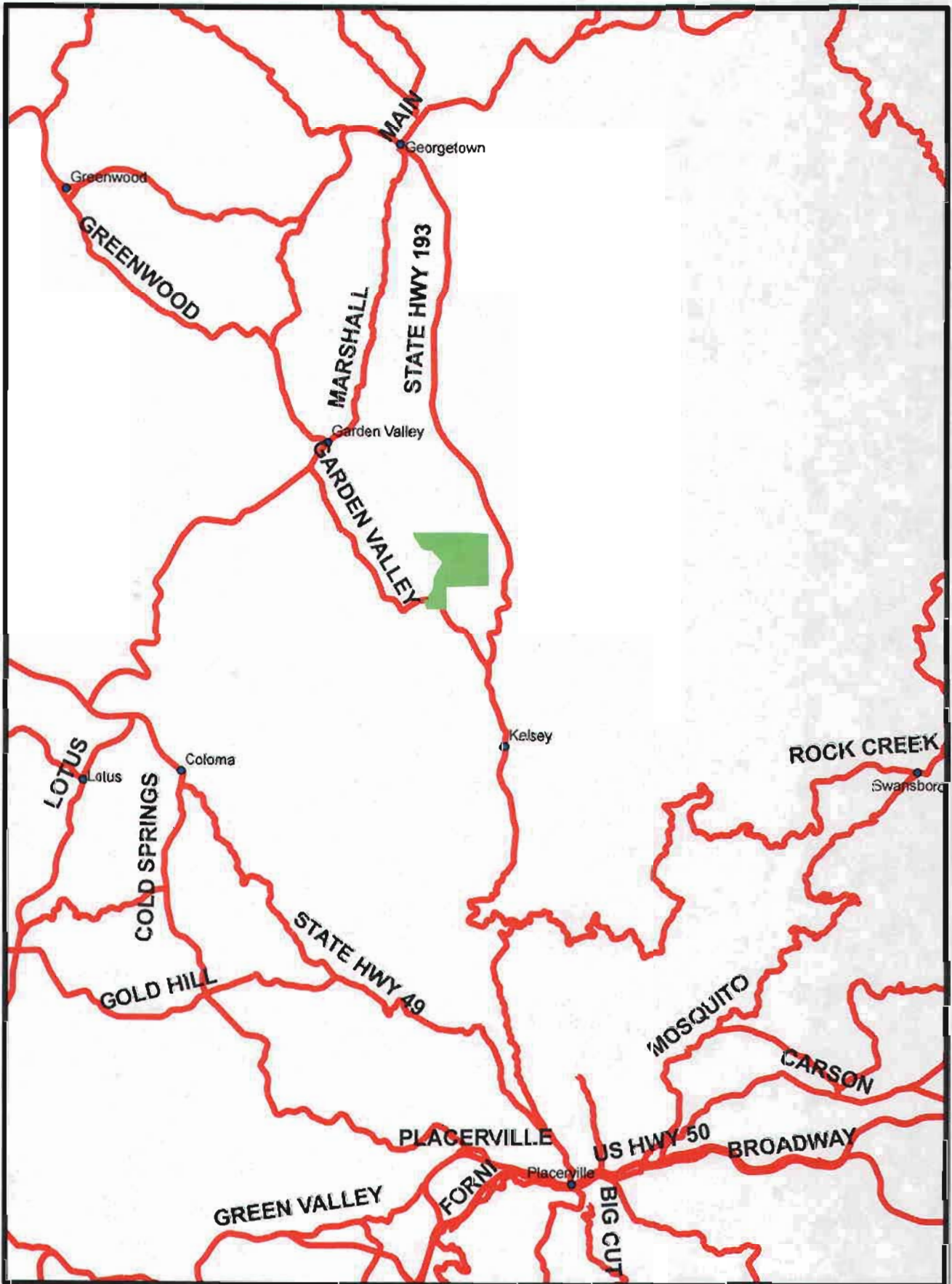
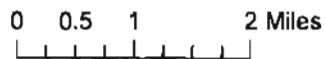


