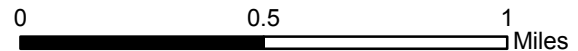


**File No. TM07-1441-E**  
**Location Map**

 Shinn Ranch Site



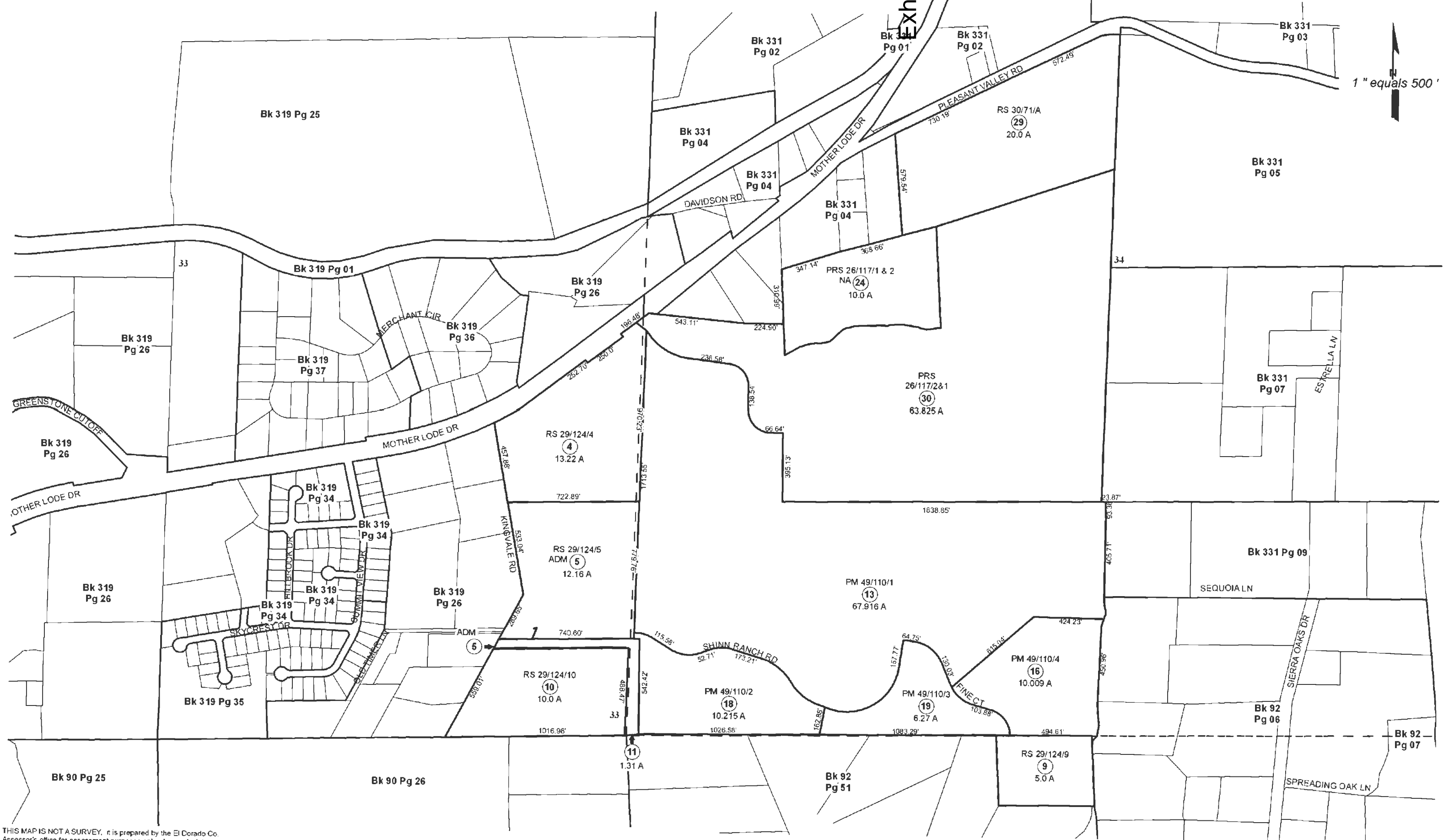
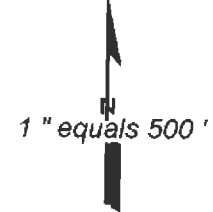
Shinn Ranch Subdivision  
Tentative Map Extension



PORS. SECS. 33 & 34, T.10N., R.10E.  
& POR. SEC 3, T.9N., R.10E., M.D.M.

