

# Exhibit F: Tentative Parcel Map/Rezone Map

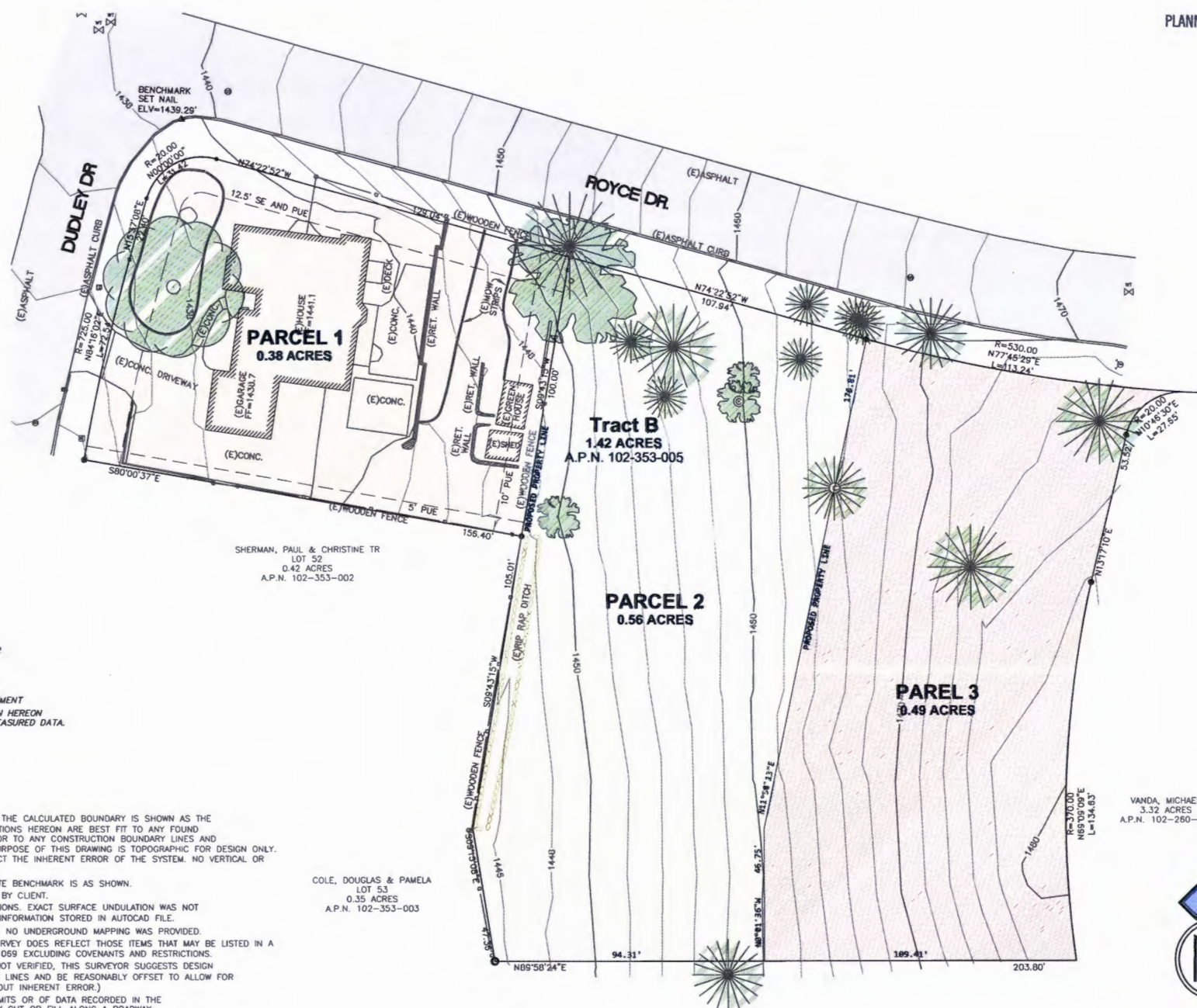
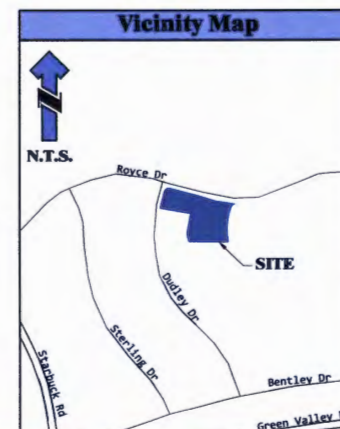
## FALCO - TENTATIVE PARCEL MAP

