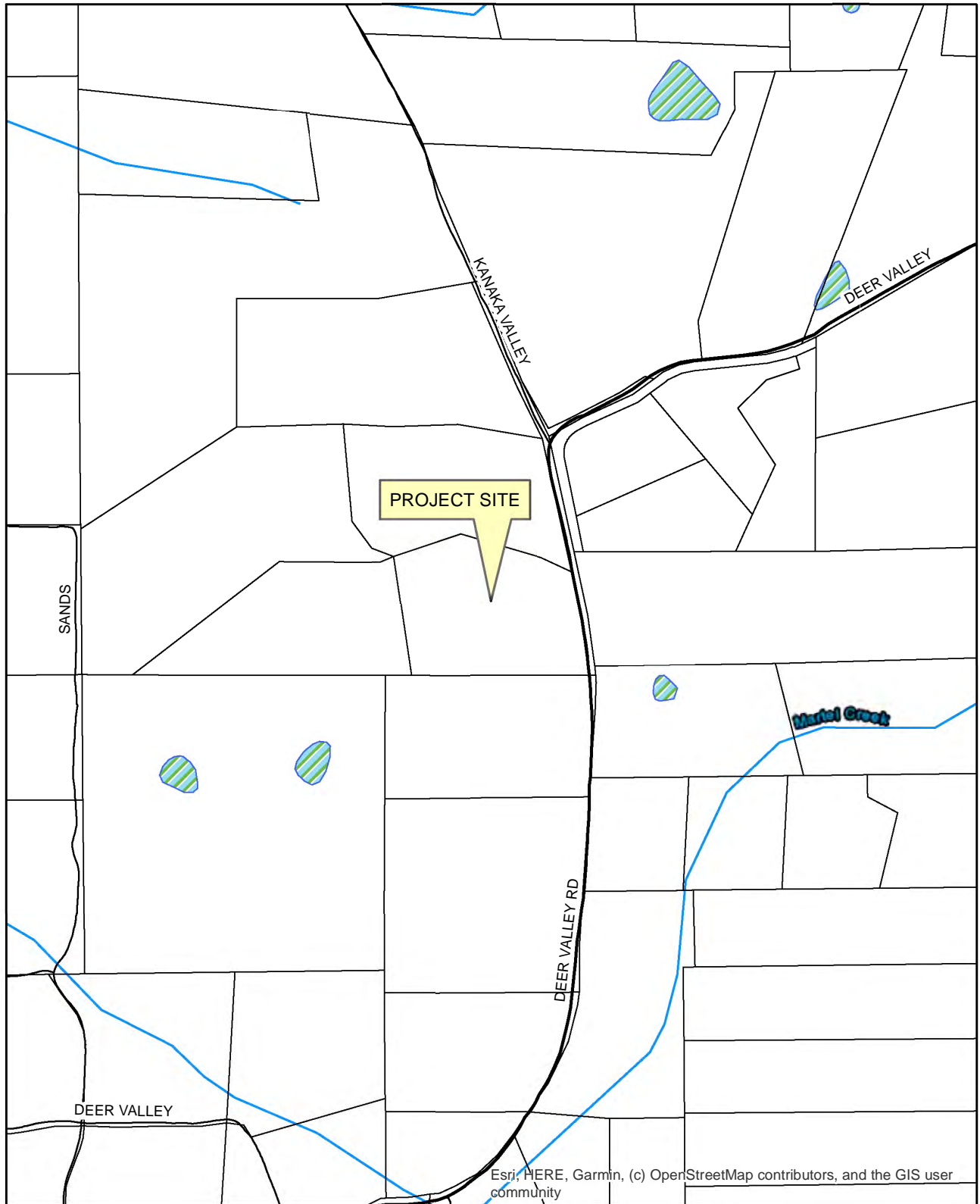


GPA22-0004/Z22-0004/P22-0010 MCMANN  
EXHIBIT A - LOCATION MAP



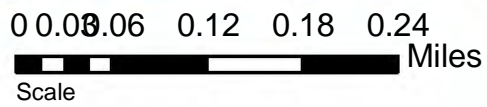
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Scale Miles



