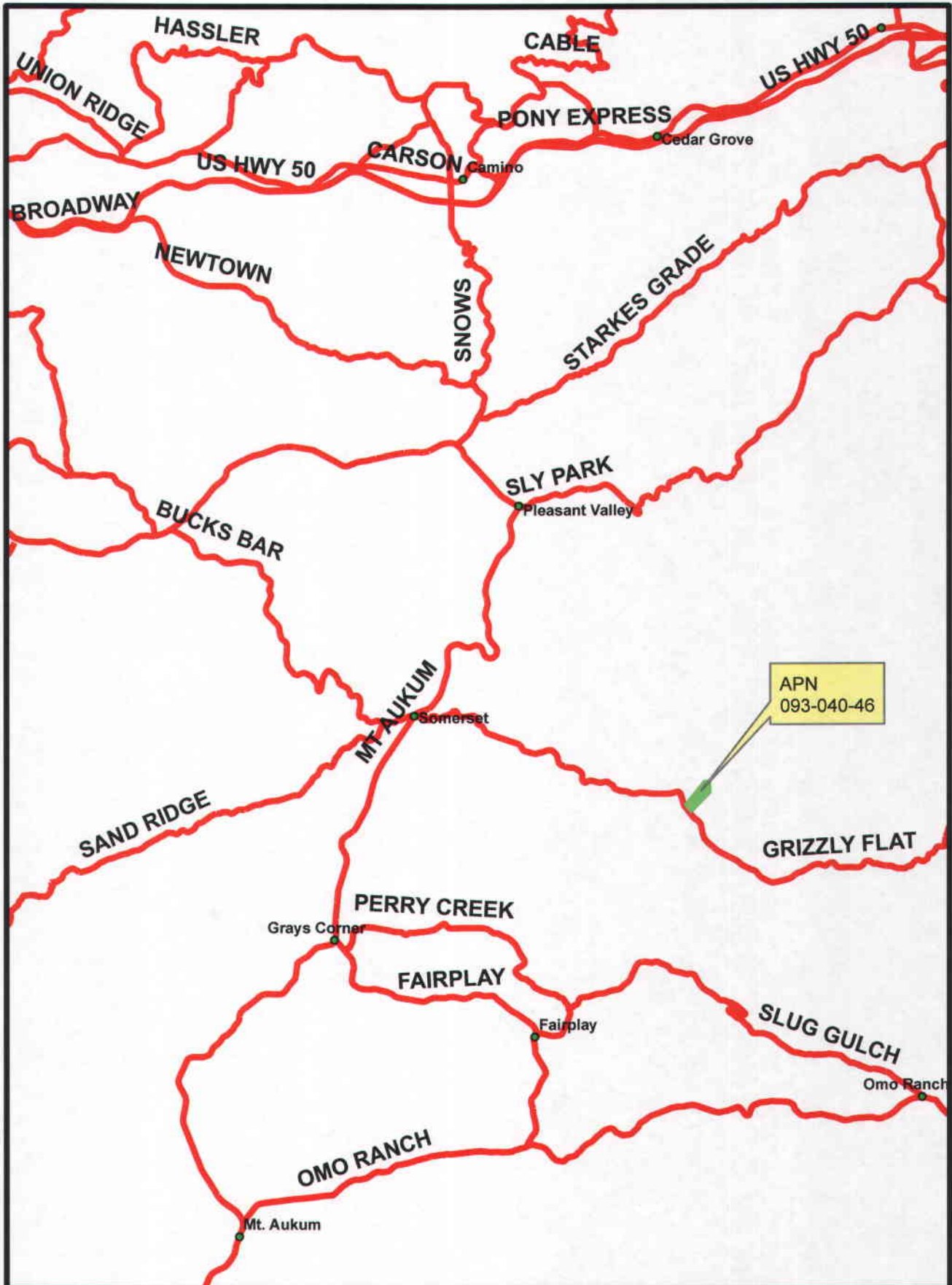


EXHIBIT A: LOCATION MAP

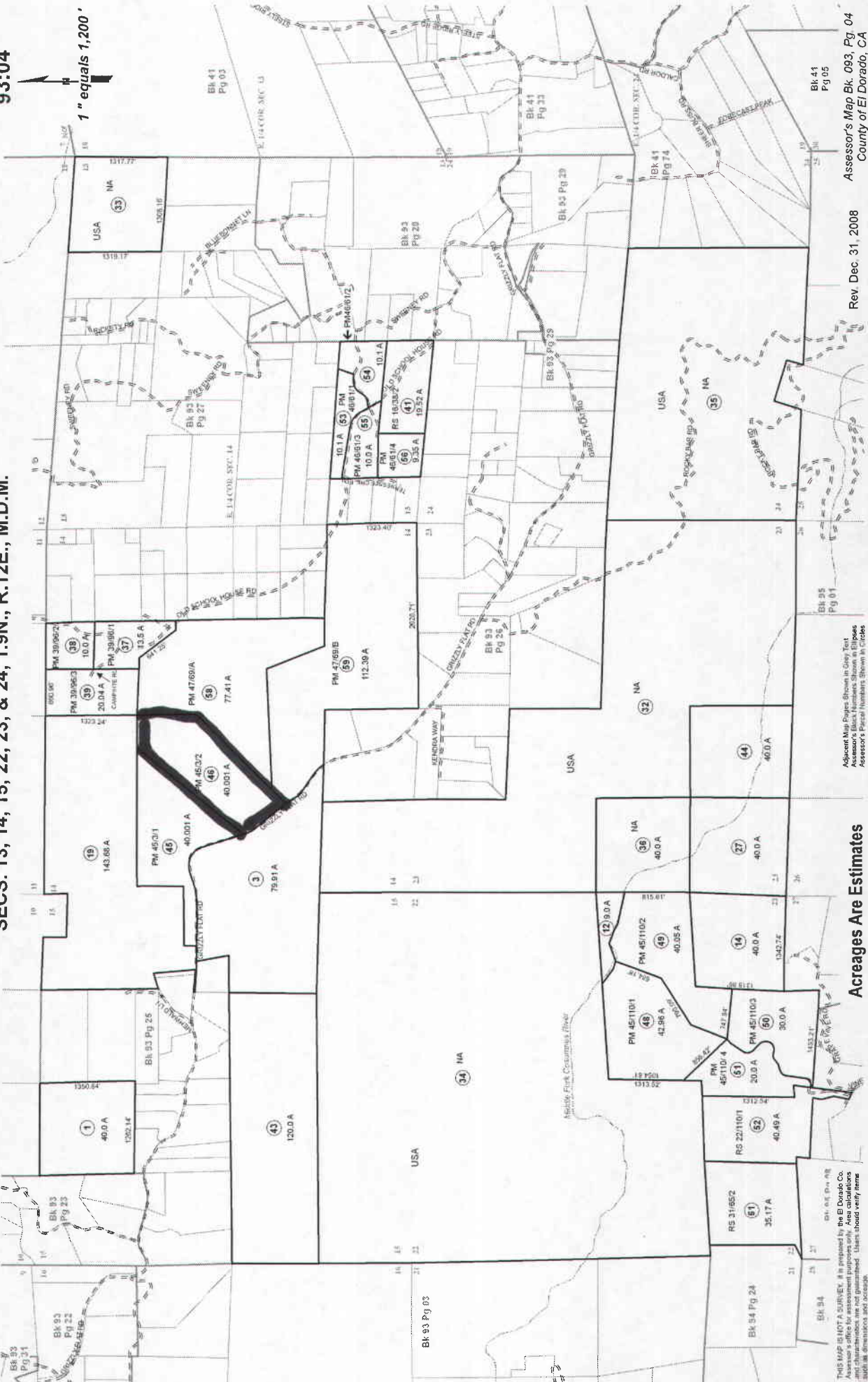
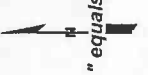


PERMIT # S10-0005
PREPARED BY AARON MOUNT



SECS. 13, 14, 15, 22, 23, & 24, T.9N., R.12E., M.D.M.

