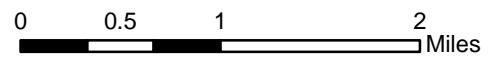


**File No. P16-0002**  
**Location Map**

 Site



Van Noord  
Parcel Map

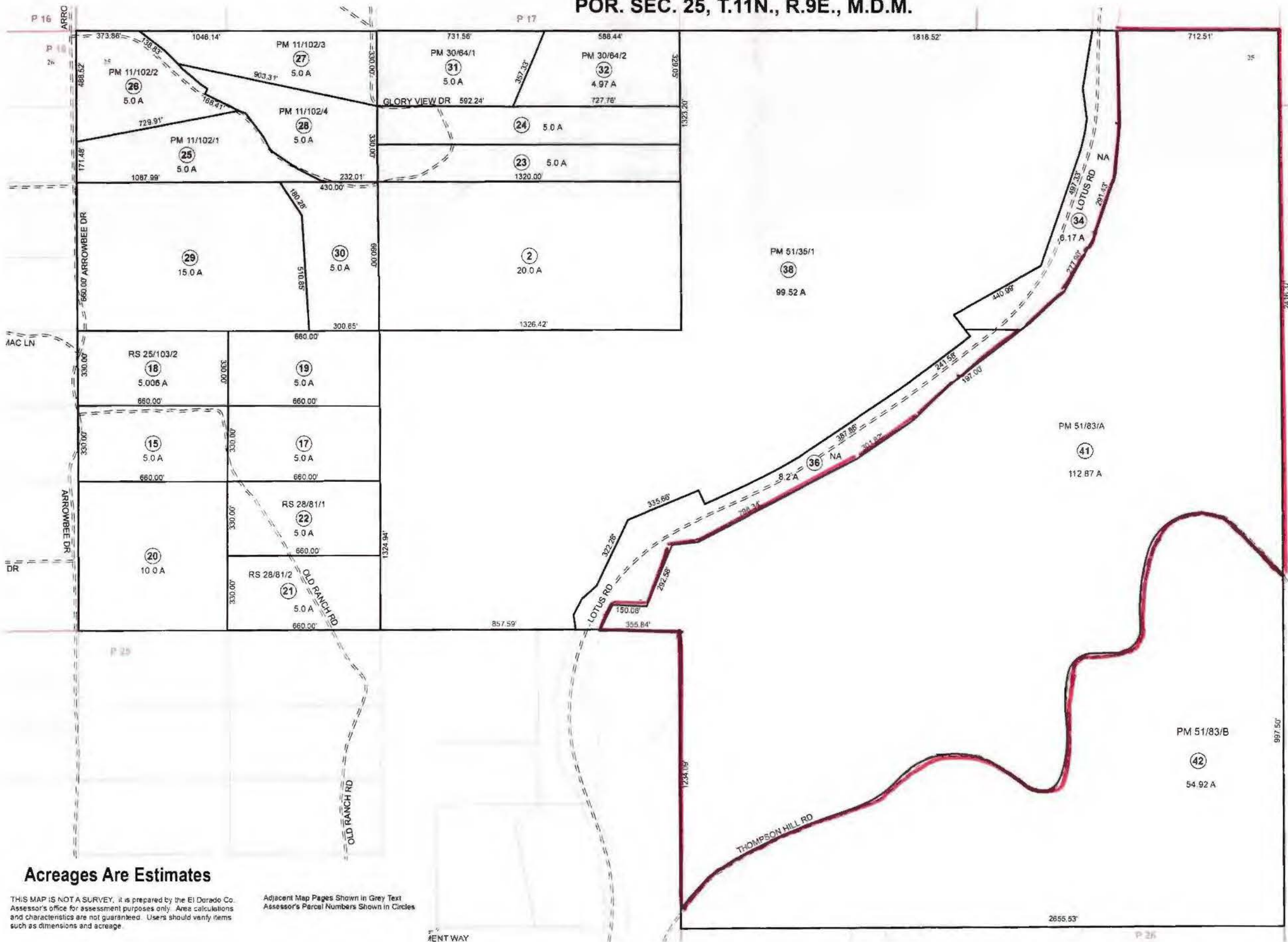
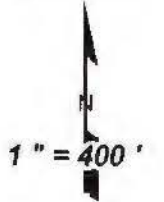
**Exhibit A**



P 16-0002

POR. SEC. 25, T.11N., R.9E., M.D.M.

