

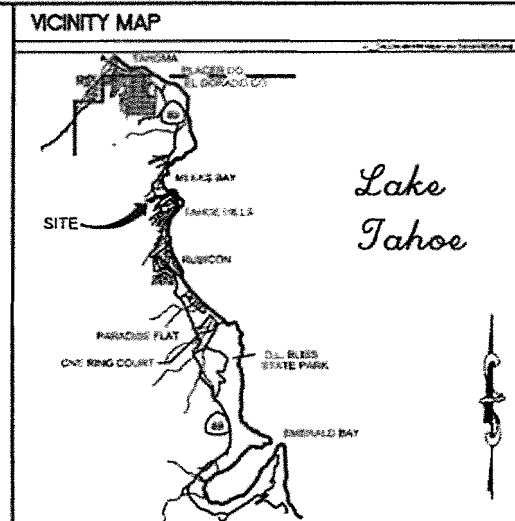
REZONING MAP EXHIBIT (1 OF 2)

OF DRYDEN MEADOW VISTA PARCEL

BEING A PORTION OF SECTION 29, TOWNSHIP 14 NORTH,
RANGE 17 EAST, M.D.M.

COUNTY OF EL DORADO CALIFORNIA

MARCH 4, 2015



SHEET INDEX		
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1	COVER SHEET	
2	PROPOSED SUBDIVISION	

EXHIBIT E

EXISTING ZONING BOUNDARY

TAHOE ONE FAMILY
TOTAL (WITH IN HOLDINGS) = 346,421 SF
TOTAL (WITHOUT IN HOLDINGS) = 326,459 SF

TAHOE COMMERCIAL
TOTAL (WITH IN HOLDINGS) = 466,121 SF
TOTAL (WITHOUT IN HOLDINGS) = 398,131 SF

OVERALL LOT AREA

PROJECT AREA:	
LOT 1: 15,073 SF (GROSS); 13,443 SF (NET)	
LOT 2: 18,118 SF (GROSS); 16,531 SF (NET)	
LOT 3: 19,842 SF (GROSS)	
LOT 4: 87,104 SF (GROSS)	
TOTAL AREA:	
724,937 SF (GROSS); 721,422 SF (NET)	

LEGEND	
	INDEX CONTOUR W/ ELEV.
	INTERMEDIATE CONTOUR W/ ELEV.
	EDGE OF PAVEMENT
	OVERHEAD ELECTRIC
	OVERHEAD TELEPHONE
	EXISTING SEWER
	EXISTING WATER
	PROPERTY LINE
	PMS BOUNDARY
	PROPOSED EASEMENT
	FENCE
	LOT LINE

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CIVIL ENGINEERING AND SURVEYING • ENVIRONMENTAL PLANNING
PROGRAM MANAGEMENT AND PLANNING
P.O. BOX 4709 • 2545 W. BLAKE BL. • SUITE 3 • TAHOE CITY, CALIFORNIA 96141
PHONE: (530) 583-1110 • FAX: (530) 583-1111
WWW.AUERBACH-ENGINEERING.COM

- NOTES:
- SOURCE OF TOPOGRAPHY: GROUND SURVEY, TAHOE BASIN LAND SURVEYING, SEPTEMBER 1994 AND SUPPLEMENTAL SURVEYS AEG NOVEMBER 2014
 - PRESENT ZONING: TAHOE COMMERCIAL (TC) TAHOE ONE FAMILY RESIDENTIAL (TR1)
 - THIS PROJECT HAS BEEN APPROVED BY TRPA AS A SUBORDINATION OF EXISTING STRUCTURES. UPON RECOGNITION OF THIS PARCEL MAP, ALL STRUCTURES NOTED FOR REMOVAL, WILL BE REMOVED IN ACCORDANCE WITH THE APPROVED TRPA DEMOLITION BMP PLAN.

