



Agricultural Commission Staff Report

Date: June 06, 2017
To: El Dorado County Agricultural Commission
From: LeeAnne Mila; Deputy Agricultural Commissioner
Subject: Williamson Act Contract WAC 17-0001/ Boundary Line Adjustment
BLA 17-0019

Planning Request and Project Description:

Planning Services is processing requests for new Williamson Act Contracts with the following project description:

- 1) Request for a revised Williamson Act Contract (Agricultural Preserve) for 354.75 acres, made up of 15 parcels known as APN's 092-060-75, 092-070-02, 092-070-40, 331-070-08, 331-090-05, 331-090-06, 331-251-03, 331-251-04, 331-261-17, 331-261-18, 331-280-01, 331-280-02, 331-290-01, 331-131-05, and 331-131-06; and
- 2) Boundary Line Adjustment adjusting common property lines between three parcels resulting in the following changes: APN 331-131-05 decreasing from 0.38 acres to 0.2 (+/-) acres, APN 331-131-06 decreasing from 0.5 acres to 0.3 (+/-) acres, and APN 331-131-04 increasing from 3.19 acres to 3.6 (+/-) acres as part of the El Dorado Cemetery Lot.

The project parcels are located on the south end of Cemetery Street, west of the intersection with State Highway 49 in the El Dorado area, Supervisorial District III.

Planning is seeking a review and comments.

Project:

1. WAC 17-0001/BLA 17-0019

- Zoning Planned Agriculture 40-acre (PA-40).
- Land Use Designation: Natural Resources
- Property is being used for high intensity agriculture as a vineyard.

- Capital outlay reported :
 - i. Wells, Stock tanks, and Piping - \$34,000
 - ii. Fencing - \$21,000
 - iii. Hay barns, calving barn, corrals and shop - \$150,000
- Annual gross income reported: \$53,000

Williamson Act Contract Criteria:

Low 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 17-0001 and BLA 17-0019 based on the above findings.



AGRICULTURAL COMMISSION

311 Fair Lane
Placerville, CA 95667
(530) 621-5520
(530) 626-4756
eldcag@edcgov.us

Greg Boeger, Chair – Agricultural Processing Industry
Dave Bolster, Vice-chair – Fruit and Nut Farming Industry
Lloyd Walker- Other Agricultural Interest
Chuck Bacchi – Livestock Industry
Bill Draper – Forestry/Related Industries
Ron Mansfield – Fruit and Nut Farming Industry

MEETING NOTIFICATION

The El Dorado County Agricultural Commission has been requested to review a project application for a parcel that is located in the proximity of your property. It is the customary business practice for this Commission to notify all parcels located within 500 feet of the subject parcel's boundary lines. *Please note that the requested project may or may not affect your property.*

The project listed below will be heard by the El Dorado County Agricultural Commission on **June 14, 2017**. This meeting is a public hearing that will begin at **6:30 pm** in the **Board of Supervisors** located at 330 Fair Lane, Placerville, California.

**RE: ADM17-0035/Linares Administrative Relief from Agricultural Setback
Assessor's Parcel Number: 085-450-14**

Planning Services is requesting review of a request for administrative relief from the agricultural setback for the above referenced project. This request is for the construction of a single family residence. According to the applicant, the proposed building site is approximately 50 feet from the property line of the adjacent PA-20 zoned parcels to the south (APNs: 085-470-03 and 085-470-04). The applicant's parcel, identified by APN 085-450-14, consists of 10.24 acres and is located on Kellygreen St. (Supervisor District 3).

The Agricultural Commission is an advisory body to and for the Board of Supervisors and Planning Commission on all matters pertaining to agriculture. The Agricultural Commission reviews and makes recommendations only on the agricultural element of the project. ***Please note that the exception to this is a "Request for Administrative Relief from an Agricultural Setback" which is processed solely through the El Dorado County Department of Agriculture with the Agricultural Commission's decision being able to be appealed to the El Dorado County Board of Supervisors.*

All interested parties for the above-mentioned project are encouraged to attend this meeting. Public testimony will be received on each agenda item as it is called. Individual comments are limited to 3 minutes; and individuals representing a group are allocated 5 minutes.

If you wish to view the meeting agenda in its entirety, please go to following website: <https://eldorado.legistar.com/Calendar.aspx> The agenda is also posted in the lobby of the Bethell-Delfino Agriculture Building located at 311 Fair Lane, Placerville, California. A copy of the project's submitted documents may also be reviewed at this location.

If you have any questions regarding this meeting, please contact the Clerk to the Agricultural Commission at (530) 621-5520. All questions relating to specific details of the project should be addressed to the Planner identified above at Planning Services, (530) 621-5355.

