

EL DORADO COUNTY DEVELOPMENT SERVICES  
PLANNING COMMISSION  
STAFF REPORT



Agenda of: July 26, 2007  
Item No.: 7  
Staff: Michael C. Baron

**WILLIAMSON ACT CONTRACTS**

**FILE NUMBER:** WAC06-0015, WAC06-0016, and WAC06-0017

**APPLICANT:** Roy and Marilyn Rutz

**AGENT:** Bill Snodgrass

**REQUEST:** Application to divide existing agricultural preserve (AP #142) into three separate agricultural preserves totaling 420.9 acres

**LOCATION:** On the east side of Hackomiller Road, north of the intersection with Garden Valley Road, in the Garden Valley area, Supervisorial District IV. (Exhibit A)

**APN:** WAC06-0015: 088-020-72, -79, -81, and -82  
WAC06-0016: 088-020-85  
WAC06-0017: 088-020-84 (Portion of Approved Boundary Line Adjustment BLA06-0076)

**ACREAGE:** WAC06-0015: 307.5 acres  
WAC06-0016: 50.6 acres  
WAC06-0017: 62.8 acres

**GENERAL PLAN:** Agricultural Lands - Agriculture District, Important Biological Corridor Mineral Resources overlays (AL-A-IBC-MR) (Exhibit B)

**ZONING:** Exclusive Agriculture (AE) (Exhibit C)

**ENVIRONMENTAL DOCUMENT:** Categorically Exempt from CEQA pursuant to Section 15317 of the CEQA Guidelines

**SUMMARY RECOMMENDATION:** Recommend approval

**STAFF ANALYSIS**

**Project Description**

The proposed project consists of 420.9 acres. The project would create three separate Williamson Act Contracts, each providing at least the minimum requirement for acreage, capital outlay, and income for grazing. The acreage from the original Williamson Act Contract (#142) is incorrect and notes a parcel size of only 411.54 acres. However, the acreage for each parcel has been confirmed based on a licensed survey of the property in preparation of a boundary line adjustment (BLA06-0076). The lot configuration of the proposed Williamson Act contracts matches the approved boundary line adjustment.

**Site Description**

The project site is accessed off of Hackomiller Road, which is a County-maintained road. The access and onsite circulation consists of gravel and some paved roadway. The topography of the parcel is characterized by rolling pasture and oak woodlands. All three project areas are surrounded by individual fencing. A single-family residence and accessory structures exist on parcels 088-020-71, -72, and -80. The remaining parcels in the proposed contracts are vacant.

**Adjacent Land Uses:**

	Zoning	General Plan	Land Use/Improvements
Site	AE	AL-A,IBC,MR	Improved Residential/Vacant
North	RE-10	AL-A,IBC,MR	Improved Residential/Vacant
South	AE/RE-10	AL/RR-A,MR,IBC	Improved Residential/Vacant/BLM
East	RE-10	RR-A,IBC	Improved Residential
West	RE-5/RE-10	RR-A,MR,IBC	Vacant

**General Plan**

The General Plan designates the subject sites as Agricultural Lands - Agricultural District, Important Biological Corridor, Mineral Resources Overlay Districts (AL-A, IBC, MR). General Plan Policy 2.2.1.2 states that the AL Land Use Designation is applied to lands described in Policy 8.1.1.8. Policy 8.1.1.6 states that pursuant to the California Land Conservation Act, parcels under a Williamson Act contract shall be zoned Exclusive Agriculture (AE). No winery or ranch marketing activities are proposed as part of this application. All six parcels for the three proposed Williamson Act Contracts are within the Agricultural District. All the contracts meet the criteria applicable to these designations.

## Zoning

All three of the proposed Williamson Act contracts consist of property currently zoned Exclusive Agriculture (AE). The parcel sizes are consistent with the development standards of 17.36.090.D for all three proposed contracts. Under Ordinance 17.36.070, one single family dwelling is allowed in each AE preserve. In this case, there are three existing dwelling units under the existing Williamson Act Contract (142). By splitting the existing Contract into three separate contracts, the proposed new contracts will be consistent with these policies. Adjacent parcels are already subject to the 200 foot agricultural setback requirements pursuant to 8.1.3.2. No changes would occur as a result of this proposal.

## Williamson Act Criteria

The County's criteria and procedures for qualifying for a Williamson Act Contract are contained in the Board of Supervisors' Resolution No. 188-2002. There are three criteria identified in this resolution that are required for the establishment of an agricultural preserve; minimum acreage (50 acres for grazing), capital outlay (\$10,000 for low intensive farming), and income (minimum annual gross income of \$2,000 for low intensive farming).

The Agricultural Commission has reviewed this application and stated that the properties for the proposed Williamson Act Contracts meet all the necessary criteria:

1. The 50-acre minimum has been met for each contract as follows:
  - a. WAC06-0015 has a total of 307.51 acres
  - b. WAC06-0016 has a total of 50.6 acres.
  - c. WAC06-0017 has a total of 62.8 acres.
2. Capital outlay has been achieved over time for each contract as follows:
  - a. WAC06-0015 has a total capital outlay of \$122,000 from fencing, barn/shop, stock water pond, and agricultural roads.
  - b. WAC06-0016 has a total capital outlay of \$22,205 from fencing and agriculture structures.
  - c. WAC 06-0017 has a total capital outlay of \$41,838 from fencing and agricultural structures.

3. The land has been determined to be capable of making a profit for each Williamson Act Contract through agricultural pursuits with projected income from grazing for each contract as follows:
  - a. WAC06-0015 has a projected income of \$3,395 generated by raising cattle.
  - b. WAC06-0016 has a projected income of \$2,491 generated by grazing cattle and timber harvesting.
  - c. WAC06-0017 has a projected income of \$2,491 generated by grazing cattle and timber harvesting.

### **ENVIRONMENTAL REVIEW**

This project has been found to be Categorical Exempt from the requirements of CEQA pursuant to Section 15317 of the CEQA Guidelines which states, "Class 17 consists of the establishment of agricultural preserves, the making and renewing of open space contracts under the Williamson Act, or the acceptance of easements or fee interests in order to maintain the open space character of the area. Pursuant to Resolution No. 240-93, a \$50.<sup>00</sup> processing fee is required by the County Recorder to file the Notice of Exemption.

