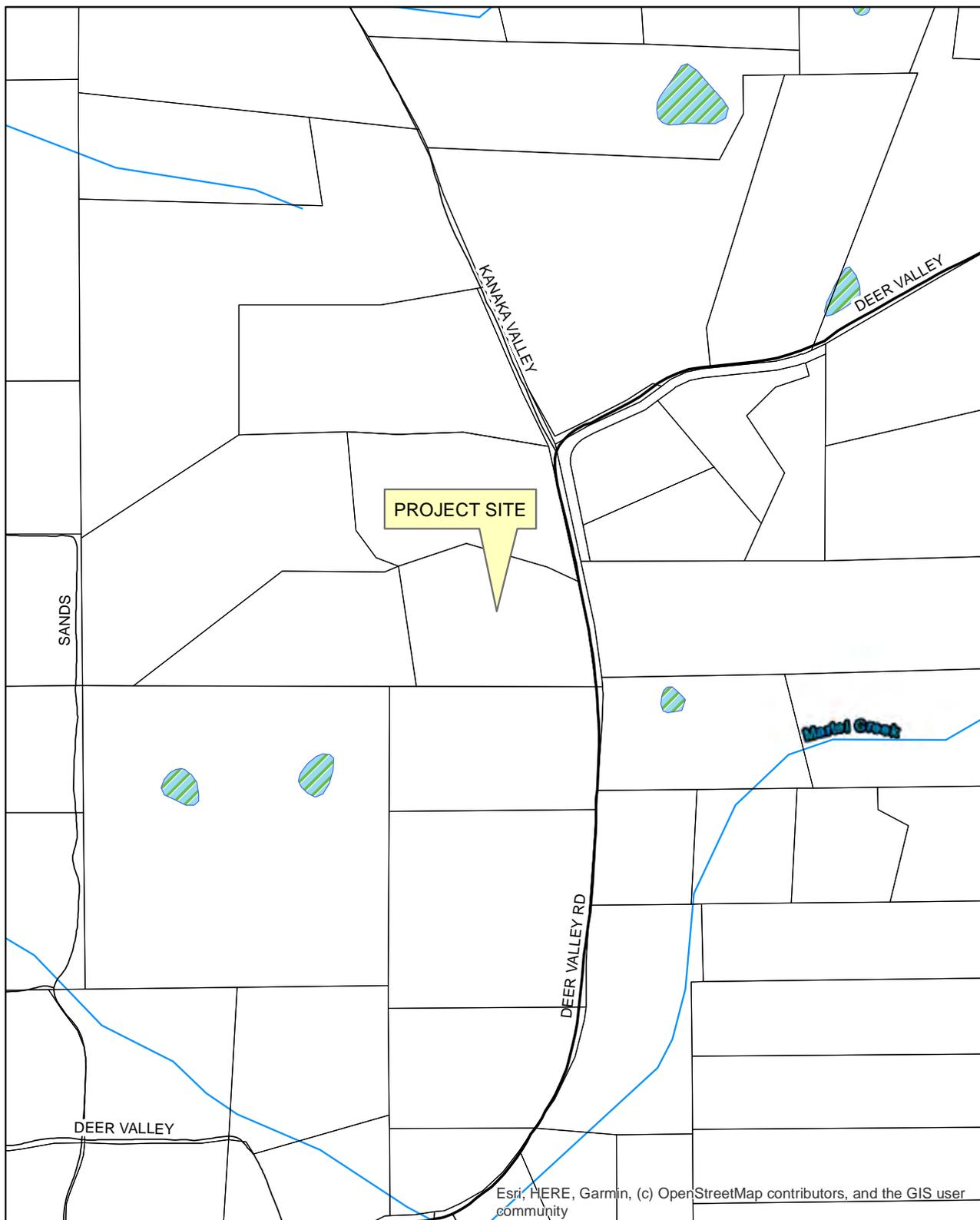


GPA22-0004/Z22-0004/P22-0010 MCMANN
EXHIBIT A - LOCATION MAP



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

0 0.06 0.12 0.18 0.24
Miles

Scale

N



GPA22-0004/Z22-0004/P22-0010 MCMANN
EXHIBIT B - AERIAL MAP



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Miles

Scale

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GPA22-0004/Z22-0004/P22-0010 MCMANN
EXHIBIT C - ASSESSORS PARCEL PAGE