CONTACT / PROJECT INFORMATION			
OWNER:	JOHN AND KIRSTEN DRYDEN 181 PROSPECT AVENUE LOS GATOS, CA 95030	SEWER:	TCPUD ATTN: TONY LALOTIS P.O. BOX 5245 TAHOE CITY, CA 96145 (530) 583-0790
PROJECT ADDRESS:	8003 HIGHWAY 89 MEERS BAY, CA	SOLID WASTE:	TAHOE TRUCKEE SIERRA DISPOSAL ATTN: PAULA MADDOCH P.O. BOX 847 TAHOE CITY, CA 96145 (530) 583-0148
ENGINEER:	AUERBACH ENGINEERING CORP. ATTN: WALTER H. AUERBACH, P.E. P.O. BOX 5399 TAHOE CITY, CA 96145 (530) 581-1110	ELECTRICITY:	LIBERTY UTILITIES ATTN: RICK MADRIS P.O. BOX 107 TAHOE VISTA, CA 96148 (530) 546-1750
WATER:	TCPUD ATTN: TONY LALOTIS P.O. BOX 5245 TAHOE CITY, CA 96145 (530) 583-0790	SCHOOLS:	TAHOE TRUCKEE UNIFIED SCHOOL DISTRICT ATTN: MARK BUTTON 11839 EDWARDS PASS RD. TRUCKEE, CA 96161 (530) 583-7600
		TELEPHONE:	AT&T ATTN: CAROL PRINCE 3545 INDUSTRIAL AVE., STE. 124 ROCKLIN, CA 95765 (916) 459-1384
		FIRE:	MEERS BAY FIRE ATTN: MICHAEL SCHWARTZ PO BOX 189 TAHOE, CA 96142 (530) 594-0318

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
Board of Supervisors

DATE December 15, 2015

BY Roger Trout/Cmt
EXECUTIVE SECRETARY

APPROVAL/GENERAL DATE: _____
BOARD OF SUPERVISORS: _____
APPROVAL/GENERAL DATE: _____

REZONING MAP EXHIBIT (2 OF 2)