331:62

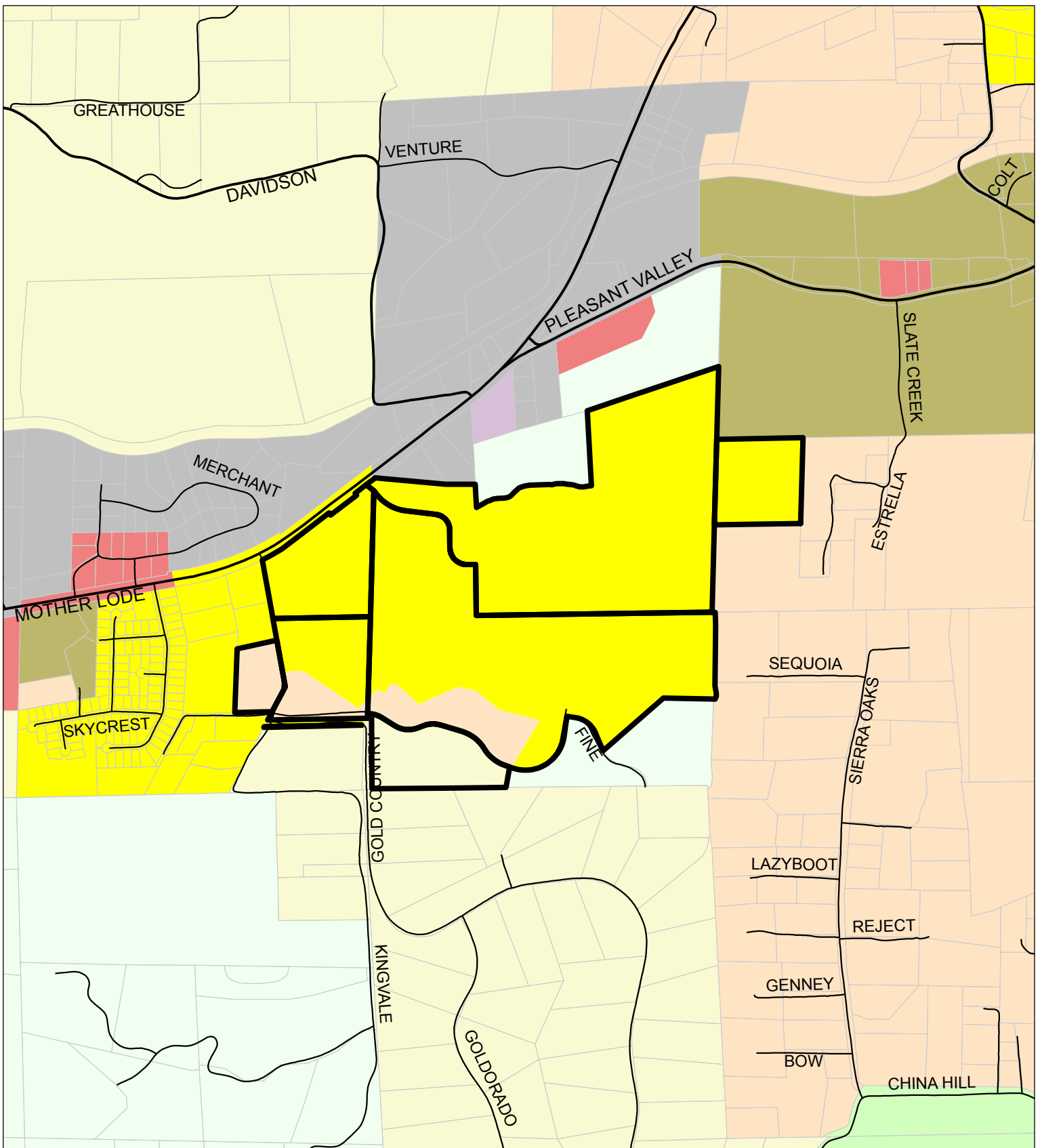
Exhibit B



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.

