



## Agricultural Commission Staff Report

Date: July 1, 2019  
To: El Dorado County Agricultural Commission  
From: LeeAnne Mila; Deputy Agricultural Commissioner  
Subject: **Williamson Act Contract Application WAC10-0002 (Varozza Trucking, Inc.)**

### Planning Request and Project Description:

Planning Services is processing the attached application for a new Williamson Act Contract and requests the project be placed on the earliest available Agricultural Commission Agenda for advisory review and comment.

The applicant is requesting the following:

**WAC10-0002 Project description:** Establishment of a new Williamson Act contract of approximately 240 acres on a portion of an existing contract (agricultural preserve No. 64, approx. 477 acres) as a result of property reconfiguration under Lot Line Adjustment BLA 08-0057 and land ownership changes. The property is located on the east and west sides of Bonetti road, 1.25 miles east of the intersection with French Creek Road in the Shingle Springs area, Supervisorial District 2.

### **Background**

On October 13, 2010, the County Agricultural Commission reviewed the project and recommended approval of an initial request to split existing agricultural preserve No. 64 (approximately 474 acres) into two approximately equal preserves due to land ownership changes (WAC10-0002 - Varozza Trucking, Inc. and WAC10-0002 - Brandon Ranch LLC). The Agricultural Commission staff memo, including required findings for creation of two new agricultural preserves, is attached.

On May 1, 2012, the county Board of Supervisors approved Lot Line Adjustment BLA08-0057 to reconfigure adjacent lots under the Varozza Trucking Inc. and Brandon Ranch LLC ownership to realign property boundaries to match the two requested preserves. The staff report for BLA08-0057, including required findings for consistency with the Zoning Ordinance (Title 130 of the County Ordinance Code), the General Plan and applicable sections of the California Government Code, is attached.

On May 2, 2014, owner Varozza Trucking Inc. (Varozza) granted the Brandon Ranch LLC approximately half of the original 474-acre property for consistency with the 2012 lot line adjustments. Ownership of the lands originally in Agricultural Preserve No. 64 (approximately 474 acres) is currently divided as follows: Varozza Trucking- approximately 240 acres (APN 091-030-52) and Brandon Ranch LLC – approximately 234 acres (APNs 091-030-54 and 091-030-55). A copy of the property transfer deed is attached.

On April 22, 2019, Brandon Ranch LLC (T. Naygrow) requested Planning Services cancel further processing of WAC10-0003 (APNs 091-030-54 and 091-030-55) due to a pending sale of those properties. A copy of the owner's email request is attached. Based on conversations with staff, the owner also indicated his LLC would like to pursue immediate cancellation of Williamson Act encumbrances on the Brandon Ranch holdings. Staff notified the owner that pursuing an immediate cancellation of WAC10-0003 would require a formal written request, including a separate application submitted to Planning Services. Staff discussed how any immediate cancellation request must be supported by required Government Code findings.

On April 17, 2019, Varozza Trucking Inc. (Wayne and Jean Varozza) requested their portion of the project (WAC10-0002) be completed as originally proposed in 2010. Since their original request, no land use changes have occurred on the Varozza property (APN 091-030-52) and the owners are still actively grazing cattle on site.

Due to the lapse of time since the Agricultural Commission previously reviewed WAC10-0002, Agricultural Department staff has requested the Commission re-review application WAC10-0002 (Varozza Trucking, Inc.) and provide an updated recommendation for the Board of Supervisors regarding required Williamson Act findings.

