

**V11-0002
Location Map**

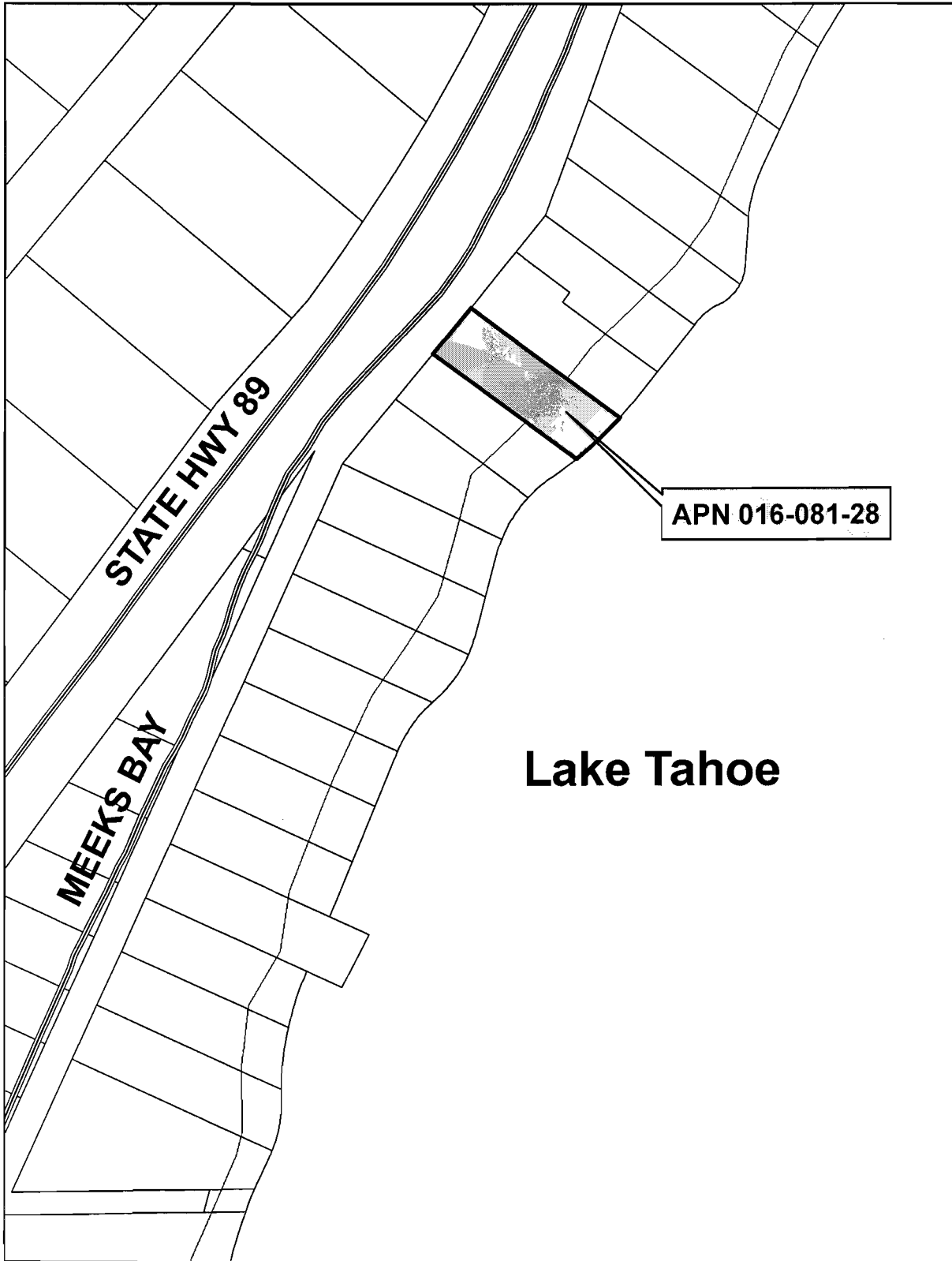