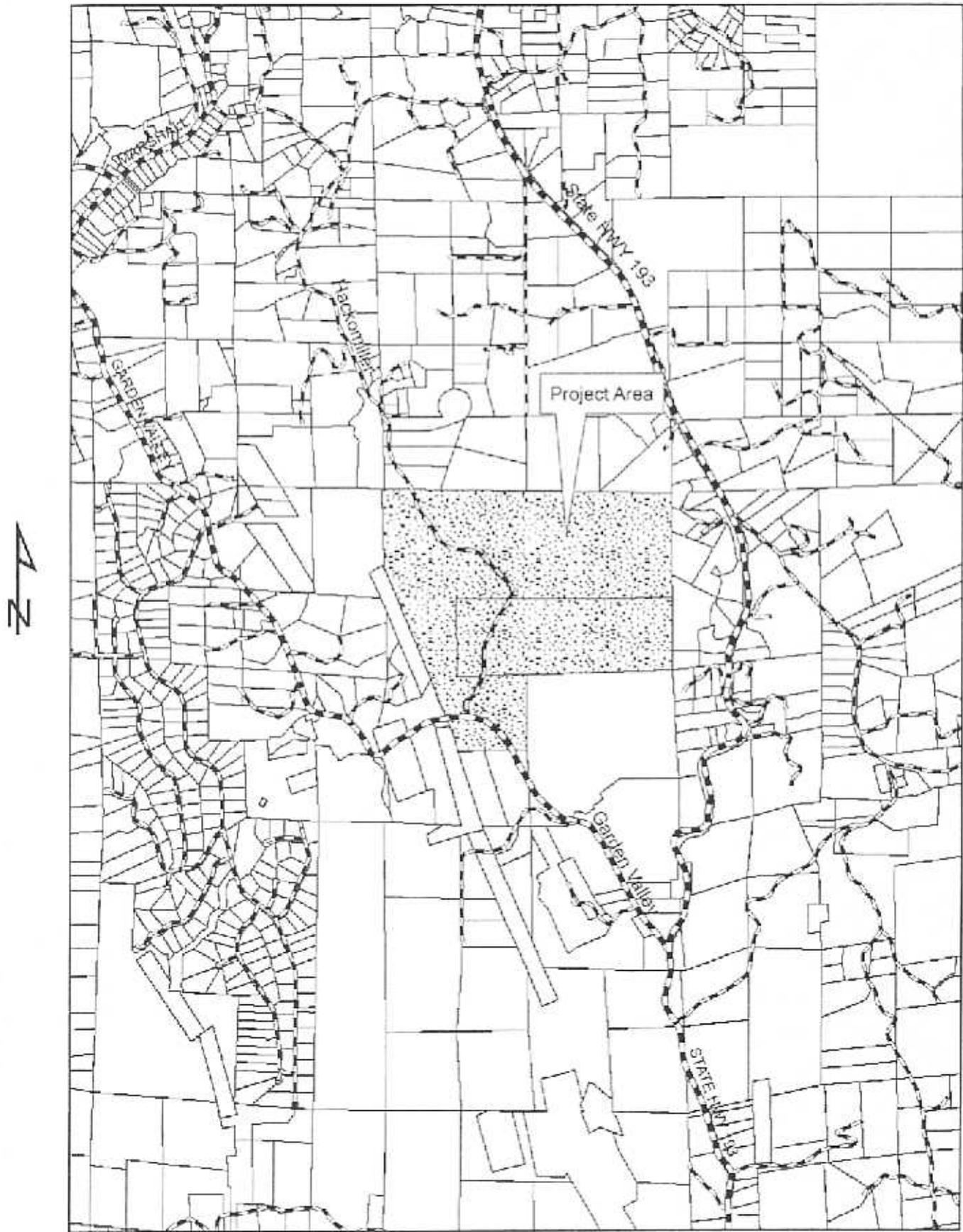
**RECOMMENDATION:** Recommend approval

### **SUPPORT INFORMATION**

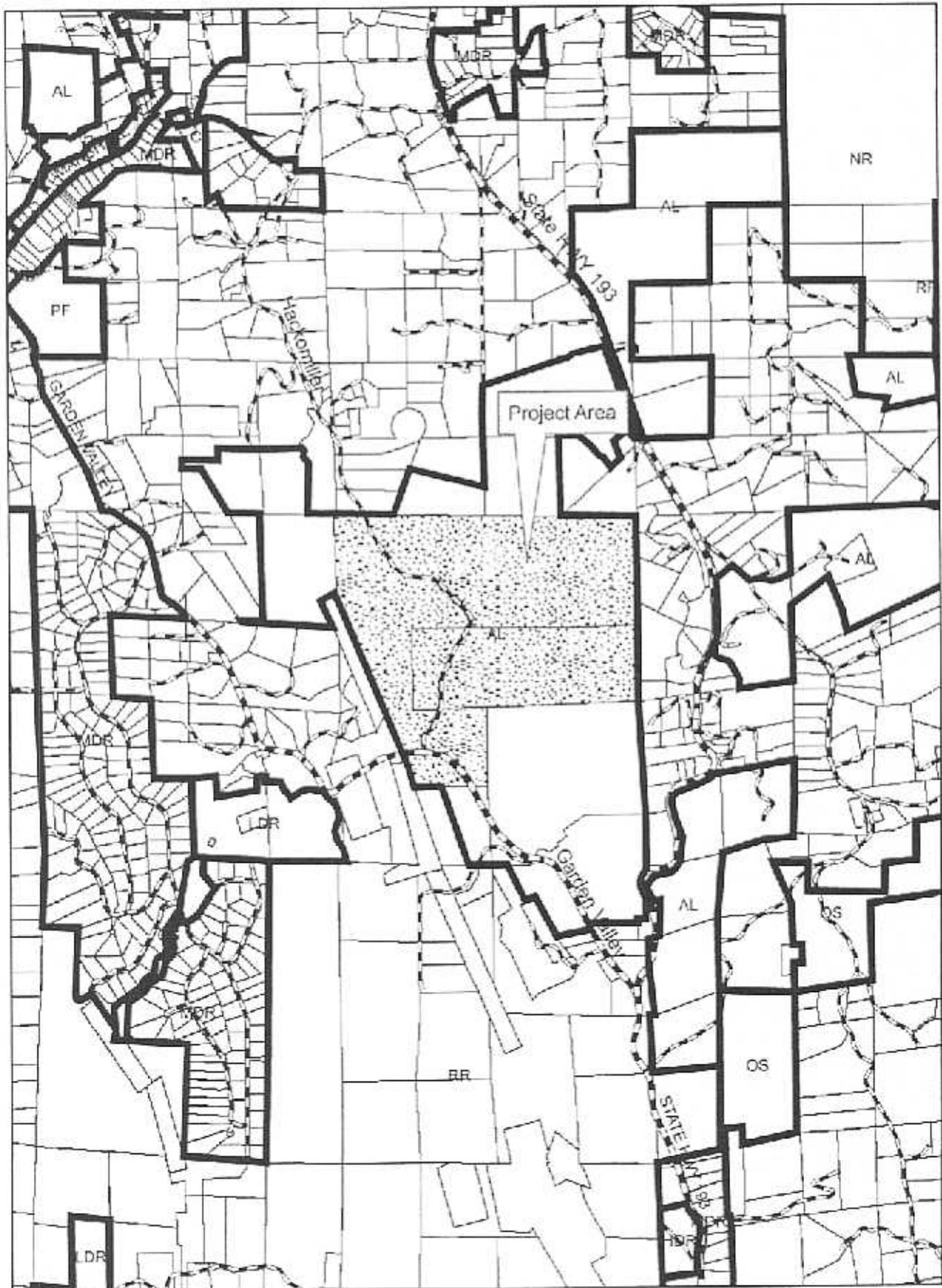
#### **Attachments to Staff Report:**

Exhibit A.....	Vicinity Map
Exhibit B.....	General Plan Land Use Map
Exhibit C.....	Agricultural District
Exhibit D.....	Mineral Resources Overlay
Exhibit E.....	Important Biological Corridor
Exhibit F.....	Zoning Map
Exhibit G.....	Surrounding Parcels Affected by 200-Foot Setback
Exhibit H.....	Aerial Photo
Exhibit I.....	Assessor's Map
Exhibit J.....	Boundary Line Adjustment BLA06-0076
Exhibit K.....	WAC06-0015, 16 and 17 Applications