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

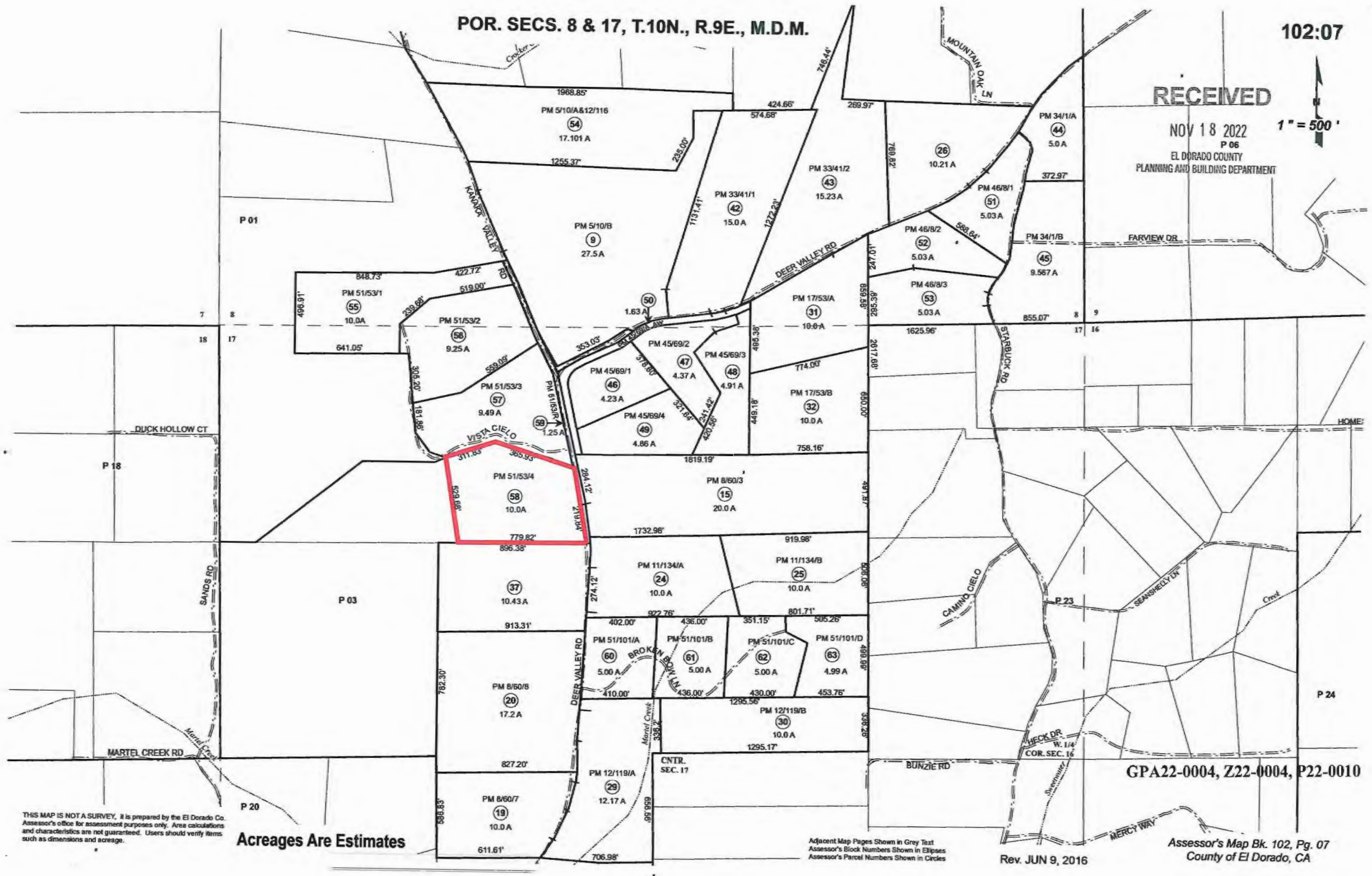


Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community





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



