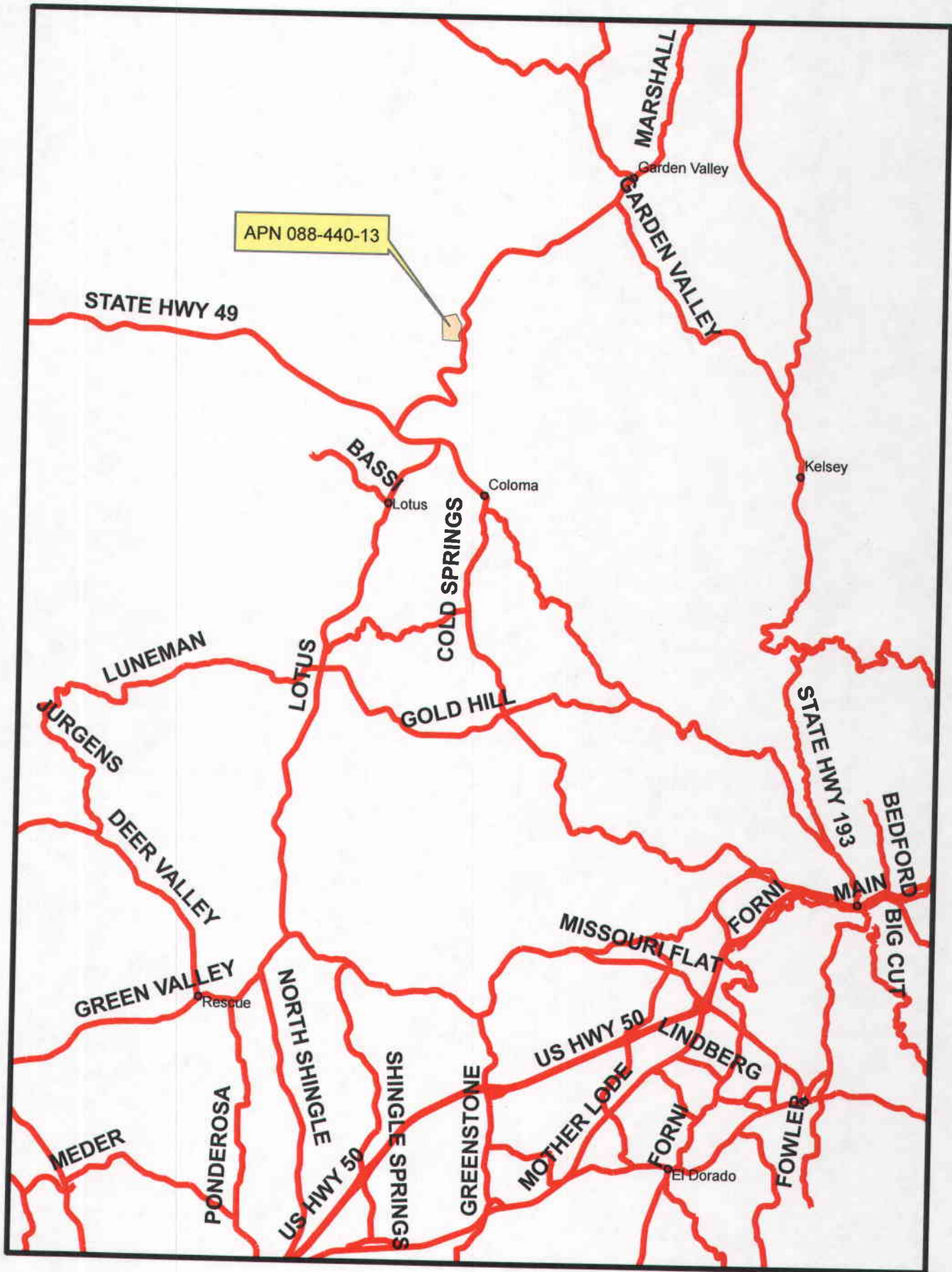


EXHIBIT A: LOCATION MAP



PERMIT # Z08-0011
PREPARED BY AARON MOUNT

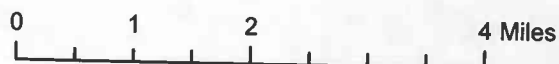
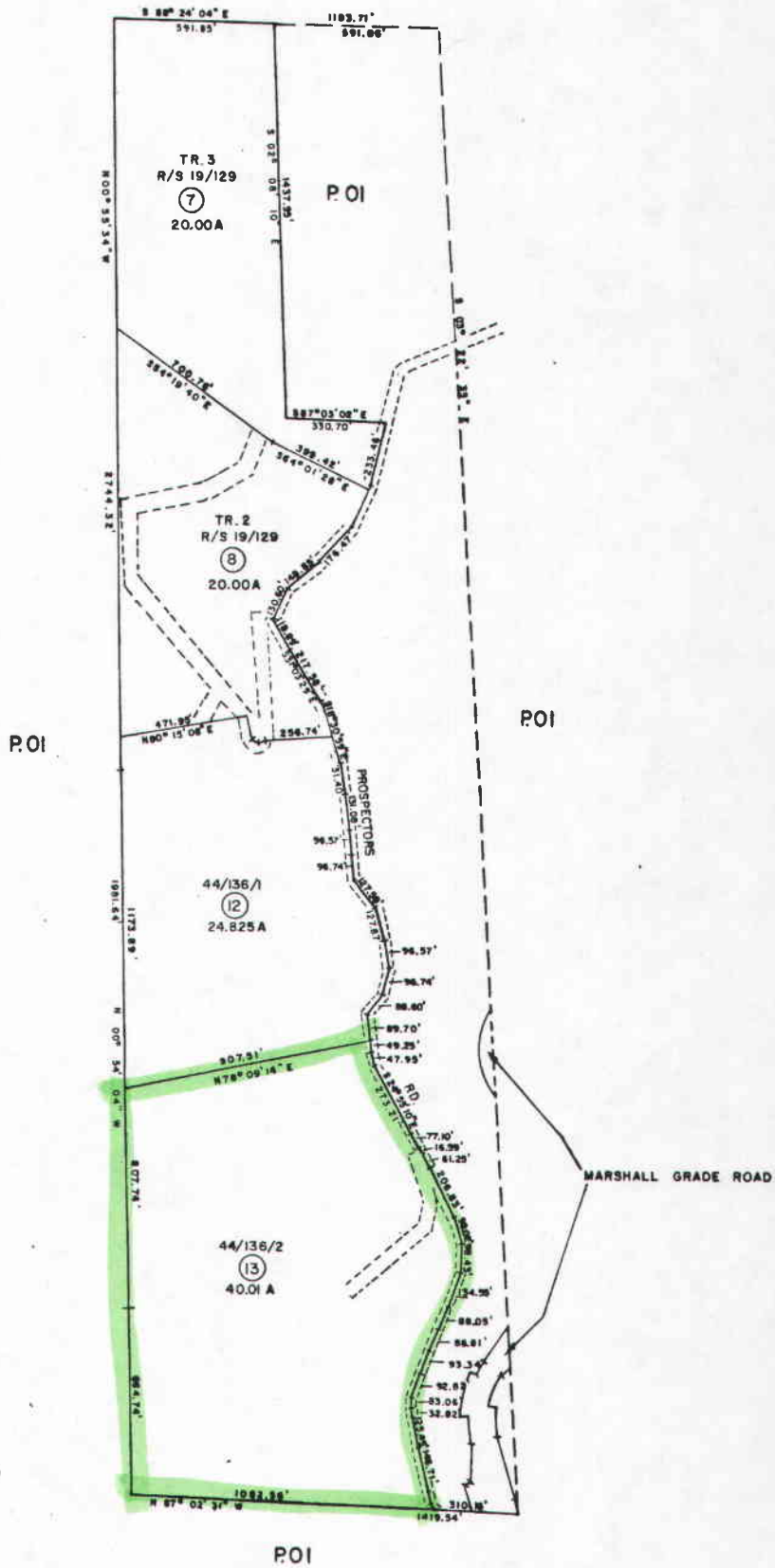


EXHIBIT B

BK. 60



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

Assessor's Map Bk. 60 - Pg. 44
County of El Dorado, California

FEB 0 3 2002

E.1/2E.1/2 SEC. 6 T.11 N. R.10 E. M.D.M.