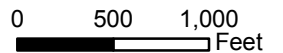
**Acreages Are Estimates**

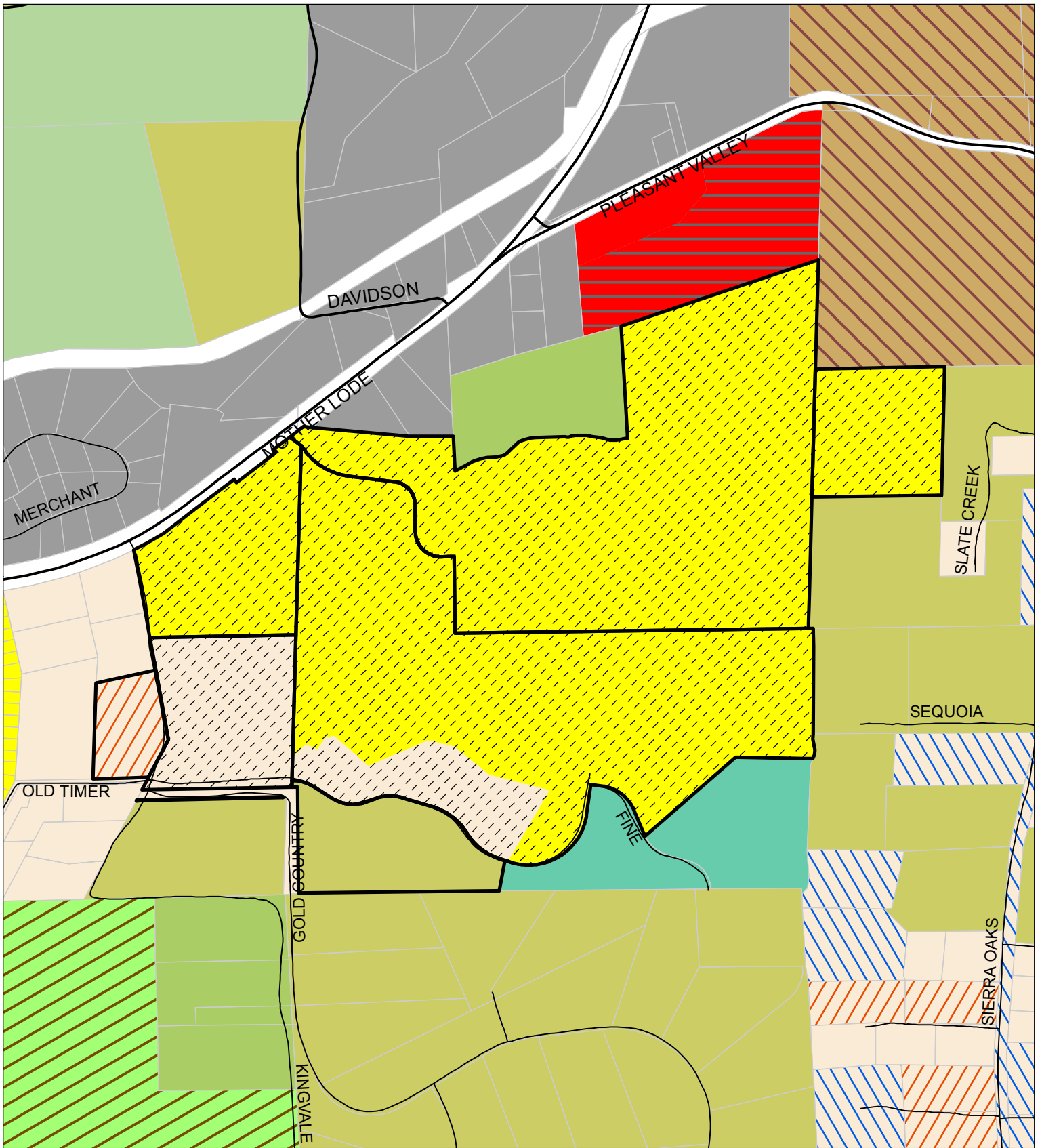
Adjacent Map Pages Shown in Grey Text  
Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles



**File No. TM07-1441-E**  
**Land Use Map**  
 Shinn Ranch  
 Tentative Map Extension

- |                                |                                  |
|--------------------------------|----------------------------------|
| Site                           | Low Density Residential (LDR)    |
| Agricultural Lands (AL)        | Medium Density Residential (MDR) |
| Commercial (C)                 | Multi-Family Residential (MFR)   |
| High Density Residential (HDR) | Public Facilities (PF)           |
| Industrial (I)                 | Rural Residential (RR)           |



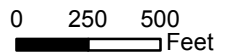


**File No. TM07-1441-E  
Zoning Map**

Shinn Ranch  
Tentative Map Extension

**Exhibit D**

- |                                      |                                     |
|--------------------------------------|-------------------------------------|
| Site                                 | RM = Residential Multi-Unit         |
| Planned Development Overlay          | R1A = Residential 1 Acre            |
| LA-10 = Limited Agriculture 10 Acres | R2A = Residential 2 Acres           |
| PA-20 = Planned Agriculture 20 Acres | R3A = Residential 3 Acres           |
| CC = Commercial Community            | RE-5 = Residential Estate 5 Acres   |
| CR = Commercial Regional             | RE-10 = Residential Estate 10 Acres |
| IL = Industrial Low                  | RL-10 = Rural Land 10 Acres         |
| R1 = Residential Single Unit         | TC = Transportation Corridor        |



