



Agricultural Commission Staff Report

Date: September 25, 2017
To: El Dorado County Agricultural Commission
From: LeeAnne Mila; Deputy Agricultural Commissioner
Subject: **WAC17-0002/Rombauer Vineyards**
APN: 046-071-27

Planning Request and Project Description:

Planning Services is processing a request for a new Williamson Act Contract with the following project description:

Request for the establishment of a Williamson Act Contract for the 217.68-acre parcel identified by Assessor's Parcel Number 046-071-27. The parcel is located on the north and south side of D'Agostini Road, 4-miles west of the intersection with E-16/Mt. Aukum Rd. in the South County area (Supervisor District 2).

Planning is seeking review and comments. Attached are copies of the application documents. Please direct the Agricultural Commission to review the application and provide a recommendation.

Project:

1. WAC 17-0002

- Parcel Numbers: 046-071-27
- Acreage: 217.68
- Agricultural District: Partially
- Zoning Planned Agriculture 20-acre (PA-20).
- Land Use Designation: AL – Agricultural Lands
- All soils are choice soils
- Property is being used for high intensity agriculture as a vineyard.
- Capital outlay reported :
 - i. 148.71 acre Vineyard – \$5 million
- Annual gross income reported: \$828,838

Williamson Act Contract Criteria:**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 17-0002 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 **October 11, 2017**. This meeting is a public hearing that will begin at **6:30 pm** in the **Building A Board of Supervisors Hearing Room** 330 Fair Lane, Placerville, California.

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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.



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42 LINARIA WAY
PORTOLA VALLEY, CA 94028

