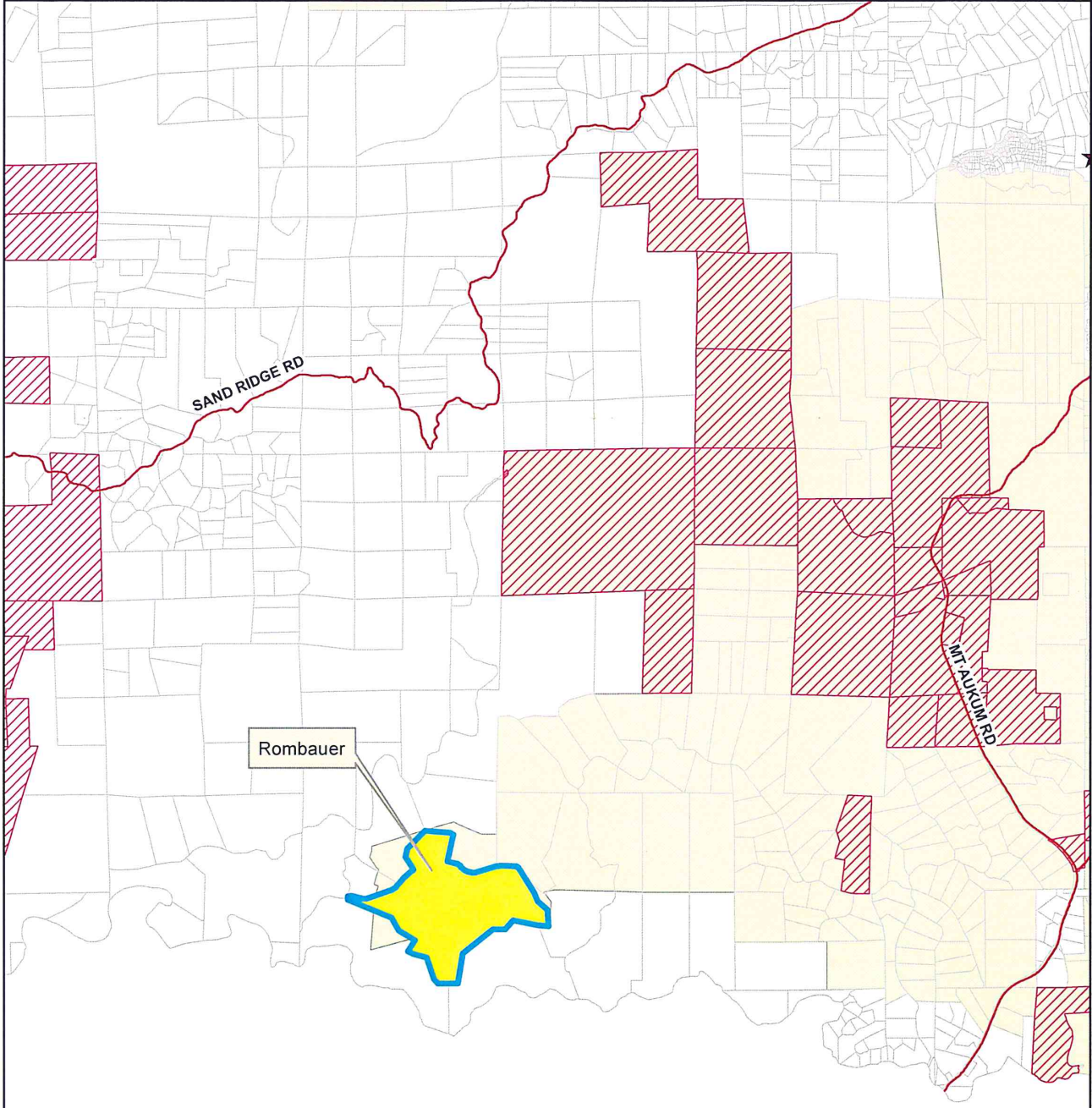


Exhibit A: Location Map/Ag District

ROMBAUER Proximity to Agricultural District



DISCLAIMER

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MAP PREPARED BY: Frank Dejin DATE: Sept. 26, 2017

PROJECT ID: 0073159p

EL DORADO COUNTY SURVEYOR'S OFFICE
PHONE: (530) 621-6311 FAX: (530) 626-4731

- Rombauer Parcel
- Ag District
- Ag Preserves
- Parcel Base
- Major Roads



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



El Dorado County Agricultural Commission

SECS. 4 - 9, PORS. SECS. 16 & 17, T.8N., R.11E., M.D.M.

