



## **Agricultural Commission Staff Report**

Date: September 25, 2017  
To: El Dorado County Agricultural Commission  
From: LeeAnne Mila; Deputy Agricultural Commissioner  
Subject: Request for an Agricultural Preserve Contract  
**WAC18-0003/Z18-0004/Cohen**  
**APNs: 046-640-20, 046-640-23, 046-640-25**

### Planning Request and Project Description:

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

Request for the establishment of a Williamson Act Contract for two legal parcels totaling 41.41 acres identified by three Assessor's Parcel Numbers 046-640-20, 046-640-23, and 046-640-25. The parcels are located on the north and south side of Terras Path Road, approximately 5.5-miles south of the intersection with Pleasant Valley Rd. in the Oak Hill/Pleasant Valley area (Supervisor District 3).

Consistent with Zoning Ordinance Section 130.40.060.B.1 a rezone from RL-40 to LA-40 is being requested.

### **Project:**

#### **1. WAC 18-0003**

- Parcel Numbers: 046-640-20, 046-640-23, and 046-640-25
- Acreage: 41.41
- Agricultural District: No
- Zoning: RL-40 = Rural Lands, 40 Acres
- Land Use Designation: NR – Natural Resources
- No choice soils
- Property is being used for high intensity agriculture as a production vineyard and olive orchard
- Capital outlay reported : Total = \$605,000
  - i. Vineyard – 2200 vines \$40,000

- ii. Olives -550 trees - \$55,000
- iii. Irrigation - \$35,000
- iv. Grading/Drainage - \$75,000
- v. Barn work area - \$400,000

- Annual gross income reported: \$15,500

**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 18-0003/Z18-0004 based on the above findings.

## COUNTY OF EL DORADO



# AGRICULTURAL COMMISSION

311 Fair Lane  
Placerville, CA 95667  
(530) 621-5520  
(530) 626-4756  
[eldcag@edcgov.us](mailto: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 **July 11, 2018**. 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.

**RE: Request for an Agricultural Preserve Contract**  
**WAC18-0003/Z18-0004/Cohen**  
**APNs: 046-640-20, 046-640-23, 046-640-25**  
**Planner: Aaron Mount**

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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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04664031  
BLEY KEITH R  
6121 TERRAS PATH  
PLACERVILLE, CA 95667

04664025  
COHEN BRENT M TR  
671 CARLSTON AVE  
OAKLAND, CA 94610

04664024  
LOUCKS BETTY DURLENE TR  
6780 HORIZON DR  
PLACERVILLE, CA 95667

04603248  
STANCO PAUL W TR  
610 BROKEN TOP CT  
FOLSOM, CA 95630

04664010  
VENABLE DOUGLAS J  
6362 EL DORADO ST  
EL DORADO, CA 95623

Easy Peel® Address Labels  
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04664029  
BLEY KEITH R  
6121 TERRAS PATH  
PLACERVILLE, CA 95667

04664023  
COHEN BRENT M TR  
671 CARLSTON AVE  
OAKLAND, CA 94610

04664022  
LOUCKS BETTY DURLENE TR  
6780 HORIZON DR  
PLACERVILLE, CA 95667

04603249  
STANCO PAUL W TR  
610 BROKEN TOP CT  
FOLSOM, CA 95630

04664021  
WRIGHT STEPHEN M  
4707 HEARTHSTONE PL  
EL DORADO HILLS, CA 95762

Go to [avery.com/templates](http://avery.com/templates)  
Use Avery Template 5160