Attachments:

Agricultural Commission Staff Memo, October 13, 2010

Lot Line Adjustment BLA08-0057 Board of Supervisors Staff Report, May 1, 2012

Grant Deed, Varozza Trucking Inc. and Brandon Ranch LLC, May 2, 2014

Email Request From Owner Brandon Ranch LLC to Cancel Processing of WAC10-0003, April 22, 2019

WAC10-0002 (Varozza Trucking, Inc.) Aerial

Photo

**Project:**

**1. WAC 10-0002**

- Parcel Numbers: 091-030-520
- Acreage: 240
- Agricultural District: No
- Zoning: PA-20 = Planned Agriculture, 20 Acres
- Land Use Designation: AL – Agricultural Lands
- Choice soils:
  - Sobrante Silt Loam, 3 to 15 Percent
- Property has been used for grazing of cattle

- Capital outlay reported : Total = \$34,000
  - New fencing: \$15,000
  - New corral: \$6,000
  - Land clearing and road improvements: \$13,000
- Annual gross income reported: \$15,000

**Williamson Act Contract Criteria:**

**Low Intensive Farming Operation**

1. Minimum Acreage = 50 contiguous acres.
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."

**Staff Recommendations:**

Staff recommends approval of WAC 10-0002 based on the above findings.





## 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 10, 2019**. 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: Williamson Act Contract Application WAC10-0002 (Varozza Trucking, Inc.)  
Tom Purciel, Associate Planner**

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#### Planning Request and Project Description:

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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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VAROZZA DANIEL C TR  
5100 MEMORY LN  
SHINGLE SPRINGS, CA 95682