46:07

1" = 1,200'

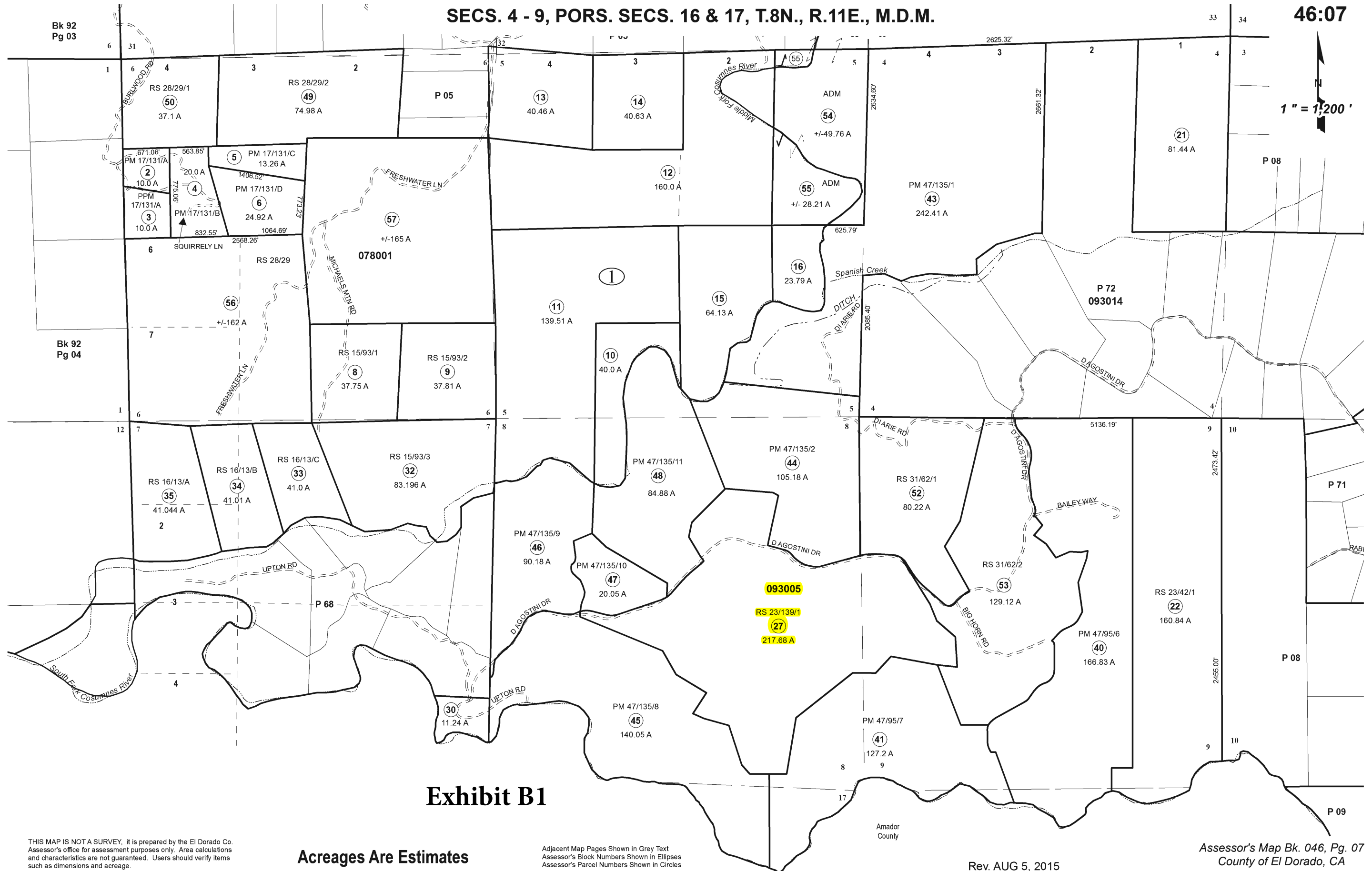


Exhibit B1

Acreages Are Estimates

Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Rev. AUG 5, 2015

Assessor's Map Bk. 046, Pg. 07
County of El Dorado, CA

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

RECORD OF SURVEY FOR TWIN RIVERS VINEYARDS
 BEING PORTIONS OF SECTIONS 8 & 9, T.8N., R.11E., M.D.M.
 BEING PORTIONS OF TRACTS 2,3, AND 4 OF RECORD OF SURVEY 12-27
 COUNTY OF EL DORADO, STATE OF CALIFORNIA

SCALE: 1"=400' MARCH, 1999

RIVER PINES ESTATES UNIT NO. 4

SECTION CORNER
 5.4 + 5.3
 5.9 + 5.10

ROAD CENTERLINE TABULATIONS

- 1 NORTH 29.53'
- 2 R=100.00' Δ=99°00'00" L=172.79'
C=N49°30'00"W 152.08'
- 3 S81°00'00"W 66.70'
- 4 R=400.00' Δ=27°00'00" L=188.50'
C=567°30'00"W 186.76'
- 5 S54°00'00"W 269.21'
- 6 R=400.00' Δ=25°00'00" L=174.53'
C=566°30'00"W 173.15'
- 7 S79°00'00"W 95.20'
- 8 S79°00'00"W 77.38'
- 9 R=100.00' Δ=167°00'00" L=291.47'