102:07

RECEIVED

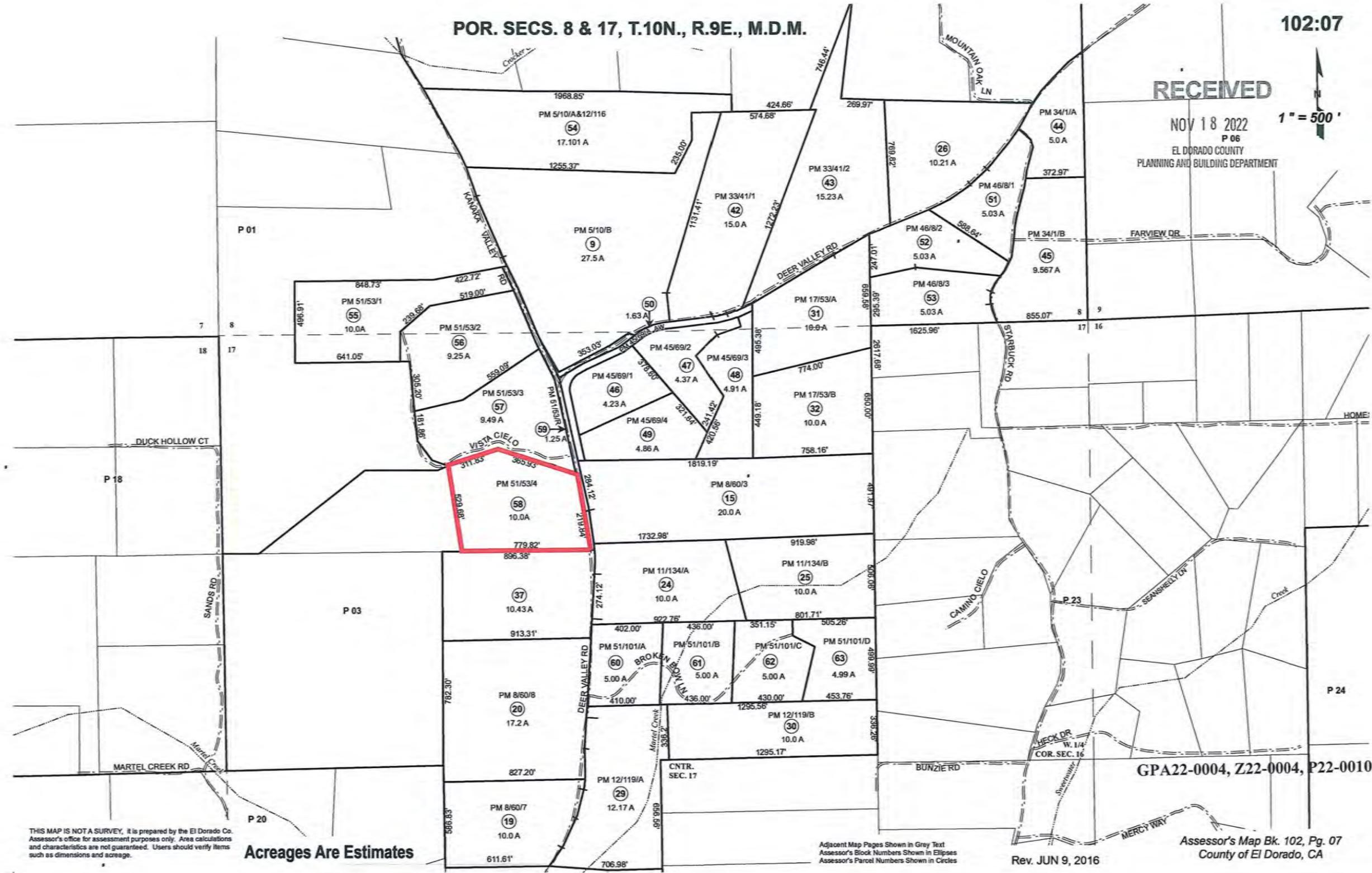
NOV 18 2022

P 06
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

1" = 500'



POR. SECS. 8 & 17, T.10N., R.9E., M.D.M.