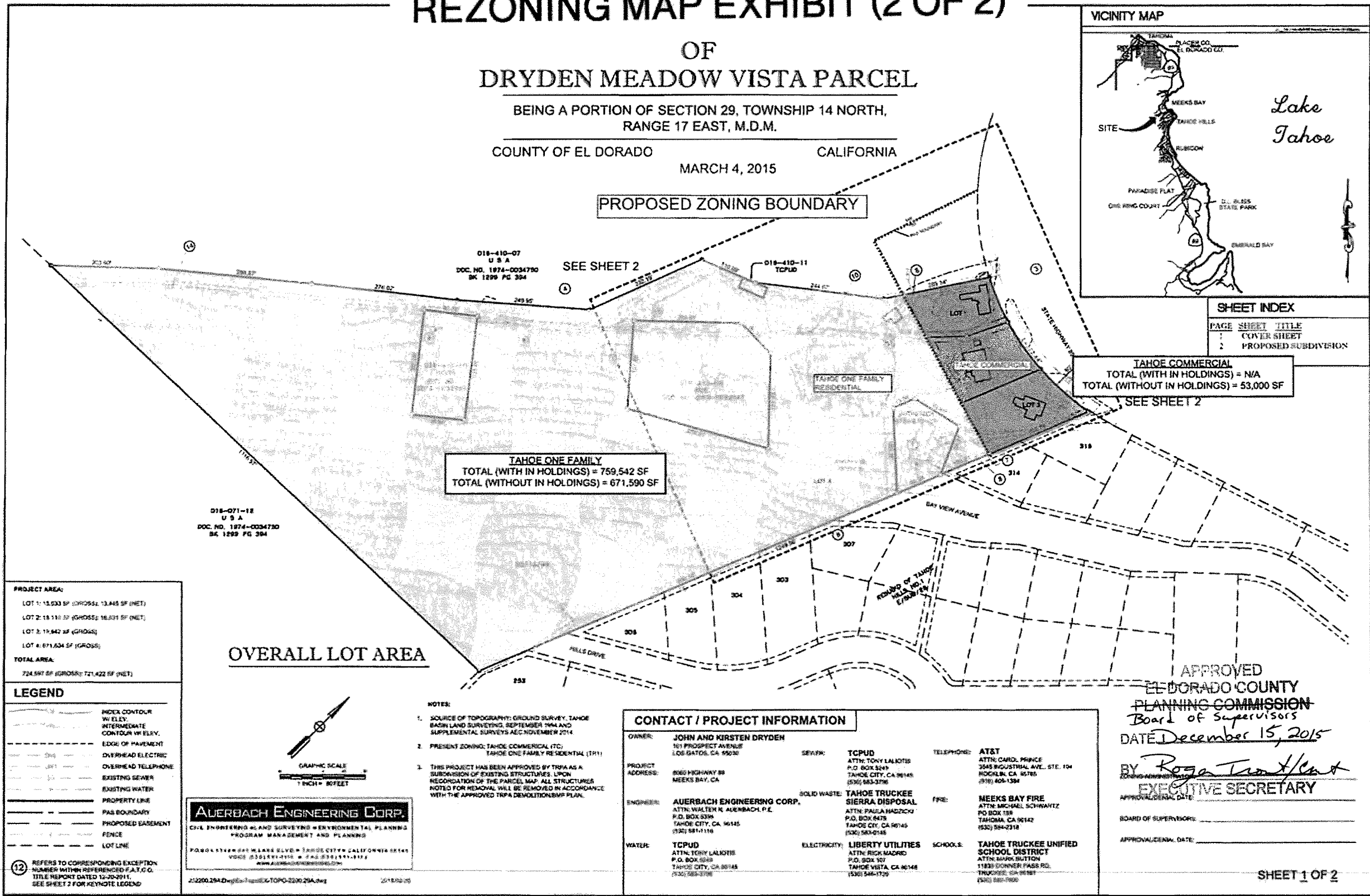
OF DRYDEN MEADOW VISTA PARCEL

BEING A PORTION OF SECTION 29, TOWNSHIP 14 NORTH,
RANGE 17 EAST, M.D.M.

COUNTY OF EL DORADO CALIFORNIA

MARCH 4, 2015

PROPOSED ZONING BOUNDARY



TAHOE COMMERCIAL
TOTAL (WITH IN HOLDINGS) = N/A
TOTAL (WITHOUT IN HOLDINGS) = 53,000 SF
SEE SHEET 2

TAHOE ONE FAMILY
TOTAL (WITH IN HOLDINGS) = 759,542 SF
TOTAL (WITHOUT IN HOLDINGS) = 671,590 SF

PROJECT AREA:

LOT 1: 13,633 SF (GROSS); 13,445 SF (NET)
LOT 2: 18,110 SF (GROSS); 18,031 SF (NET)
LOT 3: 19,842 SF (GROSS)
LOT 4: 671,634 SF (GROSS)
TOTAL AREA: 724,597 SF (GROSS); 721,422 SF (NET)

LEGEND

	INDEX CONTOUR W/ ELEV.
	INTERMEDIATE CONTOUR W/ ELEV.
	EDGE OF PAVEMENT
	OVERHEAD ELECTRIC
	OVERHEAD TELEPHONE
	EXISTING SEWER
	EXISTING WATER
	PROPERTY LINE
	PAS BOUNDARY
	PROPOSED EASEMENT
	FENCE
	LOT LINE

OVERALL LOT AREA

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P.O. BOX 128888 WILKES BARRE BLVD. # 3000E CITY CALIFORNIA 92414
PHONE (951) 821-4100 • FAX (951) 821-4112
WWW.AUERBACHENGINEERING.COM

- NOTES:**
- SOURCE OF TOPOGRAPHY: GROUND SURVEY, TAHOE BASIN LAND SURVEYING, SEPTEMBER 1964 AND SUPPLEMENTAL SURVEYS AEC NOVEMBER 2014.
 - PRESENT ZONING: TAHOE COMMERCIAL (TC); TAHOE ONE FAMILY RESIDENTIAL (T1R1).
 - THIS PROJECT HAS BEEN APPROVED BY TRPA AS A SUBDIVISION OF EXISTING STRUCTURES. UPON RECONSTRUCTION OF THE PARCEL MAP, ALL STRUCTURES NOTED FOR REMOVAL WILL BE REMOVED IN ACCORDANCE WITH THE APPROVED TRPA DEMOLITION BMP PLAN.