C=N17°30'00"E 198.71'
- 10 N66°00'00"E 117.34'
- 11 R=100.00' Δ=21°01'22" L=36.69'
C=N55°29'19"E 36.49'
- 12 R=100.00' Δ=44°58'38" L=78.50'
C=N22°29'19"E 76.50'
- 13 NORTH 24.47'
- 14 R=400.00' Δ=49°00'00" L=342.08'
C=N24°30'00"E 331.75'
- 15 N49°00'00"E 507.93'
- 16 R=400.00' Δ=17°00'00" L=118.68'
C=N40°30'00"E 118.25'
- 17 N32°00'00"E 356.02'
- 18 R=300.00' Δ=75°00'00" L=392.70'
C=N69°30'00"E 365.26'
- 19 S73°00'00"E 145.83'
- 20 R=500.00' Δ=30°00'00" L=261.80'
C=N88°00'00"E 258.82'
- 21 N77°00'00"E 23.34'
- 22 R=300.00' Δ=27°00'00" L=141.37'
C=589°30'00"E 140.07'
- 23 S76°00'00"E 220.55'
- 24 R=300.00' Δ=32°29'00" L=170.08'
C=N87°45'30"E 167.81'
- 25 N71°31'00"E 638.60'
- 26 R=400.00' Δ=29°51'00" L=208.39'
C=N56°35'30"E 206.04'
- 27 N41°40'00"E 259.86'
- 28 R=1000.00' Δ=07°56'00" L=138.46'
C=N45°38'00"E 138.35'
- 29 N49°36'00"E 184.87'
- 30 R=1000.00' Δ=08°36'00" L=150.10'
C=N45°18'00"E 149.96'

