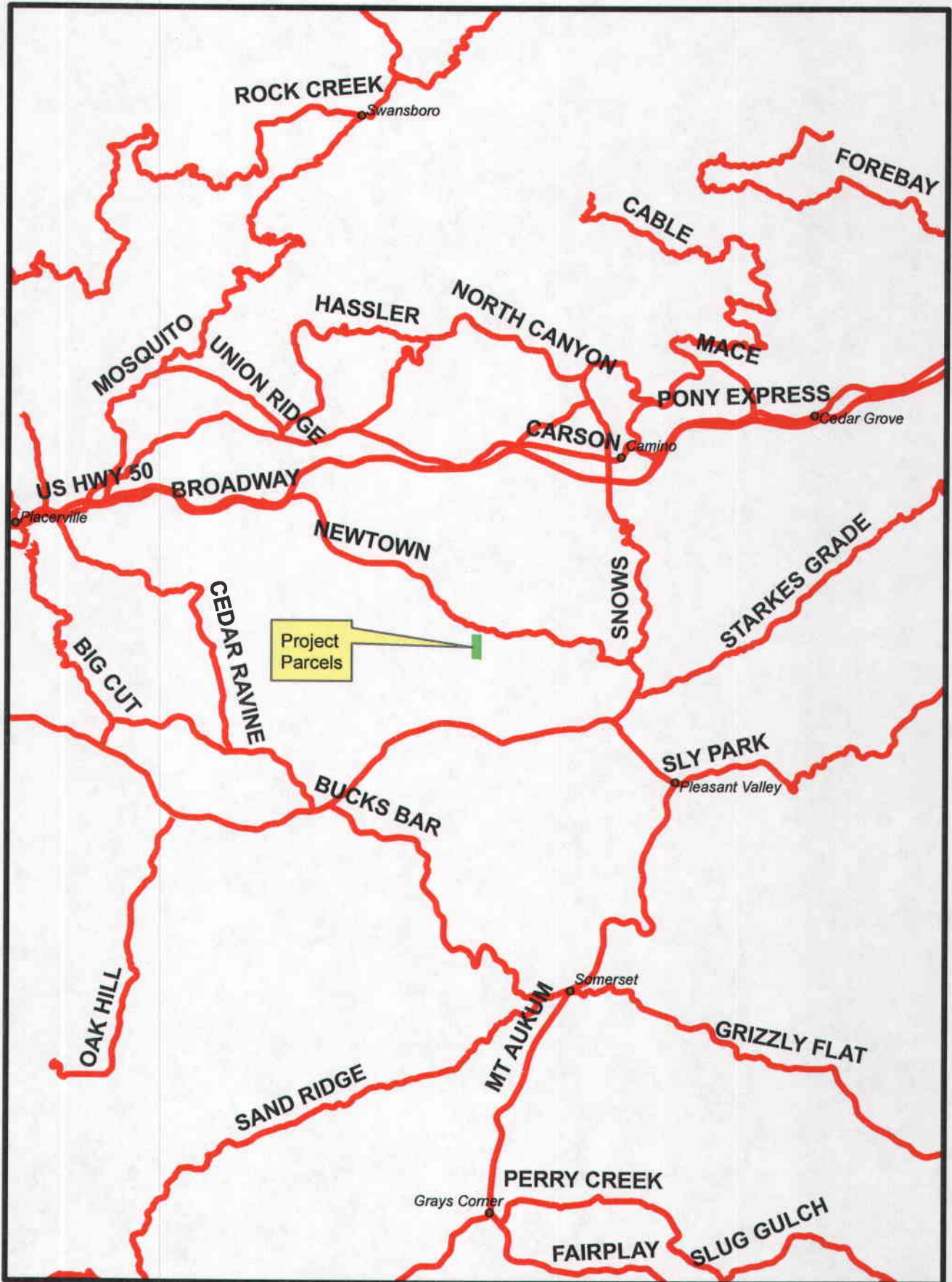
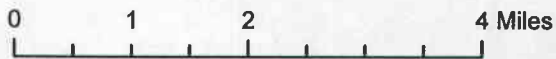


