



PLANNING AND BUILDING DEPARTMENT

<https://www.edcgov.us/Government/Planning>

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

(530) 621-5315 / (530) 622-1708 Fax

bldgdept@edcgov.us

PLANNING

(530) 621-5355 / (530) 642-0508 Fax

planning@edcgov.us

LAKE TAHOE OFFICE:

924 B Emerald Bay Rd

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

TO: County of El Dorado Agricultural Commissioner/Commission

FROM: Evan Mattes, Senior Planner

DATE: December 5, 2025

RE: **WAC25-0002/ Boeger WAC Contract**
Williamson Act Contract
Assessor's Parcel Numbers (APNs): 049-050-015, 049-050-020, 049-050-021, 049-050-022, 049-050-023, 049-050-024, 049-050-025, 049-050-026 and 049-010-034

Planning Request and Project Description:

Planning Services is processing the attached application for a Williamson Act Contract and requests the project be placed on the Agricultural Commission's Agenda for consideration on consistency with Agricultural Preserve criteria.

The applicants are requesting the following:

Request to add APN 049-010-034 (approx. 5.28 acres) to Agricultural Preserve 174 consisting of APNs 049-050-015, 049-050-020, 049-050-021, 049-050-022, 049-050-023, 049-050-024, 049-050-025, and 049-050-026 (approx. 74.09 acres). The new parcel has a zoning designation of Planned Agriculture 20-Acres (PA-20) with a General Plan Land Use Designation of Agricultural Land-Agricultural District (AL-A) Supervisor District III.

Attachment A: Application Packet



EL DORADO COUNTY PLANNING SERVICES
2850 Fairlane Court, Placerville CA 95667

FILE # WAC25-0002

(530) 621-5355 / fax: (530) 642-0508 / edcgov.us/Government/Planning

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WILLIAMSON ACT / FARMLAND SECURITY ZONE
CONTRACT APPLICATION

OCT 22 2025

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

ASSESSOR'S PARCEL NUMBER(S) See attached

APPLICANT/AGENT Boeger Winery, Inc.

Mailing Address 1709 Carson Rd., Placerville, CA 95667
(P.O. Box or street) (city) (state) (zip code)

Phone (530) 957-2652 FAX (530) 957-0142

PROPERTY OWNER Boeger Winery, Inc.

Mailing Address (same)
(P.O. Box or street) (city) (state) (zip code)

Phone () (same) FAX ()

PROPERTY OWNER Frank Gregory Boeger and Susan L. Boeger, Trustees of the

(Mailing Address) Greg and Susan Boegers 1984 Revocable Trust
(same) (P.O. Box or street) (city) (state) (zip code)

Phone () same FAX ()

PROPERTY OWNER X

Mailing Address X
(P.O. Box or street) (city) (state) (zip code)

Phone () FAX ()

LIST ADDITIONAL PROPERTY OWNERS ON SECOND SHEET

LOCATION: The property is located on the at side of 1709 Carson Rd., Placerville, CA
N/E/W/S street or road

feet or miles of the intersection with

N/E/W/S major street or road

in the <or pick from list> area. PROPERTY SIZE acreage / square footage

x Frank Gregory Boeger Date 09/15/2025
signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date 10-22-2025 Fee \$1932.80 Receipt # 67488 Rec'd by cmv Census

Zoning PD-20 GPD AL Supervisor District 3 Sec/Twn/Rng

ACTION BY: ☐ PLANNING COMMISSION
☐ ZONING ADMINISTRATOR
☐ PLANNING DIRECTOR

ACTION BY BOARD OF SUPERVISORS

Hearing Date

☐ Approved ☐ Denied (findings and/or conditions attached)

Hearing Date

☐ Approved ☐ Denied (findings and/or conditions attached)

APPEAL: ☐ Approved ☐ Denied

Executive Secretary

Executive Secretary

(Revised 8/22)

WAC25-0002

ATTACHMENT TO WILLIAM ACT CONTRACT APPLICATION

ASSESSOR'S PARCEL NUMBERS

Boeger Winery, Owner

049-050-015-000

049-050-020-000

049-050-021-000

049-050-022-000

049-050-023-000

049-050-024-000

049-050-025-000

049-050-026-000

Frank Gregory and Susan Boeger, Owners

049-010-034-000

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**EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT**

WAC25-0002
26-0112 B 4 of 54

(To be completed by applicant)

NAME Frank Gregory Boeger PHONE (530) 957-0142
Boeger Winery, Inc. PHONE (OR) 957-2652
 _____ PHONE (____) _____

ASSESSOR'S PARCEL NUMBER(S): (Attach legal description if portion of parcel)

See attached

**Williamson Act Contract (10-year roll-out)
Farmland Security Zone (20-year roll-out)**

WATER SOURCE E.I.D. PRESENT ZONING WAP, PA20

YEAR PROPERTY PURCHASED 1972

List specific items or improvements with value for each.

Value

Vineyard development \$ 405,000

OCT 22 2025

**EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT**

(Continued, page 2)
(To be completed by applicant)

[illegible]

<u>Product</u>	<u>Income</u>
<i>Wine grapes</i>	\$ <u>123,000</u>
Total \$	_____

PART I
(Continued, page 3)
(To be completed by applicant)

CURRENT LAND UTILIZATION

Pear trees _____	acres	Date planted _____
Apple trees _____	acres	Date planted _____
Walnut trees _____	acres	Date planted _____
_____ trees _____	acres	Date planted _____
Irrigated pasture _____	acres	Date planted _____
Crop land _____	acres	Comments _____
Dry grazing _____	acres	Comments _____
Brush _____	acres	Comments _____
Timber _____	acres	Comments _____
Christmas trees _____	acres	Comments _____
Grapes _____ 27 _____	acres	Comments for Wine Production
_____	acres	Comments _____

TOTAL ACRES _____ (This figure should equal acreage under Contract)

PLANNED FUTURE DEVELOPMENTS

Briefly describe what future plans you have for the development of this agricultural unit.
Please list acreage, crops and time schedule for your planned projects.

I hereby certify that the information contained within this application is true and correct to the best of my knowledge.

09/15/2025
Date

Frank Gregory Boeger
Signature of Applicant

PART II
(To be completed by Assessor)

Comments: _____

Assessor's recommendation(s): _____

Date

El Dorado County Assessor

PART III

(To be completed by Agricultural Commission)

Comments: _____

Commission's recommendation(s): _____

Date

Chair, Agricultural Commission

PART IV
(To be completed by Planning Commission)

Date of public hearing: _____

Action: _____

Comments: _____

Executive Secretary, Planning Commission

PART V
(To be completed by Board of Supervisors)

Date of public hearing: _____

Action: _____

Comments: _____

Kim Dawson, Clerk of the Board of Supervisors

By: _____
Deputy Clerk of the Board
of Supervisors



EL DORADO COUNTY
COMMUNITY DEVELOPMENT

AGREEMENT FOR PAYMENT OF PROCESSING FEES

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EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

Boeger Winery, Inc.

Business or Name of Financially Responsible Party

Wac 25-0002

Project/Permit Number

Section I: The FINANCIALLY RESPONSIBLE PARTY (hereinafter FRP), agrees as follows:

- a) This project/permit is subject to time and materials ("T&M") method of billing or raises issues that may require significant County staff, consultant time, or both which might not be covered by the initial processing deposit/fee detailed in the individual Department's Board-approved Fee Schedules, as applicable, as amended from time to time. Therefore, the FRP for this project/permit will be billed at the approved rate for T&M for the processing of this project/permit. The fee initially collected will be a deposit toward subsequent billings.
- b) Accounting of time spent on the project/permit and applicable fees will be detailed in a statement/invoice sent to the FRP.
- c) The FRP is responsible for payment of all project/permit processing costs and applicable fees associated with this project/permit. This includes all payments required under any associated Funding Agreements for environmental work for the project. If payment is not received within 90 days of the date of an invoice, the County may elect to stop work and close the file. The County may require a new application, new deposit, or both before resuming processing of the project/permit. Project/permits with an outstanding balance due on their account that are not paid in full by the scheduled appearance on the Planning Commission, Zoning Administrator, or Board of Supervisors agenda will not proceed until after any balance due is paid.
- d) Per County Board of Supervisors Policy B-4: Collections – Recovery of Public Funds, if payment is not received within 90 days of said statement/invoice, collection will be initiated. Unpaid balances will be turned over to County Revenue Recovery division, who will impose fees in addition to the amount referred.
- e) A processing fee will be charged for any check returned for insufficient funds, up to the maximum allowed by the State of California.
- f) If during the course of processing, the FRP changes, the previous FRP must complete Section II on this new Agreement which will release the previous FRP from further financial obligations and designate the new FRP.
- g) The FRP understands and agrees that if the FRP owes any overdue balance for processing a project/permit of more than 90 days, the County will not accept any subsequent applications from the FRP until the outstanding balance due is paid.
- h) FRP agrees to pay any and all remaining County fees, and any additional T&M costs, prior to map clearance for recordation, clearance for record of survey or issuance of any building, grading permits, or any other permits under authority of the County. No clearances or permits will be issued without receipt of full payment of fees applicable under the individual

Project/Permit no. Max 25-0002

Department's Board-approved Fee Schedules, or any other T&M costs associated with the processing of the project/permit, unless waived or adjusted in accordance with County Board of Supervisors Policy B-2.

- i) If the FRP appeals a decision on this project/permit, the costs of processing the appeal will be charged to the FRP pursuant to the fees applicable under the individual Department's Board-approved Fee Schedules, at the time of appeal.

Executed this 15th day of September 2025

FINANCIALLY RESPONSIBLE PARTY

Business/ Representative
Name Boeger Winery, INC. Name Frank Gregory Boeger
1709 Carson Road Placerville CA 95667
Street Address City State Zip
susan.boeger@gmail.com
Email Address (for sending electronic billings)

FINANCIALLY RESPONSIBLE
PARTY/Representative:

Frank Gregory Boeger
Signature
Reviewed by: [Signature]
County Representative

Section II: Change of Financially Responsible Party (FRP)

If this document supersedes a previous Agreement for Payment, due to change in financial responsibility, the previous FRP must also sign to acknowledge release of responsibilities. Upon project/permit completion, any remaining deposit will be refunded to the FRP currently on record.