CONTACT / PROJECT INFORMATION

OWNER: JOHN AND KIRSTEN DRYDEN 161 PROSPECT AVENUE LOS GATOS, CA 95030	SEWER: TCPUD ATTN: TONY LALONTE P.O. BOX 3249 TAHOE CITY, CA 96148 (530) 583-3796	TELEPHONE: AT&T ATTN: CAROL PRINCE 3545 INDUSTRIAL AVE., STE. 104 ROCKLIN, CA 95765 (916) 406-1394
PROJECT ADDRESS: 8865 HIGHWAY 89 MECKS BAY, CA	SOLID WASTE: TAHOE TRUCKEE SIERRA DISPOSAL ATTN: PAULA MAGZOG P.O. BOX 8475 TAHOE CITY, CA 96148 (530) 583-0148	FIRE: MECKS BAY FIRE ATTN: MICHAEL SCHWARTZ PO BOX 188 TAHOE, CA 96142 (530) 584-2318
ENGINEER: AUERBACH ENGINEERING CORP. ATTN: WALTER R. AUERBACH, P.E. P.O. BOX 5394 TAHOE CITY, CA 96148 (530) 581-1110	ELECTRICITY: LIBERTY UTILITIES ATTN: RICK MADRO P.O. BOX 107 TAHOE VISTA, CA 96148 (530) 546-1729	SCHOOLS: TAHOE TRUCKEE UNIFIED SCHOOL DISTRICT ATTN: MARK BUTTON 11830 DONNER PAGES RD. TRUCKEE, CA 96161 (530) 581-1900
WATER: TCPUD ATTN: TONY LALONTE P.O. BOX 3249 TAHOE CITY, CA 96148 (530) 583-3796		

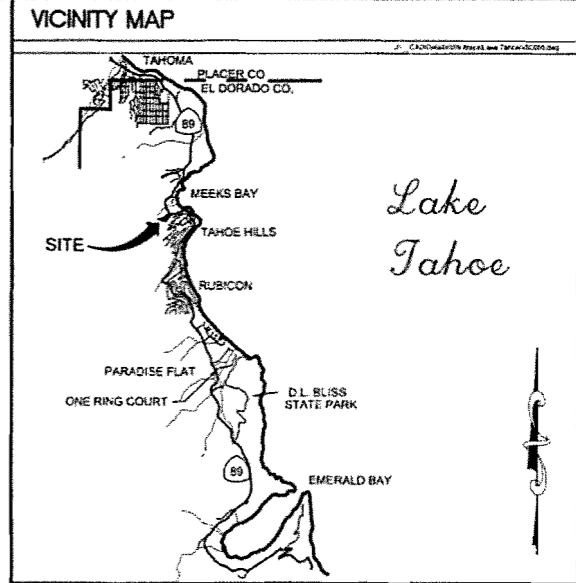
APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
Board of Supervisors
DATE: December 15, 2015
BY: *Roga T...*
EXECUTIVE SECRETARY
APPROVAL DATE: _____
BOARD OF SUPERVISORS: _____
APPROVAL DATE: _____