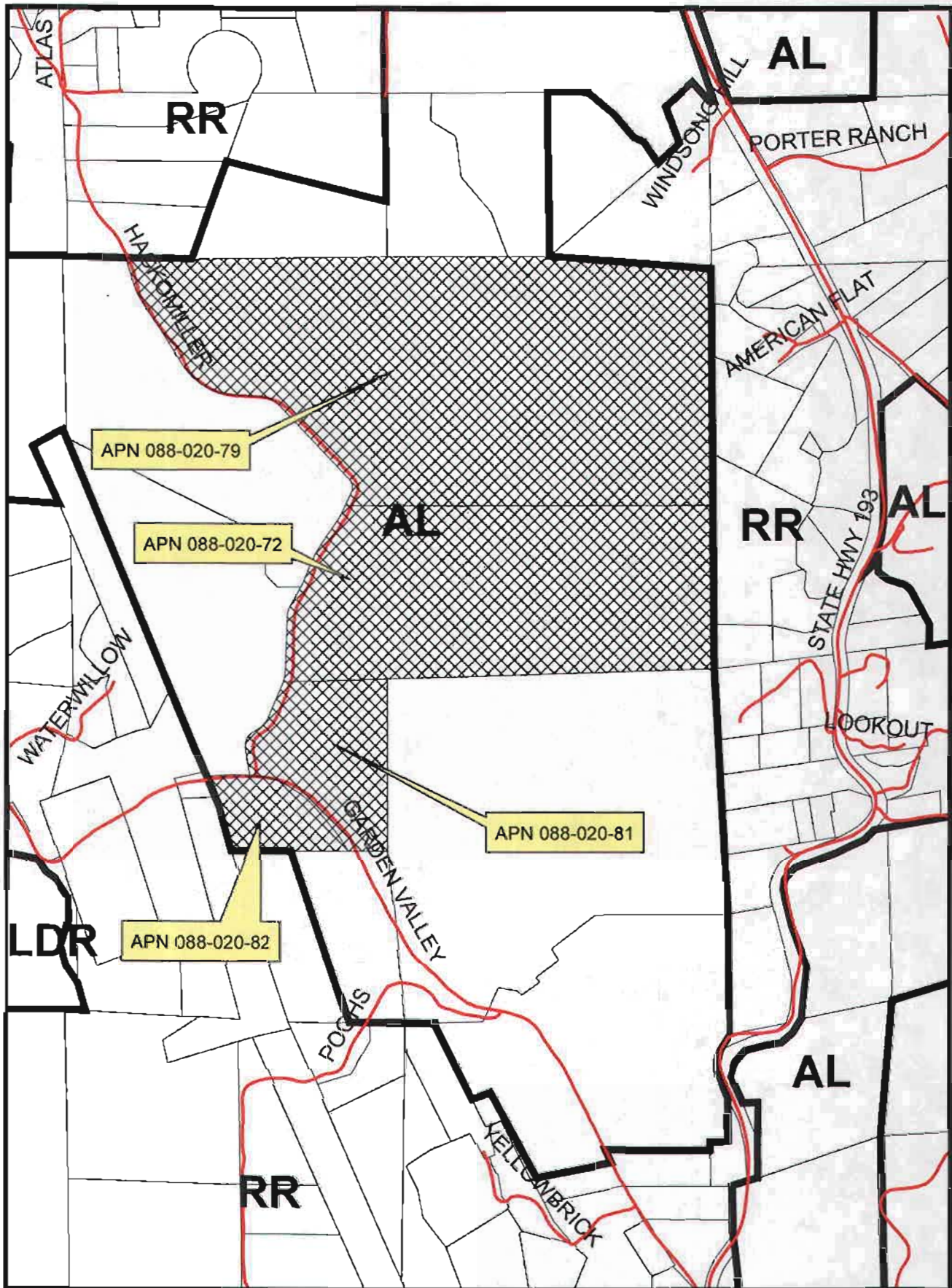
# EXHIBIT A: LOCATION MAP



PERMIT # WAC09-0001  
PREPARED BY AARON MOUNT



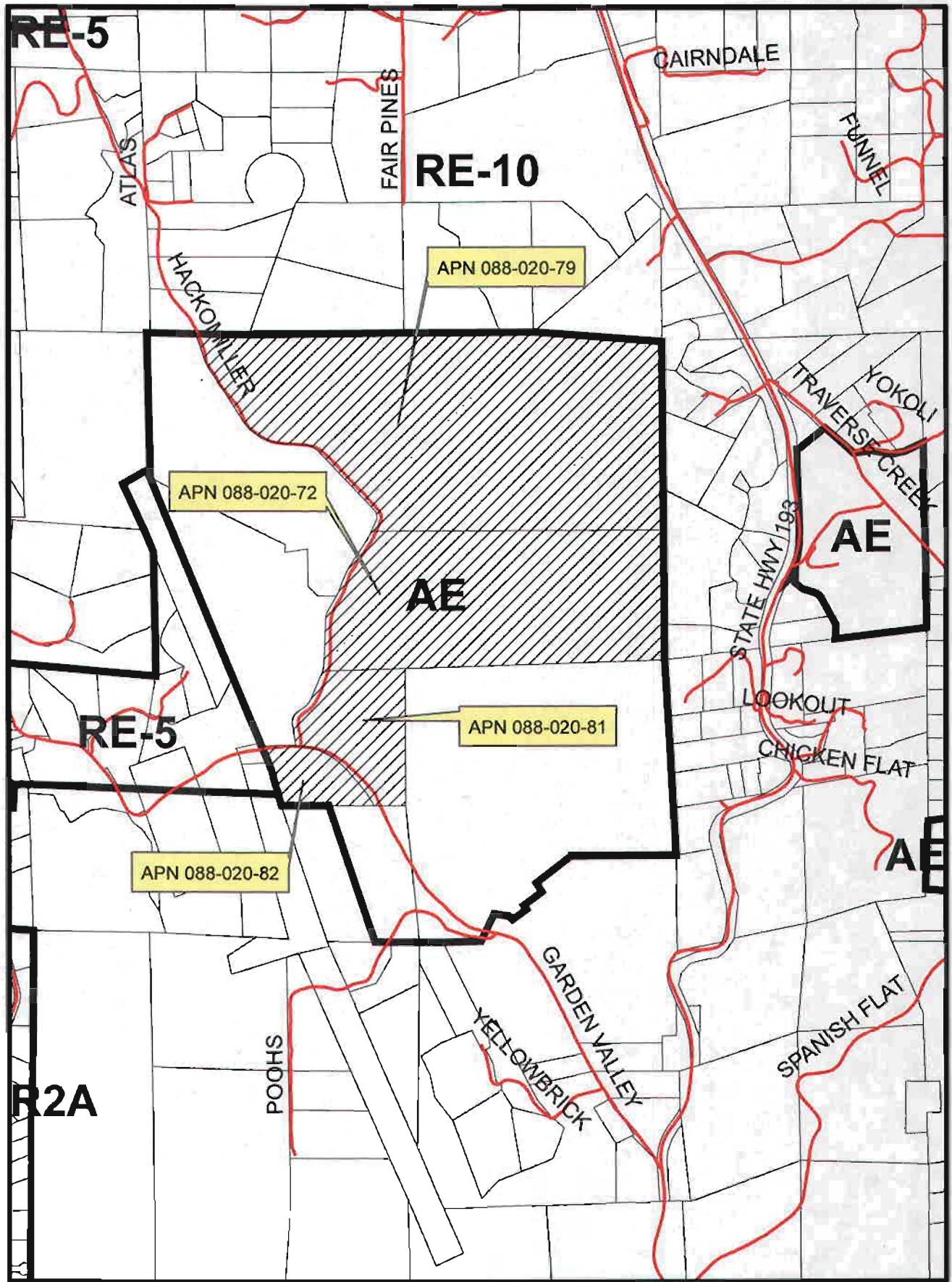
# EXHIBIT B: GENERAL PLAN MAP



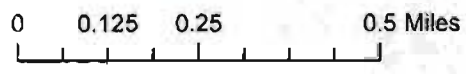
PERMIT # WAC09-0001  
PREPARED BY AARON MOUNT



