

**File Nos. P15-0001
and Z15-0001
Location Map**

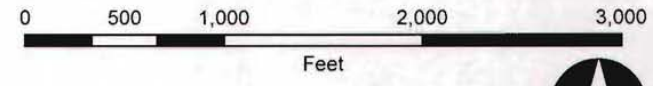


EXHIBIT A

POR. N1/2 SEC. 29, T.14N., R.17E., M.D.M.

Tax Area Code

16:41

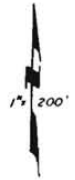
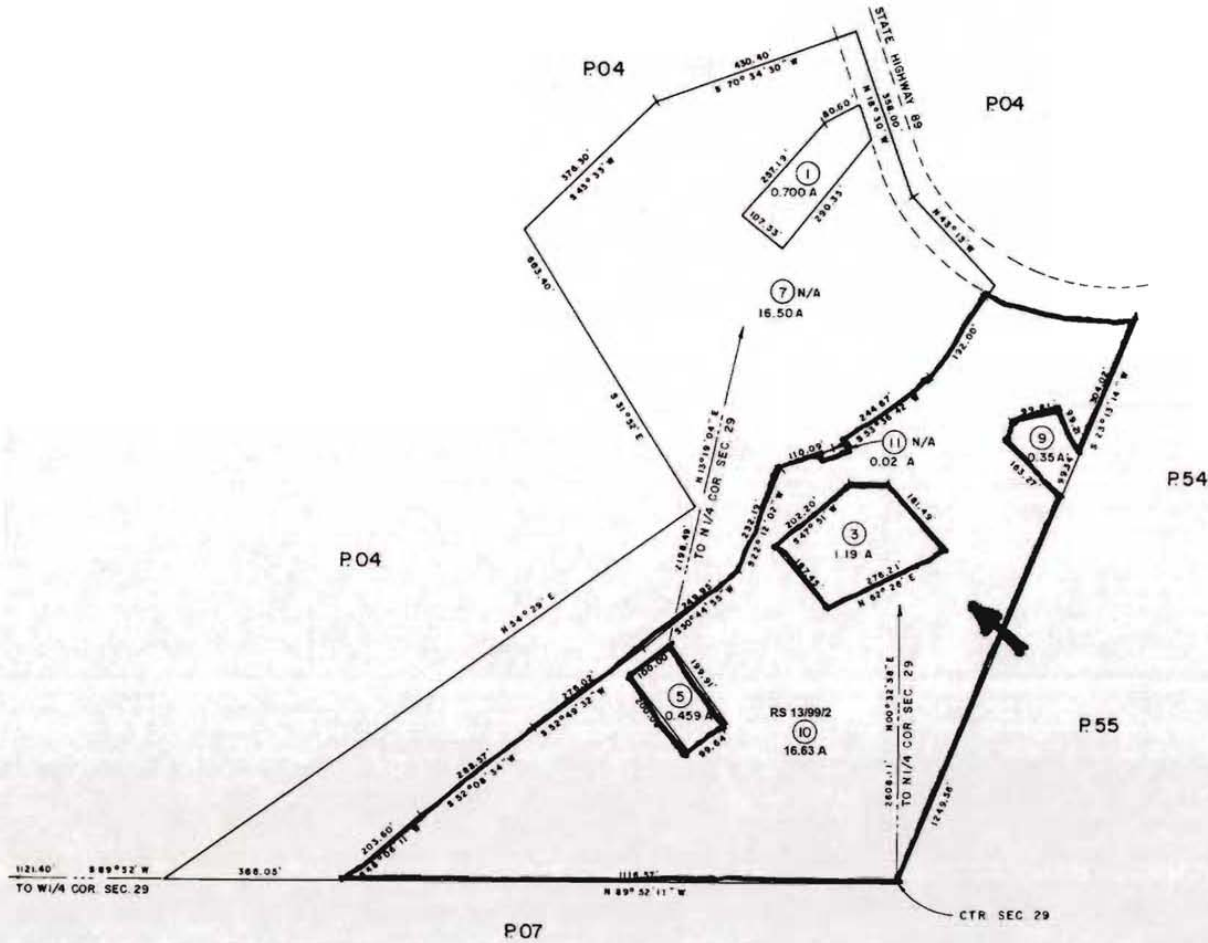