105:19



Bk 06  
Pg 40

RECEIVED  
PLANNING DEPARTMENT  
16 JAN 12 PM 3:44

Bk 09  
Pg 01

Acreages Are Estimates

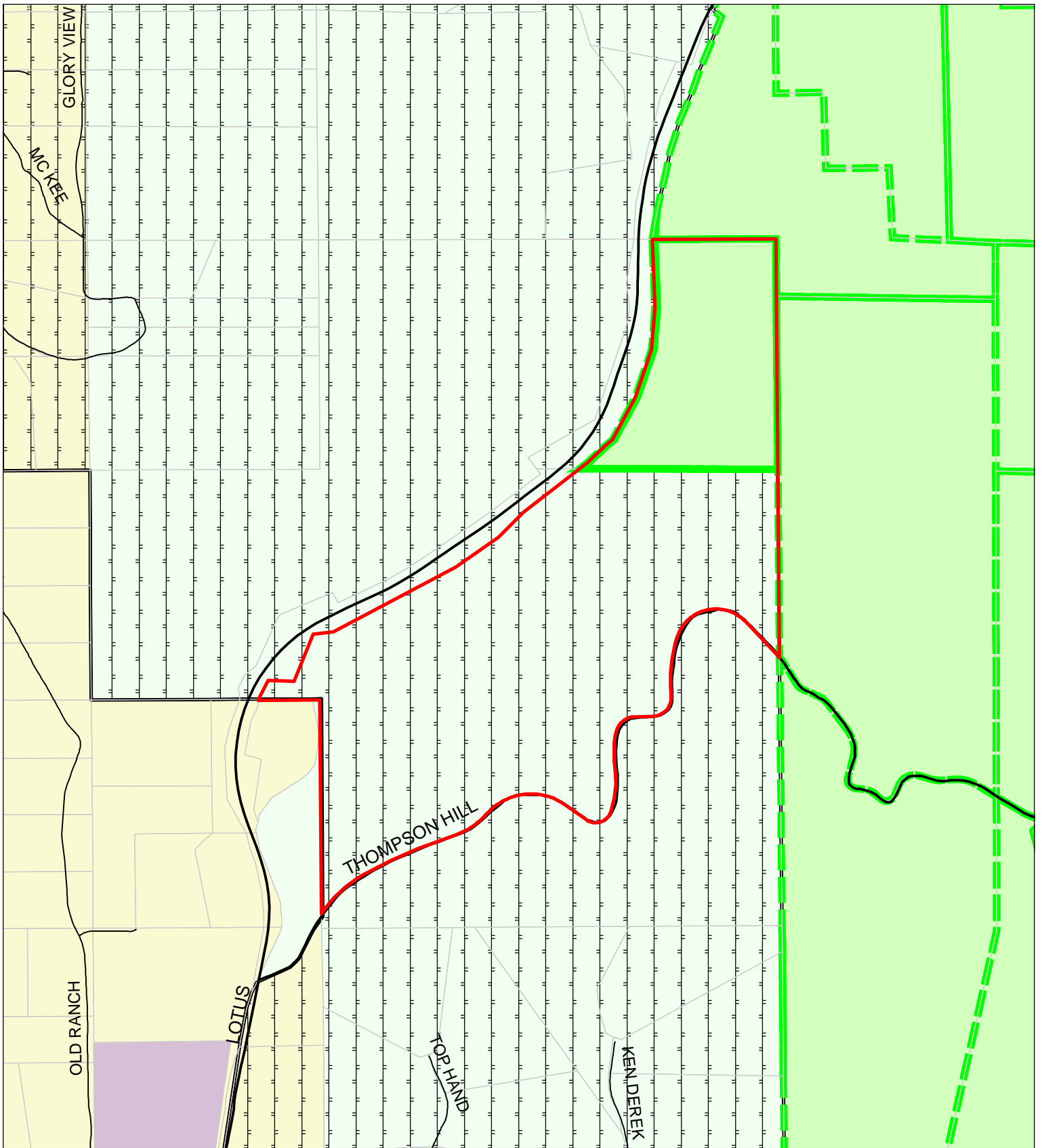
THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

Adjacent Map Pages Shown in Grey Text  
Assessor's Parcel Numbers Shown in Circles