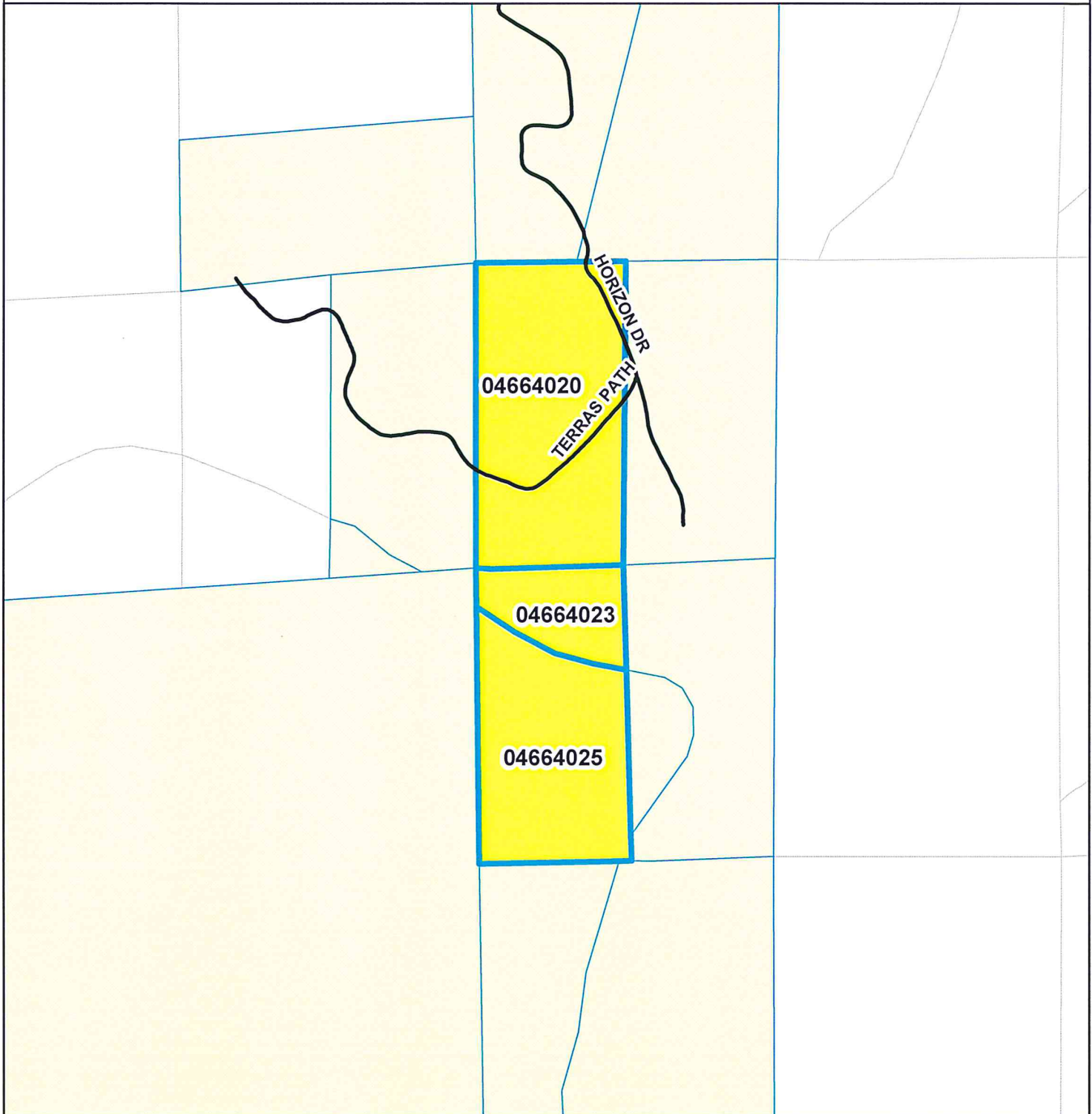
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BUREAU OF LAND MANAGEMENT  
2800 COTTAGE WAY  
SACRAMENTO, CA 95825