# AMENDED VESTING TENTATIVE SUBDIVISION MAP

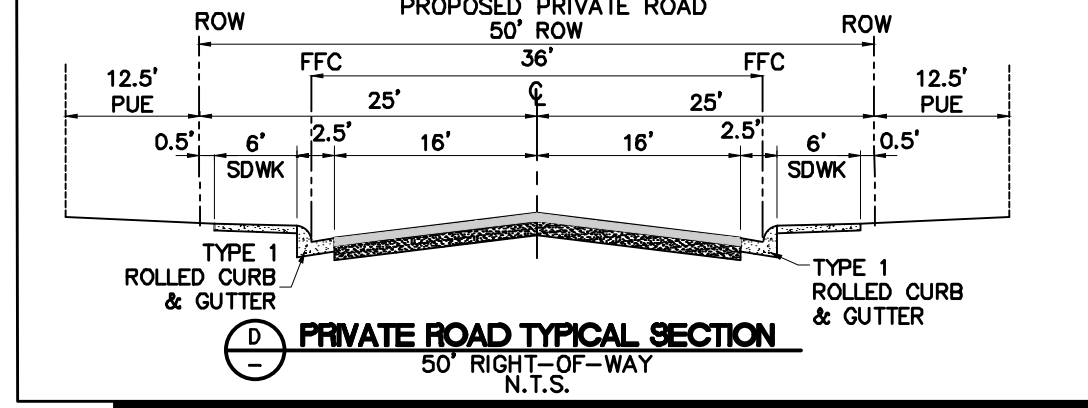
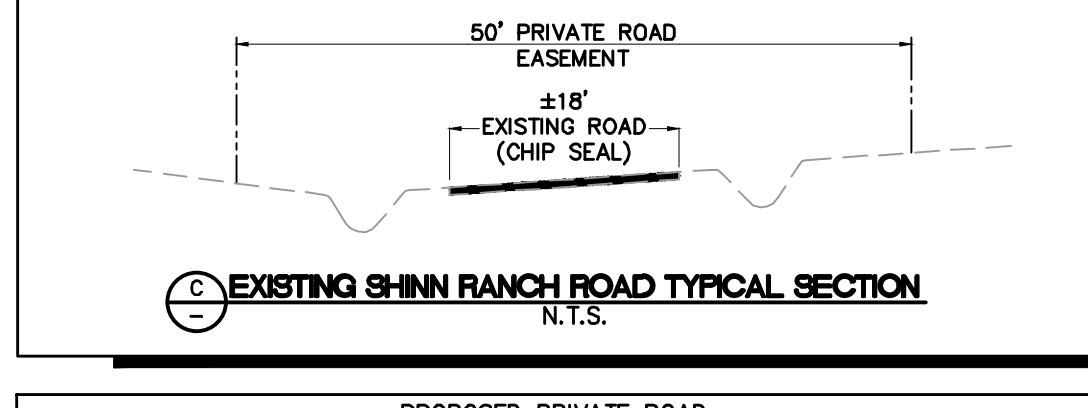
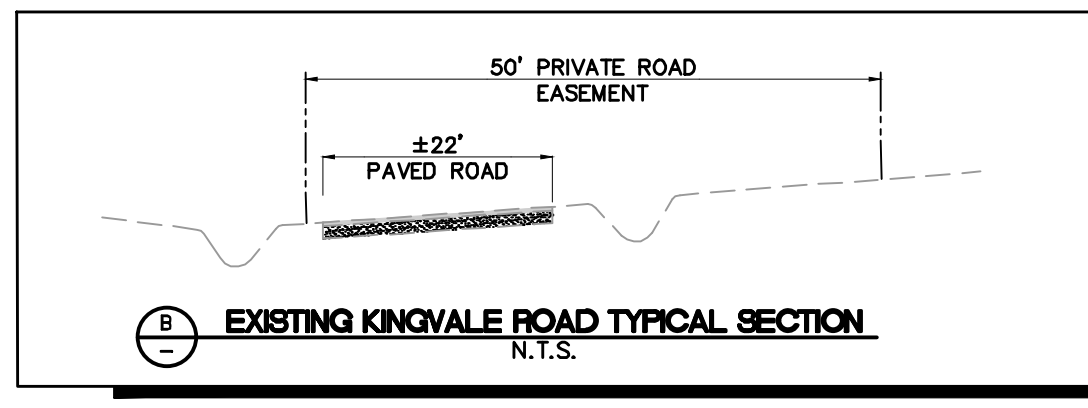
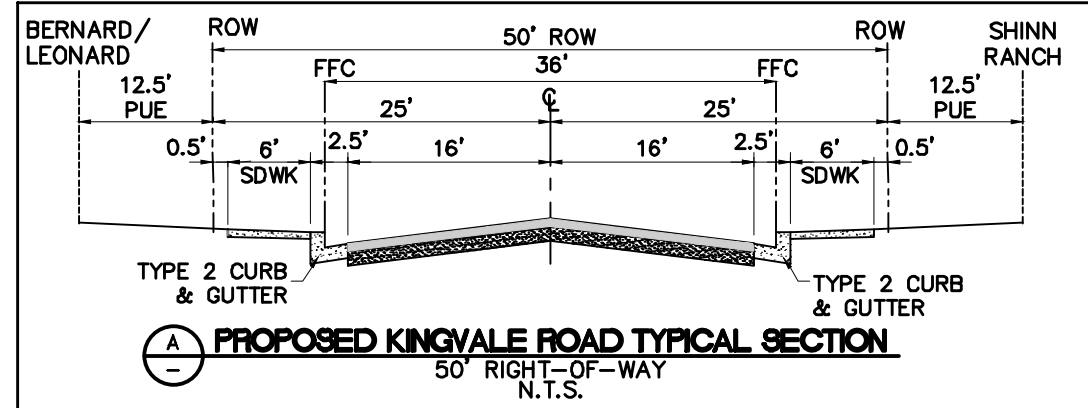
# SHINN RANCH