Rev. SEP 9, 2015

Assessor's Map Bk. 105, Pg. 19  
County of El Dorado, CA

Exhibit B



File No. P16-0002  
 Land Use Map

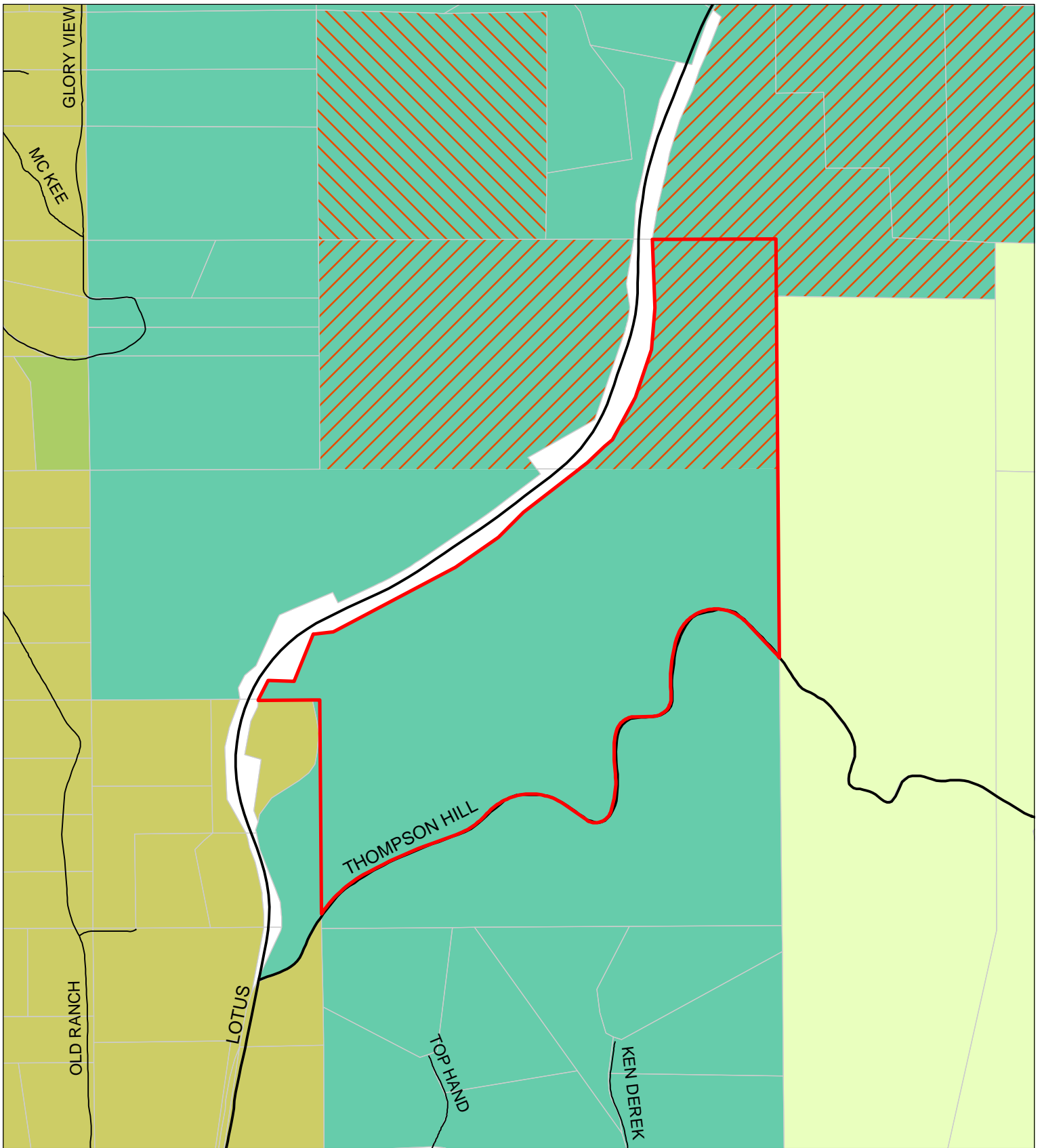
Van Noord  
 Parcel Map

- Site
- Agricultural District
- Important Biological Corridor

- Agricultural Lands
- Low Density Residential
- Public Facilities
- Rural Residential