TENTATIVE PARCEL MAP OF DRYDEN MEADOW VISTA PARCEL

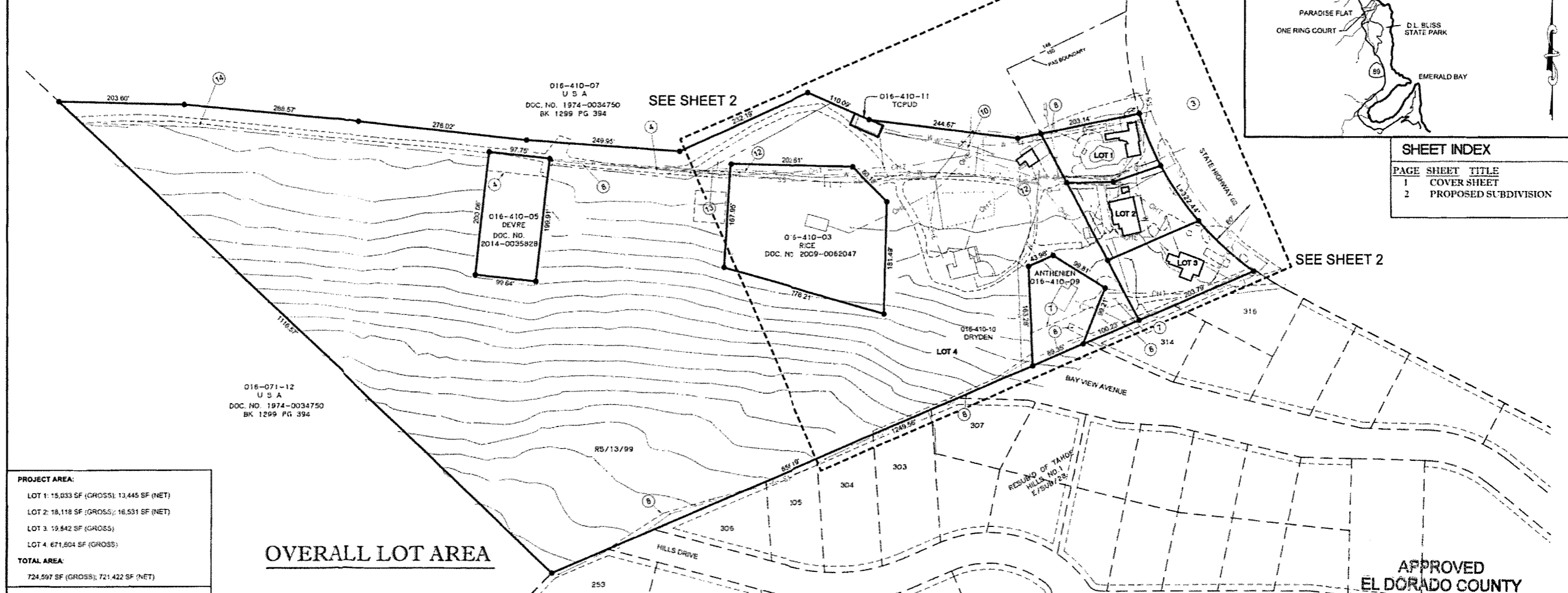
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COUNTY OF EL DORADO CALIFORNIA

MARCH 4, 2015



SHEET INDEX	
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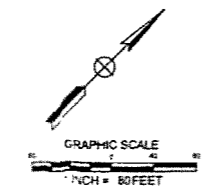
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LOT 2: 18,118 SF (GROSS); 16,531 SF (NET)
LOT 3: 19,842 SF (GROSS)
LOT 4: 671,804 SF (GROSS)
TOTAL AREA:
724,597 SF (GROSS); 721,422 SF (NET)

OVERALL LOT AREA

LEGEND

	INDEX CONTOUR W/ ELEV.
	INTERMEDIATE CONTOUR W/ ELEV.
	EDGE OF PAVEMENT
	OVERHEAD ELECTRIC
	OVERHEAD TELEPHONE
	EXISTING SEWER
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	LOT LINE



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VOICE (530) 581-1116 • FAX (530) 581-3162
WWW.AUERBACHENGINEERING.COM

- NOTES:**
- SOURCE OF TOPOGRAPHY: GROUND SURVEY, TAHOE BASIN LAND SURVEYING, SEPTEMBER 1994 AND SUPPLEMENTAL SURVEYS AEC NOVEMBER 2014.
 - PRESENT ZONING: TAHOE COMMERCIAL (TC) TAHOE ONE FAMILY RESIDENTIAL (TR1)
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CONTACT / PROJECT INFORMATION			
OWNER:	JOHN AND KIRSTEN DRYDEN 161 PROSPECT AVENUE LOS GATOS, CA 95030	SEWER:	TCPUD ATTN: TONY LALOTIS P.O. BOX 5249 TAHOE CITY, CA 96145 (530) 583-3796
PROJECT ADDRESS:	806 HIGHWAY 89 MEER'S BAY, CA	SOLID WASTE:	TAHOE TRUCKEE SIERRA DISPOSAL ATTN: PAULA HADZICKI P.O. BOX 6479 TAHOE CITY, CA 96145 (530) 583-0146
ENGINEER:	AUERBACH ENGINEERING CORP. ATTN: WALTER R. AUERBACH, P.E. P.O. BOX 5399 TAHOE CITY, CA 96145 (530) 581-1116	FIRE:	MEER'S BAY FIRE ATTN: MICHAEL SCHWARTZ PO BOX 189 TAHOMA, CA 96142 (530) 584-2318
WATER:	TCPUD ATTN: TONY LALOTIS P.O. BOX 5249 TAHOE CITY, CA 96145 (530) 583-3796	ELECTRICITY:	LIBERTY UTILITIES ATTN: RICK MADRID P.O. BOX 187 TAHOE VISTA, CA 96148 (530) 546-1720
		SCHOOLS:	TAHOE TRUCKEE UNIFIED SCHOOL DISTRICT ATTN: MARK BUTTOW 11830 DONNER PASS RD. TRUCKEE, CA 96161 (530) 582-7600