# EXHIBIT A: LOCATION MAP



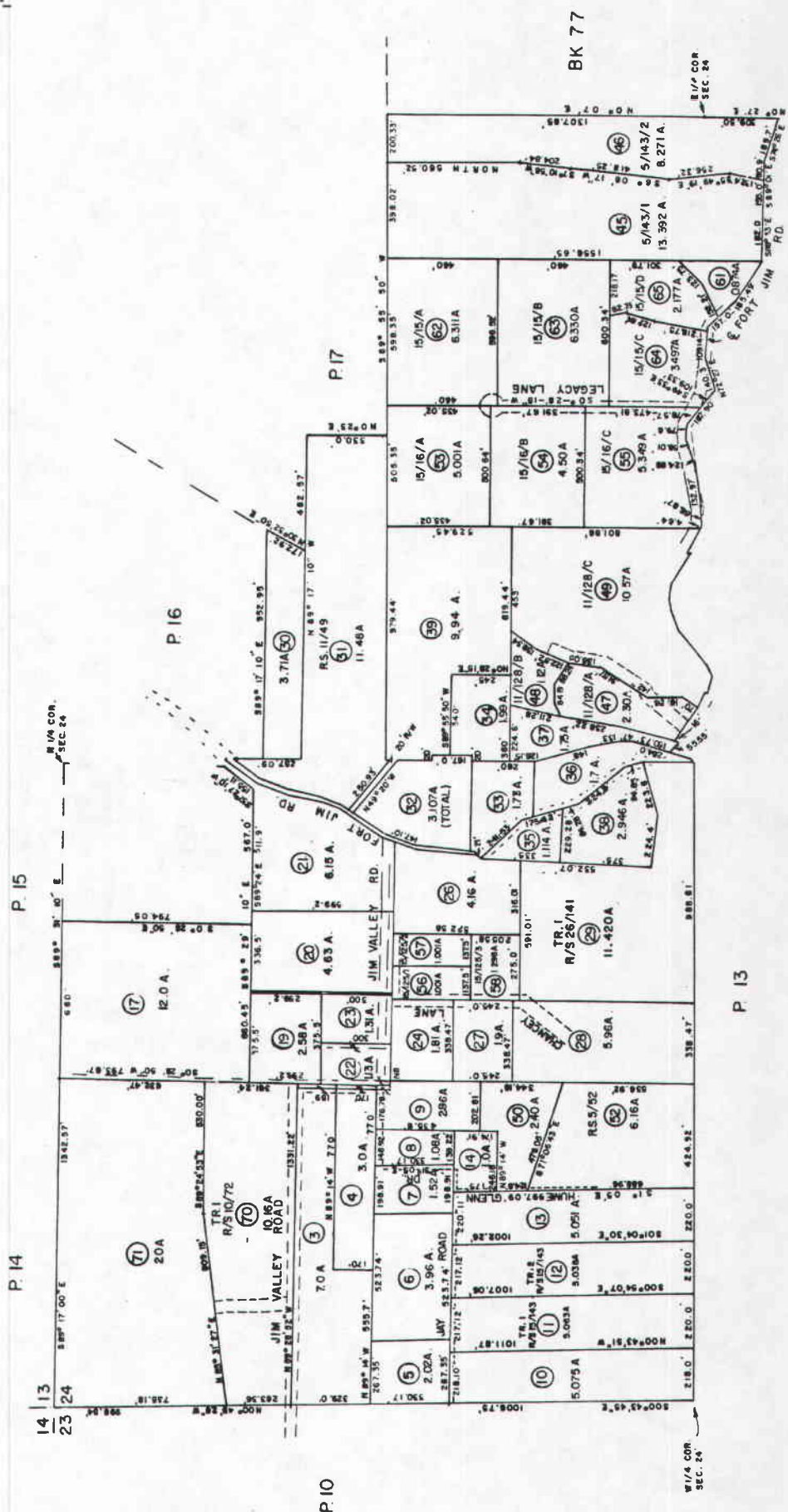
PERMIT #Z10-0001  
PREPARED BY AARON MOUNT



# EXHIBIT B: Assessor's Map

POR. SEC.24, T.10N. R.11E.M.D.M.