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**

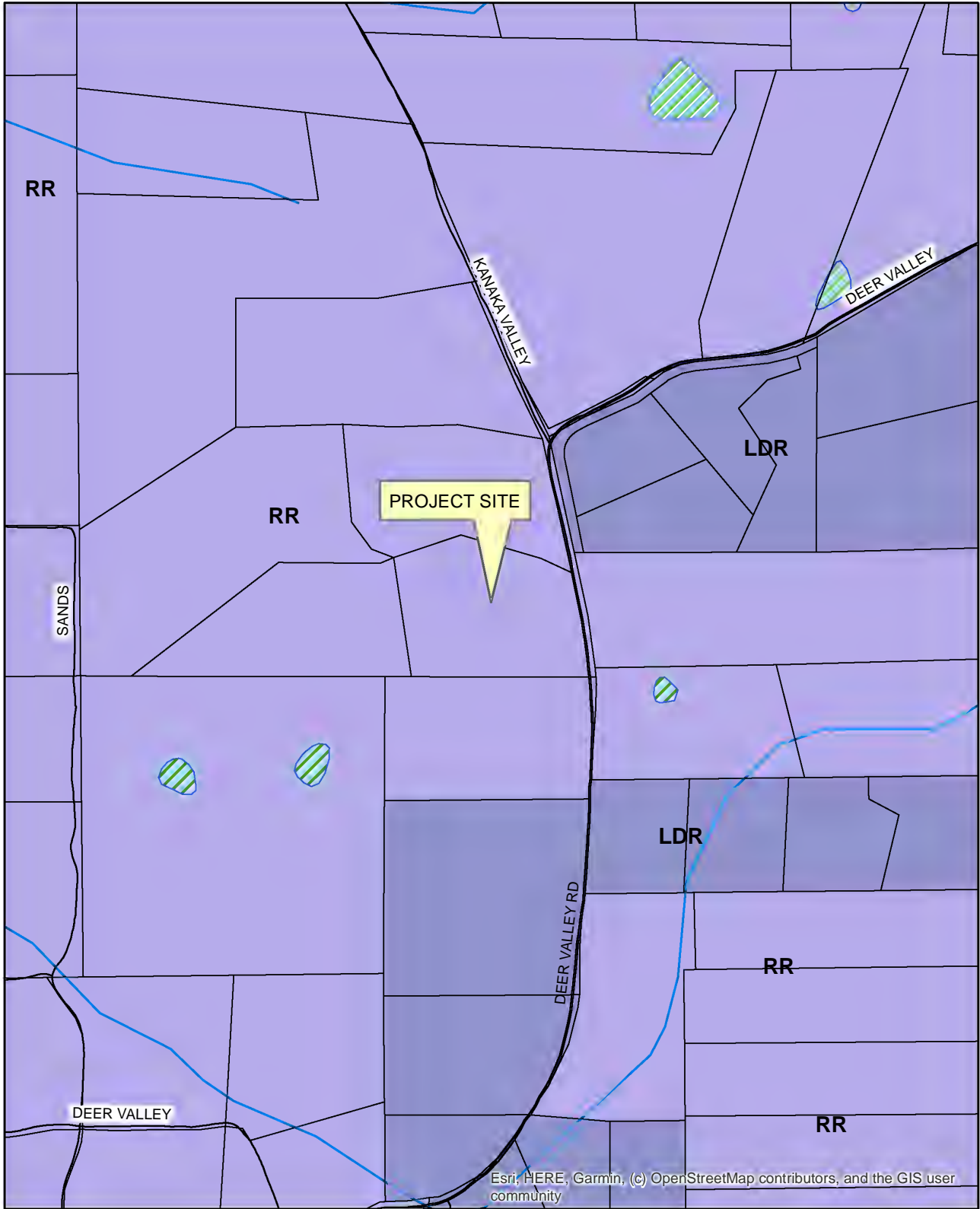
Adjacent Map Pages Shown in Grey Text  
Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

