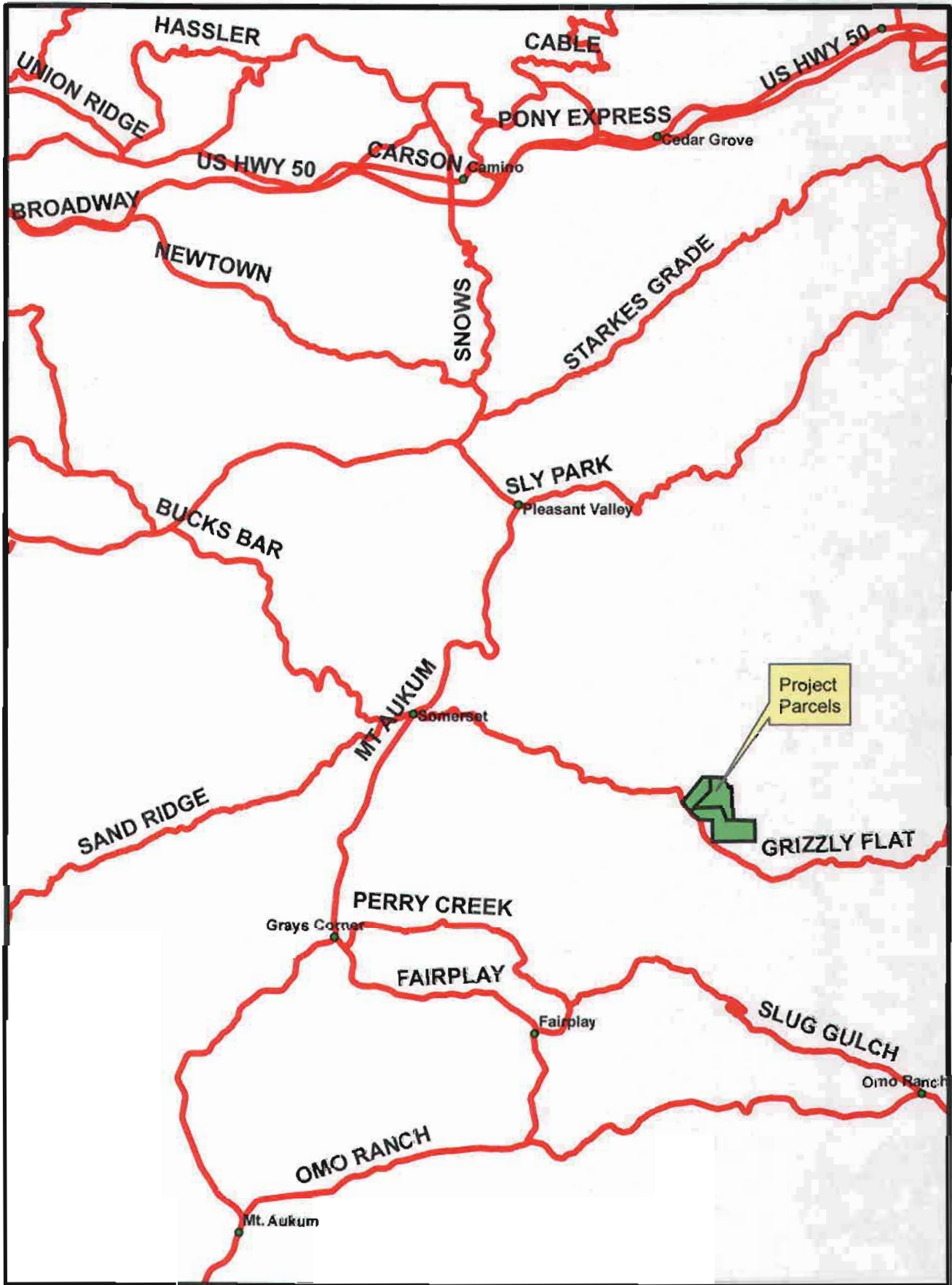


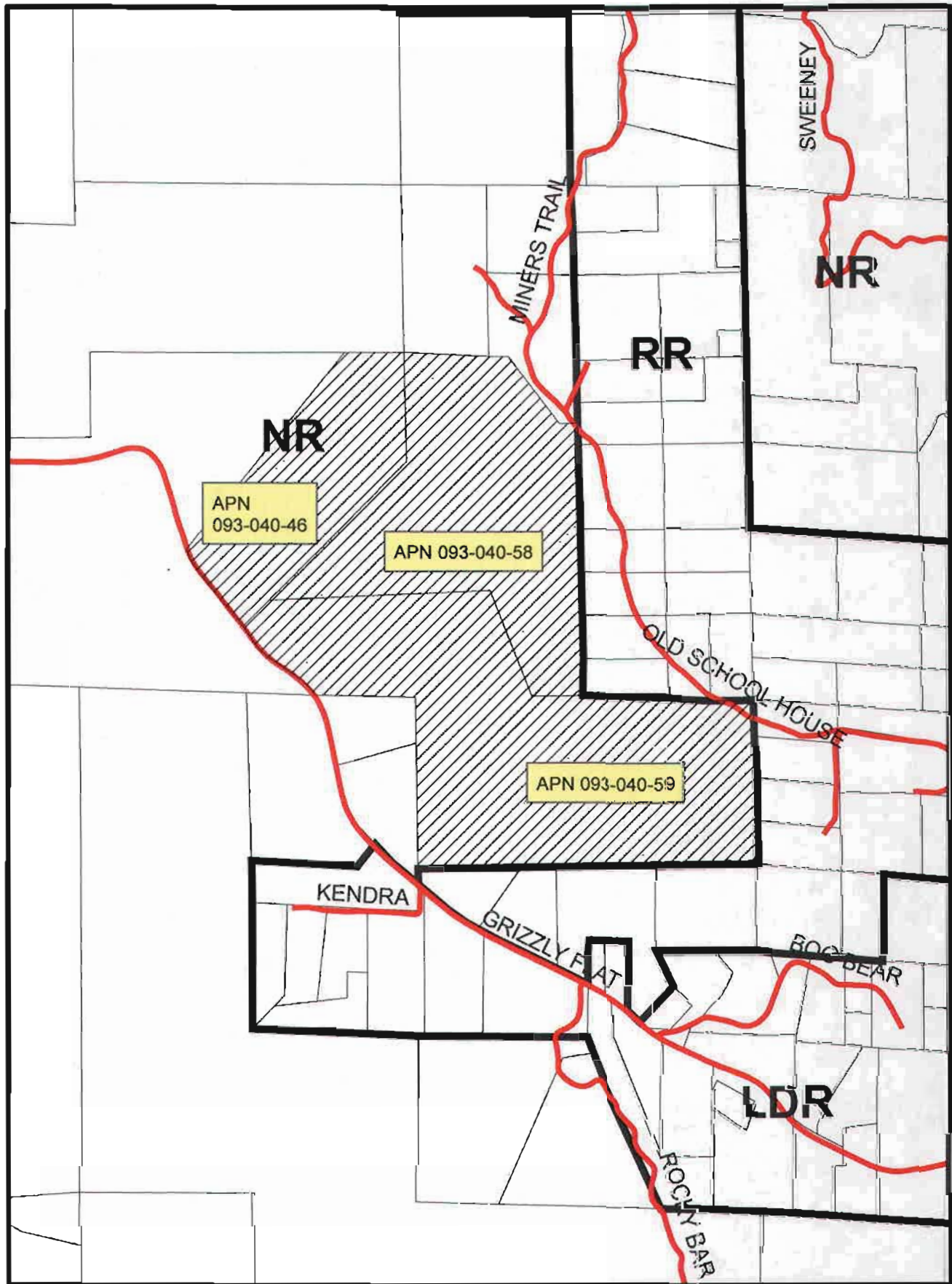
# EXHIBIT A: LOCATION MAP



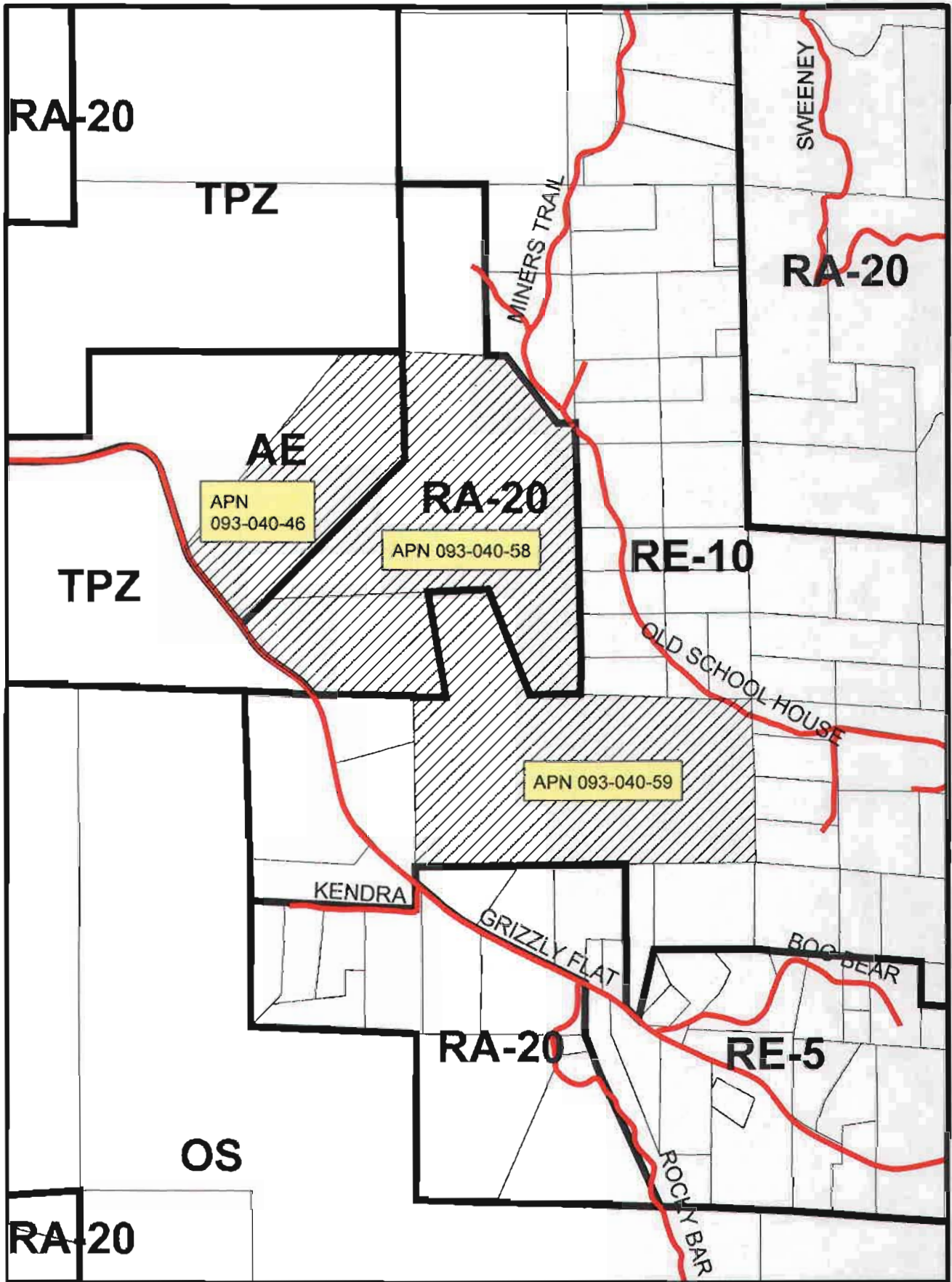




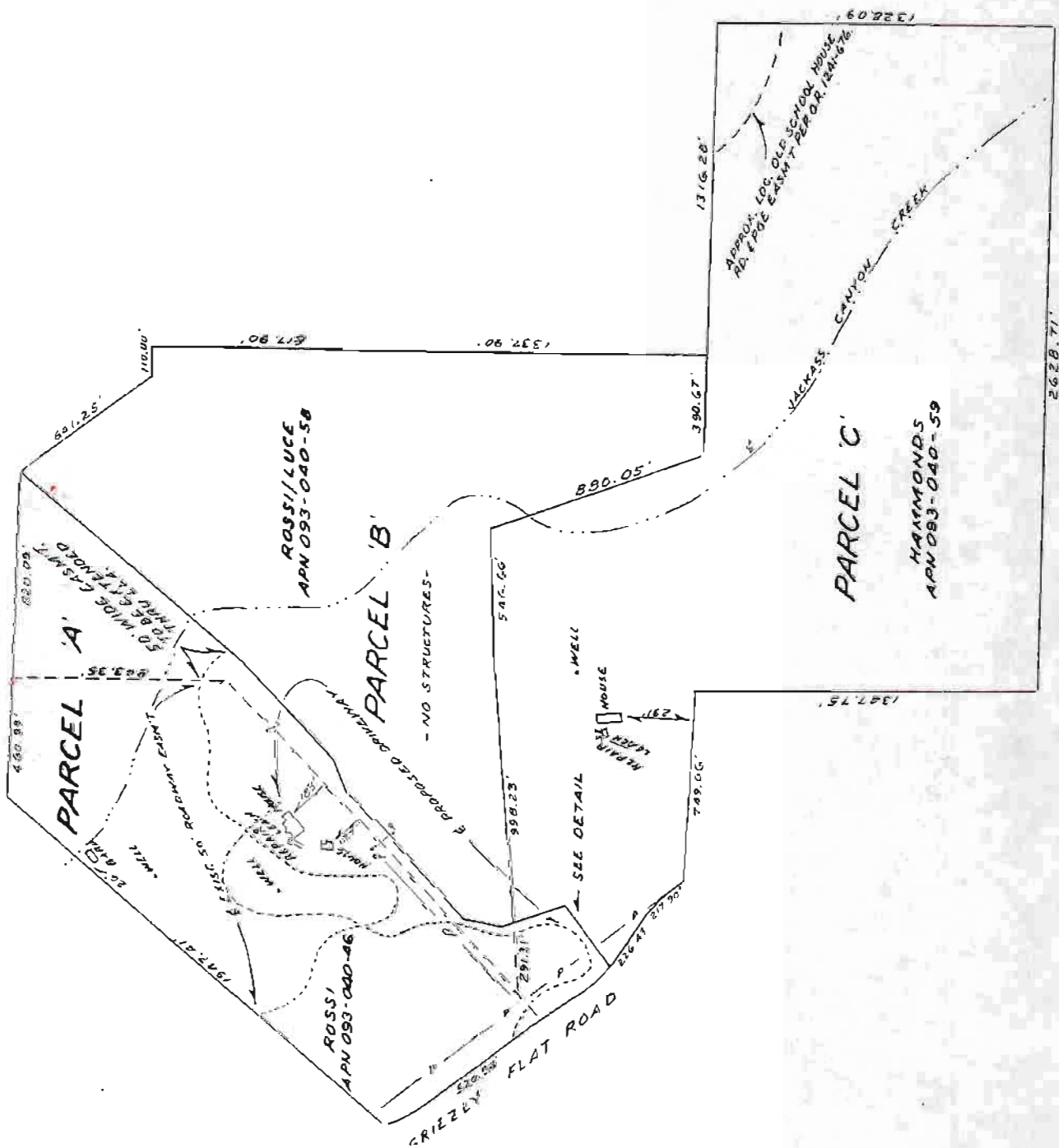
# EXHIBIT C: GENERAL PLAN MAP



# EXHIBIT D: ZONE DISTRICT MAP



# EXHIBIT E









**AGRICULTURAL COMMISSION**

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 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

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 PLANNING DEPARTMENT  
 10 MAR 23 PM 2:56

**MEMORANDUM**

**DATE:** March 19, 2010  
**TO:** Aaron Mount, Development Services/Planning  