PREVIOUS FINANCIALLY RESPONSIBLE PARTY: NA

_____	_____
Print Name	Signature
_____	_____
Street Address	City State Zip

Date of release of financial responsibility: _____

September 15, 2025

Planning Commission
County of El Dorado
2850 Fairlane Court
Placerville, CA 95667

Subject: Establishment of an Agricultural Preserve

I (we) hereby request the Planning Commission consider and recommend to the Board of Supervisors that my (our) property be established as an agricultural preserve pursuant to Section 51200(d) of the California Government Code, being part of the California Land Conservation Act of 1965. It is my (our) intent to provide the necessary subsequent restrictions on land use within this preserve by means of an agreement pursuant to Chapter 7, Division 1, of Title 5 of the California Government Code.

In summary of the attached application:

Property offered consists of 77 acres;

Identified as County Assessor's Parcel Number(s) see attached

(indicate if this is a portion of the parcel, with more detailed information to be shown on the accompanying map)

Located generally in the vicinity of 1709 Carson Road,
Placerville, CA 95667, as shown on the attached map.

The nature of the property is such that it is (can be) devoted to agricultural and compatible uses.

I (we) understand generally the provisions of the California Land Conservation Act of 1965 and the obligations imposed upon application of said Act.

Sincerely yours,

Frank Gregory Boeger
Frank Gregory Boeger

09/15/2025

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EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

See Attached For Notary Public

WAC25-0002

ATTACHMENT TO WILLIAM ACT CONTRACT APPLICATION

ASSESSOR'S PARCEL NUMBERS

Boeger Winery, Owner

049-050-015-000

049-050-020-000

049-050-021-000

049-050-022-000

049-050-023-000

049-050-024-000

049-050-025-000

049-050-026-000

Frank Gregory and Susan Boeger, Owners

049-010-034-000

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**EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT**

WAC25-0002

16/0112 B4 Lot 54

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EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of El Dorado

On 09/15/2025 before me, Meredith Escobar, Notary Public

Date

Here Insert Name and Title of the Officer

personally appeared

Frank Gregory Boeger
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal and/or Stamp Above

Signature

Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Planning Commission Establishment of an Agricultural Preserve

Document Date: 09/15/2025

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Frank Gregory Boeger

Signer's Name: _____

☐ Corporate Officer - Title(s): _____

☐ Corporate Officer - Title(s): _____

☐ Partner - ☐ Limited ☐ General

☐ Partner - ☐ Limited ☐ General

☐ Individual

☐ Attorney in Fact

☐ Individual

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Trustee

☐ Guardian or Conservator

☒ Other: _____

☐ Other: _____

Signer is Representing: Self

Signer is Representing: _____

CALIFORNIA JURAT

GOVERNMENT CODE § 8202

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of El Dorado

Subscribed and sworn to (or affirmed) before me on
this 15th day of September, 2025, by
Date Month Year

(1) Frank Gregory Boeger

(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to
be the person(s) who appeared before me.



Place Notary Seal and/or Stamp Above

Signature _____
Signature of Notary Public

OPTIONAL

*Completing this information can deter alteration of the document or
fraudulent reattachment of this form to an unintended document.*

Description of Attached Document

Title or Type of Document: Planning Commission Establishment of an Agricultural Preserve

Document Date: 09/15/2025 Number of Pages: _____

Signer(s) Other Than Named Above: _____



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

2850 Fairlane Court, Placerville, CA 95667

924 B Emerald Bay Road, South Lake Tahoe, CA 96150

Phone: (530) 621-5355 Email: planning@edcgov.us

<https://www.eldoradocounty.ca.gov/Land-Use/Planning-and-Building/Planning-Division>

Letter of Authorization

File # _____

Application Type: (Select One) Williamson Act Application

This letter shall serve as authorization for Lexi Boeger to act as an agent on my/our behalf
(Agent Name)

for the application submitted with this document regarding the property located at 1709 Carson Rd.,
Placerville, CA 95667

I/we further understand and agree that I/we shall remain responsible for all application conditions, provisions, fees, deposits, and any additional charges and collections resulting from application processing.

Agent Signature

10-21-25

Date

Lexi Boeger

Agent Printed Name

Frank Gregory Boeger

Property Owner Signature

9/15/2025

Date

Frank Gregory Boeger

Property Owner Printed Name

Property Owner Signature

Date

Property Owner Printed Name

Property Owner Signature

Date

Property Owner Printed Name

Property Owner Signature

Date

Property Owner Printed Name

Property Owner Signature

Date

Property Owner Printed Name

Property Owner Signature

Date

Property Owner Printed Name

Property Owner Signature

Date

Property Owner Printed Name

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EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

WAC25-0002
26-0112 B 17 of 54

**COUNTY OF EL DORADO
CAMPAIGN CONTRIBUTION DISCLOSURE FORM**

Application or Solicitation Number: _____

Application or Solicitation Title: _____

Was a campaign contribution, regardless of the dollar amount, made to any member of the El Dorado County Board of Supervisors or to any County Agency Officer on or after January 1, 2023, by the applicant, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist?

Yes _____ No X

If no, please sign and date below.

If yes, please provide the following information:

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**EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT**

Applicant's Name: _____

Contributor or Contributor Firm's Name: _____

Contributor or Contributor Firm's Address: _____

Is the Contributor:

- | | | |
|--|-----------|----------|
| <input type="radio"/> The Applicant | Yes _____ | No _____ |
| <input type="radio"/> Subcontractor | Yes _____ | No _____ |
| <input type="radio"/> The Applicant's agent/ or lobbyist | Yes _____ | No _____ |

Note: Under California law as implemented by the Fair Political Practices Commission, campaign contributions made by the Applicant and the Applicant's agent/lobbyist who is representing the Applicant in this application or solicitation must be aggregated together to determine the total campaign contribution made by the Applicant.

Identify the Board of Supervisors Member(s) and County Agency Officer(s) to whom you, your subcontractors, and/or agent/lobbyist made campaign contributions on or after January 1, 2023, the name of the contributor, the dates of contribution(s) and dollar amount of the contribution. Each date must include the exact month, day, and year of the contribution.

Name of Board of Supervisors Member or County Agency Officer: _____

Name of Contributor: _____

Date(s) of Contribution(s): _____

Amount(s): _____

(Please add an additional sheet(s) to identify additional Board Members or County Agency Officer to whom you, your subconsultants, and/or agent/lobbyist made campaign contributions)

By signing below, I certify that the statements made herein are true and correct. I also agree to disclose to the County any future contributions made to Board Members or County Agency Officers by the applicant, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist after the date of signing this disclosure form, and within 12 months following the approval, renewal, or extension of the requested license, permit, or entitlement to use.

Sep. 15, 2025
Date

Boeger Winery, Inc.
Print Firm Name if applicable

Frank Gregory Boeger
Signature of Applicant

Frank Gregory Boeger
Print Name of Applicant

WAC25-0002

**EL DORADO COUNTY BOARD OF
SUPERVISORS AND COUNTY AGENCY
OFFICERS**

Board of Supervisors

Greg Ferrero, District One

George Turnboo, District Two

Brian Veerkamp, District Three

Lori Parlin, District Four

Brook Laine, District Five

County Agency Officers

Jon DeVille, Assessor

Joe Harn, Auditor-Controller

Vern Pierson, District Attorney

Janelle K. Horne, Recorder-Clerk

Jeff Leikauf, Sheriff-Coroner-Public Administrator

Brian Frazier, County Surveyor

K.E. Coleman, Treasurer-Tax Collector

RECORDING REQUESTED BY
BOEGER WINERY, a limited partnership

AND WHEN BECOMER MAIL TO

BOEGER WINERY, INC.
1709 Carson Road
Placerville, CA 95667

BOEGER WINERY, INC.
1709 Carson Road
Placerville, CA 95667

OFFICE OF THE
CLERK OF THE SUPERIOR COURT
BY *Boeger Winery*
Mar 10 3 52 PM 1981
DORADO COUNTY RECORDER
900

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EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

Individual Quitclaim Deed

THE UNDERSIGNED grantor(s) declare(s):
Documentary transfer tax in \$-0-
() computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.
() Unincorporated area () City of _____ and _____

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
BOEGER WINERY, a limited partnership
hereby REMISES, RELEASES AND FOREVER QUITCLAIMS to:
BOEGER WINERY, INC., a California Corporation
the following described real property in the unincorporated area, County of EL DORADO
State of California:
FOR LEGAL DESCRIPTION; SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF:

Dated October 31, 1980

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO } ss.
On 2/25/81 before me, the undersigned, a Notary Public in and for said State, personally appeared
F. Gregory Boeger
Susan L. Boeger
George Babbitt
Lillian W. Babbitt
known to me to be the persons whose names a.k.a. subscribed to the within instrument and acknowledged that they executed the same.
WITNESS my hand and official seal.