04607146
COYNE EDMUND J TR
65 TREEHAVEN DR
SAN RAFAEL, CA 94901

04607153
ELIAN ESTATES CA LLC
PO BOX 589
MOUNT AUKUM, CA 95656

04607148
FURROW MARK ALAN TR
67 AUTUMNWIND CT
SAN RAMON, CA 94583

04607152
GUR ARIEH CHAIM TR
P O BOX 589
MOUNT AUKUM, CA 95656

04607147
MAHONEY MICHAEL CO TR
PO BOX 243
MOUNT AUKUM, CA 95656

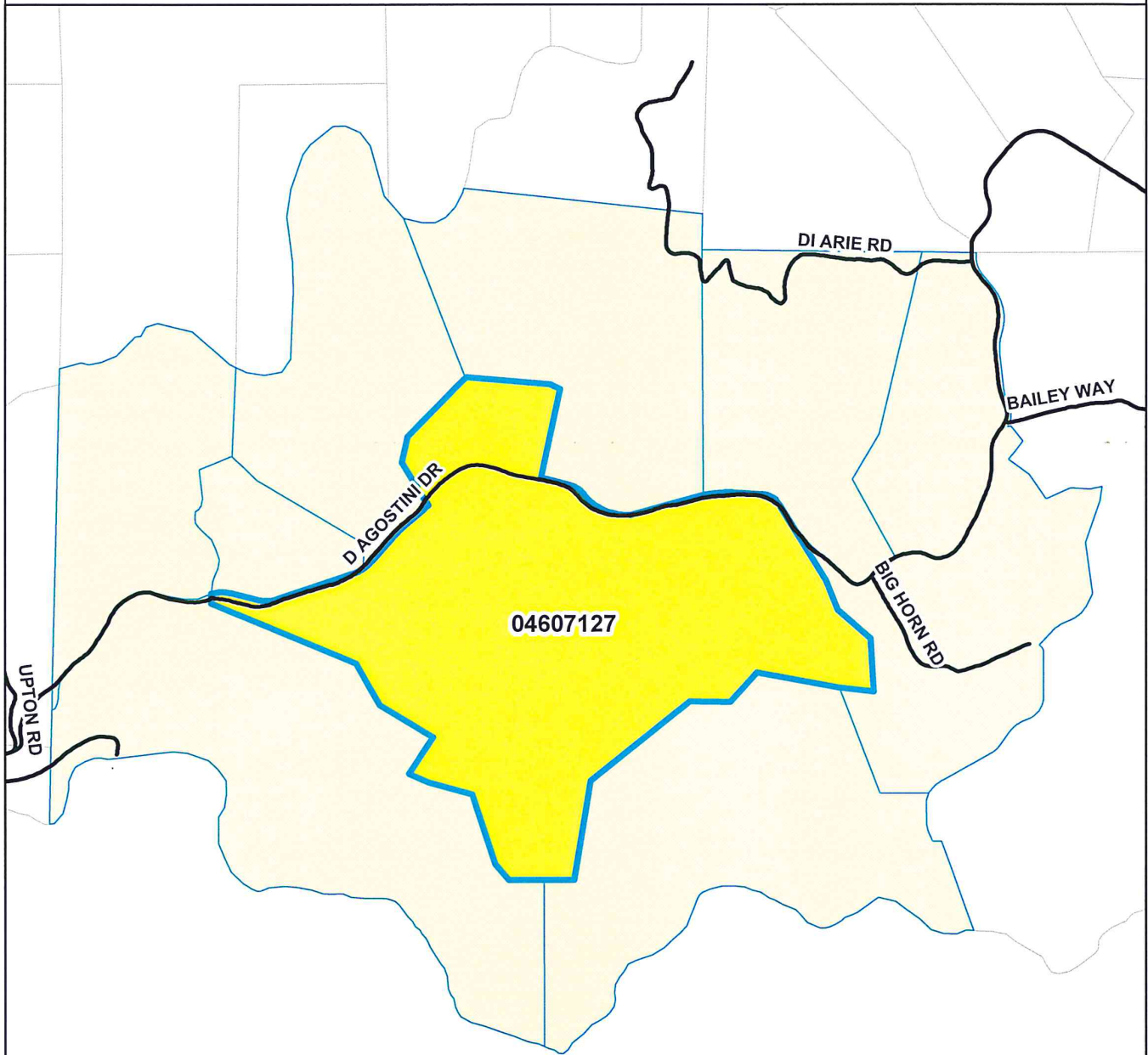
04607127
ROMBAUER VINEYARDS INC CA CORP
3522 SILVERADO TRAIL
SAINT HELENA, CA 94574

04607145
TREMELLING DENNIS S TR
272 VARDON CT
IONE, CA 95640

04607144
WEAVER HOWARD C TR
1220 RIDGEWAY DR
SACRAMENTO, CA 95822

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Notification

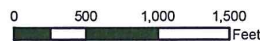


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MAP PREPARED BY: Frank Bruijn DATE: Sept 26, 2017

PROJECT ID: 0073159a
EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-6311 FAX (530) 626-4731