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.

Acreages Are Estimates

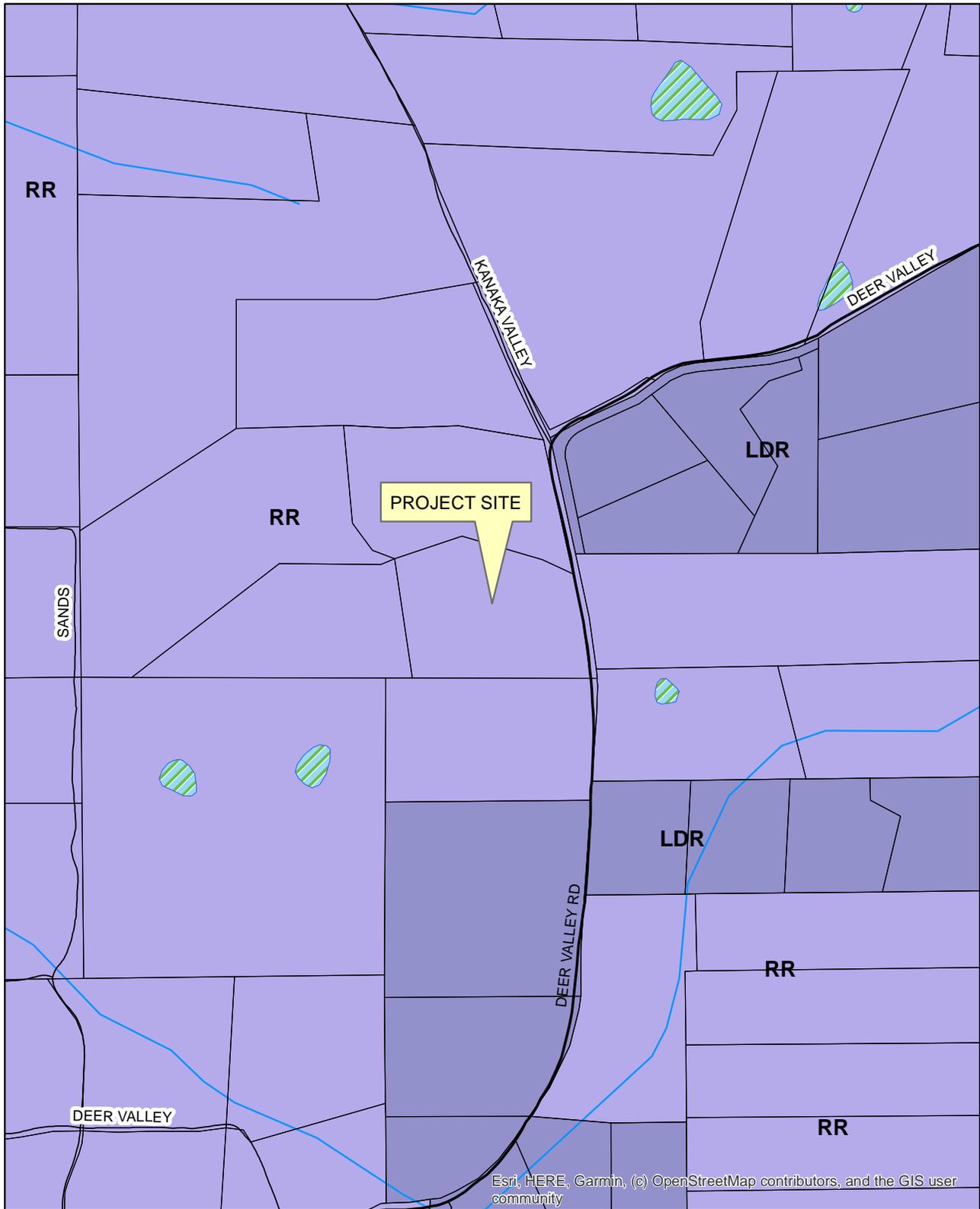
Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Rev. JUN 9, 2016