**FROM:** Greg Boeger, Chair *GB*

**SUBJECT: Z09-0011/WAC09-0002/BLA09-0038 – ROSSI AG PRESERVE & BLA**

During the Agricultural Commission’s regularly scheduled meeting held on March 10, 2010, the following discussion and motion occurred regarding **Z09-0011/WAC09-0002/BLA09-0038 – Rossi Ag Preserve and BLA (Randy Rossi/Bob Olson)**: A request for a zone change for portions of the Assessor Parcel Numbers 093-040-58 and 093-040-59 from Residential Agricultural-20 Districts (RA-20) to Exclusive Agricultural Districts (AE) related to BLA 09-0038 and WAC09-0002 which is a lot line adjustment expanding the exterior boundary of Agricultural Preserve #298. The property, identified by Assessor’s Parcel Numbers 093-040-58, 093-040-59 and 093-040-46, consists of 40.0 acres, and is located on the north side of Grizzly Flat Road approximately 3.9 miles east of the intersection with Mt. Aukum Road, in the Somerset area. (District 2)

Staff gave the following report:

The applicant’s property, located off of Grizzly Flat Road, has Exclusive Agriculture (AE) zoning, is in a Williamson Act Contract (#298), and has a General Plan Land Use Designation of Natural Resource (NR). The applicant’s driveway goes through two other properties (APN: 093-040-58 and -59) and is currently considered a non-County maintained road. In accordance with the El Dorado County Winery Ordinance Section 17.14.200 (E)(5)(b), the applicant would be required to obtain a Special Use Permit for a winery, as the property is not in an Agricultural District and is accessed by a non-County maintained road. The applicant proposes to obtain, by the BLA application, the portions of the neighboring properties that his driveway extends through (approximately 3 acres), add the 3 acres to his existing Williamson Act Contract, and change the zoning of the 3 acres from RA-20 to AE.

