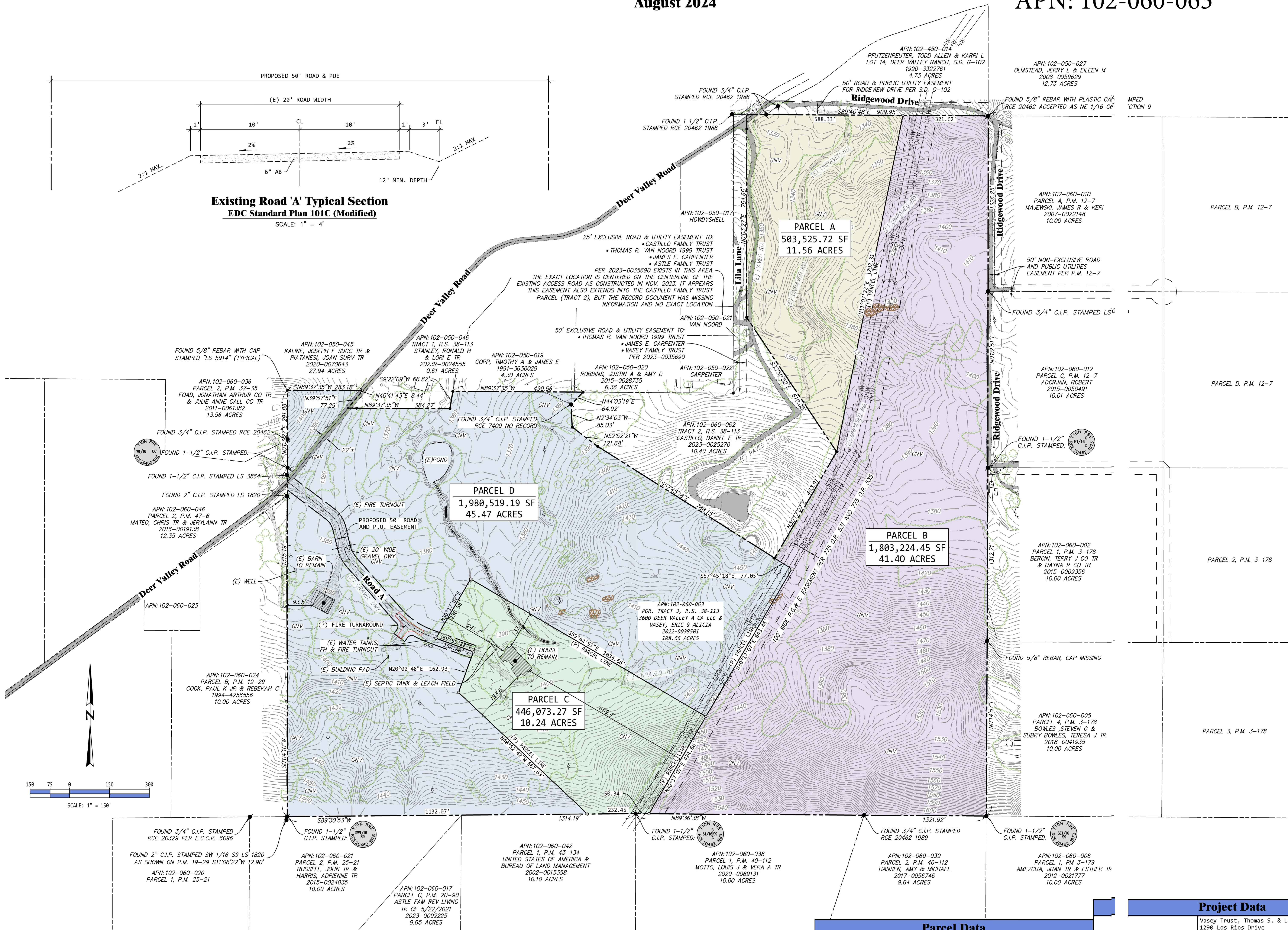


Vasey Trust Tentative Parcel Map

3600 Deer Valley Road, Rescue, CA 95672
Por. of Tract 3, RS 38/113
APN:102-060-063 - El Dorado County, CA
August 2024

Exhibit A - Tentative Parcel Map
P23-0008
Deer Valley & Ridge Road
APN: 102-060-063