Rev. JUN 9, 2016

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

GPA22-0004, Z22-0004, P22-0010

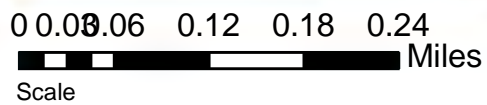
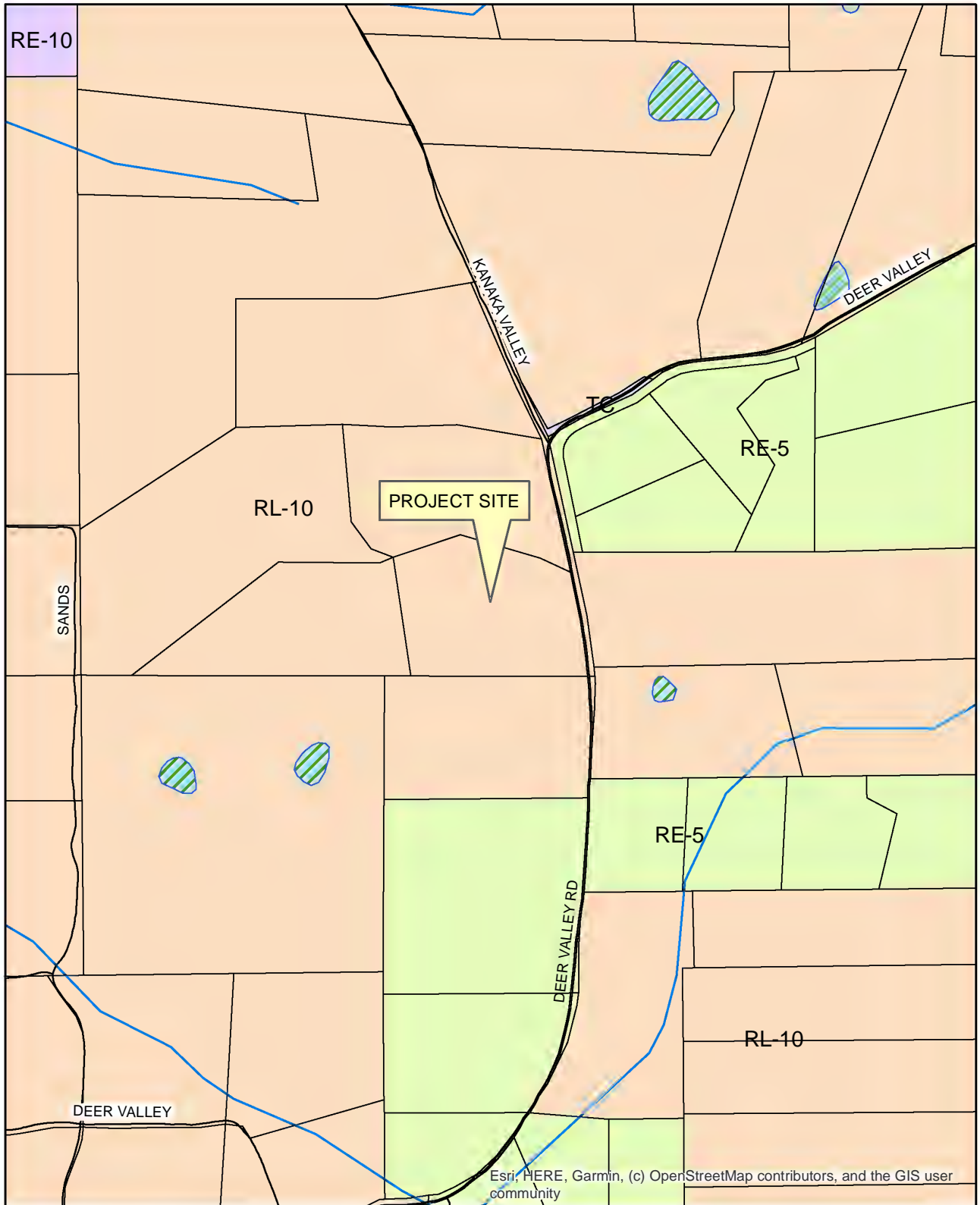
GPA22-0004/Z22-0004/P22-0010 MCMANN  
EXHIBIT D - GENERAL PLAN LAND USE MAP