93:04



Adjacent Maps: Copies Shown In Gray Box. Accreages: Block Numbers, Shaded Blue. Assessor's Parcel Numbers, Shown In Circles

Accreages Are Estimates

THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's Office for assessment purposes only. Area calculations are based on the information provided. Users should verify same with the appropriate surveying professional.

Bk 93 Pg 03

Bk 93 Pg 23

Bk 93 Pg 25

Bk 93 Pg 29

Bk 93 Pg 33

Bk 93 Pg 37

Bk 93 Pg 41

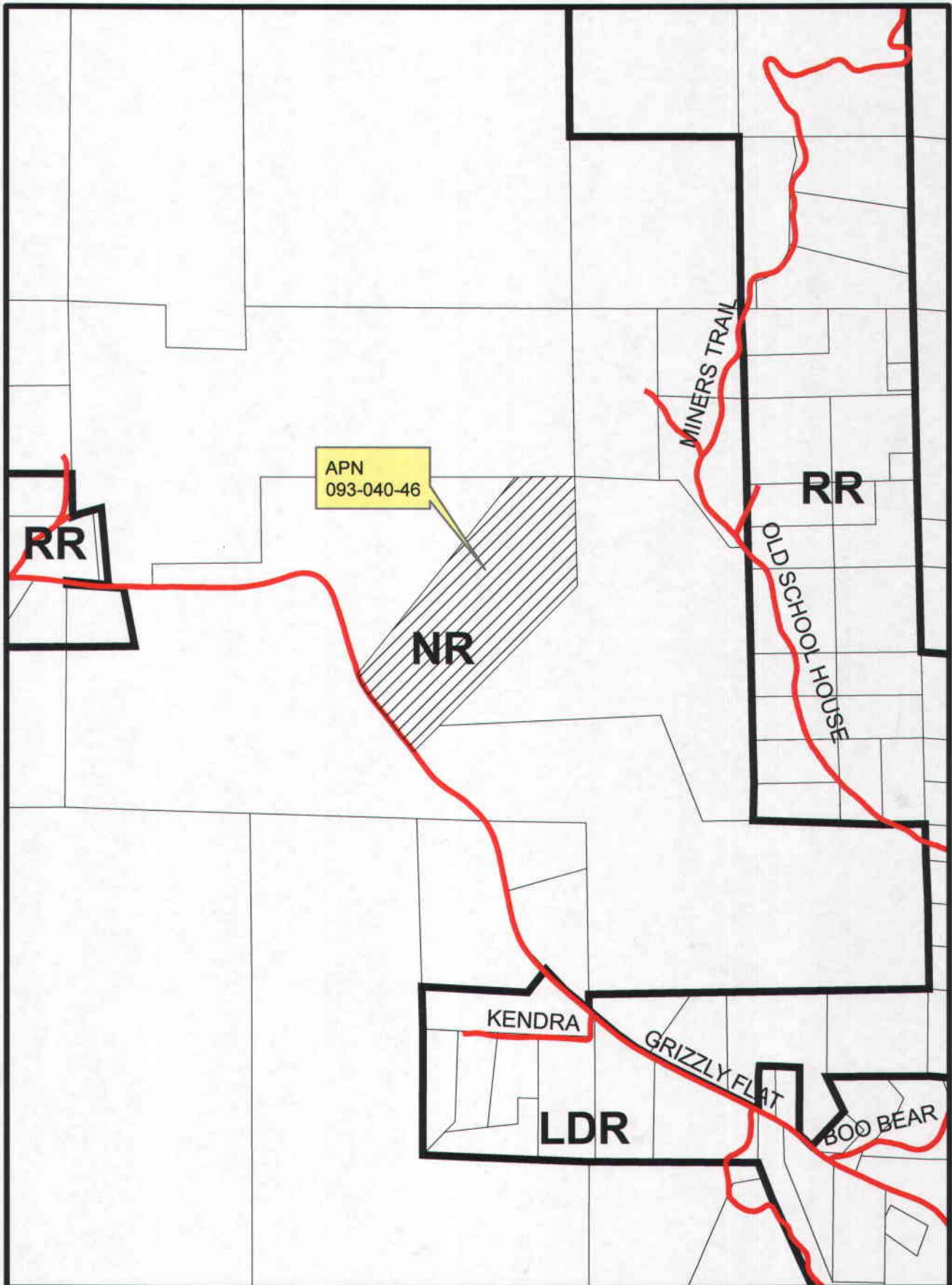
Bk 93 Pg 45

Bk 94 Pg 01