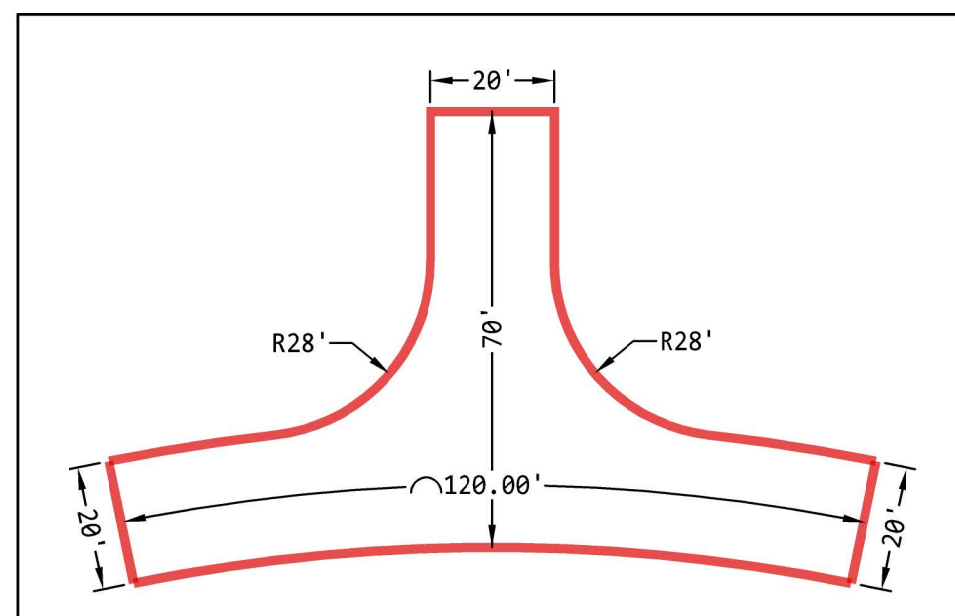


Existing Road 'A' Typical Section
EDC Standard Plan 101C (Modified)
SCALE: 1" = 4'

Design Waiver Request:

THE FOLLOWING DESIGN WAIVER IS HEREBY REQUESTED PURSUANT TO SECTION 1608.020 OF THE LAND DIVISION ORDINANCE TO ALLOW FOR THE FOLLOWING: TO MODIFY THE REQUIREMENT THAT THE DEPTH OF A LOT SHALL NOT EXCEED THREE TIMES THE AVERAGE WIDTH AS SPECIFIED IN THE EDC DISM VOLUME II, SECTION 2.B.10. THE REASON FOR THIS REQUEST IS TO LOCATE PROPERTY LINES ALONG THE EXISTING PG&E POLE LINE & EASEMENT RATHER THAN ENCUMBER ANY BUILDABLE PORTIONS OF THE PROPOSED PARCELS WITH THE EXISTING 100-FOOT WIDE PG&E EASEMENT. THE WAIVER WILL APPLY TO PROPOSED PARCEL 'B' WHICH HAS A 3.6:1 DEPTH TO WIDTH RATIO.

THE GRANTING OF THIS DESIGN WAIVER REQUEST WOULD HAVE NO ADVERSE EFFECTS ON OTHERS AND WOULD NOT HAVE THE EFFECT OF NULLIFYING THE OBJECTIVE OF ANY APPLICABLE LAWS OR ORDINANCES.



