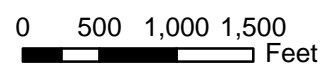




**File No. P09-0004-R**  
**Location Map**

-  Project Parcel
-  Parcels
-  Roads



**Exhibit A**

POR. SE 1/4 SEC. 20, T.14N., R.17E., M.D.M.

16:30

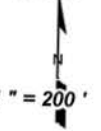


Exhibit B

THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

Acreages Are Estimates





Adjacent Map Pages Shown in Gray Text  
Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

Rev4, Oct. 5, 2012

Assessor's Map Bk. 016, Pg. 30  
County of El Dorado, CA

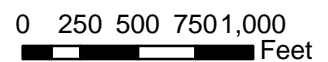


**File No. P09-0004-R**  
**General Plan Land Use Map**

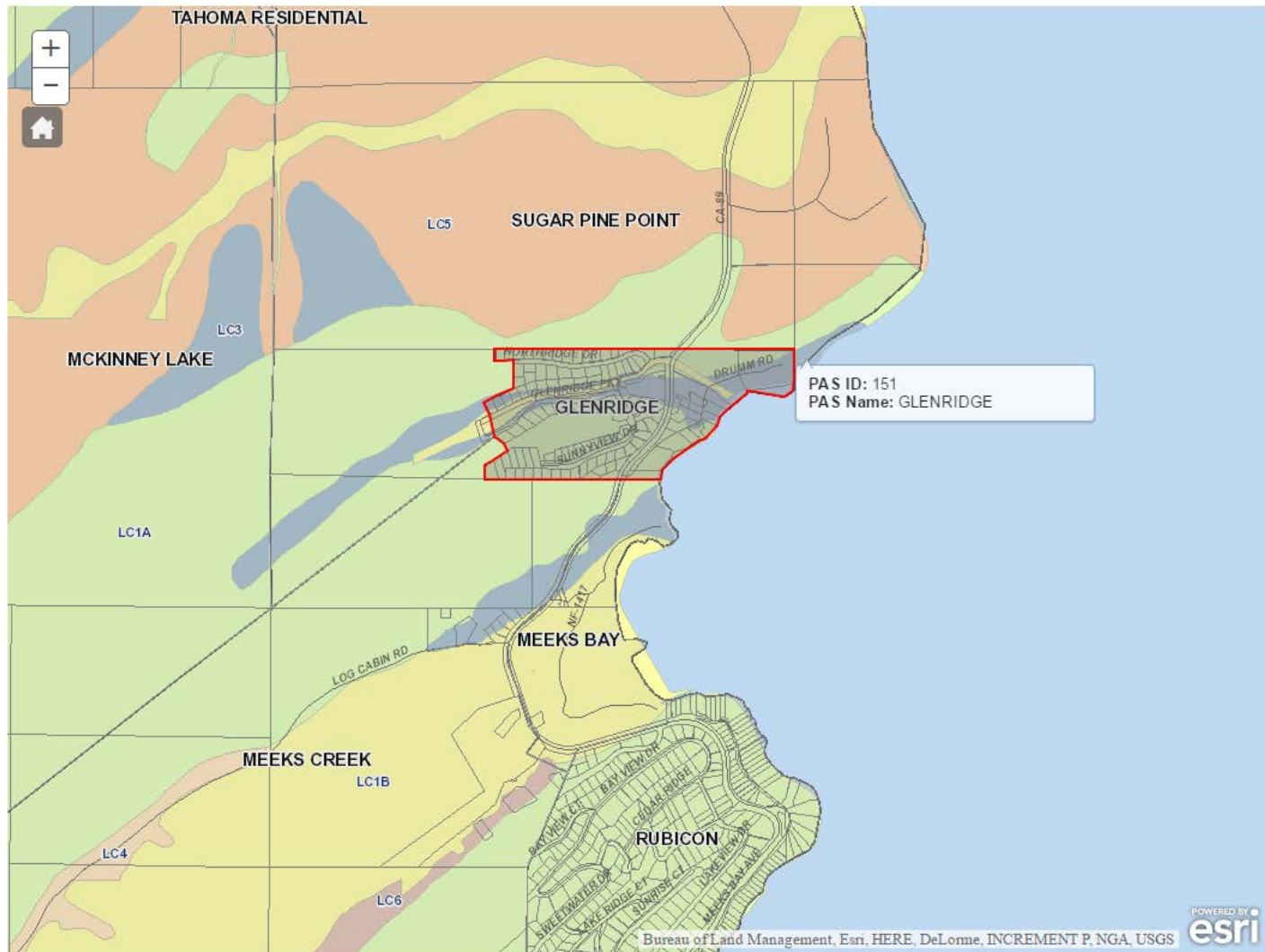
-  Project Parcel
-  Roads
-  Parcels
-  Adopted Plan



**Exhibit C**

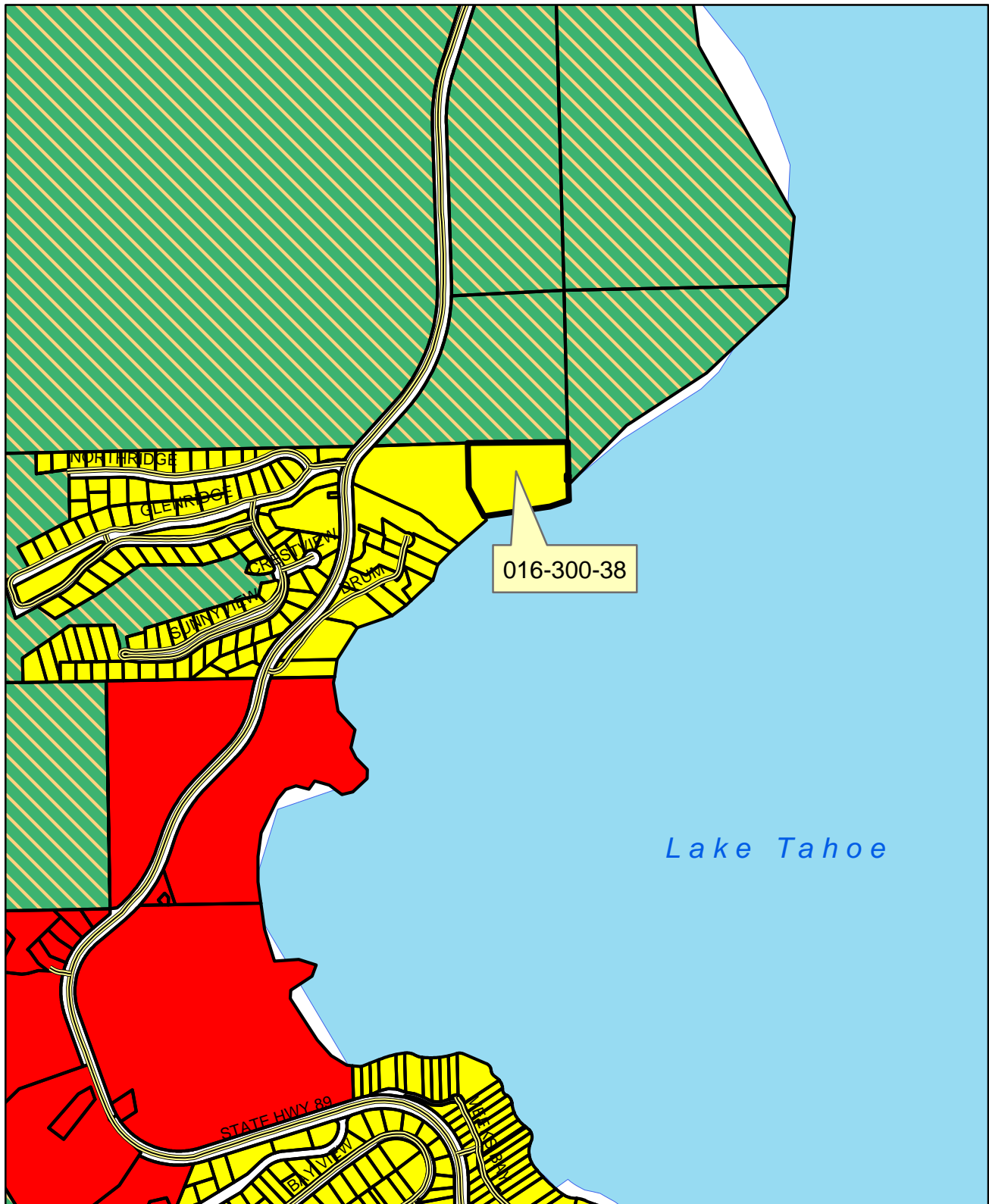









# Tahoe Regional Planning Agency – Plan Area Statement Map



Source: TRPA Area Plans, Community Plans (CP) and Plan Area Statements (PAS) Mapping at <http://gis.trpa.org/pasmap/>

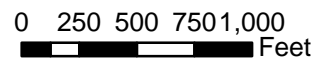
Exhibit D



-  Project Parcel
-  Roads
-  Parcels
-  CC = Commercial Community
-  FR-160 = Forest Resource 160 Acres
-  R1 = Residential Single Unit
-  TC = Transportation Corridor

# File No.P09-0004-R Zoning Map

## Exhibit E



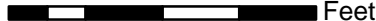


**File No. S09-0004-R**  
**Aerial Map**

-  Project Parcel
-  Roads
-  Parcels



0 50 100 150 200 Feet



**Exhibit F**

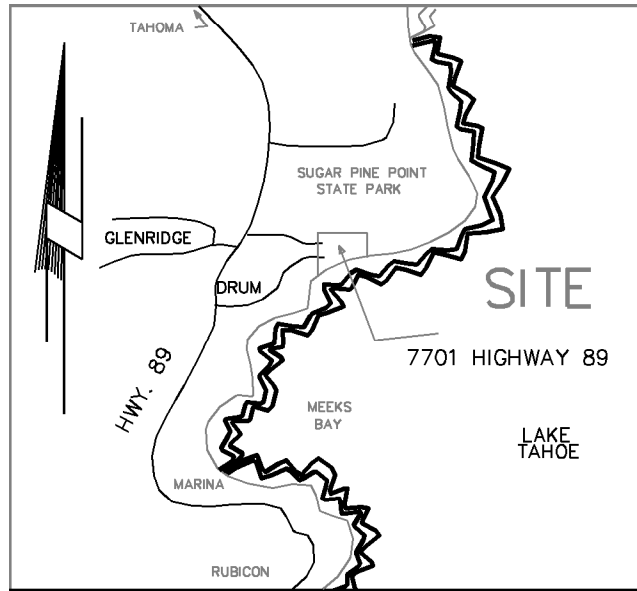
# TENTATIVE PARCEL MAP for SUGAR PINE COVE

REVISED MARCH 2016 - REVISED MAY 2016 - REVISED JULY 2016

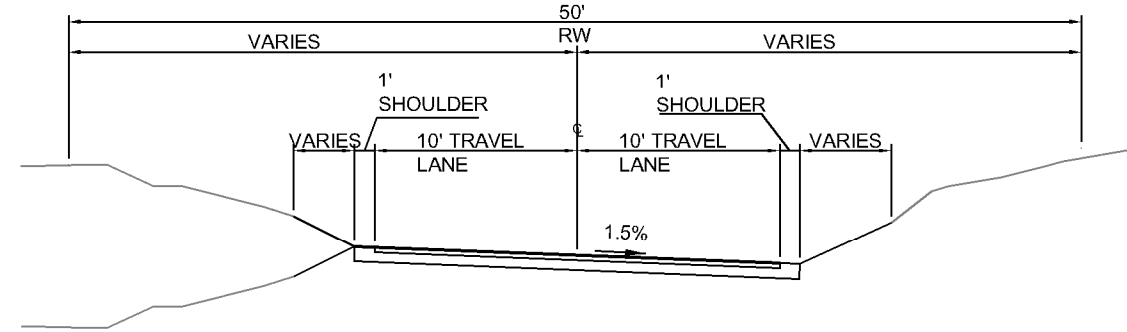
TAHOMA, EL DORADO COUNTY, CALIFORNIA

APN 016-300-038

FILE # PO9-0004

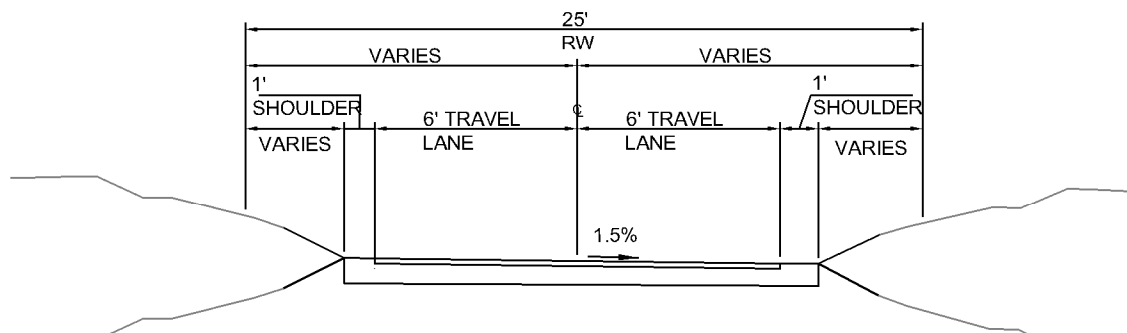


VICINITY MAP  
(NOT TO SCALE)