Bk 94 Pg 05

Assessor's Map Bk. 093, Pg. 04
County of El Dorado, CA

EXHIBIT C: GENERAL PLAN MAP



PERMIT # S10-0005
PREPARED BY AARON MOUNT

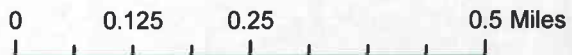
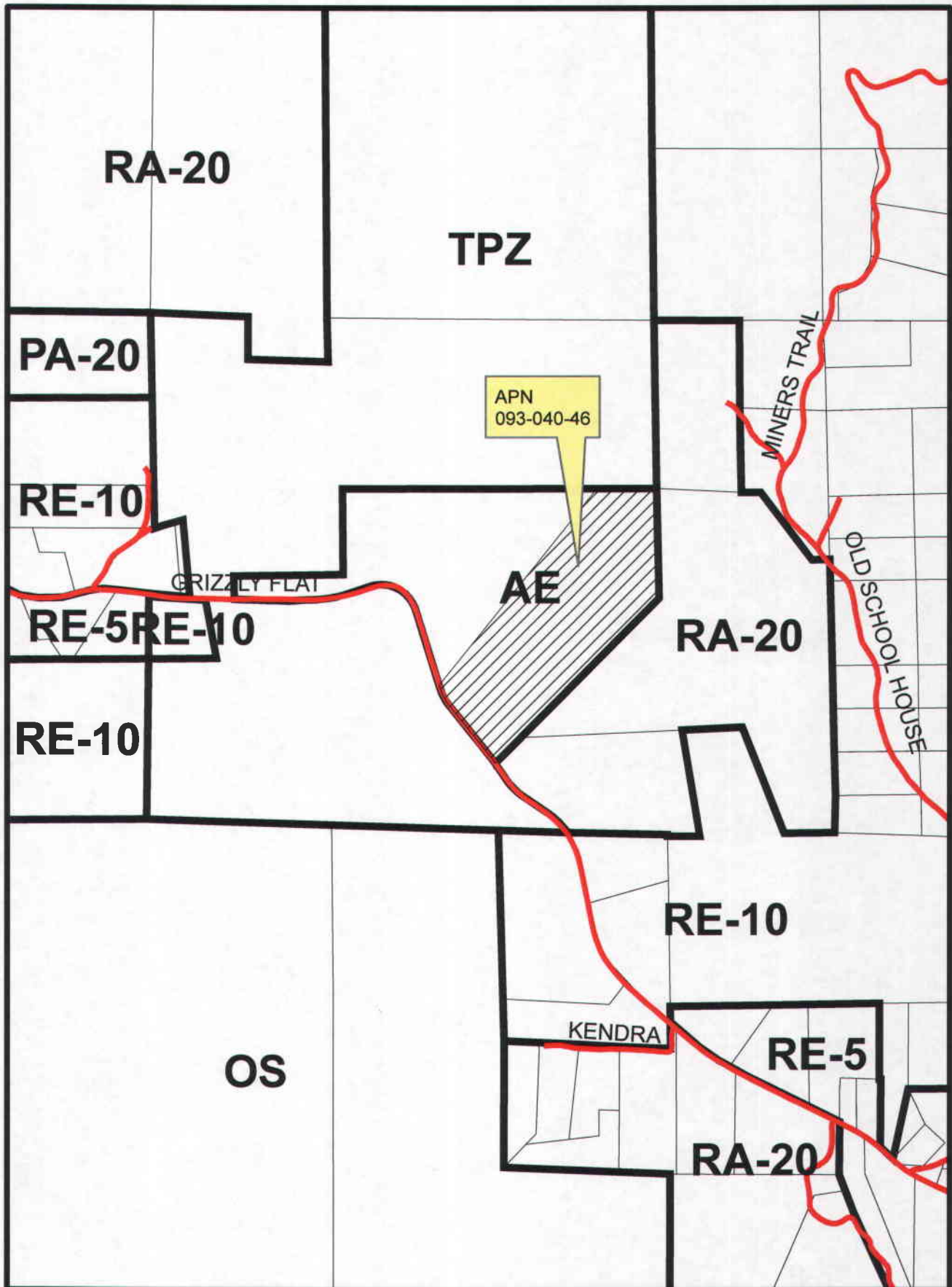
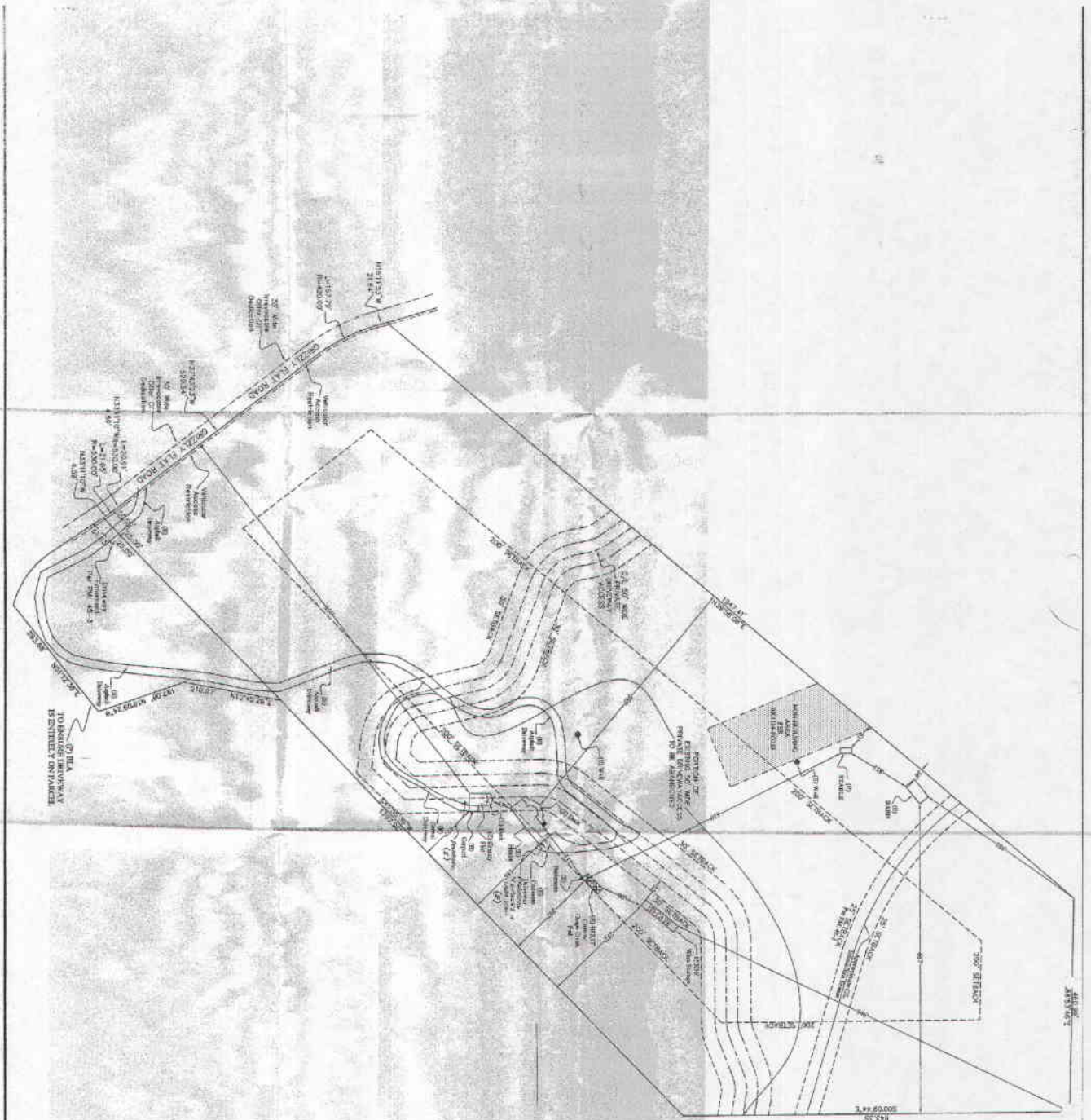


