

NAME Maria G. Taylor PHONE (530) 409-9989
John F. Taylor, DC PHONE (530) 409-9988
PHONE () _____

MAILING ADDRESS P.O. Box 936, Diamond Springs, CA 95619

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

TYPE OF AGRICULTURAL PRESERVE (Check one):

Williamson Act Contract (10-year roll-out) *
Farmland Security Zone (20-year roll-out) _____

NUMBER OF ACRES TO BE CONSIDERED UNDER THIS CONTRACT 154.04

WATER SOURCE Well PRESENT ZONING AG 20+40

YEAR PROPERTY PURCHASED 1999

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>Well with solar panel pump</u>	<u>\$ 10,000.⁰⁰</u>
<u>Gravel on road drive way</u>	<u>1,000.⁰⁰</u>
_____	_____
_____	_____

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>154</u>	acres	Comments _____
Brush _____	acres	Comments _____
Timber _____	acres	Comments _____
Christmas trees _____	acres	Comments _____
Grapes _____	acres	Comments _____
_____	acres	Comments _____

TOTAL ACRES 154 (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.

Continue to plant native wildflowers each year
Build Honey building to store equipment

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

3-4-16 Date Mary Jones Signature of Applicant March 4, 2016

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

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. Mitrison, Clerk to the Board

By: _____
Deputy Clerk to the Board