0.00 0.06 0.12 0.18 0.24  
Miles  
Scale



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

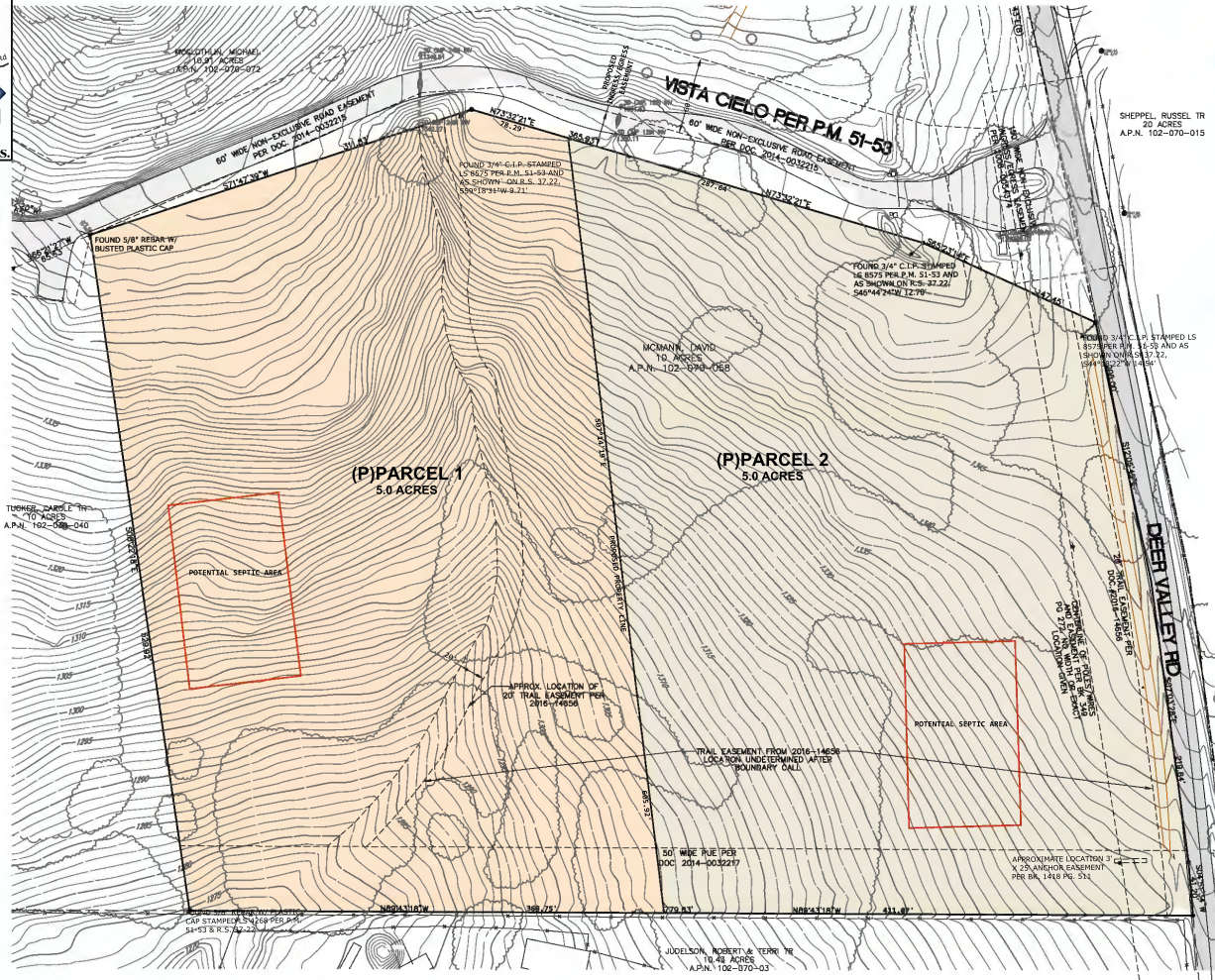
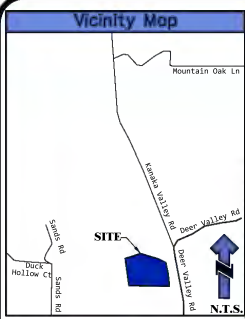
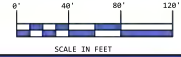