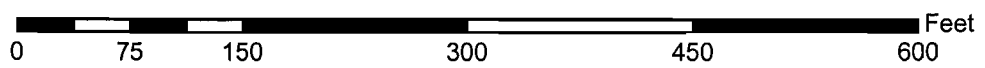
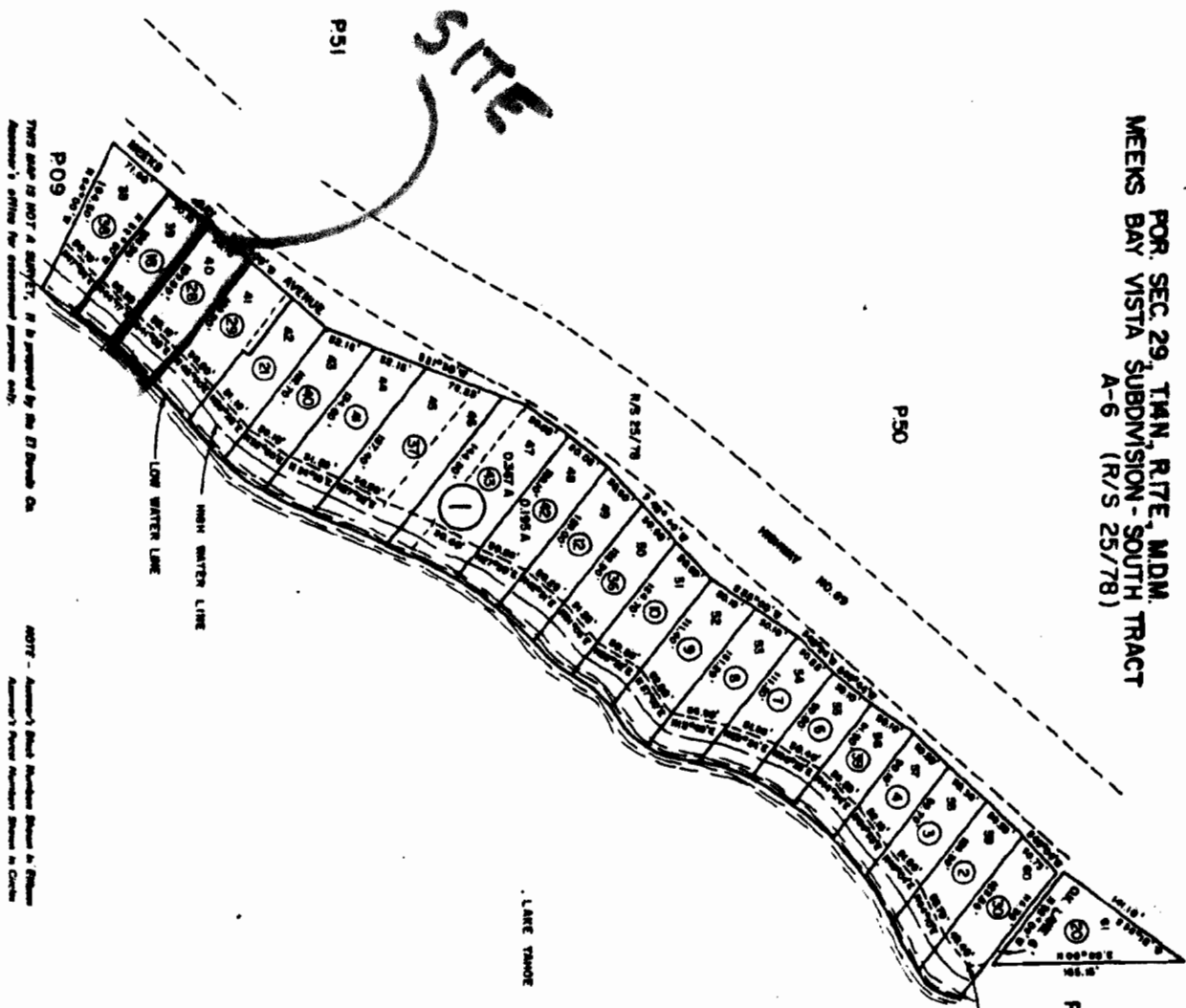