EXHIBIT B

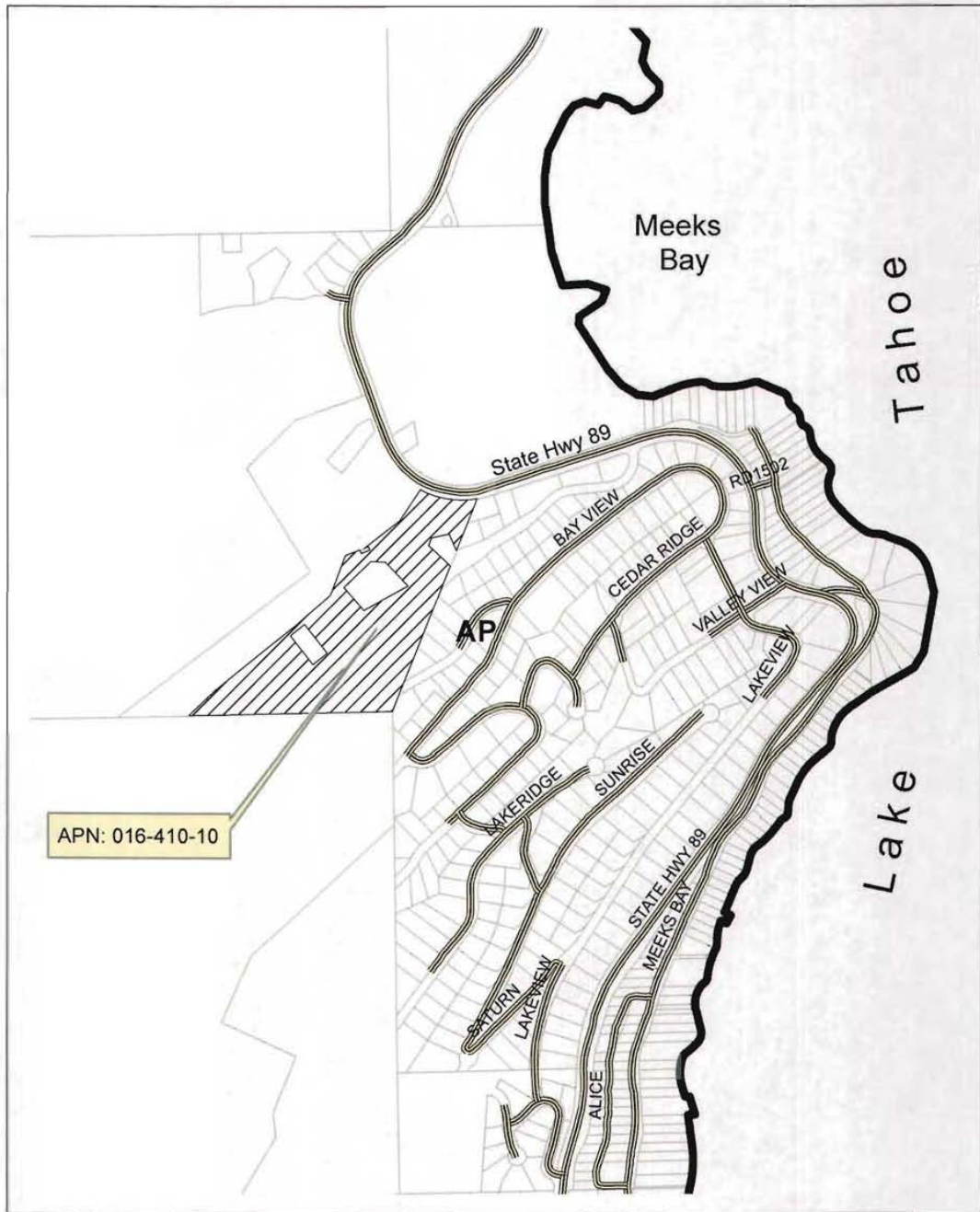


THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's office for assessment purposes only.

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

REV. 12/19/2011

Assessor's Map Bk. 16 - Pg. 41
County of El Dorado, California



**File Nos. P15-0001
and Z15-0001
General Plan Map**

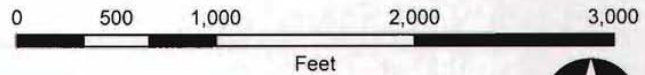


EXHIBIT C

TRPA - PLAN AREA STATEMENTS

TRPA Spatial Data Downloader

TIP: Hold down the shift key and drag with the mouse to zoom in. Click and drag with the mouse to pan.

Download Spatial Data

To download the GIS data to your local computer select the appropriate layer and click Export. Once the Export process has run, click the Download button and choose the location on your computer. The spatial data will be saved in a compressed zip file.

Select Layer: **Plan Area Statements**

Export Data Download

Export done, click Download to download the data

*Please note that only 1 layer can be downloaded at a time

Turn On/Off layers

| Visibility | Layer Name |
|-------------------------------------|--------------------------------------|
| <input checked="" type="checkbox"/> | TRPA Boundary |
| <input checked="" type="checkbox"/> | Area Plans, CPs, and PASs boundaries |
| <input type="checkbox"/> | Special Areas |
| <input type="checkbox"/> | Final Land Use |
| <input type="checkbox"/> | Recreation Facility |
| <input checked="" type="checkbox"/> | El Dorado Parcels |
| <input type="checkbox"/> | Carson City Parcels |
| <input type="checkbox"/> | Placer Parcels |
| <input type="checkbox"/> | Douglas Parcels |
| <input type="checkbox"/> | Scenic shoreline units |
| <input type="checkbox"/> | Scenic shoreline points |
| <input type="checkbox"/> | Major Roads |
| <input type="checkbox"/> | Highways |
| <input type="checkbox"/> | County Roads |
| <input type="checkbox"/> | Roads |

