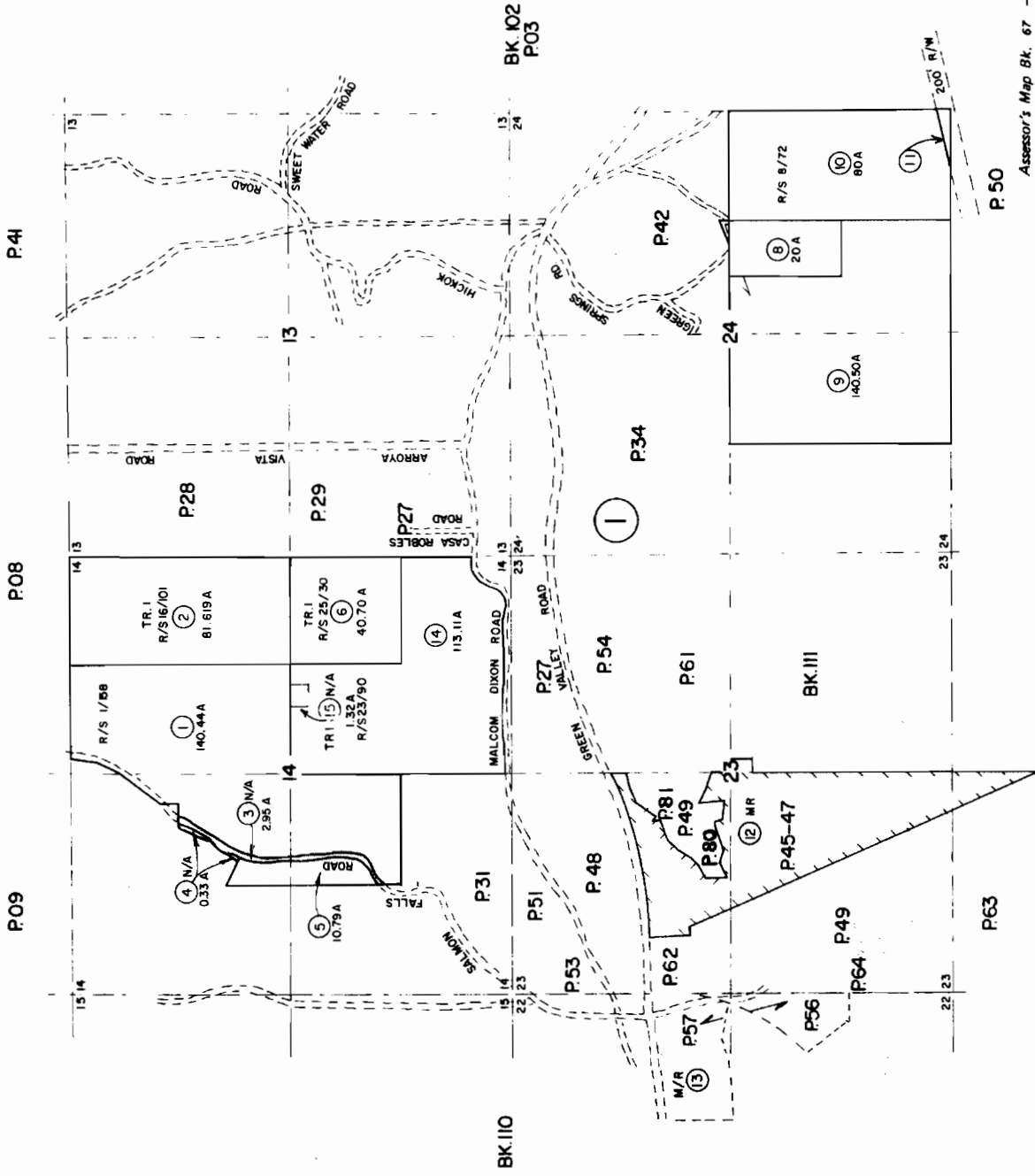
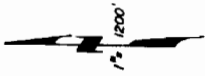


EXHIBIT A: Location Map



EXHIBIT B: Assessor's Map



NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 67 - Pg. 05
County of El Dorado, California
JAN 14 2002