EXHIBIT D: ZONE DISTRICT MAP



PERMIT # S10-0005
PREPARED BY AARON MOUNT





APPROVED
PLANNING DEPARTMENT

NOTE: THIS PLAN IS NOT AN OFFICIAL RECORDATION. IT IS THE RESPONSIBILITY OF THE LANDOWNER TO OBTAIN NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE LOCAL GOVERNMENT IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS PLAN. THE LOCAL GOVERNMENT IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS PLAN. THE LOCAL GOVERNMENT IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS PLAN.

FILE COPY
S 10-0005

OWNER INFORMATION	
RANDY ROSSI	
11367 NEW ENGLAND PLACE	
GOLD RIVER, CA 95670	

NO.	DATE	DESCRIPTION	BY

Apple Hill Homes, Inc.

APPLE HILL HOMES
RESIDENTIAL DEVELOPMENT
PROJECT MANAGER - TERRY BRUNNEN
5555 SOUTHERN CROSS DRIVE
MILPITAS, CA 95037
PHONE: (415) 951-9977
FAX: (415) 951-9977
EMAIL: TERRY@APPLEHILLHOMES.COM

SCALE: 1" = 100'

PROJECT INFORMATION	
7505 GRIZZLY FLAT ROAD	
SOMMERSET, CA	
APN: 093-040-46	40,001 AC.

ORIGINATED 08/07/06 040

DATE: 1/27/2006

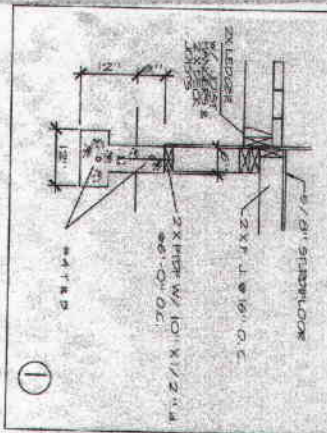
SITE PLAN

SHEET:

SP 4

NOTES

- 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 2. FOUNDATION SHALL BE 2' X 6" X 10" REBAR WITH 2000 PSI CONCRETE.
- 3. ALL EXTERIOR WALLS TO BE 2' X 6" X 10" REBAR WITH 2000 PSI CONCRETE.
- 4. ALL INTERIOR WALLS TO BE 1/2" GYPSUM BOARD ON 2" X 4" STUDS.
- 5. ALL CEILING SHALL BE 5/8" GYPSUM BOARD ON 2" X 4" STUDS.
- 6. ALL FLOORING SHALL BE 1" X 6" PLANK OVER 1/2" GYPSUM BOARD ON 2" X 4" JOISTS.
- 7. ALL DOORS SHALL BE 1 3/4" X 6 7/8" X 1 3/4" SLIP DOORS.
- 8. ALL WINDOWS SHALL BE 1 3/4" X 6 7/8" X 1 3/4" SLIP WINDOWS.
- 9. ALL EXTERIOR FINISHES SHALL BE TO BE DETERMINED BY THE OWNER.
- 10. ALL INTERIOR FINISHES SHALL BE TO BE DETERMINED BY THE OWNER.