150

148

149

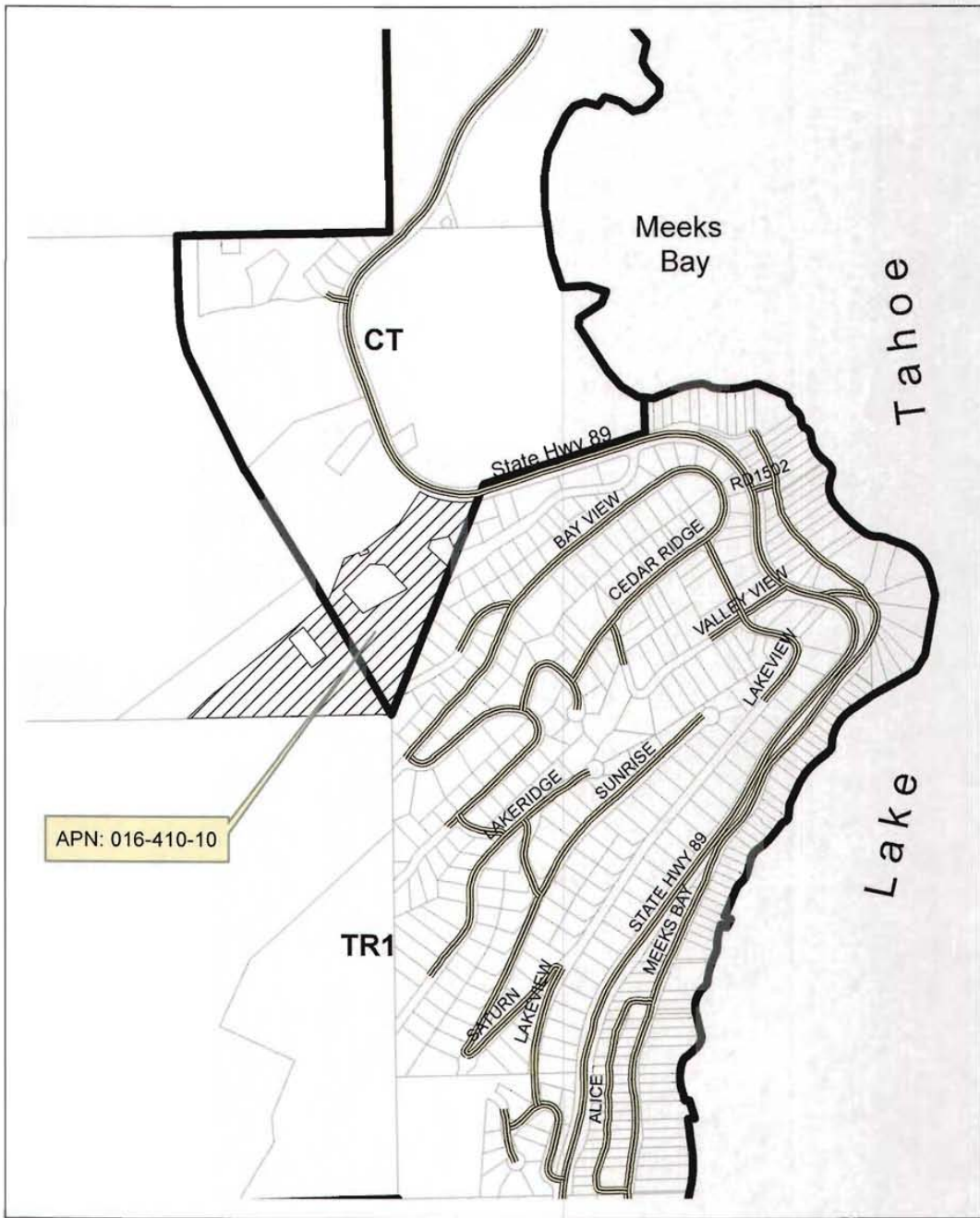
300 m

1000 ft

POWERED BY esri

Protecting Lake Tahoe since 1969

EXHIBIT C-1



**File Nos. P15-0001
and Z15-0001
Zoning Map**

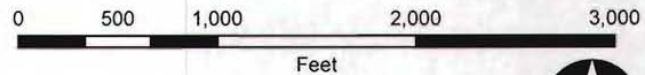


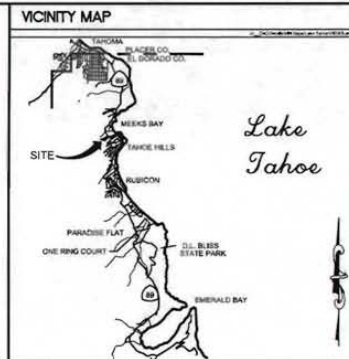
EXHIBIT D

REZONING MAP EXHIBIT (1 OF 2)

OF DRYDEN MEADOW VISTA PARCEL

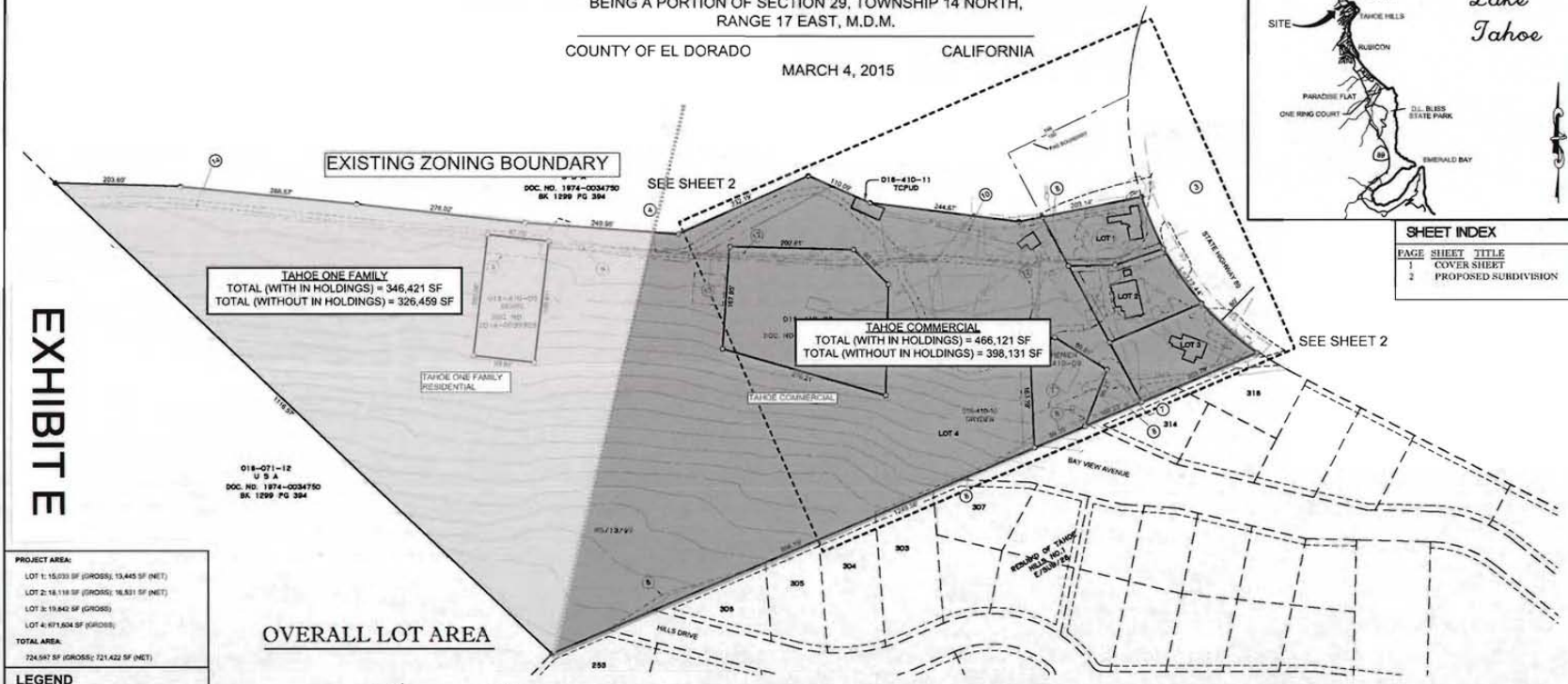
BEING A PORTION OF SECTION 29, TOWNSHIP 14 NORTH,
RANGE 17 EAST, M.D.M.
COUNTY OF EL DORADO CALIFORNIA

MARCH 4, 2015



| SHEET INDEX | |
|-------------|----------------------|
| PAGE | SHEET TITLE |
| 1 | COVER SHEET |
| 2 | PROPOSED SUBDIVISION |

EXHIBIT E



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: 15,033 SF (GROSS); 13,445 SF (NET) |
| LOT 2: 18,118 SF (GROSS); 16,831 SF (NET) |
| LOT 3: 19,842 SF (GROSS) |
| LOT 4: 871,804 SF (GROSS) |
| TOTAL AREA: |
| 724,047 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 |
| | P/S BOUNDARY |
| | PROPOSED EASEMENT |
| | FENCE |
| | LOT LINE |

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.

AUERBACH ENGINEERING CORP.
CIVIL ENGINEERING • LAND SURVEYING • ENVIRONMENTAL PLANNING • PROGRAM MANAGEMENT AND PLANNING
P.O. BOX 5339 • 541 W. LAKE BLVD. • TAHOE CITY • CALIFORNIA 96143
PHONE: (530) 581-1111 • FAX: (530) 581-1102
WWW.AUERBACHENGINEERING.COM
J:\2009-2014\DWG\EX-TOPD-2009-20A.dwg 2015/02/20

- 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)
 - 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 DESOLATION/MAP PLAN.