33118105
AUGENSTEIN WILLIAM ALBERT TR
%D JONES 210 BLACK OAK DR
AUBURN, CA 95602

33113103
BARTLEY LEONARD GEORGE TR
P O BOX 273
EL DORADO, CA 95623

33117108
BOWMAN JEFFREY
PO BOX 206
EL DORADO, CA 95623

33113301
BURCH THERESA
P O BOX 441
EL DORADO, CA 95623

33126107
COUNTY OF EL DORADO
360 FAIR LANE
PLACERVILLE, CA 95667

33119104
DEAN TODD
6238 EL DORADO ST
EL DORADO, CA 95623

33118101
DUNCAN EDWIN E
4747 UNION MINE RD
EL DORADO, CA 95623

33112208
EDC HABITAT FOR HUMANITY INC
6168 PLEASANT VALLEY RD
EL DORADO, CA 95623

33112209
EDC HABITAT FOR HUMANITY INC
6168 PLEASANT VALLEY RD
EL DORADO, CA 95623

33113107
EDDY RONALD E
6210 CEMETERY ST
EL DORADO, CA 95623

33113113
EHRlich NANCY M TR
4450 RUFFY LN
EL DORADO, CA 95623

33113110
EHRlich NANCY M TR
4450 RUFFY LN
EL DORADO, CA 95623

33113112
EHRlich NANCY M TR
4450 RUFFY LN
EL DORADO, CA 95623

33113111
EHRlich NANCY M TR
4450 RUFFY LN
EL DORADO, CA 95623

33113104
EL DORADO CEMETERY ASSOC
LAARVELD B P O BOX 474
SHINGLE SPRINGS, CA 95682

33113307
EL DORADO COMMUNITY CHURCH
PO BOX 437
EL DORADO, CA 95623

33113302
EL DORADO COMMUNITY CHURCH
PO BOX 437
EL DORADO, CA 95623

33113303
EL DORADO COMMUNITY CHURCH
PO BOX 437
EL DORADO, CA 95623

33125101
EL DORADO IRRIGATION DIST
2890 MOSQUITO RD
PLACERVILLE, CA 95667

33118102
EVANS TINA MARIE
PO BOX 823
PLACERVILLE, CA 95667

33112114
FARAJ HOLDINGS A CA LLC
3554 SPRINGHILL RD
LAFAYETTE, CA 94549

33126121
FISCHER JAMES L TR
6236 PLEASANT VALLEY RD #E
EL DORADO, CA 95623

33113106
FORNI RANCH A CA LP
PO BOX 1173
EL DORADO, CA 95623

33113105
FORNI RANCH A CA LP
PO BOX 1173
EL DORADO, CA 95623

33125103
FORNI RANCH A CA LP
PO BOX 1173
EL DORADO, CA 95623

33126117
FORNI RANCH A CA LP
PO BOX 1173
EL DORADO, CA 95623

33125104
FORNI RANCH A CA LP
PO BOX 1173
EL DORADO, CA 95623

33112104
FUSANO CHRISTOPHER G TR