GENERAL NOTES

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BRACED WALL SCHEDULE

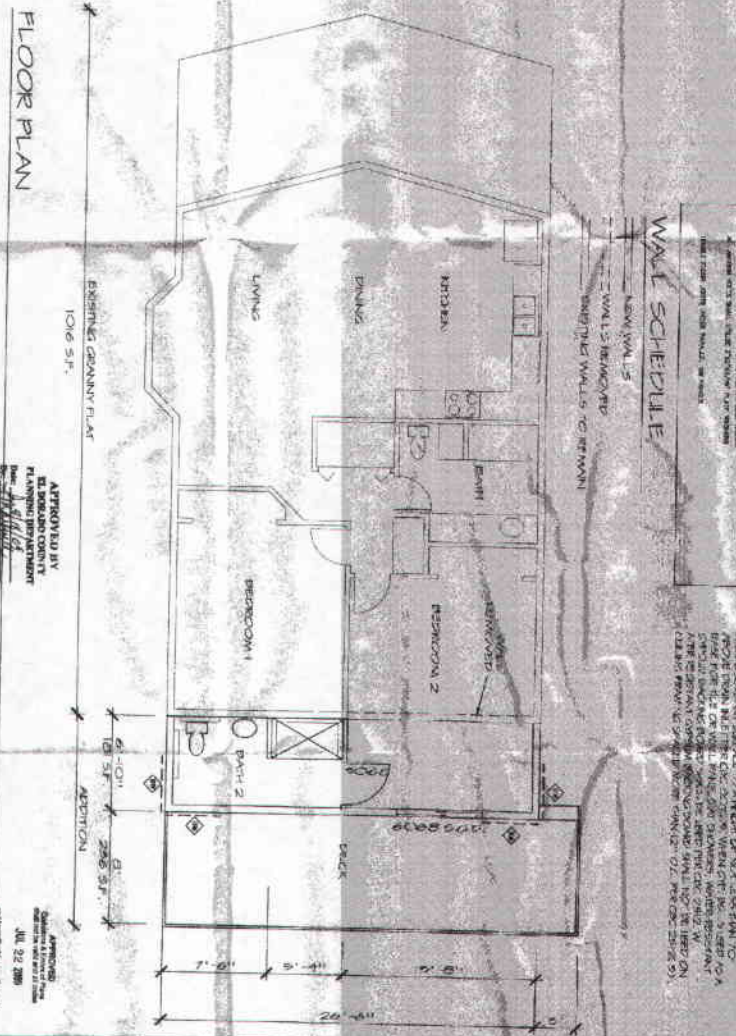
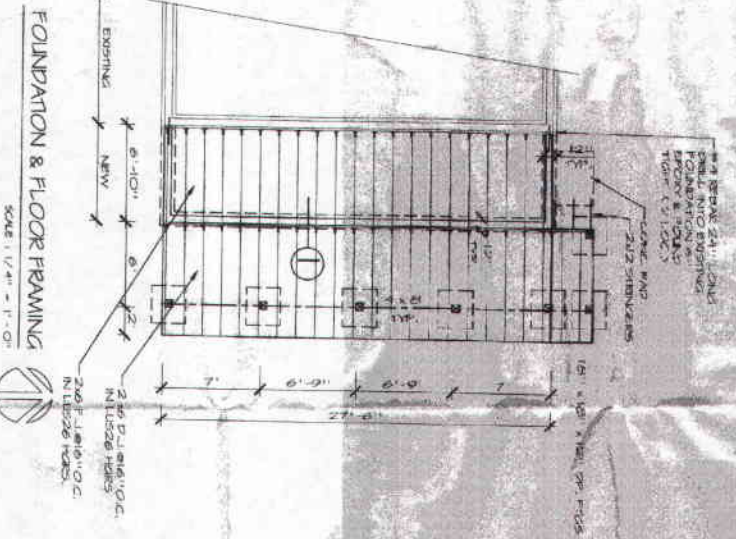
NO.	DESCRIPTION	WALL TYPE	WALL THICKNESS	WALL HEIGHT	WALL AREA	WALL PERIMETER	WALL VOLUME
1	1st FLOOR EXTERIOR	2" X 6" X 10"	6"	10'-0"	120.00	120.00	720.00
2	1st FLOOR INTERIOR	1/2" GYPSUM BOARD	1/2"	10'-0"	120.00	120.00	60.00
3	2nd FLOOR EXTERIOR	2" X 6" X 10"	6"	10'-0"	120.00	120.00	720.00
4	2nd FLOOR INTERIOR	1/2" GYPSUM BOARD	1/2"	10'-0"	120.00	120.00	60.00
5	CEILING	5/8" GYPSUM BOARD	5/8"	10'-0"	120.00	120.00	60.00
6	FLOORING	1" X 6" PLANK	1"	10'-0"	120.00	120.00	120.00