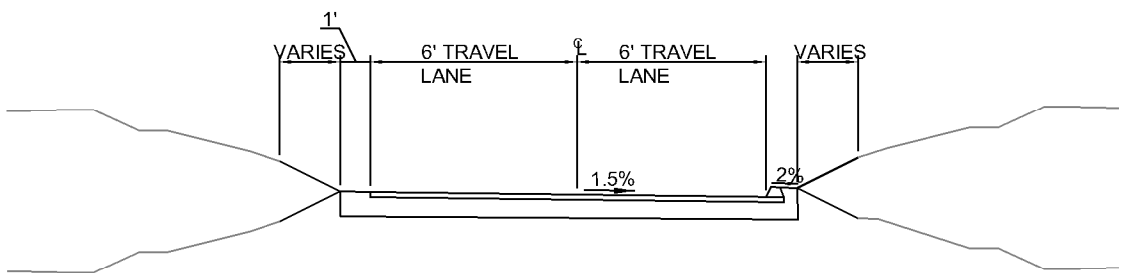
SECTION A  
(OFF-SITE)  
AS SHOWN ON THE CONSTRUCTION DRAWINGS SCALE: N.T.S.

APPLICABLE SECTIONSTATIONING  
ACCESS ROAD 1+42 TO 7+38



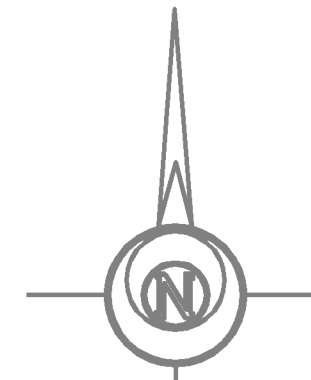
SECTION B (ON-SITE)  
AS SHOWN ON THE CONSTRUCTION DRAWINGS SCALE: N.T.S.

APPLICABLE SECTIONSTATIONING  
DRIVEWAY A-B 1+34 TO 2+80

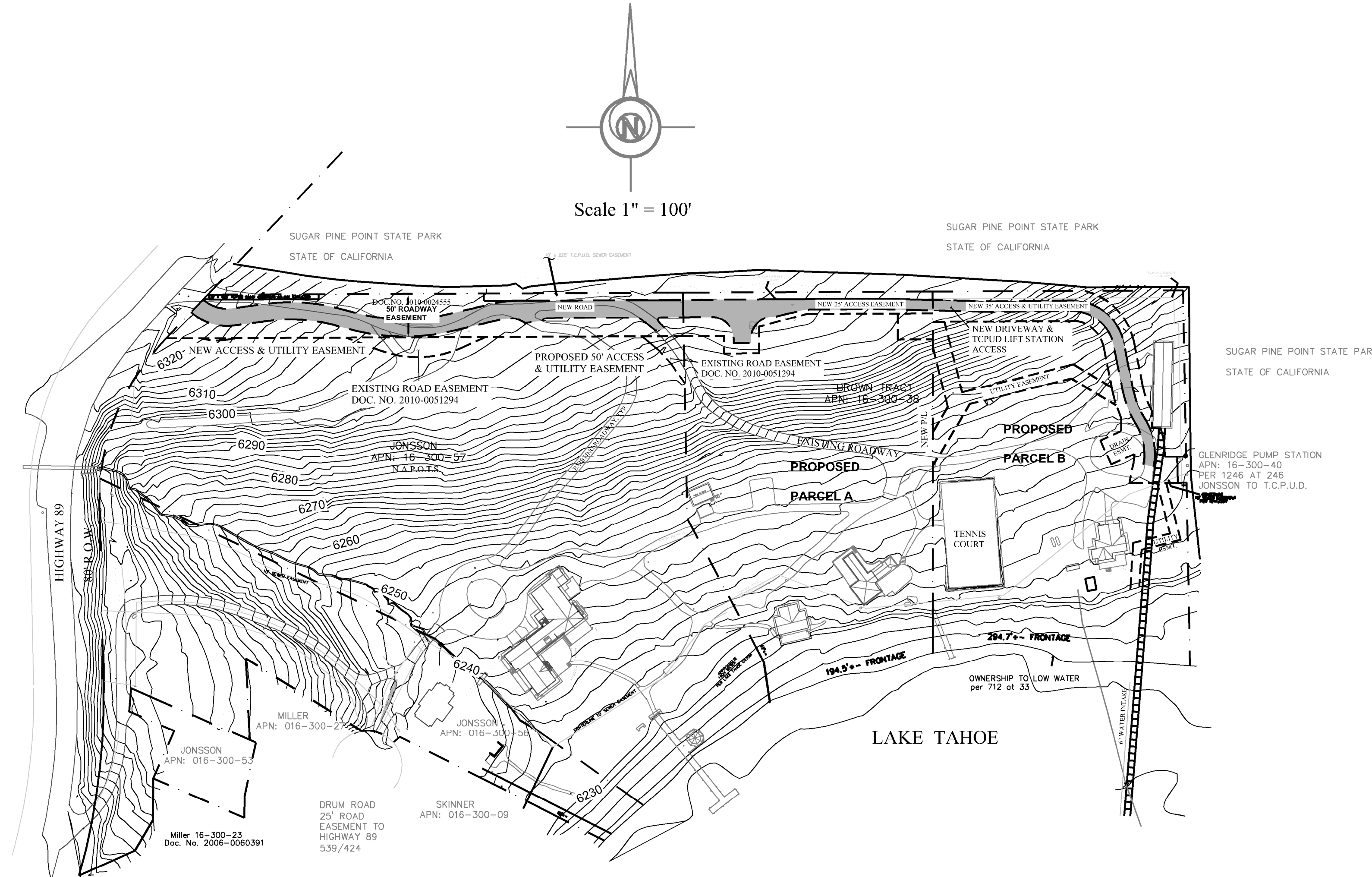


SECTION C  
(ON-SITE)  
AS SHOWN ON THE CONSTRUCTION DRAWINGS SCALE: N.T.S.

APPLICABLE SECTIONSTATIONING  
DRIVEWAY A-B 2+80 TO 6+60



Scale 1" = 100'



OVERALL DEVELOPMENT PLAN

OWNER'S PROJECT MANAGER	DAN RANEY ATTN: DAN RANEY P.O.Box 1460 Moline, IL 61266
ENGINEER	AUERBACH ENGINEERING ATTN: WALTER AUERBACH P.E. P.O.Box 5399 Tahoe City, Ca. 96145 530-581-1116
SURVEYOR	TAHOE BASIN LAND SURVEYING ATTN: Thomas C. Buswell P.O. Box 2 Tahoma, CA 96142 530-525-7064
TRPA CONSULTANT	OGILVY CONSULTING ATTN: Wyatt Ogilvy P.O. Box 1636 Tahoe City, CA 96145 530-583-5800
SEWER	TAHOE CITY PUBLIC UTILITY DISTRICT ATTN: Tony Lalotis P.O. Box 5249 Tahoe City, CA 96145 530-583-3796
ELECTRICITY	LIBERTY UTILITIES ATTN: Rick Madrid P.O. Box 107 Tahoe Vista, CA 96148 530-546-1720
TELEPHONE	AT & T ATTN: Dan Kellett 745 W Moana Lane Reno, NV 89509 775-453-7572
FIRE	NORTH TAHOE FIRE PROTECTION DISTRICT ATTN: Tim Alameda P.O. Box 5879 Tahoe City, CA 96145 530-583-6913
Contact INFO	
TAHOE BASIN LAND SURVEYING	Thomas C. Buswell, CA PLS 5886 290 Oak Street, P.O. Box 2 Tahoma Ca. 96142 530-525-7064 fax 530-525-5721 email: thomasbuswell@gmail.com
7701 HIGHWAY 89 SUGAR PINE COVE APN: 016-300-038 COVER SHEET	TAHOMA EL DORADO COUNTY CALIFORNIA

**Benchmark**  
The elevations for this project are based upon the Lake Tahoe Datum. Defined by locating the water line on the date of survey and correlating the elevation with the Lake Tahoe Water Master. The waterline was located on 8-23-2002 with a recorded elevation of 6224.22.

**Basis of Bearings**  
The Meridian of this survey is identical to that shown on 18 ROS 122 recorded in 1991.

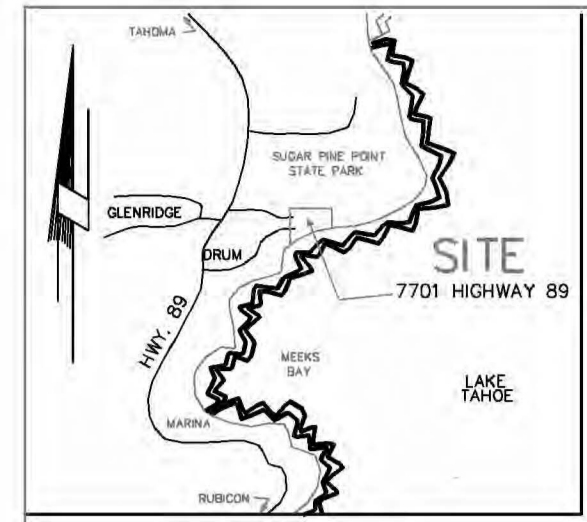
**SHEET INDEX**  
1. COVER SHEET  
2. TENTATIVE PARCEL MAP DETAIL  
3. PARCEL MAP ROADWAY EASEMENT DETAIL

**TRPA COMPLIANCE**  
TAHOE REGIONAL PLANNING AGENCY  
P.O. Box 5310  
Stateline NV 89449-5310  
775-588-4547

1

LEGEND

- ⊙ SET 5/8" REBAR L.S. 5886
- ⊕ FOUND MONUMENT AS NOTED
- DIMENSION POINT ONLY
- ⊗ TREE DIAMETER IN INCHES AND SPECIES
- △ CONTROL POINT AND ELEVATION
- SPOT ELEVATION
- P - PINE
- C - CEDAR
- F - FIR
- A - ASPEN
- CW - COTTONWOOD
- W - WILLOW
- S - STUMP
- \* - MULTIPLES
- SPOT ELS. GIVEN IN FEET ABOVE 6200



State of California  
Sugar Pine Point State Park

Note: Existing and Proposed Roadway easement shown.  
Refer to Grading and Drainage Plan for Proposed Roadway  
Improvements.