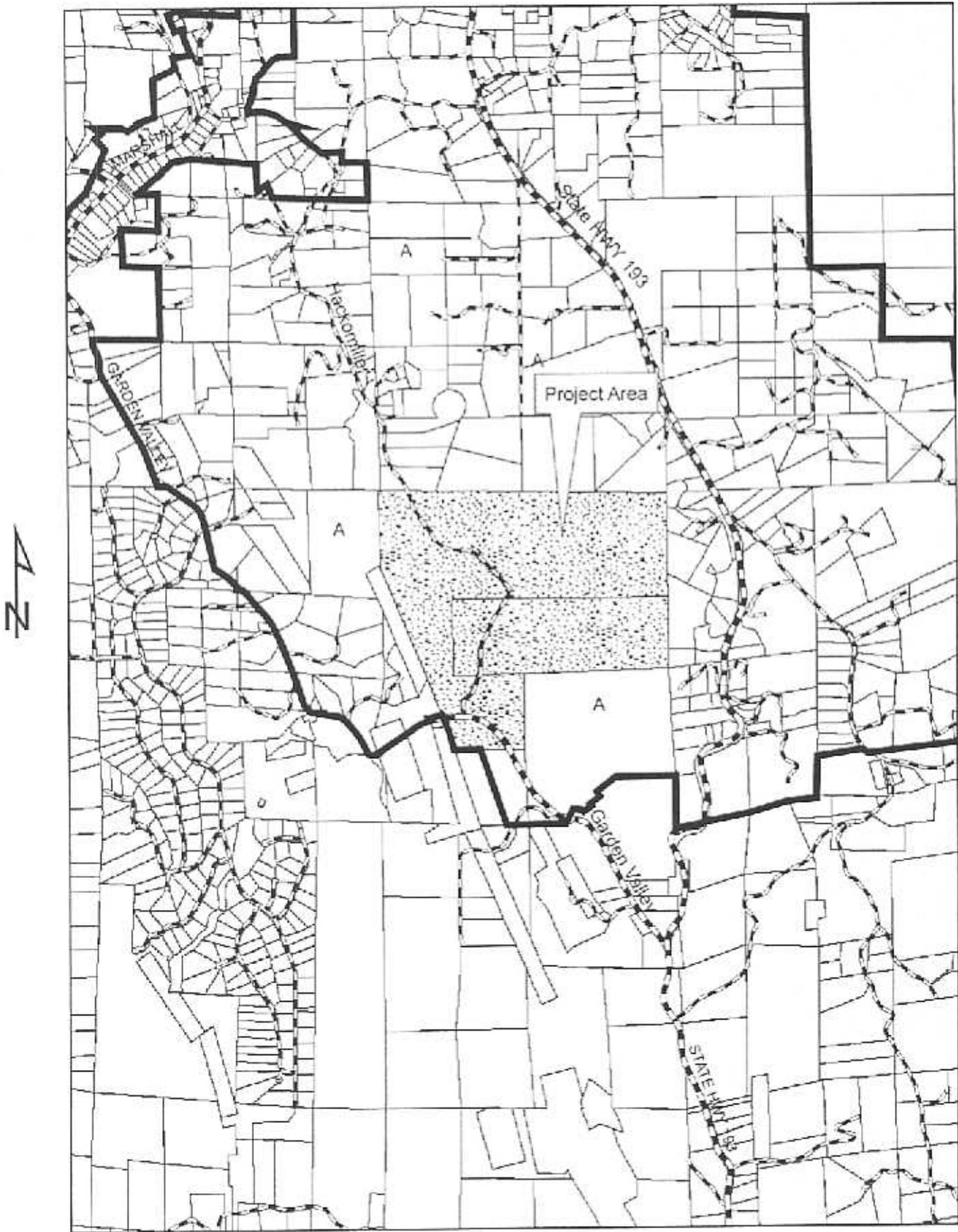
# Exhibit A: Vicinity Map



# Exhibit B: General Plan Land Use



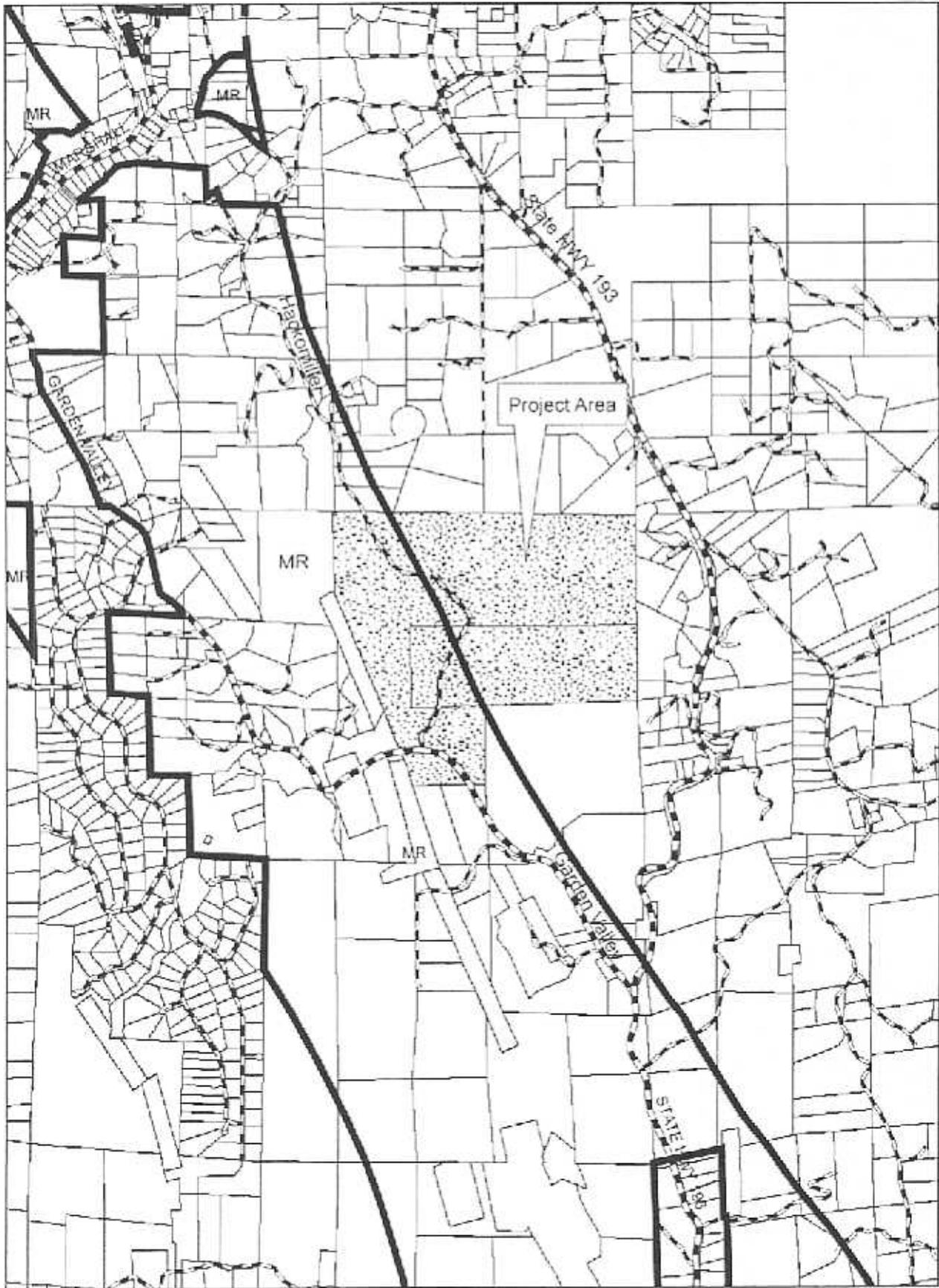
# Exhibit C: Agricultural District



2,600 1,300 0 2,600 Feet



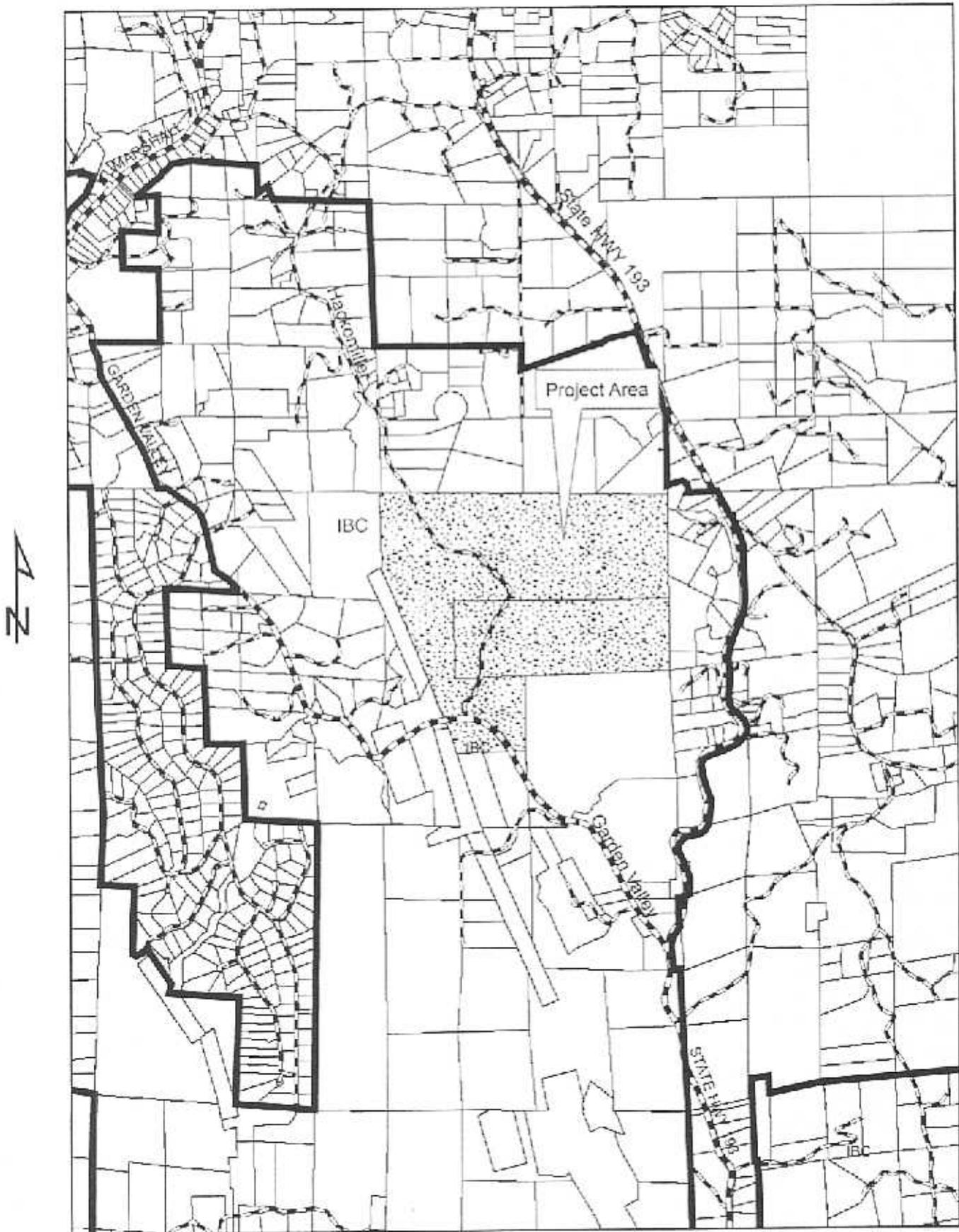
# Exhibit D: Mineral Resources



2,600 1,300 0 2,600 Feet

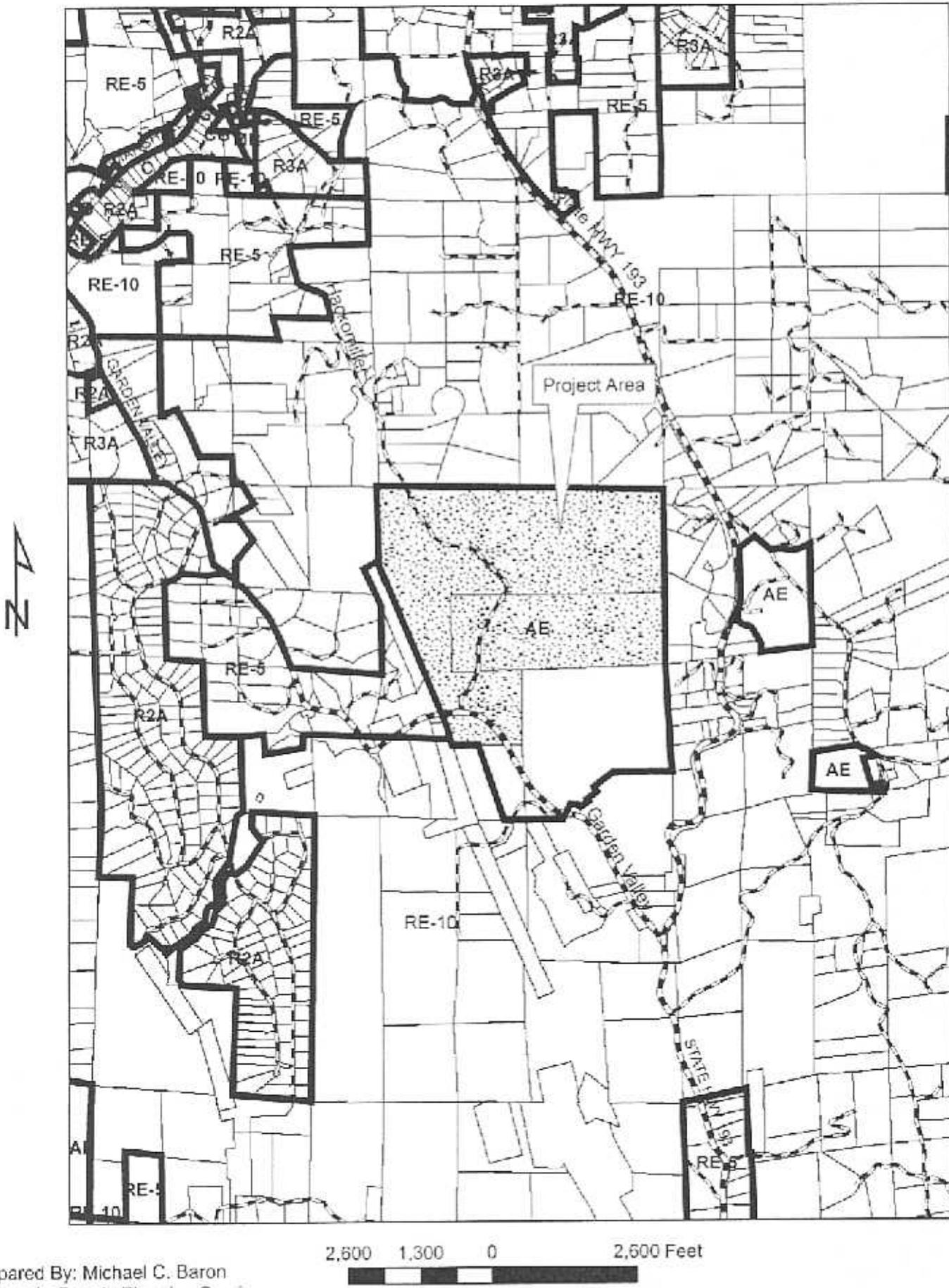