Tax Area Code

88:44

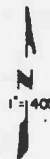
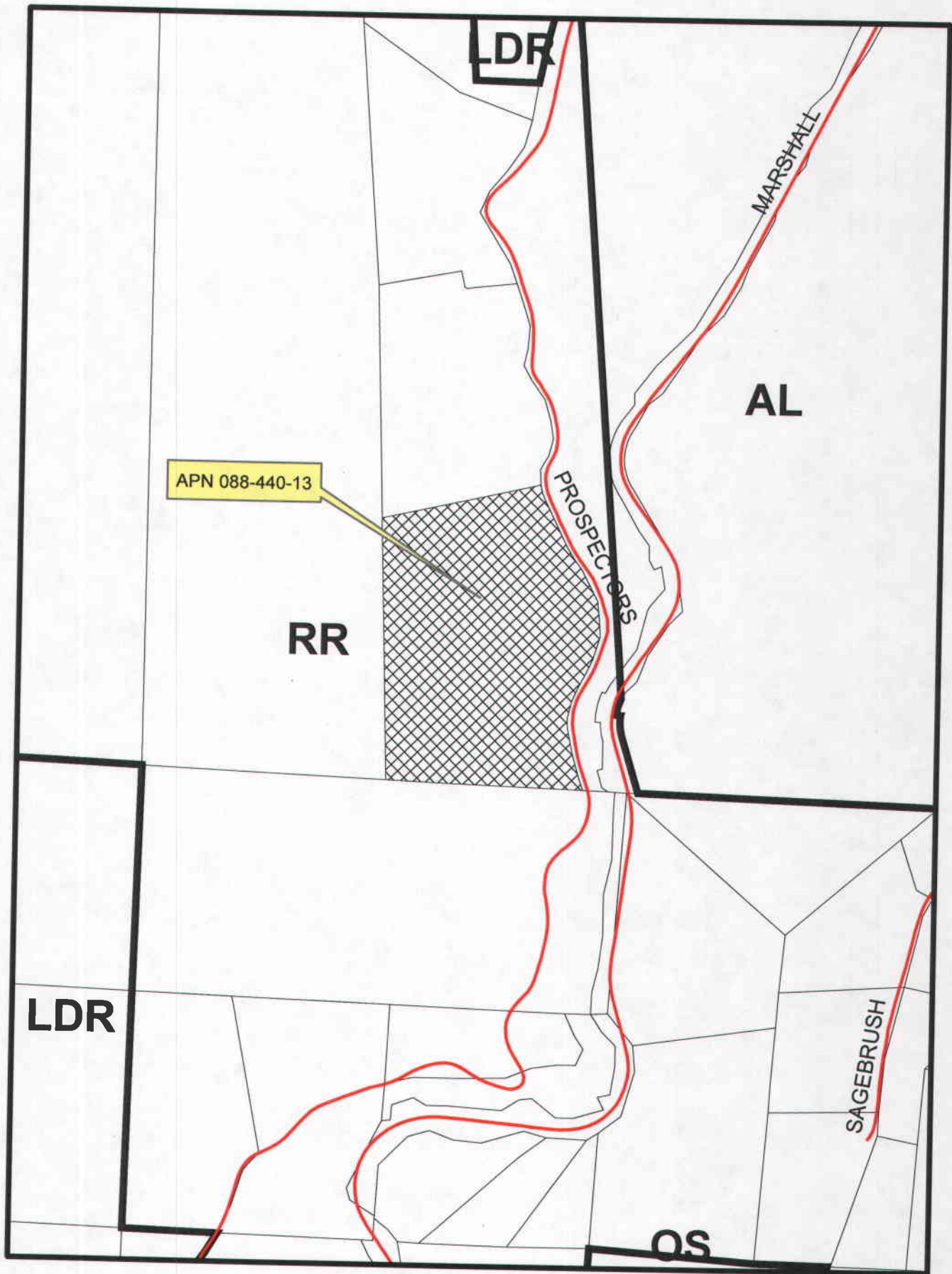