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) 583-3798 | TELEPHONE: AT&T ATTN: CAROL PRINCE 3048 INDUSTRIAL AVE., STE. 104 ROCKLIN, CA 95765 (916) 455-1384 |
| PROJECT ADDRESS: 800 HIGHWAY 89 MEEKS BAY, CA | SOLID WASTE: TAHOE TRUCKEE SIERRA DISPOSAL ATTN: PAULA MACCIONI P.O. BOX 8479 TAHOE CITY, CA 96145 (530) 583-6148 | FIRE: MEEKS BAY FIRE ATTN: MICHAEL SCHWARTZ PO BOX 189 TAHOE, CA 96142 (530) 594-2918 |
| ENGINEER: AUERBACH ENGINEERING CORP. ATTN: WALTER K. AUERBACH, P.E. P.O. BOX 5339 TAHOE CITY, CA 96145 (530) 581-1111 | ELECTRICITY: LIBERTY UTILITIES ATTN: ROY MADRID P.O. BOX 107 TAHOE MEADOW, CA 96148 (530) 543-1700 | SCHOOLS: TAHOE TRUCKEE UNIFIED SCHOOL DISTRICT ATTN: MARIE BUTSON 1788 ECHOLS PAGES RD. TRUCKEE, CA 96181 (530) 582-7800 |
| WATER: TCPUD ATTN: TONY LALOTIS P.O. BOX 5249 TAHOE CITY, CA 96145 (530) 583-3798 | ZONING ADMINISTRATOR: _____ | |
| | APPROVAL/DENIAL DATE: _____ | |
| | BOARD OF SUPERVISORS: _____ | |
| | APPROVAL/DENIAL 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

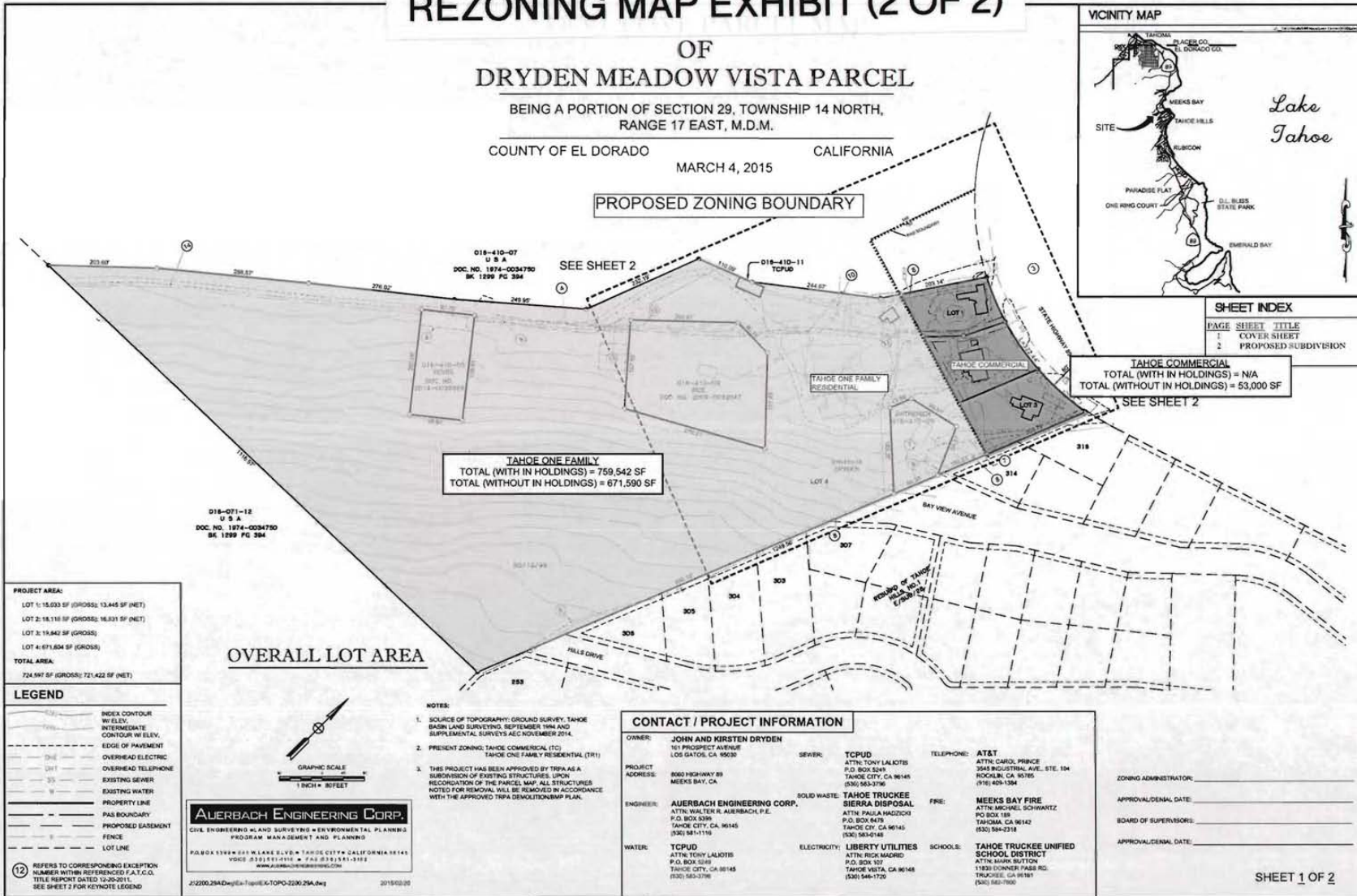


| SHEET INDEX | |
|-------------|----------------------|
| PAGE | SHEET TITLE |
| 1 | COVER SHEET |
| 2 | PROPOSED SUBDIVISION |

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

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

PROPOSED ZONING BOUNDARY



PROJECT AREA:

| | |
|--------------------|--------------------------------------|
| LOT 1: | 15,033 SF (GROSS); 13,445 SF (NET) |
| LOT 2: | 18,116 SF (GROSS); 16,831 SF (NET) |
| LOT 3: | 15,842 SF (GROSS) |
| LOT 4: | 671,604 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 |
| | EXISTING WATER |
| | PROPERTY LINE |
| | PAS BOUNDARY |
| | PROPOSED EASEMENT |
| | FENCE |
| | LOT LINE |

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.