# Exhibit E: Important Biological Corridor

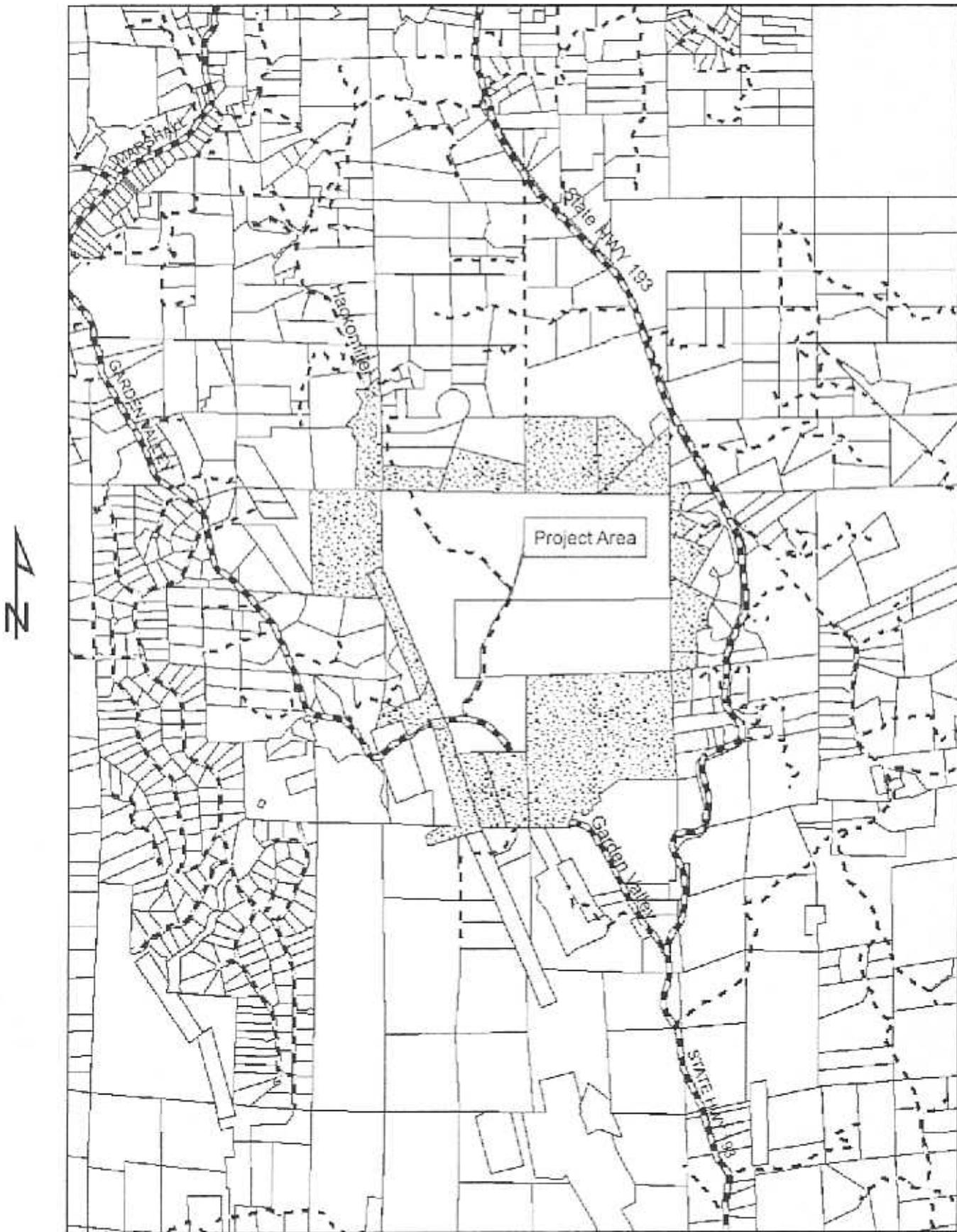


2,600 1,300 0 2,600 Feet

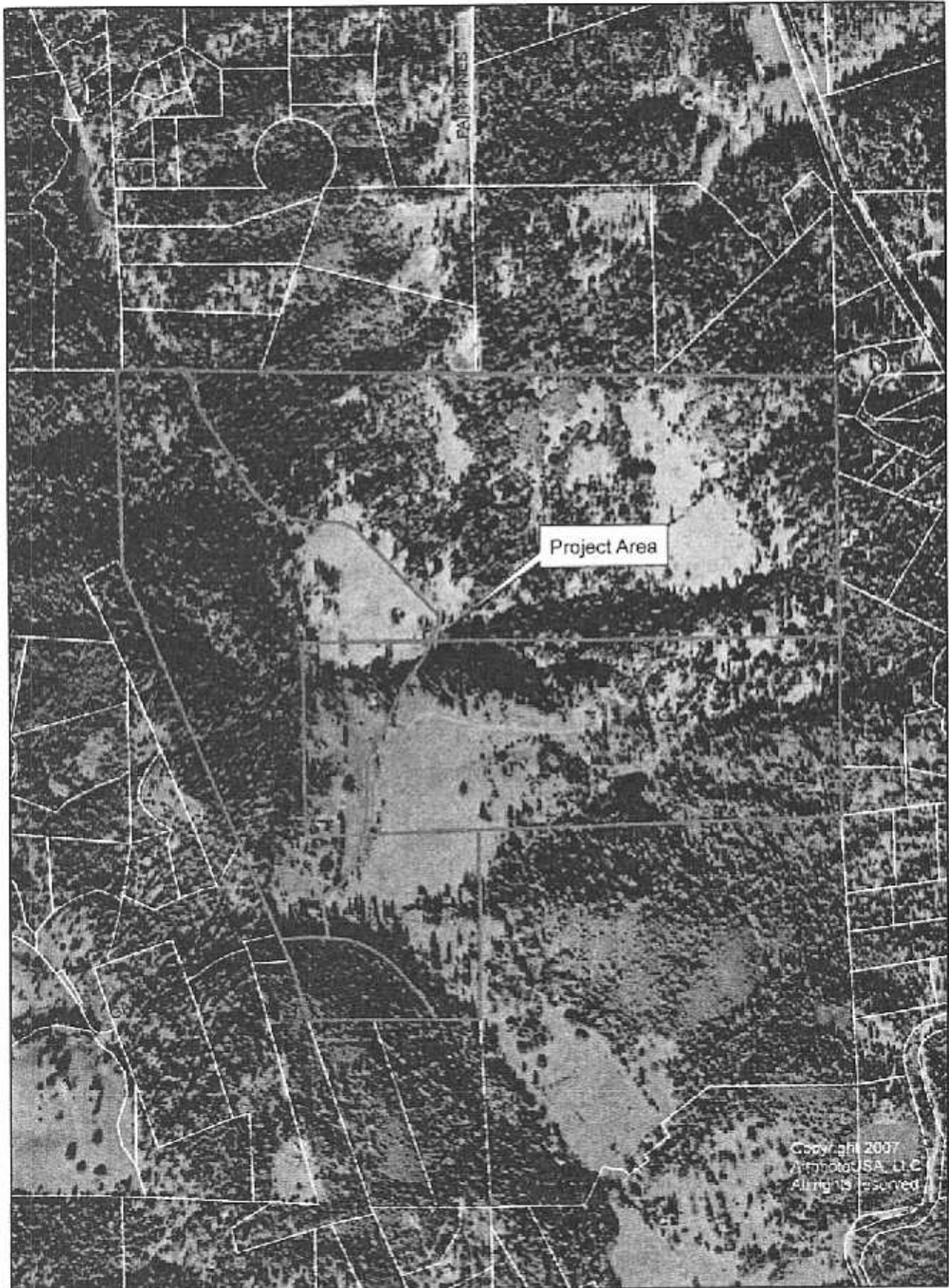
# Exhibit F: Zoning Map



# Exhibit G: Surrounding Parcels Affected by 200 Foot Setback



# Exhibit H: Aerial Photo



1,000 500 0 1,000 Feet

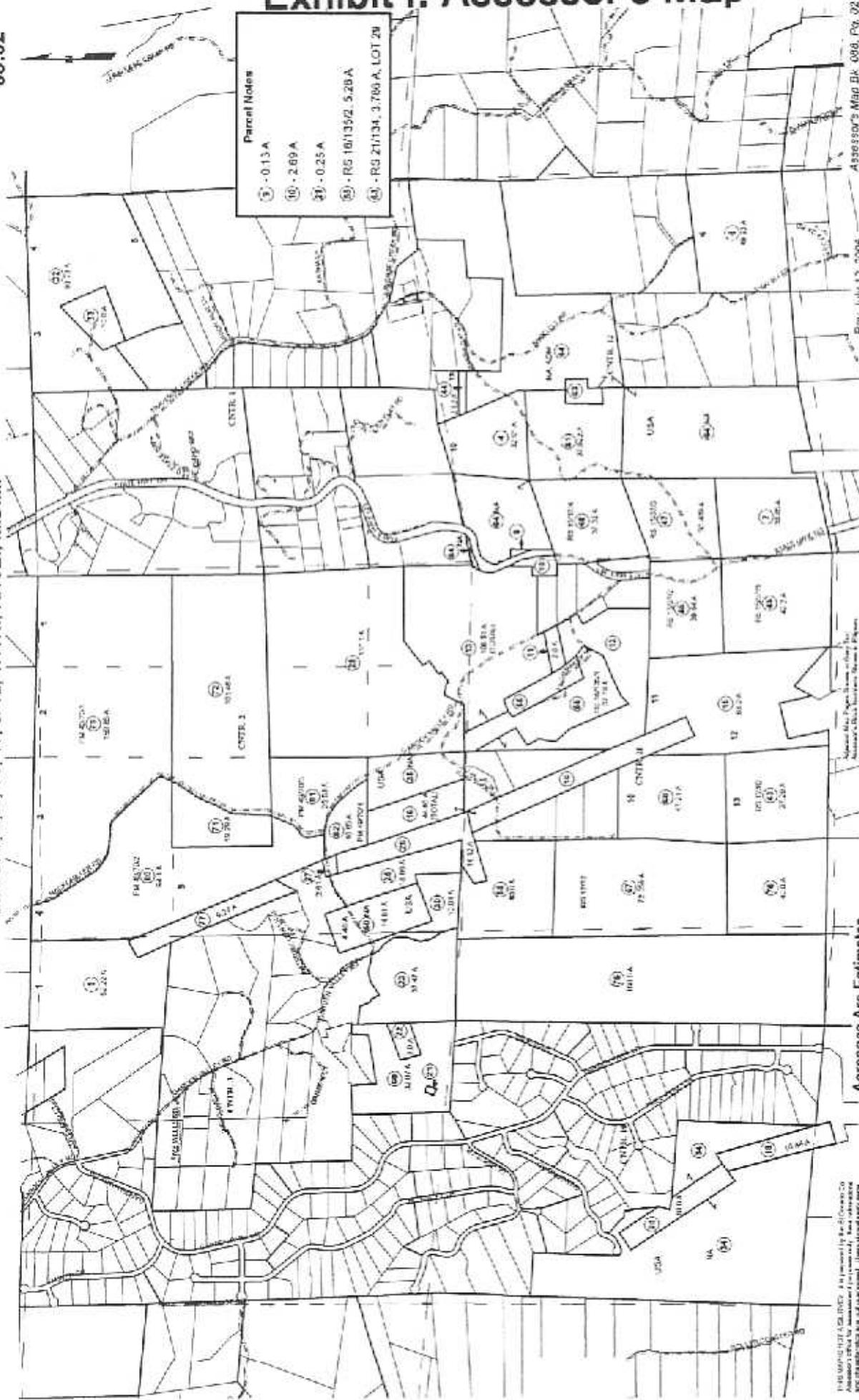
Disclaimer:

This depiction was compiled from unverified public and private sources and is