VAROZZA WAYNE L CO TR  
7661 SOUTH SHINGLE RD  
SHINGLE SPRINGS, CA 95682

VAROZZA WAYNE L CO TR  
7661 SOUTH SHINGLE RD  
SHINGLE SPRINGS, CA 95682

TONG GLORIA A TR  
6800 BRANDON RD  
SHINGLE SPRINGS, CA 95682

VAROZZA WAYNE L TR  
7661 SOUTH SHINGLE RD  
SHINGLE SPRINGS, CA 95682

ANGELO K TSAKOPOULAS HLDG CALP  
7700 COLLEGE TOWN DR STE 101  
SACRAMENTO, CA 95826

ANGELO K TSAKOPOULAS HLDG CALP  
7700 COLLEGE TOWN DR STE 101  
SACRAMENTO, CA 95826

BRANDON RANCH LLC  
5836 RAYMOND WAY  
SACRAMENTO, CA 95820

VAROZZA TRUCKING INC CA CORP  
7661 SOUTH SHINGLE RD  
SHINGLE SPRINGS, CA 95682

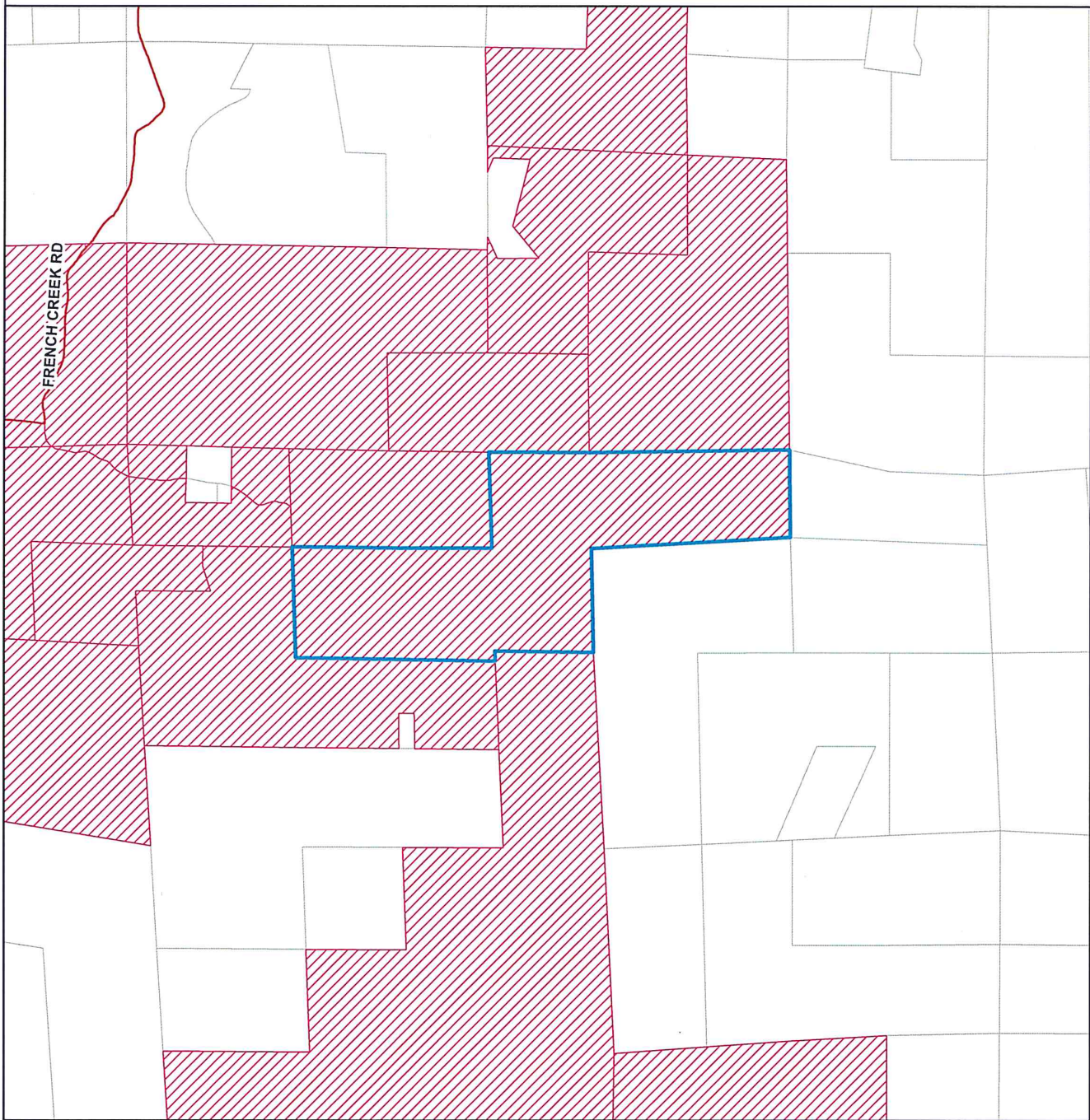
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# Varozza

## Proximity to Agricultural District



### DISCLAIMER

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MAP PREPARED BY: Lee/Anne Mills DATE: December 21, 2018  
PROJECT ID: Cordelia\_p