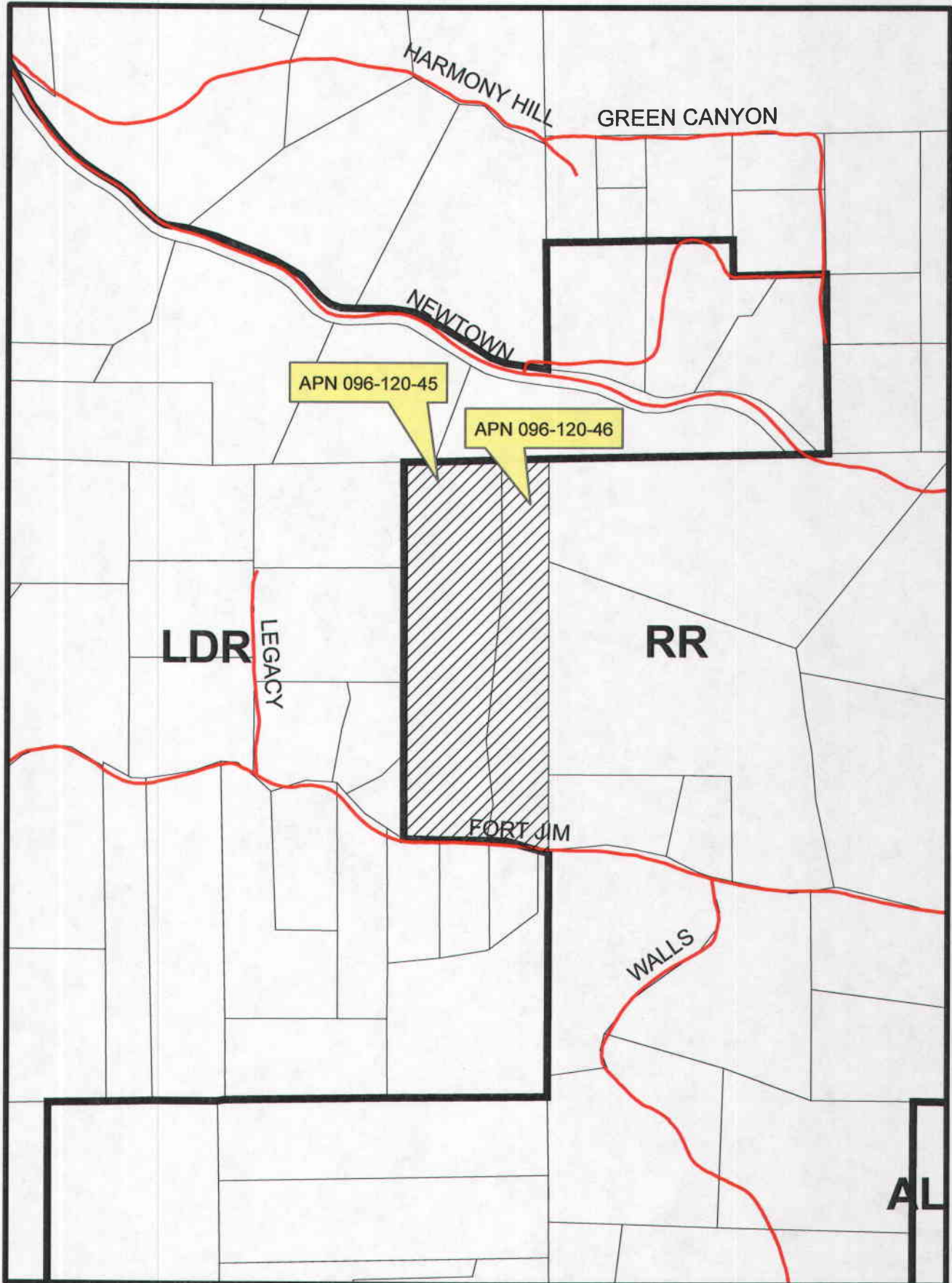
96:12



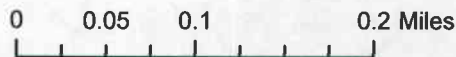
Assessor's Map  
County of Eldorado, Calif