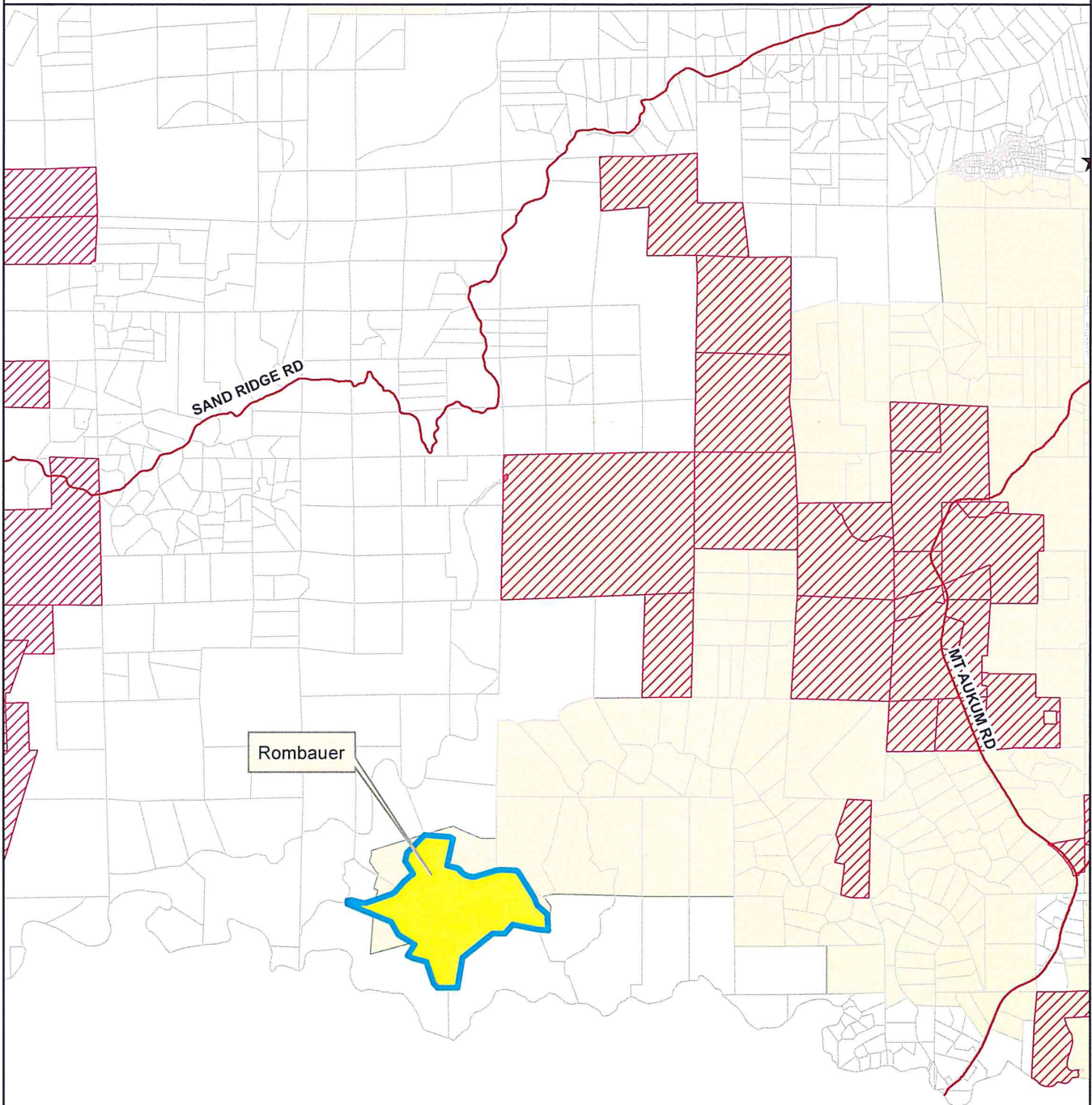
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El Dorado County Agricultural Commission

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Proximity to Agricultural District



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MAP PREPARED BY: Frank Bruijn DATE: Sept. 26, 2017

