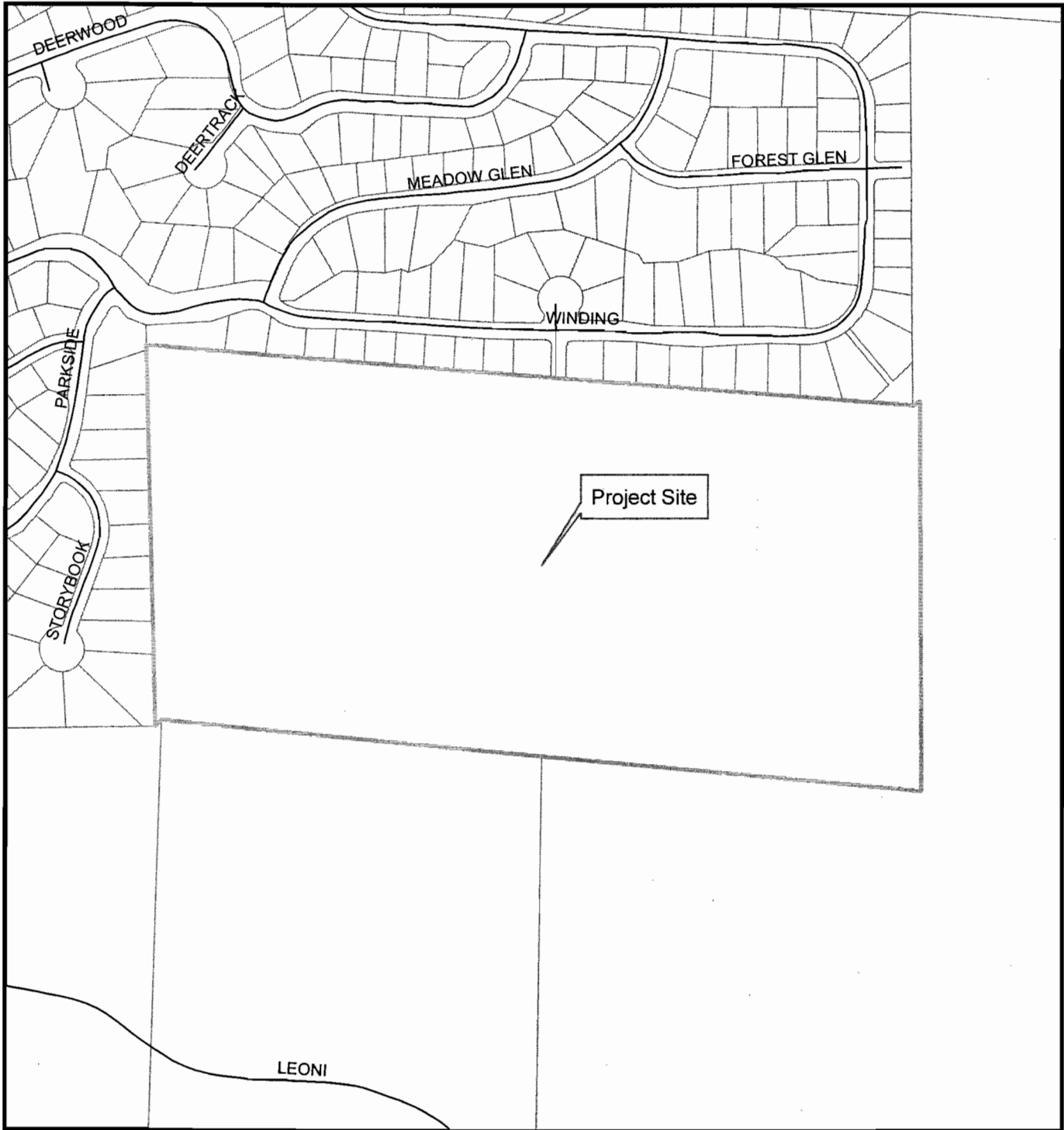
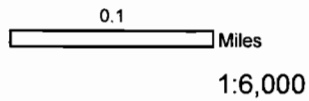


