



EL DORADO COUNTY DEPARTMENT OF AGRICULTURE
WEIGHTS AND MEASURES

STAFF REPORT

August 30, 2012

TO: The Agricultural Commission

FROM: Chris Flores, Senior Ag Biologist

SUBJECT: Dan Varozza Williamson Act Contract Request; WAC 12-0002, WAC 12-0003

Parcel Descriptions:

- All parcels are currently part of Ag Preserve # 36
- Parcels are located off of Memory Lane in the Latrobe area.
- Current Land Use Designation of AL (Agricultural Lands)
- Current zoning of AE (Exclusive Agricultural) and RA-80 (Residential Agricultural – 80 Districts)
- Soil types consist of Auburn and Sobrante soils; important forage producing soils for rangeland.
- Approximate elevation of parcels is 600 to 800 feet

Williamson Act Contract Criteria for a Low Intensive Farming Operation per the County of El Dorado:

1. Minimum Acreage – fifty (50) contiguous acres that are fenced to contain livestock.
2. Capital Outlay - \$10,000
3. Minimum Annual Gross Income - \$2,000

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.

Project Description:

- WAC 12-0002:
 1. Will encompass APN 087-021-30, a 226 acre parcel.
 2. Property is being used for grazing.
 3. Capital outlay reported: 226 acres of fencing and cross-fencing (\$100,000), water supply ponds for cattle (\$20,000) and roads (\$10,000).
 4. Current gross annual income reported for leased pasture: \$2,226

- WAC 12-0003:
 1. Will encompass all parcels within Ag Preserve #36 minus APN 087-021-30, for a total of 1853 acres.
 2. Properties are used for cattle grazing.
 3. Capital outlay exceeds the \$10,000 requirement.
 4. Annual gross income exceeds the \$2,000 requirement.

Photos:



APN 087-021-30 (226 acres used for cattle grazing)



Part of remaining 1800 + acres used for cattle grazing

Staff Recommendation: Staff recommends APPROVAL of WAC 12-0002 as the parcel, APN 087-021-30-100, meets the minimum criteria for a low intensive agricultural operation in Williamson Act Contract:

- 1) Acreage of parcel exceeds the minimum requirement of 50 acres at over 226 acres.
- 2) Capital outlay exceeds the minimum requirement of \$10,000 at over \$130,000.
- 3) Gross income exceeds the minimum requirement of \$2,000/year at \$2,226.

Staff recommends APPROVAL of WAC 12-0003 as the remaining parcels, APN's 087-021-20, -27, -28, -42, 087-040-35, -89, -91, 087-123-01, 091-020-07, -21, 091-030-21, 091-040-14, 091-140-01, -03, 091-200-13, and -14, continue to meet the minimum criteria for a low intensive agricultural operation in Williamson Act Contract:

- 1) Acreage of parcels exceeds the minimum requirement of 50 acres at over 1,800 acres.
- 2) Capital outlay exceeds the minimum requirement of \$10,000.
- 3) Gross income exceeds the minimum requirement of \$2,000/year.