# Exhibit C



**File No. P16-0002**  
**Zoning Map**

Van Noord  
Parcel Map


 Site


 AG-40 = Agricultural Grazing 40 Acres


 LA-10 = Limited Agriculture 10 Acres

 RE-5 = Residential Estate 5 Acres

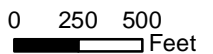
 RE-10 = Residential Estate 10 Acres

 RL-10 = Rural Land 10 Acres

 RL-20 = Rural Land 20 Acres

 RL-40 = Rural Land 40 Acres

TC = Transportation Corridor



**Exhibit D**

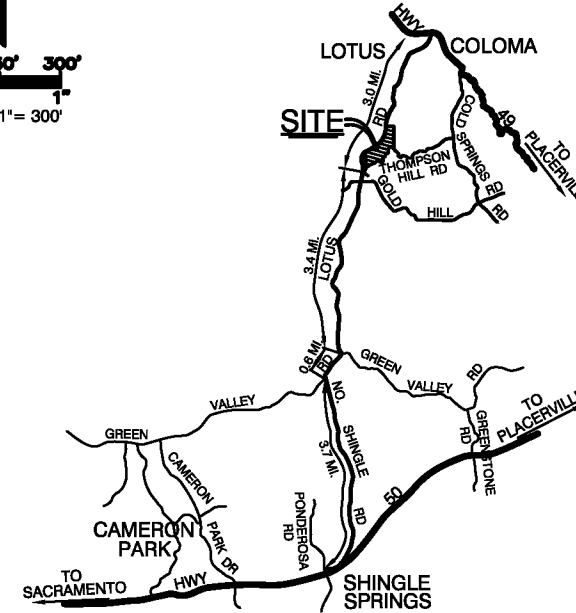
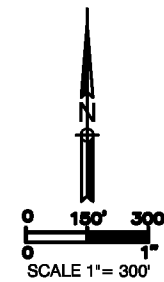


# TENTATIVE PARCEL MAP

A PORTION OF SECTION 25, T. 11 N., R. 9 E., M.D.M.,  
BEING PARCEL A OF P.M. 51-83  
COUNTY OF EL DORADO, STATE OF CALIFORNIA

**LATROBE ROAD R/W  
COURSE DATA**

- |                       |                       |
|-----------------------|-----------------------|
| ① N28°03'04"E 128.90' | ⑩ N47°37'27"E 139.03' |
| ② S86°29'20"E 150.06' | ⑪ N51°03'43"E 58.65'  |
| ③ N23°30'45"E 292.58' | ⑫ N29°55'30"E 277.90' |
| ④ N84°27'31"E 117.31' | ⑬ N20°16'13"E 291.43' |
| ⑤ N63°28'10"E 796.34' | ⑭ N06°00'01"E 239.36' |
| ⑥ N56°35'01"E 301.62' | ⑮ N01°01'41"W 396.14' |
| ⑦ N46°23'18"E 205.66' |                       |
| ⑧ N53°52'18"E 197.00' |                       |
| ⑨ N53°23'22"E 209.74' |                       |
| ⑫ N53°35'15"E 56.87'  |                       |



**INFORMATION TABLE**

|                                     |  |
|-------------------------------------|--|
| APPLICANT / OWNER:                  | THOMAS R. VAN NOORD<br>3350 COUNTRY CLUB DR, SUITE 202<br>CAMERON PARK, CA 95682     |
| PREPARED BY:                        | KEN W. PURCELL, CIVIL ENGINEER<br>P.O. BOX 30, EL DORADO, CA 95623<br>(530) 622-5470 |
| SCALE:                              | 1"=300'  |
| CONTOUR INTERVAL:                   | 20 FEET  |
| SOURCE OF TOPOGRAPHY:               | 40 FT. U.S.G.S. CONTOURS GENERATED<br>TO 20 FEET AND SUPPLEMENTED BY<br>FIELD WORK   |
| ASSESSORS PARCEL NO.:               | 105-190-41   |
| PRESENT ZONING:                     | RL-10  |
| PROPOSED ZONING:                    | NO CHANGE  |
| CURRENT GENERAL PLAN:               | RR   |
| AREA:                               | 112.87 ACRES   |
| PROPOSED NUMBER/SIZE<br>OF PARCELS: | FOUR (4) / 10 ACRE MINIMUM   |
| DOMESTIC WATER:                     | INDIVIDUAL WELLS - FUTURE  |
| SEWAGE DISPOSAL:                    | INDIVIDUAL SEPTIC - FUTURE   |
| FIRE PROTECTION:                    | EL DORADO COUNTY FIRE DISTRICT   |
| DATE:                               | REVISED JULY 11, 2016  |

**VICINITY MAP  
NO SCALE**

**LEGEND**

|                 |  |
|-----------------|--|
| <b>EXISTING</b> |  |
|                 | BOUNDARY LINE                          |
|                 | PARCEL LINE (LENGTH TO NEAREST FT.)    |
|                 | ADJOINER                               |
|                 | 20-FT. ELEV. CONTOUR LINE              |
|                 | 100-FT. ELEV. CONTOUR LINE             |
|                 | GRADED AREA OR BENCH & CUT/FILL SLOPES |
|                 | SLOPE                                  |
|                 | OVERHEAD UTILITY LINE & POLE           |
|                 | SITE ACCESS ROADS                      |
|                 | ROCK OUTCROPPING                       |
|                 | INTERMITTENT CREEK OR DRAINAGE CHANNEL |
|                 | IRRIGATION DITCH                       |
|                 | CL<br>CENTERLINE                       |