# Location Map



A10-0001/Z09-0003/TM09-1488-Breeden Estates  
APN-041-040-15

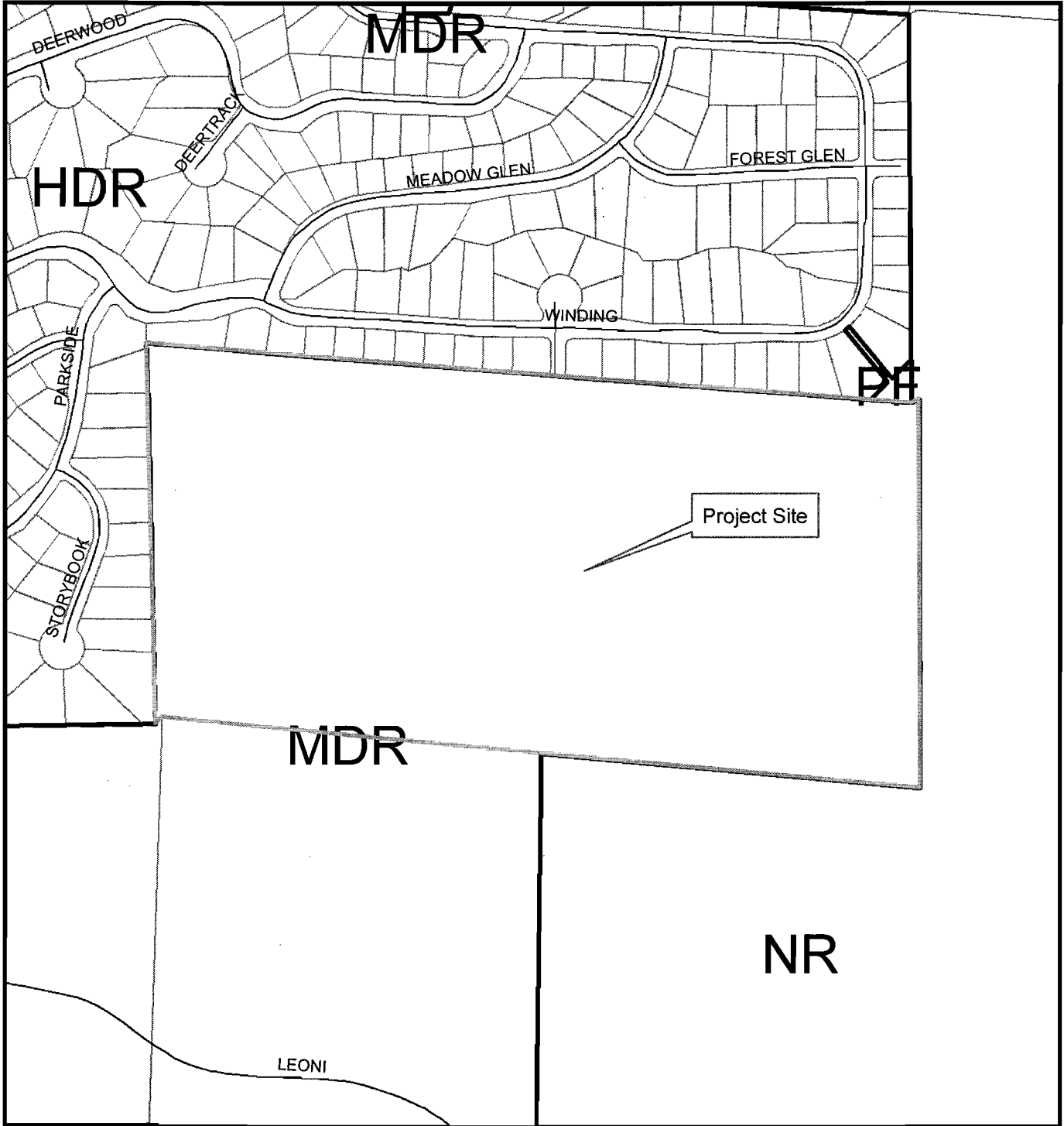


Prepared By:  
Gina Paolini  
Planning Services Department  
April 28, 2010

## Exhibit A



# General Plan Map

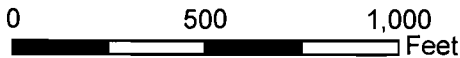


A10-0001/Z09-0003/TM09-1488-Breeden Estates

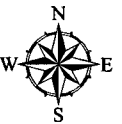
GENERAL PLAN DESIGNATION

APN-105-100-08

NR- Natrual Resources  
MDR- Medium Density Residential  
HDR- High Density Residential