694 PLEASANT VALLEY RD #6
DIAMOND SPRINGS, CA 95619

33112109
FUSANO CHRISTOPHER G TR
694 PLEASANT VALLEY RD #6
DIAMOND SPRINGS, CA 95619

33112109
FUSANO CHRISTOPHER G TR
694 PLEASANT VALLEY RD #6
DIAMOND SPRINGS, CA 95619

33113304
GEORGE DAREN C
P O BOX 715
EL DORADO, CA 95623

33112110
IRWIN CHAS F TRUSTEE
0000

33118104
MAHONEY SARAH
4763 UNION MINE RD
EL DORADO, CA 95623

33117131
PALMER ROGER GLENN TR
5800 DRAGON SPRINGS RD
PLACERVILLE, CA 95667

33118111
PIMENTAL RODNEY D
P O BOX 409
PLACERVILLE, CA 95667

33113309
SCHERER RICHARD D
8609 ROYALGLEN WAY
SACRAMENTO, CA 95826

33113102
TYLER STEFON R
PO BOX 1013
EL DORADO, CA 95623

33118106
HACKER NICHOLAS T
6241 1/2 EL DORADO ST
EL DORADO, CA 95623

33126122
JOHNSON STEPHEN E
4800 UNION MINE RD
EL DORADO, CA 95623

33117104
MCGREGOR JOHN L
4705 STATE HWY 49
EL DORADO, CA 95623

33113308
PARNELL JULIA ELIZABETH TR
PO BOX 1343
DIAMOND SPRINGS, CA 95619

33113108
REID LORENE L
PO BOX 493
DIAMOND SPRINGS, CA 95619

33117102
TORRES DONNA
P O BOX 925
EL DORADO, CA 95623

33126123
VANDERLINDEN JANET TR
7110 SHADY LN
PLACERVILLE, CA 95667

33117109
HARTWICK CHARLES A
6237 PLEASANT VALLEY RD
EL DORADO, CA 95623

33113310
LOCKWOOD CLAUDIA S TR
812 VESSONA CIR
FOLSOM, CA 95630

33117103
MCGREGOR JOHN LAWRENCE TRUST
4705 STATE HWY 49
EL DORADO, CA 95623

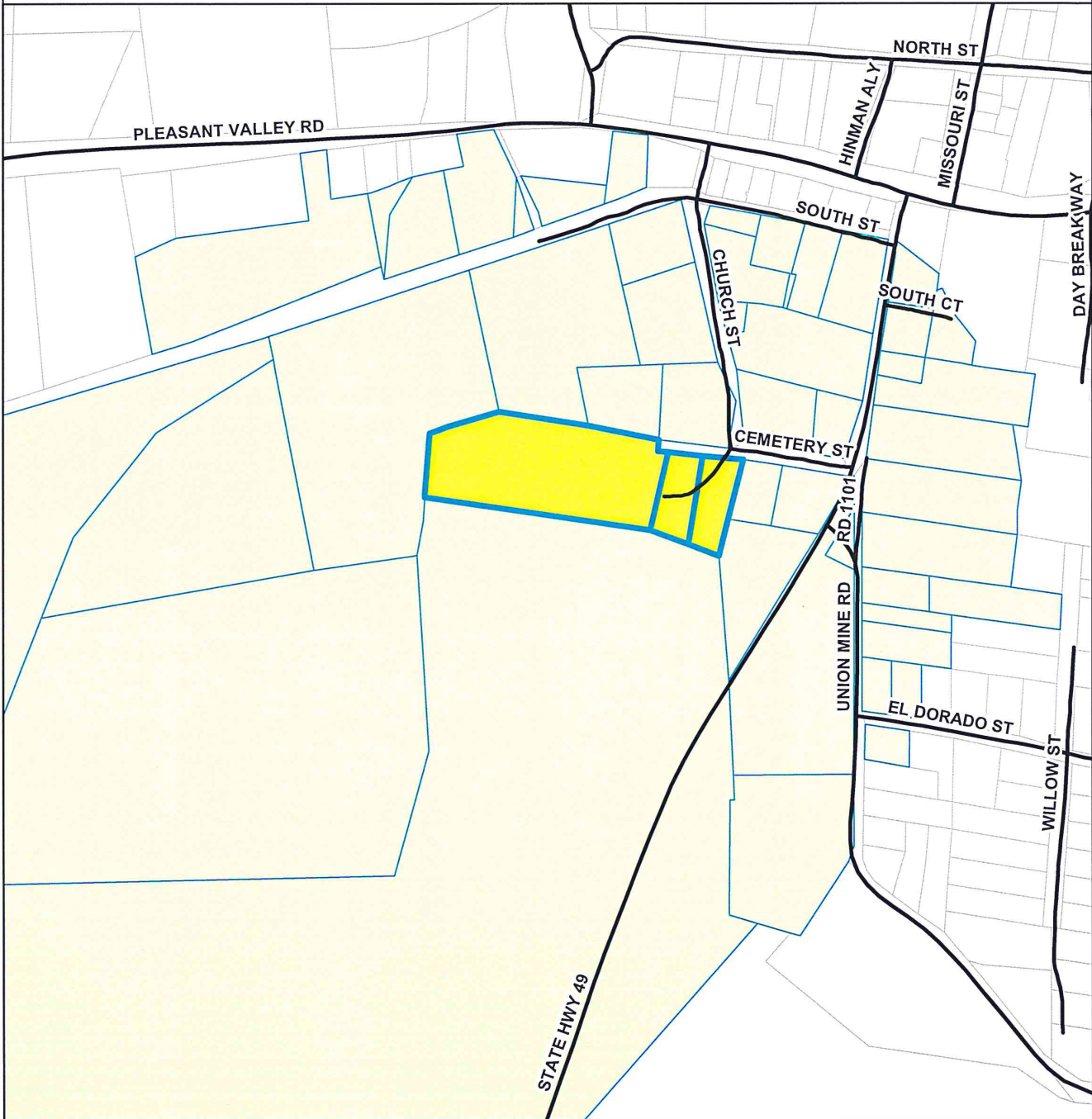
33117107
PIMENTAL RODNEY D
PO BOX 409
PLACERVILLE, CA 95667

33113312
ROBSON MARK EDWARD TR
4515 KRUK TRAIL
PLACERVILLE, CA 95667

33118103
TRIPP VERBECK RAMONA
PO BOX 1415
EL DORADO, CA 95623

FORNI RANCH

Notification



DISCLAIMER

THIS DEPICTION WAS COMPILED FROM UNVERIFIED PUBLIC AND PRIVATE SOURCES AND IS ILLUSTRATIVE ONLY. NO REPRESENTATION IS MADE AS TO ACCURACY OF THIS INFORMATION. PARCEL BOUNDARIES ARE PARTICULARLY UNRELIABLE. USERS MAKE USE OF THIS DEPICTION AT THEIR OWN RISK.