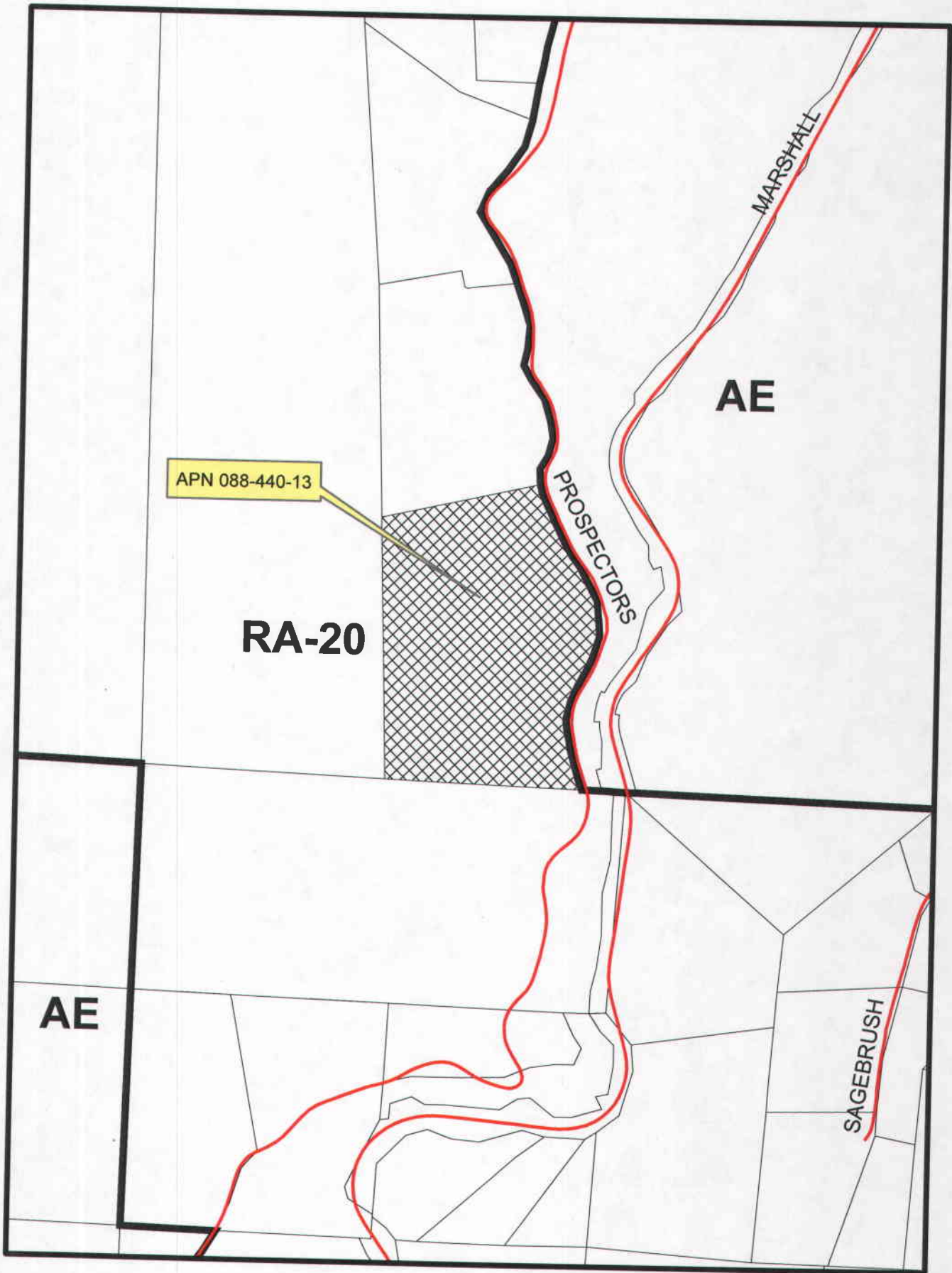
EXHIBIT C: GENERAL PLAN MAP



PERMIT # Z08-0011
PREPARED BY AARON MOUNT