Existing 50' Access Easement to highway 89  
See Sheet 3 of 3 for detail in this area

ROADWAY EASEMENT  
DOC. NO. 2010-0051294

Jonsson  
APN 16-300-57



CONTACT PERSON: DAN RANEY CELL: 309-314-8283 ADDRESS: P.O. Box 1460  
MOLINE, ILLINOIS, 61265  
OWNER: MICHAEL E. RANEY, TRUSTEE OF THE M.E. RANEY LIVING TRUST 12/03/10  
MAPPING PREPARED BY THOMAS C. BUSWELL, PLS TAHOE BASIN LAND SURVEYING  
P.O. BOX 2, TAHOMA, CA. 96142 PHONE: 530-525-7064 EMAIL: THOMASBUSWELL@  
GMAIL.COM  
SCALE 1" = 30'  
CONTOUR INTERVAL = 2'  
SOURCE OF TOPOGRAPHY - MAPPING BY TAHOE BASIN LAND SURVEYING, LAKE TAHOE  
DATUM  
SECTION, TOWNSHIP & RANGE: SECTION 20, TOWNSHIP 14-NORTH, RANGE 17 EAST,  
MOUNT DIABLO BASE AND MERIDIAN  
TOTAL PARCEL AREA BROWN TRACT = 4.75 AC +/- HIGH WATER 5.44 AC +/- LOW WATER  
TOTAL NUMBER OF PARCELS = 2

PROPOSED STRUCTURAL FIRE PROTECTION - MEEKS BAY FIRE PROTECTION DISTRICT  
WATER SUPPLY - PRIVATE  
SEWAGE DISPOSAL - TAHOE CITY PUBLIC UTILITY DISTRICT

DATE OF PREPARATION JANUARY 15, 2009 REVISED MARCH 2016

STRUCTURES, ROADS & PATHS ARE CURRENT AS OF '05, TREES  
ARE AS OF '96-'05 & 2015.

DATUM IS BASED ON A LAKE TAHOE ELEVATION OF 6224.22 ON 8/23/02,  
PER DIAMETER WATER MASTER

TREES 6" DIAMETER AND OVER AT CHEST HEIGHT WERE  
LOCATED, EXCEPT WHERE NOTED  
SNAGS 6" & OVER, SOLID STUMPS 12" & OVER AND Boulders  
5' & OVER WERE LOCATED, AS OBSTACLES TO CONSTRUCTION  
ONLY VISIBLE UTILITIES HAVE BEEN LOCATED. SURVEYOR IS  
NOT RESPONSIBLE FOR ANY SUBGRADE UTILITIES OR  
IMPROVEMENTS NOT SHOWN.

THIS DRAWING IS THE PROPERTY OF TAHOE BASIN LAND  
SURVEYING AND MAY NOT BE REPRODUCED OR USED  
WITHOUT OUR CONSENT.

© T.B.L.S. 2016

THERE IS A PERPETUAL EASEMENT FOR INGRESS & EGRESS  
FOR ACCESS TO THE GLENDRIDGE PUMP STATION  
OVER THE NORTH AND SOUTH DRIVEWAYS

SEWER EASEMENT CROSSING PARCEL WAS ROTATED SO AS TO AGREE WITH  
EASTERN PROPERTY LINE, AS THIS WAS THE PRESUMED INTENTION

ZONING - TR1, SINGLE FAMILY RESIDENTIAL

NOTE: THIS PARCEL IS SUBJECT TO  
C.D.F. SETBACKS OF 30' FROM ALL  
PROPERTY LINES SINCE THE PARCEL SIZE EXCEEDS 1 ACRE.

SETBACKS SHOULD BE VERIFIED WITH THE  
APPROPRIATE AGENCIES PRIOR TO DESIGN OR CONSTRUCTION.

Parcel Map  
for Michael E. Raney, Trustee of Michael E. Raney Living Trust 12/03/10  
"Brown Tract"

Being that certain parcel described in deed, Book 712, Page 33  
El Dorado County, California A.P.N. 16-300-38  
a portion of the North 1/2 of the Southeast one quarter  
of Fractional Section 20, Township 14 North, Range 17 East,  
Mount Diablo Base and Meridian  
Site address: 7701 State Highway 89, Tahoma  
December 2005, Scale 1" = 40'  
Revised for 2 parcel configuration March 2016, Sheet 2 of 3

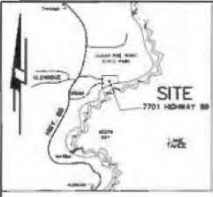
ZONING ADMINISTRATOR \_\_\_\_\_  
APPROVAL/DENIAL DATE \_\_\_\_\_  
BOARD OF SUPERVISORS \_\_\_\_\_  
APPROVAL/DENIAL DATE \_\_\_\_\_

REVISED 8-4-2016 PARCELS A & B, A PRELIMINARY  
REVISION 8-4-2016 REVISIONS TO BE MADE TO THIS PLAN  
RANEY 9-10  
PRELIM RESOLUTION 9-26-10  
RANEY 9-10

TAHOE BASIN LAND SURVEYING  
THOMAS C. BUSWELL, PLS  
POST OFFICE BOX 2, TAHOMA, CALIFORNIA 96142  
FAX (530) 525-5721 PHONE (530) 525-7064

Revised parcel line May 26, 2016 Revised for easements July 1, 2016





**VICINITY MAP**  
DOT 10 ROAD  
A.P.N. 16-300-38

**OWNERS**  
DAVID MARK JONSSON, TRUSTEE  
JOYCE SPELMEAN JONSSON, TRUSTEE  
JONSSON FAMILY TRUST OF 4/194  
2733 GOLDFVIEW CIRCLE  
EL MACERO, CA. 95618

JANE C. JONSSON, TRUSTEE  
MICHAEL ALAN JONSSON, TRUSTEE  
JONSSON FAMILY REVOCABLE TRUST OF 7/28/65  
716 ESTATES DRIVE  
SACRAMENTO, CA. 95864

ROBERT ERIC JONSSON  
4918 S.W. MELISSA DRIVE  
LAKE OSWEGO, OR. 97034

MARGARET ANNE JONSSON  
2 SANTA BELLA ROAD  
WELLING HILLS ESTATES, CA. 90724

A.P.N. 16-300-36  
DAVID MARK JONSSON, TRUSTEE  
JOYCE SPELMEAN JONSSON, TRUSTEE  
JONSSON FAMILY TRUST OF 4/194  
2733 GOLDFVIEW CIRCLE  
EL MACERO, CA. 95618

**APPLICANT - DAVID MARK JONSSON**  
2733 GOLDFVIEW CIRCLE  
EL MACERO, CA. 95618

MAP PREPARED BY THOMAS C. BUSHWELL, PLS., TAHOE BASIN LAND SURVEYING  
P.O. BOX 2, TAHOE, CA. 96142 PHONE: 530-525-7044 FAX: 530-523-7056  
CONTOR INTERVAL: 2'  
SOURCE OF TOPOGRAPHY - MAPPING BY TAHOE BASIN LAND SURVEYING  
LAKE TAHOE DATUM

SECTION, TOWNSHIP & RANGE - SECTION 20, T.14N. R.17E.  
TOTAL AREA BROWN TRACT 4.75 ACRES TO HIGH WATER, 5.44 AC. TO LOW WATER  
TOTAL NUMBER OF PARCELS - 4  
WATER SUPPLY - PRIVATE  
SEWER DISPOSAL - TAHOE CITY PUBLIC UTILITY DISTRICT  
PROPOSED STRUCTURAL FIRE PROTECTION - MEEKS BAY FIRE PROTECTION DISTRICT  
DATE OF PREPARATION 1-15-09

Boundary is based on a combination of record information  
and surveys recorded at 88 3026 122 & 22 8028 78

Title Reports were provided to client as follows:  
16-300-36, Placer Title order # 204-24259 - 1-15-06  
Placer title Office  
16-300-37  
Foundation Title Order # 1632720 4-12-99  
Placer title Office

STRUCTURES, ROADS & PATHS ARE CURRENT AS OF '95, TREES  
ARE AS OF '96-'01

DATUM IS BASED ON A LAKE TAHOE ELEVATION OF 6224.22 GN 8.2302,  
PER FEDERAL WATER MASTER

TREES 4" DIAMETER AND OVER AT CHEST HEIGHT WERE  
LOCATED, EXCEPT WHERE NOTED

SNAGS 4" & OVER, SOLID STAMPS 12" & OVER AND BOLLERS  
5" & OVER WERE LOCATED, AS OBSTACLES TO CONSTRUCTION.

ONLY VISIBLE UTILITIES HAVE BEEN LOCATED, SURVEYOR IS  
NOT RESPONSIBLE FOR ANY SUBGRADE UTILITIES OR  
IMPROVEMENTS NOT SHOWN.

THIS DRAWING IS THE PROPERTY OF TAHOE BASIN LAND  
SURVEYING AND MAY NOT BE REPRODUCED OR USED  
WITHOUT OUR CONSENT.

© T.B.L.S. 2009

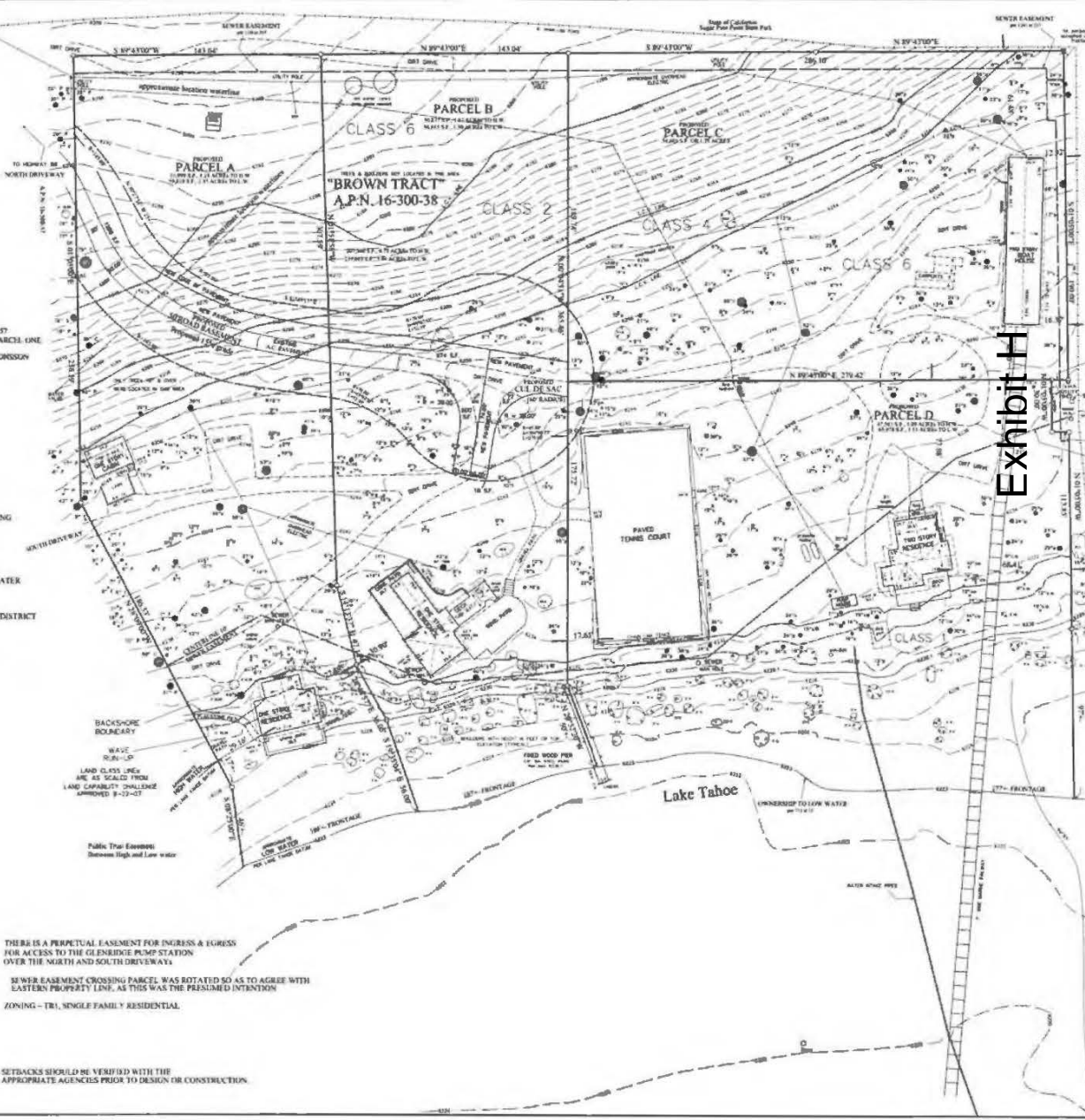


Exhibit H

- LEGEND**
- ⊙ SET 5/4" REBAR I.S. 508
  - ⊙ FOUND MONUMENT AS NOTED
  - ⊙ DIMENSION POINT ONLY
  - TREE DIAMETER IN INCHES, AND SPECIES
  - △ CONTROL POINT AND ELEVATION
  - SPOKE ELEVATION
  - P - PINE
  - C - CEDAR
  - F - FIR
  - A - ASPEN
  - CW - CEDARWOOD
  - W - WILLOW
  - S - STUMP
  - M - MULTIPLES