EXHIBIT C: General Plan Land Use Map

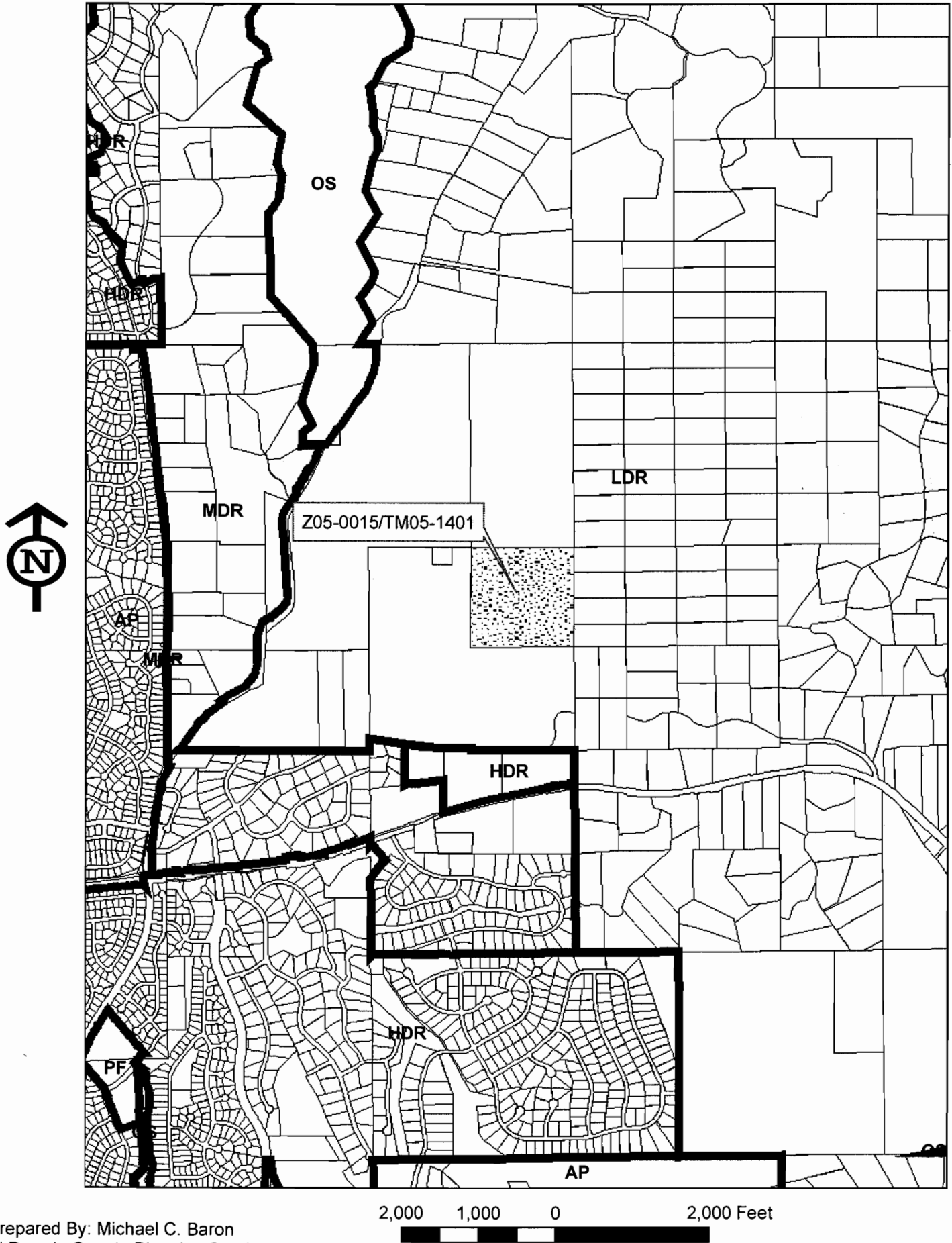


EXHIBIT D: Zoning Map

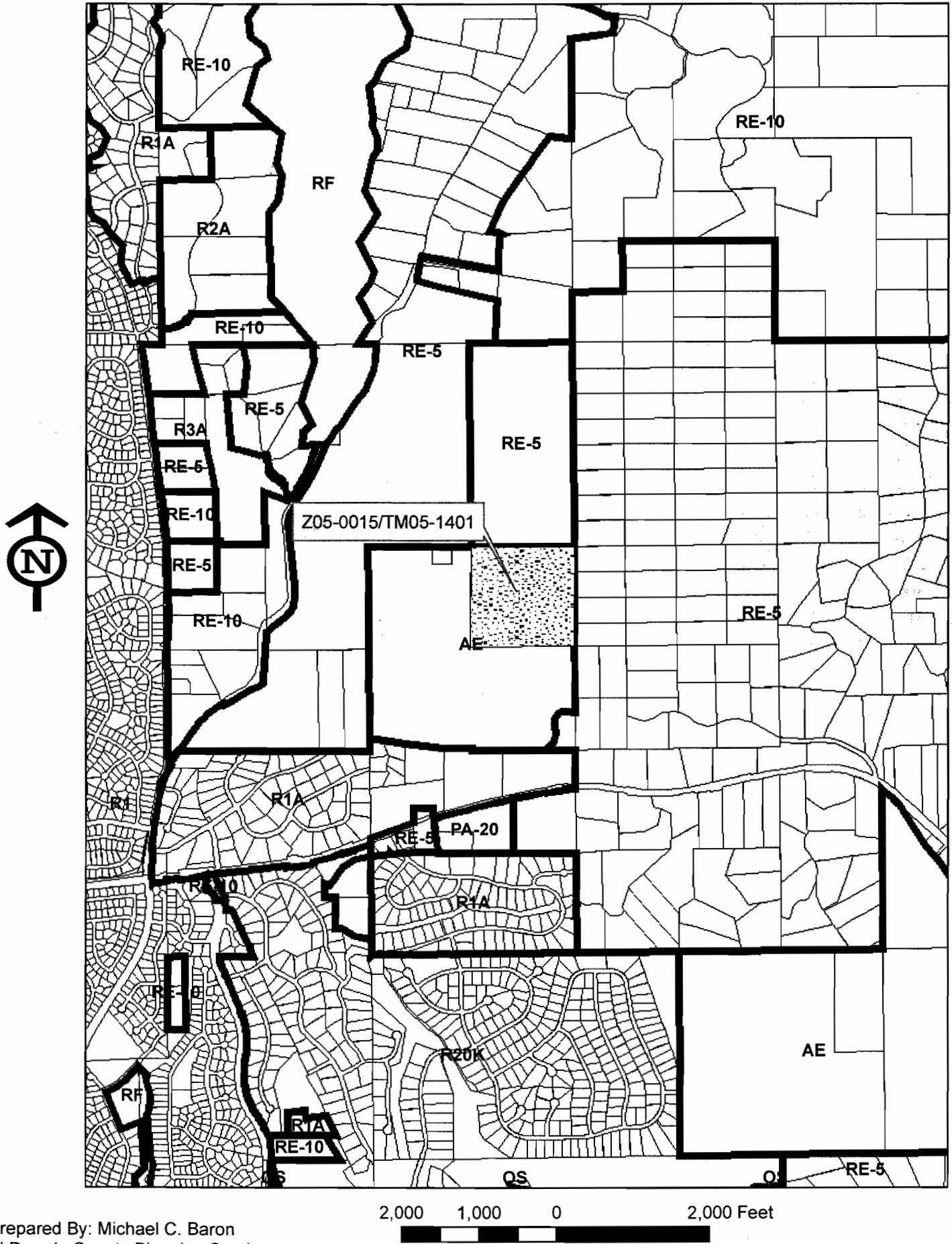


Exhibit E: TENTATIVE SUBDIVISION MAP MALCOLM DIXON ROAD PROPERTY COUNTY OF EL DORADO, CALIFORNIA



PROJECT NOTES

OWNER/APPLICANT
 QAN FINANCIAL LLC
 840 48TH STREET, SUITE 0
 CARROLLA, CA 95630
 CONTACT: MARTIN BOONE
 PHONE: (925) 444-5021

PLANNER
 NORTH COAST RESOURCE MANAGEMENT
 PO BOX 293 - 1417 MARKET STREET
 WALNUT GROVE, CA 95620
 CONTACT: KAYCE EDWARDS
 PHONE: (916) 774-4500

ASSESSOR'S PARCEL NUMBERS
