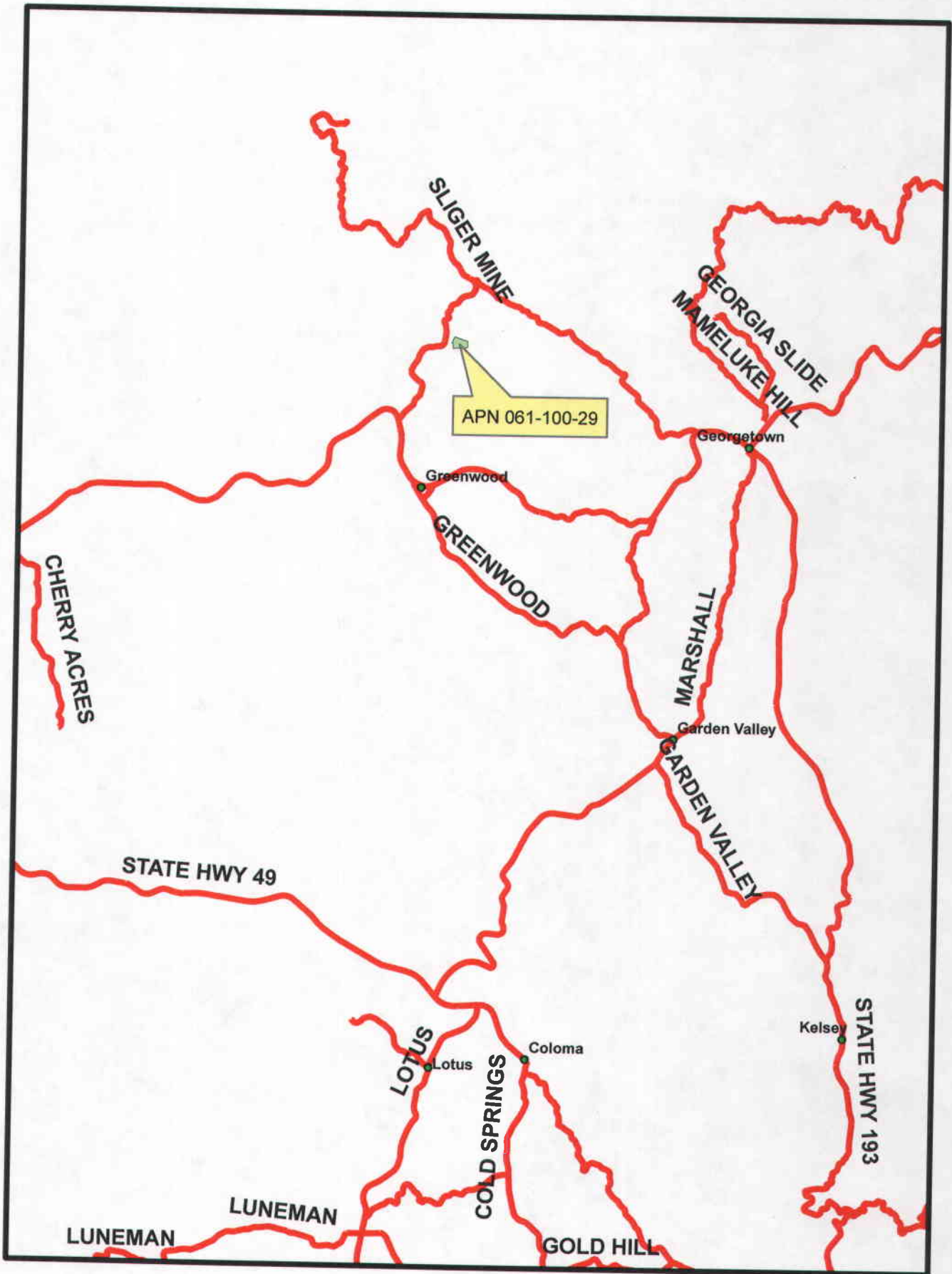


EXHIBIT A: LOCATION MAP



PERMIT # S09-0013