SPOT EL. GIVEN IN FEET ABOVE 6200  
GRAPHIC SCALE - FEET 1" = 30'

**TAHOE REGIONAL PLANNING AGENCY**  
El Dorado County  
2009  
PLANNING AGENCY  
1000 N. STATE HIGHWAY 89, SUITE 200  
TAHOE, CALIFORNIA 96142  
TEL: 530-525-7044 FAX: 530-523-7056  
WWW.TAHOERPA.ORG

ZONING ADMINISTRATOR \_\_\_\_\_  
APPROVAL/REVAL DATE \_\_\_\_\_  
BOARD OF SUPERVISORS \_\_\_\_\_  
APPROVAL/REVAL DATE \_\_\_\_\_

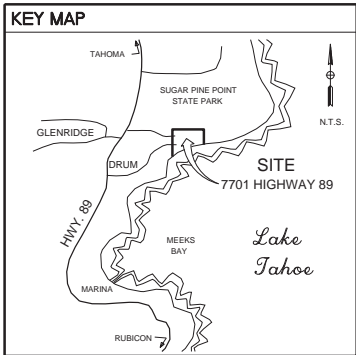
Tentative Parcel Map  
for the JONSSON Family  
"Brown Tract"  
Being that certain parcel described in deed, Book 712, Page 33  
El Dorado County, California A.P.N. 16-300-38  
a portion of the North 1/2 of the Southeast one quarter  
of Fractional Section 20, Township 14 North, Range 17 East,  
Mount Diablo Base and Meridian  
Site address: 7701 State Highway 89, Tahoe  
December 2005, Scale 1" = 30'  
Land Class Coverage Breakdown July 2008  
Revised January 1, 2009 - TRPA & El Dorado Exhibit C

**TAHOE BASIN LAND SURVEYING**  
THOMAS C. BUSHWELL, PLS.  
POST OFFICE BOX 2, TAHOE, CALIFORNIA 96142  
PHONE: 530-525-7044 FAX: 530-523-7056

APPROVED  
EL DORADO COUNTY  
ZONING ADMINISTRATOR  
DATE January 2, 2009  
BY [Signature]  
ZONING ADMINISTRATOR

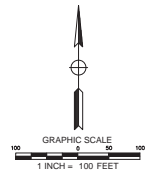
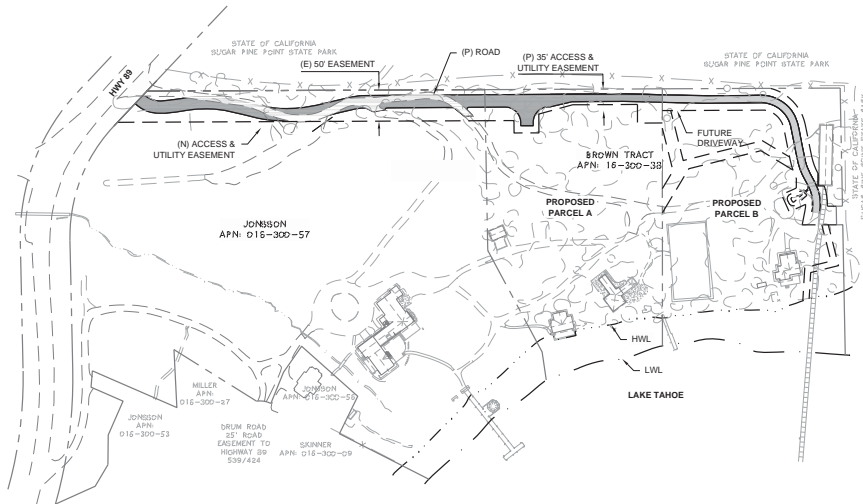
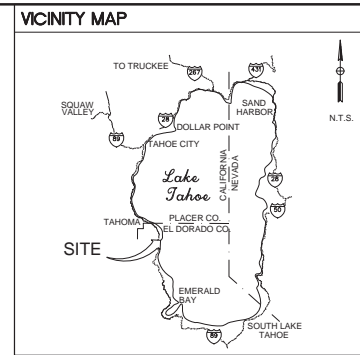
**FILE COPY**

**P 09-0004**



# PRELIMINARY GRADING AND DRAINAGE PLANS FOR SUGAR PINE COVE

TAHOMA, EL DORADO COUNTY, CALIFORNIA  
 APN: 016-300-038  
 FILE # P09-0004



<b>EL DORADO COUNTY</b>	
EL DORADO COUNTY DEPARTMENT OF TRANSPORTATION	
By: CRAIG D. MCKIBBIN, COUNTY ENGINEER, R.C.E. 35102	DATE
DOT'S SIGNATURE IS FOUNDED ON THE PREMISE THAT THE OWNER AND ENGINEER OF RECORD HAVE PROVIDED ACCURATE INFORMATION TO DOT. IF ANY OF THE INFORMATION IS FOUND TO BE ERRONEOUS, THEN DOT MAY REQUIRE THE OWNER, ENGINEER OF RECORD AND CONTRACTOR TO STOP ALL NON-EROSION CONTROL RELATED WORK UNTIL THE DISCREPANCY IS RECTIFIED TO THE SATISFACTION OF DOT.	
<b>ENDORSEMENTS</b>	
THESE PLANS HAVE BEEN PREPARED UNDER THE DIRECT SUPERVISION OF WALTER R. AUERBACH, P.E.	
WALTER R. AUERBACH, P.E. RCE NO. C3493 EXP: 9-30-17	DATE
MEEKS BAY FIRE PROTECTION DISTRICT	DATE
LIBERTY UTILITIES	DATE
EL DORADO COUNTY PLANNING DEPARTMENT	DATE
TAHOE REGIONAL PLANNING AGENCY	DATE
<b>RECORD DRAWINGS NOTE</b>	
ALL INFORMATION SHOWN ON THESE PLANS HAS BEEN PREPARED BY, OR UNDER DIRECTION OF, THE UNDERSIGNED ENGINEER. ADJUSTMENTS MADE IN THE FIELD DURING CONSTRUCTION ARE INCLUDED HEREIN AND ARE BASED UPON FIELD OBSERVATIONS MADE UNDER THE DIRECTION OF OR BY THE UNDERSIGNED AND/OR INFORMATION RECEIVED FROM THE PROJECT OWNER, PROJECT CONTRACTORS AND PUBLIC AGENCIES WHEN THE ENGINEER IS ADVISED IN WRITING OF SUCH CHANGE. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, CHANGES TO THESE PLANS NOT AUTHORIZED BY THE ENGINEER.	
DATE	ENGINEER SIGNATURE (STAMP OR SEAL)

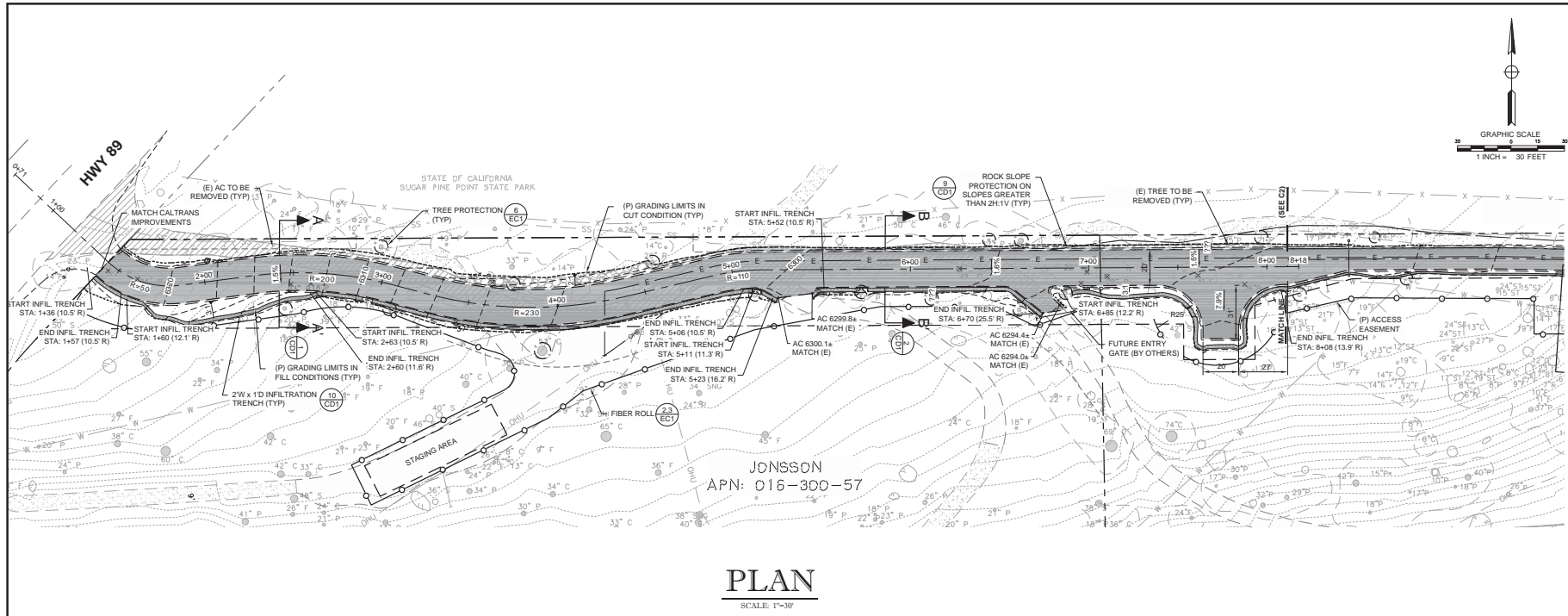
<b>BASIS OF BEARING</b>	THE MERIDIAN OF THE PROJECT IS IDENTICAL TO THAT SHOWN ON 18 ROS 122 RECORDED IN 1991.
<b>DEVELOPER'S RIGHT-OF-WAY CERTIFICATE</b>	DANIEL RANEY, DEVELOPER OF SUGAR PINE COVE HEREBY CERTIFIES THAT ALL REQUIRED RIGHT-OF-WAY AND OTHER LEGAL REQUIREMENTS FOR THE CONSTRUCTION OF ALL IMPROVEMENTS ASSOCIATED WITH THIS PROJECT, INCLUDING CONSTRUCTION PERMITS, WRITTEN CONSENTS, AND RIGHTS OF ENTRY, HAVE BEEN ACQUIRED PRIOR TO APPROVAL OF THESE PLANS. DEVELOPER CERTIFIES THAT DOCUMENTATION TO SUBSTANTIATE THIS CERTIFICATION HAS BEEN SUBMITTED TO EL DORADO COUNTY. DEVELOPER SHALL HOLD EL DORADO COUNTY HARMLESS IN THE EVENT THE ABOVE RIGHTS ARE NOT OBTAINED OR ARE DISPUTED. DEVELOPER HEREBY ACKNOWLEDGES AND AGREES THAT UNDISCOVERED ERRORS AND OMISSIONS OR OTHER REVISIONS REQUIRED BY ACTUAL FIELD CONDITIONS SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE AS DISCOVERED.
AS USED IN THIS CERTIFICATE, "DEVELOPER" SHALL INCLUDE THE DEVELOPER, DEVELOPER'S SUCCESSORS AND ASSIGNS AND DEVELOPER'S AUTHORIZED AGENT(S).	
THE UNDERSIGNED HEREBY CERTIFIES THAT HE OR SHE HAS LEGAL AUTHORITY TO EXECUTE THIS CERTIFICATE ON BEHALF OF DEVELOPER, AND TO BIND DEVELOPER TO THE TERMS AND CONDITIONS STATED HEREIN.	
SIGNED: _____	TITLE: PROJECT DEVELOPER
PRINT NAME: DANIEL RANEY	DATE: _____