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

Varozza Ag Preserves  
Ag District Parcel Base

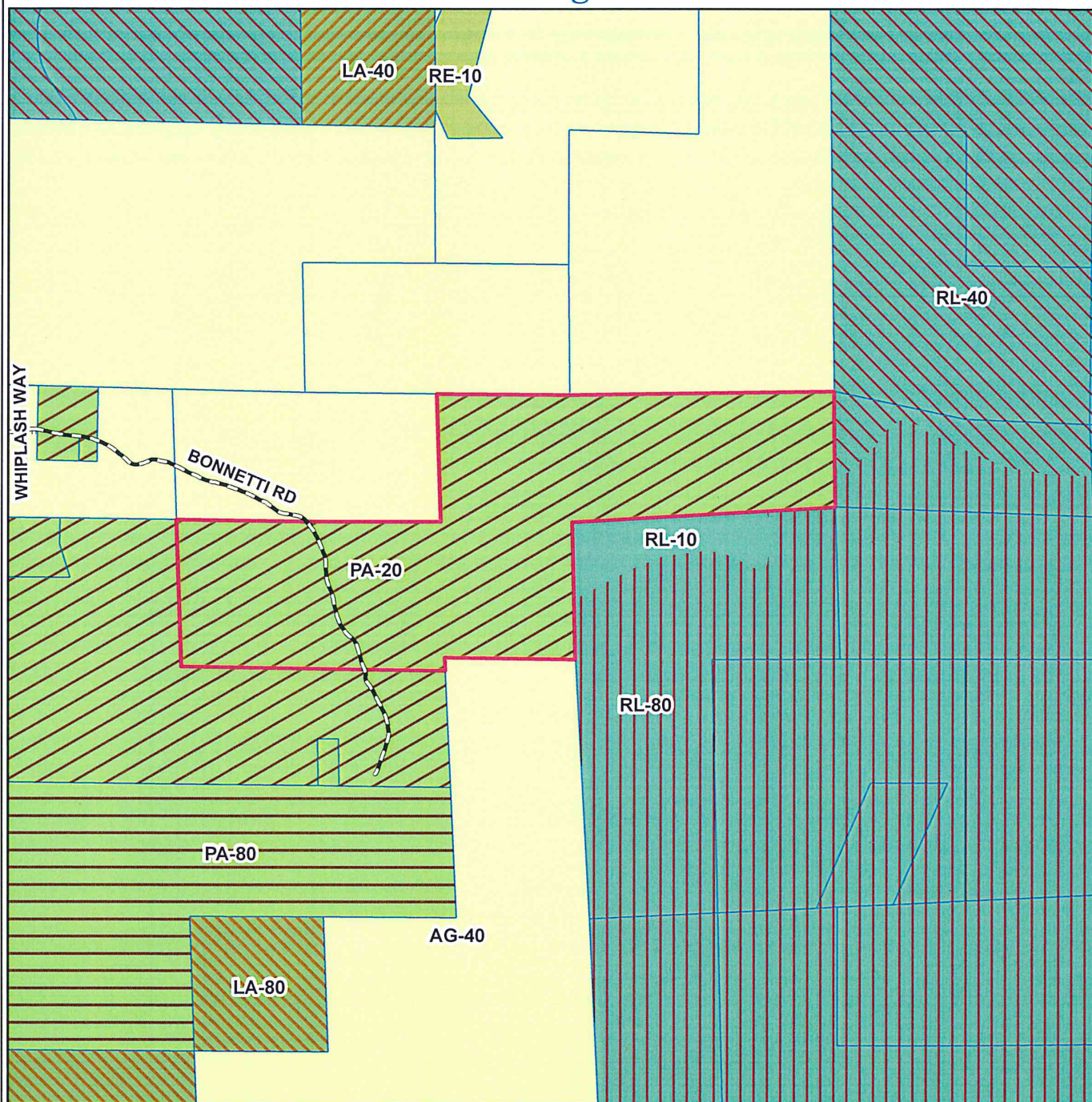


Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)

# El Dorado County Agricultural Commission



# Varozza Zoning

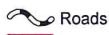


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MAP PREPARED BY: LeeAnne Miles