04664020  
COHEN BRENT M TR  
671 CARLSTON AVE  
OAKLAND, CA 94610

04664038  
MOORE DENNIS J CO TR  
1512 SOUTH CAPITOL AVE  
SAN JOSE, CA 95127

04664008  
VENABLE DOUGLAS J  
6362 EL DORADO ST  
EL DORADO, CA 95623

# COHEN Notification



## DISCLAIMER

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MAP PREPARED BY: Frank Bruijn DATE: June 26, 2018  
PROJECT ID: 0073462a  
EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION  
PHONE (530) 621-6511 FAX (530) 626-8731

 Cohen Parcels  Parcel Base  
 Parcels Within 500ft  Roads

0 400 800  
Feet

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



# El Dorado County Agricultural Commission

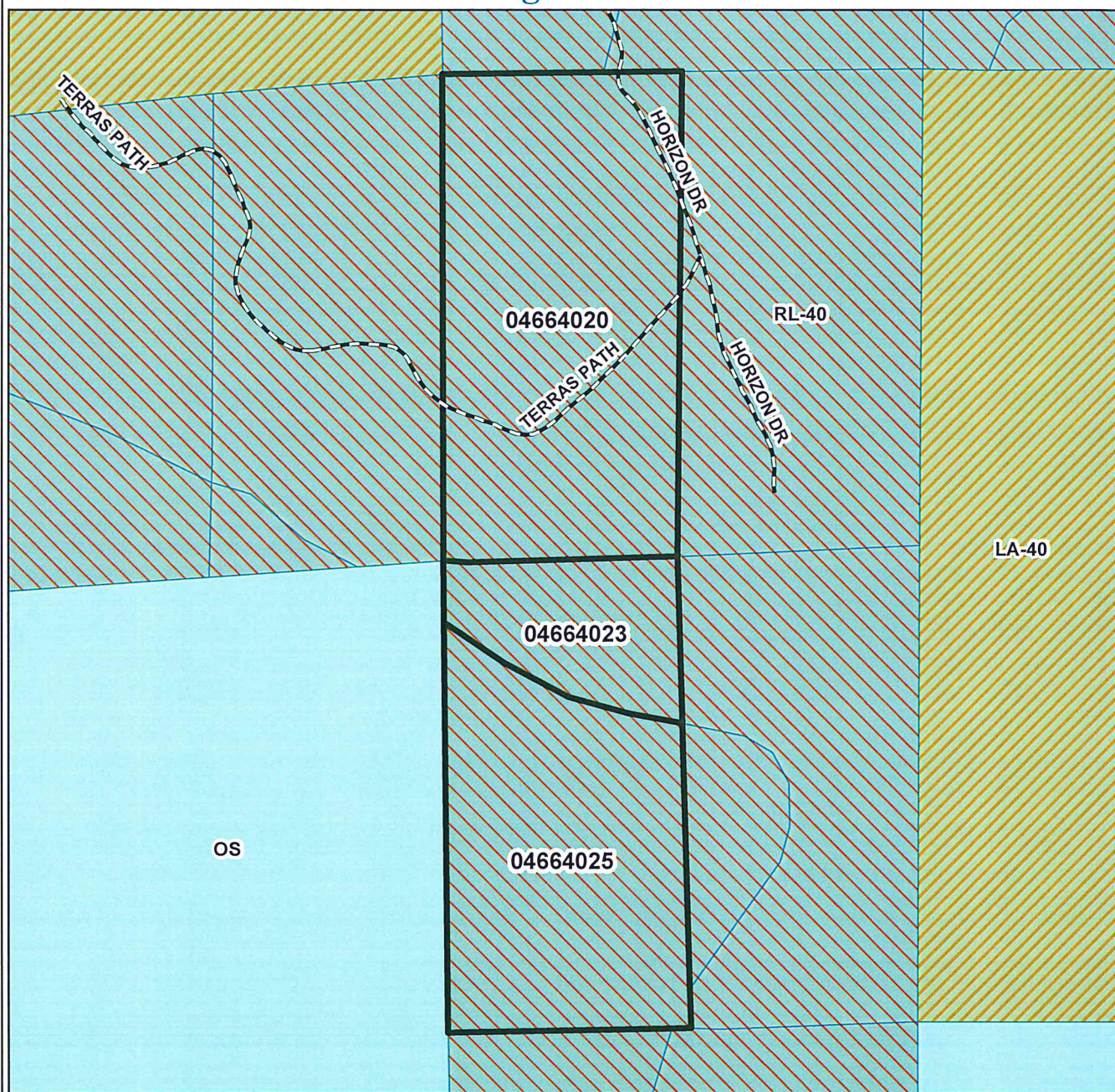


Map of Amador County, California, showing the location of Cohen. Cohen is marked with a blue rectangle and labeled with a callout box. The map includes major roads like State Hwy 49, State Hwy 193, and US Hwy 50, and various towns such as Placerville, Frenchtown, and Nashville. A legend at the bottom indicates that the star symbol represents Amador County.



# COHEN

## Zoning 4-10-2017



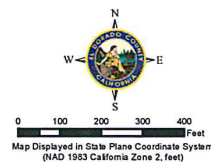
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MAP PREPARED BY: Frank Bruijn DATE: June 26, 2018  
PROJECT ID: 0073462z

EL DORADO COUNTY SURVEYOR G.I.S. DIVISION  
PHONE (951) 621-6511 FAX (951) 626-4751

- Cohen Parcels
- LA-40 = Limited Agriculture 40 Acres
- OS = Open Space
- RL-40 = Rural Land 40 Acres
- Parcel Base
- Roads