By F. Gregory Boeger
F. GREGORY BOEGER, General Partner
By Susan L. Boeger
SUSAN L. BOEGER, General Partner
By George Babbitt
GEORGE BABBITT, Limited Partner
By Lillian W. Babbitt
LILLIAN W. BABBITT, Limited Partner

Signature: Alma Hickey

6375 Union Way, S. CA 95625

1980 1959 PAGE 545


8757

MAIL TAX STATEMENTS AS DIRECTED ABOVE

WAC25-0002
26-0112 B 20 of 54

OCT 22 2025

STATE OF CALIFORNIA)
COUNTY OF Sacramento) ss.
On this 25th day of Feb., in the
year 81, before me Arlene Hickey
personally appeared F. Gregory Boeger
Susan L. Boeger, George Babbitt and
Lillian W. Babbitt

to be one of the partners of the partnership that executed the ~~within instrument~~ and acknowledged to me that ~~SUFFRANDE~~ executed the same.  ARLENE HICKEY
WITNESS my hand and official seal. NOTARY PUBLIC - CALIFORNIA

Signature

Alma Hickley

BOOK 1959 PAGE 546

26-0112 B.21 of 54

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OCT 22 2025

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

EXHIBIT "A"

All that certain real property situate in the County of El Dorado, State of California, more particularly described as follows:

All that portion of Sections 4, 5, 8 and 9, Township 10 North, Range 11 East, M.D.S.M., more particularly described as follows:

BEGINNING at the Southeastern corner of the parcel of land herein described, a point in the centerline of Carson Road, from which the South quarter corner of said Section 4 bears South 67° 05' East 951.97 feet; thence from point of beginning and along said centerline South 75° 37' 40" West, 46.42 feet; thence South 77° 45' 20" West, 90.54 feet; thence South 75° 54' 40" West, 70.73 feet; thence South 71° 42' 50" West 57.59 feet; thence South 65° 39' 20" West, 60.26 feet; thence South 60° 12' 10" West, 52.04 feet; thence South 59° 05' 40" West, 77.00 feet; thence South 70° 57' 30" West 62.84 feet; thence South 72° 31' 40" West, 59.46 feet; thence South 78° 42' 30" West, 62.32 feet; thence South 82° 10' 43" West 75.06 feet; thence South 76° 41' 40" West 80.47 feet; thence South 67° 21' West, 23.71 feet; thence South 66° 48' West, 47.42 feet; thence South 54° 01' 20" West, 58.46 feet; thence South 51° 43' 20" West, 49.41 feet; thence South 50° 01' 50" West, 89.75 feet; thence South 47° 16' 50" West, 176.53 feet; thence South 24° 47' 30" West, 101.62 feet; thence South 15° 36' 30" West, 36.08 feet; thence South 17° 08' West, 56.43 feet; thence South 27° 16' West, 60.49 feet; thence South 47° 09' West, 51.90 feet; thence South 62° 54' West, 37.42 feet; thence South 73° 10' 30" West, 57.71 feet; thence South 81° 32' 30" West, 70.12 feet; thence South 75° 53' 30" West, 57.30 feet; thence South 69° 56' 30" West, 32.72 feet; thence South 61° 01' 30" West, 54.77 feet; thence South 53° 15' 30" West, 42.75 feet; thence South, 51° 14' West, 57.15 feet; thence South 46° 17' 40" West, 44.16 feet; thence South 49° 17' West, 44.00 feet; thence South 56° 37' 30" West, 43.57 feet; thence South 55° 06' 30" West, 54.50 feet; thence South 68° 01' 50" West, 64.02 feet; thence South 61° 43' 50" West, 57.35 feet; thence South 41° 03' 50" West, 37.49 feet; thence South 34° 14' West, 39.43 feet; thence South 25° 26' West, 77.03 feet; thence South 25° 14' 40" West, 51.02 feet; thence South 20° 39' 50" West, 33.72 feet; thence leaving said centerline of Carson Road, North 74° 30' 30" West, 36.19 feet to a 2 inch capped iron pipe stamped "L.S. 2725" at a point in the centerline of "Akin's Ditch" cited in Book 363, at page 170, Official Records of El Dorado County; thence along said ditch line North 8° 32' 30" West, 112.56 feet; thence leaving said ditch North 12° 17' 30" West, 152.21 feet to a point in the above mentioned ditch; thence along said ditch North 27° 16' West, 42.47 feet; thence North 4° 46' East, 46.53 feet; thence North 35° 09' 40" East, 44.44 feet; thence North 62° 24' 20" East 85.10 feet; thence North 79° 02' 20" East, 21.79 feet; thence South 99° 41' 40" East, 142.42 feet to a 2 inch capped iron pipe stamped "L.S. 2725"; thence leaving said ditch line North 40° 14' West, 370.85 feet to a 2 inch capped iron pipe stamped "L.S. 2725"; thence continuing North 40° 13' West, 15.90 feet to a point in the centerline of a private roadway; thence along said centerline North 52° 07' East, 210.00 feet and from which point a 2 inch capped iron pipe stamped "L.S. 2725" bears South 70° 00' East, 15.31 feet; thence continuing along said centerline North 61° 36' 10" East, 267.95 feet; and from which a 2 inch capped iron pipe stamped "L.S. 2725" bears South 30°

1110-618
BOOK 1959 PAGE 547

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EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

2.

00° East, 16.49 feet; thence continuing along said centerline North, 75° 16' East, 141.42 feet; thence leaving said centerline North 12° 30' West, 5.42 feet to a 3/4 inch capped iron pipe stamped "L.S. 2725"; thence along a fence line North 12° 30' West, 17.41 feet; thence North 14° 12' 30" West, 77.40 feet; thence North 61° 44' 50" West, 9.26 feet; thence North 66° 1' 50" West, 3.05 feet; thence North 57° 24' 10" West, 77.16 feet; thence North 17° 27' 10" West, 30.04 feet; thence North 17° 52' West, 26.42 feet; thence North 27° 29' West, 22.15 feet; thence North 23° 58' 30" West, 42.95 feet; thence North 16° 04' 50" West, 45.17 feet; thence North 0° 35' 40" West, 78.05 feet; thence North 7° 22' 10" East, 170.20 feet; thence North 19° 28' 40" West, 130.47 feet; thence North 21° 14' 20" West, 177.31 feet; thence North 21° 51' 40" West, 49.14 feet; thence North 24° 00' 50" West, 144.56 feet; thence North 25° 20' West, 136.43 feet; thence North 25° 23' 40" West, 173.43 feet; thence North 23° 15' 10" West, 53.49 feet; thence North 29° 43' 40" West, 31.30 feet; thence North 33° 15' 12" West, 22.95 feet; thence North 41° 21' 20" West, 30.03 feet; thence North 45° 40' 30" West, 23.52 feet; thence North 50° 20' 20" West, 20.67 feet; thence North 52° 23' 30" West, 32.65 feet; to a 2 inch capped iron pipe stamped "L.S. 2725"; thence leaving said fence North 2° 07' East, 37.19 feet to a 3/4 inch capped iron pipe stamped "L.S. 2725-J", at an angle point in land described in deed to Frank E. Pricer recorded July 12, 1945 in Book 211 at Page 257 Official Records of El Dorado County; thence along Pricer Easterly line North 27° 00' East, 139.25 feet; thence North 41° 00' East, 33.00 feet; thence North 31° 00' East, 132.00 feet; thence North 16° 00' East, 20.31 feet to a similar pipe stamped "L.S. 2725-P"; thence South 64° 00' West, 149.32 feet to a similar pipe stamped "L.S. 2725-E"; thence North 54° 00' West, 179.52 feet to a similar pipe stamped "L.S. 2725-D"; thence North 5° 00' East, 794.37 feet (Record North 5° 30' East, 794.50 feet) to a similar pipe stamped "L.S. 2725-C"; The Southeast corner of land described in deed to Mary Miller recorded September 5, 1930 in Book 119 at Page 466 Official Records; thence along Miller line North 33° 21' West, 40.59 feet (Record North 40° 42' West, 37.90 feet) to a 3/4 inch iron bar stamped "L.S. 2725" at an angle point in land described in decree of distribution to Elliot A. Shipman, recorded June 1, 1926 in Book 104 at Page 156 of Deeds; thence along Shipman's line the following courses and distances: North 76° 05' East, 176.77 feet (Record North 76° 30' East, 176.88 feet) to a 3/4 inch capped iron pipe stamped "L.S. 2651"; thence South 14° 45' East, 356.24 feet (Record South 15° 00' East, 354.42 feet) to a 3/4 inch iron bar stamped "V II"; thence South 89° 56' East, 147.69 feet (Record East 147.14 feet) to a similar iron bar stamped "V II"; thence, South 0° 16' West, 674.93 feet (Record South 675.18 feet) to a 3/4 inch capped iron pipe stamped "L.S. 2983-1761"; thence North, 37° 12' East, 112.23 feet (Record North 37° East, 112.20 feet) to a similar pipe; thence North 40° 42' East, 215.15 feet (Record North 44° 30' East, 215.15 feet) to a similar pipe; thence North 28° 42' East, 132.05 feet (Record North 29° 30' East, 132.00 feet) to a similar pipe; thence North 27° 47' 10" West, 242.31 feet (Record North 28° 00' West, 242.22 feet) to a similar pipe; thence North 4° 33' West, 103.54 feet (Record North 4° 46' 30" West, 103.54 feet) to a 2 inch capped iron pipe stamped "L.S. 2725"; thence North 7° 18' West, 123.42 feet (Record North 7° 30' West, 123.42 feet, a 3/4 inch iron bar stamped "XV"; thence North 24° 01' 42" West, 311.41 feet (Record North 24° 00' West, 312.18 feet) to a similar iron bar stamped "XVI"; thence North

4410-618
200X 1959 PAGE 348

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EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

3.

44° 50' East, 227.70 feet (Record North 45° 00' East, 246.84 feet) to a similar iron bar stamped 7-11; thence North 25° 23' West, 80.29 feet (Record North 25° 30' West, 77.96 feet) to a similar iron bar stamped 7-11; thence North 48° 03' 30" East, 142.15 feet (Record North 49° 00' East, 141.90 feet) to a similar iron bar stamped 1-11; thence South 37° 04' 10" East, 750.37 feet to a 1-1/4 inch capped iron pipe stamped WSP-13; an angle point in land described in deed to William G. Parker recorded July 11, 1959 in Book 474 at Page 260 Official Records of El Dorado County; thence along Parker line the following courses and distances:
 South 24° 00' West, 195.26 feet to a similar pipe stamped WSP-9; thence South 45° 00' West, 254.76 feet to a similar pipe stamped WSP-3; thence South 31° 05' 40" East, 474.93 feet to a similar pipe stamped WSP-7; thence North 71° 57' 30" East, 626.13 feet to a similar pipe stamped WSP-6; thence South 00° 11' East, 147.83 feet to a similar pipe stamped WSP-5; thence leaving Parker land, South 13° 42' 10" East 1107.80 feet to a 2 inch capped iron pipe stamped L.S. 2725; thence North 76° 45' 30" East, 151.64 feet to a 2 inch capped iron pipe stamped L.S. 2725; thence South 11° 27' 10" East, 225.98 feet to a similar pipe stamped L.S. 2725; thence continuing South 11° 27' 10" East, 50.00 feet to the centerline of Carson Road, the point of beginning.