Assessor's Map Bk. 102, Pg. 07
County of El Dorado, CA

GPA22-0004, Z22-0004, P22-0010

GPA22-0004/Z22-0004/P22-0010 MCMANN
EXHIBIT D - GENERAL PLAN LAND USE MAP



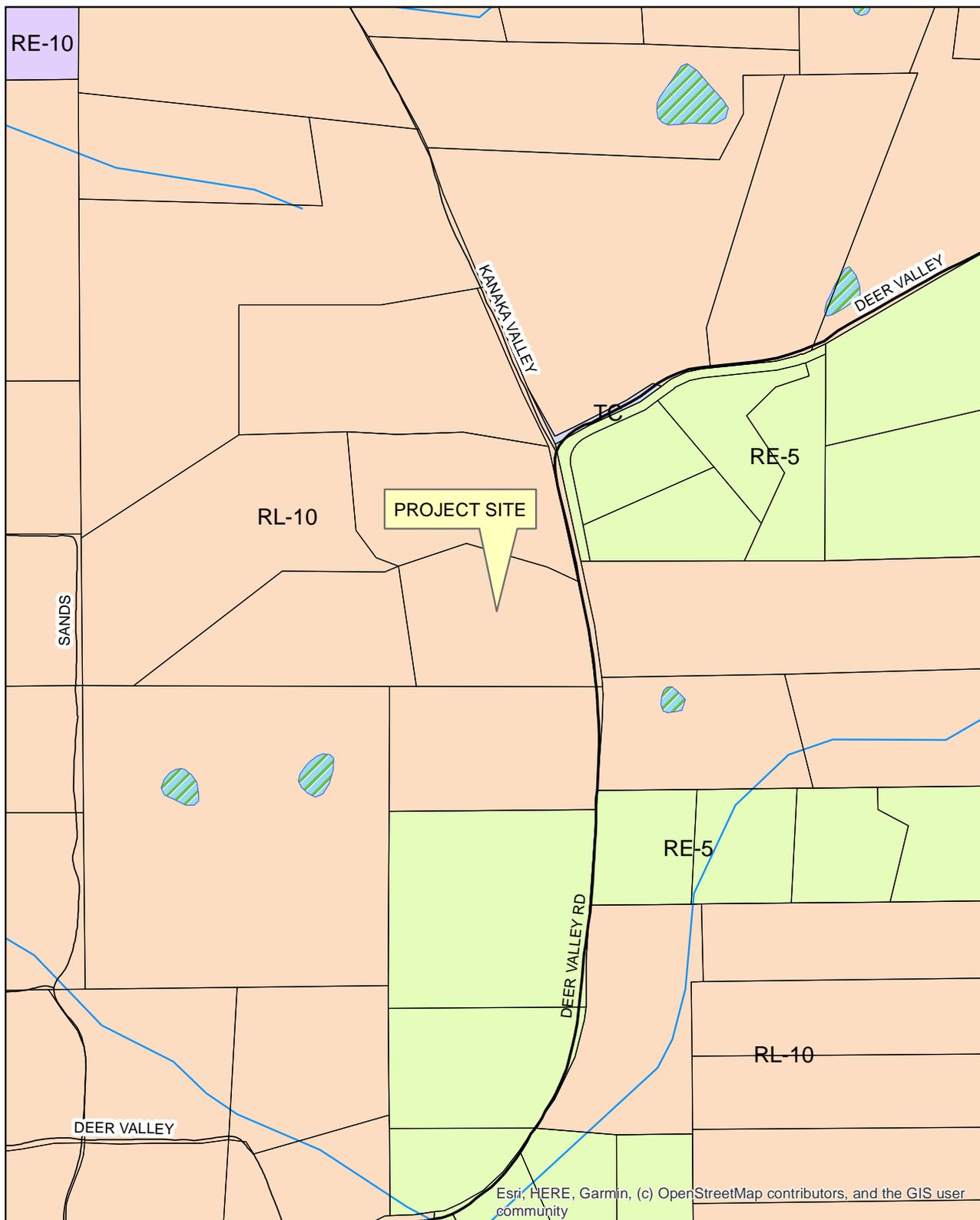
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Miles

Scale

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GPA22-0004/Z22-0004/P22-0010 MCMANN
EXHIBIT E - ZONING MAP