 126-100-43

AREA
 40.4± ACRES NET

EXISTING ZONING
 R1

PROPOSED ZONING
 RE-5

EXISTING USE
 VACANT

PROPOSED USE
 SINGLE FAMILY RESIDENTIAL

MINIMUM PARCEL AREA
 5.0± AC

NUMBER OF LOTS PROPOSED
 8 RURAL ESTATE RESIDENTIAL LOTS

LOT/ACRE INTERVAL
 1 FEET INTERVALS

WATER SERVICE
 PRIVATE WELL

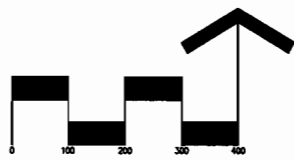
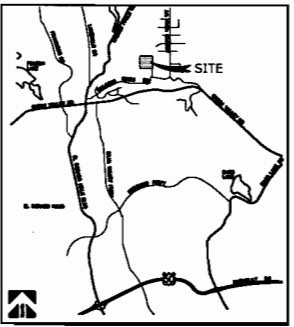
TOPOGRAPHY SOURCE
 AERIAL PHOTOGRAPHY & FIELD SURVEY

SEWER SERVICE
 PRIVATE SEPTIC

FIRE PROTECTION
 CALIFORNIA DEPARTMENT OF FORESTRY

PARCEL SUMMARY (5.0± AC MIN. PARCELS)