EXHIBIT D: ZONE DISTRICT MAP



PERMIT # Z08-0011
PREPARED BY AARON MOUNT

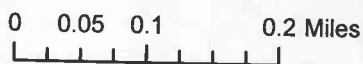
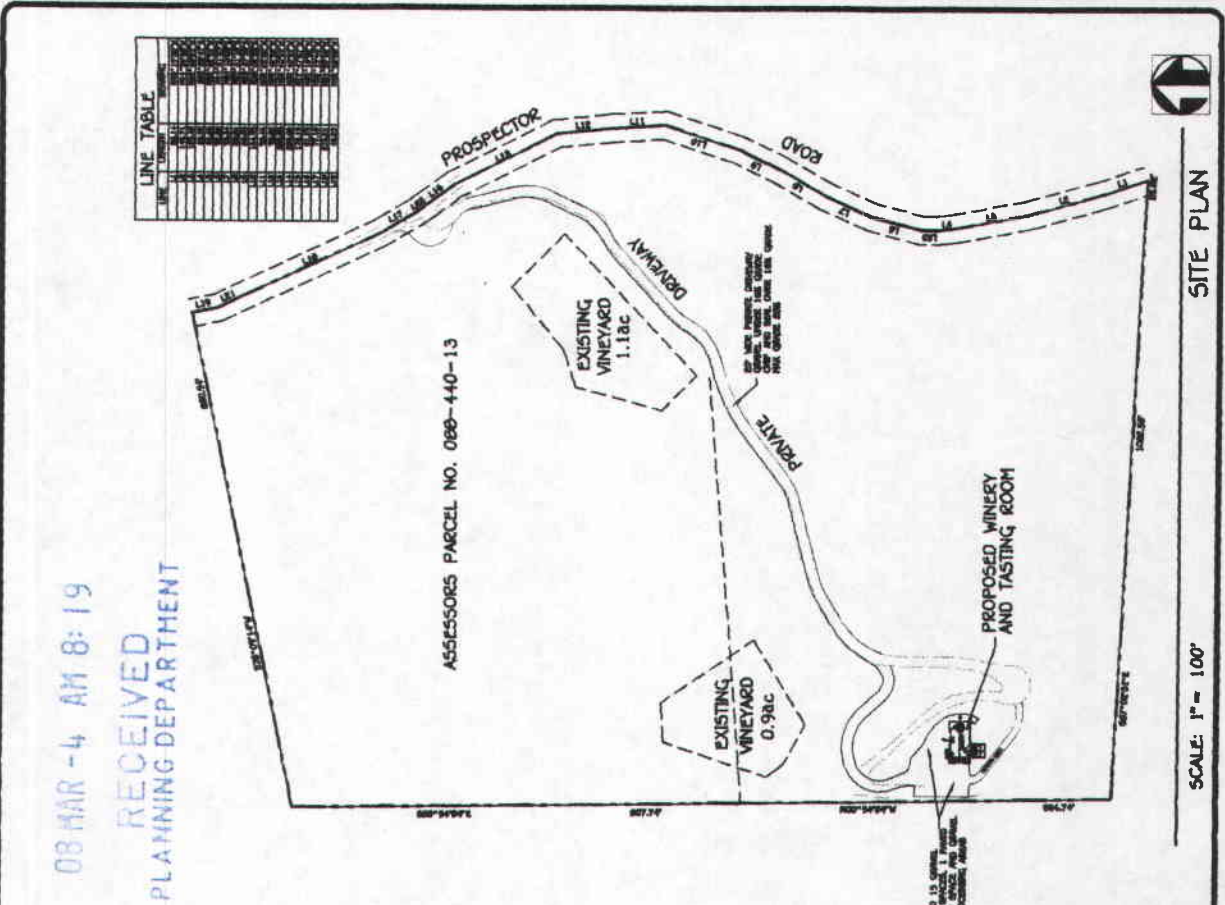
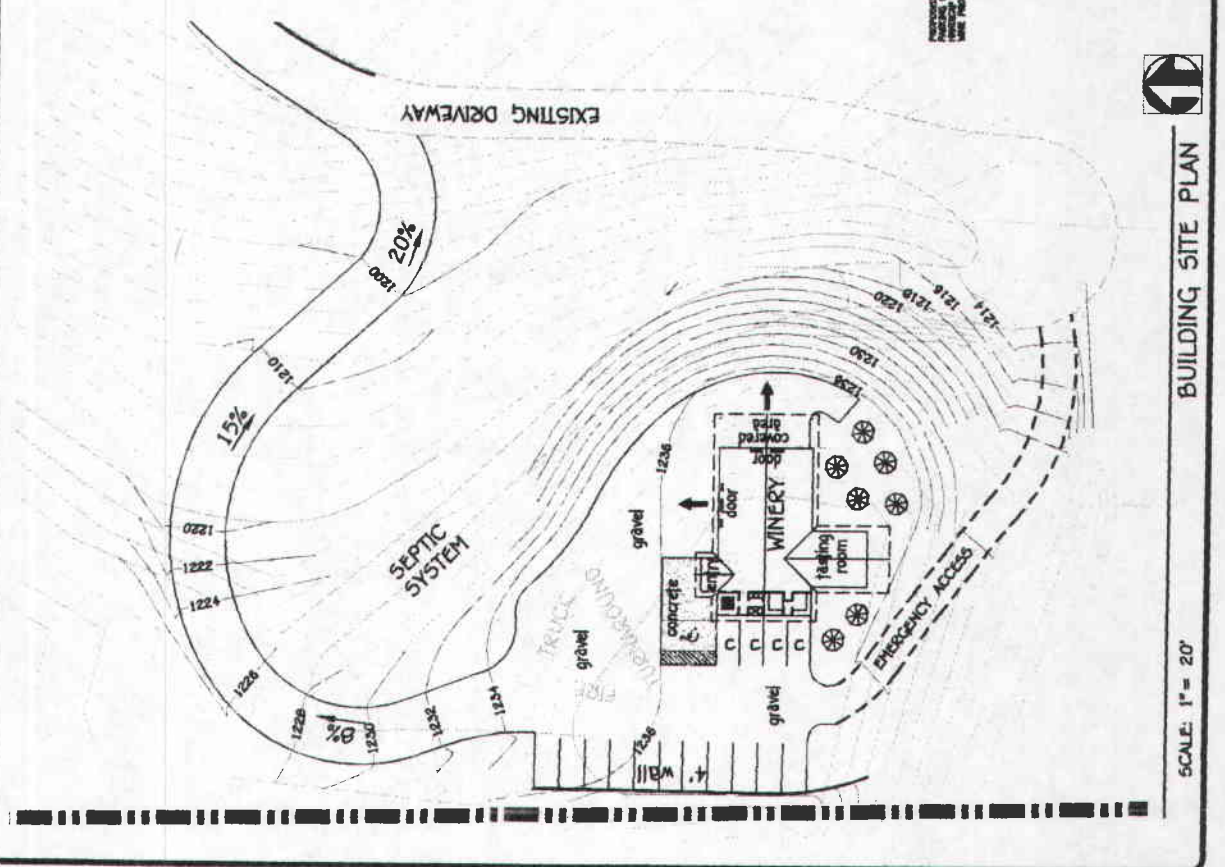