MAP PREPARED BY: Frank Bruijn DATE: June 2, 2017

PROJECT ID: 0075002a
EL DORADO COUNTY SURVEYOR G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-4751

 Forni Ranch Parcels  Parcel Base
 Parcels Within 500ft  Roads

0 200 400
Feet

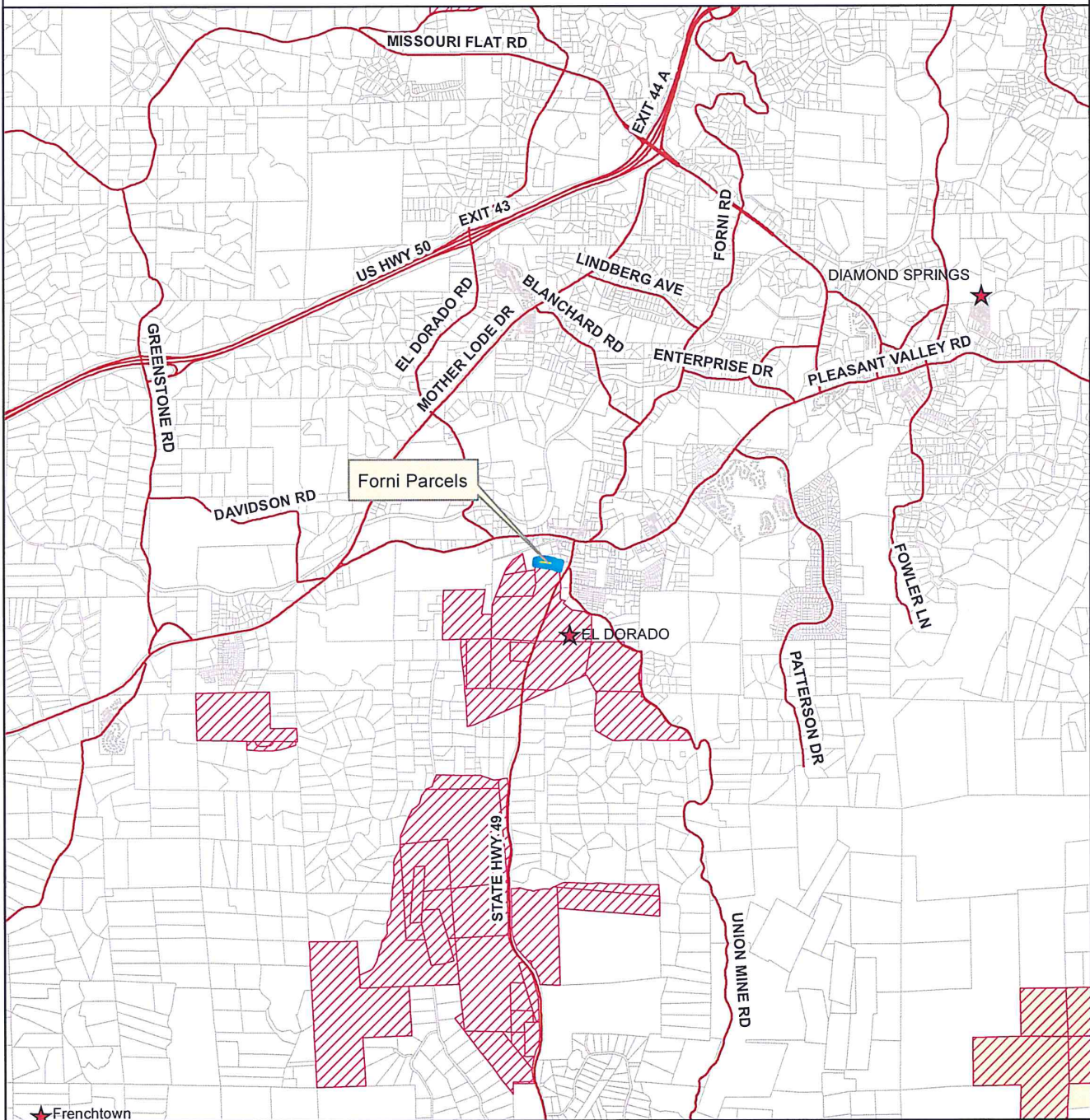
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

FORNI RANCH

Proximity to Agricultural District



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MAP PREPARED BY: Frank Design DATE: June 2, 2017