- 31 N41°00'00"E 204.68'
- 32 R=350.00' Δ=64°00'00" L=390.95'
C=N73°00'00"E 370.94'
- 33 S75°00'00"E 638.38'
- 34 R=200.00' Δ=37°00'00" L=129.15'
C=556°30'00"E 126.92'
- 35 R=450.00' Δ=64°00'00" L=502.65'
C=570°00'00"E 476.93'
- 36 N78°00'00"E 596.62'
- 37 R=1000.00' Δ=15°20'00" L=267.62'
C=N85°40'00"E 266.82'
- 38 S86°40'00"E 199.85'
- 39 R=250.00' Δ=54°40'00" L=238.53'
C=559°20'00"E 229.58'
- 40 S32°00'00"E 150.30'
- 41 R=1000.00' Δ=17°00'00" L=296.71'
C=540°30'00"E 295.62'
- 42 S49°00'00"E 368.56'
- 43 R=100.00' Δ=84°00'00" L=146.61'
C=N89°00'00"E 133.83'
- 44 N47°00'00"E 61.94'
- 45 N47°00'00"E 98.67'
- 46 R=400.00' Δ=65°00'00" L=453.79'
C=N79°30'00"E 429.84'
- 47 R=200.00' Δ=86°00'00" L=300.20'
C=N69°00'00"E 272.80'
- 48 N26°00'00"E 484.47'
- 49 R=400.00' Δ=26°00'00" L=181.51'
C=N13°00'00"E 179.96'
- 50 NORTH 153.00'
- 51 R=200.00' Δ=36°00'00" L=125.66'
C=N18°00'00"E 123.61'
- 52 N36°00'00"E 117.02'
- 53 R=150.00' Δ=57°00'00" L=149.23'
C=N7°30'00"E 143.15'
- 54 N21°00'00"W 81.43'
- 55 R=400.00' Δ=15°00'00" L=104.72'
C=N13°30'00"W 104.42'

NOTES & LEGEND

- SET 5/8" REBAR WITH ALUMINUM CAP STAMPED L.S. 5257
- ⊙ DENOTES 2" C.I.P. PER R.S. 12-27 STAMPED L.S. 3488
- () RECORD DATA PER R.S. 12-27
- (()) RECORD DATA PER H-49-D
- CENTERLINE OF PROPOSED 50' ACCESS AND PUBLIC UTILITY EASEMENT
- COMPUTED POINT NOTHING FOUND OR SET

TWIN RIVERS VINEYARDS
 C OF C 4945-267 O.R.

CENTERLINE OF
 50' ACCESS AND
 PUBLIC UTILITY EASEMENT
 ALONG EXISTING ROADS
 PER DOC. No. 99-0047837

POR. C OF C
 4945-269
 L.L.A. PER DOC. No. 99-0047837

TWIN RIVERS VINEYARDS
 C OF C 4945-279 O.R.

R = 250.00'
 Δ = 23°11'45"
 L = 101.21'
 C = 543°35'53"E 100.52'

MERGE DOC. No. 99-0047835

TRACT 1
 RENWOOD PROPERTIES
 DOC. NO. 19-0047837
 POR. C OF C 4945-269

217.68 ACRES

POR. C OF C
 4945-283
 L.L.A. PER
 DOC. No. 99-0047837

TWIN RIVERS VINEYARDS
 C OF C 4945-283 O.R.

POR. C OF C 4945-283

NOTE:
 THE PURPOSE OF THIS SURVEY IS TO
 DELINEATE THE MONUMENTATION OF THE
 LOT LINE ADJUSTMENTS AS SHOWN HEREON

REFERENCES

- SD H-49
- RS 12-27
- C OF C 4945-263
- C OF C 4945-265
- C OF C 4945-269
- C OF C 4945-267
- C OF C 4945-279
- C OF C 4945-281
- C OF C 4945-283