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



Roads



Varozza



Parcel Base

AG-40 = Agricultural Grazing 40 Acres

LA-40 = Limited Agriculture 40 Acres

LA-80 = Limited Agriculture 80 Acres

PA-20 = Planned Agriculture 20 Acres

PA-80 = Planned Agriculture 80 Acres

RE-10 = Residential Estate 10 Acres

RL-10 = Rural Land 10 Acres

RL-40 = Rural Land 40 Acres

RL-80 = Rural Land 80 Acres

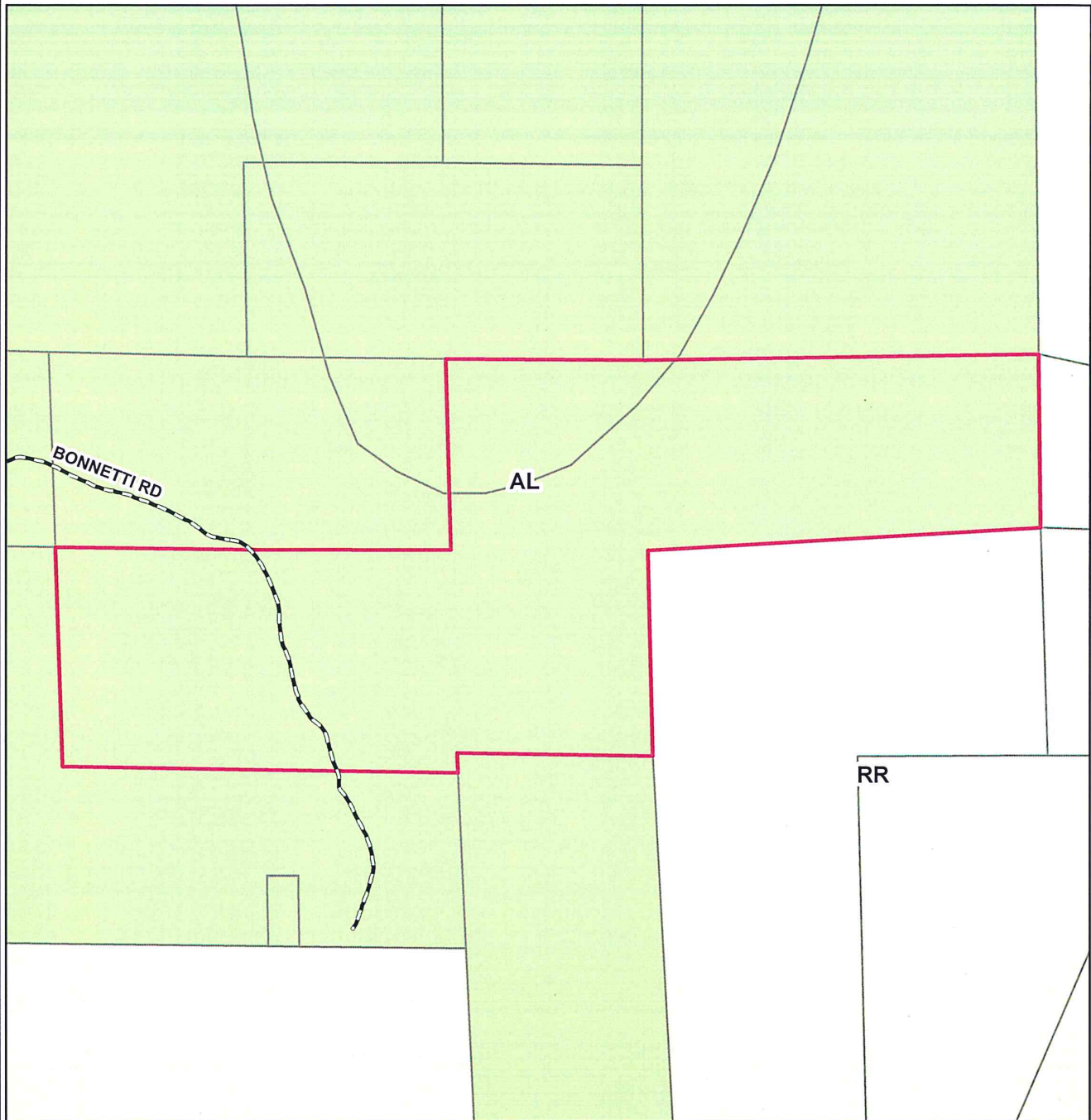


0 100 200 300 400 500 600 700 800 900 1000 Feet  
Map Displayed in State Plane Coordinate System  
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# El Dorado County Agricultural Commission



# Varozza



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MAP PREPARED BY: LeeAnne Miles DATE: December 21, 2018

PROJECT ID: Cordellor\_L

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION  
PHONE (530) 621-4511 FAX (530) 626-4791