GPA22-0004/Z22-0004/P22-0010 MCMANN  
EXHIBIT F - TENTATIVE PARCEL MAP

# MCMANN TENTATIVE MAP

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



Abbreviations	
BSK	BACK OF SIDEWALK
BM	BOTTOM OF WALL AT FG
CH	CHORD BEARING
CL	CHORD LENGTH
CR	CURB RETURN
D	DEGREE OF CURVE
DI	DROP INLET
DMY	DRIVEWAY
(E)	EXISTING
E.D.C.	EL DORADO COUNTY
EL	ELEVATION
EP	EDGE OF PAVEMENT
FC	FACE OF CURB
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FND.	FOUND
GA	GOV ANCHOR
GB	GRADE BREAK
HP	HEAD POINT
JP	JOINT POLE
LF	LEFT
LPG	PROPANE TANK
(P)	PROPOSED
PAD	FINISHED PAD
PKG	PARKING
PP	POWER POLE
P.T.E.	POSTAL EASEMENT
PUE	PUBLIC UTILITIES EASEMENT
R	CURVE RADIUS PER FINAL MAP
RM	RIGHT OF WAY
RT	RIGHT
SD	SLOPE DRAIN
SS	SEWER SERVICE
SW	SIDEWALK
TBC	TOP BACK OF CURB
TC	TOP OF CURB ELEV.
TW	TOP OF WALL
UPC	UNIVERSAL PLUMBING CODE
W	WATER LINE
WH	WALL HEIGHT
WS	WATER SERVICE

Project Data	
OWNER	DAVID MCMANN 3105 ZIMMERMANN DRIVE, SUITE 300 SAN JOSE, CA 95128 PHONE: 916-832-8340 Email: david@hifitytanges.com
APPLICANT	 LEBECK ENGINEERING, INC. 3430 MOON LANE, SUITE #2 CAMERON PARK, CA 95682 Ph: (530) 877-4080 www.lebeck.com
PREPARED BY	ROBBIE LEBECK, P.E.
SCALE	1" = 40'
CONTOUR INTERVAL	5'
SOURCE OF TOPOGRAPHY	DENTAL TOPOGRAPHIC BY DATA DYNALOS SHREVEY L.L.S.
SECTION, TOWNSHIP AND RANGE	POR. SECS. 8 & 17 T. 10N., R. 9E., M.D.M.
PARCEL ADDRESS	DEER VALLEY RD., RESCUE, CA
ASSESSOR'S PARCEL NUMBER	102-070-058
PRESERVE ZONING	RE-5
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 #	22-119

PREPARED BY:

**LEBECK ENGINEERING, INC.**  
3430 MOON LANE, SUITE #2  
CAMERON PARK, CA 95682  
Ph: (530) 877-4080

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

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

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

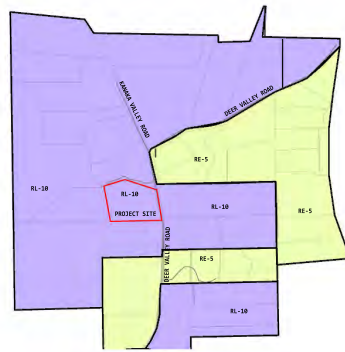
APPROVAL/DENIAL DATE: \_\_\_\_\_

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

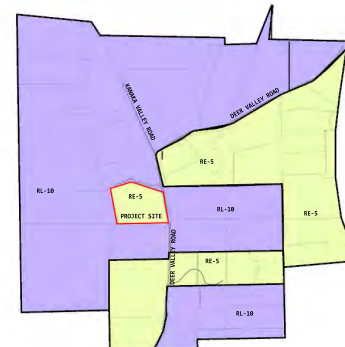
**GPA22-0004/Z22-0004/P22-0010 MCMANN  
EXHIBIT G - PROPOSED ZONE CHANGE AND GENERAL PLAN AMENDMENT**

**MCMANN REZONE/LAND USE EXHIBIT**

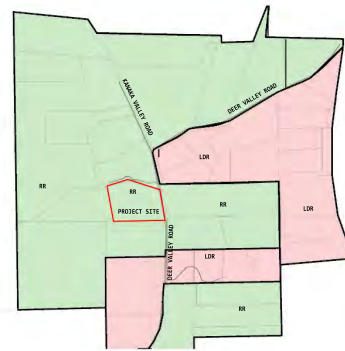
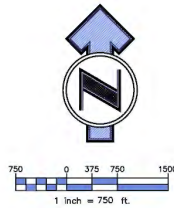
APN: 102-070-058  
Deer Valley Road, Rescue  
El Dorado County, CA  
May 2023



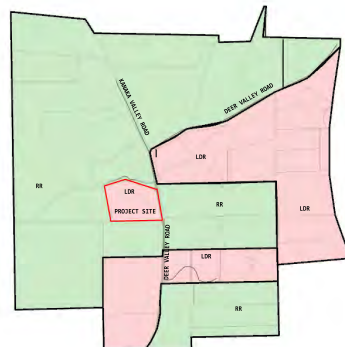
**EXISTING ZONING**



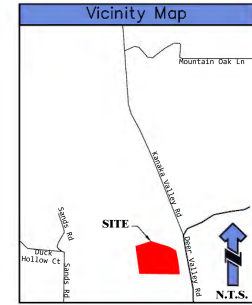
**PROPOSED ZONING**




**EXISTING LAND USE**



**PROPOSED LAND USE**



Project Data	
OWNER	DAVID MCMANN 2385 ZIMMANGEL DRIVE, SUITE 300 SAN JOSE, CALIF. 95129 PHONE: 916-832-8340 EMAIL: dmcmann@lifesystems.com
APPLICANT	 <b>LEBECK ENGINEERING, INC.</b> 3450 ROBIN LANE, BLDG. #2 CAMERON PARK, CA 95682 PH: (530) 677-4080 www.lebeck.com
PREPARED BY	ROBBIE LEBECK, P.E.
SCALE	1" = 500'
CONTOUR INTERVAL	1'
SOURCE OF TOPOGRAPHY	RENTAL TOPOGRAPHIC DATA BY DALLAS-MERNEY L.S.
SECTION, TOWNSHIP AND RANGE	FOR SECS. 8 & 17 T.18N., R.9E., M.D.N.
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
SEWER DISPOSAL	PRIVATE SEPTIC
PROPOSED-FIRE PROTECTION	RESCUE FIRE PROTECTION DISTRICT
DATE OF PREPARATION	MAY 2023
PROJECT #	22-119

PREPARED BY:  
 **LEBECK ENGINEERING, INC.**  
3450 ROBIN LANE, BLDG. #2  
CAMERON PARK, CA 95682  
Ph: (530) 677-4080

MCMANN REZONE MAP

SHEET NO.

**R - 1**

Plot Date: May 09, 2023