BASIS OF BEARINGS
 THE MERIDIAN OF THIS SURVEY IS
 IDENTICAL TO RS 12-27

23-139A

23-139A

23-139A

Exhibit B2

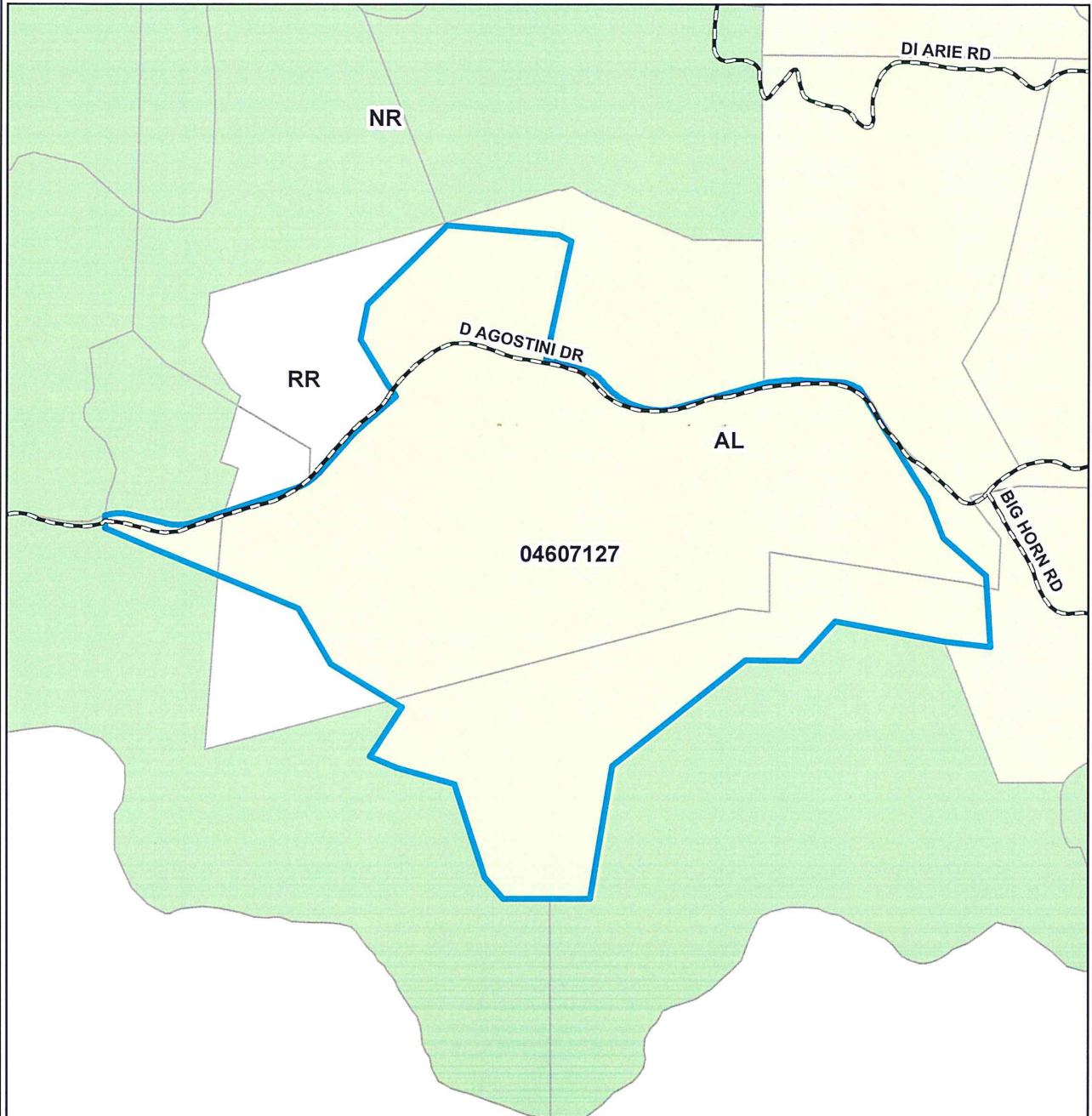
SCALE: 1"= 400'

STEVEN W. BROWN- LAND SURVEYING

W.O. 1689.2 SCALE: 1"= 400' MARCH, 1999 SHEET 2 OF 2

Exhibit C: General Plan Map

ROMBAUER Land Use 8-11-2017



DISCLAIMER

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MAP PREPARED BY: Frank Bruijn DATE: Sept. 26, 2017

PROJECT ID: 0073159L

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (951) 621-6511 FAX (951) 626-8731

- Rombauer Parcel
- Parcel Base
- Roads
- Agricultural Lands
- Natural Resources
- Rural Residential