<b>BENCH MARK</b>	THE ELEVATIONS FOR THIS PROJECT ARE BASED UPON THE LAKE TAHOE DATUM. DEFINED BY LOCATING THE WATERLINE ON THE DATE OF SURVEY AND CORRELATING THE ELEVATION WITH THE LAKE TAHOE WATER MASTER. THE WATERLINE WAS LOCATED ON AUGUST 23, 2002 WITH A RECORDED ELEVATION OF 6224.22.																		
<b>SHEET INDEX</b>	<table border="1"> <thead> <tr> <th>PAGE</th> <th>SHEET</th> <th>TITLE</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>G1</td> <td>COVER SHEET</td> </tr> <tr> <td>2.</td> <td>C1</td> <td>PLAN AND PROFILE STA: 0+450 TO 8+450</td> </tr> <tr> <td>3.</td> <td>C2</td> <td>PLAN AND PROFILE STA: 0+400 TO 5+400</td> </tr> <tr> <td>4.</td> <td>CD1</td> <td>CIVIL DETAILS</td> </tr> <tr> <td>5.</td> <td>EC1</td> <td>EROSION CONTROL DETAILS</td> </tr> </tbody> </table>	PAGE	SHEET	TITLE	1.	G1	COVER SHEET	2.	C1	PLAN AND PROFILE STA: 0+450 TO 8+450	3.	C2	PLAN AND PROFILE STA: 0+400 TO 5+400	4.	CD1	CIVIL DETAILS	5.	EC1	EROSION CONTROL DETAILS
PAGE	SHEET	TITLE																	
1.	G1	COVER SHEET																	
2.	C1	PLAN AND PROFILE STA: 0+450 TO 8+450																	
3.	C2	PLAN AND PROFILE STA: 0+400 TO 5+400																	
4.	CD1	CIVIL DETAILS																	
5.	EC1	EROSION CONTROL DETAILS																	

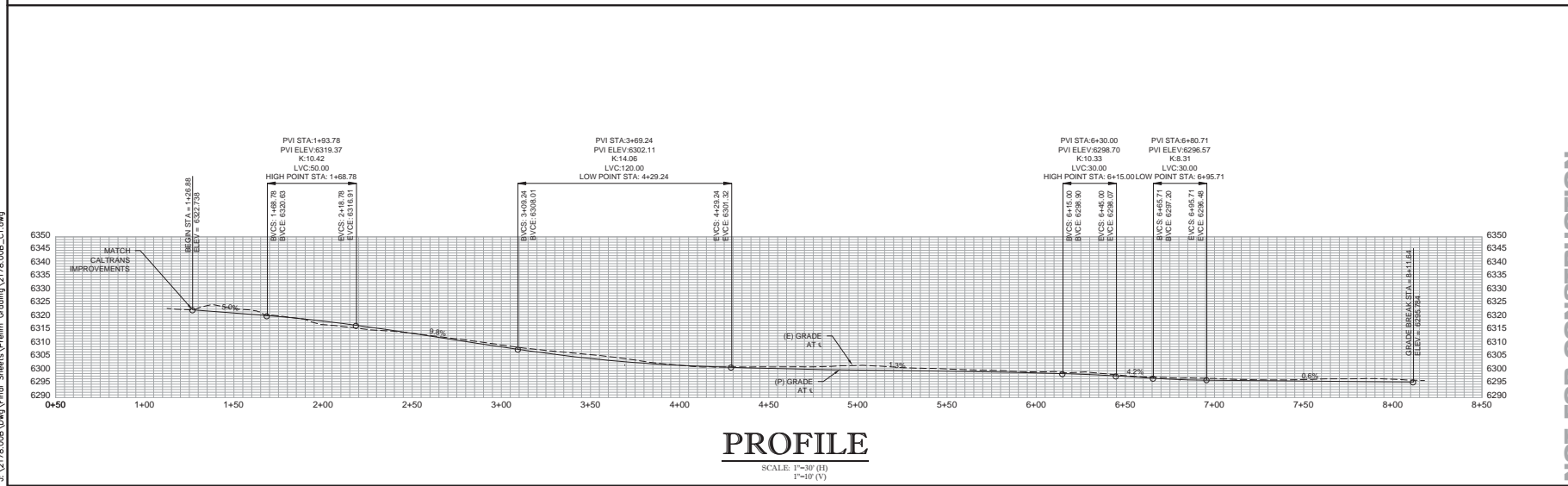
THE CONTRACTOR SHALL CALL "UNDERGROUND SERVICE ALERT (USA)" AT (800) 642-2444 TWO (2) DAYS MINIMUM TO FOURTEEN (14) DAYS MAXIMUM PRIOR TO COMMENCING EXCAVATION.

<b>CONTACT INFO.</b>	
OWNER:	TRUSTEE OF MICHAEL E RANEY LIVING TRUST 12/03/70 ATTN: MICHAEL E RANEY 2747 PARADISE RD, PH3104 LAS VEGAS, NV 89109 (206) 595-4841
PROJECT MANAGER:	DANIEL RANEY ATTN: DANIEL RANEY P.O. BOX 1480 MOLINE, IL 61266 (309) 314-8283
ENGINEER:	AUERBACH ENGINEERING CORP. ATTN: WALTER R. AUERBACH, P.E. P.O. BOX 5399 TAHOMA CITY, CA. 96145 (530) 583-1116
SURVEYOR:	TAHOE BARN LAND SURVEYING ATTN: THOMAS C. BUSWELL P.O. BOX 2 TAHOMA, CA. 96142 (530) 525-7064
TRPA CONSULTANT:	OSGILY CONSULTING ATTN: WYATT OSGILY P.O. BOX 1638 TAHOMA CITY, CA. 96145 (530) 583-5800
SEWER:	TAHOE CITY PUBLIC UTILITY DISTRICT ATTN: TONY LALOTIS P.O. BOX 5249 TAHOMA CITY, CA. 96145 (530) 583-3796
ELECTRICITY:	LIBERTY UTILITIES ATTN: RICK MADRID P.O. BOX 107 TAHOE VISTA, CA. 96148 (530) 546-1720
TELEPHONE:	AT&T ATTN: DAN KELLETT 745 W MDANA LN RENO, NV 89509 (775) 453-7572
FIRE:	NORTH TAHOE FIRE PROTECTION DISTRICT ATTN: TIM ALAMEDA P.O. BOX 5878 TAHOE CITY, CA 96145 (530) 583-6913
TRPA COMPLIANCE:	TAHOE REGIONAL PLANNING AGENCY NOTE: CONTRACTOR WILL NOTIFY TRPA 48 HOURS IN ADVANCE OF THE PRE-GRADE INSPECTION MEETING. P.O. BOX 5310 STATELINE, NV 89449-5310 (775) 588-4547

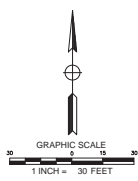
REVISIONS	RECORD DRAWING
DATE	ENGINEER INITIAL
<b>AUERBACH ENGINEERING CORP.</b>	
<b>NOT FOR CONSTRUCTION</b>	
<b>7701 HIGHWAY 89</b> <b>SUGAR PINE COVE</b> <b>APN: 016-300-038</b>	
<b>COVER SHEET</b>	
CALIFORNIA EL DORADO COUNTY TAHOMA	
BAR IS ONE INCH ON ORIGINAL DRAWING PROJECT NUMBER: 2178.008 SURVEY DATE: 06/20/16 DESIGN BY: WRA DRAFTING BY: WRA CHECKED BY: WRA DATE: JULY 19, 2016 SCALES: 1" = 100' N/A	
<b>G1</b>	
SHEET 1 of 5	



PLAN  
SCALE: 1"=30'



PROFILE  
SCALE: 1"=30' (H)  
1"=10' (V)



REV	DATE	REVISIONS

RECORD DRAWING  
DATE: \_\_\_\_\_ ENGINEER INITIAL: \_\_\_\_\_



**AUERBACH ENGINEERING CORP.**  
REGISTERED PROFESSIONAL ENGINEER  
WALTER R. ALDERSON  
No. 63483  
CIVIL  
STATE OF CALIFORNIA

**REUSE OF DOCUMENTS**  
THIS DOCUMENT IS TO BE REUSED IN THE FUTURE WITHOUT THE WRITERS AUTHORIZATION IF PROFESSIONAL ENGINEER'S LICENSE IS IN GOOD STANDING AND THE PROJECT IS NOT IN VIOLATION OF ANY APPLICABLE LAWS OR REGULATIONS.

**NOT FOR CONSTRUCTION**

7701 HIGHWAY 89  
SUGAR PINE COVE  
APN: 016-300-038  
PLAN AND PROFILE  
ACCESS ROAD

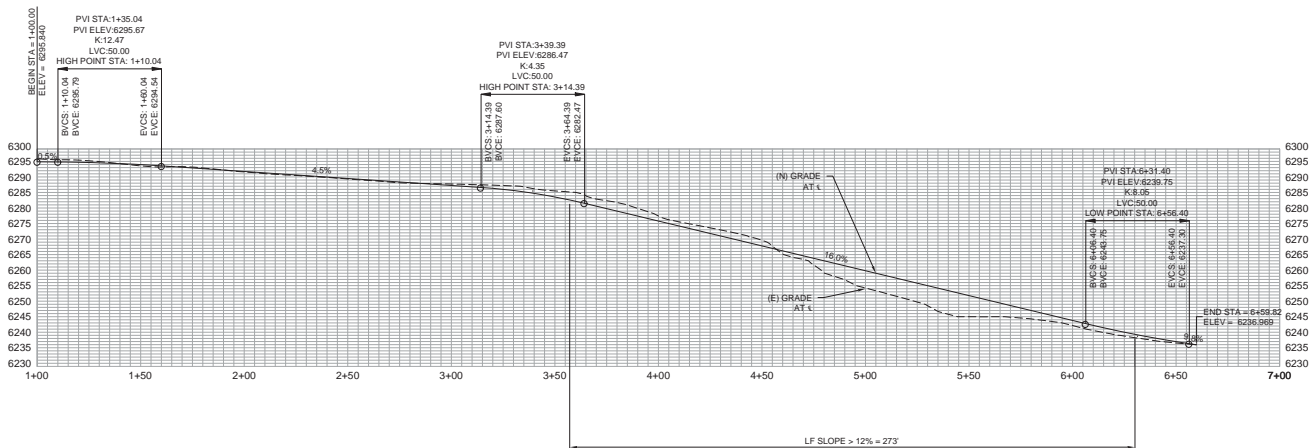
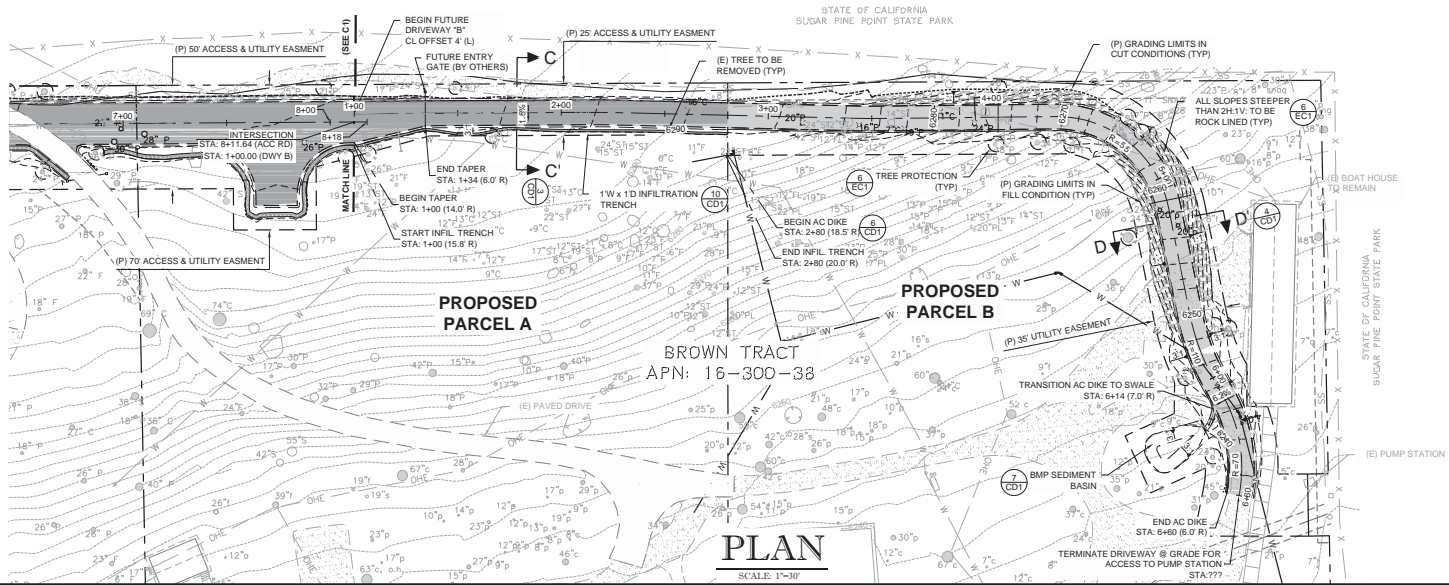
TAHOMA CALIFORNIA  
EL DORADO COUNTY