APP. 8 8 2015

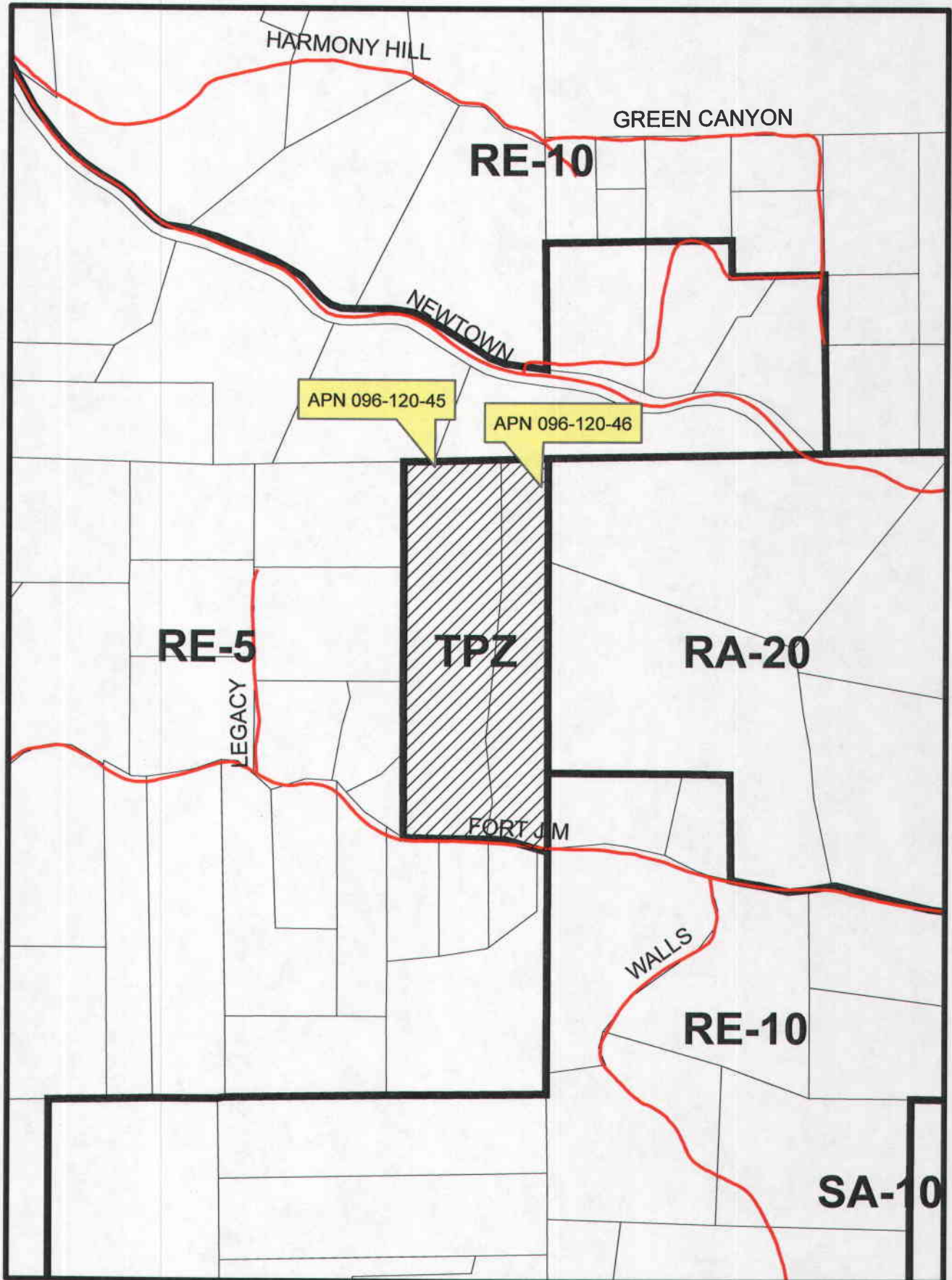
# EXHIBIT C: GENERAL PLAN MAP



PERMIT #Z10-0001  
PREPARED BY AARON MOUNT



# EXHIBIT D: ZONE DISTRICT MAP



PERMIT #Z10-0001  
PREPARED BY AARON MOUNT

0 0.04 0.08 0.16 Miles



# EXHIBIT E: Site Plan

1-5

## PARCEL MAP PORTION OF E 1/2 OF E 1/2 OF SECTION 24,

T.10N, R.11E, M.D.M.  
COUNTY OF EL DORADO, CALIFORNIA  
APRIL, 1974  
RUSSELL T. HANSON, JR. — LAND SURVEYOR

10 MAR 10 AM 8:57  
RECEIVED  
PLANNING DEPARTMENT

1. PATENT SW 22

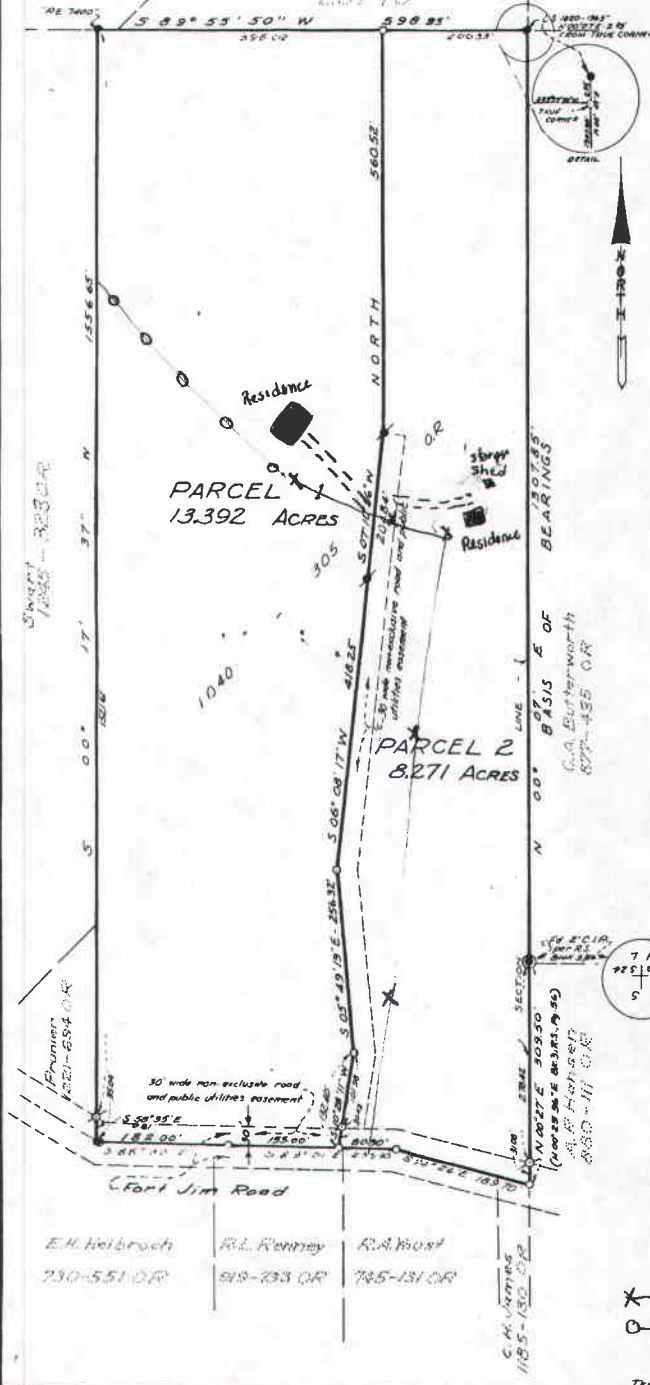
150-545 OR

WEBER FORK

301-556 OR

SUBD.

LOT 10



REF:  
BOOK 3, SURVEYS, PAGE 56 R/S  
BOOK 1, SURVEYS, PAGE 134 R/S  
BOOK C, MAPS, PAGE 47

### BASIS OF BEARINGS:

The Meridian of this Survey is identical with that certain Deed recorded in Book 1040, Page 306, Official Records of the County of El Dorado, and GIVEN as N 00° 07' E between found monuments along the East line.

### LEGEND:

Set 3/4" capped iron pipe stamped 'L.S. 3727-1974'  
Found 3/4" capped iron pipe stamped as shown  
Found 3/4" rebar w/washer stamped 'L.S. 3727 1973'  
Nothing set or found

### SURVEYOR'S CERTIFICATE:

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act of the request of James E. Wainscott in April, 1974. I hereby certify that it conforms to the approved tentative map and the conditions of approval thereof; that all provisions of applicable State law and local ordinances have been complied with.