**REVISION TABLE**

|         |  |
|---------|--|
| 7/11/16 | ADDED 50 FT. NON-BUILDING SETBACK<br>ALONG DRAINAGE CHANNELS |
|---------|--|

**NOTES**

- 30-FT WIDE IRREVOCABLE OFFER OF DEDICATION TO THE COUNTY OF EL DORADO FOR ROAD & PUBLIC UTILITIES PURPOSES.
- EXISTING PG&E AND PT&T UTILITIES EASEMENT PER O.R. 1274-158, WIDTH NOT SPECIFIED.
- PROPOSED 30' WIDE EASEMENT FOR SLOPE MAINTENANCE PURPOSES, INCLUDING NECESSARY RIGHT OF ENTRY IN FAVOR OF PARCEL 3.
- PROPOSED 50' WIDE NON-BUILDING SETBACK EACH SIDE OF CENTERLINE OF DRAINAGE

ZONING ADMINISTRATOR: \_\_\_\_\_

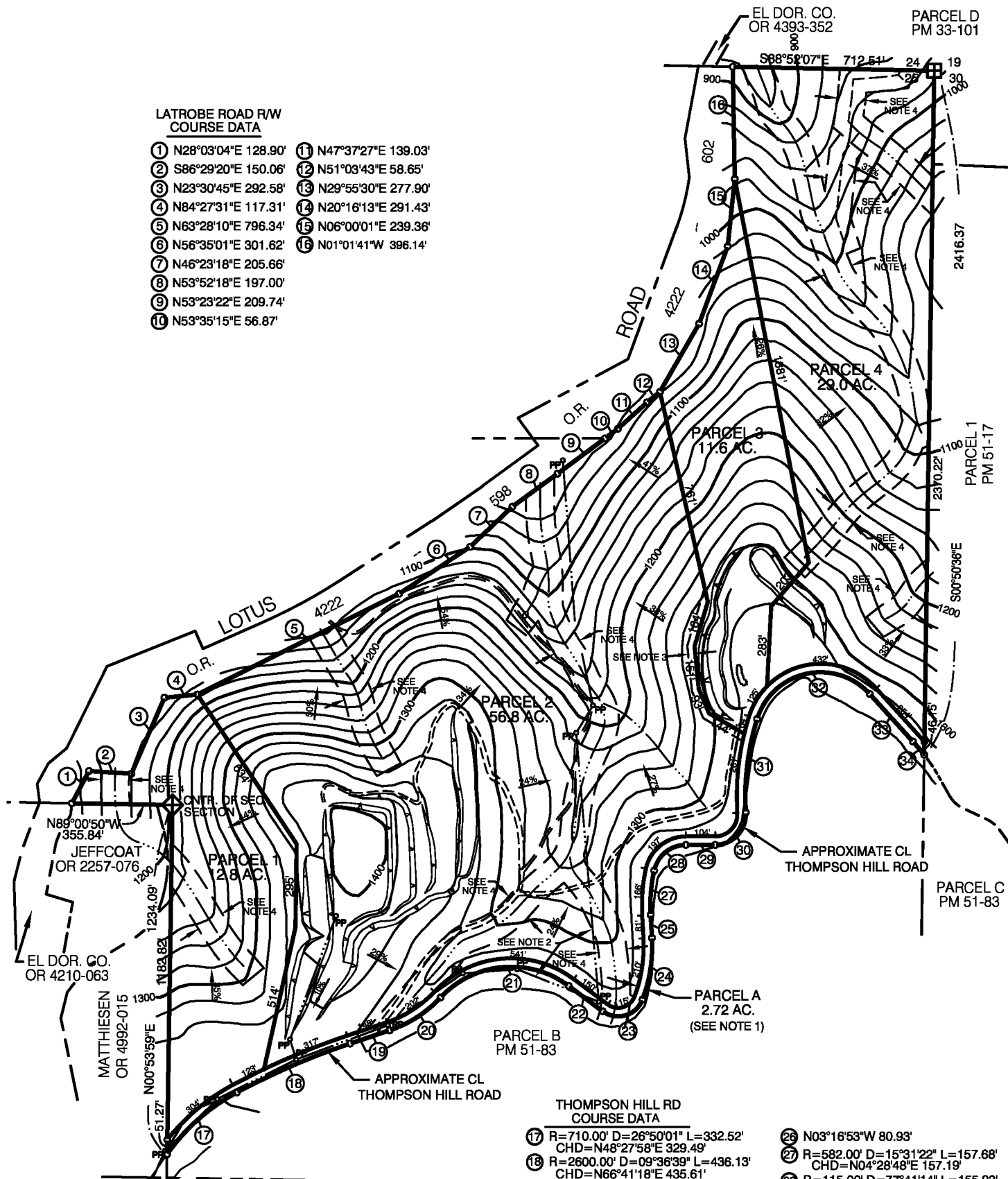
APPROVAL / DENIAL DATE: \_\_\_\_\_

PLANNING COMMISSION: \_\_\_\_\_

APPROVAL / DENIAL DATE: \_\_\_\_\_

BOARD OF SUPERVISORS: \_\_\_\_\_

APPROVAL / DENIAL DATE: \_\_\_\_\_



**THOMPSON HILL RD  
COURSE DATA**

- |   |   |
|---|---|
| ⑰ R=710.00' D=26°50'01" L=332.52'<br>CHD=N48°27'58"E 329.49'  | ⑳ N03°16'53"W 80.93'  |
| ⑱ R=2600.00' D=09°36'39" L=436.13'<br>CHD=N66°41'18"E 435.61' | ㉑ R=582.00' D=15°31'22" L=157.68'<br>CHD=N04°28'48"E 157.19'  |