PREPARED BY AARON MOUNT

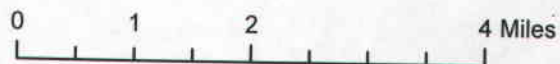
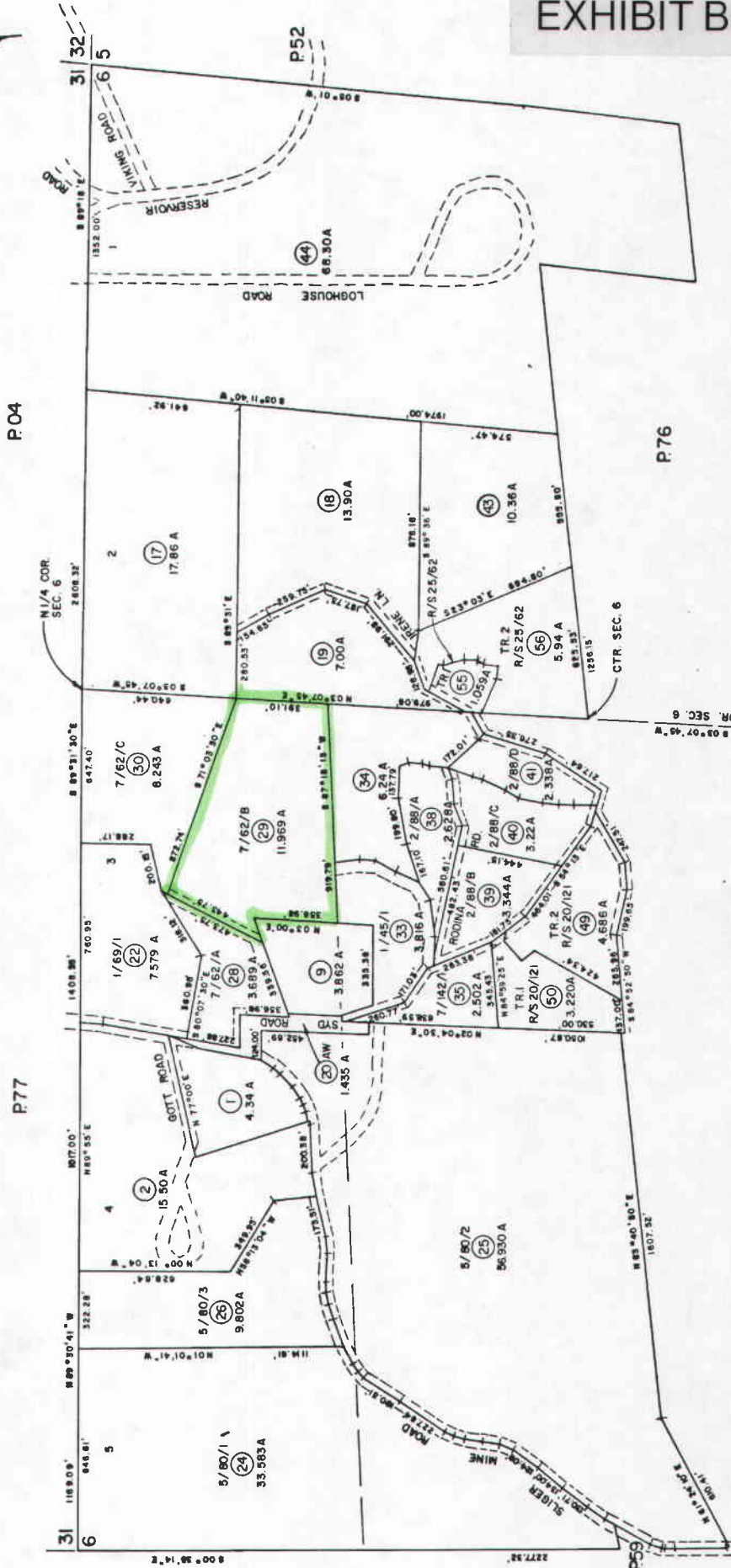