EXCEPTING THEREFROM the following:

All that portion of Sections 4, 5, 8 and 9, Township 10 North, Range 11 East, M.D.B.17N., described as follows:

BEGINNING at a point in the westerly line of the parcel herein described, a point in the centerline of a private road, from which the Southeast corner of said Section 5, bears North 64° 20' East 112.23 feet; thence from point of beginning and along said centerline North 51° 06' 10" East 369.75 feet and from which point a 2 inch capped iron pipe bears South 30° 00' East 15.89 feet; thence continuing along said centerline North 75° 16' East 181.44 feet; thence leaving said centerline of road, North 12° 30' West 5.82 feet to a 3/4 inch capped iron pipe stamped L.S. 2725; thence along a fence line North 12° 30' West 17.41 feet; thence North 18° 12' 30" West 77.20 feet; thence North 61° 54' 50" West 9.26 feet; thence North 66° 17' 50" West 8.76 feet; thence North 57° 24' 30" West 72.16 feet; thence North 37° 27' 10" West 33.04 feet; thence North 37° 52' West 26.42 feet; thence North 27° 27' West 24.15 feet; thence North 73° 55' 30" West 42.85 feet; thence North 16° 04' 50" West 45.17 feet; thence North 0° 35' 40" West 79.05 feet; thence North 7° 22' 10" East, 35.05 feet to a 1 1/2 inch capped iron pipe stamped L.S. 2725; thence leaving said fence line South 99° 05' 15" East 289.93 feet to a similar pipe; thence South 57° 24' 10" East, 466.79 feet to a similar pipe; thence South 29° 55' 13" East 124.37 feet to a similar pipe, thence South 46° 05' East 30.33 feet to a point in the centerline of Carson Road; thence along said centerline South 51° 43' 20" West 44.41 feet; thence South 50° 01' 50" West 80.75 feet; thence South 47° 16' 50" West 176.53 feet; thence South 24° 47' 20" West 101.62 feet; thence South 15° 16' 30" West, 76.73 feet; thence South 17° 03' West 56.83 feet; thence South 27° 16' West 58.40 feet; thence South 47° 09' West 51.00 feet; thence South 62° 54' West 33.42 feet; thence

BOOK 1959 PAGE 549 1110 MAY 620

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EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

4.

South 73° 10' 30" West 53.71 feet; thence South 81° 12' 30" West 70.12 feet; thence South 76° 51' 30" West 57.30 feet; thence South 69° 56' 30" West 39.72 feet; thence South 61° 00' 30" West 58.39 feet; thence South 53° 16' 30" West 42.75 feet; thence South 51° 14' West 57.15 feet; thence South 46° 17' 40" West 85.16 feet; thence South 47° 17' West 48.30 feet; thence South 56° 37' 30" West 43.52 feet; thence South 65° 06' 30" West 54.50 feet; thence South 69° 03' 50" West 54.02 feet; thence South 61° 43' 50" West 53.35 feet; thence South 41° 03' 50" West 37.49 feet; thence South 34° 19' West 38.83 feet; thence South 23° 26' West 79.03 feet; thence South 25° 14' 40" West 23.12 feet; thence leaving said centerline of Carson Road, North 38° 26' West 24.82 feet; to a 3/4 inch capped iron pipe stamped L.S. 2725; thence continuing North 39° 26' West 170.91 feet to a similar pipe; at a point in the centerline of "Akin's Ditch" cited in Book 35, at page 190, Official Records of El Dorado County; thence along said ditch line North 12° 17' 30" West 13.15 feet; thence North 27° 16' West 42.27 feet; thence North 4° 46' East 46.53 feet; thence North 35° 09' 40" East, 44.44 feet; thence North 62° 24' 20" East 45.10 feet; thence North 74° 02' 20" East 21.09 feet; thence South 89° 41' 40" East 182.82 feet to a 2 inch capped iron pipe stamped L.S. 2725; thence leaving said ditch line North 40° 13' West 370.88 feet to a 2 inch capped iron pipe stamped "L.S. 2725" thence continuing North 43° 18' West 16.03 feet to a point in the centerline of a private road; thence along said centerline North 62° 07' East 210.00 feet and from which point a 2 inch capped iron pipe bears South 30° 00' East 15.81 feet at the point of beginning.

ALSO SAVING AND EXCEPTING therefrom all that portion thereof lying within the Southwest quarter of the Southeast quarter of Section 5, Township 10 North, Range 11 East, N.J.S. 11.

END OF DOCUMENT

END OF DOCUMENT

BOOK 1140 PAGE 621
1959 PAGE 550

RECORDING REQUESTED BY


Inter-County Title Co.
of El Dorado County

AND WHEN RECORDED MAIL DOCUMENT
AND TAX STATEMENTS TO:

Name Mr. and Mrs. Frank Gregory Boeger, Trustee
Street 1079 Carson Road
Placerville, Ca. 95667
City & State



El Dorado, County Recorder
William Schultz Co Recorder Office
DOC- 2004-0057598-00

Recd 4-INTER COUNTY TITLE CO

Friday, JUL 16, 2004 14:30:00

Ttl Pd \$120.00

Nbr-0000606412

LMT/C1/1-2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Order No. PV-213472-JM

GRANT DEED

A.P.N. 049-010-34

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$110.00

(X) computed on full value of property conveyed, or

() computed on full value less value of liens and encumbrances remaining at time of sale.

PCOS
FILED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Robert V. Williams, Trustee of THE ROBERT V. WILLIAMS REVOCABLE LIVING TRUST

hereby GRANT(S) to

Frank Gregory Boeger and Susan L. Boeger, Trustees of the Greg and Susan Boeger Family 1984 Revocable Trust

the following described real property situated in the unincorporated area of the County of El Dorado, State of California:

For legal description see attached Exhibit A

RECEIVED

Dated: 7/9/2004

OCT 22 2005


Robert V. Williams, Trustee

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

STATE OF CALIFORNIA
COUNTY OF

El Dorado

} SS.

On July 9, 2004

before me,

Judy Music

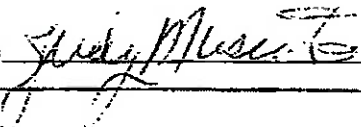
, personally appeared

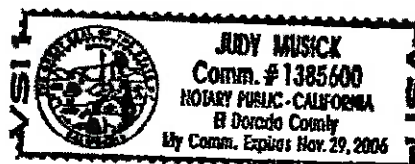


personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature





(This area for official notarial seal)

Order No. PV-213472-JM

EXHIBIT A

All that portion of the West half of Section 4 and the East half of Section 5, Township 10 North, Range 11 East, M.D.B.&M., more particularly described as follows:

BEGINNING at a 1 inch iron bar marked XVI, on the East boundary of that certain parcel of land described in deed recorded in Book 544 of Official Records of El Dorado County, at Page 138, from which the Northwest corner of said Section 4 bears North 45° 00' East 246.84 feet, North 25° 00' West 79.86 feet, North 48° 00' East 246.84 feet, North 25° 00' West 79.86 feet, North 48° 00' East 141.90 feet, North 67° 12' East 214.67 feet, North 35° 09' 30" East 437.6 feet and South 89° 22' West 733.9 feet; thence from said point of beginning along the boundary of said parcel of land the following ten (10) courses and distances: (1) South 24° 00' 00" East 312.18 feet, (2) South 07° 30' 00" East 123.42 feet, (3) South 08° 46' 30" East 103.55 feet, (4) South 28° 00' 00" East 242.22 feet, (5) South 28° 30' 00" West 132.00 feet, (6) South 44° 30' 00" West 215.16 feet, (7) South 37° 00' 00" West 112.20, (8) North 675.18 feet, (9) West 147.18 feet and (10) North 15° 00' 00" West 354.42 feet to a three-quarter inch capped iron pipe monument stamped L.S. 2651; thence along the centerline of a private road the following four courses and distances: (1) North 17° 08' 10" East 237.86 feet to a similar monument, (2) North 37° 58' 28" East 117.31 feet to a similar monument, (3) North 82° 22' 54" East 52.53 feet to a similar monument, and (4) North 53° 29' 11" East 146.45 feet to a similar monument; thence South 36° 55' 30" East, 127.15 feet to a one inch iron bar stamped XVIII; thence South 25° 00' 00" East 79.86 feet to a similar monument stamped XVII; thence South 45° 00' 00" West 246.84 feet to the point of beginning.

EXCEPTING THEREFROM that portion particularly described as follows:

BEGINNING at a 1 inch iron bar marked XVI from which the Northwest corner of said Section 4 bears North 45° 00' East 141.90 feet, North 67° 12' East 214.67 feet, North 35° 09' 30" East 437.6 feet, and South 89° 22' West 733.9 feet; thence from said point of beginning South 75° 13' 29" West 256.10 feet to a three-quarter inch capped iron pipe monument stamped L.S. 2651; thence along the centerline of a private road the following four courses and distances; (1) North 17° 08' 10" East 237.86 feet to a similar monument, (2) North 37° 59' 28" East 117.31 feet to a similar monument, (3) North 82° 22' 54" East 52.53 feet to a similar monument, and (4) North 53° 29' 11" East 146.45 feet to a similar monument; thence South 36° 55' 30" East 127.15 feet to a one inch iron bar stamped XVIII; thence South 25° 00' 00" East 79.86 feet to a similar monument stamped XVII; thence South 45° 00' 00" West 246.84 feet to the point of beginning.

RESERVING unto the Grantor, for the benefit of his remaining lands lying Northerly of the realty above described and being designated as Assessor's Parcel No. 049-010-50, a non-exclusive easement for road and public utility purposes, 25 feet in width, lying Southerly of and contiguous to the Northerly boundary of the realty hereby conveyed and extending Easterly along said boundary line 40 feet from the most Westerly terminus thereof (said point being the Northwest corner of said realty).

Bk 50
Pg 24

Bk 50 Pg 51

POR. SECS. 4, 5, 8 & 9, T.10N., R.11E., M.D.M.

49:05

1" = 400'

Bk 50 Pg 25

Bk 50 Pg 25

Bk 50 Pg 32

Bk 50 Pg 42

Bk 50 Pg 35

Bk 50 Pg 25

Bk 50 Pg 33

Bk 50 Pg 14

Bk 50 Pg 30

This map is not a survey. It is prepared by the El Dorado County Assessor's Office for the purpose of assessment only. It is not intended to be used for any other purpose. The Assessor's Office is not responsible for any errors or omissions in this map.