PROJECT ID: 007319p

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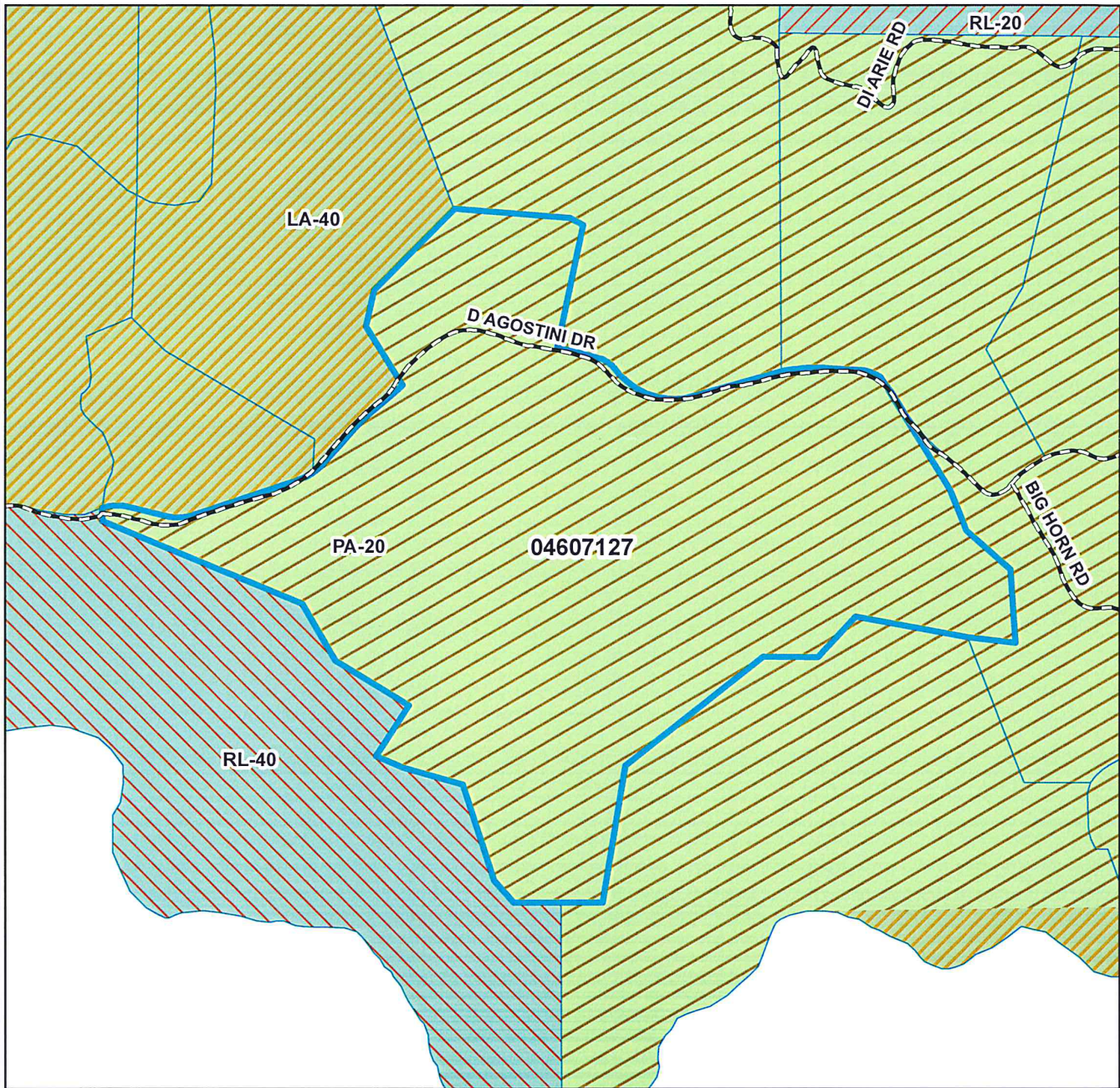
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El Dorado County Agricultural Commission

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Zoning 8-11-2017



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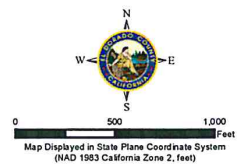
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MAP PREPARED BY: Frank Bruijn DATE: Sept. 26, 2017