AUERBACH ENGINEERING CORP.
CIVIL ENGINEERING AND SURVEYING • ENVIRONMENTAL PLANNING
PROGRAM MANAGEMENT AND PLANNING
P.O. BOX 1339 • 541 W. LAKE BLVD. • TAHOE CITY, CALIFORNIA 96145
PHONE: (530) 581-1111 • FAX: (530) 581-3182
WWW.AUERBACHENGINEERING.COM
2/22/2015 10:40 AM TopView-TOPO-220K-250A.dwg 2015/02/20

- 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)
 - 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 LALOTIS P.O. BOX 5249 TAHOE CITY, CA 96145 (530) 583-3796 | TELEPHONE: AT&T ATTN: CAROL PRICE 3648 INDUSTRIAL AVE., STE. 104 ROCKLIN, CA 95765 (916) 425-1334 |
| PROJECT ADDRESS: 8600 HIGHWAY 88 MEEKS BAY, CA | SOLID WASTE: TAHOE TRUCKEE ATTN: PAULA MADDOCK P.O. BOX 8479 TAHOE CITY, CA 96145 (530) 583-0148 | FIRE: MEEKS BAY FIRE ATTN: MICHAEL SCHWARTZ PO BOX 188 TAHOE CITY, CA 96142 (530) 584-0218 |
| ENGINEER: AUERBACH ENGINEERING CORP. ATTN: WALTER R. AUERBACH, P.E. P.O. BOX 5309 TAHOE CITY, CA 96145 (530) 581-1111 | ELECTRICITY: LIBERTY UTILITIES ATTN: RICH MADDOCK P.O. BOX 107 TAHOE VISTA, CA 96148 (530) 546-1720 | SCHOOLS: TAHOE TRUCKEE UNIFIED SCHOOL DISTRICT ATTN: MARK BUTTON 11828 DONNER PARK RD. TRUCKEE, CA 96161 (530) 581-7900 |
| WATER: TCPUD ATTN: TONY LALOTIS P.O. BOX 5249 TAHOE CITY, CA 96145 (530) 583-3796 | | |

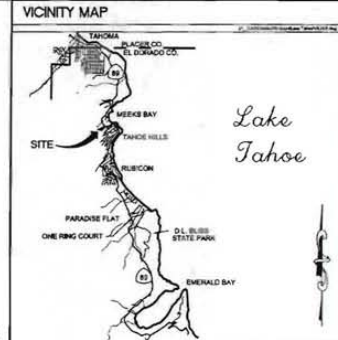
ZONING ADMINISTRATOR: _____
APPROVAL/DATE: _____
BOARD OF SUPERVISORS: _____
APPROVAL/DATE: _____

SHEET 1 OF 2

TENTATIVE PARCEL MAP OF DRYDEN MEADOW VISTA PARCEL

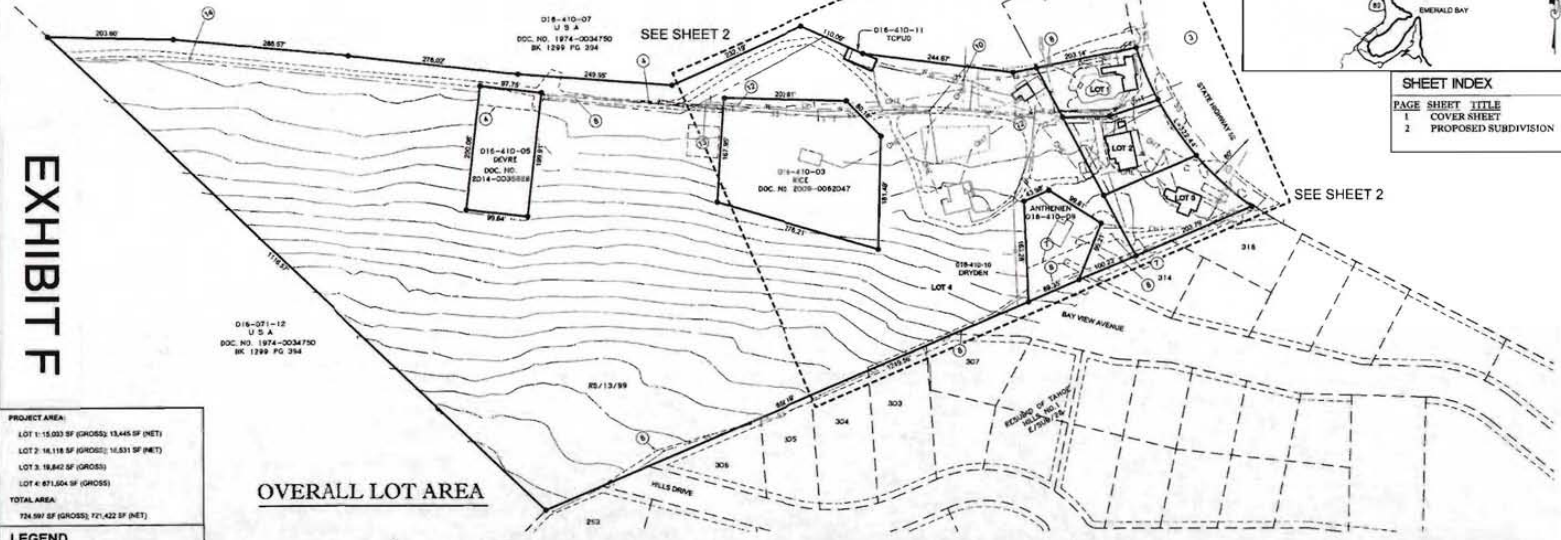
BEING A PORTION OF SECTION 29, TOWNSHIP 14 NORTH,
RANGE 17 EAST, M.D.M.
COUNTY OF EL DORADO CALIFORNIA

MARCH 4, 2015



| SHEET INDEX | |
|-------------|----------------------|
| PAGE | SHEET TITLE |
| 1 | COVER SHEET |
| 2 | PROPOSED SUBDIVISION |

EXHIBIT F



PROJECT AREA:

| | |
|--------------------|--|
| LOT 1 | 15,033 SF (GROSS) 13,445 SF (NET) |
| LOT 2 | 16,118 SF (GROSS) 14,811 SF (NET) |
| LOT 3 | 18,842 SF (GROSS) |
| LOT 4 | 871,604 SF (GROSS) |
| TOTAL AREA: | 724,697 SF (GROSS) 721,422 SF (NET) |