6" SCALE: 1"=30' ON ORIGINAL DRAWING  
PROJECT NUMBER: 2178.008  
SURVEY BY: 86037616  
SURVEY DATE: 12/2005  
DESIGN BY: RJC  
DRAWING BY: RJC  
CHECKED BY: WRA

DATE: JULY 19, 2016  
SCALE: AS NOTED  
DATE: \_\_\_\_\_  
SCALE: AS NOTED

**C1**

SHEET: 2 of 5



# PROFILE

SCALE: 1"=30' (H)  
1"=10' (V)

REV	DATE	REVISIONS

RECORD DRAWING  
DATE: \_\_\_\_\_ ENGINEER INITIAL: \_\_\_\_\_



**ALUERBACH ENGINEERING CORP.**  
CIVIL ENGINEERING AND SURVEYING • ENVIRONMENTAL PLANNING  
PROGRAM MANAGEMENT AND PLANNING  
700 S. 53RD AVE. SUITE 100 • TULSA, OKLAHOMA 74106  
PHONE: 918.438.1111 • FAX: 918.438.1112  
WWW.ALUERBACHENGINEERING.COM

**REUSE OF DOCUMENTS**  
THIS DOCUMENT IS THE PROPERTY OF ALUERBACH ENGINEERING AND SURVEYING. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE FOR WHICH IT WAS PREPARED. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ALUERBACH ENGINEERING AND SURVEYING.

**NOT FOR CONSTRUCTION**

7701 HIGHWAY 89  
SUGAR PINE COVE  
APN: 016-300-038

**PLAN AND PROFILE  
DRIVEWAY B**

TAHOMA CALIFORNIA  
EL DORADO COUNTY

BAR IS ONE INCH ON ORIGINAL DRAWING

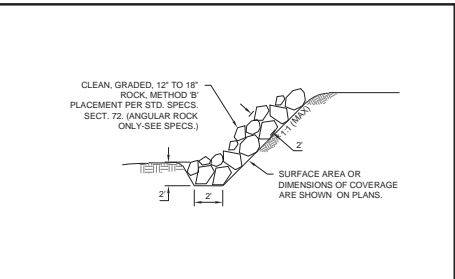
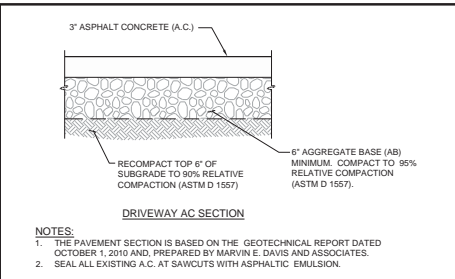
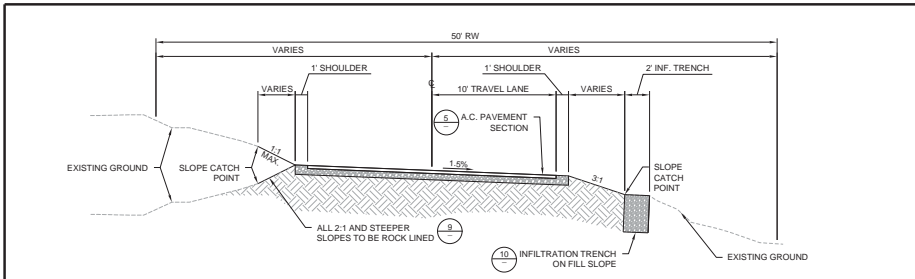
PROJECT NUMBER: 2178.008  
SURVEY BY: BOWWELL  
SURVEY DATE: 12/05/05  
DESIGN BY: R.C.  
DRAWING BY: WRA  
CHECKED BY: \_\_\_\_\_  
DATE: JULY 19, 2016

SCALE: AS NOTED  
VERTICAL: AS NOTED

**C2**

SHEET: 3 of 5

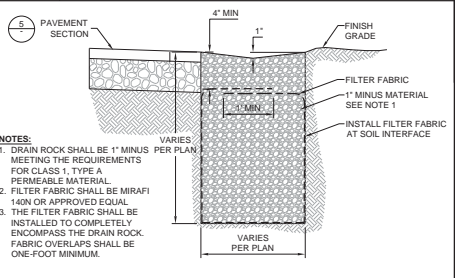
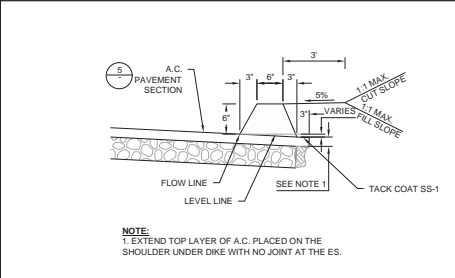
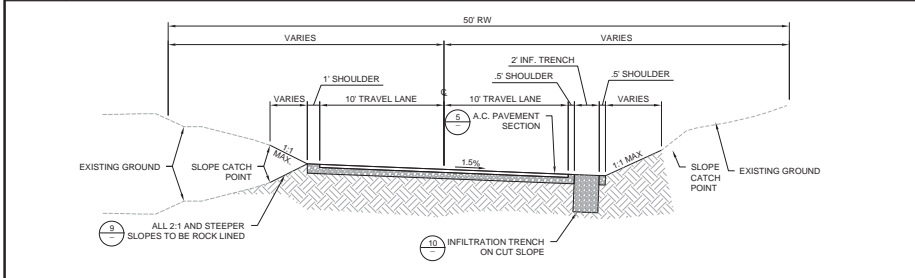
3: \2178\_008\Draw\Final Sheets\Profile Grading\2178\_008\_CDI.dwg



**1 ROADWAY SECTION A**

**5 PAVEMENT SECTION**

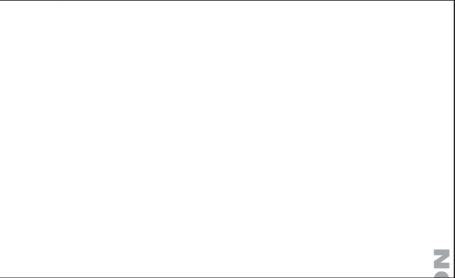
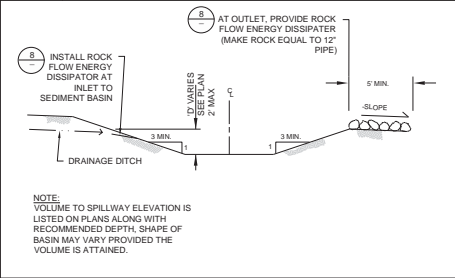
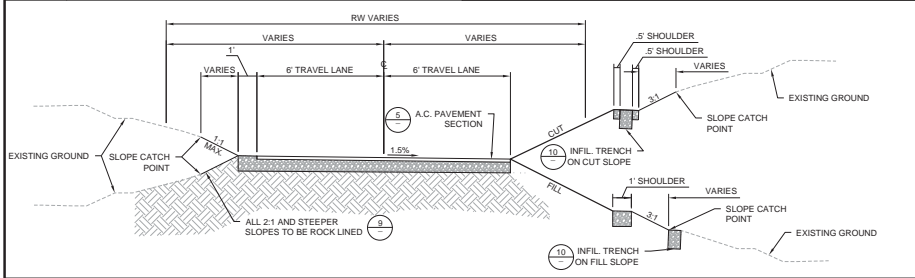
**9 ROCK SLOPE PROTECTION**



**2 ROADWAY SECTION B**

**6 A.C. DIKE (TYPE A)**

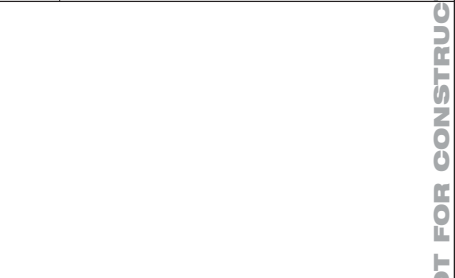
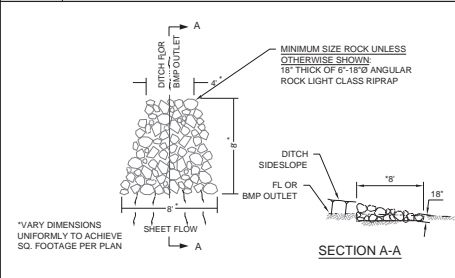
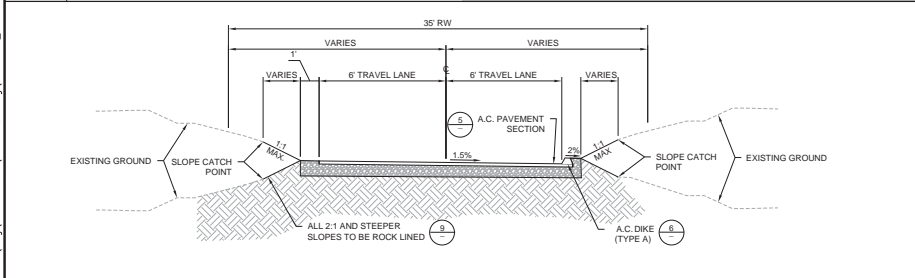
**10 INFILTRATION TRENCH**



**3 ROADWAY SECTION C**

**7 BMP SEDIMENT BASIN**

**11 NOT USED**



**4 ROADWAY SECTION D**

**8 ROCK FLOW ENERGY DISSIPATOR**

**12 NOT USED**

REV.	DATE	REVISIONS

RECORD DRAWING



**ALUERBACH ENGINEERING CORP.**  
 CIVIL ENGINEERING AND SURVEYING • ENVIRONMENTAL PLANNING  
 PROGRAM MANAGEMENT AND PLANNING  
 7701 HIGHWAY 89, SUGAR PINE COVE, CALIFORNIA 92681  
 PHONE: 916-339-4444 • FAX: 916-339-1116 • WWW.AUERBACHENGINEERING.COM

**REUSE OF DOCUMENTS**  
 THESE DOCUMENTS MAY BE REUSED FOR THE PROJECT FOR WHICH THEY WERE DEVELOPED. ANY REUSE FOR OTHER PROJECTS WITHOUT THE WRITTEN AUTHORIZATION OF APIC.