LOT	ACRES
1	5.0± AC
2	5.0± AC
3	5.0± AC
4	5.0± AC
5	5.0± AC
6	5.0± AC
7	5.0± AC
8	5.6± AC
TOTAL	40.4± AC



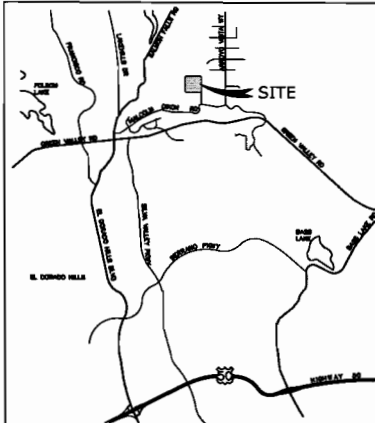
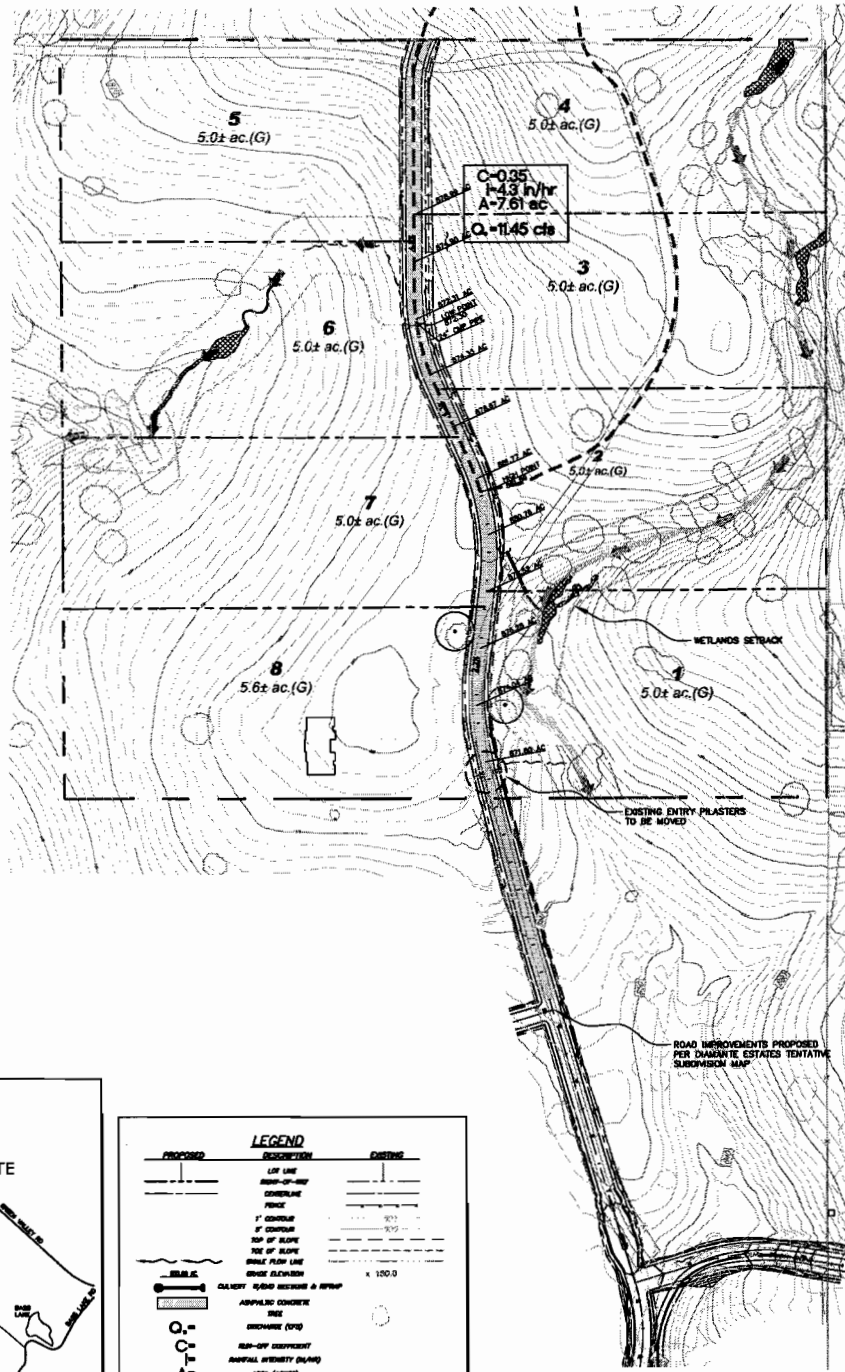
REVISIONS:

DATE	DESCRIPTION
JULY 22, 2009	
JULY 16, 2007	
JUNE 8, 2006	
JANUARY 6, 2006	
JULY 15, 2005	

PREPARED BY:
 NORTH COAST RESOURCE MANAGEMENT
 CENTRAL VALLEY DIVISION
 1417 MARKET STREET
 WALNUT GROVE, CA 95620
 P 916.774.4900 F 916.774.4911

Exhibit F: GRADING AND DRAINAGE EXHIBIT MALCOLM DIXON ROAD PROPERTY COUNTY OF EL DORADO, CALIFORNIA

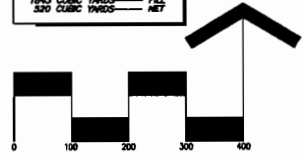
COUNTY OF EL DORADO
 CLAYTON
 PLANNING DEPARTMENT



