



PLANNING AND BUILDING DEPARTMENT

<http://www.edcgov.us/DevServices/>

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667
BUILDING
(530) 621-5315 / (530) 622-1708 Fax
bldgdept@edcgov.us
PLANNING
(530) 621-5355 / (530) 642-0508 Fax
planning@edcgov.us

LAKE TAHOE OFFICE:

3368 Lake Tahoe Blvd., Suite 302
South Lake Tahoe, CA 96150
(530) 573-3330
(530) 542-9082 Fax
tahoebuild@edcgov.us

MEMORANDUM

DATE: September 15, 2017
TO: El Dorado County Agricultural Commission
FROM: Aaron Mount
SUBJECT: Request for an Agricultural Preserve Contract
WAC17-0002/Rombauer Vineyards
APN: 046-071-27

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.

Sincerely,

Aaron Mount, Associate Planner
(x5345)

2017 JUN 16 PM 12: 03



RECEIVED
EL DORADO COUNTY PLANNING SERVICES
2850 Fairlane Court, Placerville CA 95667

FILE # WAC 17-0002

(530) 621-5355 / fax: (530) 642-0508 / <http://www.co.el-dorado.ca.us/planning>

WILLIAMSON ACT / FARMLAND SECURITY ZONE
CONTRACT APPLICATION

ASSESSOR'S PARCEL NUMBER(S) 046-071-27

APPLICANT/AGENT Lynn S. Sletto

Mailing Address 3522 Silverado Trail Saint Helena California 94574
(P.O. Box or street) (city) (state) (zip code)

Phone (707) 963-5170 FAX ()

PROPERTY OWNER Rombauer Vineyards, Inc.

Mailing Address 3522 Silverado Trail Saint Helena California 94574
(P.O. Box or street) (city) (state) (zip code)

Phone (707) 963-5170 FAX ()

PROPERTY OWNER

Mailing Address
(P.O. Box or street) (city) (state) (zip code)

Phone () FAX ()

PROPERTY OWNER

Mailing Address
(P.O. Box or street) (city) (state) (zip code)

Phone () FAX ()

LIST ADDITIONAL PROPERTY OWNERS ON SECOND SHEET

LOCATION: The property is located on the South side of D'Agostini Drive
street or road
feet or miles of the intersection with
N / E / W / S
in the Somerset area. PROPERTY SIZE 217.68 acres
acreage / square footage

By: [Signature] Date May 16, 2017
signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date 6-16-2017 Fee \$ 1174.00 Receipt # 30416 Rec'd by GM Census
Zoning PA-20 GPD AL-A Supervisor District 2 Sec/Twn/Rng Sec 9 9 SN 11E

ACTION BY: ☐ PLANNING COMMISSION
☐ ZONING ADMINISTRATOR
☐ PLANNING DIRECTOR

Hearing Date

☐ Approved ☐ Denied (findings and/or conditions attached)

Executive Secretary

ACTION BY BOARD OF SUPERVISORS

Hearing Date

☐ Approved ☐ Denied (findings and/or conditions attached)

APPEAL: ☐ Approved ☐ Denied

Executive Secretary

(Revised 10-06)

WAC17-0002

May 16, 2017

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 217.68 acres;

Identified as County Assessor's Parcel Number(s) 046-071-27

(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 D'Agostini Drive
, 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,

Rombauer Vineyards, Inc.
By: [Signature]
Karl Rombauer
Its: President

May 10, 2017

PART I
(To be completed by applicant)

LAND CONSERVATION CONTRACT APPLICATION

NAME Rombauer Vineyards, Inc. PHONE (707) 963-5170

PHONE (_____) _____

PHONE (_____) _____

MAILING ADDRESS 3522 Silverado Trail Saint Helena CA. 94574

ASSESSOR'S PARCEL NUMBER(S): (Attach legal description if portion of parcel)
046-071-27

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 217

WATER SOURCE well PRESENT ZONING PA-20 (formerly AE)

YEAR PROPERTY PURCHASED 2011

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

List specific items or improvements with value for each.

<u>Improvement</u>	<u>Value</u>
_____	\$ _____
_____	_____
_____	_____
_____	_____

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.

WHAT IS YOUR CURRENT GROSS INCOME FOR AGRICULTURAL PRODUCTS?

<u>Product</u>	<u>Income</u>
<u>Grapes</u>	\$ <u>828,839</u>
Total \$	<u>828,839</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?