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Miles

Scale

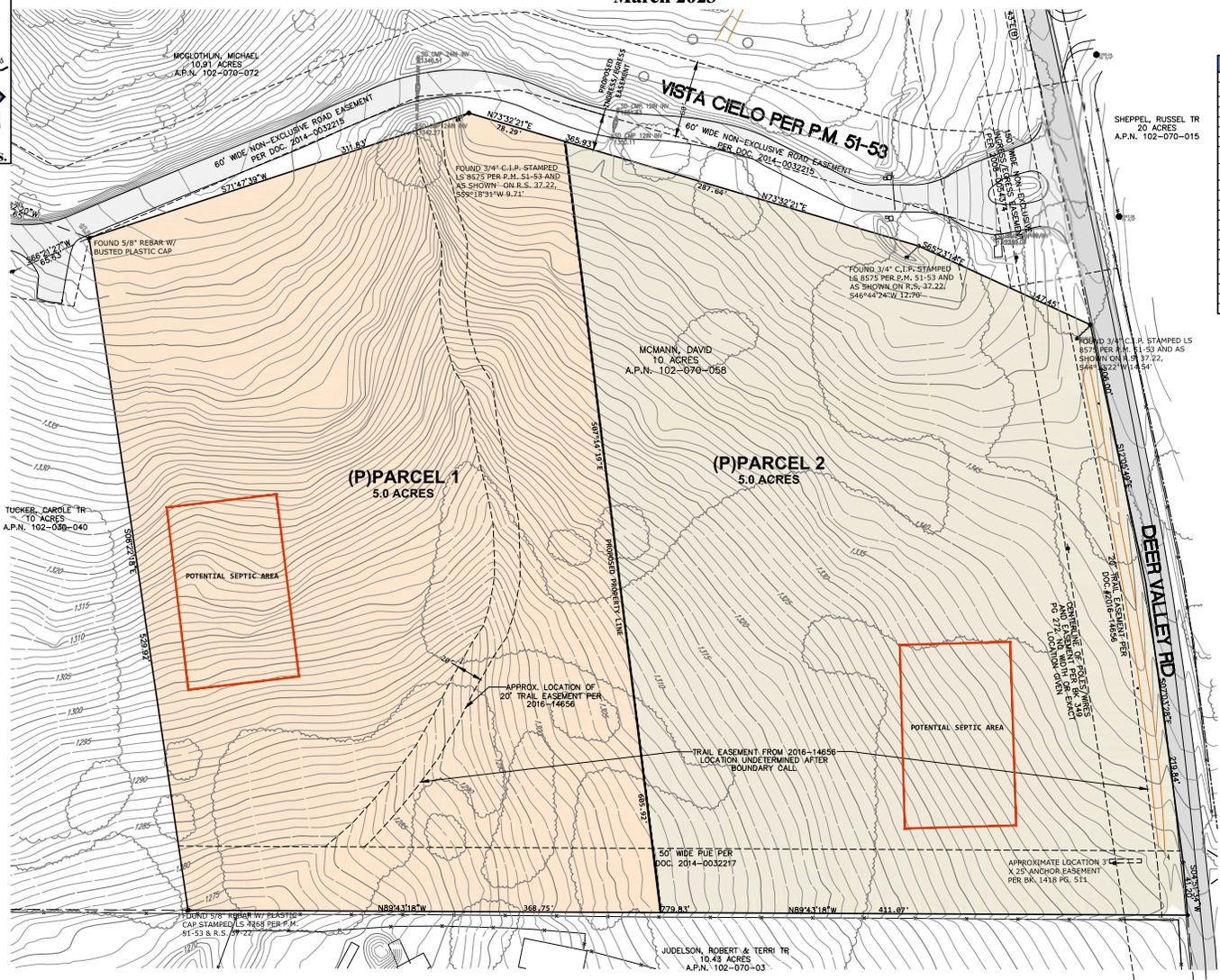
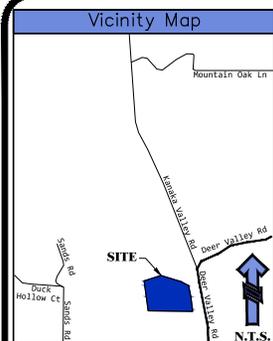
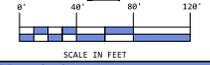
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GPA22-0004/Z22-0004/P22-0010 MCMANN
EXHIBIT F - TENTATIVE PARCEL MAP