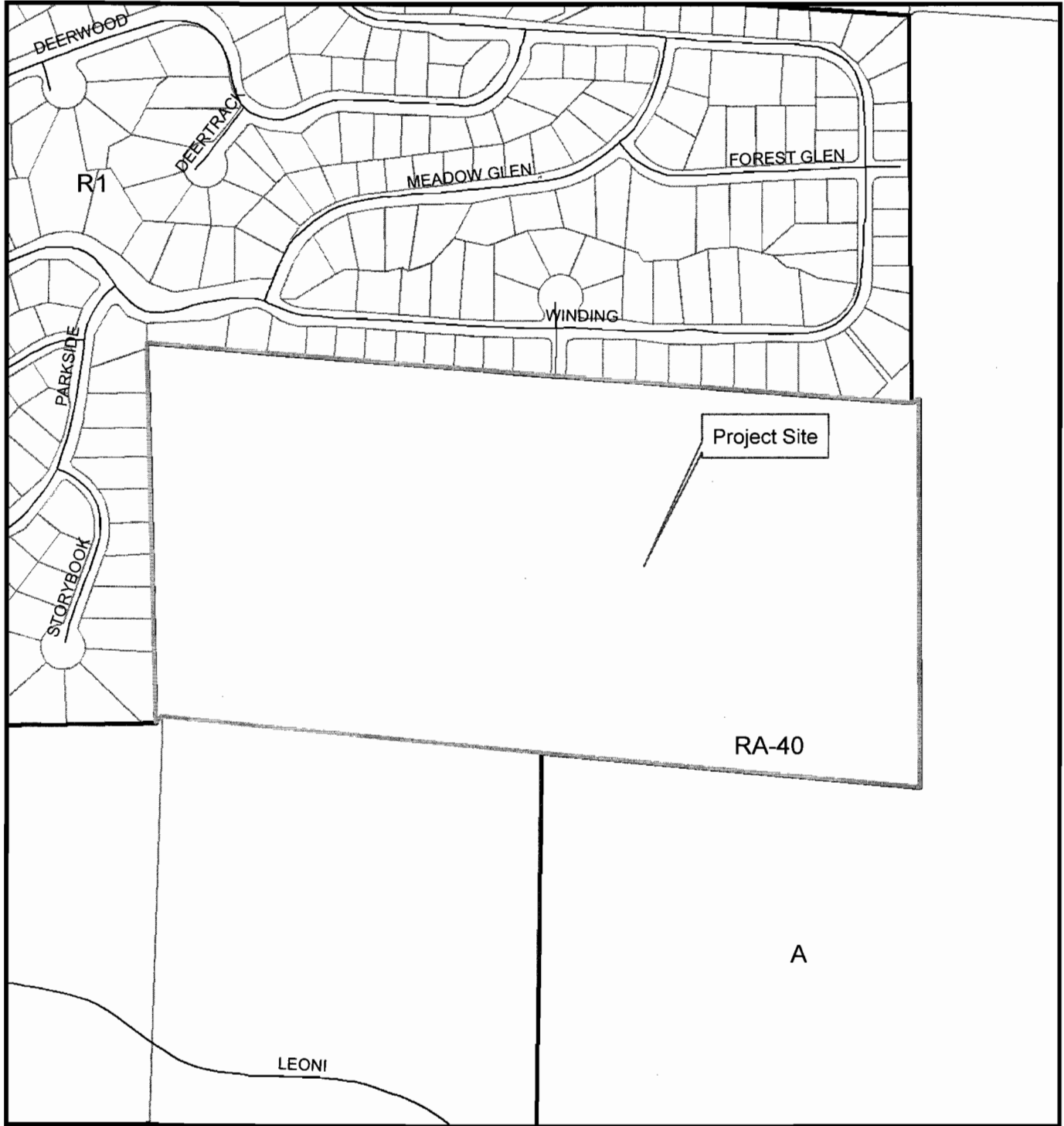
1:6,000



Prepared By:  
Gina Paolini  
Planning Services Department  
April 28, 2010

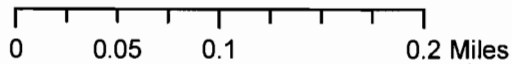
## Exhibit C

# Zoning Map



A10-0001/Z09-0003/TM09-1488-Breeden Estates

APN-041-040-15



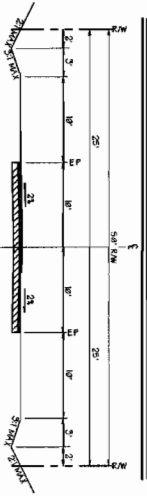
Zoning Districts  
R1- One-Family Residential  
RA-40 - Residential Agricultural- 40 Acre  
A - Agricultural District

1:6,000

Prepared By:  
Gina Paolini  
Planning Services Department  
April 28, 2010

## Exhibit D

Section A-A



Road "A"  
Road "B"

Road A Centerline Tabulation

No.	SECTION	CHORD BEARING & DIST.	CHORD BEARING & DIST.	CHORD BEARING & DIST.	CHORD BEARING & DIST.
1	100+00 TO 100+100	S 89° 58' 00" W 100.00	S 89° 58' 00" W 100.00	S 89° 58' 00" W 100.00	S 89° 58' 00" W 100.00
2	100+100 TO 100+200	S 89° 58' 00" W 100.00	S 89° 58' 00" W 100.00	S 89° 58' 00" W 100.00	S 89° 58' 00" W 100.00
3	100+200 TO 100+300	S 89° 58' 00" W 100.00	S 89° 58' 00" W 100.00	S 89° 58' 00" W 100.00	S 89° 58' 00" W 100.00
4	100+300 TO 100+400	S 89° 58' 00" W 100.00	S 89° 58' 00" W 100.00	S 89° 58' 00" W 100.00	S 89° 58' 00" W 100.00
5	100+400 TO 100+500	S 89° 58' 00" W 100.00	S 89° 58' 00" W 100.00	S 89° 58' 00" W 100.00	S 89° 58' 00" W 100.00
6	100+500 TO 100+600	S 89° 58' 00" W 100.00	S 89° 58' 00" W 100.00	S 89° 58' 00" W 100.00	S 89° 58' 00" W 100.00
7	100+600 TO 100+700	S 89° 58' 00" W 100.00	S 89° 58' 00" W 100.00	S 89° 58' 00" W 100.00	S 89° 58' 00" W 100.00
8	100+700 TO 100+800	S 89° 58' 00" W 100.00	S 89° 58' 00" W 100.00	S 89° 58' 00" W 100.00	S 89° 58' 00" W 100.00
9	100+800 TO 100+900	S 89° 58' 00" W 100.00	S 89° 58' 00" W 100.00	S 89° 58' 00" W 100.00	S 89° 58' 00" W 100.00
10	100+900 TO 100+1000	S 89° 58' 00" W 100.00	S 89° 58' 00" W 100.00	S 89° 58' 00" W 100.00	S 89° 58' 00" W 100.00

Legend

Symbol	Description
—	PROPERTY BOUNDARY
—	RIGHT OF WAY LINE
—	BLVD LINE
—	SETBACK LINE
—	PROPOSED LOT LINE
—	SLOPE AREAS > 5%
—	EXISTING PAVEMENT (APPROXIMATE LOCATION AND WIDTH)
—	PROPOSED PAVEMENT

Setbacks

Feature	Front	Side	Rear
FRONT	30 FEET	30 FEET	30 FEET
SIDE	30 FEET	30 FEET	30 FEET
REAR	30 FEET	30 FEET	30 FEET
NATURAL RESOURCES	30 FEET	30 FEET	30 FEET



# Tentative Subdivision Map

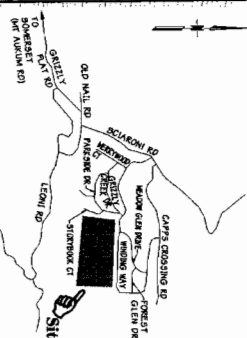
Beaverton Estates - Deer Road - Beaverton Subdivisions  
 BEING A PORTION OF THE S 1/2 OF THE NW 1/4 OF SECTION 14 T. 8. N. R. 15 E. MDK.  
 COUNTY OF EL DORADO STATE OF CALIFORNIA  
 APRIL 2009  
 SHEET 1 of 1



OWNER / APPLICANT: CHRISTINE BROWN, 2705 52ND STREET, SPRINGFIELD, OR 97477  
 MAP PREPARED BY: CARLTON ENGINEERING INC., 5100 S. GARDEN AVENUE, SUITE 100, GARDEN GROVE, CA 92642  
 PHONE: (949) 877-9555