EXHIBIT B

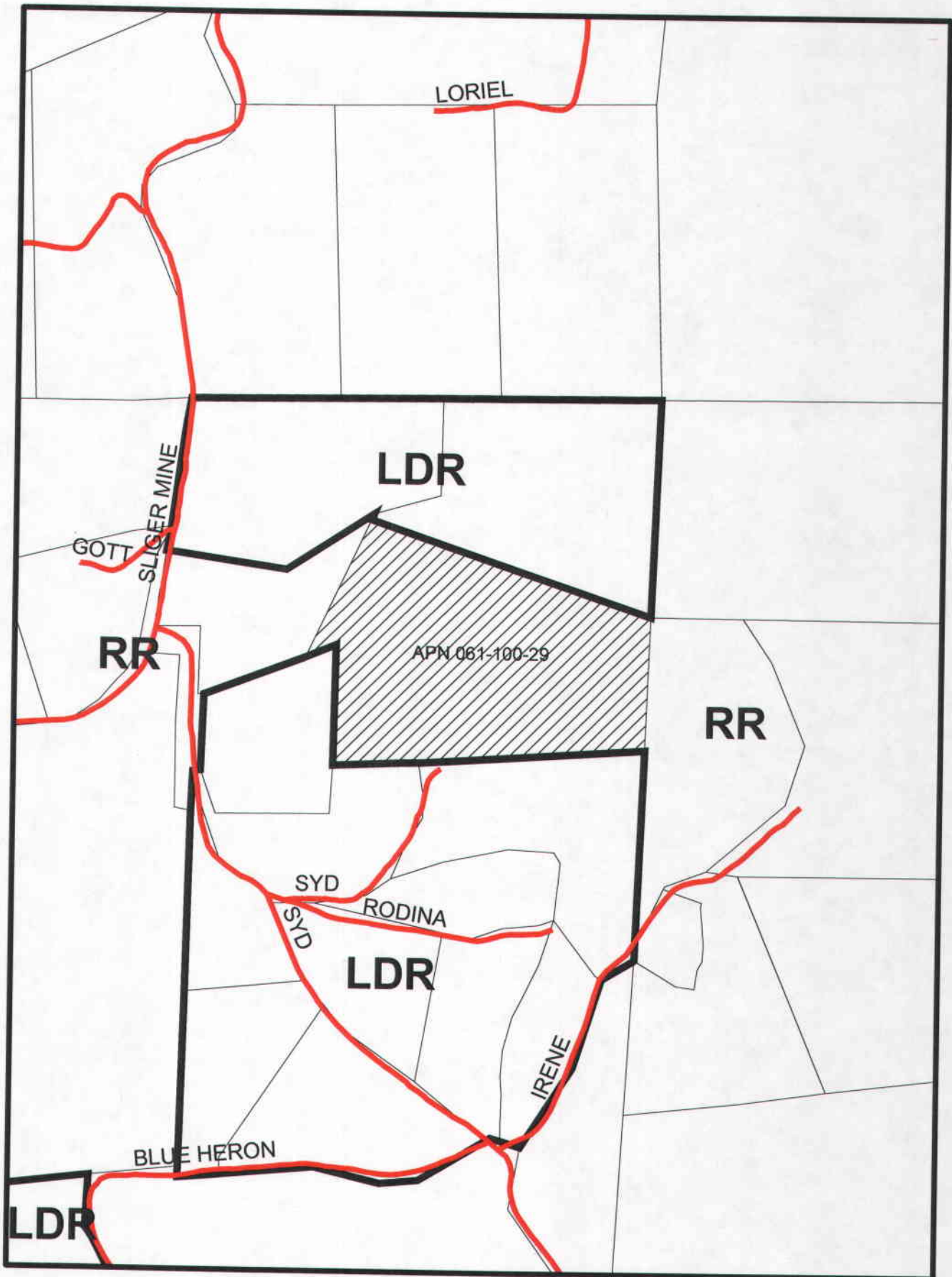


Assessor's Map Bk. 61 - Pg. 10
 County of El Dorado, California
 05-17-2002

NOTE - Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles

THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co
 Assessor's office for assessment purposes only.