illustrative only. No representation is made as to the accuracy of this information. Parcel boundaries are particularly unreliable. Users make use of this depiction at their own risk.

# Exhibit I: Assessor's Map

88:02

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



**Parcel Notes**

- 5 - 0.13 A
- 10 - 2.89 A
- 21 - 0.25 A
- 30 - RS 16/135/2.5.20 A
- 43 - R3 21/134, 3.760 A, LOT 20

Assessor's Map BK 080, Pg. 02  
County of El Dorado, CA

Rev. July 12, 2006

Acreages Are Estimates

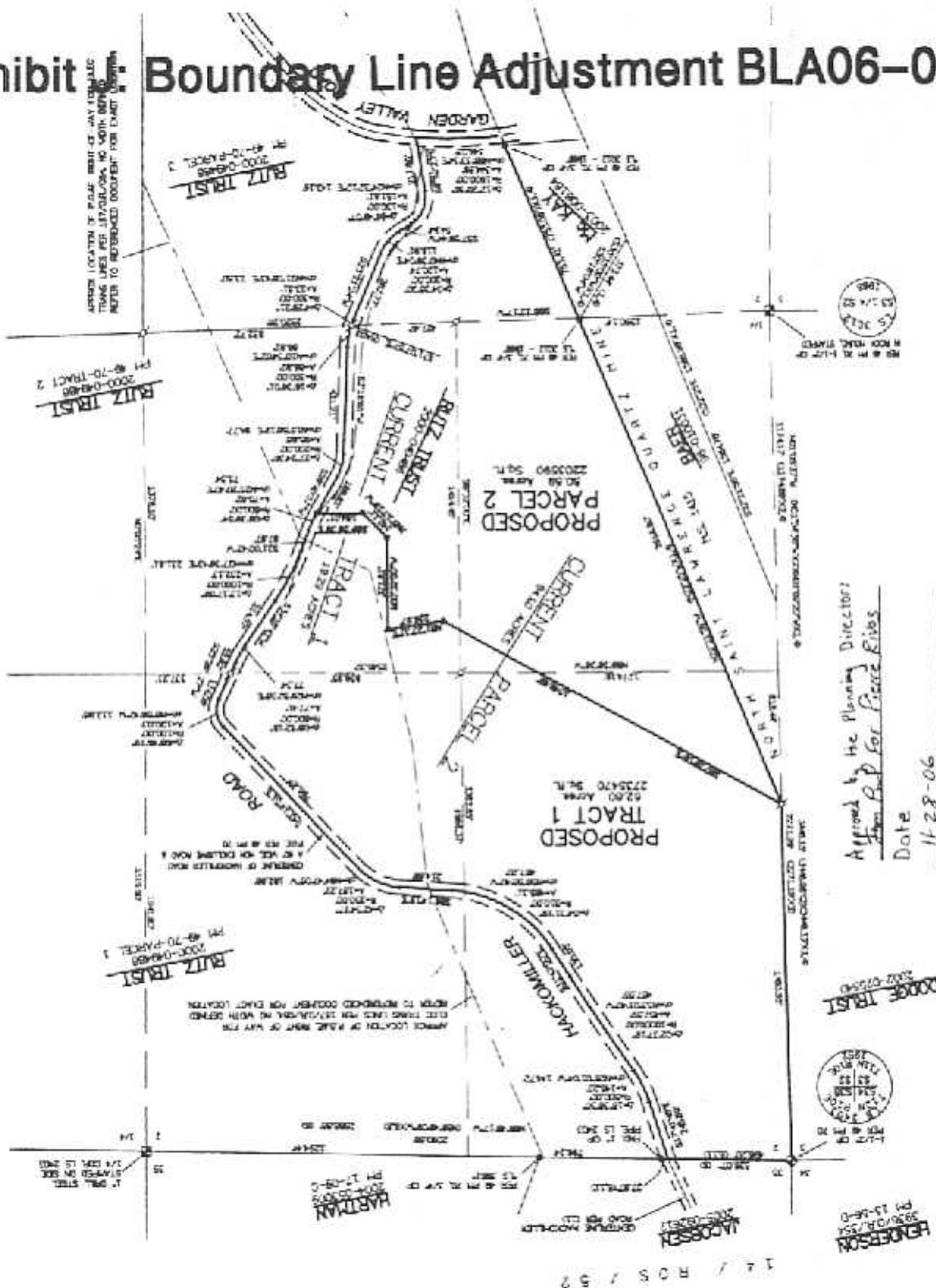
THIS MAP IS FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE ASSessor'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE ASSessor'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE ASSessor'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