SCALE OF MAP: 1" = 100'  
 CONTOUR INTERVAL: 2 FOOT (2')  
 SOURCE OF TOPOGRAPHY: AERIAL SURVEY  
 SECTION, TOWNSHIP, RANGE: BEING A PORTION OF THE S 1/2 OF SECTION 14 T. 8. N. R. 15 E. MDK.  
 PREPARED FOR: CARLTON ENGINEERING INC.  
 PREPARED DATE: 04-14-09  
 TOTAL NUMBER OF PARCELS: 19  
 MINIMUM PARCEL AREA: 50.0 ACRES  
 WATER SURVEY: WELL  
 SEPTIC: SEPTIC  
 STRUCTURAL FIRE PROTECTION: FIRE PROTECTION DISTRICT  
 DATE OF PREPARATION: APRIL 2009

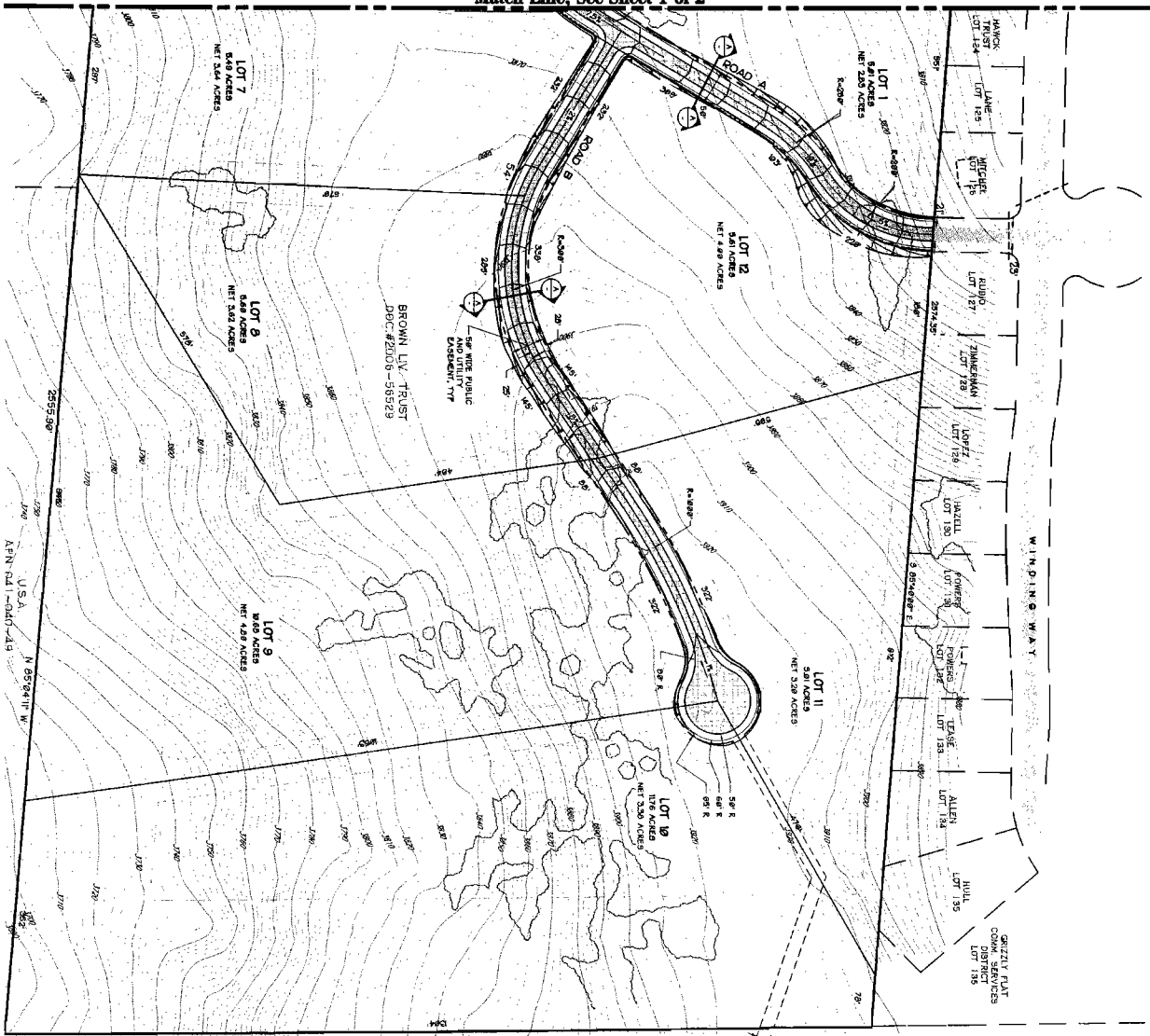
Vicinity Map



PLANNING COMMISSION: \_\_\_\_\_  
 APPROVAL / DENIAL DATE: \_\_\_\_\_  
 BOARD OF SUPERVISORS: \_\_\_\_\_  
 APPROVAL / DENIAL DATE: \_\_\_\_\_

# EXHIBIT E

Match Line, See Sheet 1 of 2



# Preliminary Grading and Drainage Plan

## for Tentative Subdivision Map



*Boulder Estates - Loop Road - Broom Subdivision Job#09-07-07*  
 BEING A PORTION OF THE S 1/2 OF THE NW 1/4 OF  
 SECTION 14 T. 9 N. R. 15 E. MD. 11  
 COUNTY OF EL DORADO STATE OF CALIFORNIA  
 APRIL 2009 1"=80'  
 SHEET 2 of 2



OWNER / APPLICANT:

CHRISTINE BROWN  
 2756 33RD STREET  
 SPONSDFIELD, OR 97477

MAP PREPARED BY:

 CARLTON ENGINEERING, INC.  
 5693 FONDECOSA ROAD  
 SINGLE SPRINGS, CA 95662  
 (530) 877-8016

### Legend

- PROPERTY BOUNDARY
- RIGHT OF WAY LINE
- LOT LINE
- SETPACK LINE
- PROPOSED LOT LINE

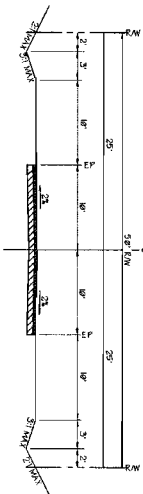
### Percentage of Disturbed Area:

DISTURBED AREA:	228 AC
OVERALL AREA:	757 AC
PERCENTAGE OF DISTURBED AREA:	30%

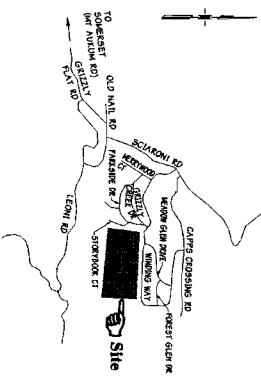
### Estimate Earthwork Quantities:

CUT *	6483 CUBIC YARD
FILL *	4952 CUBIC YARD
NET	23816 CUBIC YARD CUT
* DOW VOLUMES ASSUMING SUBMIT AND SHELVE FACTORS NOT TAKEN INTO ACCOUNT	

### Section A-A

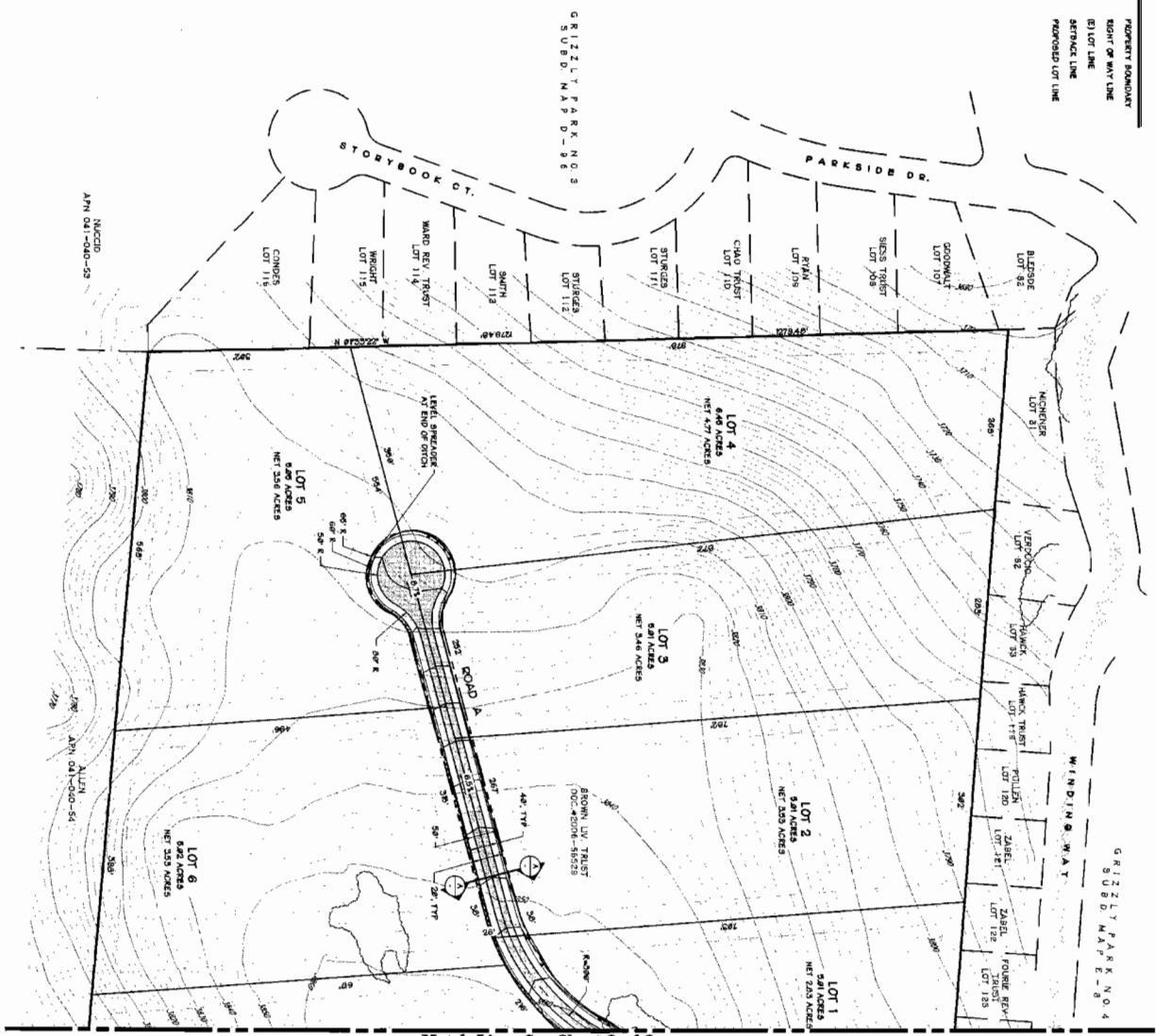


### Vicinity Map



**Legend**

- PROPERTY BOUNDARY
- RIGHT OF WAY LINE
- LOT LINE
- SETBACK LINE
- PROPOSED LOT LINE



Match Line, See Sheet 2 of 2

**Preliminary Grading and Drainage Plan**



**Stardes Estate - Road - Brown Subdivision**  
 BEING A PORTION OF THE 9 1/2 OF THE NW 1/4 OF SECTION 4 T. 8 N. R. 30 E. MD. 14X COUNTY OF EL DORADO STATE OF CALIFORNIA  
 APRIL 2009  
 SHEET 1 of 2