Acres are Estimates

Admitted Map Pages Shown in Grey Text
Assessor's Office Number Shown in Yellow
Assessor's Parcel Number Shown in Green

Rev Jan 17 2012

Assessor's Map Bk 049, Pg 05
County of El Dorado, CA

FILE COPY

WAC25-0002



EL DORADO COUNTY PLANNING SERVICES
2850 Fairlane Court, Placerville CA 95667

FILE # WAC25-0002

(530) 621-5355 / fax: (530) 642-0508 / edcgov.us/Government/Planning

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WILLIAMSON ACT / FARMLAND SECURITY ZONE
CONTRACT APPLICATION

OCT 22 2025

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

ASSESSOR'S PARCEL NUMBER(S) See attached

APPLICANT/AGENT Boeger Winery, Inc.

Mailing Address 1709 Carson Rd., Placerville, CA 95667
(P.O. Box or street) (city) (state) (zip code)

Phone (530) 957-2652 FAX (530) 957-0142

PROPERTY OWNER Boeger Winery, Inc.

Mailing Address (same)
(P.O. Box or street) (city) (state) (zip code)

Phone () (same) FAX ()

PROPERTY OWNER Frank Gregory Boeger and Susan L. Boeger, Trustees of the

(Mailing Address) Greg and Susan Boeger 1984 Revocable Trust
(same) (P.O. Box or street) (city) (state) (zip code)

Phone () same FAX ()

PROPERTY OWNER X

Mailing Address X
(P.O. Box or street) (city) (state) (zip code)

Phone () FAX ()

LIST ADDITIONAL PROPERTY OWNERS ON SECOND SHEET

LOCATION: The property is located on the at side of 1709 Carson Rd., Placerville, CA
N/E/W/S street or road

 feet or miles of the intersection with
N/E/W/S major street or road

in the <or pick from list> area. PROPERTY SIZE acreage / square footage

x Frank Gregory Boeger Date 09/15/2025
signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date 10-22-2025 Fee \$ 1932.80 Receipt # 67488 Rec'd by Census
Zoning PA-20 GPD AL Supervisor District 3 Sec/Twn/Rng

ACTION BY: ☐ PLANNING COMMISSION
☐ ZONING ADMINISTRATOR
☐ PLANNING DIRECTOR

Hearing Date

☐ Approved ☐ Denied (findings and/or conditions attached)

Executive Secretary

ACTION BY BOARD OF SUPERVISORS

Hearing Date

☐ Approved ☐ Denied (findings and/or conditions attached)

APPEAL: ☐ Approved ☐ Denied

Executive Secretary

(Revised 8/22)

WAC25-0002

ATTACHMENT TO WILLIAM ACT CONTRACT APPLICATION

ASSESSOR'S PARCEL NUMBERS

Boeger Winery, Owner

049-050-015-000

049-050-020-000

049-050-021-000

049-050-022-000

049-050-023-000

049-050-024-000

049-050-025-000

049-050-026-000

Frank Gregory and Susan Boeger, Owners

049-010-034-000

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OCT 22 2025

**EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT**

WAC25-0002
26-0112 B 30 of 54

(To be completed by applicant)

NAME Frank Gregory Boeger PHONE (530) 957-0142
Boeger Winery, Inc. PHONE (or) 957-2652
 _____ PHONE (____) _____

ASSESSOR'S PARCEL NUMBER(S): (Attach legal description if portion of parcel)

See attached

Williamson Act Contract (10-year roll-out)
Farmland Security Zone (20-year roll-out)

WATER SOURCE E.I.D. PRESENT ZONING WAP, PA20

WHAT IS YOUR AGRICULTURAL CAPITAL OUTLAY (excluding land value)?

List specific items or improvements with value for each.

Vineyard development

\$ 405,000

OCT 22 2025

**EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT**

PART I
(Continued, page 2)
(To be completed by applicant)

If improvements total under \$45,000, explain what agricultural capital improvements will be made in the next three years.

WHAT IS YOUR CURRENT GROSS INCOME FOR AGRICULTURAL PRODUCTS?

<u>Product</u>	<u>Income</u>
<i>Wine grapes</i>	<i>\$ 123,000</i>
<hr/>	<hr/>
<hr/>	<hr/>
<hr/>	<hr/>
<hr/>	<hr/>
<hr/>	<hr/>
<hr/>	<hr/>
Total \$ <hr/>	

NOTE: Total gross income must exceed \$13,500 per year for high intensity farming (orchards, vineyards, row crops), or \$2,000 for low intensity farming (grazing). If the total does not exceed these amounts, when do you anticipate your agricultural operations will gross this amount?

PART I
(Continued, page 3)
(To be completed by applicant)

CURRENT LAND UTILIZATION

Pear trees _____	acres	Date planted _____
Apple trees _____	acres	Date planted _____
Walnut trees _____	acres	Date planted _____
_____ trees _____	acres	Date planted _____
Irrigated pasture _____	acres	Date planted _____
Crop land _____	acres	Comments _____
Dry grazing _____	acres	Comments _____
Brush _____	acres	Comments _____
Timber _____	acres	Comments _____
Christmas trees _____	acres	Comments _____
Grapes _____ <u>27</u> _____	acres	Comments <u>for Wine Production</u>
_____	acres	Comments _____

TOTAL ACRES _____ (This figure should equal acreage under Contract)

PLANNED FUTURE DEVELOPMENTS

Briefly describe what future plans you have for the development of this agricultural unit.
Please list acreage, crops and time schedule for your planned projects.

I hereby certify that the information contained within this application is true and correct to the best of my knowledge.

09/15/2025
Date

Frank Gregory Boeger
Signature of Applicant

PART II
(To be completed by Assessor)

Comments: _____

Assessor's recommendation(s): _____

Date

El Dorado County Assessor

PART III
(To be completed by Agricultural Commission)

Comments: _____

Commission's recommendation(s): _____

Date

Chair, Agricultural Commission

PART IV
(To be completed by Planning Commission)

Date of public hearing: _____

Action: _____

Comments: _____

Executive Secretary, Planning Commission

PART V
(To be completed by Board of Supervisors)

Date of public hearing: _____

Action: _____

Comments: _____

Kim Dawson, Clerk of the Board of Supervisors

By: _____
Deputy Clerk of the Board
of Supervisors



EL DORADO COUNTY
COMMUNITY DEVELOPMENT

AGREEMENT FOR PAYMENT OF PROCESSING FEES

RECEIVED
OCT 22 2025
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

Boeger Winery, Inc.

Business or Name of Financially Responsible Party

Wac 25-0002

Project/Permit Number

Section I: The FINANCIALLY RESPONSIBLE PARTY (hereinafter FRP), agrees as follows:

- a) This project/permit is subject to time and materials ("T&M") method of billing or raises issues that may require significant County staff, consultant time, or both which might not be covered by the initial processing deposit/fee detailed in the individual Department's Board-approved Fee Schedules, as applicable, as amended from time to time. Therefore, the FRP for this project/permit will be billed at the approved rate for T&M for the processing of this project/permit. The fee initially collected will be a deposit toward subsequent billings.
- b) Accounting of time spent on the project/permit and applicable fees will be detailed in a statement/invoice sent to the FRP.
- c) The FRP is responsible for payment of all project/permit processing costs and applicable fees associated with this project/permit. This includes all payments required under any associated Funding Agreements for environmental work for the project. If payment is not received within 90 days of the date of an invoice, the County may elect to stop work and close the file. The County may require a new application, new deposit, or both before resuming processing of the project/permit. Project/permits with an outstanding balance due on their account that are not paid in full by the scheduled appearance on the Planning Commission, Zoning Administrator, or Board of Supervisors agenda will not proceed until after any balance due is paid.
- d) Per County Board of Supervisors Policy B-4: Collections – Recovery of Public Funds, if payment is not received within 90 days of said statement/invoice, collection will be initiated. Unpaid balances will be turned over to County Revenue Recovery division, who will impose fees in additional to the amount referred.
- e) A processing fee will be charged for any check returned for insufficient funds, up to the maximum allowed by the State of California.
- f) If during the course of processing, the FRP changes, the previous FRP must complete Section II on this new Agreement which will release the previous FRP from further financial obligations and designate the new FRP.
- g) The FRP understands and agrees that if the FRP owes any overdue balance for processing a project/permit of more than 90 days, the County will not accept any subsequent applications from the FRP until the outstanding balance due is paid.
- h) FRP agrees to pay any and all remaining County fees, and any additional T&M costs, prior to map clearance for recordation, clearance for record of survey or issuance of any building, grading permits, or any other permits under authority of the County. No clearances or permits will be issued without receipt of full payment of fees applicable under the individual

Project/Permit no. Mac 25-0002

Department's Board-approved Fee Schedules, or any other T&M costs associated with the processing of the project/permit, unless waived or adjusted in accordance with County Board of Supervisors Policy B-2.

- i) If the FRP appeals a decision on this project/permit, the costs of processing the appeal will be charged to the FRP pursuant to the fees applicable under the individual Department's Board-approved Fee Schedules, at the time of appeal.

Executed this 15th day of September 2025

FINANCIALLY RESPONSIBLE PARTY

Business/

Name

Boeger Winery, INC.

Representative

Name

Frank Gregory Boeger

1709 Carson Road Placerville CA 95667

Street Address

City

State

Zip

susan.boeger@gmail.com

Email Address (for sending electronic billings)

FINANCIALLY RESPONSIBLE
PARTY/Representative:

Frank Gregory Boeger

Signature

Reviewed by:

[Signature]

County Representative

Section II: Change of Financially Responsible Party (FRP)

If this document supersedes a previous Agreement for Payment, due to change in financial responsibility, the previous FRP must also sign to acknowledge release of responsibilities. Upon project/permit completion, any remaining deposit will be refunded to the FRP currently on record.