PROJECT ID: 0073002p

EL DORADO COUNTY SURVEYOR G.I.S. DIVISION
PHONE (530) 621-4511 FAX (530) 626-4731

- Forni Ranch Parcels
- Ag District
- Ag Preserves
- Parcel Base
- Major Roads

0 0.5 1 1.5 Miles

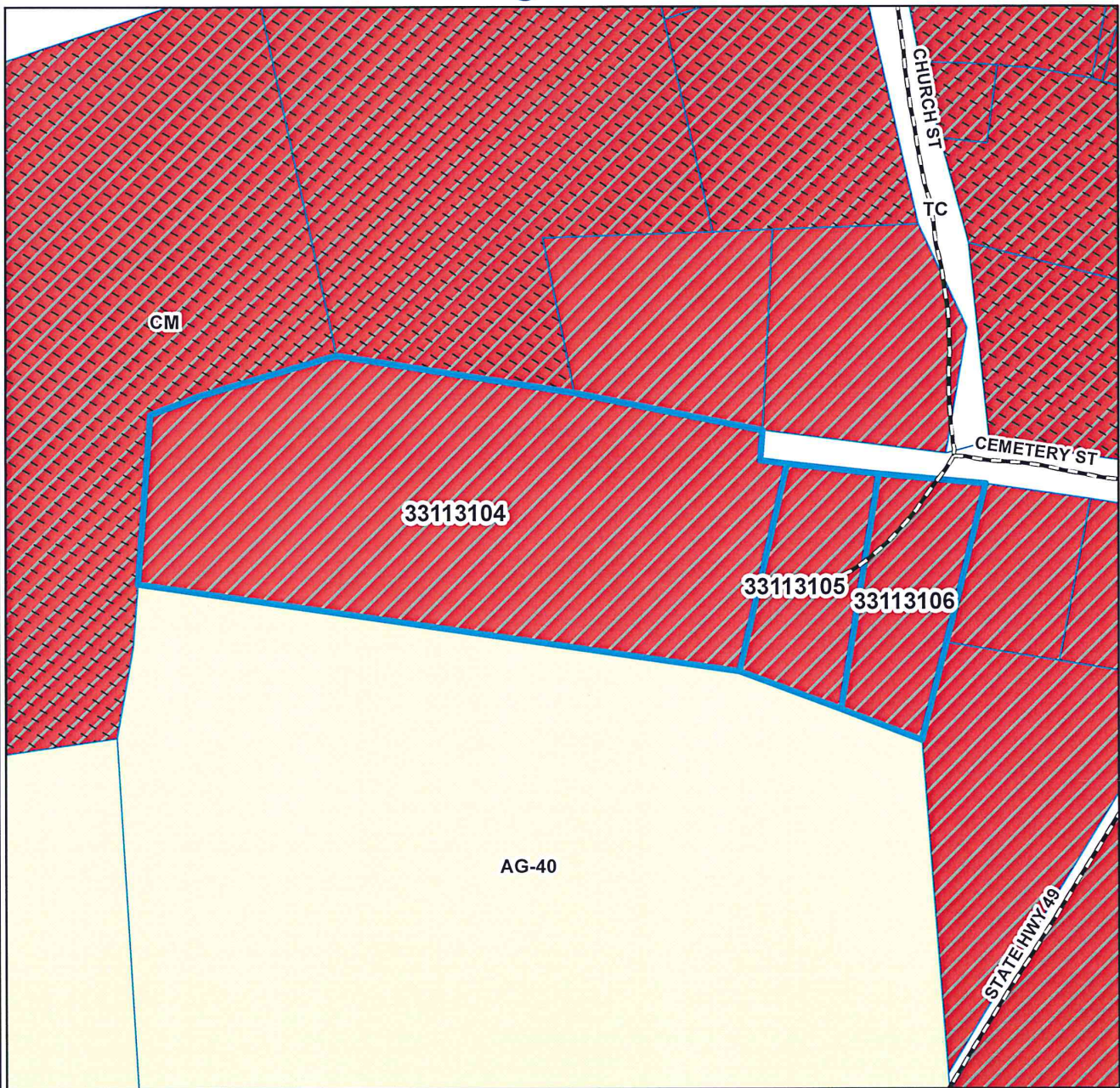
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

FORNI RANCH

Zoning 3-30-2017



DISCLAIMER

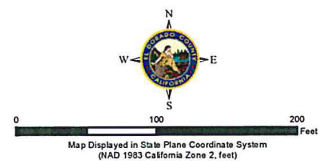
THIS DEPICTION WAS COMPILED FROM UNVERIFIED PUBLIC AND PRIVATE SOURCES AND IS ILLUSTRATIVE ONLY. NO REPRESENTATION IS MADE AS TO ACCURACY OF THIS INFORMATION. PARCEL BOUNDARIES ARE PARTICULARLY UNRELIABLE. USERS MAKE USE OF THIS DEPICTION AT THEIR OWN RISK.