0 1,000 Feet

Agricultural Lands

Rural Residential

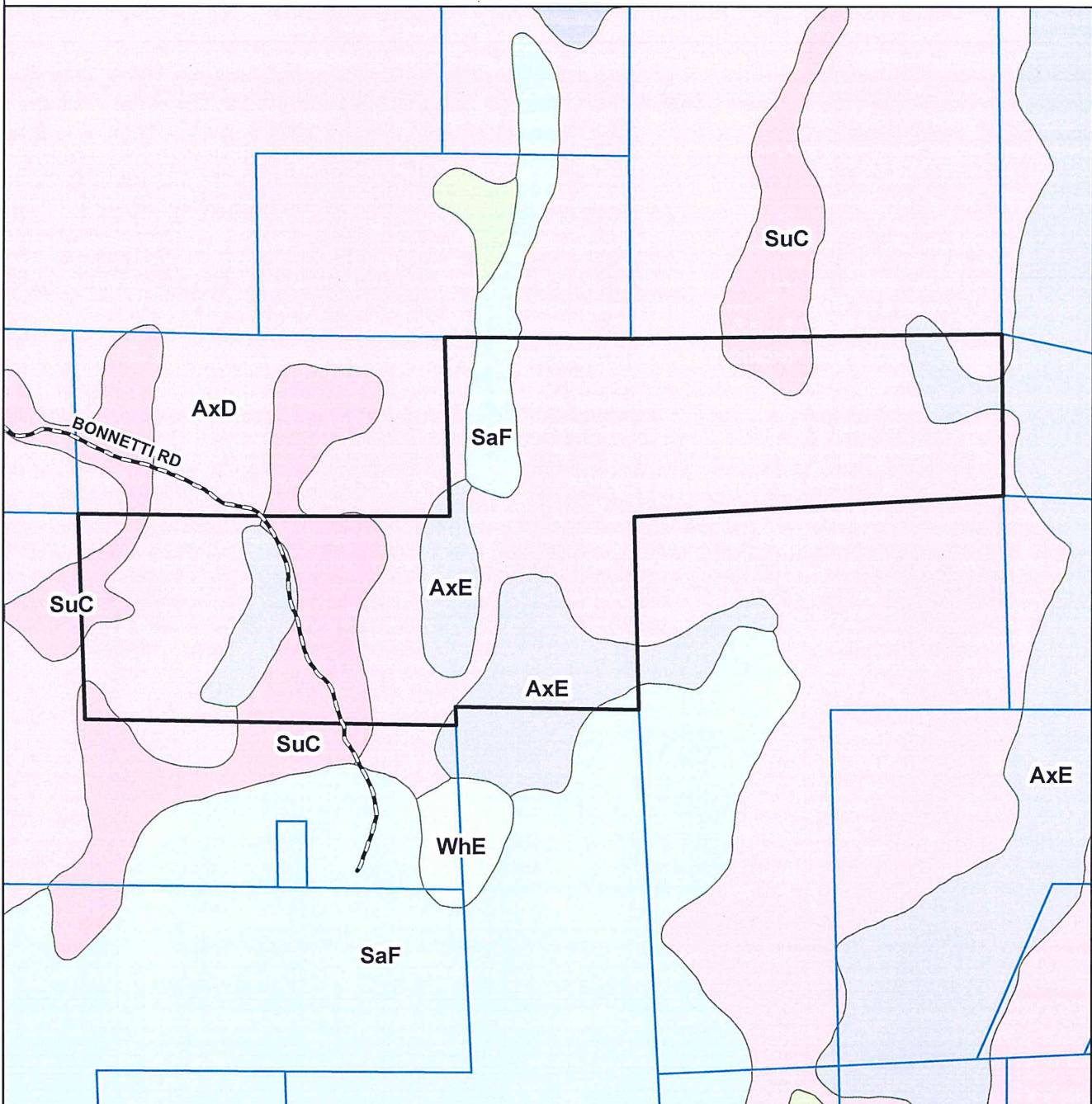
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(NAD 1983 California Zone 2, feet)



# El Dorado County Agricultural Commission



# Varozza Soils



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MAP PREPARED BY: Lee Anne Mills



## Soils

- Auburn silt loam, 2 to 30 percent slopes
- Auburn very rocky silt loam, 2 to 30 percent slopes
- Auburn very rocky silt loam, 30 to 50 percent slopes

## Metamorphic rock land

- Serpentine rock land
- Sobranite silt loam, 3 to 15 percent slopes
- Whiterock gravelly silt loam, 3 to 50 percent slopes