EXHIBIT A



FOR SEC. 29, T14N, R17E, M34M,
 MECKS BAY VISTA SUBDIVISION - SOUTH TRACT
 A-6 (R/S 25/78)



This map is NOT a survey. It is prepared by the El Dorado Co. Assessor's Office for informational purposes only.

NOTE - Assessor's Great Northern Street is Right-of-Way Assessor's Parcel Number Shown in Circle

Assessor's Map Bk. N - Pg. 08
 County of El Dorado, California

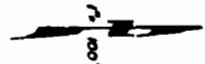
RECEIVED
 11 JUL 27 PM 1:19
 PLANNING DEPARTMENT

EXHIBIT B

V 11-0002

Tax Area Code

16:08



149 RUBICON

PLAN DESIGNATION:

Land Use Classification	RESIDENTIAL
Management Strategy	MITIGATION
Special Designation	NONE

DESCRIPTION:

Location: The Rubicon Plan Area is located south of Meeks Bay and encompasses all the residential area along Highway 89 extending to the Gold Coast. This Plan Area can be found on TRPA maps D-13 and D-14.

Existing Uses: The existing use is residential, primarily at a density of one single family dwelling per parcel. The planning area is approximately 50 percent built out and is currently zoned low density residential and general forest.

Existing Environment: The land capability of this area is approximately 65 percent high hazard, 25 percent moderate hazard, and 10 percent SEZ. However, a sizable portion on the moderate hazard land has been identified as being more characteristic of high hazard land. The tolerance district of the shorezone is classified as 4 (20 percent) and 2 (80 percent). The off-shore area has been identified as a prime fish habitat. The subdivision is located in a moderately to steeply sloping geomorphic unit. Numerous steep and long cut and fill slopes exist which are in need of stabilization. Vegetation is primarily xeric; revegetation of disturbed slopes is difficult and often unsuccessful. The land coverage is approximately 15 percent with an additional 25 percent classified as disturbed.

PLANNING STATEMENT: The Rubicon area should remain residential, maintaining the existing character of the neighborhood.

PLANNING CONSIDERATIONS:

1. There are numerous cut and fill slopes in need of stabilization.
2. Revegetation in this area is very difficult.
3. Interior subdivision drainage is inadequate.
4. Water quality and quantity is insufficient for build out or fire protection.
5. Homes and road cuts are highly exposed on the open slopes.
6. There is no public access to the shoreline.
7. The fire hazard rating in this area is high due, in part, to the dominance of shrub vegetation.
8. The TCPUD diverts water from Lonely Gulch Creek, which causes the Creek to dry up in the summer.

EXHIBIT C

9. There are several small areas in the shorezone where prime fish habitat is tentatively identified for restoration.
10. Scenic Roadway Units 5 and 6 and Scenic Shoreline Unit 9 are within this Plan Area.

SPECIAL POLICIES:

1. Some vegetation management should be allowed to reduce the risk of fire.
2. This is a high priority area for land coverage restoration.
3. Opportunities to provide public vista turnouts should be considered in this area.

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.

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

Residential	Single family dwelling (A).
Public Service	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), and public utility centers (S).
Recreation	Participant sports facilities (S), day use areas (A), riding and hiking trails (A), and beach recreation (A).
Resource Management	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).

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 2

Primary Uses	Safety and navigational facilities (A), and salvage operation (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 4

Primary Uses

Beach recreation (A) safety and navigational devices (A), and salvage operations (A).

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.

USE	MAXIMUM DENSITY
Residential	
Single Family Dwelling	1 unit per parcel

MAXIMUM COMMUNITY NOISE EQUIVALENT LEVEL: The maximum community noise equivalent level for this Plan Area is 50 CNEL. The maximum community noise equivalent level for the Highway 89 corridor 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.[§]