EXHIBIT C: GENERAL PLAN MAP

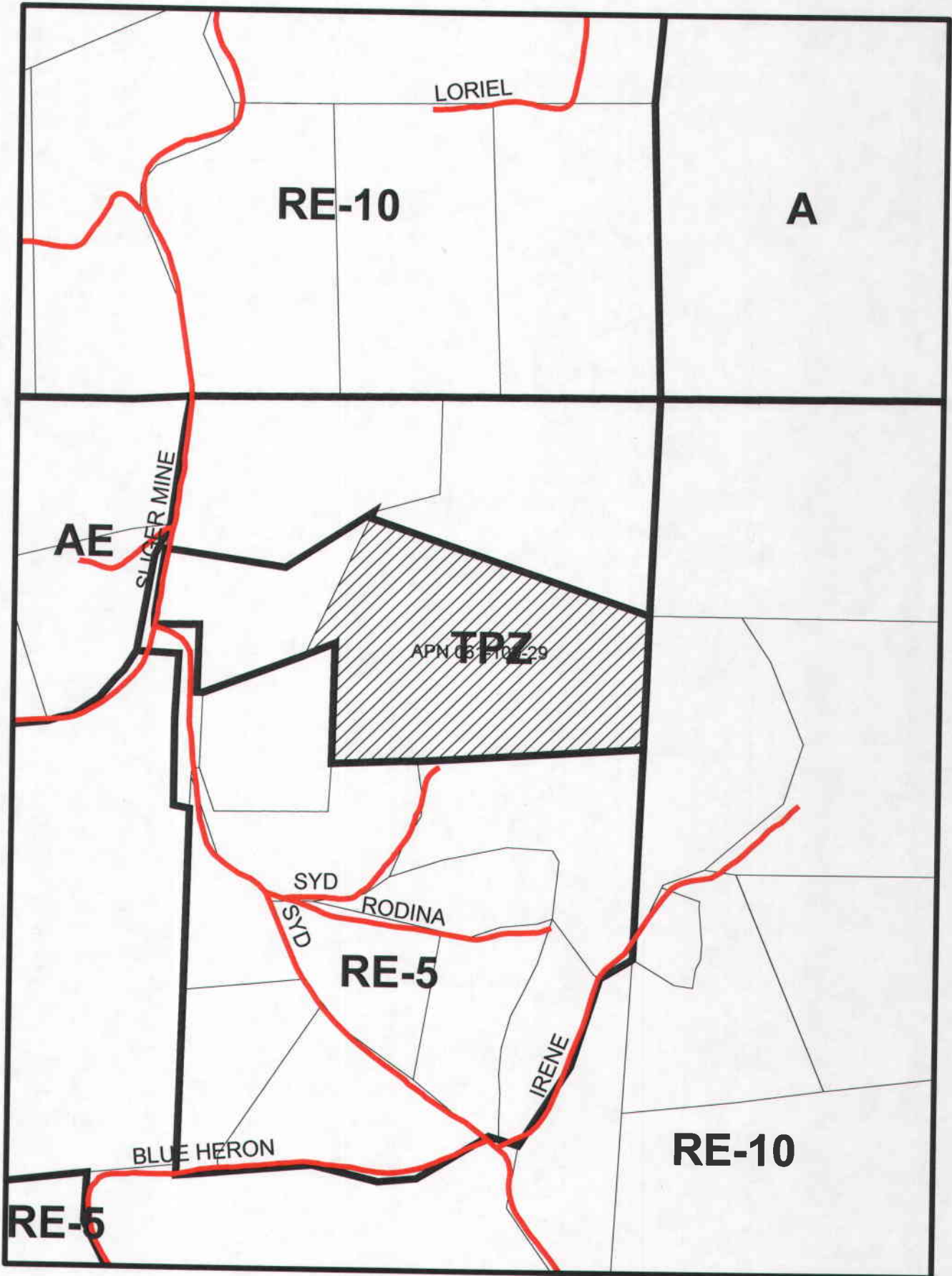


PERMIT # S09-0013
PREPARED BY AARON MOUNT

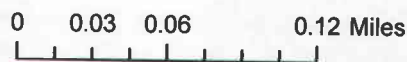
0 0.03 0.06 0.12 Miles



EXHIBIT D: ZONE DISTRICT MAP



PERMIT # S09-0013
PREPARED BY AARON MOUNT



RECEIVED

MAY 06 2009

EL DORADO COUNTY
BUILDING DEPARTMENT

09 MAY -7 PM 1:22
RECEIVED
PLANNING DEPARTMENT

509-0013
17748



EXHIBIT E

SITE PLAN

**GREENWOOD
CHRISTMAS
TREE FARM**

A PORTION OF
SECTION 6, T.12 N., R.10 E., M.D.M.
EL DORADO COUNTY, CALIFORNIA
SCALE: 1"=50' MAY 1, 2008

**ANDREGG
CORPORATION**

1800-400-7072
X:\data\1746001\64\1746001EX-01e.dwg
PREPARED AT THE REQUEST OF:
CHARLES CHAMBERN
BOARDSHIP SHOWN IS APPROXIMATE
AND BASED ON 7 PM 62, EDCR
HORIZONTAL DATUM
LOCAL GRID COORDINATES

LEGEND

..... FLOW LINE

OWNER
MR. BETH PHILLIPS
2465 510 ROAD
GREENWOOD, CA 95626
(530) 823-8602

SITE ADDRESS
2465 510 ROAD
GREENWOOD, CA 95626
(530) 823-8602

ENGINEER
ANDREGG CORP
299 NEVADA STREET
AUBURN, CALIFORNIA 95603
330-852-7072



SWEENEY
204-004398, EDCR

PEPPER
2517 OR 230, EDCR

HELEN
1380 OR 148, EDCR

PARCEL A
7 PM 26, EDCR

PARCEL B
7 PM 26, EDCR

PARCEL C
7 PM 26, EDCR

PROPOSED
CHARACTER
RESIDENTS SITE
1,200'
shed to be
removed



AGRICULTURAL COMMISSION

311 Fair Lane
 Placerville, CA 95667
 (530) 621-5520
 (530) 626-4756 FAX
 eldcag@co.el-dorado.ca.us

Greg Boeger, Chair – Agricultural Processing Industry
Lloyd Walker, Vice-chair – Other Agricultural Interests
Chuck Bacchi – Livestock Industry
Bill Draper, Forestry /Related Industries
Ron Mansfield – Fruit and Nut Farming Industry