EXHIBIT E

	DESIGNTECH A/181	APN. 088-440-13	ELENA VINEYARD OWNER: ALONSO ELENA	SHEET 1
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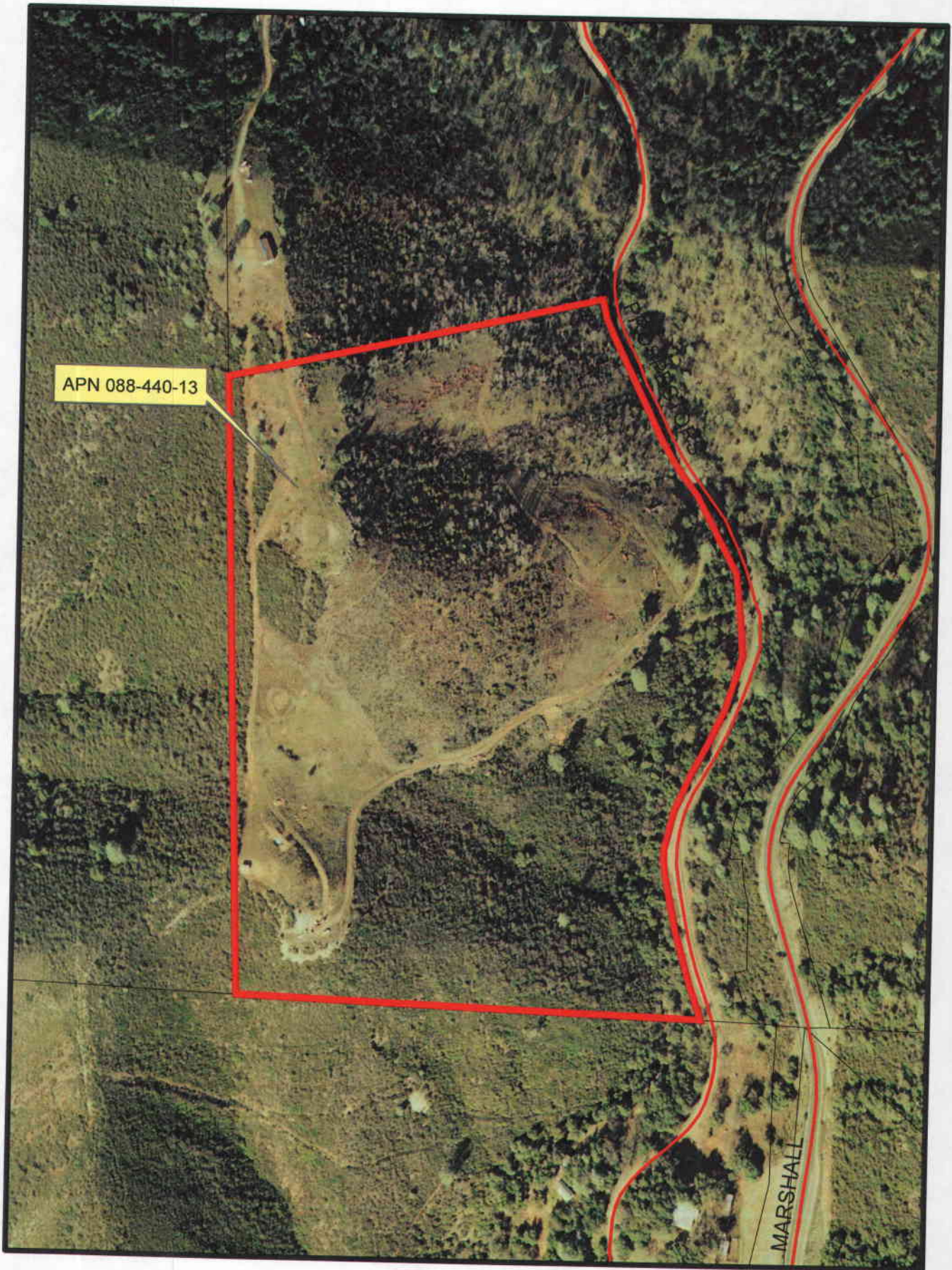