*Russell T. Hanson, Jr.*  
RUSSELL T. HANSON, JR.  
L.S. 3727

### COUNTY SURVEYOR'S CERTIFICATE:

This map has been examined this 19<sup>th</sup> day of May, 1974, for conformance with the requirements of Section 11575 of the Subdivision Map Act.

*Paul G. DeBerry*  
PAUL G. DEBERRY, L.S. 4003  
COUNTY SURVEYOR  
COUNTY OF EL DORADO

### COUNTY RECORDER'S CERTIFICATE:

Filed this 13<sup>th</sup> day of May, 1974, at 1:02 P.M., in Book 5 of Parcel Maps at Page 143, at the request of James E. Wainscott.

Document No 11742  
*James W. Sweeney*  
JAMES W. SWEENEY  
COUNTY RECORDER  
COUNTY OF EL DORADO

or *Deputy Comm.*  
DEPUTY COMM.

X—X Overhead powerline  
O—O Underground powerline  
Pg. Examint

TENTATIVE PARCEL MAP No. P73-337 APPROVED APRIL 4, 1974

5-143

Z 10-0001



# EXHIBIT F: Ag. Comm. Minutes

## 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

### MEMORANDUM

**DATE:** May 20, 2010

**TO:** Michael Baron, Development Services/Planning

**FROM:** Greg Boeger, Chair *GB*

**SUBJECT:** Z 10-0001 – TPZ TO RE-10 AND ROLL-OUT (JAMES E. WAINSCOTT)

10 MAY 24 AM 11:54  
 RECEIVED  
 PLANNING DEPARTMENT

During the Agricultural Commission's regularly scheduled meeting held on May 12, 2010 the following discussion and motion occurred regarding Z 10-0001 – TPZ to RE-10 and Roll-out (James E. Wainscott): Timberland Preserve Zone District (TPZ) to Estate Residential District (RE-10) and ten year roll out of the Timberland Preserve Zone District (TPZ). The property, identified by Assessor's Parcel Numbers 096-120-45, and 096-120-46, consists of 21.7 acres, and is located on the south side of Fort Jim Road approximately 1.25 miles east of the intersection with Newtown Road, in the Placerville Periphery area. (District 2)

Staff reported on the site visit conducted April 29, 2010. The property is located at 3439 and 3441 Fort Jim Road (13.4 and 8.3 acres respectively) in the Newtown area. The parcels are currently zoned TPZ, and are surrounded by parcels zoned RE-5, RE-10 and RA-20. The subject parcels have land use designations of Rural Residential and are surrounded by Rural Residential and Low Density Residential land uses. The parcels are located at approximately 2300 feet elevation. The predominant soil type is Mariposa-Josephine Very Rocky Loams, 15 to 50% slopes (McE); woodland suitability group 5. The two TPZ parcels appear to have a primary use of residential. Both parcels have existing residences.

The applicant was available for questions regarding the project but had no further information to add to the discussion.

A neighbor to the subject parcel asked how the project would affect his property.

Bill Stephans explained that TPZ zoning requires a 200 foot setback on adjacent parcels for non-compatible uses/structures whereas RE-10 zoning reduces the setback to 30 feet. The rezone would also allow, without a Special Use Permit, a smaller Granny Flat (1,200 square feet) without coming to the Ag Commission for a recommendation. As this project is for a TPZ roll-out, the TPZ zoning and requirements will still be imposed for nine years until the tenth year when it is rolled out. Based on State law, an immediate rezone and roll-out of TPZ is more difficult to obtain.

*It was moved by Mr. Draper and seconded by Mr. Walker to recommend APPROVAL of Mr. Wainscott's request to rezone APN: 096-120-45 and 096-120-46 from Timber Production Zone (TPZ) to Residential Estate Ten-Acre (RE-10) with a ten year roll-out, as the parcels are primarily*

Aaron Mount

Meeting Date: May 12, 2010

RE: Wainscott, James

Page 2

***residential, are not being used for commercial timber production, are surrounded by residentially zoned parcels, and are more consistent with the RE-10 zoning standards.***

***Motion passed.***

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

**NOES:** None

**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: James E. Wainscott