| ㉒ R=710.00' D=26°50'01" L=332.52'<br>CHD=N48°27'58"E 329.49'  | ㉒ R=115.00' D=77°41'14" L=155.93'<br>CHD=N51°05'06"E 144.26'  |
| ㉓ R=435.00' D=28°34'17" L=216.92'<br>CHD=N57°12'29"E 214.68'  | ㉓ N89°55'43"E 104.05'   |
| ㉔ R=340.00' D=83°49'16" L=497.40'<br>CHD=N84°49'59"E 454.22'  | ㉔ R=108.00' D=93°26'19" L=176.13'<br>CHD=N43°12'34"E 157.25'  |
| ㉕ R=92.00' D=105°58'00" L=170.15'<br>CHD=N73°45'37"E 146.92'  | ㉕ R=920.00' D=20°50'38" L=334.69'<br>CHD=N06°54'43"E 332.85'  |
| ㉖ R=530.00' D=24°03'30" L=222.55'<br>CHD=N08°44'52"E 220.91'  | ㉖ R=235.00' D=120°26'34" L=494.00'<br>CHD=N77°33'19"E 407.94' |
|   | ㉗ R=610.00' D=04°09'00" L=44.17'<br>CHD=S40°08'54"E 44.17'    |

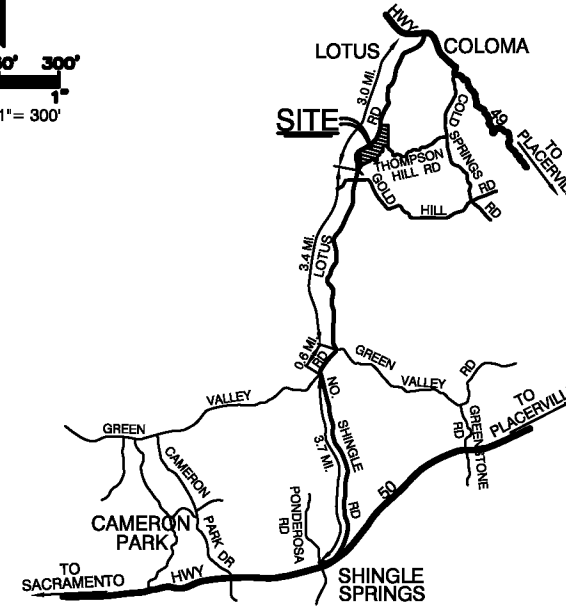
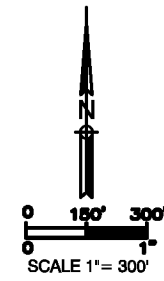
**Exhibit E**

# SITE PLAN

## FOR P16-0002 VAN NOORD TENTATIVE PARCEL MAP A PORTION OF SECTION 25, T. 11 N., R. 9 E., M.D.M., BEING PARCEL A OF P.M. 51-83 COUNTY OF EL DORADO, STATE OF CALIFORNIA