Survey Notes:

- THIS MAP HAS BEEN PRODUCED ACCORDING TO PROCEDURES THAT COMPLY WITH NATIONAL STANDARD FOR SPATIAL DATA ACCURACY (NSSDA) FOR A CONTOUR INTERVAL OF 2-FOOT AND A MAP SCALE OF 1" = 100'.
- THIS COMPUTER PLOTTED MAP WAS GENERATED BY PHOTOGRAMMETRIC METHODS COMPILED ON DIGITAL STEREO WORKSTATIONS USING AERIAL PHOTOGRAPHY TAKEN ON APRIL 11, 2024.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THAT CERTAIN RECORD OF SURVEY RECORDED IN BOOK 3 OF SURVEYS, PAGE 143, EL DORADO COUNTY RECORDS, AND BASED UPON MONUMENTS FOUND ALONG THE NORTH AND EAST LINE OF THE PROPERTY SURVEYED.

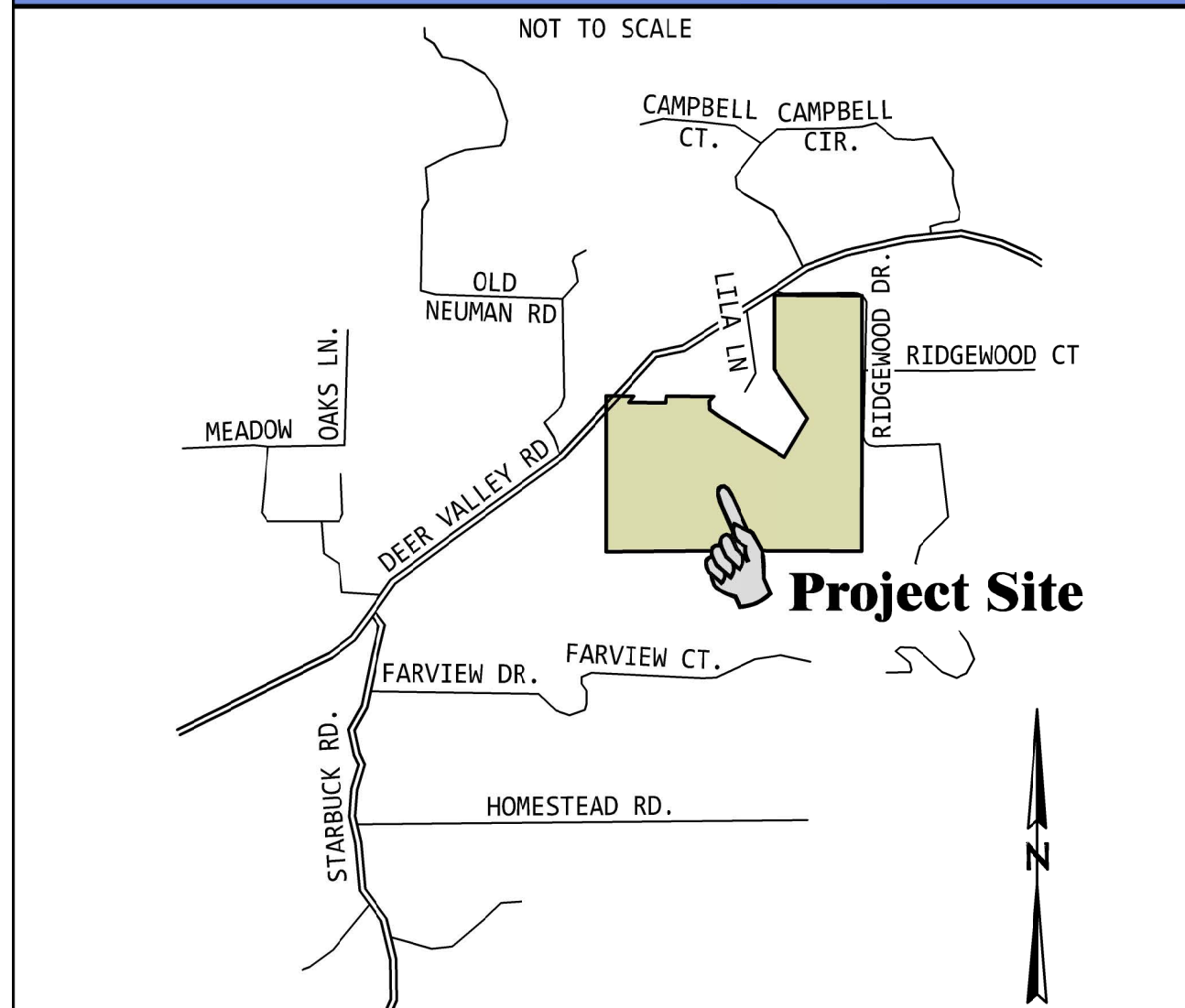
Survey Legend

- (E) EASEMENT LINE
- (B) BOUNDARY
- (E) BUILDING
- (E) ROCK OUTCROP
- (E) DECIDUOUS TREE
- (E) FENCE
- (E) INDEX CONTOUR
- (E) INTERMEDIATE CONTOUR
- (E) EDGE PAVED ROAD
- (E) UTILITY POLE
- (E) TREE LINE
- GNV GROUND NOT VISIBLE (TREE CANOPY)
- (E) EDGE UNPAVED DRIVE
- (E) EDGE UNPAVED ROAD
- (E) WALL
- (E) DRAINAGE

Parcel Data

PARCEL	Gross Area
PORTION OF TRACT 3, R.S. 38-113 (E) APN:102-060-063	108.66± ACRES - (4,733,342.62 SF)