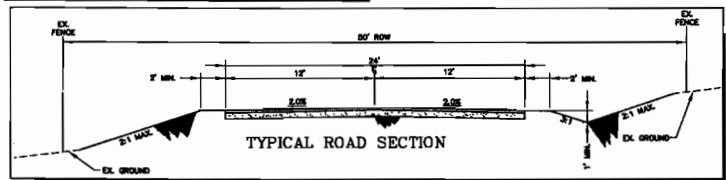
LEGEND	
PROPOSED	EXISTING

ENGINEER'S EARTHWORK ESTIMATE

2363 CUBIC YARDS	CLUT
1243 CUBIC YARDS	FLE
520 CUBIC YARDS	NET



REVISED: JULY 26, 2007
JULY 15, 2005

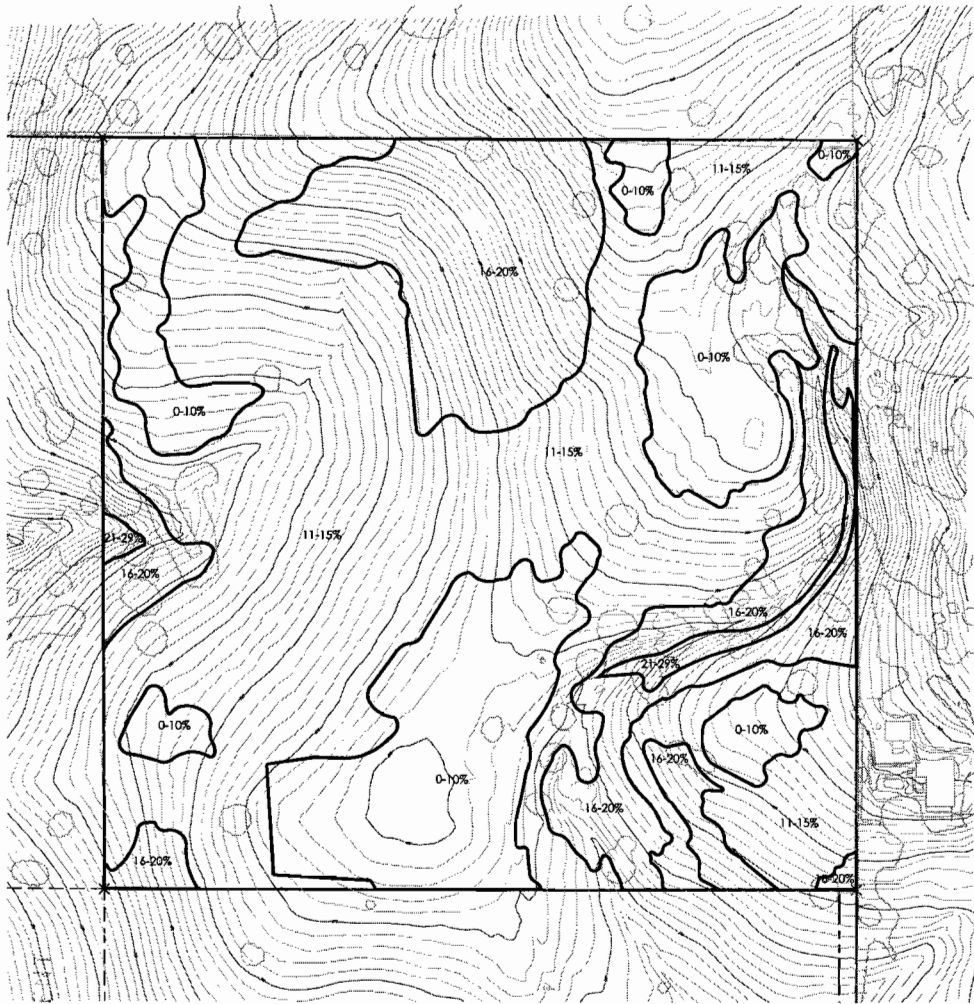


NORTH COAST RESOURCE MANAGEMENT
 CENTRAL VALLEY DIVISION
 14147 MARKET STREET
 WALNUT GROVE, CA 95690
 P 916.776.4900 F 916.776.4911

NOTE: PLANS MADE OR REVISED UNDER REPAIR BY DR. WALLACE OF CALIFORNIA, INC.

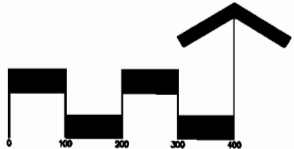
C:\Users\jwallace\My Documents\Projects\ElDorado\ElDorado.mxd, No. 13,026-04, 07-27-08