# EXHIBIT C: ZONE DISTRICT MAP



PERMIT # WAC09-0001  
PREPARED BY AARON MOUNT



SECS. 1, 2, 3, 10, 11, & 12, T.11N., R.10E., M.D.M.

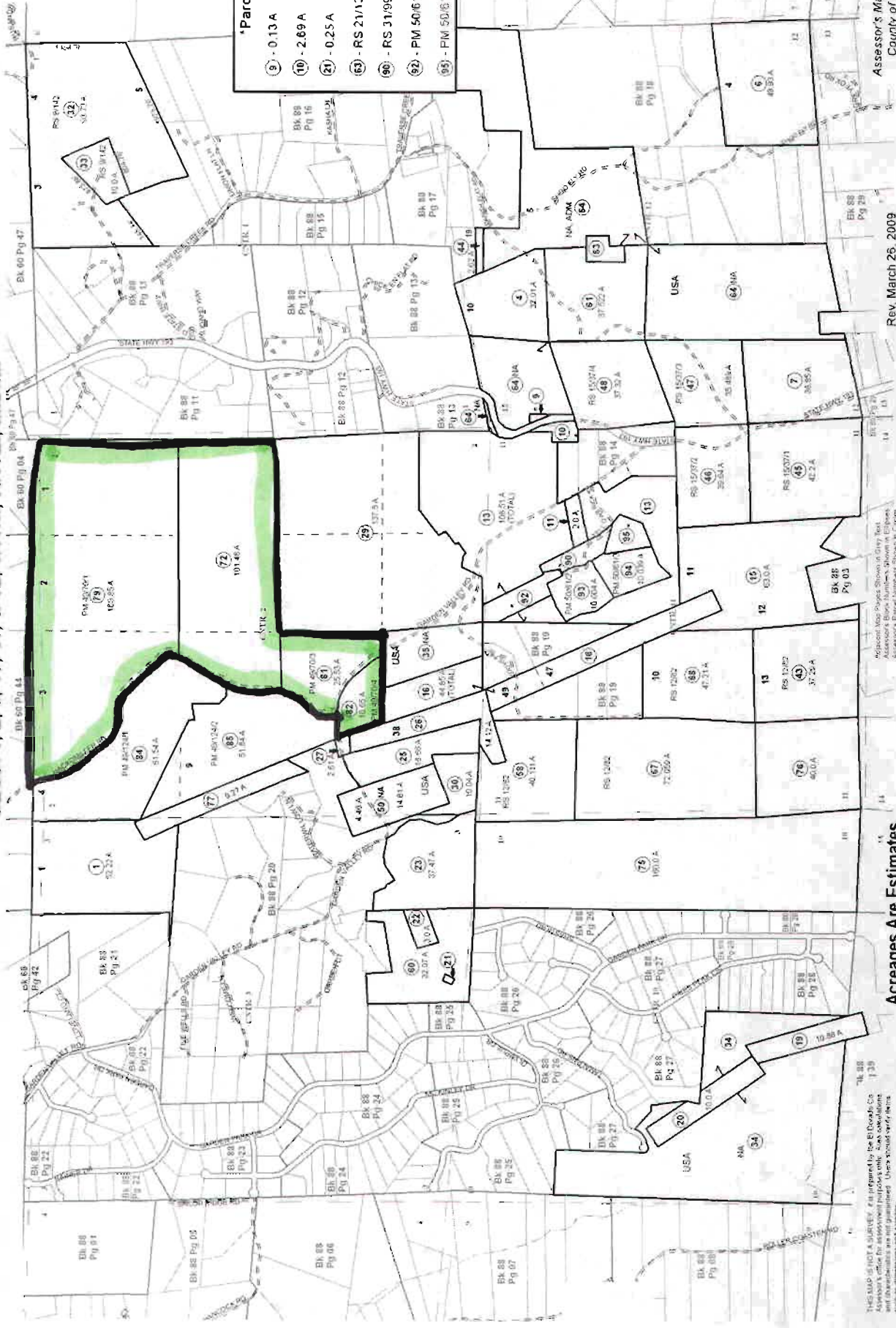
88:02

1" equals 1,200'

EXHIBIT D

**\*Parcel Notes**

- 9 - 0.13 A
- 10 - 2.69 A
- 21 - 0.25 A
- 63 - RS 21/134, 3.786 A, LOT 2B
- 96 - RS 31/99A, 5.164 A
- 92 - PM 50/61/1, 7.248 A
- 95 - PM 50/61/4, 5.00 A