California Government Code Section 51257 (a) states: to facilitate a lot line adjustment, pursuant to subdivision (d) of Section 66412, and notwithstanding any other provision of this chapter, the parties may mutually agree to rescind the contract or contracts and simultaneously enter into a new contract or contracts pursuant to this chapter, provided that the board or council finds all of the following:

- (1) The new contract would enforceably restrict the adjusted boundaries of the parcel for an initial term for as least as long as the unexpired term of the rescinded contract, but for not less than 10 years.

- (2) There is no net decrease in the amount of the acreage restricted.
- (3) At least 90 percent of the land under the former contract remains under the new contract.
- (4) After the lot line adjustment, the parcels of land subject to contract will be large enough to sustain their agricultural use, as defined in Section 51222.
- (5) The lot line adjustment would not compromise the long-term agricultural productivity of the parcel or other agricultural lands subject to a contract.
- (6) The lot line adjustment is not likely to result in the removal of adjacent land from agricultural use.
- (7) The lot line adjustment does not result in a greater number of developable parcels than existed prior the adjustment, or an adjusted lot that is inconsistent with the General Plan.

The applicant has over five acres of grapevines and has constructed a wine cave.

The agent for the applicant was present and available for questions but had no additional information to add to the request.

***It was moved by Mr. Smith and seconded by Mr. Draper to recommend APPROVAL of Z 09-0011, WAC 09-0002 & BLA 09-0038, as the findings for Government Code Section 51257 (a) can be made if the original contract is rescinded and a new contract is simultaneously entered into:***

- (1) The new contract would enforceably restrict the adjusted boundaries of the parcel for an initial term for as least as long as the unexpired term of the rescinded contract, but for not less than 10 years.***
- (2) There is no net decrease in the amount of the acreage restricted.***
- (3) At least 90 percent of the land under the former contract remains under the new contract.***
- (4) After the lot line adjustment, the parcels of land subject to contract will be large enough to sustain their agricultural use, as defined in Section 51222.***
- (5) The lot line adjustment would not compromise the long-term agricultural productivity of the parcel or other agricultural lands subject to a contract.***
- (6) The lot line adjustment is not likely to result in the removal of adjacent land from agricultural use.***
- (7) The lot line adjustment does not result in a greater number of developable parcels than existed prior the adjustment, or an adjusted lot that is inconsistent with the General Plan.***

***The parcel continues to meet the minimum requirements for the Williamson Act Contract and the findings for General Plan Policy 8.1.4.1 can be made. The proposed use:***

- A. Will not intensify existing conflicts or add new conflicts between adjacent residential areas and agricultural activities; and***
- B. Will not create an island effect wherein agricultural lands located between the project site and other non-agricultural lands will be negatively affected; and***
- C. Will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to agricultural lands.***

***Motion passed.***



Aaron Mount

Meeting Date: March 10, 2010

RE: Rossi, Randy

Page 3

**AYES:** Bacchi, Draper, Mansfield, Smith, Walker, Boeger

**NOES:** None

**ABSENT:** Ward

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

GB:na

cc: Randy Rossi

Bob Olson

# EXHIBIT H

TIM HOLCOMB  
EL DORADO COUNTY ASSESSOR

## MEMORANDUM

May 6, 2010

**TO:** Tim Holcomb, Assessor

**FROM:** Kathryn Turner, Real Property Appraiser

**SUBJECT:** 093-040-46

I have done a field inspection of the above mentioned parcel. There is a wine cave that will be added to the improvement and the roll, but all other buildings on the property are also on the record. There is approximately 5 acres of vineyard. The vines that are of maturity to be appraised as improvements are on the roll. The winery has the following varieties of grape:

Mourvedre- planted, but not of age to be on the roll, 4 row with approx. 12 plants for row

Zinfandel- 21 rows of plants (there are two rows of stakes and irrigation that are not yet planted), 35 plants per row with 8 ft of spacing

Barbera- 6 rows of 50 to 60 plants per row with 5ft spacing, determined to have 450 plants. There are two plants per stake

Syrah- 18 rows with 70 plants per row, 4 ft spacing and 2 to 3 plants per stake

Cab Franc- 12 rows with 11 plants per row, 6 ft spacing, all irrigation and stakes in place, but not all planted, plants that are there were put in this year

Malbec- 6 rows with 70 plants per row, 4 ft spacing.

*appears to meet criteria for assessment purposes. Tim Holcomb*