Exhibit G: SLOPE ANALYSIS
MALCOLM DIXON ROAD PROPERTY
 EL DORADO COUNTY, CALIFORNIA



COUNTY OF EL DORADO
 PLANNING DEPARTMENT

SLOPE SUMMARY	
CATEGORY	% OF TOTAL AREA
0-10%	24%
11-15%	54%
16-20%	21%
21-29%	1%



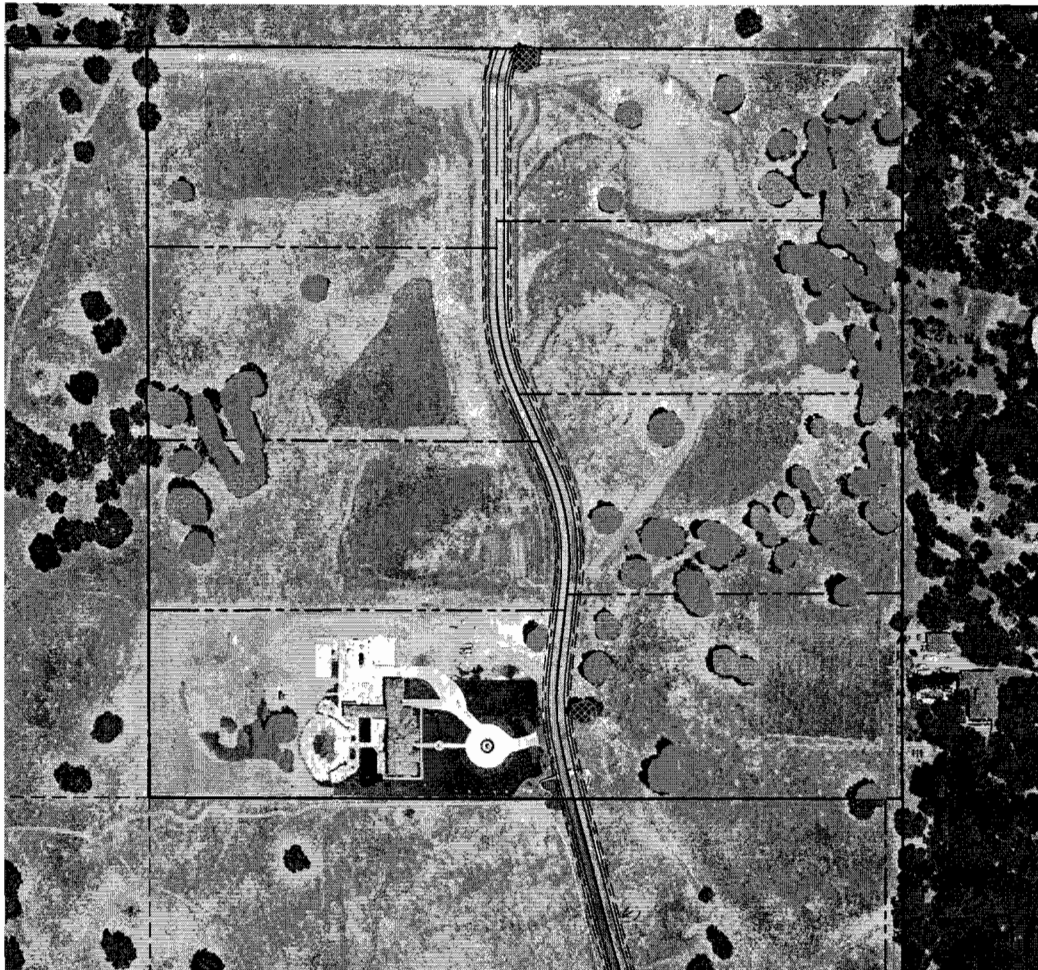
REVISED: JULY 22, 2009
 JULY 16, 2007
 JUNE 8, 2006
 JANUARY 6, 2006
 JULY 15, 2005



NORTH COAST RESOURCE MANAGEMENT
 CENTRAL VALLEY DIVISION
 14147 MARKET STREET
 WALNUT GROVE, CA 95690
 P 916.776.4900 F 916.776.4911

Prepared by: [Illegible] Date: [Illegible]

Exhibit H: TREE LOCATION / PRESERVATION EXHIBIT
MALCOLM DIXON ROAD PROPERTY
 COUNTY OF EL DORADO, CALIFORNIA



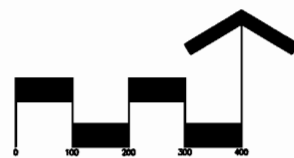
COUNTY OF EL DORADO
 PLANNING DEPARTMENT

LEGEND

-  EXISTING TREE CANOPY
-  EXISTING TREE CANOPY TO BE REMOVED

TOTAL SITE CANOPY	33 AC (8% OF PROJECT SITE)
CANOPY TO BE REMOVED	01 AC (21% OF PROJECT SITE)
RETAINED TREE CANOPY	32 AC (99.8% OF PROJECT SITE)

NOTE: 21% CANOPY REMOVAL BY ROAD GRADING SHALL BE SUBJECT TO MITIGATION OPTION A AS DESCRIBED IN THE EL DORADO COUNTY OAK WOODLANDS MANAGEMENT PLAN.



REVISED: JULY 21, 2009
 JULY 15, 2005



NORTH COAST RESOURCE MANAGEMENT
 CENTRAL VALLEY DIVISION
 14147 MARKET STREET
 WALNUT GROVE, CA 95690
 P 916.776.4900 F 916.776.4911