# Exhibit 1 Boundary Line Adjustment BLA06-0076

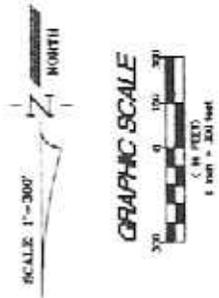
SHEET 2

## PARCEL MAP

BOUNDARY LINE ADJUSTMENT BETWEEN TRACT 1 AND PARCEL 2,  
 49 PM 70, A PORTION OF THE WEST 1/2 OF S 2, T 11 N, R 10 E, MDM,  
 COUNTY OF EL DORADO, STATE OF CALIFORNIA  
 AUGUST 2006



**BASIS OF BEARINGS**  
 THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SAME AS THAT OF THE MAP FILED IN BOOK 49 OF PARCEL MAPS AT PAGE 70, AS PER MONUMENTS FOUND ALONG THE CENTRAL LINE OF MACOMBER ROAD AND SHOWN HEREON.



- LEGEND**
- SET 1-1/4" ID GALVANIZED IRON PIPE FILLED WITH CONCRETE AND AFFIXED WITH BRASS NAIL AND TAG T.S. 7275
  - FOUND MONUMENT AS NOTED
  - FOUND 3/4" REBAR WITH COPPER COLLAR T.S. 60307 PER 49 PM 70
  - GA RECORD DIMENSION PER REFERENCE.

Approved by the Planning Director:  
 \_\_\_\_\_  
 Date: 11-28-06

APR. 2005-CDD-46. 71

# Exhibit K: WAC06-0015, 16, & 17

7-21-06, 20

## PART I

(To be completed by applicant)

### LAND CONSERVATION CONTRACT APPLICATION

NAME Roy & Marilyn Rutz PHONE ( 530 ) 333-3738  
\_\_\_\_\_  
PHONE ( \_\_\_\_\_ ) \_\_\_\_\_  
\_\_\_\_\_  
PHONE ( \_\_\_\_\_ ) \_\_\_\_\_

MAILING ADDRESS 5800 Hackmiller Road, Garden Valley, CA 95633

ASSESSOR'S PARCEL NO.(s): (attach legal description if portion of parcel)

088-020-78, 72, (BLA pending) 088-020-72, 79, 81 & 82

TYPE OF AGRICULTURAL PRESERVE (Check one):

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

NUMBER OF ACRES TO BE CONSIDERED UNDER THIS CONTRACT 307.51

WATER SOURCE GDPUD PRESENT ZONING AE

YEAR PROPERTY PURCHASED 1973

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>Containment and separation fences</u>	\$ <u>26,485.00</u>
<u>Barn/shop</u>	<u>60,000.00</u>
<u>Stockwater pond</u>	<u>9,600.00</u>
<u>Agricultural roads</u>	<u>26,000.00</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.

Hay storage barn \_\_\_\_\_

Corrals \_\_\_\_\_

Grazing improvement \_\_\_\_\_

WHAT IS YOUR CURRENT GROSS INCOME FOR AGRICULTURAL PRODUCTS?

<u>Product</u>	<u>Income</u>
Cattle & Calves _____	\$ <u>3,395.00</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
Total \$	<u>3,395.00</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 _____ 275.51 acres	Comments scattered brush on most
Brush _____ 20.00 acres	Comments minimal grazing
Timber _____ 10.00 acres	Comments not fenced
Christmas trees _____ acres	Comments _____
Grapes _____ acres	Comments _____
Farmstead _____ 2.00 acres	Comments _____

TOTAL ACRES 308.00 1 (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 plan on exploring a long term lease for vineyard or other crop on part, primarily parcel 73.

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

7-21-06  
Date

Roy Lee Mauldin, Jr.  
Signature of Applicant

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT**

STATE OF CALIFORNIA

COUNTY OF EL DORADO

On 7-21-06 before me, Susan K. SAY, a NOTARY  
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared, Roy Rutz and MARILYN Rutz

~~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.

Susan K. Say (SEAL)  
NOTARY PUBLIC SIGNATURE



**OPTIONAL INFORMATION**

TITLE OR TYPE OF DOCUMENT \_\_\_\_\_

DATE OF DOCUMENT \_\_\_\_\_ NUMBER OF PAGES \_\_\_\_\_

SIGNER(S) OTHER THAN NAMED ABOVE \_\_\_\_\_

AGRICULTURAL CAPITOL OUTLAY  
CONTAINMENT AND SEPARATION FENCING  
(2006 dollars)

Roy & Marilyn Rutz  
5800 Hackomiller Road  
Garden Valley, CA 95633

<u>Calculated cost per mile (5,280 ft)</u>	
440 Class 133 6' studded T posts @ \$5	\$2,200
16 Rolls barbed wire @ \$50	\$ 800
250 hours labor @ \$10	<u>\$2,500</u>
	\$5,500 per mile

Length of fencing

.75, North boundary  
1.13, Along roads  
.50, South boundary  
.50, East boundary  
.50, E/W cross fence  
.50, N/S cross fence  
.25, South field  
4.13 Miles @ \$ 5,500

\$22,715

30 Corner & gate posts @ \$75  
10 Gates @ \$150

\$2,250

\$1,500

\$26,465

Gates

4 in cluster  
1 West end of cross fence  
1 South end of cross fence at dam  
4 along road

Corner posts

4 on North line  
2 on East line  
3 on south line  
11 along Hackomiller Rd.  
1 at west end of cross fence  
5 at cluster  
2 at dam  
6 along driveway

**WAC 06-0015**

August 15, 2006

**PART I**

(to be completed by applicant)

**LAND CONSERVATION CONTRACT APPLICATION**

NAME Tim Thompson c/o David Becker  
Barbara Thompson c/o David Becker

PHONE (530)676-6464  
PHONE (530)676-6464

MAILING ADDRESS 3161 Cameron Park, 95682 Drive, Suite 225 Cameron Park, CA 95682

ASSESSOR'S PARCEL NO.(s): (attache legal description if portion of parcel)  
APN 088-020-70

TYPE OF PRESERVE (Check one)

William son Act Contract (10-roll-out)   X    
Farmland Security Zone ((20-roll-out)       

NUMBER OF ACRES TO BE CONSIDERED UNDER THIS CONTRACT 50.6 Acres

WATER SOURCE El Dorado County Irrigation District PRESENT ZONING AE

YEAR PROPERTY PURCHASED 1973

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

List specific items or improvements with each value for each.

<u>Improvement(s)</u>	<u>Value</u>
Fence 8,400 ft. @ \$1.40/ ft. =	\$20,160
Improvement structures	2,145

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**Total Capital Outlay** **\$22,205**

**PART I**

(continued, page 2)  
(to be completed by applicant)

If improvements total under \$10,000 explain what agricultural capital improvements will be made in the next three years.