[§] Amended 5/22/02

V11-0002 Zoning District Map

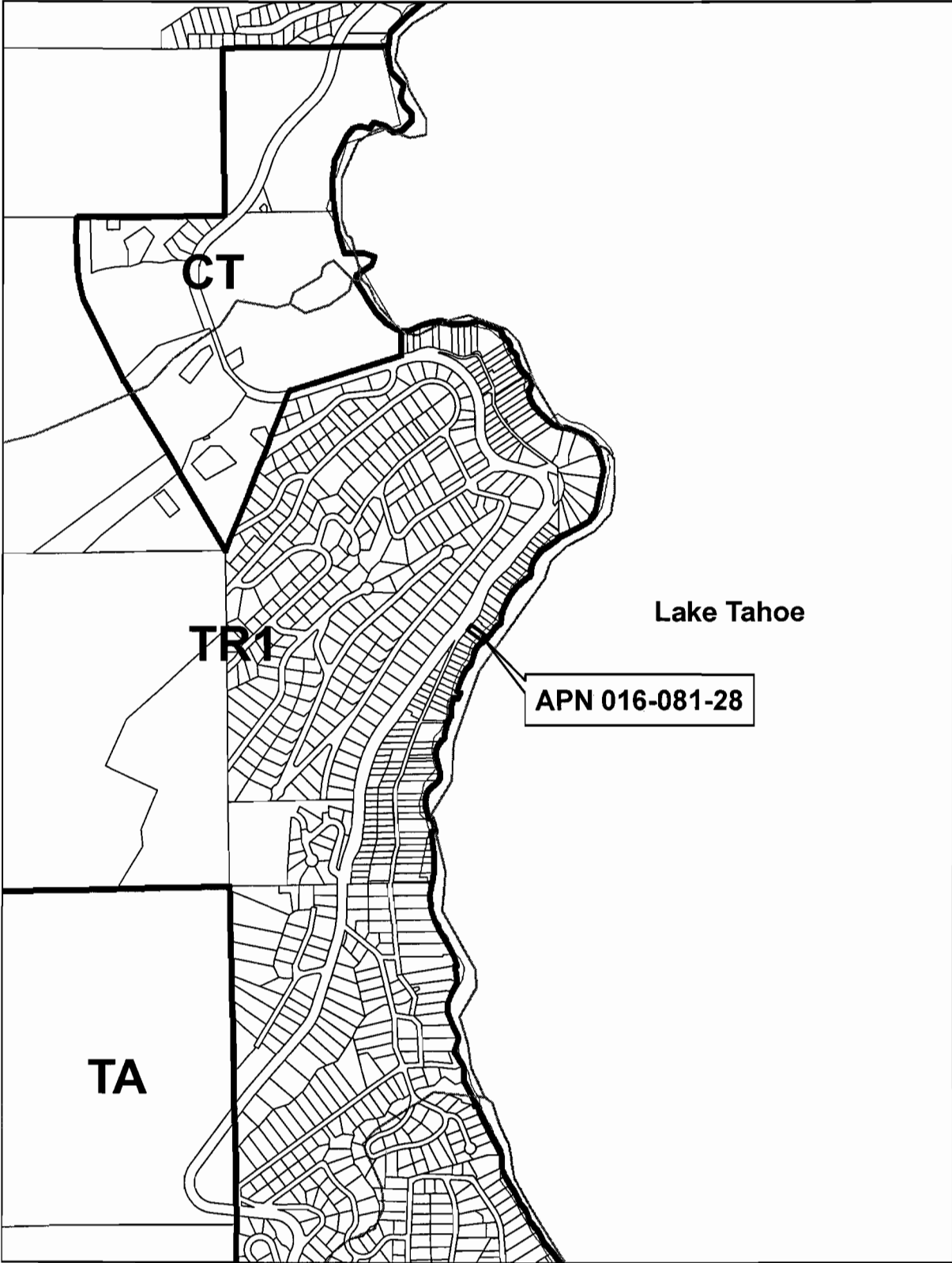


EXHIBIT D

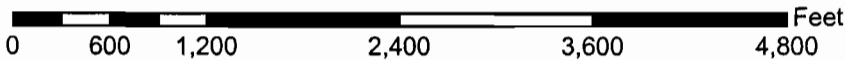
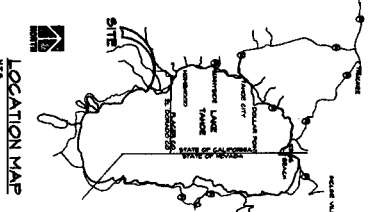
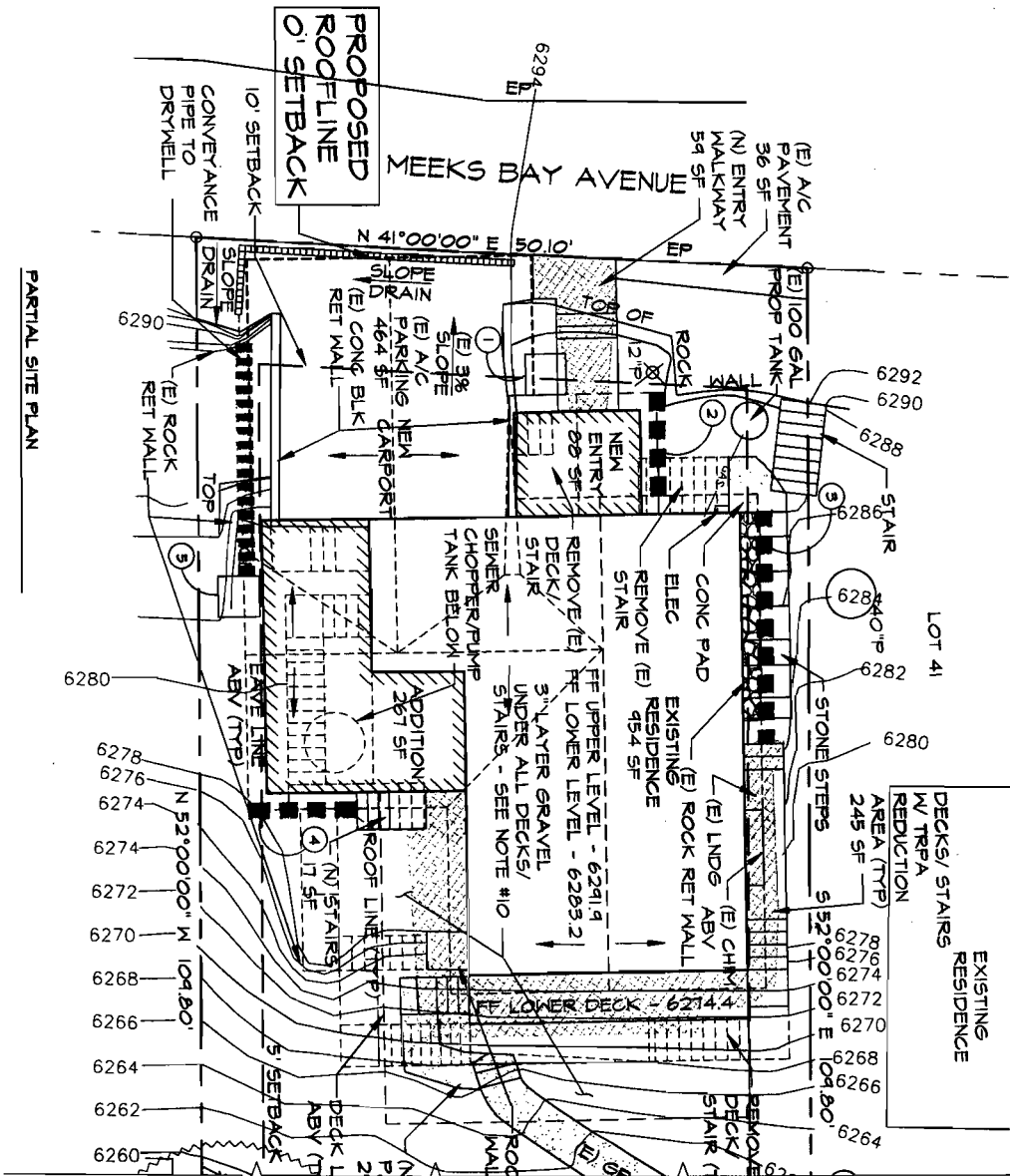


EXHIBIT E

RECEIVED
PLANNING DEPARTMENT



LEGEND

(E) EXISTING	(N) NEW	(R) REMOVE	(S) SETBACK
(P) PROPOSED	(A) AREA	(L) LANDSCAPE	(T) TRAIL
(D) DRIVE	(W) WALL	(C) CONCRETE	(G) GRASS
(S) SLOPE	(R) ROCK	(L) LUMBER	(M) METAL
(G) GROUND	(F) FENCE	(D) DRAIN	(S) SIGN
(E) ELEVATION	(S) SETBACK	(R) ROCK	(L) LUMBER
(G) GRASS	(M) METAL	(D) DRAIN	(S) SIGN
(E) ELEVATION	(S) SETBACK	(R) ROCK	(L) LUMBER
(G) GRASS	(M) METAL	(D) DRAIN	(S) SIGN



HUTCHENS RESIDENCE ADDITION & REMODEL

8405 MEEKS BAY
MEEKS BAY CA
EL DORADO COUNTY
APN: 016-081-281

**GARY DAVIS GROUP
DESIGN AND ENGINEERING**

post office box 7408
the city, ca 95305
tel 530.583.8222
garydavisgroup.com



ISSUES & REVISIONS

No.	Date	By	Check
1	11/21/11	GD	GD
2	11/21/11	GD	GD
3	11/21/11	GD	GD
4	11/21/11	GD	GD
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17	11/21/11	GD	GD
18	11/21/11	GD	GD
19	11/21/11	GD	GD
20	11/21/11	GD	GD