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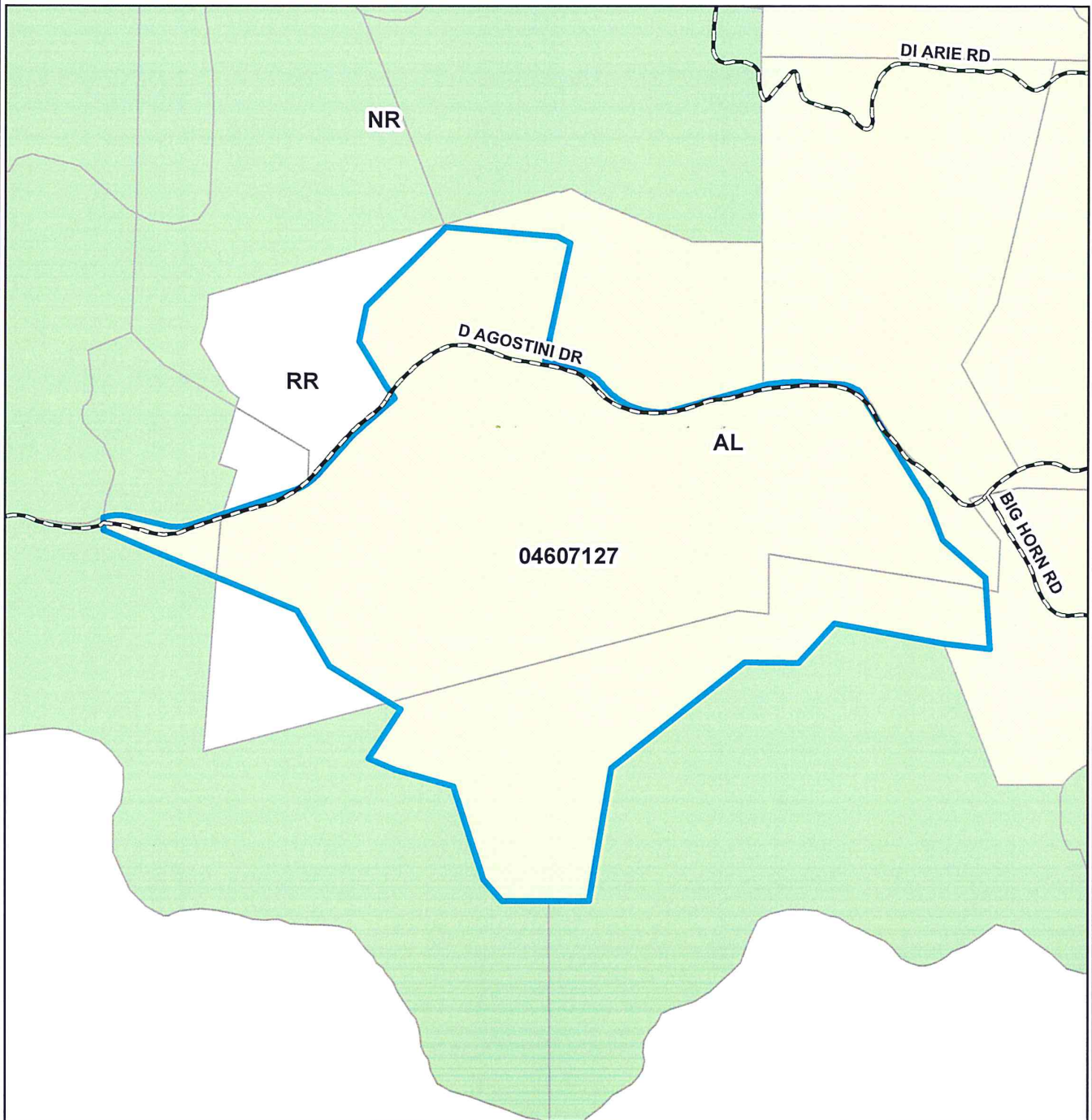
- Rombauer Parcel
- LA-40 = Limited Agriculture 40 Acres
- PA-20 = Planned Agriculture 20 Acres
- RL-20 = Rural Land 20 Acres
- RL-40 = Rural Land 40 Acres
- Parcel Base
- Roads



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Land Use 8-11-2017



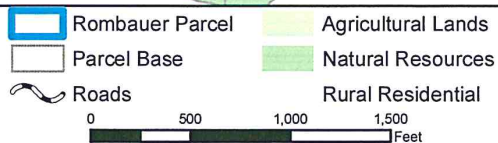
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PROJECT ID: 0073159L