## EL DORADO COUNTY

**BASIS OF BEARINGS**  
 THE EASTERLY BOUNDARY OF TRACT 2, AS SHOWN ON THE RECORD OF SURVEY FILED IN THE OFFICE OF THE RECORDER OF EL DORADO COUNTY IN BOOK 29 OF RECORD OF SURVEYS, AT PAGE 124, THE BEARING OF WHICH IS S 02° 07' 28" W.

**EL DORADO COUNTY DATUM BENCHMARK**  
 (NVD129) B.M. J-127 AT EL DORADO, EL DORADO COUNTY, AT THE POST OFFICE, IN THE WEST END OF THE SOUTH BRICK WALK, AND 3 FEET ABOVE THE SIDEWALK, A STANDARD DISK, STAMPED "1601.526 J 127 1937" AND SET VERTICALLY.

**FLOOD ZONE**  
 (SHINN) ZONE C (AREAS OF MINIMAL FLOODING) PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 06040AP01R DATED DECEMBER 18, 1983.



**LOT AREA - SUMMARY**

**OPEN SPACE LOTS**

LOT A	+0.217 AC	LOT D	+1.973 AC	LOT F	+21.049 AC
LOT B	+5.677 AC	LOT E	+11.729 AC	LOT G	+17.731 AC
LOT C	+12.367 AC				

**STREET LOTS**

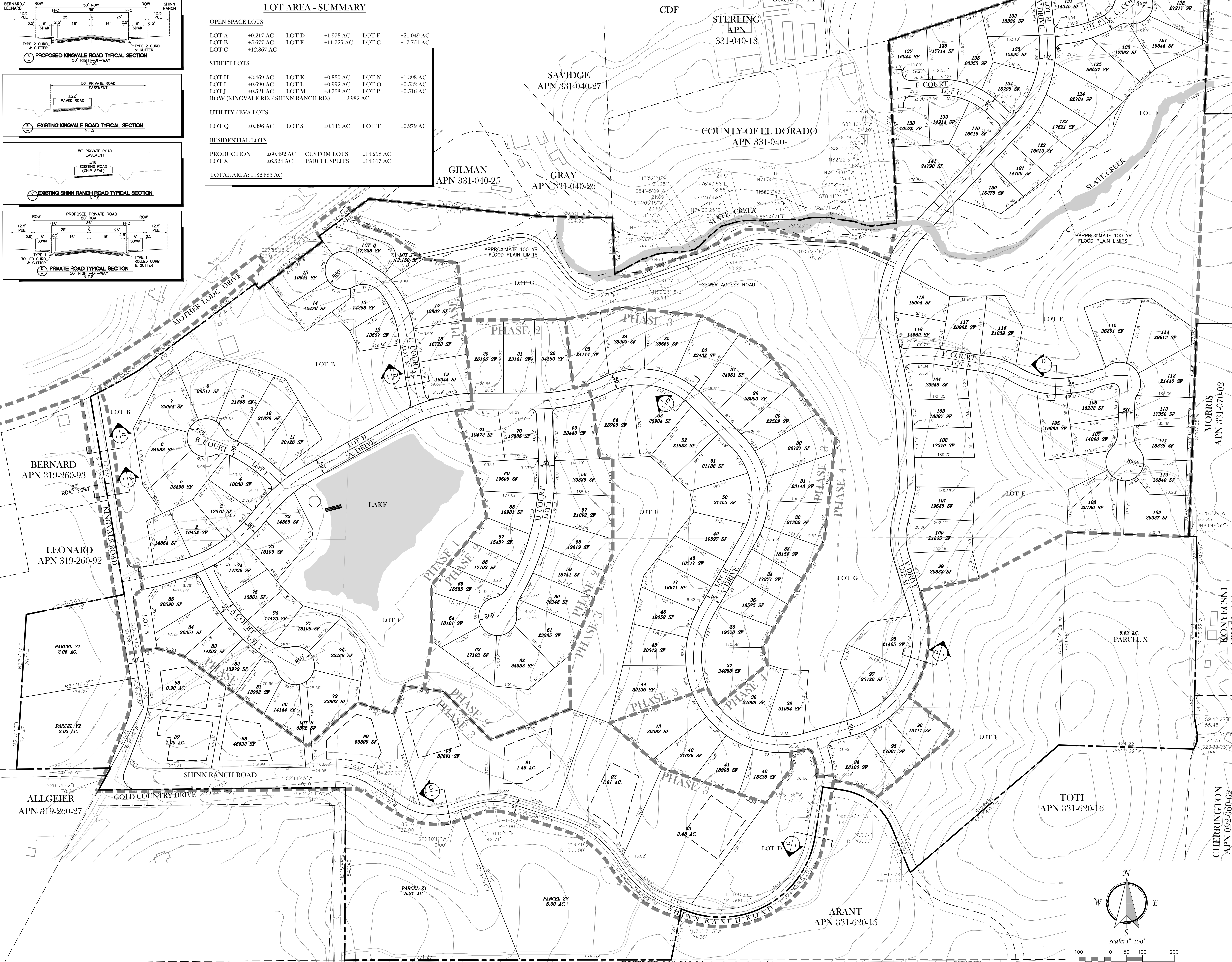
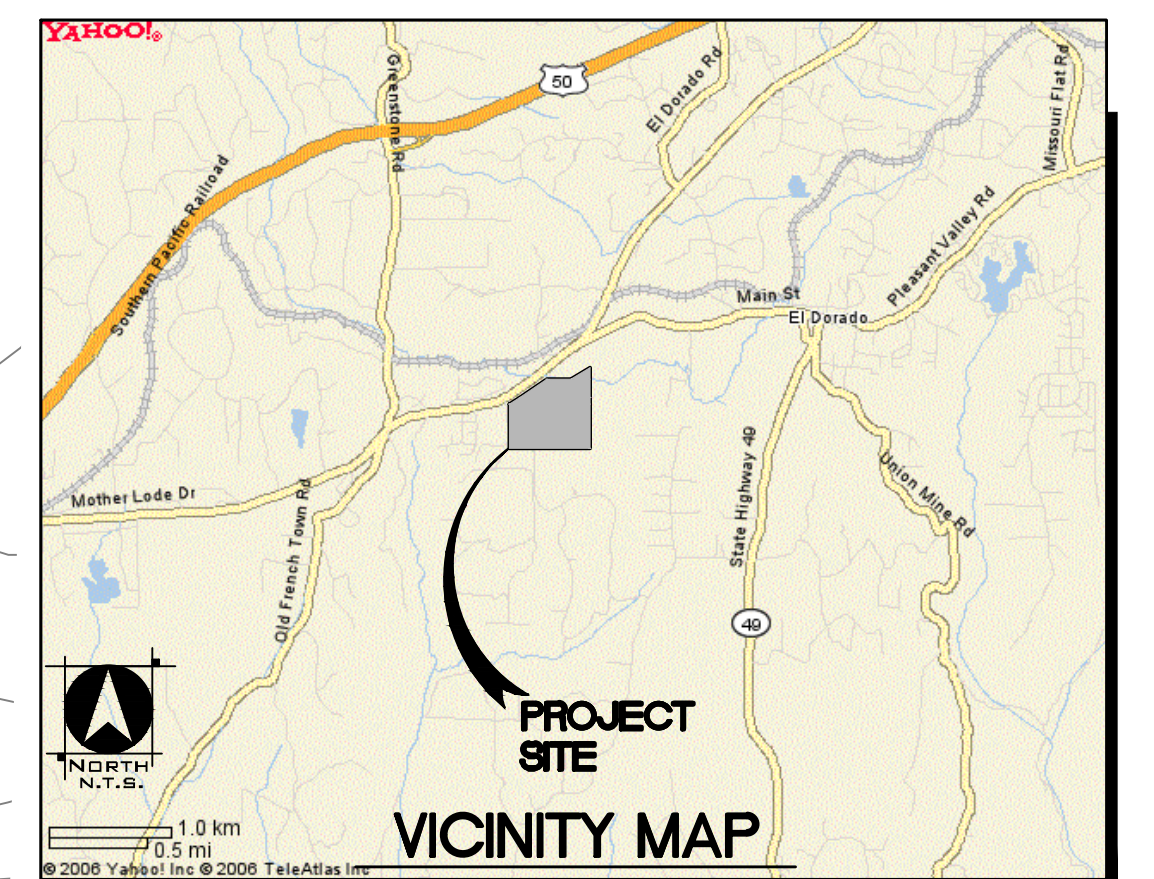
LOT H	+3.469 AC	LOT K	+0.830 AC	LOT N	+1.398 AC
LOT I	+0.690 AC	LOT L	+0.992 AC	LOT O	+0.532 AC
LOT J	+0.321 AC	LOT M	+3.738 AC	LOT P	+0.516 AC
ROW (KINGVALE RD., SHINN RANCH RD.)	+2.982 AC				