APN: 102-353-005  
 Tract B, RS 36/73  
 2509 Dudley Drive, Rescue  
 El Dorado County, CA  
 March 2023

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 PLANNING AND BUILDING DEPARTMENT



**SURVEY LEGEND:**

- FOUND SURVEY MONUMENT PER RECORD DATA
  - ☐ MAILBOX
  - ⊕ SANITARY SEWER MANHOLE
  - ☎ PHONE BOX
  - ☑ WATER BOX
  - ⊕ WATER VALVE
  - ⊖ CUT MARK IN CURB
  - ⊕ DRAINAGE INLET
  - ⊕ FIRE HYDRANT
  - OAK TREE
  - OAK TREE CLUSTER
  - PINE TREE
  - ⊖ S.E. SLOPE EASEMENT
  - ⊖ P.U.E. PUBLIC UTILITY EASEMENT
- NO COMPARISON IS SHOWN HEREON BETWEEN RECORD AND MEASURED DATA.

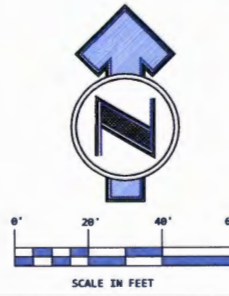
**SURVEY NOTES:**

- 1.) BASIS OF BEARINGS IS RECORD FOR MAPPING PURPOSES. THE CALCULATED BOUNDARY IS SHOWN AS THE LIMIT OF THE TOPOGRAPHIC SURVEY. THE BOUNDARY LOCATIONS HEREON ARE BEST FIT TO ANY FOUND MONUMENTS AND CALCULATION OFF OF RECORD MAP. PRIOR TO ANY CONSTRUCTION BOUNDARY LINES AND CORNERS SHOULD BE VERIFIED AND DOCUMENTED. THE PURPOSE OF THIS DRAWING IS TOPOGRAPHIC FOR DESIGN ONLY. MANY POINTS ARE LOCATED BY RTK-GPS AND MAY REFLECT THE INHERENT ERROR OF THE SYSTEM. NO VERTICAL OR HORIZONTAL VALUE SHOULD BE CONSIDERED EXACT.
- 2.) ELEVATIONS ARE N.G.V.D. 1929 BY GPS OBSERVATION, SITE BENCHMARK IS AS SHOWN.
- 3.) THE AREA OF THE TOPOGRAPHIC SURVEY WAS DELINEATED BY CLIENT.
- 4.) CONTOURS ARE COMPUTER GENERATED FROM SPOT ELEVATIONS. EXACT SURFACE UNDULATION WAS NOT DETERMINED. CALCULATED OR LOCATED, ADDITIONAL POINT INFORMATION STORED IN AUTOCAD FILE.
- 5.) NON-VISIBLE UNDERGROUND UTILITIES WERE NOT LOCATED. NO UNDERGROUND MAPPING WAS PROVIDED.
- 6.) SUBJECT TO ALL EASEMENTS, RECORDED OR NOT. THIS SURVEY DOES REFLECT THOSE ITEMS THAT MAY BE LISTED IN A TITLE REPORT CHICAGO TITLE CO. ORDER #FSJP-30421001059 EXCLUDING COVENANTS AND RESTRICTIONS.
- 7.) SETBACKS WERE NOT PROVIDED TO THIS SURVEYOR AND NOT VERIFIED. THIS SURVEYOR SUGGESTS DESIGN IMPROVEMENTS SHOULD NOT DIRECTLY ABUT THE SETBACK LINES AND BE REASONABLY OFFSET TO ALLOW FOR CONSTRUCTION FIT AND GPS ACCURACY. (SEE NOTE 1 ABOUT INHERENT ERROR.)
- 8.) THIS SURVEYOR IS NOT AWARE OF FINAL CONSTRUCTED LIMITS OR OF DATA RECORDED IN THE PUBLIC RECORDS THAT PROVIDES THE EXACT LIMIT OF ANY CUT OR FILL ALONG A ROADWAY.
- 9.) DRIP LINES ARE APPROXIMATE SCALED FROM TREE DIAMETER. CLUSTERS ARE SHOWN AS ONE TREE. TREE DIAMETERS ARE AVERAGED FROM IRREGULAR TRUNKS AND ARE AVAILABLE IN THE ELECTRONIC FILE WITH NUMBER OF TRUNKS IN THE CLUSTER. FOR THE EXACT SPECIES, DIAMETER, DRIP LINES AND HEALTH, CONSULT AN ARBORIST. TREE TRUNKS ARE LOCATED AT CENTER OF TREE ± AT GROUND, MANY BEND AND GROW IN MULTIPLE DIRECTIONS.
- 10.) THIS SURVEY CONTAINS NO ENVIRONMENTAL DATA AS TO DETERMINATION OF HAZARDOUS MATERIAL, WETLANDS OR PLANTS. CLIENT SHOULD CONSULT THE APPROPRIATE PROFESSIONAL TO DETERMINE SUCH ITEMS OR LOCATIONS, IF ANY.