PREVIOUS FINANCIALLY RESPONSIBLE PARTY: NA

_____	_____	_____	_____
Print Name		Signature	
_____	_____	_____	_____
Street Address	City	State	Zip

Date of release of financial responsibility:

September 15, 2025

Planning Commission
County of El Dorado
2850 Fairlane Court
Placerville, CA 95667

Subject: Establishment of an Agricultural Preserve

I (we) hereby request the Planning Commission consider and recommend to the Board of Supervisors that my (our) property be established as an agricultural preserve pursuant to Section 51200(d) of the California Government Code, being part of the California Land Conservation Act of 1965. It is my (our) intent to provide the necessary subsequent restrictions on land use within this preserve by means of an agreement pursuant to Chapter 7, Division 1, of Title 5 of the California Government Code.

In summary of the attached application:

Property offered consists of 77 acres;

Identified as County Assessor's Parcel Number(s) see attached

(indicate if this is a portion of the parcel, with more detailed information to be shown on the accompanying map)

Located generally in the vicinity of 1709 Carson Road,
Placerville, CA 95667, as shown on the attached map.

The nature of the property is such that it is (can be) devoted to agricultural and compatible uses.

I (we) understand generally the provisions of the California Land Conservation Act of 1965 and the obligations imposed upon application of said Act.

Sincerely yours,

Frank Gregory Boeger
Frank Gregory Boeger

09/15/2025

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OCT 22 2025

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

See Attached For Notary Public

WAC25-0002

ATTACHMENT TO WILLIAM ACT CONTRACT APPLICATION

ASSESSOR'S PARCEL NUMBERS

Boeger Winery, Owner

049-050-015-000

049-050-020-000

049-050-021-000

049-050-022-000

049-050-023-000

049-050-024-000

049-050-025-000

049-050-026-000

Frank Gregory and Susan Boeger, Owners

049-010-034-000

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**EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT**

WAC25-0002

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EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of El Dorado

On 09/15/2025 before me, Meredith Escobar, Notary Public

Date

Here Insert Name and Title of the Officer

personally appeared

Frank Gregory Boeger
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal and/or Stamp Above

Signature

Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Planning Commission Establishment of an Agricultural Preserve

Document Date: 09/15/2025

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Frank Gregory Boeger

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Partner – ☐ Limited ☐ General

☐ Individual

☐ Attorney in Fact

☐ Individual

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Trustee

☐ Guardian or Conservator

☒ Other: _____

☐ Other: _____

Signer is Representing: SELF

Signer is Representing: _____

CALIFORNIA JURAT

GOVERNMENT CODE § 8202

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of El Dorado

Subscribed and sworn to (or affirmed) before me on
this 15th day of September, 2025, by
Date Month Year

(1) Frank Gregory Boeger

(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to
be the person(s) who appeared before me.



Place Notary Seal and/or Stamp Above

Signature _____
Signature of Notary Public

OPTIONAL

*Completing this information can deter alteration of the document or
fraudulent reattachment of this form to an unintended document.*

Description of Attached Document

Title or Type of Document: Planning Commission Establishment of a Agricultural Preserve

Document Date: 09/15/2025 Number of Pages: _____

Signer(s) Other Than Named Above: _____



PLANNING AND BUILDING DEPARTMENT PLANNING DIVISION

2850 Fairlane Court, Placerville, CA 95687

924 B Emerald Bay Road, South Lake Tahoe, CA 96150

Phone: (530) 621-5355 Email: planning@edcgov.us

<https://www.eldoradocounty.ca.gov/Land-Use/Planning-and-Building/Planning-Division>

Letter of Authorization

File # _____

Application Type: (Select One) Williamson Act Application

This letter shall serve as authorization for Lexi Boeger to act as an agent on my/our behalf
(Agent Name)

for the application submitted with this document regarding the property located at 1709 Carson Rd.,
Placerville, CA 95667

I/we further understand and agree that I/we shall remain responsible for all application conditions, provisions, fees, deposits, and any additional charges and collections resulting from application processing.

Agent Signature

10-21-25

Date

Lexi Boeger

Agent Printed Name

Frank Gregory Boeger 9/15/2025

Property Owner Signature

Date

Frank Gregory Boeger

Property Owner Printed Name

Property Owner Signature

Date

Property Owner Printed Name

Property Owner Signature

Date

Property Owner Printed Name

Property Owner Signature

Date

Property Owner Printed Name

Property Owner Signature

Date

Property Owner Printed Name

Property Owner Signature

Date

Property Owner Printed Name

Property Owner Signature

Date

Property Owner Printed Name

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EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

WAC25-0002

**COUNTY OF EL DORADO
CAMPAIGN CONTRIBUTION DISCLOSURE FORM**

Application or Solicitation Number: _____

Application or Solicitation Title: _____

Was a campaign contribution, regardless of the dollar amount, made to any member of the El Dorado County Board of Supervisors or to any County Agency Officer on or after January 1, 2023, by the applicant, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist?

Yes _____ No X

If no, please sign and date below.

If yes, please provide the following information:

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**EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT**

Applicant's Name: _____

Contributor or Contributor Firm's Name: _____

Contributor or Contributor Firm's Address: _____

Is the Contributor:

- | | | |
|--|-----------|----------|
| <input type="radio"/> The Applicant | Yes _____ | No _____ |
| <input type="radio"/> Subcontractor | Yes _____ | No _____ |
| <input type="radio"/> The Applicant's agent/ or lobbyist | Yes _____ | No _____ |

Note: Under California law as implemented by the Fair Political Practices Commission, campaign contributions made by the Applicant and the Applicant's agent/lobbyist who is representing the Applicant in this application or solicitation must be aggregated together to determine the total campaign contribution made by the Applicant.

Identify the Board of Supervisors Member(s) and County Agency Officer(s) to whom you, your subcontractors, and/or agent/lobbyist made campaign contributions on or after January 1, 2023, the name of the contributor, the dates of contribution(s) and dollar amount of the contribution. Each date must include the exact month, day, and year of the contribution.

Name of Board of Supervisors Member or County Agency Officer: _____

Name of Contributor: _____

Date(s) of Contribution(s): _____

Amount(s): _____

(Please add an additional sheet(s) to identify additional Board Members or County Agency Officer to whom you, your subconsultants, and/or agent/lobbyist made campaign contributions)

By signing below, I certify that the statements made herein are true and correct. I also agree to disclose to the County any future contributions made to Board Members or County Agency Officers by the applicant, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist after the date of signing this disclosure form, and within 12 months following the approval, renewal, or extension of the requested license, permit, or entitlement to use.

Sep. 15, 2025
Date

Boeger Winery, Inc.
Print Firm Name if applicable

Frank Gregory Boeger
Signature of Applicant

Frank Gregory Boeger
Print Name of Applicant

WAC25-0002

**EL DORADO COUNTY BOARD OF
SUPERVISORS AND COUNTY AGENCY
OFFICERS**

Board of Supervisors

Greg Ferrero, District One

George Turnboo, District Two

Brian Veerkamp, District Three

Lori Parlin, District Four

Brook Laine, District Five

County Agency Officers

Jon DeVille, Assessor

Joe Harn, Auditor-Controller

Vern Pierson, District Attorney

Janelle K. Horne, Recorder-Clerk

Jeff Leikauf, Sheriff-Coroner-Public Administrator

Brian Frazier, County Surveyor

K.E. Coleman, Treasurer-Tax Collector

RECORDING REQUESTED BY
BOEGER WINERY, a limited
partnership

AND WHEN RECORDED MAIL TO

BOEGER WINERY, INC.
1709 Carson Road
Placerville, CA 95667

MAIL THE RECORD TO

BOEGER WINERY, INC.
1709 Carson Road
Placerville, CA 95667

OFFICE OF THE
CLERK OF THE SUPERIOR COURT
RECORDED BY
Boeger Winery
MAR 10 3 52 PM 1981

SUPERIOR COURT
COUNTY RECORDER

900

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EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Individual Quitclaim Deed

THIS FORM FURNISHED BY TICON TITLE INSURERS

A.P.N.

The undersigned grantor(s) declare(s):

Documentary transfer tax in \$ 0.00

() computed on full value of property conveyed, or

() computed on full value less value of liens and encumbrances remaining at time of sale.

() Unincorporated area () City of _____ and _____

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

BOEGER WINERY, a limited partnership

hereby REMISES, RELEASES AND FOREVER QUITCLAIMS to:

BOEGER WINERY, INC., a California Corporation

the following described real property in the unincorporated area, County of EL DORADO
State of California:

FOR LEGAL DESCRIPTION; SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF:

Dated October 31, 1980

BOEGER WINERY, a limited partnership

By F. Gregory Boeger
F. GREGORY BOEGER, General Partner

By Susan L. Boeger
SUSAN L. BOEGER, General Partner

By George Babbitt
GEORGE BABBITT, Limited Partner

By Lillian W. Babbitt
LILLIAN W. BABBITT, Limited Partner

STATE OF CALIFORNIA
COUNTY OF SACRAMENTO } ss.

On 2/25/81 before me, the undersigned, a Notary Public in and for said State, personally appeared

F. Gregory Boeger

Susan L. Boeger

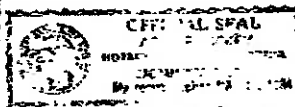
George Babbitt

Lillian W. Babbitt

known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

Signature Alma Hickey



Notary Public for the State of California

Title Order No. _____

Encrow or Lien No. _____

BOOK 1959 PAGE 545

MAIL TAX STATEMENTS AS DIRECTED ABOVE

8757

WAC25-0002
26-0112 B 46 of 54

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OCT 22 2025

**EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT**

STATE OF CALIFORNIA }
COUNTY OF Sacramento } ss.
On this 25th day of Feb., in the
year 81, before me Arlene Hickey
personally appeared F. Gregory Boeger
Susan L. Boeger, George Rabbin and
Lillian W. Rabbin

to be one of the partners of the partnership that executed the ~~within~~ instrument, and acknowledged to me that ~~SUFFRANER~~ executed the same.

WITNESS my hand and official seal.