LEGEND

| | |
|--|----------------------|
| | INDEX CONTOUR |
| | INTERMEDIATE CONTOUR |
| | ELEVATION |
| | EDGE OF PAVEMENT |
| | OVERHEAD ELECTRIC |
| | EXISTING SEWER |
| | EXISTING WATER |
| | PROPERTY LINE |
| | FAS BOUNDARY |
| | PROPOSED EASEMENT |
| | FENCE |
| | LOT LINE |

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

OVERALL LOT AREA

D18-071-12
U.S.A.
DOC. NO. 1874-0034750
BK. 1299 PG. 284

- NOTES:**
1. SOURCE OF TOPOGRAPHY: GROUND SURVEY, TAHOE BASIN LAND SURVEYING, SEPTEMBER 1984 AND SUPPLEMENTAL SURVEYS 8/12 NOVEMBER 2014.
 2. PRESENT ZONING: TAHOE COMMERCIAL (TC) TAHOE ONE FAMILY RESIDENTIAL (TR1)
 3. THIS PROJECT HAS BEEN APPROVED BY TRPA AS A SUBDIVISION OF EXISTING STRUCTURES. UPON RECORDATION OF THE PARCEL MAP, ALL STRUCTURES NOTED FOR REMOVAL, WILL BE REMOVED IN ACCORDANCE WITH THE APPROVED TRPA DEMOLITION/IMP PLAN.

AUERBACH ENGINEERING CORP.
CIVIL ENGINEERING, LAND SURVEYING & ENVIRONMENTAL PLANNING
PROGRAM MANAGER AND PLANNER
P.O. BOX 1231 • 513 W. LAKE BLVD. • TAHOE CITY, CALIFORNIA 96148
PHONE: 530.583.1119 • FAX: 530.583.1182
WWW.AUERBACHENGINEERING.COM
J:\2006-2012\04\01\Enr\Topo\EX-TOP0-2012-05A.dwg 2015/03/20

CONTACT / PROJECT INFORMATION

| | | |
|---|---|---|
| OWNER: JOHN AND KIRSTEN DRYDEN 181 HINDUST AVE LOS GATOS, CA 95030 | SEWER: TCPUD ATTN: TONY LAJOTIS P.O. BOX 5249 TAHOE CITY, CA 96148 (530) 583-3756 | TELEPHONE: AT&T ATTN: GABRIEL PRINCE 3545 INDUSTRIAL AVE., STE. 104 ROCKLIN, CA 95765 (916) 409-1384 |
| PROJECT ADDRESS: 506 HIGHWAY 89 MEEDS BAY, CA | SOLID WASTE: TAHOE TRUCKEE SIERRA DISPOSAL ATTN: PALMA ANDROSS P.O. BOX 6419 TAHOE CITY, CA 96145 (530) 583-0149 | FIRE: MEEDS BAY FIRE ATTN: MICHAEL SCHWARTZ P.O. BOX 186 TAHOE CITY, CA 96142 (530) 584-0319 |
| ENGINEER: AUERBACH ENGINEERING CORP. ATTN: WALTER R. AUERBACH, P.E. P.O. BOX 6306 TAHOE CITY, CA 96145 (530) 581-1118 | ELECTRICITY: LIBERTY UTILITIES ATTN: BOB BAIRD TAHOE VISTA, CA 96148 (530) 548-1720 | SCHOOLS: TAHOE TRUCKEE UNIFIED SCHOOL DISTRICT ATTN: MARK BLITTON 11828 DOHNEY PARK RD. TRUCKEE, CA 96161 (530) 582-7600 |
| WATER: TCWD ATTN: TONY LAJOTIS P.O. BOX 5249 TAHOE CITY, CA 96148 (530) 583-3756 | | |

| | |
|---------------------------|--|
| ZONING ADMINISTRATOR: | |
| APPROVAL/ADDITIONAL DATE: | |
| BOARD OF SUPERVISORS: | |
| APPROVAL/ADDITIONAL DATE: | |