OWNER / APPLICANT: CHRISTINE MONRI  
 2729 32ND STREET  
 SPRINGFIELD, OR 97477  
 MAP PREPARED BY: CALTON ENGINEERING INC.  
 3000 SHINGLE SPRINGS, CA 95602  
 (530) 677-5395

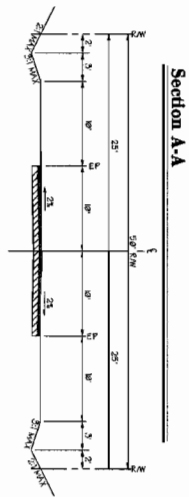
**Percentage of Disturbed Area:**

DISTURBED AREA:	2.50 AC
OVERALL AREA:	75.7 AC
PERCENTAGE OF DISTURBED AREA:	3%

**Estimate Earthwork Quantities:**

CUT *	4485 CUBIC YARD
FILL *	4984 CUBIC YARD
NET	539 CUBIC YARD CUT

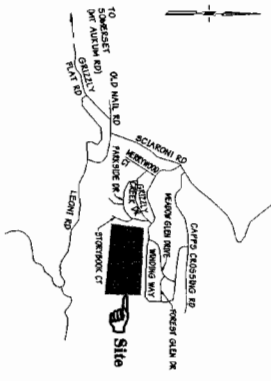
\* RAIN VOLUMES - STRIPPING, SMELT, AND SMALL MACHINES NOT TAKEN INTO ACCOUNT

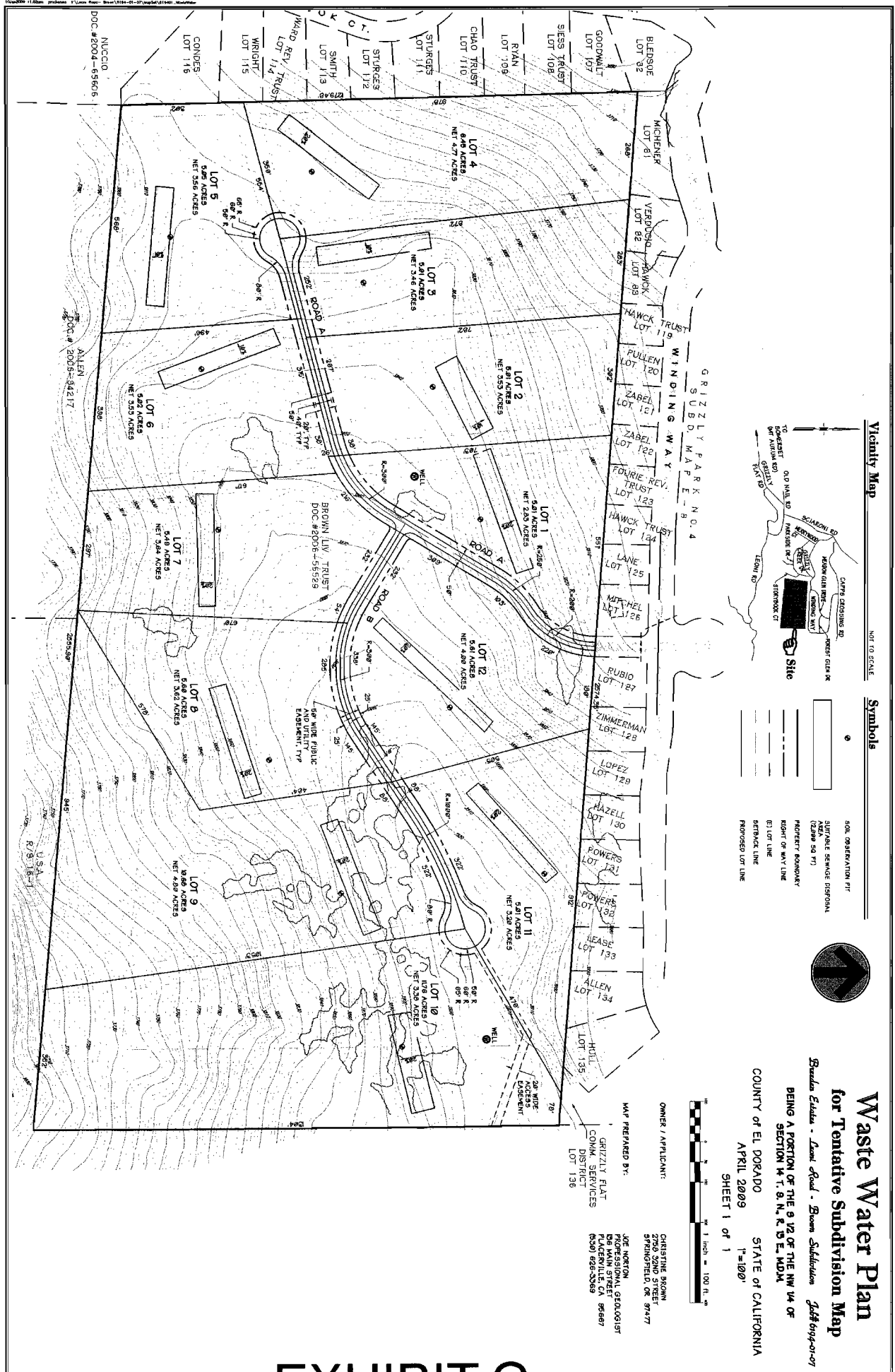


**Vicinity Map**

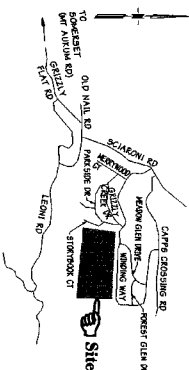
ROAD "A"  
 ROAD "B"