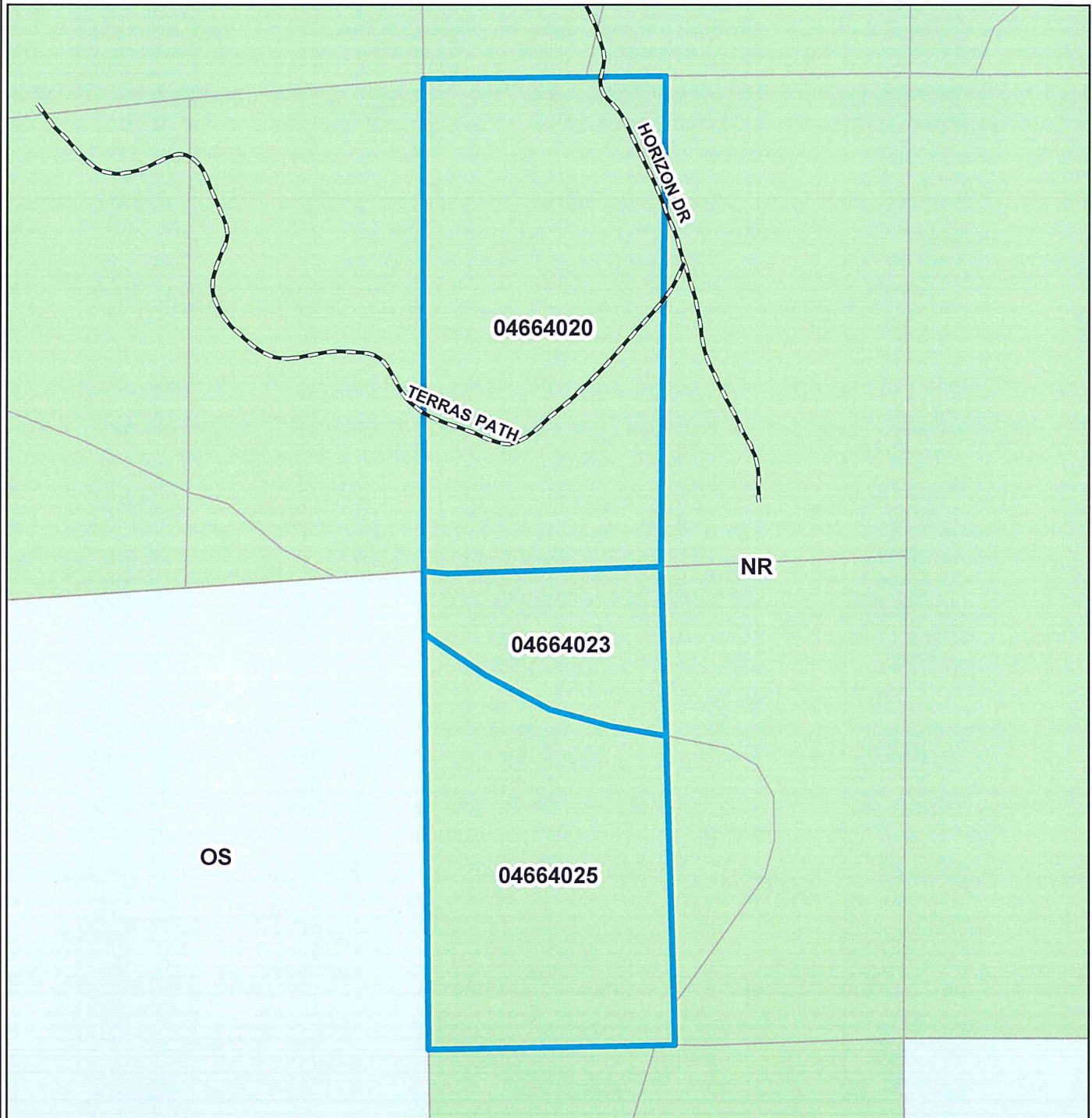


# El Dorado County Agricultural Commission



# COHEN

## Land Use 4-10-2018



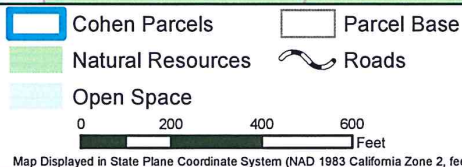
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MAP PREPARED BY: Frank Brujin DATE: June 26, 2018