ARLINE HICKEY
NOTARY PUBLIC - CALIFORNIA

Signature

Alma Hickley

CA 95825

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OCT 22 2025

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

EXHIBIT "A"

All that certain real property situate in the County of El Dorado, State of California, more particularly described as follows:

All that portion of Sections 4, 5, 8 and 9, Township 10 North, Range 11 East, N.D.S.M., more particularly described as follows:

BEGINNING at the Southeasterly corner of the parcel of land herein described, a point in the centerline of Carson Road, from which the South quarter corner of said Section 4 bears South 67° 05' East 951.97 feet; thence from point of beginning and along said centerline South 78° 37' 40" West, 46.42 feet; thence South 77° 45' 20" West, 90.54 feet; thence South 75° 54' 40" West, 70.73 feet; thence South 71° 42' 50" West 57.59 feet; thence South 65° 39' 20" West, 60.26 feet; thence South 60° 19' 10" West, 52.04 feet; thence South 59° 05' 40" West, 77.00 feet; thence South 70° 57' 30" West 64.34 feet; thence South 72° 33' 40" West, 59.56 feet; thence South 78° 42' 30" West, 62.32 feet; thence South 82° 10' 43" West 75.06 feet; thence South 76° 41' 40" West 80.47 feet; thence South 67° 21' West, 23.71 feet; thence South 66° 48' West, 40.42 feet; thence South 58° 01' 20" West, 58.56 feet; thence South 51° 43' 20" West, 49.41 feet; thence South 50° 01' 50" West, 89.75 feet; thence South 47° 16' 50" West, 176.53 feet; thence South 24° 47' 20" West, 101.62 feet; thence South 15° 36' 30" West, 36.08 feet; thence South 17° 08' West, 56.93 feet; thence South 27° 16' West, 60.49 feet; thence South 47° 09' West, 51.00 feet; thence South 62° 54' West, 33.42 feet; thence South 73° 10' 30" West, 51.71 feet; thence South 81° 32' 30" West, 70.12 feet; thence South 76° 53' 30" West, 57.30 feet; thence South 69° 56' 30" West, 34.72 feet; thence South 61° 01' 30" West, 54.37 feet; thence South 53° 15' 30" West, 42.75 feet; thence South, 51° 14' West, 57.15 feet; thence South 46° 17' 40" West, 44.14 feet; thence South 49° 17' West, 48.00 feet; thence South 56° 37' 30" West, 43.52 feet; thence South 55° 06' 30" West, 54.50 feet; thence South 68° 01' 50" West, 64.02 feet; thence South 61° 43' 50" West, 51.35 feet; thence South 41° 03' 50" West, 37.49 feet; thence South 34° 14' West, 38.43 feet; thence South 29° 26' West, 70.07 feet; thence South 25° 14' 40" West, 51.02 feet; thence South 20° 39' 50" West, 43.72 feet; thence leaving said centerline of Carson Road, North 74° 30' 30" West, 36.19 feet to a 2 inch capped iron pipe stamped "L.S. 2725" at a point in the centerline of "Akin's Ditch" cited in Book 363, at page 170, Official Records of El Dorado County; thence along said ditch line North 9° 02' 33" West, 112.56 feet; thence leaving said ditch North 12° 17' 30" West, 152.21 feet to a point in the above mentioned ditch; thence along said ditch North 27° 16' West, 42.47 feet; thence North 4° 46' East, 46.53 feet; thence North 35° 09' 40" East, 44.44 feet; thence North 62° 24' 20" East 85.10 feet; thence North 79° 02' 20" East, 21.09 feet; thence South 99° 41' 40" East, 192.42 feet to a 2 inch capped iron pipe stamped "L.S. 2725"; thence leaving said ditch line North 40° 18' West, 370.05 feet to a 2 inch capped iron pipe stamped "L.S. 2725"; thence continuing North 40° 13' West, 15.30 feet to a point in the centerline of a private roadway; thence along said centerline North 52° 07' East, 210.00 feet and from which point a 2 inch capped iron pipe stamped "L.S. 2725" bears South 30° 00' East, 15.81 feet; thence continuing along said centerline North 61° 36' 10" East, 260.95 feet; and from which a 2 inch capped iron pipe stamped "L.S. 2725" bears South 30°

1110-618
300X 1959 PAGE 547

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EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

2.

00' East, 10.49 feet; thence continuing along said centerline North 75° 16' East, 141.40 feet; thence leaving said centerline North 12° 30' West, 5.42 feet to a 3/4 inch capped iron pipe stamped "L.S. 2725"; thence along a fence line North 12° 30' West, 17.41 feet; thence North 14° 12' 39" West, 77.40 feet; thence North 61° 44' 50" West, 9.26 feet; thence North 66° 17' 50" West, 3.06 feet; thence North 57° 24' 10" West, 77.16 feet; thence North 37° 27' 10" West, 30.04 feet; thence North 37° 52' West, 26.42 feet; thence North 27° 29' West, 28.15 feet; thence North 23° 58' 30" West, 42.95 feet; thence North 16° 04' 50" West, 45.17 feet; thence North 0° 35' 40" West, 78.05 feet; thence North 7° 22' 10" East, 170.20 feet; thence North 19° 28' 40" West, 130.47 feet; thence North 21° 14' 20" West, 177.31 feet; thence North 21° 51' 40" West, 49.14 feet; thence North 24° 00' 50" West, 144.56 feet; thence North 25° 20' West, 136.43 feet; thence North 25° 23' 40" West, 173.43 feet; thence North 23° 19' 10" West, 53.49 feet; thence North 29° 43' 40" West, 31.30 feet; thence North 33° 15' 12" West, 23.95 feet; thence North 41° 21' 20" West, 30.03 feet; thence North 46° 40' 30" West, 23.52 feet; thence North 50° 20' 20" West, 20.67 feet; thence North 52° 23' 10" West, 32.65 feet; to a 2 inch capped iron pipe stamped "L.S. 2725"; thence leaving said fence North 2° 01' East, 37.19 feet to a 1/4 inch capped iron pipe stamped "L.S. 2725-J", at an angle point in land described in deed to Frank E. Pricer recorded July 12, 1945 in Book 211 at Page 257 Official Records of El Dorado County; thence along Pricer Easterly line North 27° 00' East, 139.76 feet; thence North 41° 00' East, 33.00 feet; thence North 31° 00' East, 132.00 feet; thence North 36° 00' East, 20.31 feet to a similar pipe stamped "L.S. 2725-P"; thence South 64° 00' West, 149.32 feet to a similar pipe stamped "L.S. 2725-E"; thence North 65° 00' West, 179.52 feet to a similar pipe stamped "L.S. 2725-D"; thence North 5° 40' East, 794.37 feet (Record North 5° 30' East, 794.40 feet) to a similar pipe stamped "L.S. 2725-C"; The Southeast corner of land described in deed to Mary Miller recorded September 5, 1940 in Book 112 at Page 466 Official Records; thence along Miller line North 34° 21' West, 40.59 feet (Record North 40° 42' West, 37.90 feet) to a 1/4 inch iron bar stamped "L.S. 2725" at an angle point in land described in decree of distribution to Elliot A. Shipman, recorded June 1, 1926 in Book 104 at Page 156 of Deeds; thence along Shipman's line the following courses and distances: North 76° 05' East, 176.77 feet (Record North 76° 30' East, 176.88 feet) to a 3/4 inch capped iron pipe stamped "L.S. 2651"; thence South 14° 45' East, 356.24 feet (Record South 15° 00' East, 354.42 feet) to a 3/4 inch iron bar stamped "V II"; thence South 89° 56' East, 147.69 feet (Record East 147.14 feet) to a similar iron bar stamped "V II"; thence, South 0° 16' West, 678.93 feet (Record South 675.18 feet) to a 3/4 inch capped iron pipe stamped "L.S. 2983-1961"; thence North, 37° 12' East, 112.23 feet (Record North 37° East, 112.20 feet) to a similar pipe; thence North 44° 42' East, 215.15 feet (Record North 44° 30' East, 215.15 feet) to a similar pipe; thence North 28° 42' East, 132.05 feet (Record North 28° 30' East, 132.00 feet) to a similar pipe; thence North 27° 47' 30" West, 242.31 feet (Record North 28° 00' West, 242.22 feet) to a similar pipe; thence North 4° 33' West, 103.54 feet (Record North 4° 46' 30" West, 103.54 feet) to a 2 inch capped iron pipe stamped "L.S. 2725"; thence North 7° 18' West, 123.42 feet (Record North 7° 30' West, 123.42 feet), a 3/4 inch iron bar stamped "V"; thence North 24° 01' 40" West, 311.41 feet (Record North 24° 00' West, 312.18 feet) to a similar iron bar stamped "V VI"; thence North

 4410-6149
 330X 1959 PAGE 348

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OCT 22 2025

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

3.

44° 50' East, 247.70 feet (Record North 45° 00' East, 246.84 feet) to a similar iron bar stamped Y-11; thence North 25° 29' West, 80.29 feet (Record North 25° 30' West, 77.96 feet) to a similar iron bar stamped Y-11; thence North 49° 03' 30" East, 142.15 feet (Record North 49° 03' East, 141.70 feet) to a similar iron bar stamped X-11; thence South 37° 04' 10" East, 750.37 feet to a 1-1/4 inch capped iron pipe stamped WSP-10; an angle point in land described in deed to William S. Parker recorded July 11, 1959 in Book 474 at Page 260 Official Records of El Dorado County; thence along Parker line the following courses and distances:
South 24° 00' West, 125.26 feet to a similar pipe stamped WSP-9; thence South 45° 00' West, 254.76 feet to a similar pipe stamped WSP-3; thence South 31° 05' 40" East, 474.08 feet to a similar pipe stamped WSP-7; thence North 71° 57' 30" East, 626.13 feet to a similar pipe stamped "WSP-6" thence South 00° 11' East, 147.83 feet to a similar pipe stamped "WSP-5"; thence leaving Parker land, South 13° 42' 10" East 1102.80 feet to a 2 inch capped iron pipe stamped "L.S. 2725"; thence North 76° 45' 30" East, 151.64 feet to a 2 inch capped iron pipe stamped "L.S. 2725"; thence South 11° 27' 10" East, 225.98 feet to a similar pipe stamped "L.S. 2725"; thence continuing South 11° 27' 10" East, 50.00 feet to the centerline of Carson Road, the point of beginning.