0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 Feet

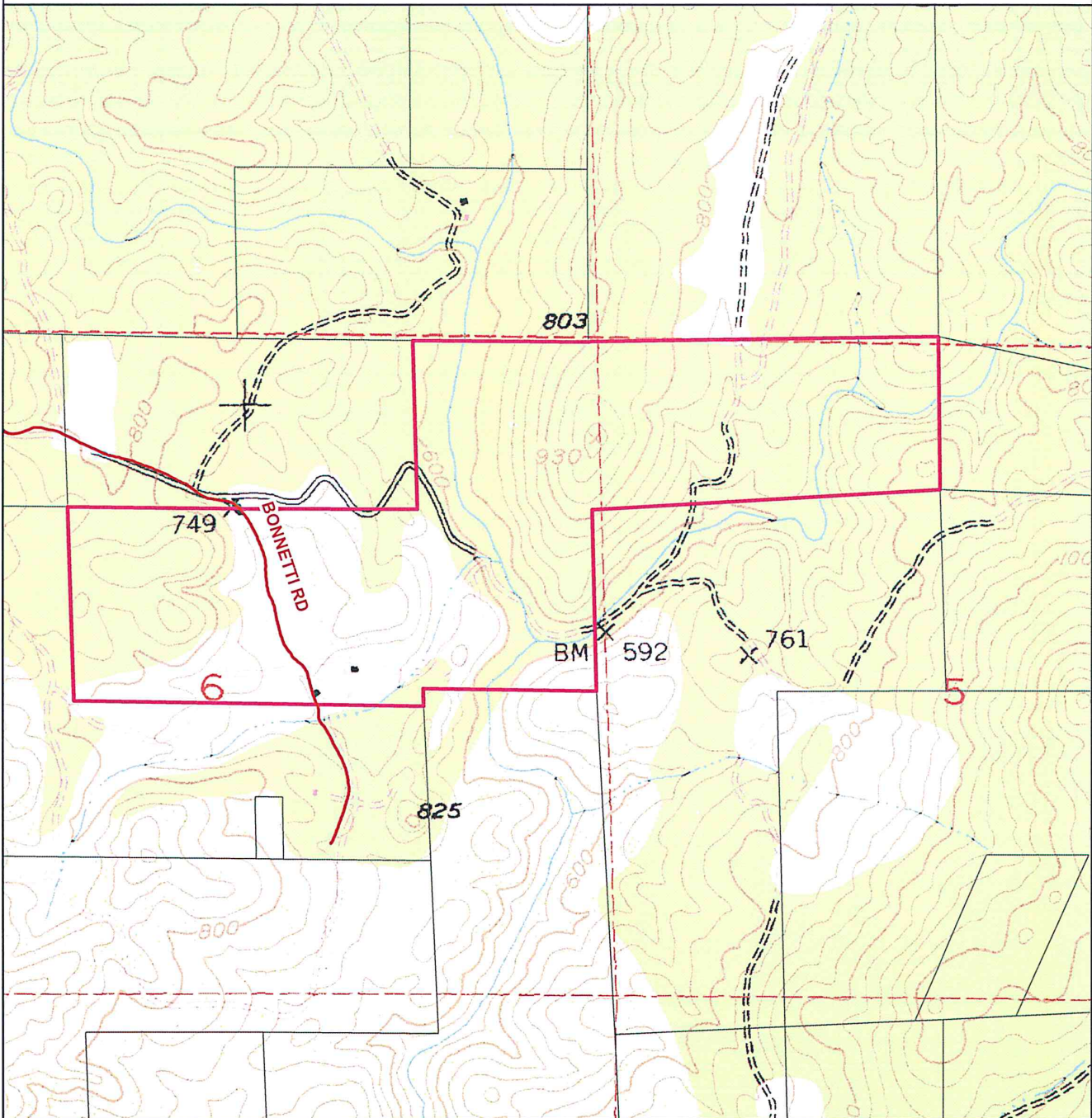
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# El Dorado County Agricultural Commission



# Varozza Topography



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MAP PREPARED BY: LeeAnne Mita