PROJECT ID: 0073462L

EL DORADO COUNTY SURVEYOR G.I.S. DIVISION  
PHONE (530) 621-6311 FAX (530) 626-4731



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

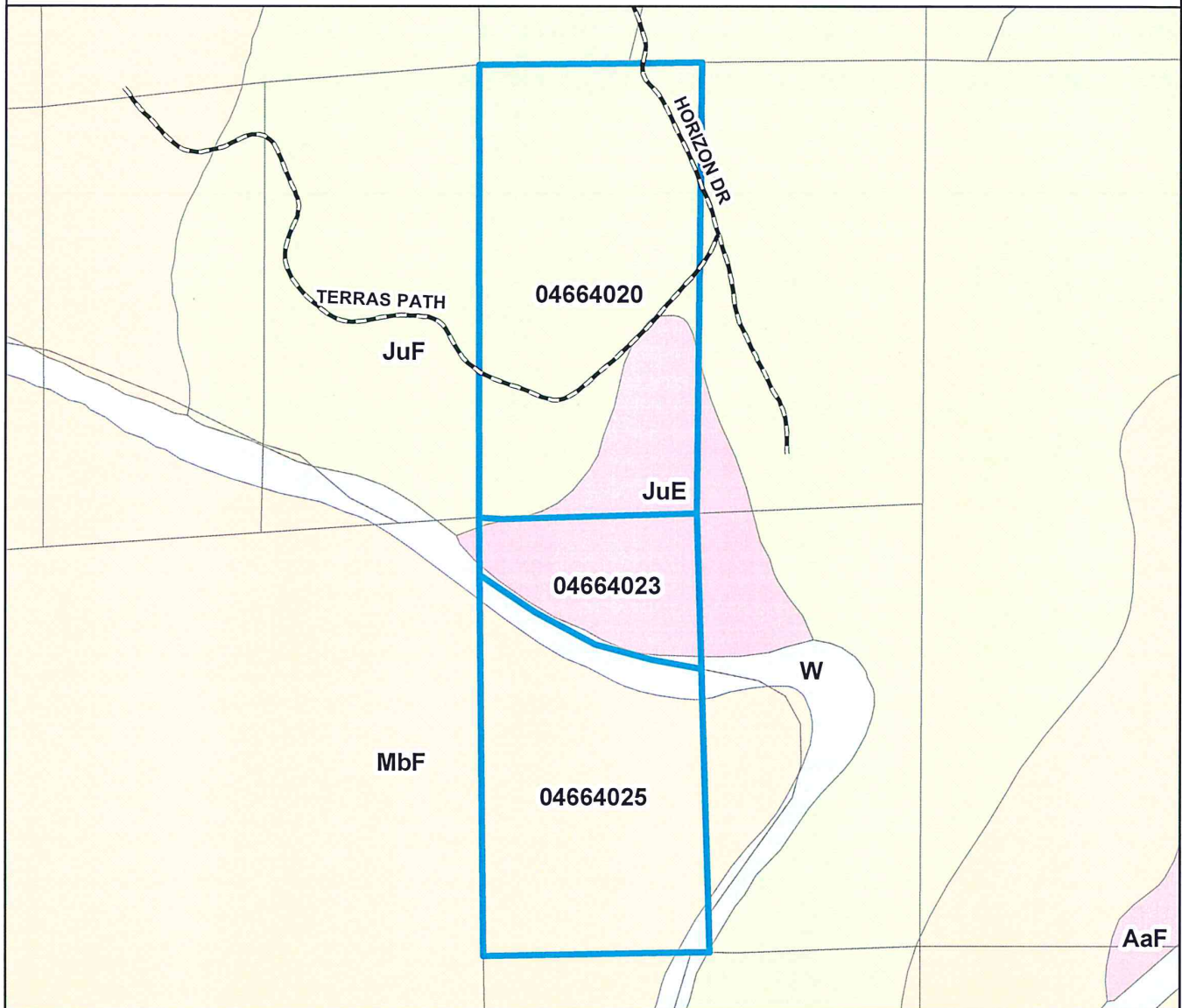


# El Dorado County Agricultural Commission



# COHEN

## Soils



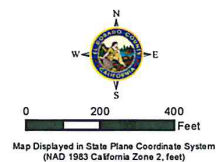
- Cohen Parcels
- Parcel Base
- AaF -ACIDIC ROCK LAND
- JuE -JOSEPHINE VERY ROCKY SILT LOAM, 9 TO 50 PERCENT SLOPES
- JuF -JOSEPHINE VERY ROCKY SILT LOAM, 50 TO 70 PERCENT SLOPES
- MbF -MARIPOSA VERY ROCKY SILT LOAM, 50 TO 70 PERCENT SLOPES
- W -WATER
- Roads

DISCLAIMER  
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MAP PREPARED BY: Frank Drizin DATE: June 26, 2018