Abbreviations			
BSM	BACK OF SIDEWALK	LF	LEFT
BM	BOTTOM OF WALL AT FG	LP	PROPANE TANK
CB	CHORD BEARING	(P)	PROPOSED
CL	CHORD LENGTH	PAD	FINISHED PAD
CR	CURB RETURN	PKG	PARKING
D	DEGREE OF CURVE	PP	POWER POLE
DI	DROP INLET	P.E.	POSTAL EASEMENT
DWY	DRIVEWAY	PUE	PUBLIC UTILITIES EASEMENT
(E)	EXISTING	R	CURVE RADIUS PER FINAL MAP
E.D.C.	EL DORADO COUNTY	ROM	RIGHT OF WAY
EL	ELEVATION	RT	RIGHT
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
FC	FACE OF CURB	SS	SEWER SERVICE
FF	FINISHED FLOOR	SM	SIDEWALK
FG	FINISHED GRADE	TBC	TOP BACK OF CURB
FH	FIRE HYDRANT	TC	TOP OF CURB ELEV.
FL	FLOWLINE	TM	TOP OF WALL
FND.	FOUND	UPC	UNIVERSAL PLUMBING CODE
GA	GUY ANCHOR	US	UTILITY SERVICE
GB	GRADE BREAK	M	WALL HEIGHT
HP	HIGH POINT	WL	WATER LINE
JP	JOINT POLE	WS	WATER SERVICE

Project Data	
OWNER #1	DAVID & CHRISTINA FALCO 2509 DUDLEY DRIVE RESCUE, CA 95772 PHONE: 209-486-9711 Email: davidfalco1969@yahoo.com
APPLICANT	LEBECK ENGINEERING, INC. 3430 ROBIN LANE, BLDG. #2 CAMERON PARK, CA 95602 PH: (530) 877-4080 www.lebeck.com
PREPARED BY	ROBBIE LEBECK, P.E.
SCALE	1" = 30'
CONTOUR INTERVAL	2'
SOURCE OF TOPOGRAPHY	FIELD TOPOGRAPHY BY DIVERS P.L.S.
SECTION, TOWNSHIP AND RANGE	POR. SEC'S 21 & 22, T.18N, R.9E., M.D.M.
PARCEL ADDRESS	2509 Dudley Drive, Rescue, CA
ASSESSOR'S PARCEL NUMBER	102-353-005
PRESENT ZONING	R1/R1A
PROPOSED ZONING	R1
TOTAL AREA	1.42 (E)ACRES
TOTAL # OF PARCELS	1 (E)LOT, 2 PROPOSED LOTS = 3 LOTS TOTAL
WATER SUPPLY	EID
SEWAGE DISPOSAL	EID
PROPOSED FIRE PROTECTION	CAMERON PARK FIRE DEPARTMENT
DATE OF PREPARATION	MARCH 2023
PROJECT #	22-103