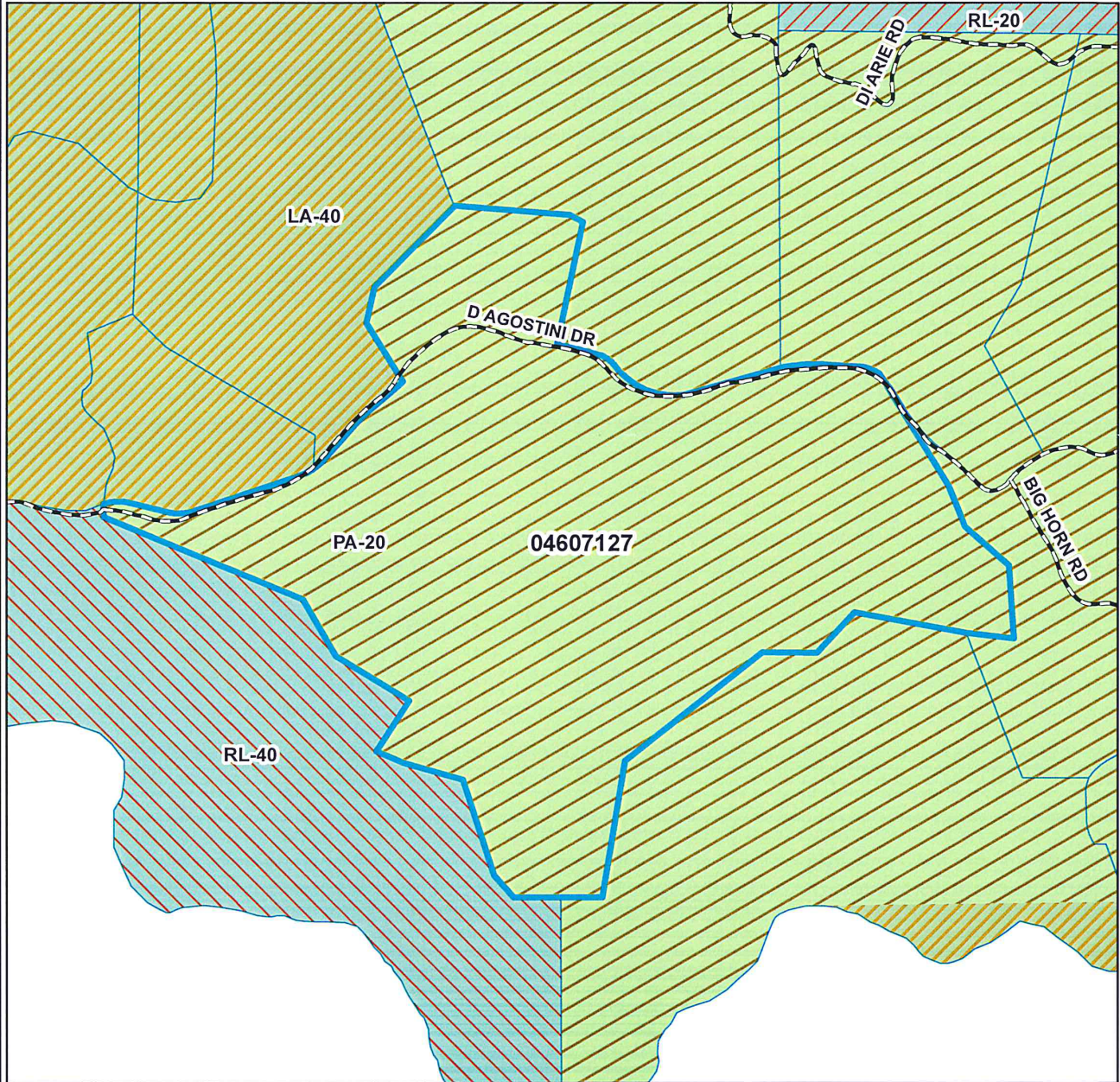
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

Exhibit D: Zoning Map

ROMBAUER Zoning 8-11-2017



-  Rombauer Parcel
-  LA-40 = Limited Agriculture 40 Acres
-  PA-20 = Planned Agriculture 20 Acres
-  RL-20 = Rural Land 20 Acres
-  RL-40 = Rural Land 40 Acres
-  Parcel Base
-  Roads

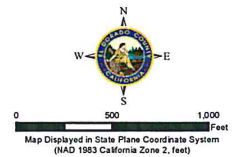
DISCLAIMER

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MAP PREPARED BY: Frank Braun DATE: Sept. 26, 2017

PROJECT ID: 0073159z

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



El Dorado County Agricultural Commission

Exhibit E

May 12, 2017

PART I

(To be completed by applicant)

LAND CONSERVATION CONTRACT APPLICATION

NAME Rombauer Vineyards, Inc. PHONE (707) 963-5170

PHONE (_____) _____

PHONE (_____) _____

MAILING ADDRESS 3522 Silverado Trail Saint Helena CA. 94574

ASSESSOR'S PARCEL NUMBER(S): (Attach legal description if portion of parcel)
046-071-27

TYPE OF AGRICULTURAL PRESERVE (Check one):

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

NUMBER OF ACRES TO BE CONSIDERED UNDER THIS CONTRACT 217

WATER SOURCE well PRESENT ZONING PA-20 (formerly AE)

YEAR PROPERTY PURCHASED 2011

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

List specific items or improvements with value for each.