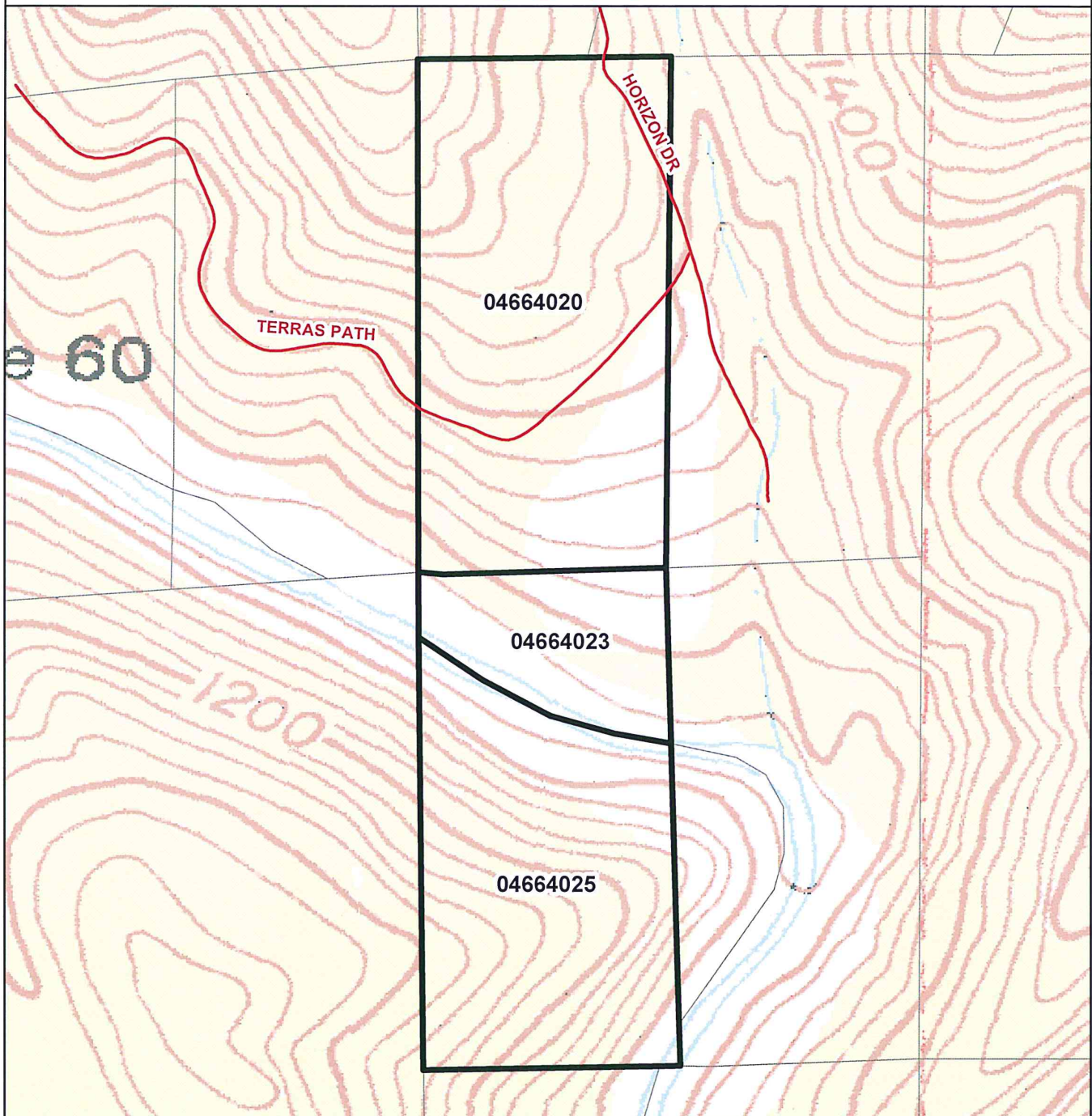
PROJECT ID: 0073462a

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION  
PHONE (530) 621-6511 FAX (530) 626-8791



# El Dorado County Agricultural Commission

# COHEN Topography



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MAP PREPARED BY: Frank Bruijn DATE: June 26, 2018