PLANNING SERVICES DIVISION:	
APPROVAL/DENIAL DATE:	
BOARD OF SUPERVISORS:	
APPROVAL/DENIAL DATE:	
PREPARED BY:	LEBECK ENGINEERING, INC. 3430 ROBIN LANE, BLDG. #2 CAMERON PARK, CA 95602 Ph: (530) 877-4080
FALCO TENTATIVE PARCEL MAP SHEET NO.	<b>TPM-1</b> Plot Date: Mar 01, 2023



APPROVED  
 EL DORADO COUNTY  
 PLANNING COMMISSION

DATE: Board of Supervisors March 11, 2025  
 EXECUTIVE SECRETARY: Karen L. Garner

*KLG*

Rezone/Parcel Map Z23-0002 P23-0003  
 Falco Zone Change/Parcel Map  
 APN: 102-353-005

Z23-0002, P23-0003



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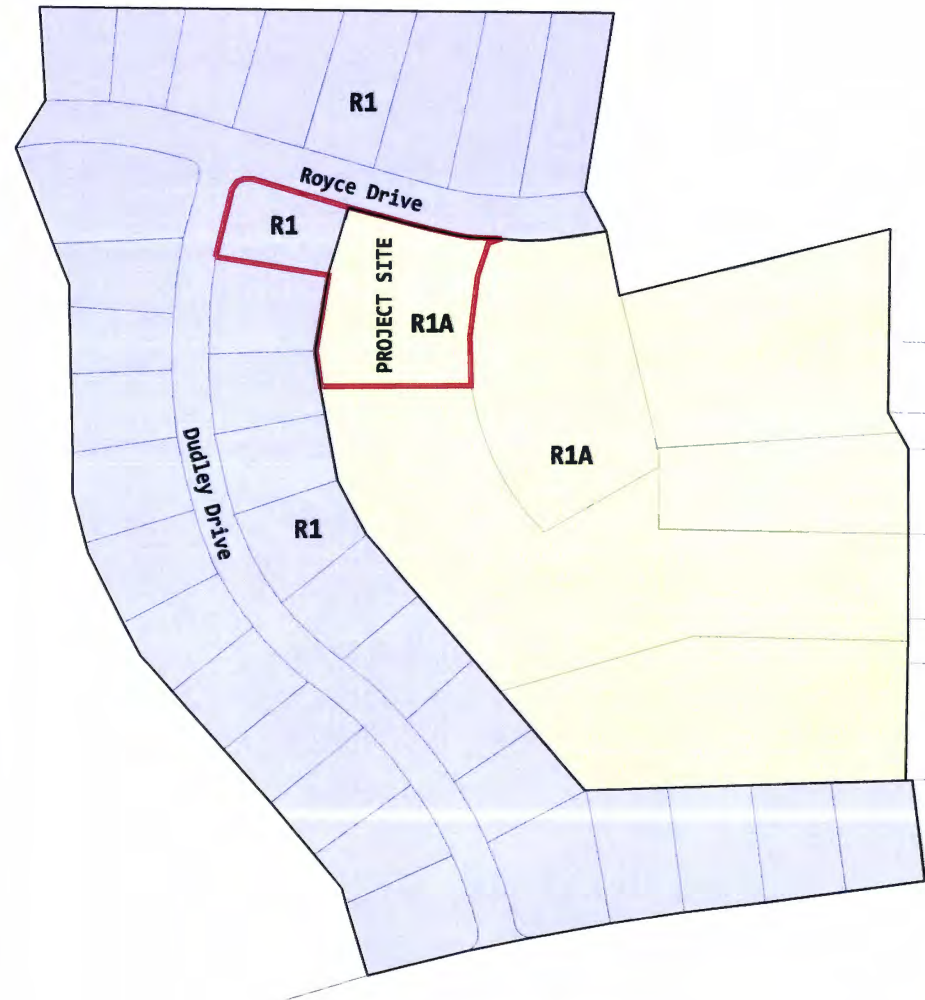
## FALCO REZONE EXHIBIT

APN: 102-353-005  
 2509 Dudley Drive, Rescue  
 El Dorado County, CA  
 March 2023