John Smith – Fruit and Nut Farming Industry
Gary Ward, Livestock Industry

MEMORANDUM

DATE: July 15, 2009

TO: Patricia Kelly, Development Services/Planning

FROM: Greg Boeger, Chair

SUBJECT: S 09-0013; Phillips TPZ Caretaker SFD

During the Agricultural Commission's regularly scheduled meeting held on July 8, 2009 the following discussion and motion occurred regarding Elizabeth Phillip's request for a special use permit to allow the construction of a, plus or minus, 1,200 square foot caretaker residence on a parcel zoned Timberland Production (TPZ). The property, identified by Assessor's Parcel Number 061-100-29, consists of 11.969 acres, and is located on the east side of Syd Road approximately 370 feet east of the intersection with Sliger Mine Road, in the Greenwood area. (District 4)

Staff reported on the site visit conducted on June 23, 2009. The subject parcel is being intensively managed as a Christmas Tree Farm. The property is fenced and the trees are irrigated. The elevation of the parcel is less than 2400 feet. Over 5,800 Christmas trees are growing on the property. Tree species include Douglas Fir, Incense Cedar, and White Fir. The first harvesting of Christmas trees occurred in 1981, per the applicant. The property has a gravity fed watering system, as well as ½ acre of electrically irrigated trees. The surrounding parcels are zoned RE-5 and RE-10. The subject parcel has a Land Use Designation of Rural Residential (RR) with surrounding parcels designated either Rural Residential (RR) or Low Density Residential (LDR).