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Z 08-0011

EXHIBIT F: AERIAL PHOTOGRAPH



PERMIT # Z08-0011
PREPARED BY AARON MOUNT

0 0.025 0.05 0.1 Miles





AGRICULTURAL COMMISSION

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 (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
 Tom Heflin – Fruit and Nut Farming Industry
 David Pratt – Fruit and Nut Farming Industry
 Gary Ward, Livestock Industry

MEMORANDUM

DATE: May 29, 2008
TO: Aaron Mount, Development Services/Planning
FROM: Greg Boeger, Chair GB
SUBJECT: Z 08-0011 – JOSE WINE CAVE (ALFONSO P. ELENA/TED BECHARD)

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During the Agricultural Commission’s regularly scheduled meeting held on May 14, 2008, the following discussion and motion occurred regarding Z 08-0011 – Jose Wine Cave Zone Change (Alfonso P. Elena/Ted Bechard): A request for a rezone to change the zoning from RA-20 (Residential Agricultural-20 Districts) to PA (Planned Agricultural Districts). The property, identified by Assessor’s Parcel Number 088-440-13, consists of 40.01 acres, and is located on the west side of Prospectors Road approximately 1 mile north of the intersection with Marshall Grade, in the Coloma area. (District 4)

Staff reported on the site visit. According to the El Dorado County Zoning Ordinance 17.36.110, the purpose of Planned Agricultural Districts is, “...to provide for the orderly development and protection of lands having sufficient space and conditions, compatible to horticulture, husbandry and other agricultural pursuits and to promote and encourage these pursuits by providing additional opportunities for the sale, packing, processing, and other related activities which tend to increase their economic viability...” Ordinance 17.36.150 Development Standards, lists criteria that the establishment of agricultural zoning shall be based upon (at least one of the criteria must be met): 1) The capability of land for agricultural production – what type of soil is on the site and is it “Choice” agricultural soil according to the “Soil Survey of El Dorado area, California”, or” 2) What is the present land use? – is the land being actively used for agricultural purposes and does it meet the criteria for an agricultural preserve? Where is the parcel located in relation to other land uses? – The policy states that “Land that is within an agricultural area or adjacent to agriculturally zoned lands may be recommended for agricultural zoning.” *Note: under Present Land Use, the policy states, “Additionally, when lands do not qualify as agricultural under capability criteria 1, or the above (present land use criteria 2 – *added*), they may be zoned agricultural if recommended by the agricultural commission.” Although the soils on the site are not considered “Choice” agricultural soils, the land is actively being used for agricultural pursuits. The owner of the parcel has planted approximately 2 acres of wine grapes and has plans to increase the acreage to 12 acres total.

Alfonso P. Elena was present to answer any questions by the public or Agricultural Commission members.

Aaron Mount

Meeting Date: May 14, 2008

RE: Elena, Alfonso

Page 2

It was moved by Mr. Pratt and seconded by Mr. Bacchi to recommend APPROVAL of P 08-0011 Jose Wine Cave zone change (Alfonso P. Elena/Ted Bechard) request for a rezone to change the zoning from RA-20 (Residential Agricultural-20 Districts) to PA (Planned Agricultural Districts) as the applicant has demonstrated his intent to operate an agricultural enterprise through his current and planned agricultural pursuits. Motion passed.

AYES: Helfin, Walker, Ward, Bacchi, Draper, Pratt, Boeger

NOES: None

ABSENT: None

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

GB:na

cc: Ted Bechard
Alfonso P. Elena