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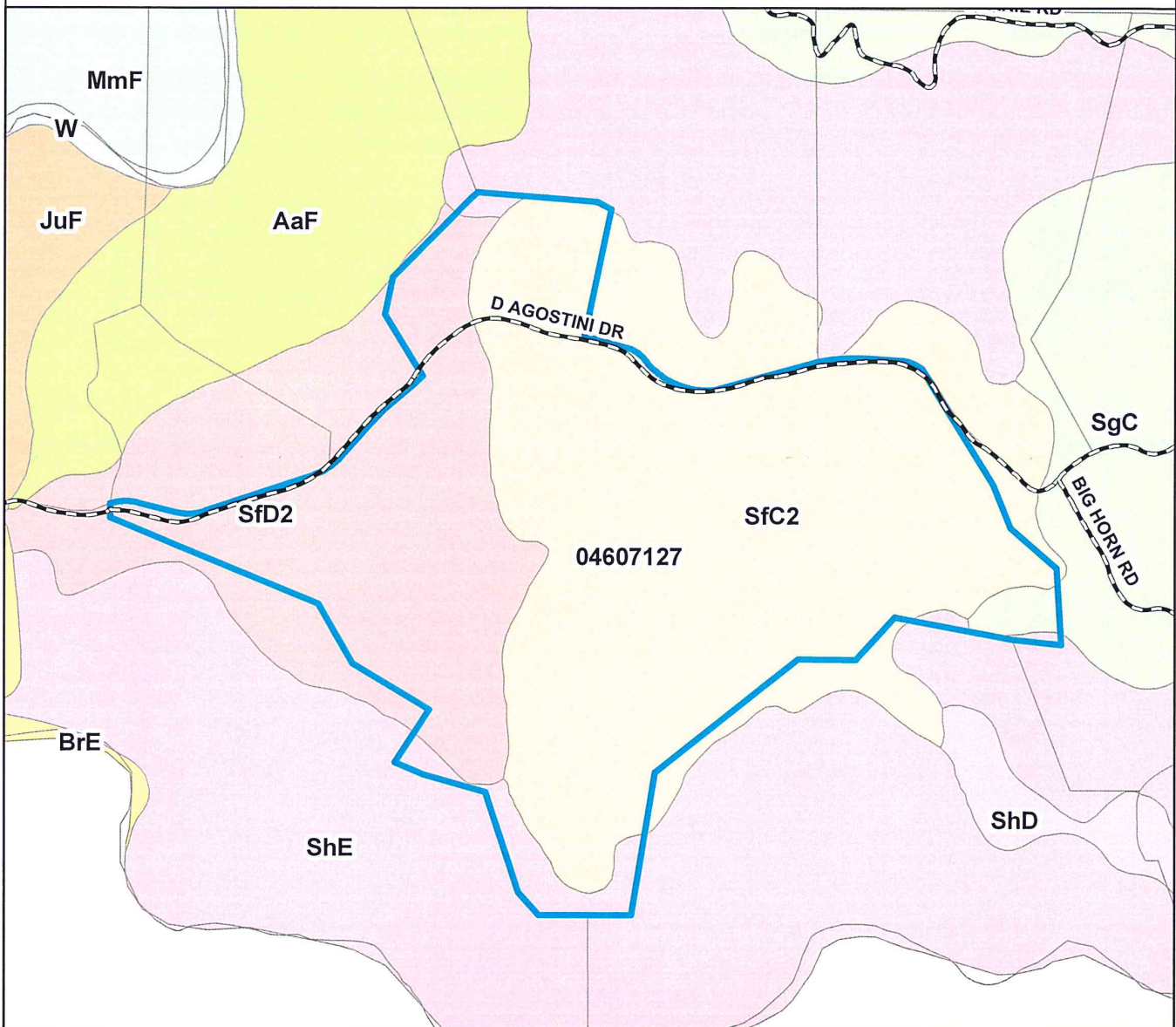
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Soils



- Rombauer Parcel
- AaF -ACIDIC ROCK LAND
- BrE -BOOMER-SITES VERY ROCKY LOAMS, 9 TO 50 PERCENT SLOPES
- JuF -JOSEPHINE VERY ROCKY SILT LOAM, 50 TO 70 PERCENT SLOPES
- MmF -METAMORPHIC ROCK LAND
- Sfc2 -SIERRA SANDY LOAM, 9 TO 15 PERCENT SLOPES, ERODED
- Sfd2 -SIERRA SANDY LOAM, 15 TO 30 PERCENT SLOPES, ERODED
- SgC -SIERRA ROCKY SANDY LOAM, 5 TO 15 PERCENT SLOPES
- ShD -SIERRA VERY ROCKY SANDY LOAM, 15 TO 30 PERCENT SLOPES
- ShE -SIERRA VERY ROCKY SANDY LOAM, 30 TO 50 PERCENT SLOPES
- W -WATER
- Parcel Base
- Roads

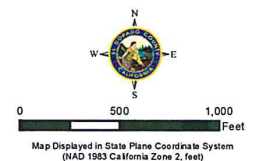
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MAP PREPARED BY: Frank Bruijn DATE: Sept. 26, 2017