Assessor's Map Bk 08B, Pg. 02  
County of El Dorado, CA

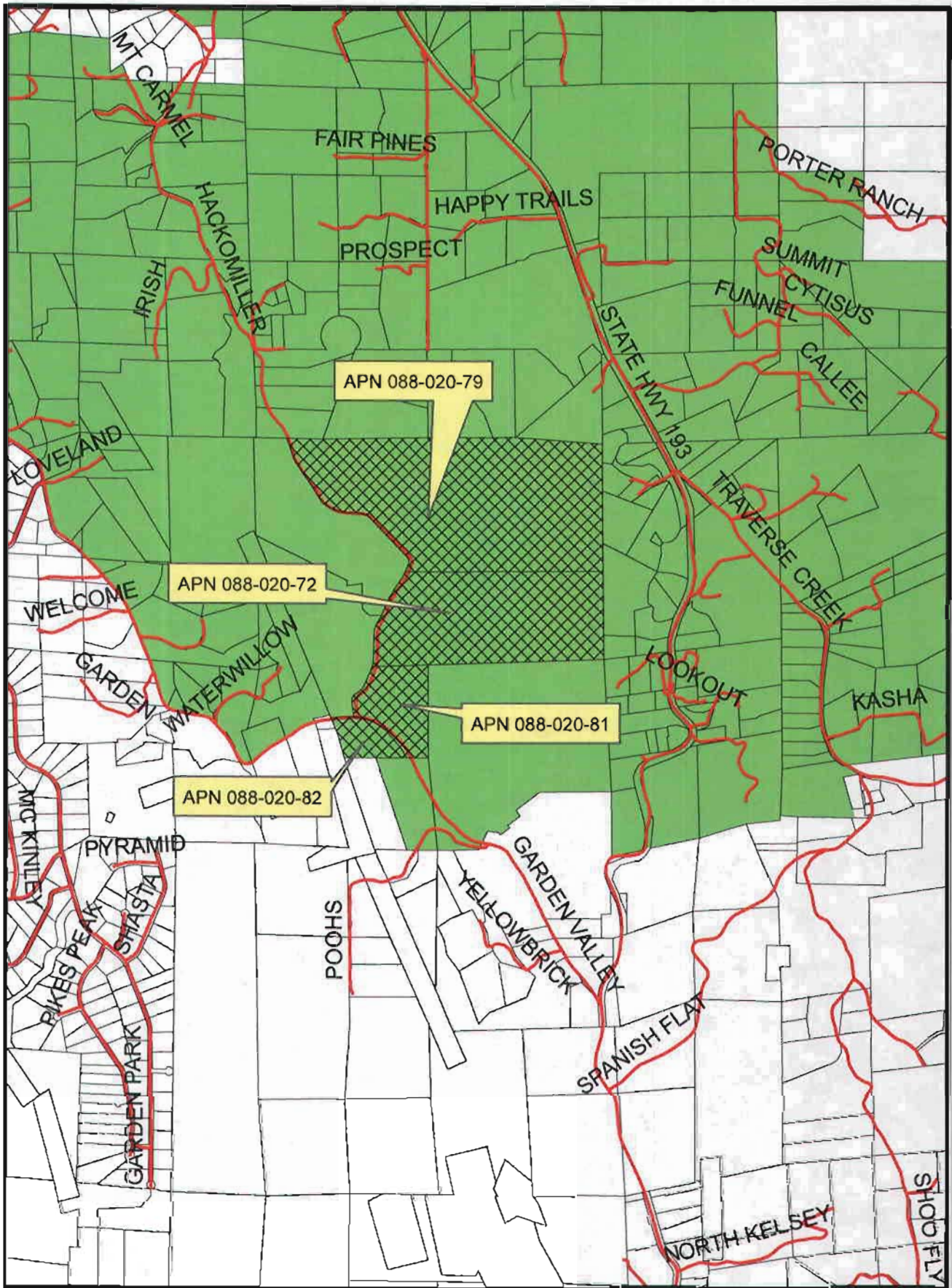
Rev. March 26, 2009

Adjacent Map Pages Shown in Gray Text  
Assessor's Block Numbers Shown in Ellipse  
Assessor's Parcel Numbers Shown in Circles

Acresages Are Estimates

THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co Assessor's office for assessment purposes only. Area calculations and measurements are not guaranteed. Users should verify items such as dimensions and bearings.

# EXHIBIT E: AGRICULTURAL DISTRICT



PERMIT # WAC09-0001  
PREPARED BY AARON MOUNT

0 0.2 0.4 0.8 Miles





**AGRICULTURAL COMMISSION**

311 Fair Lane  
 Placerville, CA 95667  
 (530) 621-5520  
 (530) 626-4756 FAX  
 eldcag@co.el-dorado.ca.us

Greg Boeger, Chair – Agricultural Processing Industry  
 Lloyd Walker, Vice-chair – Other Agricultural Interests  
 Chuck Bacchi – Livestock Industry  
 Bill Draper, Forestry /Related Industries  
 Ron Mansfield – Fruit and Nut Farming Industry  
 John Smith – Fruit and Nut Farming Industry  
 Gary Ward, Livestock Industry