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
Board of Supervisors
DATE: December 15, 2015
BY: Roga Trout/Cmt
EXECUTIVE SECRETARY

ZONING ADMINISTRATION: _____
APPROVAL/DENIAL DATE: _____
BOARD OF SUPERVISORS: _____
APPROVAL/DENIAL DATE: _____

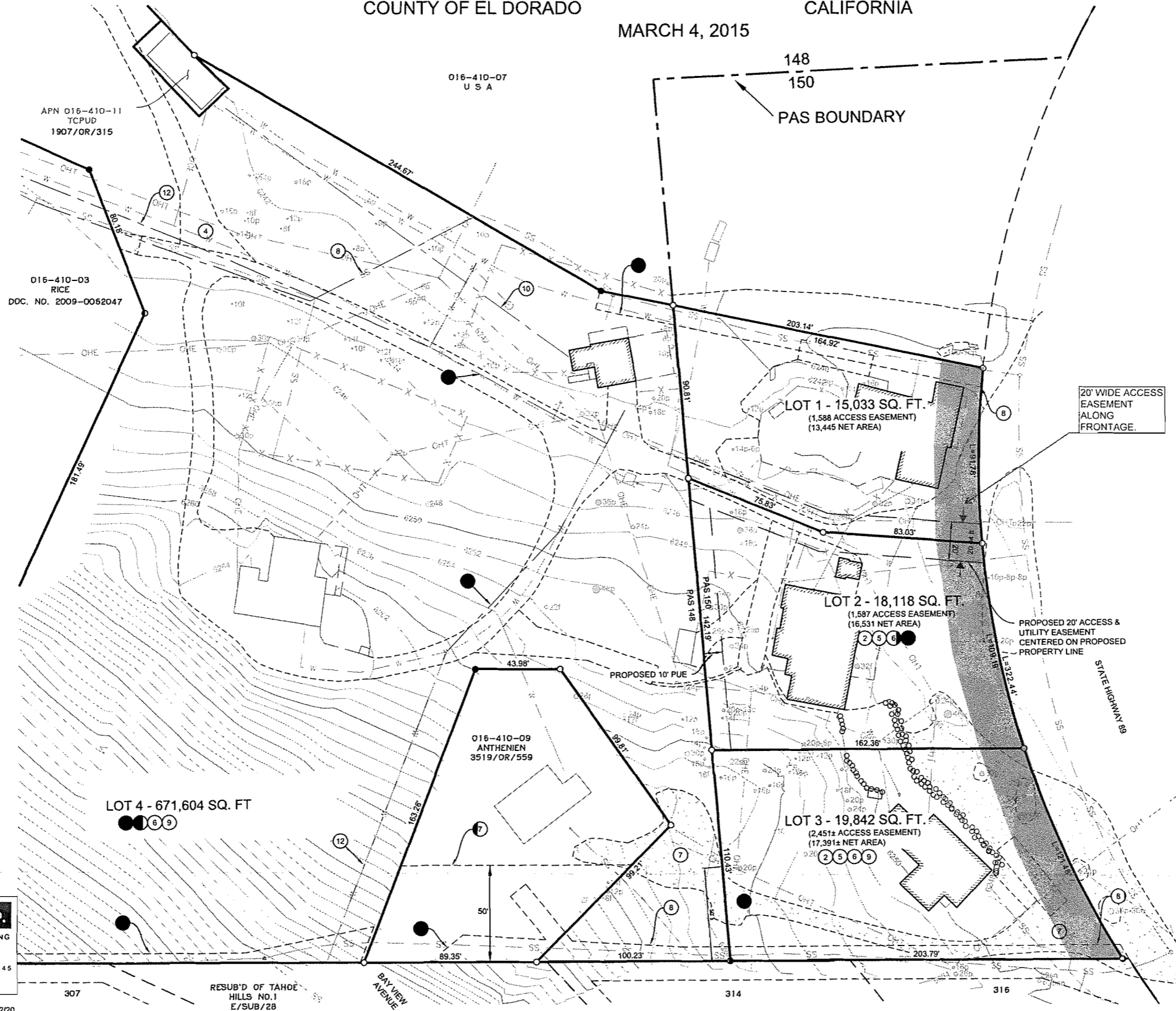
12 REFERS TO CORRESPONDING EXCEPTION NUMBER WITHIN REFERENCED F.A.T.C.O. TITLE REPORT DATED 12-20-2011. SEE SHEET 2 FOR KEYNOTE LEGEND

TENTATIVE PARCEL MAP OF DRYDEN MEADOW VISTA PARCEL

BEING A PORTION OF SECTION 29, TOWNSHIP 14 NORTH,
RANGE 17 EAST, M.D.M.