<u>Improvement</u>	<u>Value</u>
<u>Vineyard</u>	<u>\$ 5,342,488</u>
_____	_____
_____	_____
_____	_____

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>
<u>GRAPES</u>	\$ <u>828,839</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
	Total \$ <u>828,839</u>

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>149.71</u>	acres	Comments _____
_____	acres	Comments _____

TOTAL ACRES 149.71 (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.

11/16, 2017
Date

By: Karen Rombauer
Signature of Applicant
Karen Rombauer
Its: President

Exhibit F

MEMORANDUM

DATE: October 12, 2017
TO: Development Services/Planning
FROM: Greg Boeger, Chair
Subject: WAC 17-0002/Rombauer Vineyards APN: 046-071-27

During the Agricultural Commission's regularly scheduled meeting held on October 11, 2017 a request to establish a new Williamson Act Contract for Rombauer Vineyards at their 217.68-acre parcel identified by Assessor's Parcel Number 046-071-27. The parcel is located on the north and south side of D'Agostini Road, 4-miles west of the intersection with E-16/Mt. Aukum Rd. in the South County area (Supervisor District 2)

Project:

1. WAC 17-0002

- Parcel Numbers: 046-071-27
- Acreage: 217.68
- Agricultural District: Partially
- Zoning Planned Agriculture 20-acre (PA-20).
- Land Use Designation: AL – Agricultural Lands
- All soils are choice soils
- Property is being used for high intensity agriculture as a vineyard.
- Capital outlay reported :
 - i. 148.71 acre Vineyard – \$5 million
- Annual gross income reported: \$828,838

Williamson Act Contract Criteria:

High Intensive Farming Operation

1. Minimum Acreage = 20 contiguous acres.
2. Capital Outlay = \$45,000
3. Minimum Gross Income = \$13,500/year

Relevant General Plan Policies:

Policy 8.2.4.1B, In the Agriculture and Forestry Element, supports the continued use of Williamson Act Contracts to provide tax benefits to farms and ranches to help ensure the long-term conservation of agricultural lands.

Relevant Government Code Sections:

In regards to minimum criteria for agricultural preserves, Government Code Section 51222 states, "The Legislature further declares that it is in the public interest for local officials and landowners to retain agricultural lands which are subject to contracts entered into pursuant to this act in parcels large enough to sustain agricultural uses permitted under the contracts. For purposes of this section, agricultural land shall be presumed to be in parcels large enough to sustain their agricultural use if the land is (1) at least 10 acres in size in the case of prime agricultural land, or (2) at least 40 acres in size in the case of land which is not prime agricultural land."

Staff Recommendations:

Staff recommends approval of WAC 17-0002 based on the above findings.

Chair Boeger addressed the public for comment; the applicant's representative Troy Wickham addressed the commission and was available for questions.

It was moved by Commissioner Walker and seconded by Commissioner Neilsen to recommend APPROVAL of Staff's recommendation of applicants request based on the above findings to approve Williamson Act Contract 17-0002 for Rombauer Vineyards Assessor's Parcel Number: 046-071-27