PROJECT ID: 00734624

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

## Legend

 Cohen Parcels  Parcels  Roads

0 200 400 600 Feet

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

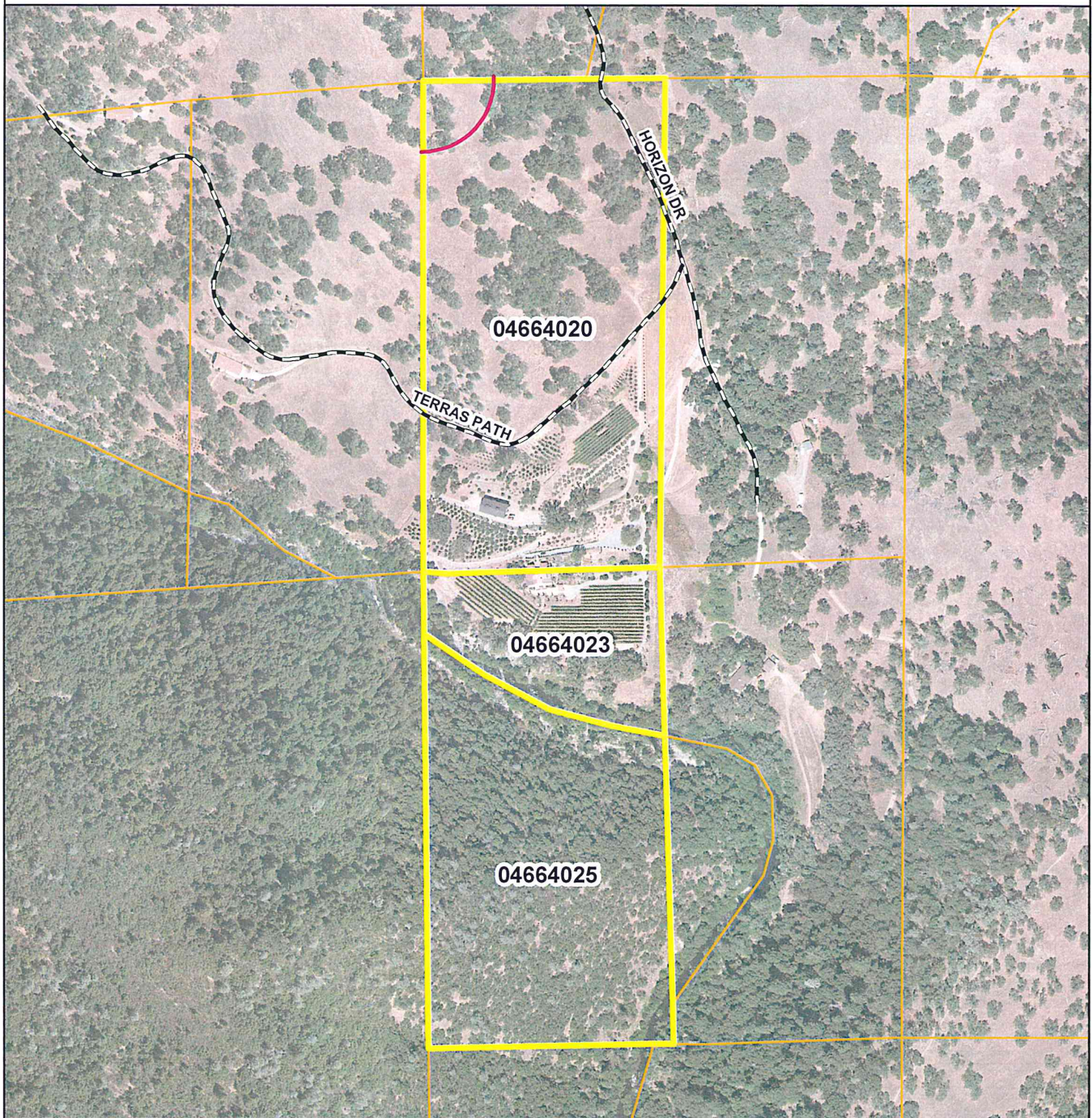


# El Dorado County Agricultural Commission



# COHEN

## Aerials: 2011



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MAP PREPARED BY: Frank Brugin DATE: June 26, 2018

PROJECT ID: 0073462a

EL DORADO COUNTY SURVEYOR G.I.S. DIVISION  
PHONE (530) 621-6511 FAX (530) 626-8751

### Legend

- Cohen Parcels
- Parcel Base
- 200ft Setback
- Roads

0 200 400 600 Feet

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



# El Dorado County Agricultural Commission