PROJECT ID: 0073159

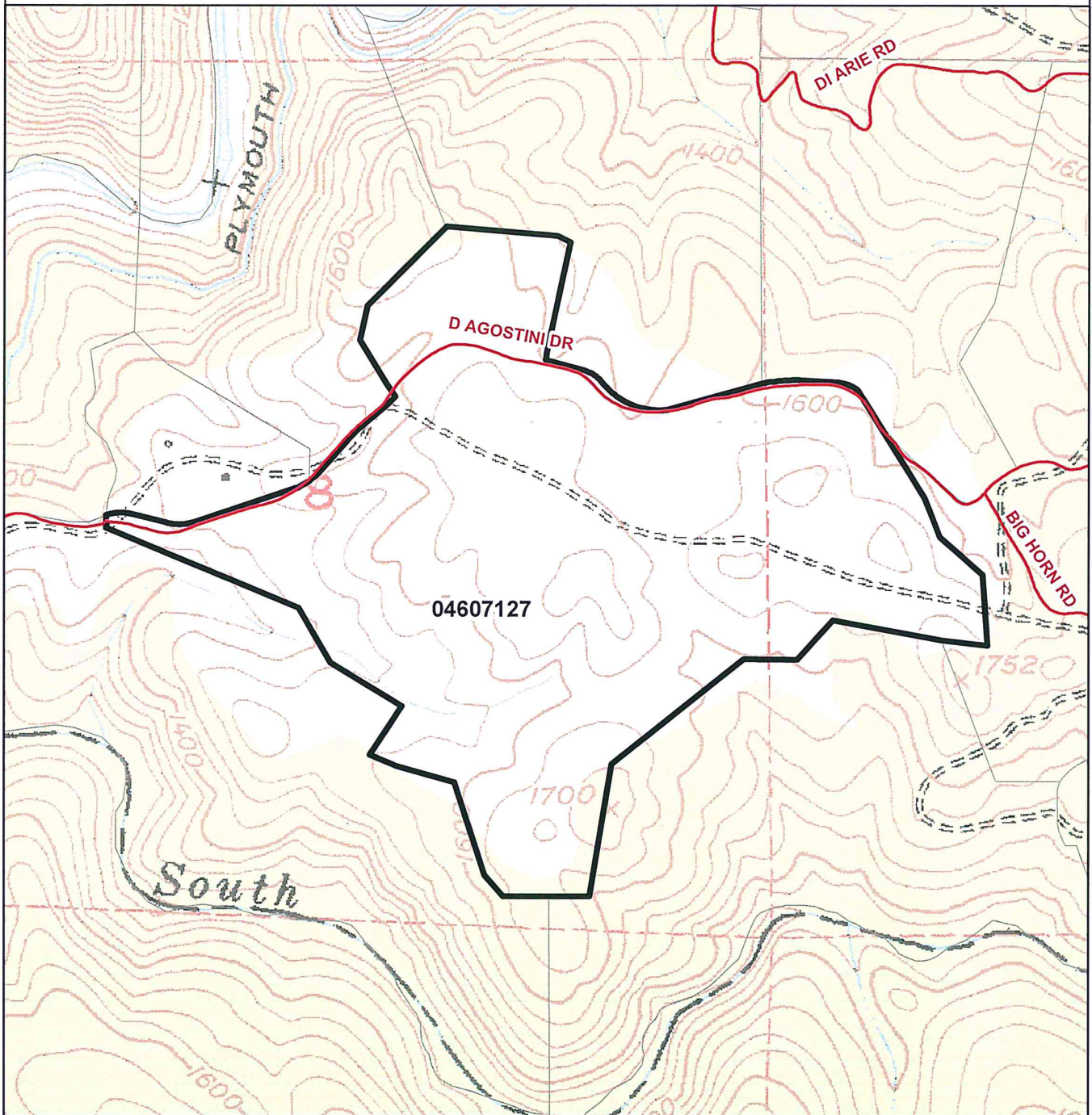
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Topography



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MAP PREPARED BY: Frank Bruijn DATE: Sept 26, 2017