(P) PARCEL A	11.56± ACRES - (503,525.72 SF)
(P) PARCEL B	41.40± ACRES - (1,803,224.45 SF)
(P) PARCEL C	10.24± ACRES - (446,073.27 SF)
(P) PARCEL D	45.47± ACRES - (1,980,519.19 SF)

Vicinity Map



Project Data

OWNER/APPLICANT: Vasey Trust, Thomas S. & Lesley A. Vasey, Trustees
1290 Los Rios Drive
Charmichael, CA 95605
916-425-5018
tom@vaseytrust.com

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

SCALE:	1" = 150'
CONTOUR INTERVAL:	2 FEET
SOURCE OF TOPOGRAPHY:	AERIAL TOPOGRAPHY BY COOPER AERIAL SURVEYS CO.
N, TOWNSHIP & RANGE:	PORTION OF TRACT 3, RS 38/113
SOR'S PARCEL NUMBER:	102-060-063
LAND USE DESIGNATION:	RR
PRES ZONING:	RL-10
TOTAL AREA:	108.66 ACRES
NUMBER OF PARCELS:	1 EXISTING, 4 PROPOSED
MINIMUM PARCEL AREA:	10.24 ACRES
WATER SUPPLY:	PRIVATE ON-SITE WELLS
SEWAGE DISPOSAL:	PRIVATE ON-SITE SEPTIC
FIRE PROTECTION:	RESCUE FIRE PROTECTION DISTRICT
DATE OF PREPARATION:	AUGUST 2024
PROJECT #:	24-122

Approvals

ZONING ADMINISTRATOR:	
APPROVAL /DENIAL DATE:	
BOAF SUPERVISORS:	
APPROVAL /DENIAL DATE:	