SHEET 1 OF 2

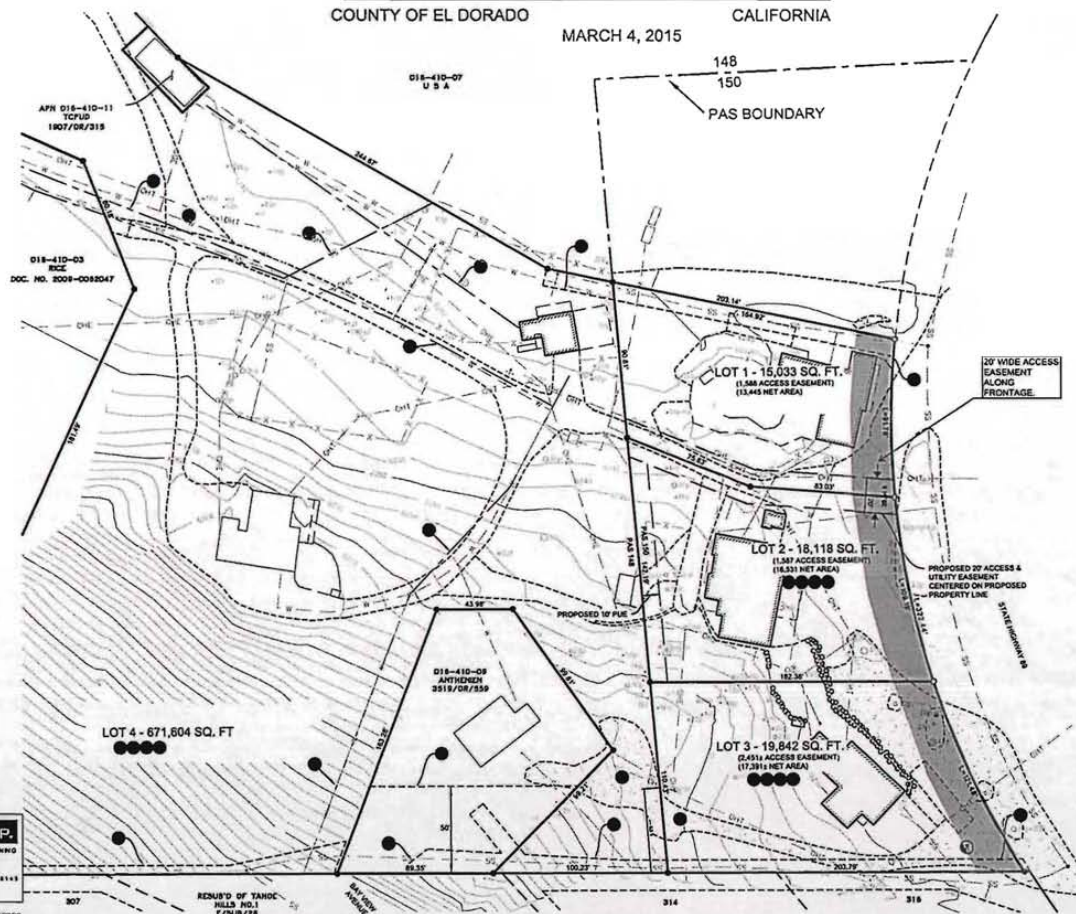
P15-0001/Z15-0001

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



- EASEMENT KEYNOTES NUMBERS CORRESPOND TO TITLE REPORT EXCEPTIONS APART FROM THE PROPOSED ACCESS EASEMENT SHOWN ON THIS EXHIBIT.
- 1. TELEPHONE EASEMENT RECORDED IN BOOK 100 OF DEEDS, PAGE 28 AFFECTS: NOT LOCATABLE
- 2. HIGHWAY EASEMENT RECORDED IN BOOK 104 OF DEEDS, PAGE 448.
- 3. HIGHWAY AND EGRESS EASEMENT RECORDED IN BOOK 821 OF OFFICIAL RECORDS AT PAGE 215. AFFECTS: "EXISTING TRAVELED WAYS AS THEY PRESENTLY EXIST OR AS REASONABLY RELOCATED BY GRANTORS"
- 4. WATERLINE EASEMENT RECORDED IN BOOK 824, PAGE 723 AND BOOK 824, PAGE 728, BOTH OF OFFICIAL RECORDS. AFFECTS: AS DESCRIBED THEREIN; NOT LOCATABLE
- 5. UTILITY EASEMENT AND INGRESS AND EGRESS RECORDED IN BOOK 824, PAGE 723 OF OFFICIAL RECORDS. AFFECTS: AS DESCRIBED THEREIN; NOT LOCATABLE
- 6. INGRESS AND EGRESS EASEMENT RECORDED IN BOOK 1082 OF OFFICIAL RECORDS AT PAGE 431. AFFECTS: OVER EXISTING TRAVELED WAY
- 7. SEWER EASEMENT RECORDED IN BOOK 1321, PAGES 430 AND 434 OF OFFICIAL RECORDS.
- 8. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT OF SALE" RECORDED APRIL 06, 1978 AS BOOK 1819, PAGE 532 OF OFFICIAL RECORDS.
- 9. WATERLINE EASEMENT RECORDED IN BOOK 2012, PAGE 553 OF OFFICIAL RECORDS.
- 10. WATERLINE EASEMENT WITH INGRESS AND EGRESS RECORDED IN BOOK 2500, PAGE 11 OF OFFICIAL RECORDS.
- 11. WATERLINE EASEMENT WITH INGRESS AND EGRESS RECORDED IN BOOK 2500, PAGE 14 OF OFFICIAL RECORDS.
- 12. ACCESS EASEMENT RECORDED WITHIN INSTRUMENT NO. 97-032790 OF OFFICIAL RECORDS (AFFECTS PROPOSED LOT 3 - BEYOND LIMITS SHOWN ON THIS EXHIBIT).

LEGEND

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

⑫ REFERS TO CORRESPONDING EXCEPTION NUMBER WITHIN REFERENCED P.A.T.Z.D. TITLE REPORT DATED 12-30-2011.

EXISTING COMMERCIAL BUILDINGS TO BE REMOVED



ZONING ADMINISTRATOR: _____
 APPROVAL/DATE: _____
 BOARD OF SUPERVISORS: _____
 APPROVAL/DATE: _____

SHEET 2 OF 2

AUERBACH ENGINEERING CORP.
 CIVIL ENGINEERING • LAND SURVEYING • ENVIRONMENTAL PLANNING
 PROGRAM MANAGEMENT AND PLANNING
 P.O. BOX 2338 • 843 HILLAS BLVD • TANGE CITY • CALIFORNIA 95143
 VOICE 011 916 4118 • FAX 011 916 3183
 WWW.AUERBACHENGINEERING.COM

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**TAHOE
REGIONAL
PLANNING
AGENCY**

Mail
PO Box 5310
Stateline, NV 89449-5310

Location
128 Market Street
Stateline, NV 89449

Contact
Phone: 775-588-4547
Fax: 775-588-4527
www.trpa.org

August 4, 2014

Wyatt Ogilvy
Ogilvy Consulting
PO Box 1636
Kings Beach, CA 96143

Dear Mr. Ogilvy:

SUBDIVISION OF EXISTING STRUCTURES, 8060 HIGHWAY 89, EL DORADO COUNTY, ASSESSOR'S PARCEL NUMBER (APN) 016-410-10, TRPA FILE NUMBER SUBD2014-0320

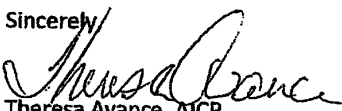
Enclosed please find a Tahoe Regional Planning Agency (TRPA) permit and attachments for the project referenced above. **TRPA will acknowledge the permit only after all the standard and special conditions of approval have been satisfied.** Failure to satisfy these conditions of approval will cause unnecessary time delays. TRPA acknowledgement is required prior to application to other reviewing agencies and commencement of construction.

Please schedule an appointment with me to finalize your project. **Due to time demands, TRPA cannot accept drop-in or unannounced arrivals to finalize plans.**

Pursuant to Rule 11.2 of the TRPA Rules of Procedure, this permit may be appealed within twenty-one days of the date of this correspondence.

Thank you very much for your attention and assistance in this matter. Please feel free to call me if you have any questions regarding this letter or your permit in general.

Sincerely,


Theresa Avance, AICP
Senior Planner

Enclosures

C: John & Kirsten Dryden
161 Prospect Ave.
Los Gatos, CA 95030

RECEIVED
MANAGEMENT DEPARTMENT
AUG 19 11:11 AM

EXHIBIT H

P15-0001/Z15-0001



Mail
 PO Box 5310
 Stateline, NV 89449-5310

Location
 128 Market Street
 Stateline, NV 89449

Contact
 Phone: 775-588-4547
 Fax: 775-588-4527
 www.trpa.org

PERMIT

PROJECT DESCRIPTION Subdivision of Pre-1987 Residential Structures APN 016-410-10

PERMITTEE(S) John and Kirsten Dryden

FILE # SUBD2014-0320

COUNTY/LOCATION El Dorado/8060 Highway 89

Having made the findings required by Agency ordinances and rules, TRPA approved the project on August 4, 2014, subject to the special conditions found in this permit.

