

**Case No. V09-0002  
Vicinity Map**

**EXHIBIT A**

**POR. SECS. 13 & 14, T.12N., R.17E., M.D.M.  
FALLEN LEAF FOREST TRACT**

21:33



1" equals 100'

Bk 21 Pg 29



Fallen Leaf Lake

Bk 21 Pg 22

Bk 21 Pg 37

Bk 21 Pg 35

Bk 21 Pg 34

**EXHIBIT B**

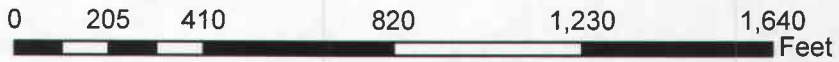
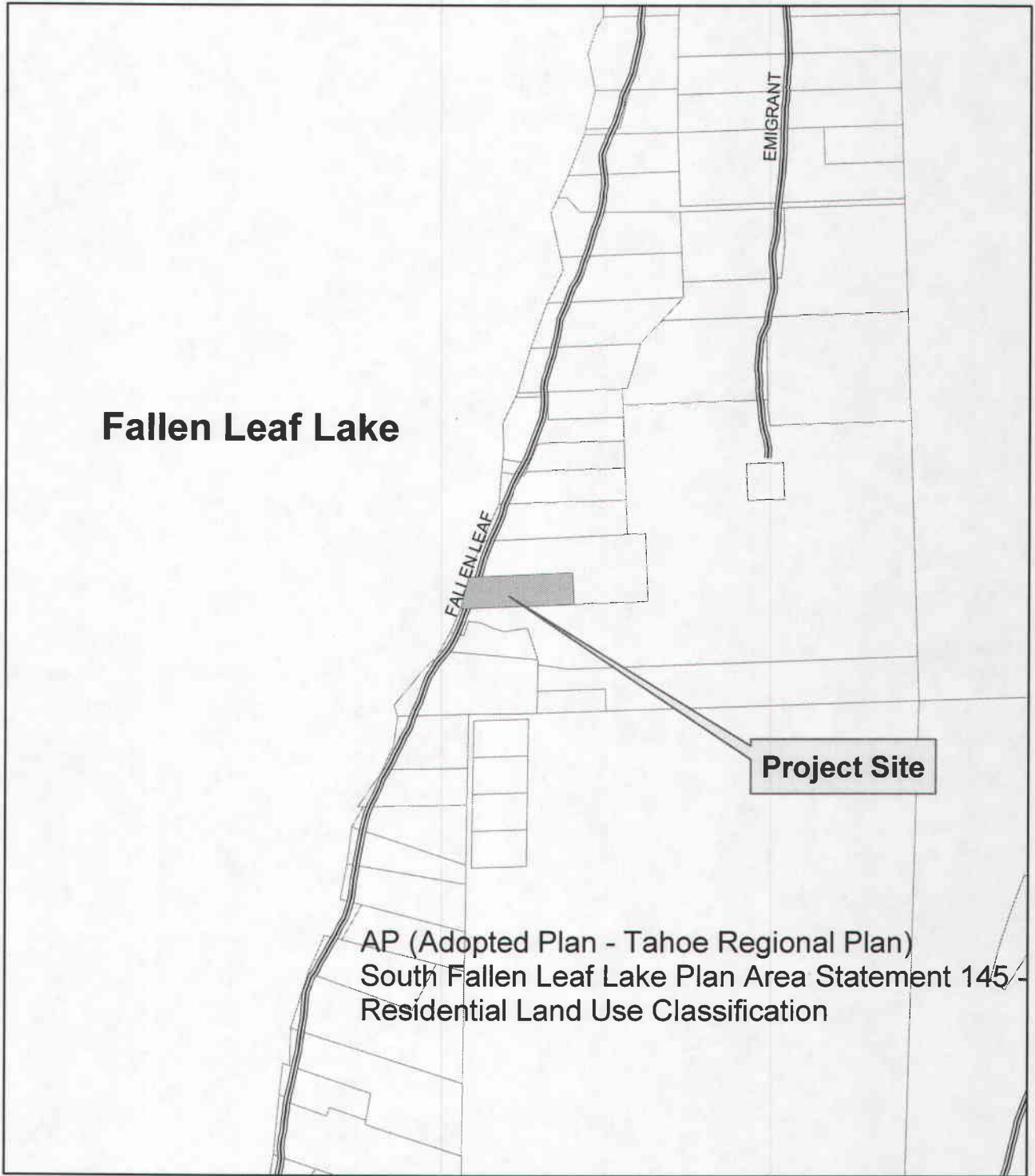
THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's Office. Dimensions and characteristics are not guaranteed. Users should verify these such as dimensions and acreage.