## Legend

Parcels Varozza Roads

0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 Feet

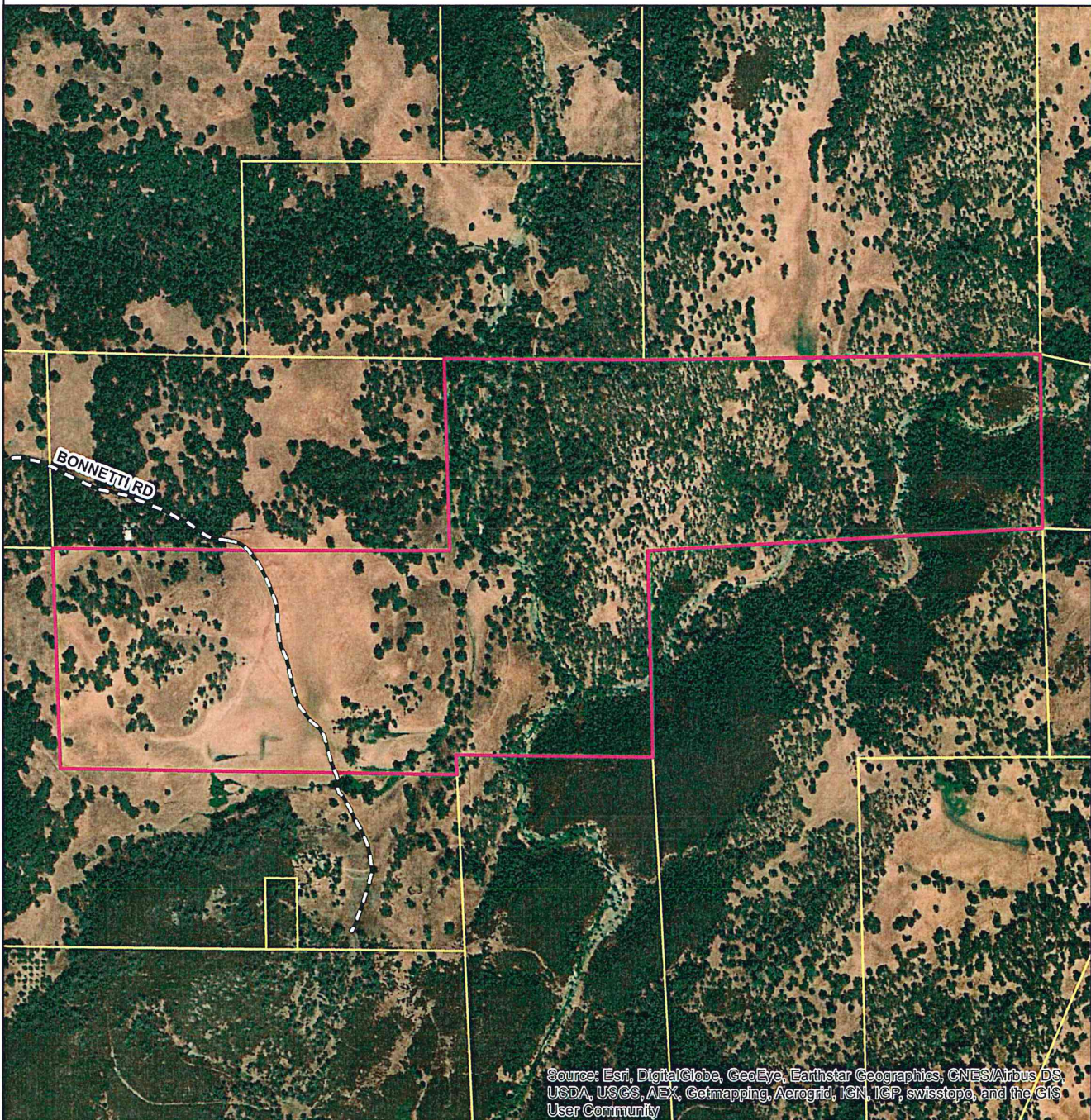
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# El Dorado County Agricultural Commission



# Varozza



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MAP PREPARED BY: LeeAnne Mills DATE: December 21, 2018

PROJECT ID: Jackson\_a

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PHONE (530) 621-6511 FAX (530) 626-4731

## Legend

Parcel Base Varozza Roads

0 1,000 Feet



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

# El Dorado County Agricultural Commission