This permit shall expire on August 4, 2017 without further notice unless the permit is acknowledged and the project security has been returned. The expiration date shall not be extended unless the project is determined by TRPA to be the subject of legal action which delayed or rendered impossible the diligent pursuit of the permit.

NO RECORDING OF THE SUBDIVISION MAP SHALL COMMENCE UNTIL THE PERMITTEE OBTAINS A COUNTY PERMIT. THE COUNTY PERMIT AND THE TRPA PERMIT ARE INDEPENDENT OF EACH OTHER AND MAY HAVE DIFFERENT EXPIRATION DATES AND RULES REGARDING EXTENSIONS. NO RECORDING OF THE SUBDIVISION MAP SHALL COMMENCE UNTIL ALL PRE-RECORDING CONDITIONS OF APPROVAL ARE SATISFIED AS EVIDENCED BY TRPA'S ACKNOWLEDGEMENT OF THIS PERMIT. IN ADDITION, NO RECORDING OF THE SUBDIVISION MAP SHALL COMMENCE UNTIL TRPA RECEIVES A COPY OF THIS PERMIT UPON WHICH THE PERMITTEE(S) HAS ACKNOWLEDGED RECEIPT OF THE PERMIT AND ACCEPTANCE OF THE CONTENTS OF THE PERMIT. TRPA'S ACKNOWLEDGEMENT IS NECESSARY TO OBTAIN A COUNTY PERMIT.

Theresa Lanza
 TRPA Executive Director/Designee

8/4/14
 Date

PERMITTEE'S ACCEPTANCE: I have read the permit and the conditions of approval and understand and accept them. I also understand that I am responsible for compliance with all the conditions of the permit and am responsible for my agents' and employees' compliance with the permit conditions. I also understand that if the property is sold, I remain liable for the permit conditions until or unless the new owner acknowledges the transfer of the permit and notifies TRPA in writing of such acceptance. I also understand that certain mitigation fees associated with this permit are non-refundable once paid to TRPA. I understand that it is my sole responsibility to obtain any and all required approvals from any other state, local or federal agencies that may have jurisdiction over this project whether or not they are listed in this permit.

Signature of Permittee(s) *John Dryden*
Kirsten Dryden

Date 9-22-2014
9-22-14

PERMIT CONTINUED ON NEXT PAGE

APN 016-410-10
FILE NO. SUBD2014-0320

Security Posted (1): Amount \$ 8453.50 Type CX Paid 10/2/14 Receipt No. 116907

Security Administrative Fee (2): Amount \$ 152 Paid 10/2/14 Receipt No. 116907

Notes:

- 3.6
- (1) Amount to be determined. See Special Condition ~~3.6~~, below.
(2) \$152 if a cash security is posted, or \$135 if a non-cash security is posted.

Required plans determined to be in conformance with approval: Date: 10/2/14

TRPA ACKNOWLEDGEMENT: The permittee has complied with all pre-construction conditions of approval as of this date and is eligible for a county building permit:

Theresa Owens
TRPA Executive Director/Designee

10/2/14
Date

SPECIAL CONDITIONS

1. This permit specifically authorizes the subdivision of existing structures located at 8060 Highway 89 in Meeks Bay, El Dorado County, California. The property contains three commercial buildings, a single family dwelling, and an accessory structure. The subdivision divides the parcel into four legal lots of record with one primary use located on each of the resultant parcels. Lots 1, 2, and 3 will each contain an existing commercial building, and Lot 4 will contain the existing single family dwelling and accessory structure. The parcels resulting from this subdivision shall always be considered as a project area for the purposes of land coverage.
2. Prior to permit acknowledgement, the following special conditions of approval must be satisfied:
 - A. The permittee shall obtain a BMP retrofit permit and/or a banking and restoration plan for the entire project area. The BMP retrofit plan shall also document the existence or placement of adequate parking spaces for all resultant uses, and the paving of all driveways. A copy of the approved BMP plan shall be provided along with a cost estimate for the installation of all required BMPs. All required BMPs shall be installed no later than one year after the recordation of the map, or other similar legal instrument, documenting the subdivision.

Deferred
to Security
Return.
10/2/14

The permittee shall provide the TRPA with the latest recorded grant deed for the project area. Once the grant deed has been received, TRPA will prepare a project area deed restriction that will permanently treat the subdivided parcels as a project area for land coverage purposes.

Deferred
to Security
Return
JH 10/2/14

- C. The permittee shall record the document identified in Special Conditions 2.B. of this permit with the El Dorado County Recorder's Office. A copy of the recorded document or the original recorded document shall be provided to TRPA prior to acknowledgement of the permit.
- D. The permittee shall provide evidence that all signs on the property either conform to or have been permitted in accordance with Chapter 38 of the TRPA Code, or have been removed.
- E. The permittee shall demonstrate that all existing structures have been retrofitted to conform to Chapter 65.1: Air Quality Control, for combustion appliances, including fireplaces.
- F. The permittee shall demonstrate conformance to the following standards in Chapter 36: Design Standards:
- 1) Snow Storage (subsection 36.5.3)
 - 2) Landscaping (Section 36.7)
 - 3) Lighting (Section 36.8)
- G. The security required under Subsection 39.2.3.F. of the TRPA Code of Ordinances shall be determined upon the permittee's submittal of required Best Management Practices plan and related cost estimate. The security shall be 110 percent of the estimated BMP costs, or \$5,000, whichever is more. Please see Attachment J, Security Procedures, for appropriate methods of posting the security and for calculation of the required security administration fee.
- H. The permittee shall provide a final Mylar map or a similar document for the approved subdivision which contains a signature block for TRPA to document regional approval, and three copies of the subdivision map.
3. The permittees shall provide to TRPA a copy of the recorded subdivision map and any new Assessor's Parcel numbers within 30 days of recordation.
4. The security required under Special Condition 2.G. shall be held until permittee provides evidence of the following:
- A. Completion of permanent BMPs.
 - B. Submittal of a copy of the recorded subdivision map and newly assigned Assessor's Parcel Numbers.
 - C. See below:
6. This permit shall expire on August 4, 2017 unless all permit conditions have been met as evidenced by TRPA's permit acknowledgement, recordation of the subdivision map, and the return of the security. TRPA will not recognize the subdivision of this parcel if the permit expires due to non-recordation of the subdivision map or not fulfilling the security return requirements.

4.C: The deed restriction required in special conditions 2.B and 2.C shall be revised to include the newly-assigned parcel numbers and shall be recorded with El Dorado County. A copy of the recorded document shall be provided to TRPA prior to security return. JH 10/2/14