Adjacent Maps Pages Shown in Grey Text  
Assessor's Map Numbers Shown in Ellipse  
Assessor's Digital Numbers Shown in Circles

**Acreages Are Estimates**

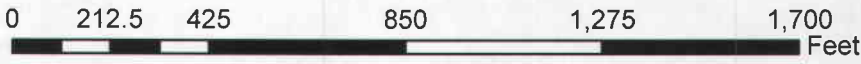
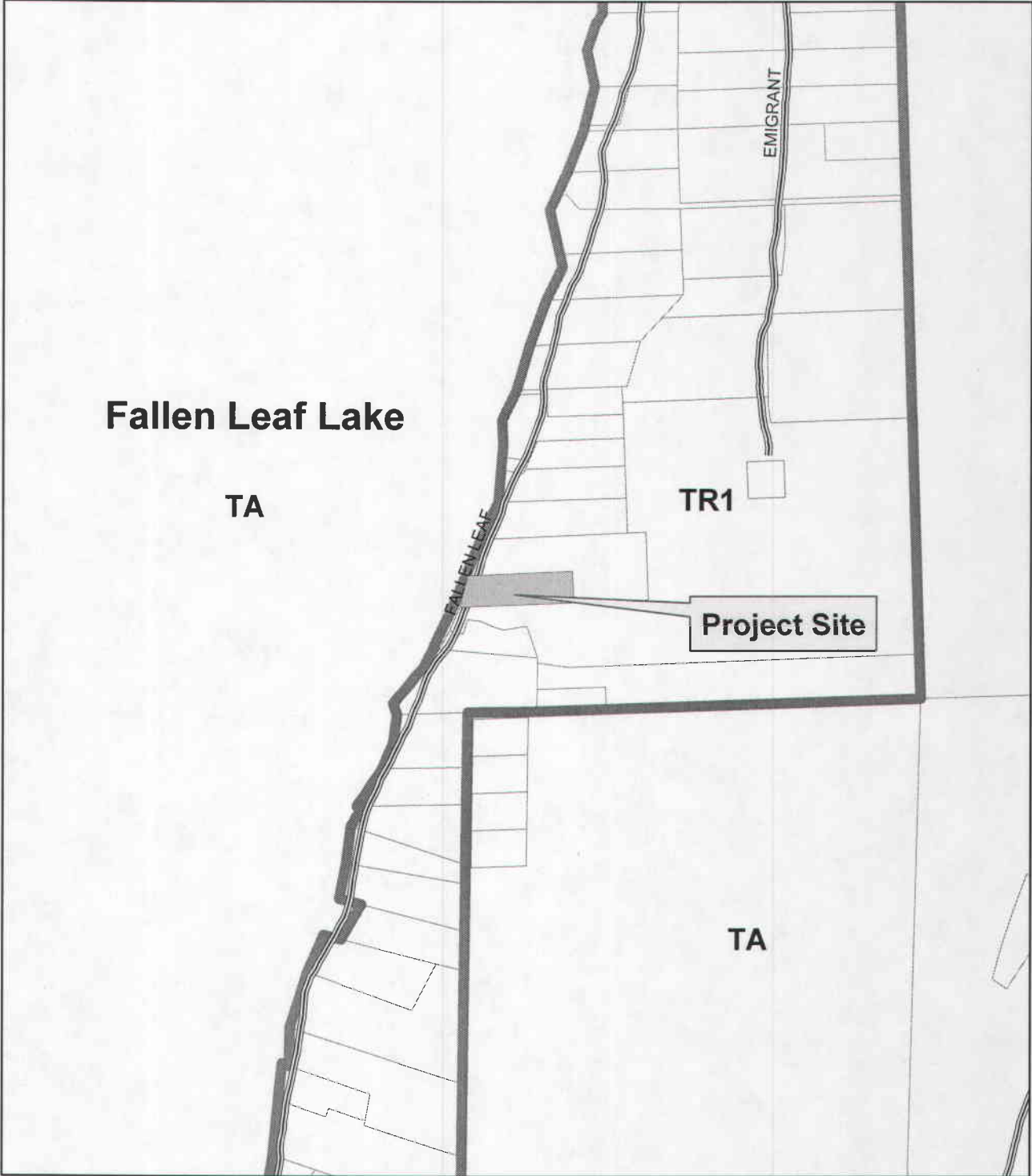
Rev. Oct. 5, 2006

Assessor's Map Bk. 021 Pg. 33  
County of El Dorado, CA



**Case No. V09-0002**  
**General Plan Land Use Map**

**EXHIBIT C**



**Case No. V09-0002**  
**Zoning Map**

**EXHIBIT D**



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## SOUTH FALLEN LEAF LAKE

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### PLAN DESIGNATION:

<b>Land Use Classification</b>	RESIDENTIAL
<b>Management Strategy</b>	MITIGATION
<b>Special Designation</b>	NONE

### DESCRIPTION:

**Location:** This Plan Area is located on the east and south shores of Fallen Leaf Lake and is depicted on TRPA E-19 and E-20.