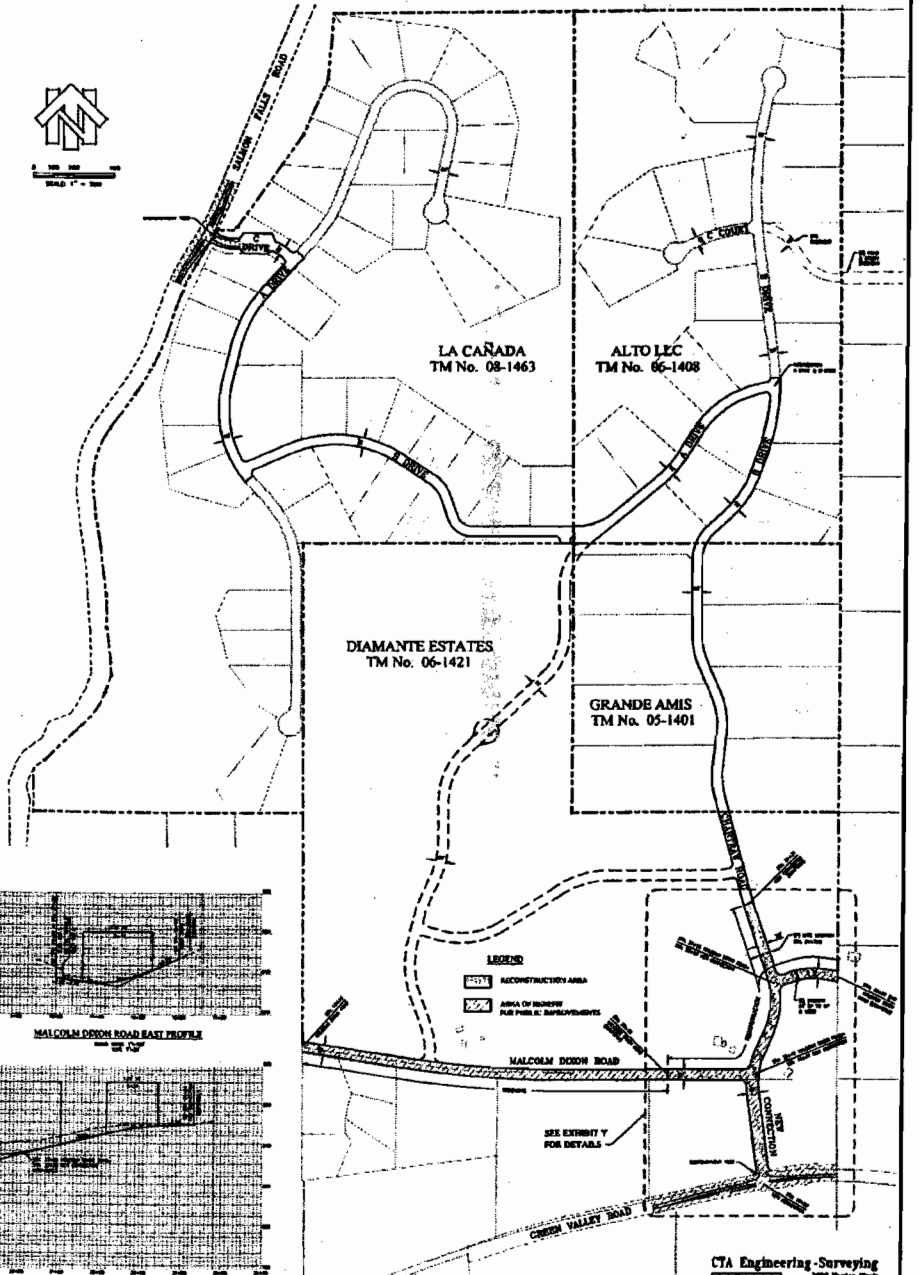
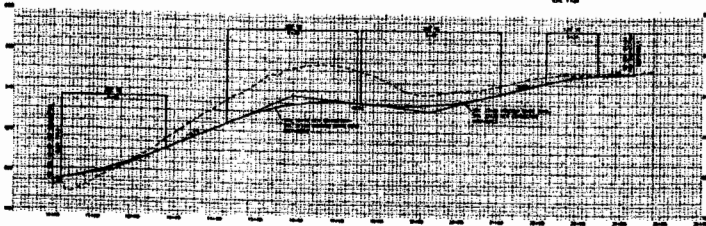
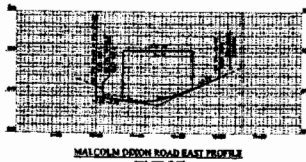
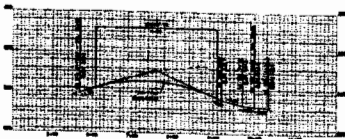
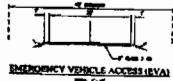
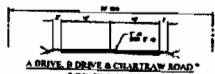
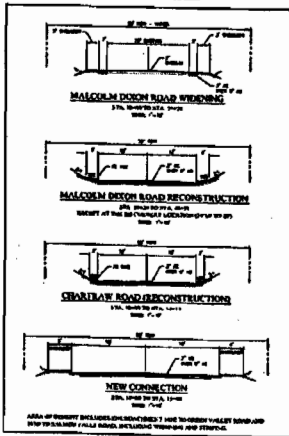
County of El Dorado, California, Planning Department, 14147 Market Street, Walnut Grove, CA 95690, Tel: 916.776.4900, Fax: 916.776.4911

EXHIBIT I: SALMON FALLS/GREEN VALLEY CIRCULATION PLAN (EXHIBIT X)

SALMON FALLS / GREEN VALLEY CIRCULATION PLAN

EXHIBIT X
EL DORADO COUNTY, CALIFORNIA
OCTOBER, 2000

AREA OF BENEFIT



CTA Engineering - Surveying
1000 Market Street
San Francisco, CA 94102
415.774.0000
Fax: 415.774.0000