**MEMORANDUM**

**DATE:** December 16, 2009  
**TO:** Aaron Mount, Development Services/Planning  
**FROM:** Lloyd Walker, Chair Pro-Tem *flw*  
**SUBJECT:** **WAC 09-0001 – RUTZ WAC/PARTIAL R/O (ROY E. RUTZ TR): A NEW WILLIAMSON ACT CONTRACT REQUIRED BY BOS POLICY C-12.4 DUE TO PARTIAL ROLL OUT REQUEST**

During the Agricultural Commission’s regularly scheduled meeting held on December 9, 2009 the following discussion and motion occurred regarding WAC 09-0001 – Rutz WAC/Partial R/O (Roy E. Rutz Tr): A new Williamson Act Contract required by BOS Policy C-12.4 due to partial roll out request. Existing AP #313 is requesting a new Williamson Act Contract for Assessor’s Parcel Numbers 088-020-72, -79 and -81 totaling 296.86 acres and a roll out request for Assessor’s Parcel Number 088-020-82 consisting of 10.65 acres. The property is located on the east side of Hackomiller Road approximately ¼ miles north of the intersection with Garden Valley Road, in the Garden Valley area. (District 4)

Staff reported on the site visit and included the following notation: “As the Agricultural Commission recommended *APPROVAL* of the non-renewal/roll-out of APN 088-020-82, consisting of 10.65 acres, on November 12, 2008, that portion of Planning Services request does not require reconsideration by the Agricultural Commission at this time.”