MCMANN TENTATIVE MAP

APN: 102-070-058
Deer Valley Road, Rescue
El Dorado County, CA
October 2022
March 2023



Abbreviations			
BSM	BACK OF SIDEWALK	LP	LEFT
BM	BOTTOM OF WALL AT FG	LPG	PROPANE TANK
CH	CHORD BEARING	PT	PROPOSED
CL	CHORD LENGTH	PAD	FINISHED PAD
CR	CURB RETURN	PKG	PARKING
D	DEGREE OF CURVE	PP	POWER POLE
DI	DROP INLET	P.E.	POSTAL EASEMENT
DWY	DRIVENWAY	PUE	PUBLIC UTILITIES EASEMENT
(E)	EXISTING	R	CURVE RADIUS PER FINAL MAP
E.D.C.	EL DORADO COUNTY	ROW	RIGHT OF WAY
EL	ELEVATION	RT	RIGHT
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
FC	FACE OF CURB	SS	SEWER SERVICE
FF	FINISHED FLOOR	SM	SIDEWALK
FG	FINISHED GRADE	TBC	TOP BACK OF CURB
FH	FIRE HYDRANT	TC	TOP OF CURB ELEV.
FL	FLOWLINE	TN	TOP OF MALL
FND.	FOUND	UPC	UNIVERSAL PLUMBING CODE
GA	GUY ANCHOR	US	UTILITY SERVICE
GB	GRADE BREAK	W	WALL HEIGHT
HP	HIGH POINT	WL	WATER LINE
JP	JOINT POLE	WS	WATER SERVICE

Project Data	
OWNER	DAVID MCMANN 3101 ZINFANDEL DRIVE, SUITE 300 SANJO COBONA, CA 95670 PHONE: 916-832-8340 Email: david@miffyimages.com
APPLICANT	LEBECK ENGINEERING, INC. 3430 ROBIN LANE, BLDG. #2 CAMERON PARK, CA 95682 Ph: (530) 677-4080 www.lebeckeng.com
PREPARED BY	ROBBIE LEBECK, P.E.
SCALE	1" = 40'
CONTOUR INTERVAL	1'
SOURCE OF TOPOGRAPHY	AERIAL TOPOGRAPHIC BY DATA DALLAS SWEENEY L.S.
BOUNDARY & LINE DATA BY	CTA ENGINEERING
SECTION, TOWNSHIP AND RANGE	FOR. SECS. 8 & 17 T.10N., R.9E., M.D.M.
PARCEL ADDRESS	DEER VALLEY RD., RESCUE, CA
ASSESSOR'S PARCEL NUMBER	102-070-058
PRESENT ZONING	RL-10
PROPOSED ZONING	RE-5
TOTAL AREA	APN:102-070-058 = 10 (E)ACRES
TOTAL # OF PARCELS	1 (E)PARCEL, 2 (P)PARCELS
WATER SUPPLY	PRIVATE WELL
SEWAGE DISPOSAL	PRIVATE SEPTIC
PROPOSED FIRE PROTECTION	RESCUE FIRE PROTECTION DISTRICT
DATE OF PREPARATION	OCTOBER 2022
PROJECT #	22-110

PREPARED BY:

LEBECK ENGINEERING, INC.
3430 ROBIN LANE, BLDG. #2
CAMERON PARK, CA 95682
Ph: (530) 677-4080

PLANNING COMMISSION: _____
APPROVAL/DENIAL DATE: _____
BOARD OF SUPERVISORS: _____
APPROVAL/DENIAL DATE: _____

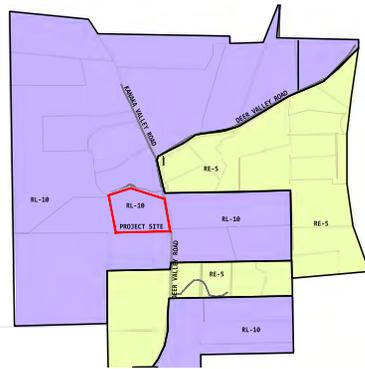
MCMANN TENTATIVE MAP

SHEET NO. **TM-1**
Plot Date: Aug 14, 2023

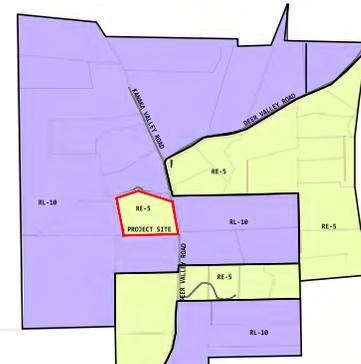
**GPA22-0004/Z22-0004/P22-0010 MCMANN
EXHIBIT G - PROPOSED ZONE CHANGE AND GENERAL PLAN AMENDMENT**

MCMANN REZONE/LAND USE EXHIBIT

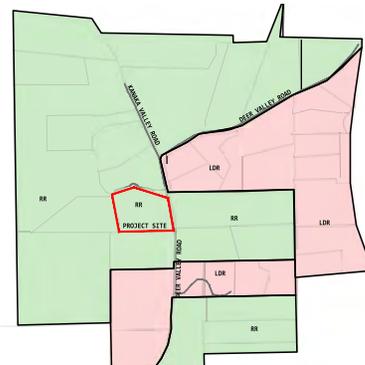
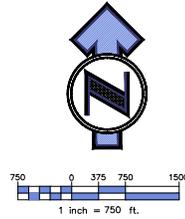
APN: 102-070-058
Deer Valley Road, Rescue
El Dorado County, CA
May 2023



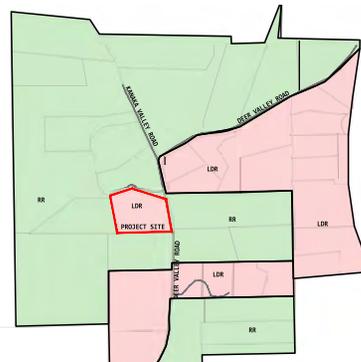
EXISTING ZONING



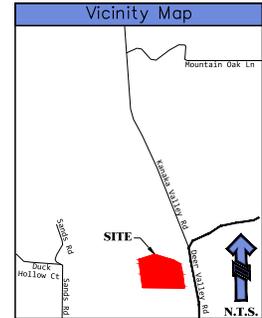
PROPOSED ZONING



EXISTING LAND USE



PROPOSED LAND USE



Project Data	
OWNER	DAVID MCMANN 3101 ZINFANDEL DRIVE, SUITE 300 RANCHO CORDONA, CA 95070 PHONE: 916-832-8348 Email: david@mcmannimages.com
APPLICANT	 LEBECK ENGINEERING, INC. 3430 ROBIN LANE, BLDG. #2 CAMERON PARK, CA 95682 Ph. (530) 677-4080 www.lebeck.com
PREPARED BY	BOBBIE LEBECK, P.E.
SCALE	1" = 500'
CONTOUR INTERVAL	1'
SOURCE OF TOPOGRAPHY	AERIAL TOPOGRAPHIC DATA BY DALLAS SWEENEY L.S.
SECTION, TOWNSHIP AND RANGE	FOR SECS. 8 & 17 T.10N., R.9E., M.D.M.
PARCEL ADDRESS	DEER VALLEY RD., RESCUE, CA
ASSESSOR'S PARCEL NUMBER	102-070-058
PRESENT ZONING	RL-10
PROPOSED ZONING	RE-5
PRESENT LAND USE	RR
PROPOSED LAND USE	LDR
TOTAL AREA	APN:102-070-058 = 10 (E)ACRES
TOTAL # OF PARCELS	1 (E)LOT, 2 (P)LOTS = 2 LOTS
WATER SUPPLY	PRIVATE WELL
SEWAGE DISPOSAL	PRIVATE SEPTIC
PROPOSED FIRE PROTECTION	RESCUE FIRE PROTECTION DISTRICT
DATE OF PREPARATION	MAY 2023
PROJECT #	22-110

PREPARED BY:
 **LEBECK ENGINEERING, INC.**
3430 ROBIN LANE, BLDG. #2
CAMERON PARK, CA 95682
Ph. (530) 677-4080

MCMANN REZONE MAP

SHEET NO.
R - 1

Plot Date: May 09, 2023