NOTES

- 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 2. FOUNDATION SHALL BE 2' X 6" X 10" REBAR WITH 2000 PSI CONCRETE.
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- 4. ALL INTERIOR WALLS TO BE 1/2" GYPSUM BOARD ON 2" X 4" STUDS.
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WALL SCHEDULE

NO.	DESCRIPTION	WALL TYPE	WALL THICKNESS	WALL HEIGHT	WALL AREA	WALL PERIMETER	WALL VOLUME
1	1st FLOOR EXTERIOR	2" X 6" X 10"	6"	10'-0"	120.00	120.00	720.00
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6	FLOORING	1" X 6" PLANK	1"	10'-0"	120.00	120.00	120.00



JOB NO. _____
 DATE 8/1/00
 DRAWN BY CR
 REVISIONS _____
 SHEET 5 OF 5
 FLOOR PLAN

ADDITION #03
RANDY ROSSI
 7505 GRIZZLY FLAT ROAD
 SOMERSET, CA

CHARLIE PETERS
 CUSTOM HOME DESIGN
 P. O. BOX 810
 SOMERSET, CA
 530.626.0992



AGRICULTURAL COMMISSION

311 Fair Lane
Placerville, CA 95667
(530) 621-5520
(530) 626-4756 FAX
eldcag@edcgov.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
Tim Neilsen – Livestock Industry

MEMORANDUM

DATE: August 26, 2010
TO: Aaron Mount, Development Services/Planning
FROM: Greg Boeger, Chair GB
SUBJECT: S 10-0005 – SALUTI CELLARS BED & BREAKFAST (RANDY & TINA ROSSI/CHARLIE PETERS)

During the Agricultural Commission’s regularly scheduled meeting held on August 11, 2010 the following discussion and motion occurred regarding S 10-0005 – Saluti Cellars Bed & Breakfast (Randy and Tina Rossi/Charlie Peters): A request for a special use permit for a two unit bed and breakfast utilizing a portion of an existing second residence. The property, identified by Assessor’s Parcel Number 093-040-46, consists of 40.00 acres, and is located on the east side of Grizzly Flat Road approximately ¼ mile southeast of the intersection with Mewald Lane, in the Somerset area. (District 2)

Staff reported on the site visit. The Land Use Designation of this parcel is Agricultural Lands (AL), it is zoned Exclusive Agricultural (AE) and is in an active Williamson Act Contract (#298). There are five acres of productive vineyard. Soil types include Holland Coarse Sandy Loam, 5 to 9% Slopes (Prime Farmland), Holland Coarse Sandy Loam, 15 to 30% Slopes (Soil of Local Importance), Holland Very Rocky Coarse Sandy Loam, 15 to 50% Slopes, Musick Very Rocky Sandy Loam, 15 to 50% Slopes, and Shaver Coarse Sandy Loam, 15 to 30% Slopes (Soil of Local Importance). This parcel is not in an Agricultural District. The approximate elevation of the parcel is 2800 feet.

Relevant General Plan Policies:

Policy 8.1.4.1 – The County Agricultural Commission shall review all discretionary development applications and the location of proposed public facilities involving land zoned for or designated agriculture, or lands adjacent to such lands, and shall make recommendations to the reviewing authority. Before granting approval, a determination shall be made by the approving authority that the proposed use:

- A. Will not intensify existing conflicts or add new conflicts between adjacent residential areas and agricultural activities *(there are no adjacent residential areas that will be affected); and*
- B. Will not create an island effect wherein agricultural lands located between the project site and other non-agricultural lands will be negatively affected *(there are no adjacent non-agricultural lands that will be negatively affected); and*