PROJECT ID: 00731594

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Legend

Rombaauer Parcel Parcels Roads

0 500 1,000 1,500 Feet

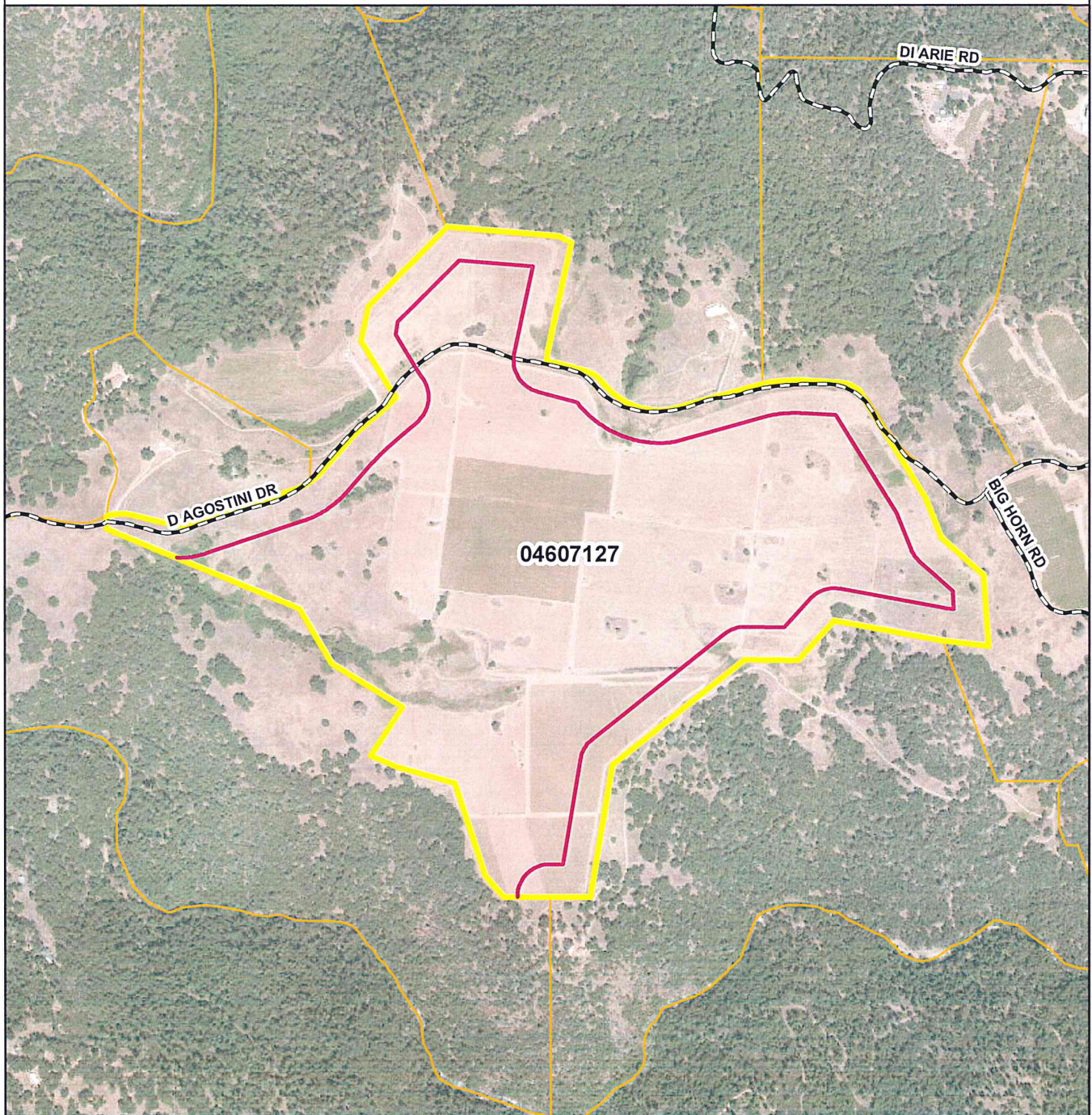
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Aerials: 2011



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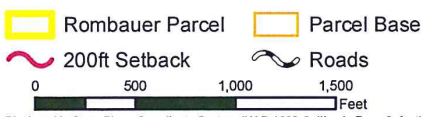
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Legend



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