NOT TO SCALE





**Vicinity Map**



**Symbols**

- 50' OBSERVATION PIT
- SUITABLE SEWAGE DISPOSAL AREA (SMP 24.7)
- PROPERTY BOUNDARY
- RIGHT OF WAY LINE
- E/L LOT LINE
- SETBACK LINE
- PROPOSED LOT LINE



**Waste Water Plan**  
**for Tentative Subdivision Map**  
*Boulder Estates - Deer Road - Brown Subdivision*  
 BEING A PORTION OF THE 9 1/2 OF THE NW 1/4 OF SECTION 14 T. 8. N. R. 15 E. MDN  
 COUNTY OF EL DORADO STATE OF CALIFORNIA  
 APRIL 2009  
 SHEET 1 of 1  
 1"=100'

OWNER / APPLICANT: CHRISTINE SCOTT  
 2225 W. SPRINGFIELD, OR 97147  
 MAP PREPARED BY: JOE NORTON  
 PROFESSIONAL GEOLOGIST  
 1000 N. PLACERVILLE, CA 95667  
 (530) 628-3569

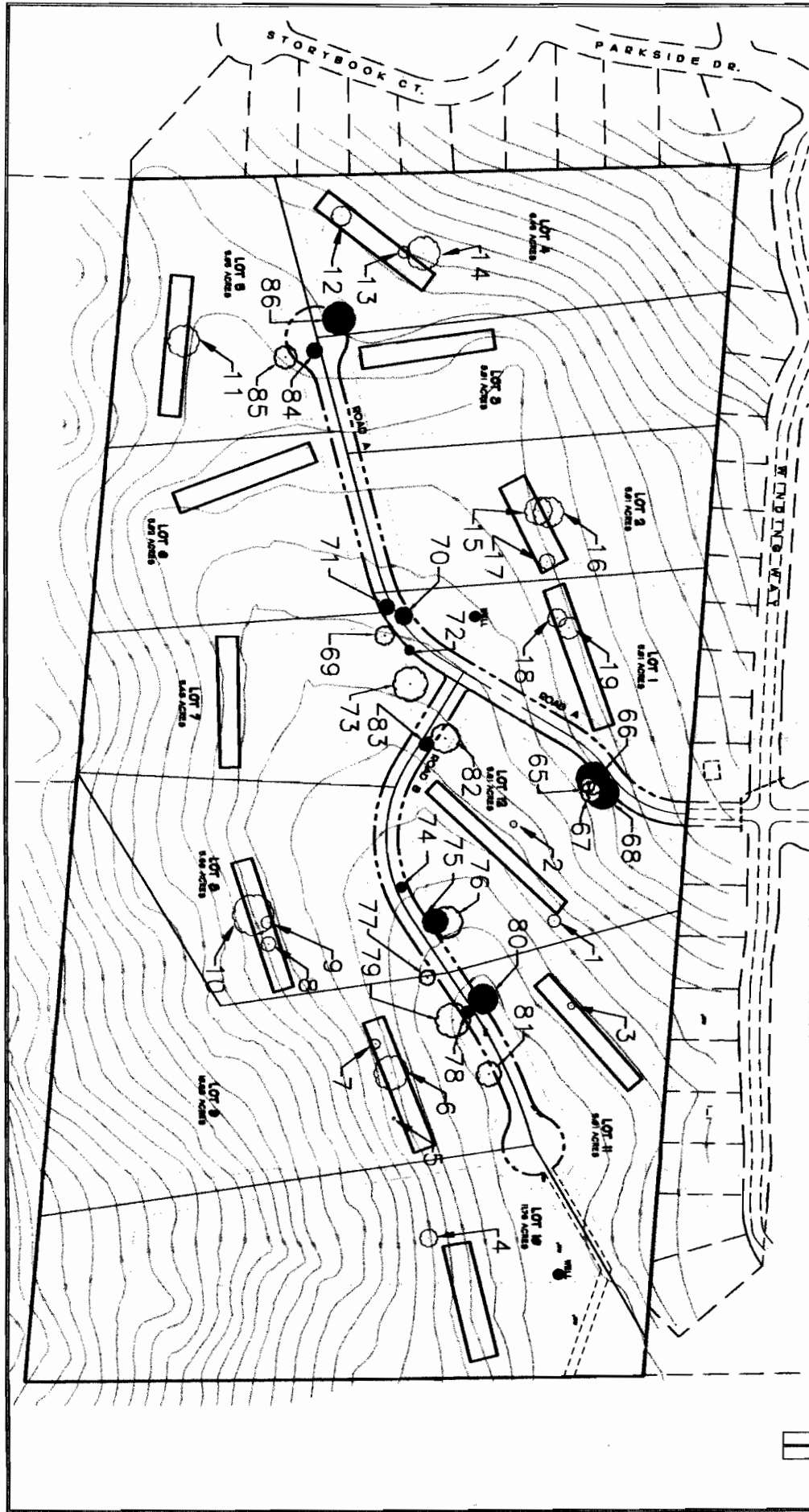
NCCC  
 DOC #2004-65605

ALLEN  
 DOC # 2005-84217

USA  
 R/S 18-1



FIGURE 7. Oak Trees to be Removed for Road Improvements.



Tree #	Common Name	DBH" (in.)	Canopy Area (sq. ft.)	Tree #	Common Name	DBH" (in.)	Canopy Area (sq. ft.)
66	Black oak	14	3421	75	Black oak	36	992
68	Black oak	40	3217	78	Black oak	8	482
70	Black oak	7	908	80	Black oak	42	2,642
71	Black oak	11.5	707	86	Black oak	17	3,217
72	Black oak	18	255				
74	Black oak	20	514	TOTALS		213.5	13,676

NOTE: Trees 63 & 84 will be removed but are nearly dead; for this reason they are not included in the table above.