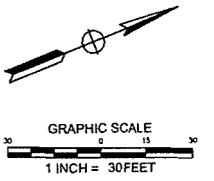
COUNTY OF EL DORADO CALIFORNIA

MARCH 4, 2015



- 4 EASEMENT KEYNOTES NUMBERS CORRESPOND TO TITLE REPORT EXCEPTIONS APART FROM THE PROPOSED ACCESS EASEMENT SHOWN ON THIS EXHIBIT.
2. TELEPHONE EASEMENT RECORDED IN BOOK 100 OF DEEDS, PAGE 28 AFFECTS: NOT LOCATABLE
 3. HIGHWAY EASEMENT RECORDED IN BOOK 104 OF DEEDS, PAGE 449.
 4. INGRESS AND EGRESS EASEMENT RECORDED IN BOOK 621 OF OFFICIAL RECORDS AT PAGE 215. AFFECTS: "EXISTING TRAVELED WAYS AS THEY PRESENTLY EXIST OR AS REASONABLY RELOCATED BY GRANTORS"
 5. WATERLINE EASEMENT RECORDED IN BOOK 924, PAGE 723 AND BOOK 924, PAGE 726, BOTH OF OFFICIAL RECORDS. AFFECTS: AS DESCRIBED THEREIN, NOT LOCATABLE
 6. UTILITY EASEMENT AND INGRESS AND EGRESS RECORDED IN BOOK 924, PAGE 723 OF OFFICIAL RECORDS. AFFECTS: AS DESCRIBED THEREIN, NOT LOCATABLE
 7. INGRESS AND EGRESS EASEMENT RECORDED IN BOOK 1082 OF OFFICIAL RECORDS AT PAGE 431. AFFECTS: OVER EXISTING TRAVELED WAY
 8. SEWER EASEMENT RECORDED IN BOOK 1221, PAGES 630 AND 634 OF OFFICIAL RECORDS.
 9. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT OF SALE" RECORDED APRIL 06, 1978 AS BOOK 1615, PAGE 538 OF OFFICIAL RECORDS.
 10. WATERLINE EASEMENT RECORDED IN BOOK 2012, PAGE 555 OF OFFICIAL RECORDS.
 12. WATERLINE EASEMENT WITH INGRESS AND EGRESS RECORDED IN BOOK 2560, PAGE 11 OF OFFICIAL RECORDS.
 13. WATERLINE EASEMENT WITH INGRESS AND EGRESS RECORDED IN BOOK 2560, PAGE 14 OF OFFICIAL RECORDS.
 14. ACCESS EASEMENT RECORDED WITHIN INSTRUMENT NO. 97-032390 OF OFFICIAL RECORDS (AFFECTS PROPOSED LOT 5 - BEYOND LIMITS SHOWN ON THIS EXHIBIT).

LEGEND	
	INDEX CONTOUR W/ ELEV.
	INTERMEDIATE CONTOUR W/ ELEV.
	EDGE OF PAVEMENT
	OVERHEAD ELECTRIC
	OVERHEAD TELEPHONE
	EXISTING SEWER
	EXISTING WATER
	PROPERTY LINE
	PAS BOUNDARY
	PROPOSED EASEMENT
	FENCE
	LOT LINE
	REFERS TO CORRESPONDING EXCEPTION NUMBER WITHIN REFERENCED F.A.T.C.O. TITLE REPORT DATED 12-20-2011.
	EXISTING COMMERCIAL BUILDINGS TO BE REMOVED



APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
Board of Supervisors
DATE December 15, 2015
BY Roger Trout
EXECUTIVE SECRETARY

ZONING ADMINISTRATOR: _____
APPROVAL/DENIAL DATE: _____
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