Motion passed

AYES: Draper, Walker, Bacchi, Mansfield, Bolster

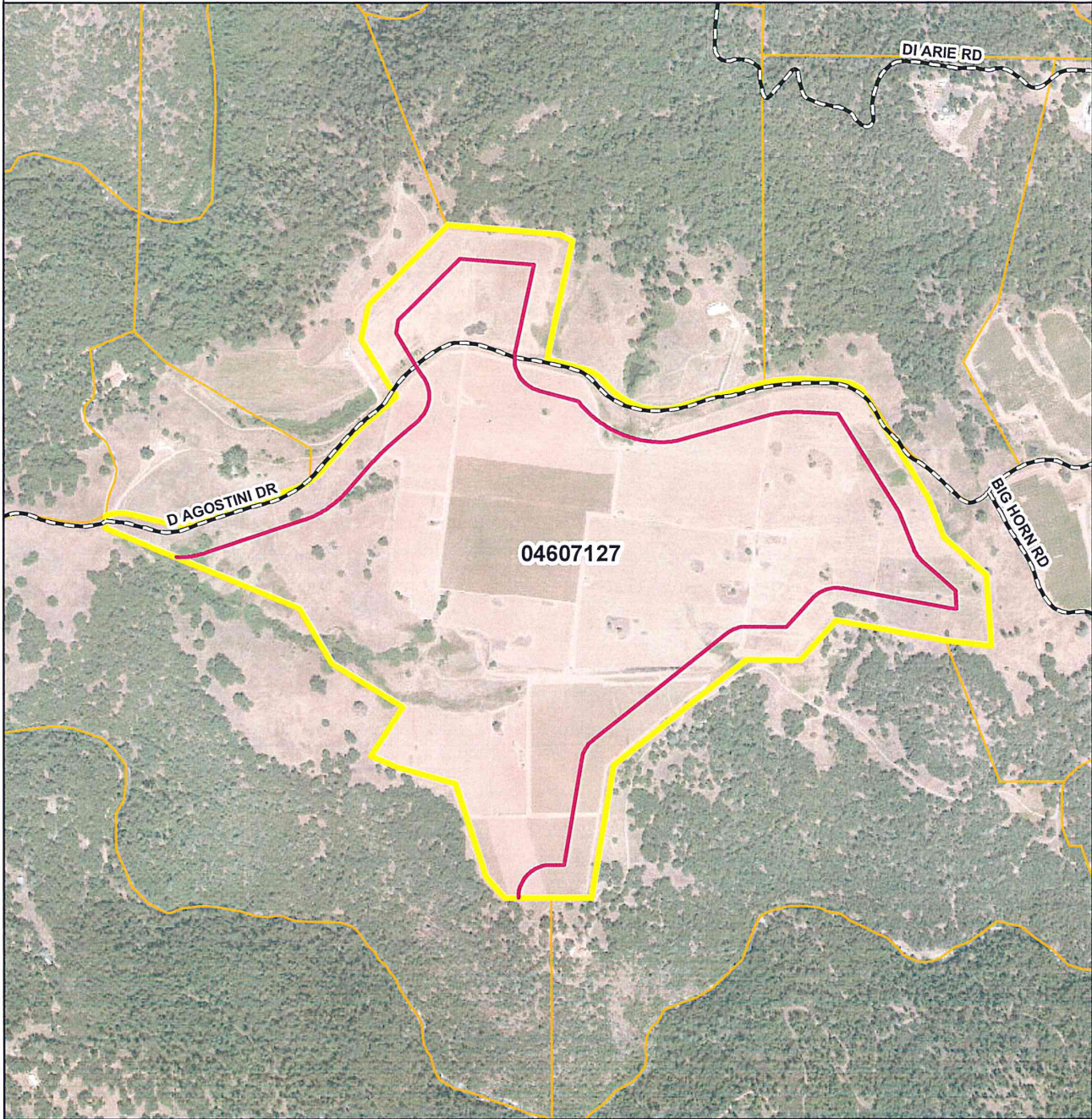
NOES: None

ABSENT: Bacchi, Bolster

Exhibit G

ROMBAUER

Aerials: 2011



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MAP PREPARED BY: Frank Bruijn DATE: Sept. 26, 2017

PROJECT ID: 0073159a

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (951) 621-6511 FAX (951) 626-8771

Legend

- Rombauer Parcel
- Parcel Base
- 200ft Setback
- Roads



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



El Dorado County Agricultural Commission

Exhibit H

PART II
(To be completed by Assessor)

Comments: No comments.

Assessor's recommendation(s): Recommend this property be approved for a Williamson Act Contract.

Date 11/8/17


El Dorado County Assessor