**UTILITY/EVA LOTS**

LOT Q	+0.396 AC	LOT S	+0.146 AC	LOT T	+0.279 AC
-------	-----------	-------	-----------	-------	-----------

**RESIDENTIAL LOTS**

PRODUCTION	+60.492 AC	CUSTOM LOTS	+14.298 AC
LOT X	+6.324 AC	PARCEL SPLITS	+14.317 AC
<b>TOTAL AREA:</b>	<b>+182.883 AC</b>		



**UTILITY PROVIDERS**

- WATER: EL DORADO IRRIGATION DISTRICT
- SANITARY SEWER: EL DORADO IRRIGATION DISTRICT
- FIRE: DIAMOND SPRINGS (EL DORADO FPD)
- PARK DISTRICT: EL DORADO COUNTY
- SCHOOL DISTRICT: MOTHER LOBE UNION
- STORM DRAIN: EL DORADO COUNTY DOT
- GAS & ELECTRIC: PG&E
- TELEPHONE: AT&T
- CABLE: AT&T BROADBAND

**PRELIMINARY DEVELOPMENT SUMMARY**

**OWNER**  
 TOM SHINN  
 SHINN RANCH INC.  
 5725 MOTHER LOBE DRIVE  
 PLACERVILLE, CA 95667  
 PH (530) 626-9188 FAX (530) 621-2001

**APPLICANT**  
 RANCHO CORTINA PROPERTIES  
 CAMILLE COURTNEY  
 9575 CRAMER ROAD  
 ALBUQUERQUE, CA 95603  
 PH (530) 887-8877 FAX (530) 888-8721

**ENGINEER/PLANNER**  
 TSD ENGINEERING  
 CASEY S. HICKERT  
 31 NATOMA STREET, SUITE 160  
 FOLSOM, CA 95630  
 PH (916) 608-0707 FAX (916) 608-0701

**SCALE**  
 1" = 100'  
 CONTOUR INTERVALS 10' CONTOURS

**SECTION 2, TOWNSHIP 9 NORTH, RANGE 9 EAST, M.D.M.**

**ASSESSORS PARCEL NUMBERS**  
 (SHINN RANCH) APN 331-620-30, 04, 05, 13, 331-070-01  
 (PARCEL SPLITS) APN 331-620-18 & 319-260-89

**EXISTING ZONING** RA-20, RI, R-3  
 RE-10, & RE-3

**PROPOSED ZONING** RI-PD & RIA-PD

**SFD AREA** +94.82 AC (57%)  
**OPEN SPACE AREA** +70.76 AC (49%)  
**TOTAL SITE AREA (SHINN RANCH)** +165.6 AC  
**TOTAL SITE AREA (PARCEL SPLITS)** +14.3 AC  
**TOTAL ROW AREA** +3.0 AC  
**TOTAL AREA** +182.9 AC