### LATROBE ROAD R/W COURSE DATA

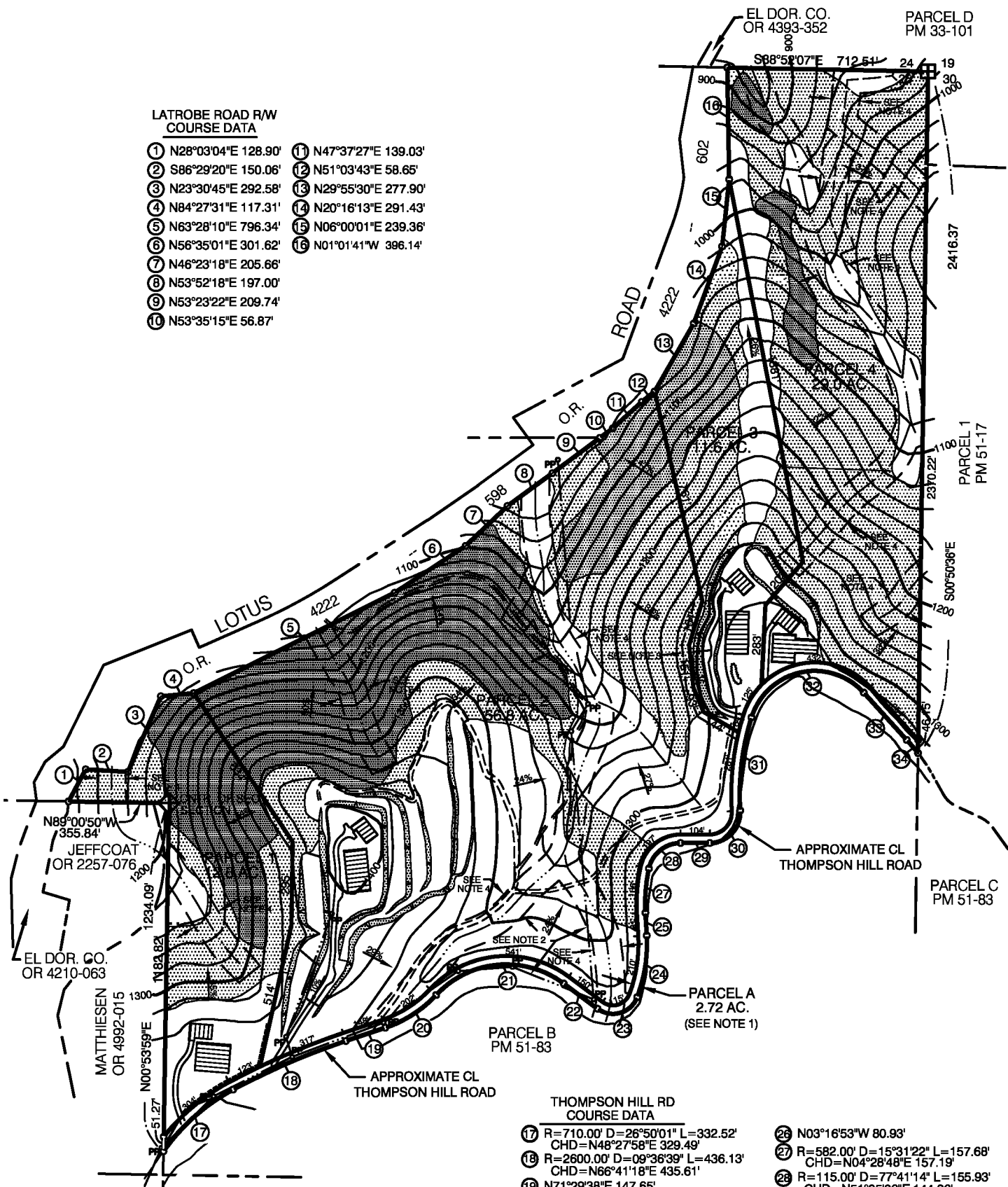
- |                       |                       |
|-----------------------|-----------------------|
| ① N28°03'04"E 128.90' | ⑪ N47°37'27"E 139.03' |
| ② S86°29'20"E 150.06' | ⑫ N51°03'43"E 58.65'  |
| ③ N23°30'45"E 292.58' | ⑬ N29°55'30"E 277.90' |
| ④ N84°27'31"E 117.31' | ⑭ N20°16'13"E 291.43' |
| ⑤ N63°28'10"E 796.34' | ⑮ N06°00'01"E 239.36' |
| ⑥ N56°35'01"E 301.62' | ⑯ N01°01'41"W 396.14' |
| ⑦ N46°23'18"E 205.66' |                       |
| ⑧ N53°52'18"E 197.00' |                       |
| ⑨ N53°23'22"E 209.74' |                       |
| ⑩ N53°35'15"E 56.87'  |                       |



VICINITY MAP  
NO SCALE

### INFORMATION TABLE

|                                     |  |
|-------------------------------------|--|
| APPLICANT / OWNER:                  | THOMAS R. VAN NOORD<br>3350 COUNTRY CLUB DR, SUITE 202<br>CAMERON PARK, CA 95682     |
| PREPARED BY:                        | KEN W. PURCELL, CIVIL ENGINEER<br>P.O. BOX 30, EL DORADO, CA 95623<br>(530) 622-5470 |
| SCALE:                              | 1"=300'  |
| CONTOUR INTERVAL:                   | 20 FEET  |
| SOURCE OF TOPOGRAPHY:               | 40 FT. U.S.G.S. CONTOURS GENERATED<br>TO 20 FEET AND SUPPLEMENTED BY<br>FIELD WORK   |
| ASSESSORS PARCEL NO.:               | 105-190-41   |
| PRESENT ZONING:                     | RL-10  |
| PROPOSED ZONING:                    | NO CHANGE  |
| CURRENT GENERAL PLAN:               | RR   |
| AREA:                               | 112.87 ACRES   |
| PROPOSED NUMBER/SIZE<br>OF PARCELS: | FOUR (4) / 10 ACRE MINIMUM   |
| DOMESTIC WATER:                     | INDIVIDUAL WELLS - FUTURE  |
| SEWAGE DISPOSAL:                    | INDIVIDUAL SEPTIC - FUTURE   |
| FIRE PROTECTION:                    | EL DORADO COUNTY FIRE DISTRICT   |
| DATE:                               | JULY 11, 2016  |