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 _____	acres	Comments _____
Brush _____	acres	Comments _____
Timber _____	acres	Comments _____
Christmas trees _____	acres	Comments _____
Grapes <u>149.71</u>	acres	Comments _____
_____	acres	Comments _____

TOTAL ACRES 149.71 (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.

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

May 16, 2017
Date

Rombauer Vineyards, Inc.
By: Karen Rombauer
Signature of Applicant
Karen Rombauer
Its: President

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: _____

Commission's recommendation(s): _____

Date

Chairman, Agricultural Commission

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. Mitrisin, Clerk to the Board

By: _____
Deputy Clerk to the Board



— ESTABLISHED 1980 —

2017 JUN 16 PM 2:57

RECEIVED
PLANNING DEPARTMENT

June 13, 2017

El Dorado County Planning Services
2850 Fairlane Court
Placerville, CA. 95667

Re: Establishing an Agricultural Preserve

To Whom It May Concern:

On behalf of Rombauer Vineyards, Inc., I am submitting this Williamson Act Contract application to establish an Agricultural Preserve on a 217-acre parcel in El Dorado County, more particularly described as El Dorado County Assessor's Parcel Number 046-071-27 ("Parcel"). In this regard, I am enclosing the following information:

1. A letter acknowledged by a notary to establish an Agricultural Preserve and land conservation contract.
2. A letter of authorization.
3. A Williamson Act application.
4. An assessor's parcel map highlighting the Parcel.
5. Three (3) Williamson Act contracts acknowledged by a notary.
6. A check in the amount of One Thousand One Hundred Seventy-Four Dollars (\$1,174).

If there are any questions or concerns that you or your staff may have, please feel free to contact me.

Very truly yours,

Lynn S. Sletto
Corporate Counsel
Rombauer Vineyards, Inc.

Enclosures (as stated)

The Joy of Wine

WAC17-0002

3522 Silverado Trail North | St. Helena, California 94574 | 707.963.5170 PHONE | 707.963.5752 FAX | ROMBAUER.COM



— ESTABLISHED 1980 —

May 11, 2017

2017 JUN 16 PM 2:57

RECEIVED
PLANNING DEPARTMENT

El Dorado County Planning Services
2850 Fairlane Court
Placerville, CA. 95667

Re: Establishing an Agricultural Preserve

To Whom it May Concern:

Rombauer Vineyards, Inc., a California corporation, is seeking approval to establish an Agricultural Preserve and land conservation contract on its 217 acre parcel in El Dorado County more particularly described as El Dorado County Assessor's Parcel Number 046-071-27. This letter, signed by the property owner's President, serves as the official request to establish this Agricultural Preserve.

Very truly yours,

Koerner Rombauer
President
Rombauer Vineyards, Inc.

//NOTARY ACKNOWLEDGEMENT ATTACHED//

The Joy of Wine

WAC17-0002

3522 Silverado Trail North | St. Helena, California 94574 | 707.963.5170 PHONE | 707.963.5752 FAX | ROMBAUER.COM

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.

State of California

County of Napa } SS.

On May 17, 2017, before me, Kendall Marie Tompioner Notary Public,

personally appeared Hoerner Rombauer, 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.



PLACE NOTARY SEAL IN ABOVE SPACE

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.

Kendall Marie Tompioner

NOTARY'S SIGNATURE

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: _____

SIGNER (PRINCIPAL) IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

RIGHT
THUMBPRINT
OF
SIGNER

OTHER

Top of thumbprint here



— ESTABLISHED 1980 —

February 13, 2017

2017 JUN 16 PM 2:57

RECEIVED
PLANNING DEPARTMENT

El Dorado County Planning Services
2850 Fairlane Court
Placerville, CA. 95667

Re: Letter of Authorization

To Whom it May Concern:

Rombauer Vineyards, Inc., a California corporation, hereby authorizes Lynn S. Sletto to serve as its agent for its application to seek approval to establish an Agricultural Preserve and land conservation contract on its 217 acre parcel in El Dorado County more particularly described as El Dorado County Assessor's Parcel Number 046-071-27.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Koerner Rombauer", written over a horizontal line.

Koerner Rombauer
President
Rombauer Vineyards, Inc.

The Joy of Wine

WAC17-0002

3522 Silverado Trail North | St. Helena, California 94574 | 707.963.5170 PHONE | 707.963.5752 FAX | ROMBAUER.COM

WAC17-0007