**Existing Uses:** Existing uses include residential summer homes, the Fallen Leaf Lake Lodge and cabins, and the Stanford camp resort.

**Existing Environment:** The area is predominantly covered with coniferous fir trees, with willow and alders located within the SEZ. Glen Alpine Creek is located on the south side of the planning area. SEZs account for approximately five percent of the planning area with a total of 78 percent classified as high hazard.

**PLANNING STATEMENT:** This area should continue to provide activities and uses primarily associated with summer homes and outdoor recreation.

### PLANNING CONSIDERATIONS:

1. The access road is narrow and has poor alignment and slight distance.
2. There is a general lack of adequate drainage devices on improved/unimproved properties and the roadway.
3. Total hard and soft coverage is four times the allowed land coverage.
4. The provision to upgrade the sewer system is resulting in increased requests to improve existing uses.
5. Recreational demand in the area is creating access and parking problems.
6. Access to Fallen Leaf Lake for recreational use is severely restricted.
7. Recreational facilities on private property, including overnight recreational vehicle and camping facilities, are being eliminated.
8. An are within the Fallen Leaf Lodge property has been subject to winter debris avalanches induced by heavy precipitation over the existing snow pack.
9. Stanford camp area is subject to avalanche hazards.

**SPECIAL POLICIES:**

1. This end of the lake should continue to provide for public access. Public boat launching facilities should be of a small scale to avoid the need for fueling facilities, dredging, artificial harbors, and extensive backshore facilities.
2. New piers on the lake should serve multiple landowners. Piers serving individual landowners will be discouraged.
3. Winter access requiring plowing of roads is prohibited.
4. Local residents of Fallen Leaf Lake, in cooperation with the USFS, the county, and the TRPA, should evaluate the best uses for the lake, especially with regard to public boat access and appropriate boat and motor size restrictions. Special Policies #1 and #2 may be modified as a result of this evaluation.
5. New development should be of a size, scale and character so as to be compatible with existing uses and character of the area.
6. This is a high priority area for land coverage removal.
7. Additional commercial development shall be limited to parcels containing commercial uses on the effective date of the plan.

**PERMISSIBLE USES:** Pursuant to Chapter 18 PERMISSIBLE USES and if applicable, Chapter 51 PERMISSIBLE USES AND ACCESSORY STRUCTURES IN THE SHOREZONE AND LAKEZONE, the following primary uses may be permitted within all or a portion of the Plan Area. The list indicates if the use is allowed (A) or must be considered under the provisions for a special use (S). Existing uses not listed shall be considered nonconforming uses within this Plan Area. The establishment of new uses not listed shall be prohibited within this Plan Area.<sup>§</sup>

**General List:** The following list of permissible uses is applicable throughout the Plan Area:

<b>Residential</b>	Single family dwelling (A), summer homes (A).
<b>Commercial</b>	Eating and drinking places (S) and food and beverage retail store (S).
<b>Public Service</b>	Local public health and safety facilities (S), transit stations and terminals (S), pipelines and power transmission (S), transmission and receiving facilities (S), transportation routes (S), public utility center (S), churches (S), and local post offices (S).
<b>Recreation</b>	Participant sports facilities (S), day use areas (A), riding and hiking trails (A), marinas (S), outdoor recreation concessions (S), beach recreation (A), and group facilities (S).
<b>Resource Management</b>	Reforestation (A), sanitation salvage cut (A), special cut (A), thinning (A), early successional stage vegetation management (A), structural and nonstructural fish/wildlife habitat management (A), fire detection and suppression (A), fuels treatment/management (A), insect and disease suppression (A), sensitive and uncommon plant management (A), erosion control (A), SEZ restoration (A) and runoff control (A).

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<sup>§</sup> Amended 8/28/02

**Shorezone:** Within the specified shorezone tolerance district, the following primary uses may be permitted in the backshore, nearshore, and foreshore. Accessory structures shall be regulated pursuant to the regulations applicable to the primary use upon which they are dependent in accordance with Chapter 18. The following structures may be permitted in the shorezone as an allowed (A) or special (S) use only if they are accessory to an existing, allowed use located on the same or adjoining littoral parcel.