### LEGEND

|  |  |
|--|--|
|  | BOUNDARY LINE                          |
|  | PARCEL LINE (LENGTH TO NEAREST FT.)    |
|  | ADJOINER                               |
|  | 20-FT. ELEV. CONTOUR LINE              |
|  | 100-FT. ELEV. CONTOUR LINE             |
|  | GRADED AREA OR BENCH & CUT/FILL SLOPES |
|  | SLOPE                                  |
|  | OVERHEAD UTILITY LINE & POLE           |
|  | SITE ACCESS ROADS                      |
|  | ROCK OUTCROPPING                       |
|  | INTERMITTENT CREEK OR DRAINAGE CHANNEL |
|  | IRRIGATION DITCH                       |
|  | CENTERLINE                             |

### LEGEND- CONT'D

|                               |   |
|-------------------------------|---|
| POTENTIAL FUTURE IMPROVEMENTS |   |
|                               | HOUSE SITE (4,000 SF)                       |
|                               | TURNAROUND (IF REQUIRED)                    |
|                               | 12,000 SF MIN. SEPTIC DISPOSAL SITE         |
|                               | TURNOUT (IF REQUIRED)                       |
|                               | 12-FT WIDE DRIVEWAY & GRADED DITCH & SLOPES |

| GROUND SLOPE | % AREA         |
|--------------|----------------|
|              | 30 - 40% 42.2% |
|              | 40+% 23.7%     |

### THOMPSON HILL RD COURSE DATA

- |   |   |
|---|---|
| ⑰ R=710.00' D=26°50'01" L=332.52'<br>CHD=N48°27'58"E 329.49'  | ⑳ N03°16'53"W 80.93'  |
| ⑱ R=2600.00' D=09°36'39" L=436.13'<br>CHD=N66°41'18"E 435.61' | ㉑ R=582.00' D=15°31'22" L=157.68'<br>CHD=N04°28'48"E 157.19'  |
| ⑲ N71°29'38"E 147.65'   | ㉒ R=115.00' D=77°41'14" L=155.93'<br>CHD=N51°05'06"E 144.26'  |
| ㉒ R=435.00' D=28°34'17" L=216.92'<br>CHD=N57°12'29"E 214.68'  | ㉓ N89°55'43"E 104.05'   |
| ㉑ R=340.00' D=83°49'16" L=497.40'<br>CHD=N84°49'59"E 454.22'  | ㉔ R=108.00' D=93°26'19" L=176.13'<br>CHD=N43°12'34"E 157.25'  |
| ㉒ S53°15'23"E 149.72'   | ㉕ R=920.00' D=20°50'38" L=334.69'<br>CHD=N06°54'43"E 332.85'  |
| ㉓ R=92.00' D=105°58'00" L=170.15'<br>CHD=N73°45'37"E 146.92'  | ㉖ R=235.00' D=120°26'34" L=494.00'<br>CHD=N77°33'19"E 407.94' |
| ㉔ R=530.00' D=24°03'30" L=222.55'<br>CHD=N08°44'52"E 220.91'  | ㉗ S42°13'24"E 243.80' NTS                                     |
|   | ㉘ R=610.00' D=04°09'00" L=44.18'<br>CHD=S40°08'54"E 44.17'    |

### NOTES

- 30-FT WIDE IRREVOCABLE OFFER OF DEDICATION TO THE COUNTY OF EL DORADO FOR ROAD & PUBLIC UTILITIES PURPOSES.
- EXISTING PG&E AND PT&T UTILITIES EASEMENT PER O.R. 1274-158, WIDTH NOT SPECIFIED.
- PROPOSED 30' WIDE EASEMENT FOR SLOPE MAINTENANCE PURPOSES, INCLUDING NECESSARY RIGHT OF ENTRY IN FAVOR OF PARCEL 3.
- PROPOSED 50' WIDE NON-BUILDING SETBACK EACH SIDE OF CENTERLINE OF DRAINAGE

Exhibit F