MAP PREPARED BY: Frank Bruijn DATE: June 2, 2017

PROJECT ID: 0075002z

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-4751

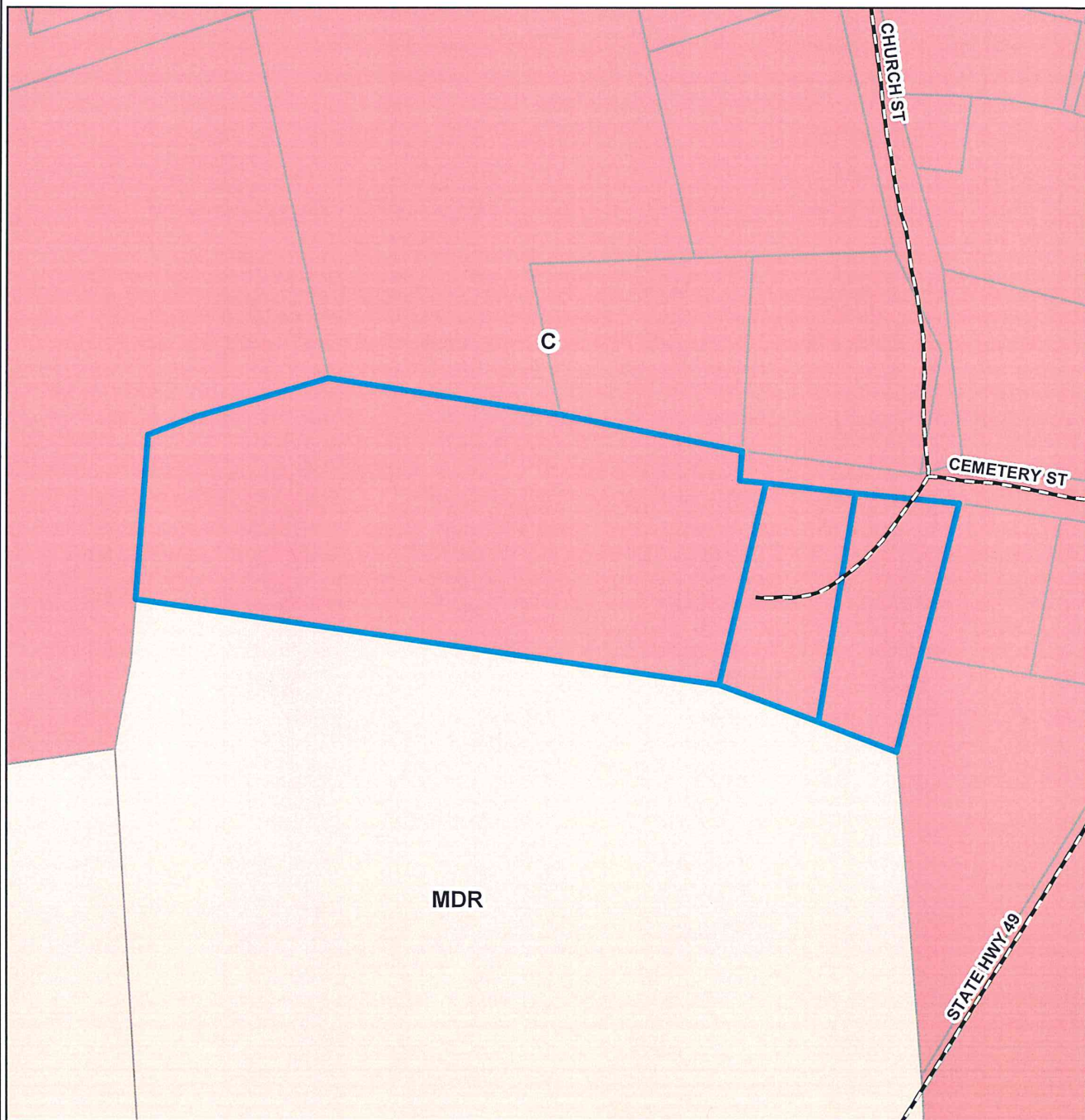
- Forni Ranch Parcels
- AG-40 = Agricultural Grazing 40 Acres
- CM = Commercial Mainstreet
- DC = Design Control
- Parcel Base
- Roads



El Dorado County Agricultural Commission

FORNI RANCH

Land Use 3-30-2017



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MAP PREPARED BY: Frank Brugg DATE: June 2, 2017