**NOT FOR CONSTRUCTION**

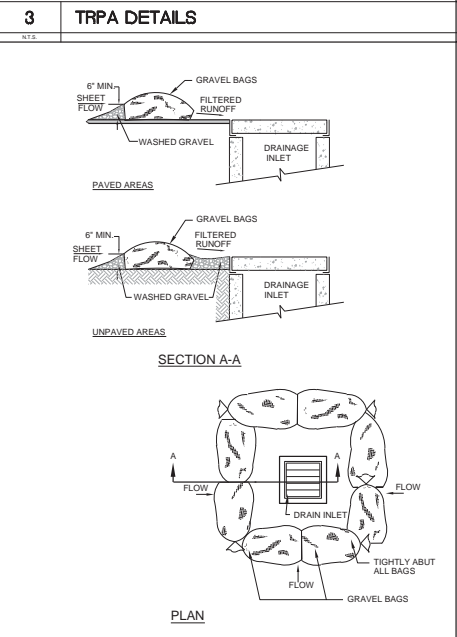
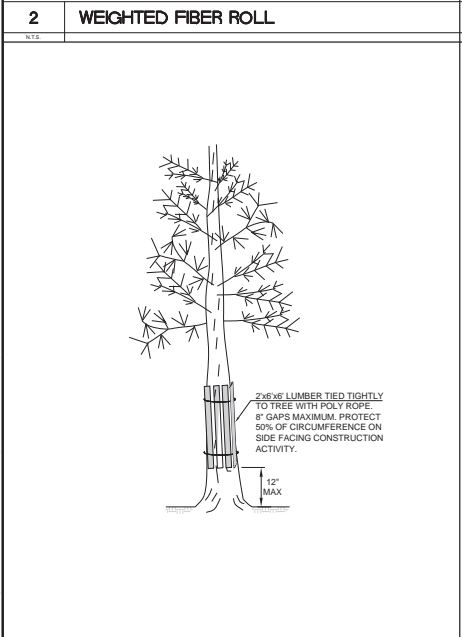
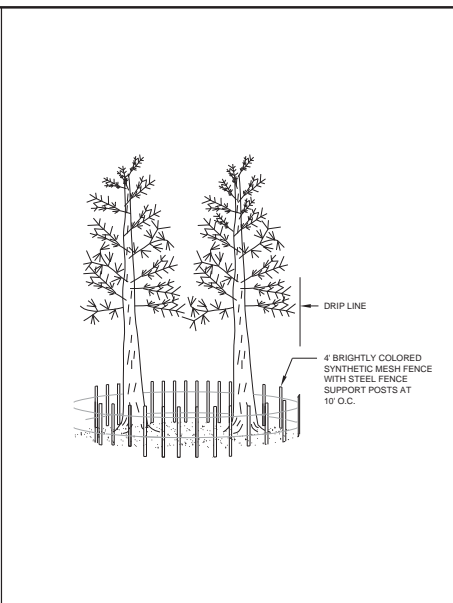
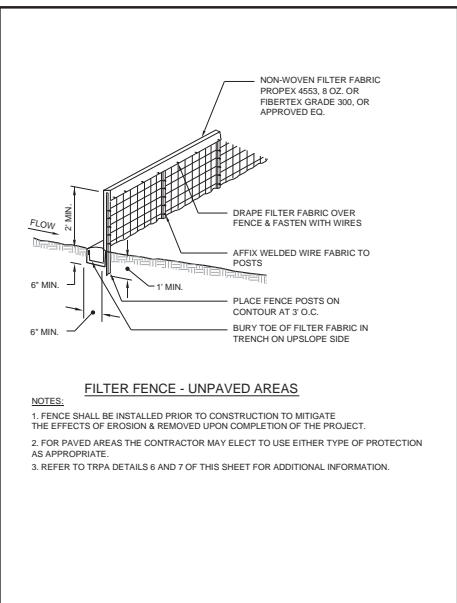
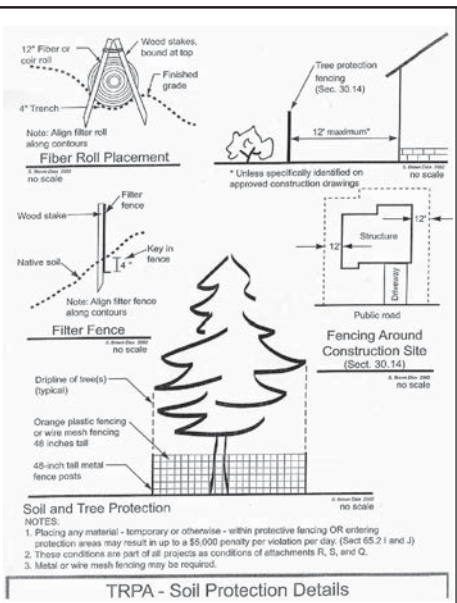
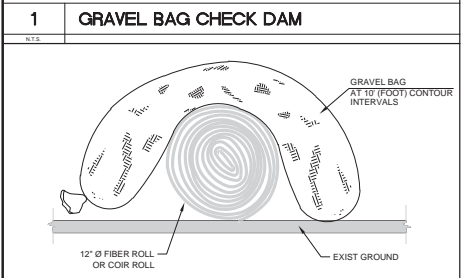
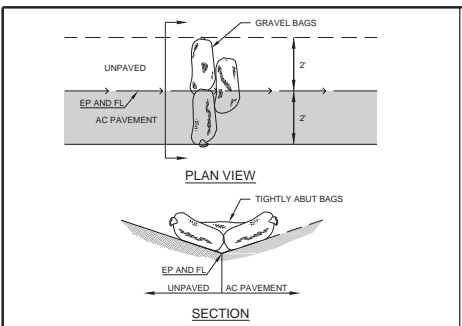
7701 HIGHWAY 89  
**SUGAR PINE COVE**  
**APN:016-300-038**

**CIVIL DETAILS**  
 EL DORADO COUNTY CALIFORNIA  
 TAHOMA

BAR IS ONE INCH ON ORIGINAL DRAWING  
 PROJECT NUMBER: 2178\_008  
 SURVEY BY: 803091RL  
 SURVEY DATE: 12/2005  
 DESIGN BY: RCD  
 DRAFTING BY: WRA  
 CHECKED BY: WRA  
 DATE: JULY 19, 2016

SCALE: HORIZONTAL: N/A  
 VERTICAL: N/A

**CD1**  
 SHEET: 4 of 5



**EROSION CONTROL NOTES:**

1. THE SITE SHALL BE WINTERIZED IN ACCORDANCE WITH THESE NOTES AND STANDARD TRPA REQUIREMENTS FROM OCTOBER 15TH TO MAY 1ST.
2. REMOVAL OF NATIVE VEGETATION SHALL BE MINIMIZED. ALL DISTURBED AREAS SHALL BE STABILIZED WITH A 3/4 INCH LAYER OF MULCH OR COVERED WITH AN EROSION CONTROL BLANKET.
3. TEMPORARY EROSION CONTROL MEASURES AND DETAILS AS SHOWN ON THIS PLAN ARE SUGGESTED MINIMUM METHODS OF CONTROLLING EROSION DURING CONSTRUCTION. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL MEASURES AS DICTATED BY FIELD CONDITIONS TO CONTROL EROSION AND SEDIMENTATION.
4. IF INCLEMENT WEATHER IS FORECAST, CONTRACTOR SHALL TAKE NECESSARY STEPS TO PROTECT AREAS DISTURBED BY CONSTRUCTION FROM EROSION AND/OR SUBSEQUENT DISCHARGE OF EARTHEN MATERIALS FROM THE SITE.
5. STOCKPILES SHALL BE PROTECTED FROM EROSION. THIS MAY CONSIST OF PLACING FILTER FABRIC DIKES AROUND STOCKPILES AND/OR COVERING WITH PLASTIC SHEETING.
6. ALL TEMPORARY EROSION CONTROL FEATURES SHALL BE INSPECTED WEEKLY AND PRIOR TO INCLEMENT WEATHER AND CORRECTIVE ACTION TAKEN AS NECESSARY TO INSURE PROPER FUNCTION.
7. ALL AREAS DISTURBED BY CONSTRUCTION OF OFFSITE UTILITIES, INCLUDING ROADWAY SURFACES, SHOULDERS AND OTHER AREAS WILL BE RESTORED TO THE SATISFACTION OF THE DPW.
8. ALL DISTURBED AREAS SHALL BE REVEGETATED OR OTHERWISE PROTECTED TO THE SATISFACTION OF THE ENGINEER. ONLY NATIVE BRUSH AND GRASS SPECIES SHALL BE USED FOR REVEGETATION. EXISTING AREAS OF DISTURBANCE WITHIN EACH PHASE SHALL BE RESTORED PURSUANT TO BEST MANAGEMENT PRACTICES (BMPs). THIS INCLUDES REVEGETATION OF EXISTING DIRT ROADS WHICH WILL NO LONGER BE UTILIZED FOR VEHICULAR ACCESS. REVEGETATION UNDERTAKEN FROM APRIL 1 TO OCTOBER 1 SHALL INCLUDE REGULAR WATERING TO ENSURE ADEQUATE GROWTH.
9. THE AREAS OF SOIL AND VEGETATION DISTURBANCE SHALL BE LIMITED TO THAT REQUIRED FOR CONSTRUCTION PURPOSES. EXCEPT WHERE REQUIRED FOR ACCESS, THERE SHALL BE NO DISTURBANCE. IN AREAS TO BE LEFT IN A NATURAL STATE, CONSTRUCTION TRAFFIC SHALL BE LIMITED TO AREAS TO BECOME PERMANENT CIRCULATION (E.G., ROADWAYS AND PARKING AREAS, ETC.) OR OTHER DESIGNATED ROUTES APPROVED BY THE DESIGN REVIEW COMMITTEE (DRC).
10. IN CONSTRUCTION AREAS TO BE REVEGETATED WHERE THE SUBSOIL LAYER HAS BEEN COMPACTED, RIPRAP SHALL BE CONDUCTED DURING THE FINAL STAGES TO LOOSEN SOIL, ALLOWING FOR BETTER SUBSURFACE DRAINAGE AND ROOT PENETRATION. APPROPRIATE REVEGETATION PRACTICES SHALL BE EMPLOYED TO STABILIZE THESE AREAS IMMEDIATELY FOLLOWING CESSATION OF TRAVEL INTO THESE AREAS. TOPSOIL AND OTHER FILL MATERIAL TEMPORARILY STORED SHALL BE PROTECTED FROM EROSION BY COVERING WITH MULCH OR A COVER CROP, OR BY USE OF SILTATION BERMS OR OTHER MEANS APPROVED BY THE DPW.
11. DISTURBANCE CREATED BY CONSTRUCTION SHALL BE STABILIZED WITHIN 24 HOURS OF CESSATION OF TRAVEL INTO SUCH AREAS. IF WORK HAS CEASED IN AN AREA OR IF AN AREA IS FOUND TO BE SUBJECT TO POTENTIAL EROSION PROBLEMS ASSOCIATED WITH VEGETATION LOSS AND SOIL COMPACTED, EFFORTS TO STABILIZE SUCH AREAS SHALL BE INITIATED THE NEXT WORK DAY FOLLOWING THE INSPECTION. STABILIZATION OF THESE AREAS SHALL BE CARRIED OUT UTILIZING BMPs.
12. ALL AREAS DISTURBED BY CONSTRUCTION AND NOT OTHERWISE STABILIZED WITH NEW LANDSCAPING SHALL BE SEEDED WITH A TRPA APPROVED MIX AT 50 LBS./ACRE, MULCHED WITH WOOD FIBER AT 2000 LBS./ACRE AND STRAW WITH TACKIFIER AT 3000 LBS./ACRE.

13. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DUST CONTROL PER SECTION 10 OF THE CALIFORNIA STANDARD SPECIFICATIONS. MEASURES SHALL INCLUDE BUT BE LIMITED TO THE FOLLOWING:
  - A. CONSTRUCT MAJOR DUST-GENERATING ACTIVITIES WHEN WIND VELOCITIES ARE LOW.
  - B. SPRINKLE WORK AREAS, CONSTRUCTION EQUIPMENT TRAVEL ROUTES, AND EQUIPMENT TO CONTROL DUST.
  - C. RESTRICT CONSTRUCTION VEHICLES FROM TRACKING MUD ONTO NEIGHBORING ROADS AND HIGHWAYS.
  - D. RESTRICT ALL TRUCKS AND VEHICLES WITHIN CONSTRUCTION SITE TO A MAX. SPEED OF 15 MPH.
14. ALL PROJECT RELATED VEHICLES SHALL PARK ON EXISTING PAVED SURFACES OR EXISTING COMPACTED ROAD SHOULDERS.
15. BMPs SHALL BE INSTALLED PRIOR TO THE COUNTY PRE-GRADE MEETING AND MAINTAINED THROUGHOUT THE CONSTRUCTION ACTIVITIES SHOWN ON THESE PLANS.