EXHIBIT J: Ag. Commission Recommendation
COUNTY OF EL DORADO



AGRICULTURAL COMMISSION

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

Howard Neilsen, Chair – Livestock Industry
Greg Boeger, Vice-chair – Agricultural Processing Industry
Edio Delfino – Fruit and Nut Farming Industry
David Pratt – Fruit and Nut Farming Industry
Lloyd Walker – Other Agricultural Interests
Gary Ward – Livestock Industry
John Winner – Forestry/Related Industries

MEMORANDUM

DATE: April 21, 2006

TO: Daniel Hamilton
Planning Services

FROM: Howard Neilsen
Chair

SUBJECT: Z 05-15 & TM 05-1401/Daniel Chartraw requesting to sub-divide a 40.07 acre Exclusive Agriculture (AE) zoned parcel to create eight (8) parcels and to rezone to Estate Residential Five-Acre (RE-5); Parcel is adjacent to agricultural lands in current operation

05 APR 27 PM 12:22
FILED
PLANNING DEPARTMENT

During the Agricultural Commission's regularly scheduled meeting held on April 12, 2006, the following discussion and motion occurred regarding Daniel Chartraw's request to sub-divide and rezone a parcel.

Steve Burton informed the Commission that on April 5, 2006, he conducted a site visit on the subject parcel. The parcel is 40 acres, zoned AE, and is located in the El Dorado Hills area. The subject parcel, as well as the surrounding AE parcels, are not currently in agricultural production**, not in an Agricultural District, no longer in an active Williamson Act Contract, and contain no Prime/Choice Soils. The parcels to the East are all zoned RE-5 and the remaining AE parcels have been surrounded by residential uses. Any prior agricultural use of this land and the other AE parcels in this area would historically have been for grazing.

***Clerk's Note: "Parcel is adjacent to agricultural lands in current operation" as stated in the Agenda Item heading, was submitted by the Project Planner/Planning Services*

Robert Holderness, attorney representing the applicant, stated that the proposed project (1) Is consistent with the Rural Residential (RR) land use designation as identified in the General Plan and (2) Is consistent with General Plan Policy 8.1.4.1, as it will not produce conflicts between residential and agricultural uses as there are no agricultural operations in the vicinity. In addition, there are two (2) adjacent parcels, with different owners, that are also being planned for development.

Roger Trout notified the Commission that Mr. Holderness had misspoke regarding the land use designation. The parcel is actually Low Density Residential (LDR). Also, Mr. Trout stated that the General Plan Policy that needs to be addressed is actually 8.1.3.1, which states that agriculturally zoned lands, including Williamson Act properties, shall be buffered from

increase in density on adjacent lands by requiring a minimum of 10 acres for any parcel created adjacent to such lands. The issue, according to Mr. Trout, is that the old Dixon Ranch was a larger AE-zoned parcel that now has three (3) owners, which are developers, with only one (1) of the owners currently requesting a rezone and sub-divide. Under General Plan Policy 8.1.3.1, the adjacent AE-zoned parcels would require that the minimum parcel size created on the subject parcel would be 10 acres and not the requested 5 acre lots. Mr. Trout stated that he had recommended that all three (3) developers come together at the same time with a rezone and their tentative parcel maps so that Planning Services could coordinate the rezone at the same time and make the consistency findings if it was determined that the parcel(s) were no longer suitable for agriculture and grazing lands.

Joel Korotkin, attorney representing Alto, LLC, which owns an adjacent AE-zoned 80 acre parcel, stated that he had submitted a letter to the Ag Commission requesting that this item be continued until a pending legal dispute is resolved regarding an easement. The hearing on this dispute will be heard tomorrow morning, April 13, 2006, in El Dorado County Superior Court. Mr. Korotkin also stated that their parcel is ready to be developed. They are planning to bring a development application forward in the near future and would be interested in following Mr. Trout's recommendation by working cooperatively with the other developers to submit the applications together at the same time.

Several audience members voiced discontent over the rezone and the proposed residential development of the property. They were informed that the Agricultural Commission can only review and make recommendations on the agricultural elements of a project. Mr. Trout explained that the types of concerns that they are voicing can be addressed by the Planning Commission.

Bill Stephans informed the Commission that General Plan Policy 8.1.3.1 does not talk about "use" but about "agriculturally-zoned lands", which includes AE, and has nothing to do with the current use. Therefore, he agrees with Mr. Trout that the minimum 10 acre parcel requirement is appropriate under this policy.

It was moved by Mr. Winner and seconded by Mr. Pratt that the Agricultural Commission recommend denial of Daniel Chartraw's request to rezone and sub-divide (Z 05-15 & TM 05-1401) APN# 067-051-06 as it does not meet the requirements under General Plan Policy 8.1.3.1. Motion passed.

AYES: Boeger, Delfino, Walker, Pratt, Winner, Neilsen
NOES: None

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

HN:cmt

cc: Daniel Chartraw