# AGRICULTURAL COMMISSION

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

Greg Boeger, Chair – Agricultural Processing Industry  
Lloyd Walker, Vice-chair – Other Agricultural Interests  
Chuck Bacchi – Livestock Industry  
Bill Draper, Forestry /Related Industries  
Ron Mansfield – Fruit and Nut Farming Industry  
John Smith – Fruit and Nut Farming Industry  
Gary Ward, Livestock Industry

RECEIVED  
PLANNING DEPARTMENT  
MAY - 4 AM 11:17

## MEMORANDUM

**DATE:** April 29, 2010  
**TO:** Gina Paolini, Development Services/Planning  
**FROM:** Greg Boeger, Chair <sup>GB</sup>

**SUBJECT: Z 09-0003 & TM 09-1488 – BREEDEN ESTATES – LEONI ROAD SUBDIVISION (CHRISTINE BROWN/CARLTON ENGINEERING, INC.)**

During the Agricultural Commission’s regularly scheduled meeting held on April 14, 2010 the following discussion and motion occurred regarding Z 09-0003 & TM 09-1488 – Breeden Estates – Leoni Road Subdivision (Christine Brown/Carlton Engineering, Inc.): A request to rezone from Residential-Agricultural-40 Districts (RA-40) to Estate Residential Five-Acre Zone Districts (RE-5) and a tentative subdivision map to create 12 lots ranging in size from 5 acres to 12 acres. The property identified by Assessor’s parcel number 041-040-15, consists of 75.7 acres, and is located on the east side of Parkside Drive approximately 165 feet south of the intersection with Winding Way and Winding Way Court, in the Grizzly Flat area. (District 2)

Bill Draper recused himself from this item as he was the Registered Professional Forester who prepared the Wildland Fire Safe Plan for the project.

Staff reported on the site visit. The property consists of 75.7 acres, is not in an Ag District and is in the Grizzly Flat Rural Center. The Land Use Designation is Medium Density Residential (MDR). This land use designation establishes areas suitable for detached single-family residences with larger lot sizes which enable limited agricultural land management activities. This designation is applied where the character of an area is single-family residences; where the absence or reduced level of infrastructure including roads, water lines, and sewer lines does not justify higher densities; where the topography poses a constraint to higher densities; and as a transitional land use between the more highly developed and the more rural areas of the County. Except as provided in Policy 2.2.2.3, this designation is considered appropriate only within Community Regions and Rural Centers. The surrounding land use consists of High-Density Residential (HDR), Medium-Density Residential (MDR) and Natural Resource (NR). The parcel’s current zoning is Residential Agricultural 40-Acre (RA-40). The adjacent zonings consist of One-Family Residential (R1), Residential Agricultural Forty-Acre (RA-40), and Agricultural. The approximate elevation is: 4,000 feet. The parcel’s soil types are:

- CrE – Crozier Cobbly Loam, 9 to 50% Slopes (Class VI)
- JrD\* – Josephine Gravelly Loam, 15 to 30% Slopes (Class IV – Soil of Local Importance)
- JsE – Josephine Very Rocky Loam, 15 to 50% Slopes (Class VI)

# EXHIBIT I

MrC\* – Musick Sandy Loam, 9 to 15% Slopes (Class IV – Soil of Local Importance)  
MtE – Musick Very Rocky Sandy Loam, 15 to 50% Slopes (Class VI)  
SdE – Shaver Very Rocky Coarse Sandy Loam, 15 to 50% Slopes (Class VI)

\* El Dorado County Choice Agricultural Soils

Relevant General Plan Policies:

*Note: Due to the interpretation of General Plan Policies 8.1.3.1 and 8.1.3.2 by the Board of Supervisors, these policies will not apply to this project, as the parcels are located within a Rural Center, were assigned the Medium Density Residential land use designation in the 2004 General Plan, and there is not a current agricultural operation on the agriculturally zoned parcels to the south and southeast.*

Policy 8.1.4.1: The County Agricultural Commission shall review all discretionary development applications and the location of proposed public facilities involving land zoned for or designated agriculture, or lands adjacent to such lands, and shall make recommendations to the reviewing authority. Before granting approval, a determination shall be made by the approving authority that the proposed use:

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

A family member, representing the applicant, had no additional comments.

Bill Draper, speaking as a Registered Professional Forester, stated that he had prepared the Fire Safe Plan for this project and feels that staff's recommendation for the two lots is prudent as there is National Forest on the east and southeast corners of the property and in order to maintain the appropriate buffer the rezone for lots 9 and 10 to RE-10 (Estate Residential Ten-Acre) would be logical.

***It was moved by Mr. Smith and seconded by Mr. Walker to recommend APPROVAL of Z 09-0003, and TM 09-1488 as General Plan policies 8.1.3.1 and 8.1.3.2, as interpreted by the Board of Supervisors, do not apply to this project; the parcels were given a land use designation of Medium Density Residential and were included in the Grizzly Flat Rural Center in the 2004 General Plan, the proposed project is consistent with the parcel's land use designation, and all of the findings can be made for General Plan Policy 8.1.4.1, "...the proposed use:***

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

Gina Paolini  
Meeting Date: April 14, 2010  
RE: Brown, Christine/Carlton Eng.  
Page 3

***Furthermore, the Commission recommends that to be consistent with the proposed parcel sizes, Lot 9 and Lot 10 be rezoned to Estate Residential Ten-Acre (RE-10).***

***Motion passed.***

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

**NOES** None

**RECUSED:** Draper

**ABSENT:** Ward

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

GB:na

cc: Christine Brown  
Carlton Engineering, Inc.