**Tolerance District 4 and 6**

**Primary Uses** Beach recreation (A), safety and navigational devices (A), boat launching facilities (S), and salvage operations (A).

**Accessory Structures** Buoys (A), piers (A), fences (S), boat ramps (S), breakwaters or jetties (S), shoreline protective structures (S), floating docks and platforms (A), and water intake lines (S).

**Tolerance District 2**

**Primary Uses** Safety and navigational devices (A) and salvage operations (A).

**Accessory Structures** Buoys (A), piers (A), fences (S), boat ramps (S), breakwaters or jetties (S), shoreline protective structures (S), floating docks and platforms (A), and water intake lines (S).

**Tolerance District 7**

**Primary Uses** Beach recreation (A), safety and navigational devices (A), marina (A), outdoor recreation concessions (A), boat launching facilities (S), and salvage operation (S).

**Accessory Structures** Buoys (A), piers (A), fences (S), boat ramps (A), breakwaters or jetties (S), shoreline protective structures (S), floating docks and platforms (A), and water intake lines (S).

**MAXIMUM DENSITIES:** Pursuant to Chapter 21 DENSITY, the following list establishes the maximum allowable densities that may be permitted for any parcel located within the Plan Area. The actual development permitted may be further limited by transfer of development rights limitations, residential density incentive program, special use determinations, allocation limitations and general site development standards.<sup>§</sup>

USE	MAXIMUM DENSITY
<b>Residential</b>	
Single Family Dwelling	1 unit per parcel
Summer Home	1 unit per lot or lease site

<sup>§</sup> Amended 8/28/02



**MAXIMUM COMMUNITY NOISE EQUIVALENT LEVEL:** The maximum community noise equivalent level for this Plan Area is 55 CNEL.

**ADDITIONAL DEVELOPED OUTDOOR RECREATION:** The following are the targets and limits for additional developed outdoor recreation facilities specified in Chapter 13 to be located within this Plan Area. Specific projects and their timing are addressed in the TRPA Five-Year Recreation Program pursuant to Chapter 33 Allocation of Development. The following additional capacities allowed are measured in persons at one time.

SUMMER DAY USES **0 PAOT** WINTER DAY USES **0 PAOT** OVERNIGHT USES **0 PAOT**

**ENVIRONMENTAL IMPROVEMENT PROGRAMS:** The capital improvement and other improvement programs required by the Regional Goals and Policies Plan and Environmental Improvement Plan (EIP) for this area shall be implemented.<sup>§</sup>

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<sup>§</sup> Amended 5/22/02

# EXHIBIT G

PAT AND RENATE FRY  
RESIDENTIAL RECONSTRUCTION  
EL DORADO COUNTY APN: 021-331-04

09 APR 30 AM 11: 59  
RECEIVED  
PLANNING DEPARTMENT

## VARIANCE SUPPORT INFORMATION

- A) The exceptional, extraordinary circumstances or conditions applying to the land and building which do not apply to other properties in the vicinity and have not resulted from any act of the owner include:

*The existing residence was constructed in 1927. At the time, apparently not much attention was given to the location of the property line setbacks, if in fact setbacks existed 82 years ago. The location of the existing and proposed residence is nonconforming to the current County regulations for both the front and rear setbacks; however, it was likely legal at the time of construction.*

*The property is zoned TR-1 which allows for a 20' front yard setback. The existing residence is nonconforming due to a front set back of 10' from the edge of pavement of Fallen Leaf Road. Section 17.14.020 and 030 allow for a 50% reduction in the front setback if the front half of the building site is over one foot rise or drop in four feet. The first half of the building envelope on the subject property is approximately 17.5 feet. The rise over the first half of the building envelope is 4.5 feet; therefore, the slope is 25.7% allowing for a reduction in the front setback from 20 feet to 10 feet, proposed.*

*Since Fallen Leaf Road is considered by the County to be an "undefined" road, there is a 50' road easement; measured 25' from centerline of the road. Therefore, the actual required front setback is 10' as described above plus 25' for a total of 35' from the centerline of the roadway. The rear setback is 15'. The entire property on the lakeside of the roadway is approximately 60' deep, making compliance with the front and rear setback requirements, a combined total of 50', near to impossible.*

*The applicant is proposing to reconstruct the residence in generally the same location as it currently exists, with no further extension into the front or rear setbacks. The front setback will be 10' from the edge of pavement (a variance of approximately 18 feet).*

*The rear setback is approximately 5' from the low water/property line (a variance of approximately 10 feet). As explained in project description, the applicant holds title to the low water line.*

**V 09-0002**