Relevant General Plan Policies:

General Plan Policy 8.4.2.1 states, "The County Agricultural Commission shall evaluate all discretionary development applications involving identified timber production lands which are designated Natural Resource or lands zoned Timberland Production Zone (TPZ) or lands adjacent to the same and shall make recommendations to the approving authority... the approving authority shall make the following findings:

- A. The proposed use will not be detrimental to that parcel or to adjacent parcels for long-term forest resource production value or conflict with forest resource production in that general area;
- B. The proposed use will not intensify existing conflicts or add new conflicts between adjacent proposed uses and timber production and harvesting activities;
- C. The proposed use will not create an island effect wherein timber production lands located between the project site and other non-timber production lands are negatively affected;

- D. The proposed use will not hinder timber production and harvesting access to water and public roads or otherwise conflict with the continuation or development of timber production harvesting; and
- E. The proposed use will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to timber production lands.”

El Dorado County Zoning Ordinance, Section 17.44.050 Criteria for residential use in a TPZ District:

- A. Residential use of timberland is in general inconsistent with growing and harvesting of timber. However, it is recognized that in certain situations such as intensively managed minimum size acreages, nurseries, etc., in private ownership, living quarters and outbuildings are necessary in connection with the management and protection of the property. Therefore, by recommendation of the agricultural commission acknowledging that three consecutive years of intensive management of his/her lands have been shown by the landowner, the zoning administrator may grant a special use permit for construction of one owner or caretaker occupied single-family detached dwelling or mobile home on an approved foundation.
- B. The following criteria will aid the agricultural commission in determining what constitutes intensive management and must be in any case considered in granting a special use permit for a residence.
- C. Where a landowner has:
 - 1. A timber inventory of his stand;
 - 2. Conducted commercial harvesting operations;
 - 3. Provided legal and physical access to his property so commercial operations can be carried out;
 - 4. Made a reasonable effort to locate the boundaries of the property and has attempted to protect his property against trespass;
 - 5. Conducted disease or insect control work;
 - 6. Performed thinnings, slash disposal, pruning and other appropriate silvicultural work;
 - 7. Developed a fire protection system or has a functioning fire protection plan;
 - 8. Provided for erosion control on existing roads and skid trails and has maintained existing roads; and
 - 9. Planted a significant portion of the understocked areas of his/her parcel.

Bill Stephans stated that the size of the caretaker unit appears to be reasonable and would not impact the growing areas of the parcel.

Elizabeth Phillips was available for questions and review of the project. As the owner of the Christmas Tree Farm, she will be living in the caretaker home if approved.

Patricia Kelly
Meeting Date: July 8, 2009
RE: Phillips TPZ Caretaker Cottage
Page 3

It was moved by Mr. Walker and seconded by Mr. Bacchi to recommend APPROVAL of S 09-0013, the request for a Special Use permit to allow the construction of a 1200+/- caretaker cottage on APN 061-100-29, as the findings have been met for General Plan Policy 8.4.2.1 and the criteria for residential use in a TPZ District have been met in accordance with Section 17.44.050 of the El Dorado County Zoning Ordinance.

Motion passed

AYES: Bacchi, Draper, Mansfield, Smith, Walker, Boeger

NOES: None

ABSENT: Ward

If you have any questions regarding the Agricultural Commission's actions, please contact the Agriculture Department at (530) 621-5520.

GB:na

cc: Elizabeth Phillips