Meets and exceeds minimum capital outlay requirements with **\$22,205 TOTAL** capital

WHAT IS YOUR CURRENT GROSS INCOME FOR AGRICULTURAL PRODUCTS?

<u>Product</u>	<u>Income</u>
Present cattle @ 3 head @ 750# each @ \$0.89.40 lb =	\$2,011.50
Timber 2,583 bf/yr X \$0.186/bf =	\$ 480.00
<b>Total Annual Gross Income</b>	<b>\$ 2,491</b>
	<b>Total \$ 2,491</b>

\* Value based on 2005 El dorado County Crop Report. Survey prepared by the El Dorado County Department of Agriculture.

\*\*Value, tons per acre and price per ton based on 2005 El dorado County Winegrape Survey weighted average price. Survey prepared by the El Dorado County Department of Agriculture.

NOTE: Total gross income must exceed \$13,500 per year for high intensity farming (orchards, vineyard, 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?

Meets and exceeds minimum income requirements with \$2,491 TOTAL income for low intensity farming ((grazing) agricultural operations.

As shown in the attached Farm Management Plan the enterprise will be at full capacity in 3 years. At full capacity with 12 head @ 750# each @ \$0.89.40 lb the cattle operation will produce \$8,046 annually. This is in addition to the timber production of the parcel @ \$480 annually. Total production will be \$8,526 annually in 2009.

**TOTAL PRODUCTION IN (3) THREE YEARS WILL BE \$8,526.**

**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 _____
Irrigated pasture _____	acres	Date planted _____
Crop land _____	acres	Date planted _____
Pear trees _____	acres	Date planted _____
Dry grazing _____ 56	acres	Date planted _____
Brush _____	acres	Date planted _____
Timber _____ 20	acres	Date planted _____
Christmas trees _____	acres	Date planted _____
Grapes _____	acres	Date planted _____
Grapes _____	acres	Date planted _____

TOTAL ACRES 56 (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.

As shown in the attached Farm Management Plan the enterprise will be at full capacity in 3 years. At full capacity with 12 head @ 750# each @ \$0.89.40 lb the cattle operation will produce \$8,048 annually. This is in addition to the timber production of the parcel @ \$480 annually.

Total Production in (3) Three Years Will Be \$8,526.

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

\_\_\_\_\_  
Date

Barbara E. Thompson  
Signature of Applicant

*Thompson*

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT**

STATE OF CALIFORNIA )

COUNTY OF El Dorado )

On 7-24-06 before me, Susan K. SAY - a Notary Public  
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared, BARBARA Thompson and Tim Thompson  
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~~/they executed the same in ~~his~~/their authorized capacity(ies), and that by ~~his~~/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.

Susan K. Say (SEAL)  
NOTARY PUBLIC SIGNATURE



**OPTIONAL INFORMATION**

TITLE OR TYPE OF DOCUMENT \_\_\_\_\_  
DATE OF DOCUMENT \_\_\_\_\_ NUMBER OF PAGES \_\_\_\_\_  
SIGNER(S) OTHER THAN NAMED ABOVE \_\_\_\_\_

August 15, 2006

**PART I**

(to be completed by applicant)

**LAND CONSERVATION CONTRACT APPLICATION**

NAME John Roe c/o David Becker PHONE (530)676-6464  
Dana Roe c/o David Becker PHONE (530)676-6464

MAILING ADDRESS 3161 Cameron Park, 95682 Drive, Suite 225 Cameron Park, CA 95682

ASSESSOR'S PARCEL NO.(s): (attache legal description if portion of parcel)  
APN 088-020- 80

TYPE OF PRESERVE (Check one)

William son Act Contract (10-roll-out)  X   
Farmland Security Zone ((20-roll-out) \_\_\_\_\_

NUMBER OF ACRES TO BE CONSIDERED UNDER THIS CONTRACT 62.8 Acres

WATER SOURCE El Dorado County Irrigation District PRESENT ZONING AE

YEAR PROPERTY PURCHASED 1973

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

List specific items or improvements with each value for each.

<u>Improvement(s)</u>	<u>Value</u>
Fence 8,400 ft. @ \$1.40/ ft. =	\$20,160
Improvement Structures	21,678

---

**Total Capital Outlay** **\$41,838**

**PART I**

(continued, page 2)  
(to be completed by applicant)

If improvements total under \$10,000 explain what agricultural capital improvements will be made in the next three years.

Meets and exceeds minimum capital outlay requirements with \$41,838 TOTAL capital

outlay for agricultural operations.

WHAT IS YOUR CURRENT GROSS INCOME FOR AGRICULTURAL PRODUCTS?

<u>Product</u>	<u>Income</u>
Present cattle @ 3 head @ 750# each @ \$0.89.40 lb =	\$2,011.50
Timber 2,583 bf/yr X \$0.186/bf =	\$ 480.00
<hr/>	<hr/>
<b>Total Annual Gross Income</b>	<b>\$ 2,491</b>
	Total \$ <u>2,491</u>

\* Value based on 2005 El dorado County Crop Report. Survey prepared by the El Dorado County Department of Agriculture.

\*\*Value, tons per acre and price per ton based on 2005 El dorado County Winegrape Survey weighted average price. Survey prepared by the El Dorado County Department of Agriculture.

NOTE: Total gross income must exceed \$13,500 per year for high intensity farming (orchards, vineyard, 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?

Meets and exceeds minimum income requirements with \$2,491 TOTAL income for low intensity farming ((grazing) agricultural operations.

As shown in the attached Farm Management Plan the enterprise will be at full capacity in 3 years. At full capacity with 12 head @ 750# each @ \$0.89.40 lb the cattle operation will produce \$8,046 annually. This is in addition to the timber production of the parcel @ \$480 annually. Total production will be \$8,526 annually in 2009.

**TOTAL PRODUCTION IN (3) THREE YEARS WILL BE \$8,526.**

**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 _____
Irrigated pasture _____	acres	Date planted _____
Crop land _____	acres	Date planted _____
Pear trees _____	acres	Date planted _____
Dry grazing _____ 56	acres	Date planted _____
Brush _____	acres	Date planted _____
Timber _____ 20	acres	Date planted _____
Christmas trees _____	acres	Date planted _____
Grapes _____	acres	Date planted _____
Grapes _____	acres	Date planted _____

TOTAL ACRES 62.8 (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.

As shown in the attached Farm Management Plan the enterprise will be at full capacity in 3 years. At full capacity with 12 head @ 750# each @ \$0.89.40 lb the cattle operation will produce \$8,046 annually. This is in addition to the timber production of the parcel @ \$480 annually.

Total Production in (3) Three Years Will Be \$8,526.

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

10-7-06  
Date

*John Roe*  
Signature of Applicant

JOHN ROE

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT**

STATE OF CALIFORNIA )

COUNTY OF EL DORADO )

On 7-24-06 before me, Susan K. SAY - a Notary Public  
DATE NAME, TITLE OF OFFICER E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared, DANA Roe and John Roe  
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~~ they executed the same in ~~his~~ their authorized capacity(ies), and that by ~~his~~ 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.

Susan K. Say (SEAL)  
NOTARY PUBLIC SIGNATURE



**OPTIONAL INFORMATION**

TITLE OR TYPE OF DOCUMENT \_\_\_\_\_  
DATE OF DOCUMENT \_\_\_\_\_ NUMBER OF PAGES \_\_\_\_\_  
SIGNER(S) OTHER THAN NAMED ABOVE \_\_\_\_\_

EXHIBIT A TO WILLIAMSON ACT CONTRACT (proposed)

The legal descriptions for this portion will be prepared and approved as a result of the pending BLA. The legal descriptions will be a modification of the lands described in the following pages bearing APNs -070 & -071.