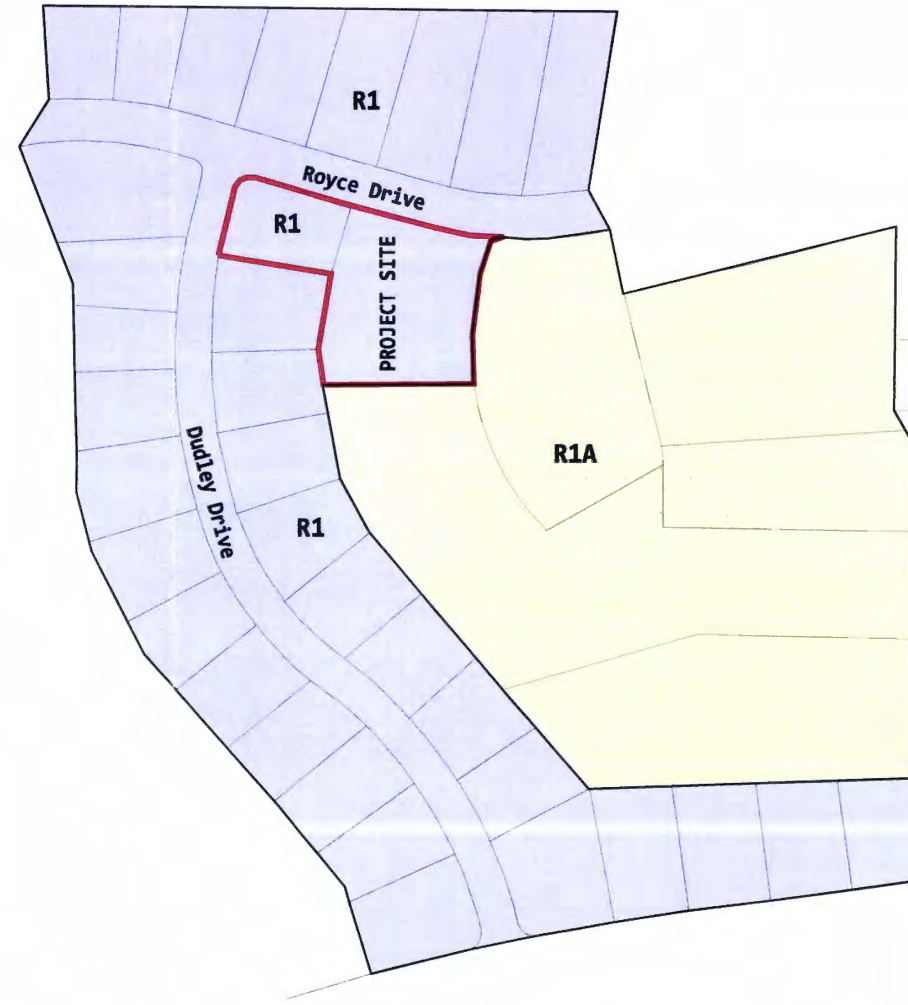
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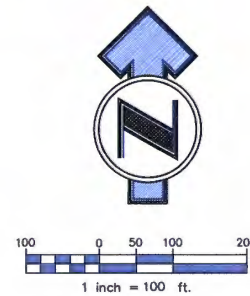
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 PLANNING AND BUILDING DEPARTMENT




**EXISTING ZONING**



**PROPOSED ZONING**



Project Data	
OWNER #1	DAVID & CHRISTINA FALCO 2509 DUDLEY DRIVE RESCUE, CA 95672 PHONE: 209-406-9711 Email: davidfalco1969@yahoo.com
APPLICANT	 <b>LEBECK ENGINEERING, INC.</b> 3430 ROBIN LANE, BLDG. #2 CAMERON PARK, CA 95602 Ph. (530) 677-4080 www.lebeckeng.com
PREPARED BY	BOBBIE LEBECK, P.E.
SCALE	1" = 100'
SOURCE OF TOPOGRAPHY	FIELD TOPOGRAPHY BY DIVERS P.L.S.
SECTION, TOWNSHIP AND RANGE	POR. SEC'S 21 & 22, T.10N, R.9E., M.D.M.
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**Z23-0002, P23-0003**

FALCO REZONE EXHIBIT

SHEET NO.

**RZ-1**

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