**Parcel Descriptions:**

The parcels are in the Garden Valley Ag District, have a land use designation of Agricultural Lands (AL), are zoned Exclusive Agriculture (AE), are at an elevation of approximately 2,200 feet and have the following soil types:

AoB: Argonaut loam, seeped variant (Class IV). BpC: Boomer-sites loams, 9 to 15% slopes (Class III), BpD: Boomer-sites loams, 15 to 30% slopes (Class IV), BrE: Boomer-sites very rocky loams, 9 to 50% slopes (Class VI), JtC: Josephine silt loam, 5 to 15% slopes (Class III), JtD: Josephine silt loam, 15 to 30% slopes (Class IV), MaD: Mariposa gravelly silt loam, 3 to 30% slopes (Class IV), MbE: Mariposa very rocky silt loam, 3 to 50% slopes (Class VI), MmF: Metamorphic rock land (Class VIII), SkC: Sites loam, 9 to 15% slopes (Class III) and SkD: Sites loam, 15 to 30% slopes (Class IV).

**Criteria for Low Intensive Ag Operation:**

- Capital Outlay of \$10,000 has been met with fencing and outbuildings.
- Minimum parcel size of 50 acres has been met with the 296.86 acres.
- Gross annual income exceeds the minimum criteria of \$2,000 at over \$5,000.

**Suitability of Land Score:**

- 95 points (A cumulative score of 60 points or more in all five categories signifies that a parcel or segment has a good agricultural capability.)

Bill Stephans commented that these properties have been before the Commission several times in the past due to the selling off of certain parcels, and those parcels going back into their own Williamson Act Contracts. When staff did the analysis for the 10 acres to be non-renewed on this particular contract, it was determined that Agriculture was still being conducted on the remaining parcels and the parcels met or exceeded the minimum criteria for low intensive agricultural operations adopted by the Board of Supervisors.

Mr. Walker mentioned that the property is still being used to graze cattle.

*It was moved by Mr. Bacchi and seconded by Mr. Mansfield to recommend APPROVAL of WAC 09-0001, a new Williamson Act Contract for APN'S 088-020-72, -79, and -81, as the minimum criteria for a low intensive agricultural operation has been met or exceeded:*

- 1) Capital outlay exceeds the minimum requirement of \$10,000*
- 2) Acreage of parcel meets the minimum requirement of 50 acres at 296.86 acres, and*
- 3) Gross income exceeds the minimum requirement of \$2,000/year at over \$5,000/year*

*Motion passed.*

**AYES:** Bacchi, Draper, Mansfield, Walker  
**NOES:** None  
**ABSENT:** Boeger, Smith, Ward

If you have any questions regarding the Agricultural Commission's actions, please contact the Agriculture Department at (530) 621-5520.

LW:na

cc: Roy & Marilyn Rutz

# EXHIBIT G

## PART II

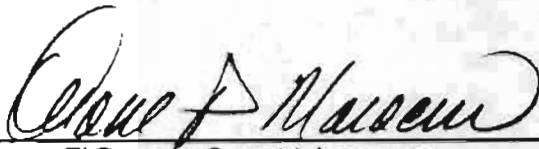
(To be completed by Assessor)

Comments: Parcels 088-020-79 and 088-020-81 are vacant parcels consisting primarily of gently sloping, grassy portions and portions that are thickly wooded w/ oaks + some conifers. Parcel 088-020-72 is similar but is developed with the owner's personal residence + existing structures. Very little, if any, agricultural activity has been witnessed on any of the above 3 parcels. Parcel 088-020-82-100 is a steep, heavily wooded parcel not suited to any particular agricultural use. It is separated from the other 3 parcels by Garden Valley Rd.

Assessor's recommendation(s) The assessor can find no cause to prevent nor reason to object to the property owner's application to 'sell-out' parcel 088-020-82-100. It is also the assessor's opinion that Williamson Act property ought to reflect some substantial agricultural use. Grazing a half-dozen cattle on 300 acres does not seem substantial.

11/3/09

Date

  
Cheryl M. Mason  
El Dorado County Assessor  
for L. A. Nelson