PROJECT ID: 0075002L

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-4731



Forni Ranch Parcels

Parcel Base

Roads

Commercial

Medium Density Residential

0 100 200 Feet

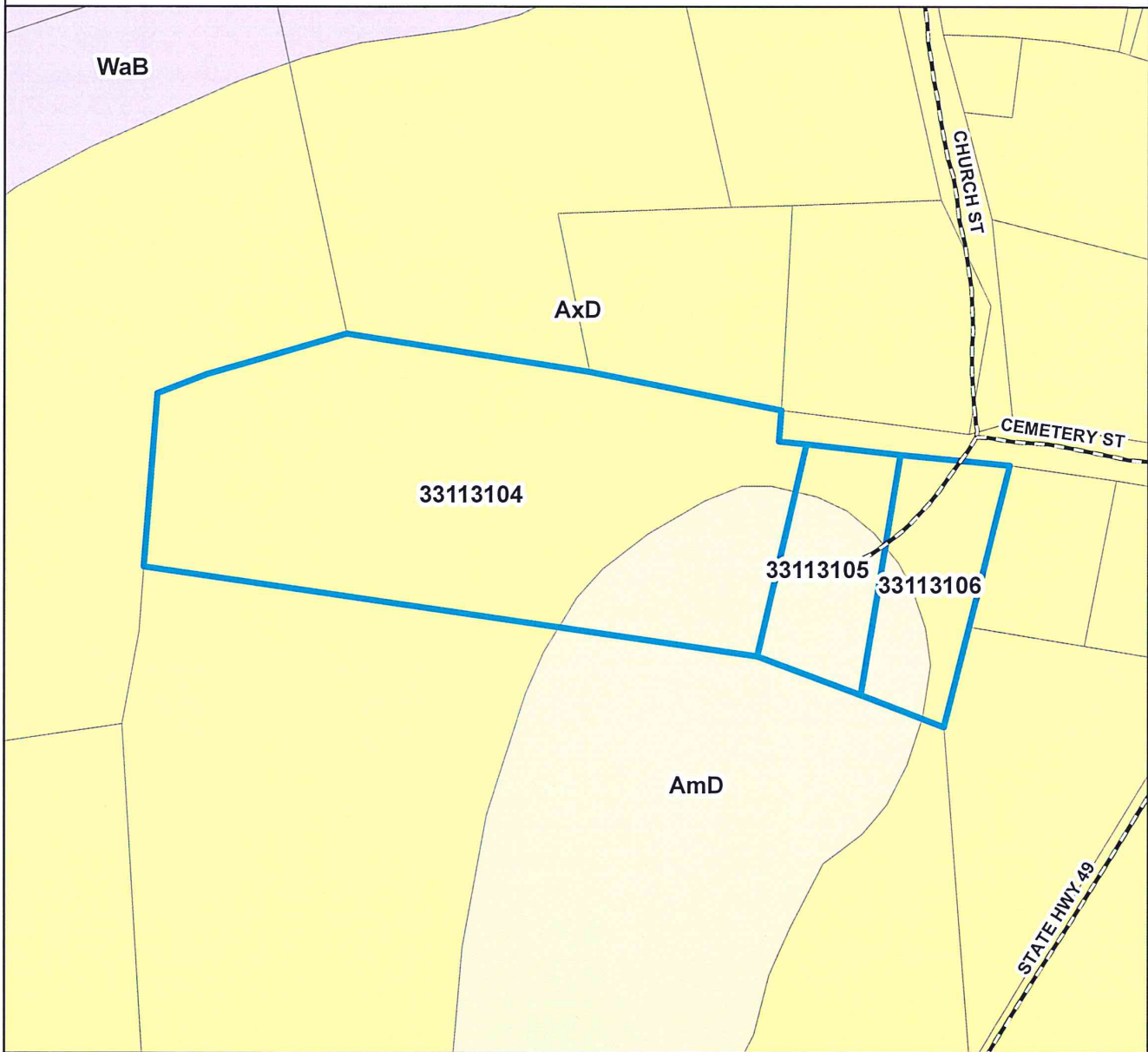
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

FORNI RANCH

Soils



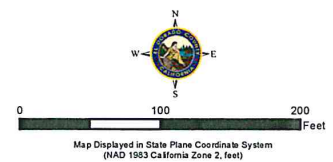
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MAP PREPARED BY: Frank Bruijn DATE: June 2, 2017

PROJECT ID: 0075902s

EL DORADO COUNTY SURVEYOR G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-8731