**TOTAL # UNITS (SHINN RANCH)** 146 UNITS  
 133 SFD PRODUCTION LOTS  
 (MIN. PARCEL AREA - 13,500 FT<sup>2</sup>)  
 9 CUSTOM LOTS  
 (MIN. PARCEL AREA - 0.9 AC)  
 4 PARCEL SPLIT LOTS  
 (MIN. PARCEL AREA - 2.05 AC)

**NET DENSITY (SHINN RANCH)** +0.86 DU/ACRE

**GENERAL PLAN DESIGNATION** LDR / MDR / HDR

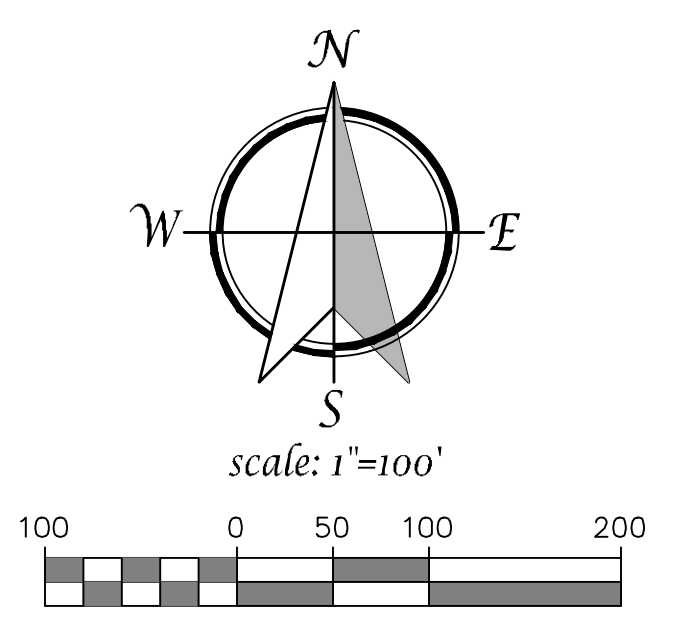
**PHASING**  
 PHASE 1 - LOTS 1-19 & 72-83  
 PHASE 2 - LOTS 20-22 & 55-71  
 PHASE 3 - LOTS 23-27, 44-54, 54-66, 66-84  
 PHASE 4 - LOTS 85-89, 94-141

**PLANNING COMMISSION:** \_\_\_\_\_  
**APPROVAL/DENIAL DATE:** \_\_\_\_\_  
**BOARD OF SUPERVISORS:** \_\_\_\_\_  
**APPROVAL/DENIAL DATE:** \_\_\_\_\_

AMENDED VESTING TENTATIVE MAP  
 MARCH 21, 2012  
 REVISED APRIL 11, 2016

**TSD Engineering, Inc.**  
 Total Site Design

31 Natoma Street, Suite #160  
 Folsom, CA 95630  
 TEL: 916-608-0707 FAX: 916-608-0701



<b>Shinn Ranch Tentative Map Timeline and Expiration</b>				
<b>Item No.</b>	<b>Type of Action</b>	<b>Application</b>	<b>Dates (From/To)</b>	<b>Total Years</b>
1	Discretionary	Original TM Approval Date	12/04/07	2
		Original Expiration	12/04/09	
		<b>EDC code Sec. 120.74.020.</b>		
2	Automatic	Automatic Time Extension	12/04/09	1
		Revised Expiration	12/04/10	
		<b>Note: One-year time extension under 66452.21 (Senate Bill SB 1185, Enacted 07/15/08)</b>		
3	Automatic	Automatic Time Extension	12/04/10	2
		Revised Expiration	12/04/12	
		<b>Note: Two-year time extension under 66452.22 ( Assembly Bill AB 333, Enacted 07/15/09)</b>		
4	Automatic	Automatic Time Extension	12/04/12	2
		Revised Expiration	12/04/14	
		<b>Note :Two-year time extension under 66452.23 (AB 208, enacted on 07/11/11)</b>		
5	Discretionary	Approved Revision to Tentative Map	04/26/12	No Change
		Standard Expiration	12/04/14	
6	Automatic	Time Extension	12/04/14	2
		Revised Expiration	12/04/16	
		<b>Note: Two-year time extension under SMA 66452.24 (AB 116)</b>		
<b>Current Request</b>				
7	Discretionary/ Legislative	Time Extension	12/04/16	2
		Revised Expiration if Approved	12/04/18	
		<b>Note: Request for two years of time extension in accordance with SMA 66452.a.</b>		

## EXHIBIT F