Vasey Trust
Tentative Parcel Map Exhibit

TM

Exhibit B: Vicinity Map



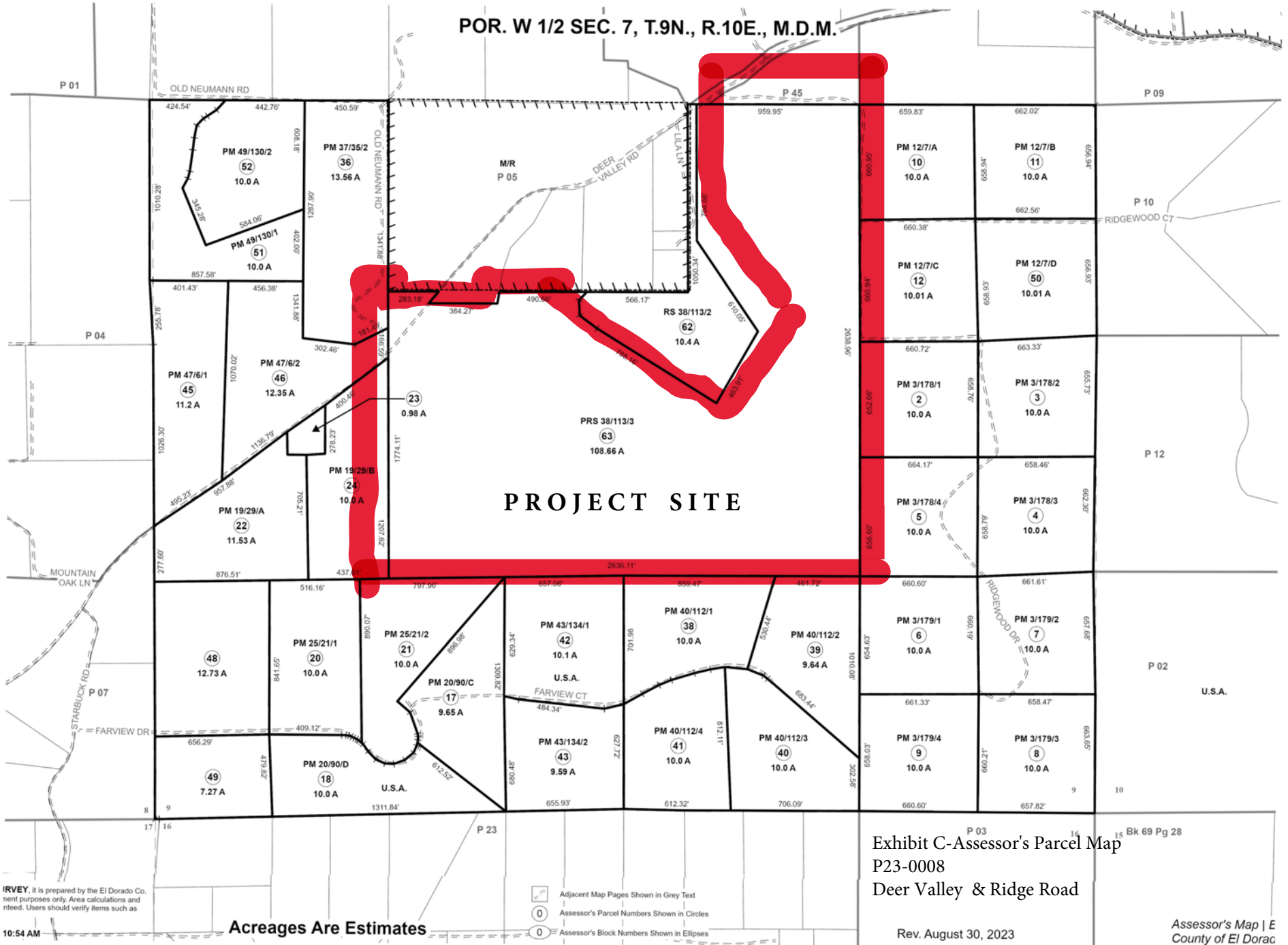
0 485 970 1,940 Feet

1 inch = 794 feet

Project P23-0008
Deer Valley & Ridge Road
APN 102-060-063

Map prepared by:
Craig Osborn
March 31 2025

POR. W 1/2 SEC. 7, T.9N., R.10E., M.D.M.



This map illustrates the project site and its surroundings. The project site is highlighted in yellow and labeled "Project Site". It is located near the intersection of Deer Valley Road and a road labeled "RR". The map shows various land use designations: "RR" (Residential Rural) in light blue, "LDR" (Low Density Residential) in medium blue, and "OS" (Office/Service) in orange. The map also shows the layout of Deer Valley Road and other roads in the area.



1 inch = 862 feet

Map prepared by:
Craig Osborn
March 31, 2025

Exhibit E: Zoning Map