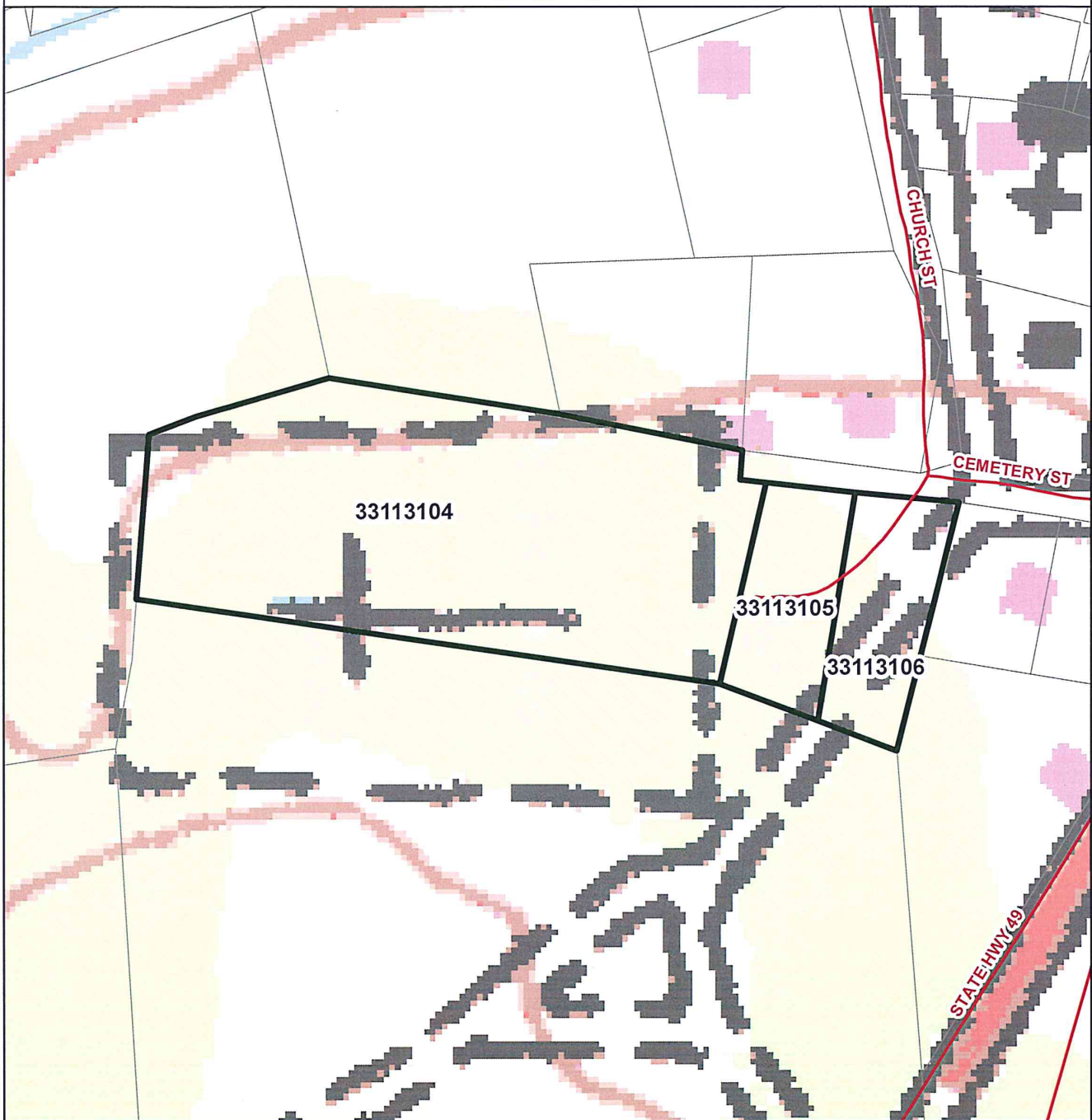
- Forni Ranch Parcels
- AmD - ARGONAUT VERY ROCKY LOAM, 3 TO 30 PERCENT SLOPES
- AxD - AUBURN VERY ROCKY SILT LOAM, 2 TO 30 PERCENT SLOPES
- WaB - WET ALLUVIAL LAND
- Parcel Base
- Roads



El Dorado County Agricultural Commission

FORNI RANCH

Topography



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MAP PREPARED BY: Frank Bruijn DATE: June 2, 2017

PROJECT ID: 00750021

EL DORADO COUNTY SURVEYOR G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-8731

Legend

Forni Ranch Parcels Parcels Roads

0 100 200 Feet

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



El Dorado County Agricultural Commission

FORNI RANCH

Aerials: 2011



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MAP PREPARED BY: Frank Bruijn DATE: June 2, 2017

PROJECT ID: 0075002a

EL DORADO COUNTY SURVEYOR G.I.S. DIVISION
PHONE: (530) 621-6511 FAX: (530) 626-4731

Legend

- Forni Ranch Parcels
- Parcel Base
- 200ft Setback
- Roads

0 100 200 Feet

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



El Dorado County Agricultural Commission