**TRPA NOTES:**

1. DUST CONTROL PRACTICES ARE REQUIRED FOR ANY GRADING ACTIVITY AND ARE APPLICABLE TO MOST CONSTRUCTION SITES. ALL EXPOSED AREAS OF THE APPROVED CONSTRUCTION SITE SHALL BE MULCHED WITH A 2 O 3 INCH LAYER OF PINE NEEDLES OR WOOD CHIPS. MULCHING TO A DEPTH WHICH APPROACHES OR EXCEEDS 4 INCHES NEGATIVELY EFFECTS SOIL PROPERTIES AND CAN INHIBIT VEGETATION. STRAW MULCH WILL NOT BE ACCEPTABLE. OTHER TECHNIQUES SUCH AS EROSION CONTROL BLANKETS CAN BE SUBSTITUTED FOR MULCH IF THEY ARE INSTALLED AND MAINTAINED ACCORDING TO MANUFACTURERS SPECIFICATIONS. CONSTRUCTION AREAS THAT REMAIN EXPOSED AFTER A 48-HOUR CORRECTION NOTICE HAS BEEN POSTED MAY BE SUBJECT TO DOUBLE FILING FEES PER TRPA REQUIREMENTS.
2. FENCING OF 'NON-APPROVED' CONSTRUCTION AREAS SHALL BE SPECIFIED TO BE AT LEAST 48 INCHES HIGH AND SHALL BE CONSTRUCTED OF METAL POSTS AND EITHER ORANGE OR GREEN PLASTIC FENCING OR METAL MESH FENCING ALSO AT LEAST 48 INCHES HIGH. JOB SITES WITH VIOLATIONS OF THE FENCING STANDARDS WILL BE REQUIRED TO RE-FENCE THE JOB SITE WITH A HIGH GAUGE METAL FENCING.
3. NO MATERIAL OR EQUIPMENT SHALL ENTER OR BE PLACED IN THE AREAS PROTECTED BY FENCING OR OUTSIDE THE APPROVED CONSTRUCTION AREA WITHOUT PRIOR APPROVAL FROM TRPA AND PLACER COUNTY. FENCES SHALL NOT BE MOVED WITHOUT PRIOR APPROVAL.
4. TO REDUCE SOIL DISTURBANCE AND DAMAGE TO VEGETATION, THE AREA OF DISTURBANCE DURING THE CONSTRUCTION OF A STRUCTURE SHALL BE LIMITED TO THE AREA BETWEEN THE FOOTPRINT OF THE BUILDING AND THE PUBLIC ROAD. FOR THE REMAINDER OF THE SITE, THE DISTURBANCE AREAS SHALL NOT EXCEED 12 FEET FROM THE FOOTPRINT OF THE STRUCTURE, PARKING AREA OR CUT/FILL SLOPE. THIS FENCING SHALL BE CLEARLY SHOWN ON THE APPROVED PLANS. ALL CHANGES OR EXCEPTIONS SHALL BE SHOWN ON A REVISED SET OF PLANS, FOR APPROVAL. ANY 'IN-THE-FIELD' CHANGES SHALL BE APPROVED BY TRPA AND PLACER COUNTY PRIOR TO IMPLEMENTATION.

**6 INDIVIDUAL TREE PROTECTION**

**7 DRAIN INLET PROTECTION**

**8 NOTES**

**5 TREE PROTECTION FENCING**

**1 GRAVEL BAG CHECK DAM**

**TRPA - Soil Protection Details**

**4 EROSION CONTROL FENCING**

**5 TREE PROTECTION FENCING**

N.T.S.

N.T.S.

N.T.S.

N.T.S.

REVISIONS

NO.	DATE

RECORD DRAWING

DATE:      ENGINEER INITIAL: \_\_\_\_\_

**AUERBACH ENGINEERING CORP.**  
 CIVIL ENGINEERING AND SURVEYING • ENVIRONMENTAL PLANNING  
 PROGRAM MANAGEMENT AND PLANNING

7701 HIGHWAY 89  
 SUGAR PINE COVE  
 APN: 016-300-038

REUSE OF DOCUMENTS  
 THIS DOCUMENT IS INTENDED FOR REUSE AND MAY BE REPRODUCED FOR OTHER PROJECTS WITHOUT THE WRITER'S/ARCHITECT'S/ENGINEER'S/PLANNER'S/CONSULTANT'S PERMISSION.

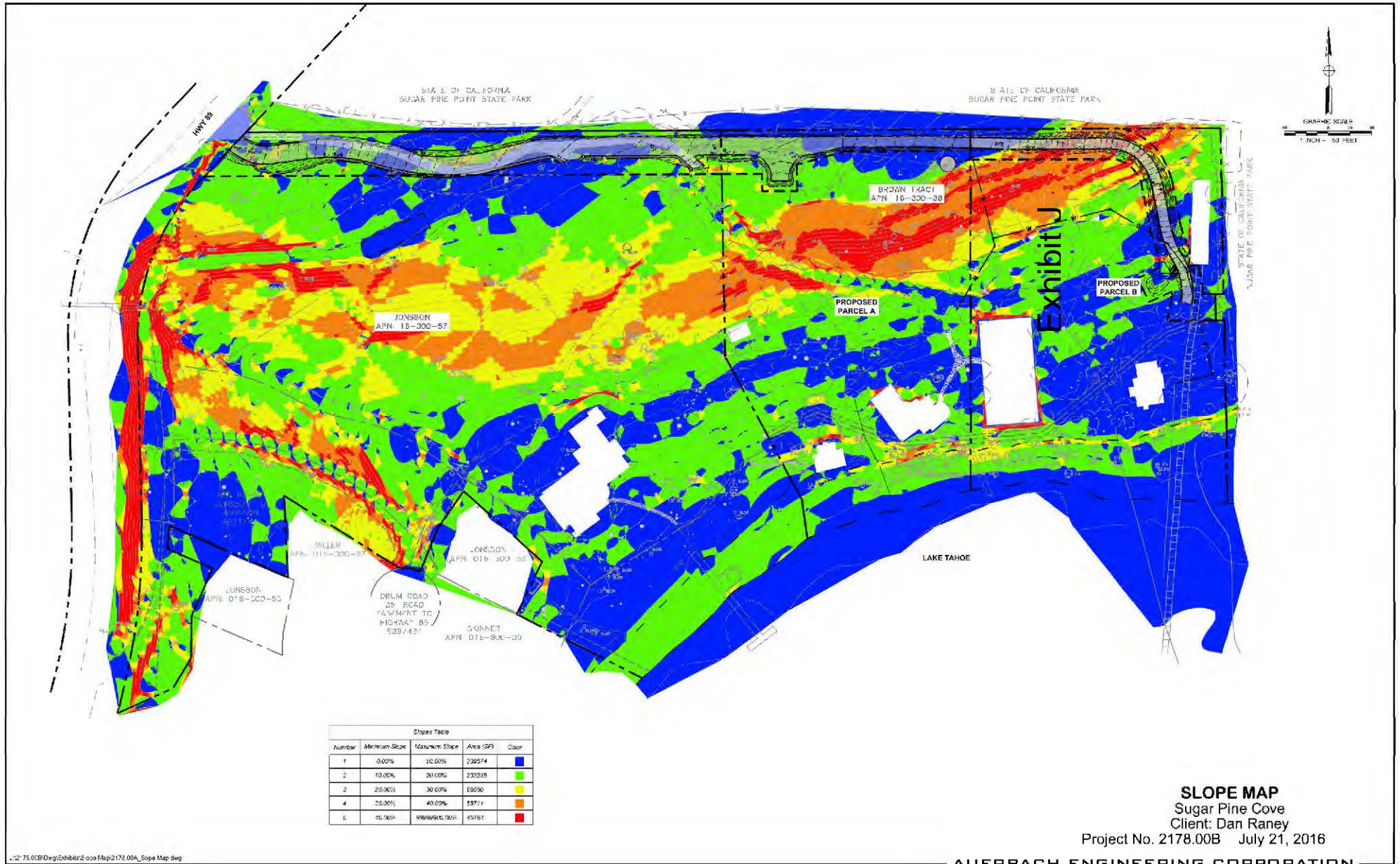
**EROSION CONTROL DETAILS**

TAPOMA CALIFORNIA  
 EL DORADO COUNTY

SCALE: N/A  
 HORIZONTAL: N/A  
 VERTICAL: N/A

**EC1**  
 sheet 5 of 5

S:\2178\_008\Draw\Final Sheets\Primem Croading\2178\_008\_ECI.dwg



# AUERBACH ENGINEERING CORPORATION

CIVIL ENGINEERING • LAND SURVEYING • ENVIRONMENTAL PLANNING  
PROGRAM MANAGEMENT AND PLANNING

Proj. #: 2178.00B

## MEMORANDUM

**To:** El Dorado County  
**From:** Ryan Decker, P.E.  
**Date:** June 15, 2016  
**Re:** Request for Design Waiver

---

This Design Waiver is sought to facilitate construction of a residential roadway accessing two (2) parcels in steep and environmentally sensitive terrain. Specifically, the applicant requests a waiver from Standard Drawing 101 C, for the following:

1. Right of Way Offset
2. Roadway Width
3. Right of Way Width

**Right of Way Offset:** The applicant requests a waiver to construct a roadway with the fifty (50) foot right of way (ROW) not centered along the proposed centerline. The northern limit of the proposed ROW has been placed to run along and parallel to the property line, and the southern limit has been offset fifty (50) feet to the south.

The layout of the proposed road prioritizes the reduction of impacts to the surrounding natural environment. Consistent with this intent, the roadway has been aligned to remain within the existing roadway and disturbed area as much as is practical. In addition, the road alignment meanders within the ROW in order to avoid several large trees that the applicant would like to keep intact. The alignment reduces the impact to the sensitive and scenic resources of the area.

**Roadway Width:** The applicant requests a waiver to construct a roadway with a paved width less than that required in Standard Drawing 101C. The waiver requests the construction of a twelve (12) foot paved roadway with one (1) foot shoulders.

The proposed twelve (12) foot roadway will provide access to parcel B. The property consists of very steep terrain, with the presence of a significant number of large trees that the applicant wishes to keep intact. The existing paved roadway provides access to four existing residences on the property, and is ten feet wide and up to 20% grade. The proposed subdivision of the property into two lots requires realignment of the roadway and considerations for access to each proposed building site. A road designed to current width standards has the following negative impacts on the site:

- 1) Removes several specimen trees that would change the character of the site.



## MEMORANDUM

April 26, 2016

Page 2 of 2

- 2) Increases the amount of grading and disturbed area.
- 3) Makes access to individual building sites very difficult.

A reduced width roadway from the end of the turnaround (Access Road STA 8+08) to the Lot B lot line (Driveway B STA 2+82) would avoid these impacts. The reduced width of the roadway and required grading can be designed to remain between the specimen trees, and reduce the need for retaining walls or excess grading and disturbance. The section of roadway past the proposed turnaround will service only a single lot with very low usage. The roadway will be designed to a standard acceptable to the local fire district, including any specific widening that may be required to facilitate turning movements for the required fire apparatus.

**Right of Way Width:** The applicant is requesting a waiver to the right of way easement width from fifty (50) feet to twenty five (25) feet beginning at the location of the road narrowing (Access Road STA 8+08) to the Lot B lot line (Driveway B STA 2+82). The width reduction of the ROW is being requested to correspond to the reduction in roadway width as described in the "Roadway Width" request above. Due to the narrower road width in this area, the use of a full fifty (50) foot right of way would be unnecessary.