EXCEPTING THEREFROM the following:

All that portion of Sections 4, 5, 8 and 9, Township 10 North, Range 11 East, M.D.B.37., described as follows:

BEGINNING at a point in the westerly line of the parcel herein described, a point in the centerline of a private road, from which the Southeast corner of said Section 5, bears North 64° 20' East 112.23 feet; thence from point of beginning and along said centerline North 51° 36' 17" East 269.75 feet and from which point a 2 inch capped iron pipe bears South 30° 30' East 16.89 feet; thence continuing along said centerline North 75° 16' East 181.44 feet; thence leaving said centerline of road, North 12° 30' West 5.82 feet to a 3/4 inch capped iron pipe stamped L.S. 2725; thence along a fence line North 12° 30' West 17.41 feet; thence North 18° 12' 30" West 77.80 feet; thence North 61° 54' 50" West 9.26 feet; thence North 66° 17' 50" West 8.76 feet; thence North 57° 24' 30" West 72.16 feet; thence North 37° 27' 10" West 32.04 feet; thence North 37° 52' West 26.42 feet; thence North 27° 27' West 24.15 feet; thence North 73° 59' 30" West 42.85 feet; thence North 16° 04' 50" West 45.17 feet; thence North 0° 35' 40" West 73.05 feet; thence North 7° 22' 10" East, 36.05 feet to a 1 1/2 inch capped iron pipe stamped L.S. 2725; thence leaving said fence line South 99° 04' 15" East 289.93 feet to a similar pipe; thence South 57° 24' 10" East, 466.79 feet to a similar pipe; thence South 29° 55' 10" East 124.37 feet to a similar pipe; thence South 46° 05' East 30.33 feet to a point in the centerline of Carson Road; thence along said centerline South 51° 43' 27" West 40.41 feet; thence South 50° 01' 50" West 80.75 feet; thence South 47° 16' 50" West 176.53 feet; thence South 74° 47' 29" West 101.62 feet; thence South 15° 16' 30" West, 96.73 feet; thence South 17° 03' West 56.83 feet; thence South 27° 16' West 60.70 feet; thence South 47° 39' West 51.00 feet; thence South 62° 54' West 33.42 feet; thence

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OCT 22 2025

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

4.

South 73° 10' 30" West 53.71 feet; thence South 41° 32' 30" West 70.12 feet; thence South 76° 51' 30" West 57.30 feet; thence South 69° 56' 30" West 39.72 feet; thence South 61° 00' 30" West 54.39 feet; thence South 57° 16' 30" West 42.75 feet; thence South 51° 14' West 57.15 feet; thence South 46° 17' 49" West 85.16 feet; thence South 47° 17' West 47.30 feet; thence South 56° 37' 30" West 41.52 feet; thence South 65° 06' 30" West 54.50 feet; thence South 69° 03' 50" West 54.02 feet; thence South 61° 43' 50" West 51.35 feet; thence South 41° 03' 50" West 17.49 feet; thence South 34° 19' West 38.83 feet; thence South 23° 26' West 79.03 feet; thence South 25° 14' 40" West 23.12 feet; thence leaving said centerline of Carson Road, North 38° 26' West 24.42 feet; to a 3/4 inch capped iron pipe stamped L.S. 2725; thence continuing North 39° 26' West 170.91 feet to a similar pipe; at a point in the centerline of "Akin's Ditch" cited in Book 35, at page 190, Official Records of El Dorado County; thence along said ditch line North 12° 17' 30" West 13.15 feet; thence North 27° 16' West 42.27 feet; thence North 4° 46' East 46.53 feet; thence North 35° 09' 40" East, 44.44 feet; thence North 62° 24' 20" East 15.10 feet; thence North 74° 02' 20" East 21.09 feet; thence South 89° 41' 40" East 182.82 feet to a 2 inch capped iron pipe stamped L.S. 2725; thence leaving said ditch line North 40° 18' West 370.88 feet to a 2 inch capped iron pipe stamped "L.S. 2725" thence continuing North 40° 18' West 16.07 feet to a point in the centerline of a private road; thence along said centerline North 62° 00' East 210.00 feet and from which point a 2 inch capped iron pipe bears South 30° 00' East 15.81 feet at the point of beginning.

ALSO SAVING AND EXCEPTING therefrom all that portion thereof lying within the Southeast quarter of the Southeast quarter of Section 5, Township 10 North, Range 11 East, M.D.3.4".

END OF DOCUMENT

END OF DOCUMENT

BOOK 1110 PAGE 621
1959 PAGE 550

RECORDING REQUESTED BY


Inter-County Title Co.
of El Dorado County

AND WHEN RECORDED MAIL DOCUMENT
AND TAX STATEMENTS TO:

Name Mr. and Mrs. Frank Gregory Boeger, Trustee
Street 1079 Carson Road
City & State Placerville, Ca. 95667



El Dorado, County Recorder
William Schultz Co Recorder Office
DOC- 2004-0057598-00

Root 4-INTER COUNTY TITLE CO

Friday, JUL 16, 2004 14:30:00

Ttl Pd \$120.00

Nbr-0000606412

LMT/C1/1-2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Order No. PV-213472-JM

GRANT DEED

A.P.N. 049-010-34

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$110.00

(X) computed on full value of property conveyed, or

() computed on full value less value of liens and encumbrances remaining at time of sale.

PCOS
FILED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Robert V. Williams, Trustee of THE ROBERT V. WILLIAMS REVOCABLE LIVING TRUST

hereby GRANT(S) to

Frank Gregory Boeger and Susan L. Boeger, Trustees of the Greg and Susan Boeger Family 1984 Revocable Trust

the following described real property situated in the unincorporated area of the County of El Dorado, State of California:

For legal description see attached Exhibit A

RECEIVED

Dated: 7/9/2004

OCT 22 2025


Robert V. Williams, Trustee

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

STATE OF CALIFORNIA
COUNTY OF

El Dorado

} SS.


On July 9, 2004 before me,
Judy Musick, personally appeared

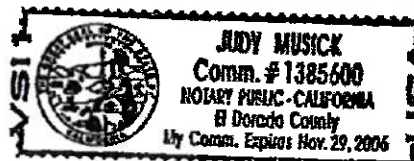
Robert V. Williams

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature





(This area for official notarial seal)

Order No. PV-213472-JM

EXHIBIT A

All that portion of the West half of Section 4 and the East half of Section 5, Township 10 North, Range 11 East, M.D.B.&M., more particularly described as follows:

BEGINNING at a 1 inch iron bar marked XVI, on the East boundary of that certain parcel of land described in deed recorded in Book 544 of Official Records of El Dorado County, at Page 138, from which the Northwest corner of said Section 4 bears North 45° 00' East 246.84 feet, North 25° 00' West 79.86 feet, North 48° 00' East 246.84 feet, North 25° 00' West 79.86 feet, North 48° 00' East 141.90 feet, North 67° 12' East 214.67 feet, North 35° 09' 30" East 437.6 feet and South 89° 22' West 733.9 feet; thence from said point of beginning along the boundary of said parcel of land the following ten (10) courses and distances: (1) South 24° 00' 00" East 312.18 feet, (2) South 07° 30' 00" East 123.42 feet, (3) South 08° 46' 30" East 103.55 feet, (4) South 28° 00' 00" East 242.22 feet, (5) South 28° 30' 00" West 132.00 feet, (6) South 44° 30' 00" West 215.16 feet, (7) South 37° 00' 00" West 112.20, (8) North 675.18 feet, (9) West 147.18 feet and (10) North 15° 00' 00" West 354.42 feet to a three-quarter inch capped iron pipe monument stamped L.S. 2651; thence along the centerline of a private road the following four courses and distances: (1) North 17° 08' 10" East 237.86 feet to a similar monument, (2) North 37° 58' 28" East 117.31 feet to a similar monument, (3) North 82° 22' 54" East 52.53 feet to a similar monument, and (4) North 53° 29' 11" East 146.45 feet to a similar monument; thence South 36° 55' 30" East, 127.15 feet to a one inch iron bar stamped XVIII; thence South 25° 00' 00" East 79.86 feet to a similar monument stamped XVII; thence South 45° 00' 00" West 246.84 feet to the point of beginning.

EXCEPTING THEREFROM that portion particularly described as follows:

BEGINNING at a 1 inch iron bar marked XVI from which the Northwest corner of said Section 4 bears North 45° 00' East 141.90 feet, North 67° 12' East 214.67 feet, North 35° 09' 30" East 437.6 feet, and South 89° 22' West 733.9 feet; thence from said point of beginning South 75° 13' 29" West 256.10 feet to a three-quarter inch capped iron pipe monument stamped L.S. 2651; thence along the centerline of a private road the following four courses and distances; (1) North 17° 08' 10" East 237.86 feet to a similar monument, (2) North 37° 59' 28" East 117.31 feet to a similar monument, (3) North 82° 22' 54" East 52.53 feet to a similar monument, and (4) North 53° 29' 11" East 146.45 feet to a similar monument; thence South 36° 55' 30" East 127.15 feet to a one inch iron bar stamped XVIII; thence South 25° 00' 00" East 79.86 feet to a similar monument stamped XVII; thence South 45° 00' 00" West 246.84 feet to the point of beginning.

RESERVING unto the Grantor, for the benefit of his remaining lands lying Northerly of the realty above described and being designated as Assessor's Parcel No. 049-010-50, a non-exclusive easement for road and public utility purposes, 25 feet in width, lying Southerly of and contiguous to the Northerly boundary of the realty hereby conveyed and extending Easterly along said boundary line 40 feet from the most Westerly terminus thereof (said point being the Northwest corner of said realty).

Bk 50
Pg 24

Bk 50 Pg 51

POR. SECS. 4, 5, 8 & 9, T.10N., R.11E., M.D.M.

49:05

1" = 400'

RECEIVED
OCT 13 2025
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

This Map, G-1021-A, is a map prepared by the El Dorado County Assessor's Office for the purpose of showing the location of the parcels and the acreage of the parcels. The map is not a legal document and should not be used for legal purposes. The map is for informational purposes only.

Acreages Are Estimates

Assessor's Map Pages Open to Page 10
Assessor's Map Pages Open to Page 10
Assessor's Map Pages Open to Page 10

Rev Jan 17 2012

Assessor's Map Bk 049, Pg 05
County of El Dorado CA

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