CLIENT: BILL & MARY JO HUTCHENS
7288 GARDNER LN
GRANITE BAY, CA
95907-0489

PROJECT: 215310
215310 Prop Site Planning
11/7/11

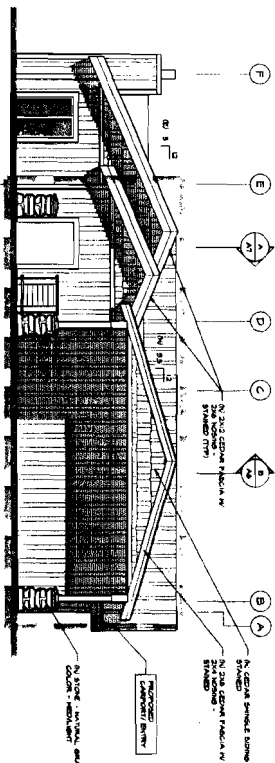
DATE: 11/21/11

SCALE: 1/8" = 1'-0" UNO
215310 Prop Site Planning
11/7/11

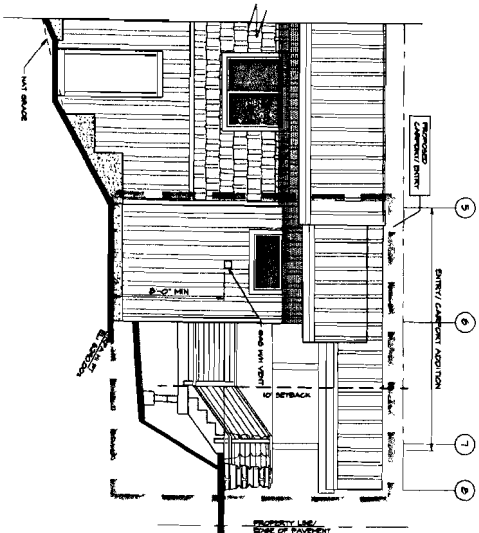
PROPOSED PARTIAL SITE PLAN EXHIBIT C1

OF SHEETS

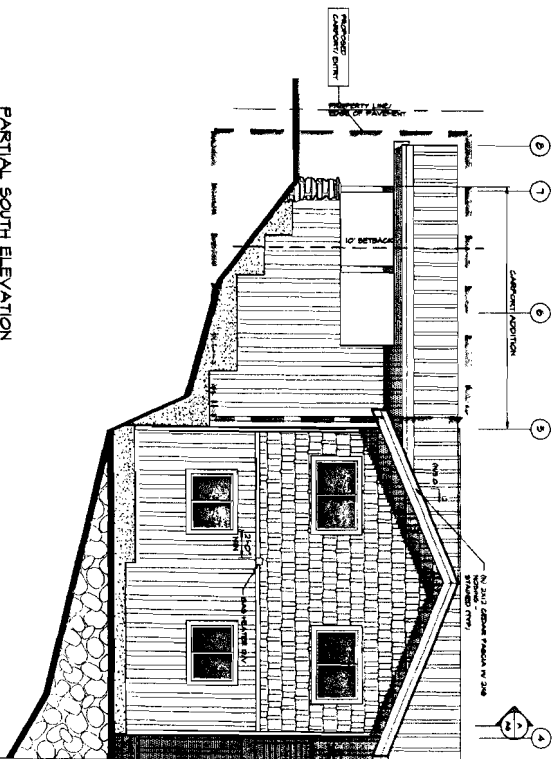
EXHIBIT F



WEST ELEVATION
SCALE 1/4" = 1'-0"



PARTIAL NORTH ELEVATION
SCALE 1/4" = 1'-0"



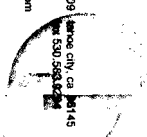
PARTIAL SOUTH ELEVATION
SCALE 1/4" = 1'-0"

**HUTCHENS
RESIDENCE
ADDITION &
REMODEL**

8405 MEEKS BAY AVE
MEEKS BAY, CA
EL DORADO COUNTY
APN: 018-0811281

**GARY DAVIS GROUP
DESIGN AND ENGINEERING**

post office box 7469 meads city, ca 95145
tel 530.583.9222 fax 530.583.9222
garydavisgroup.com



Project Name	HUTCHENS
Client	Bill & Nancy Jo Hutchens
Address	7226 Oak Pine Lane Meads Bay, CA 95145
Project Number	21210
Date	July 12, 2011
Scale	1/4" = 1'-0" UNLESS OTHERWISE SPECIFIED
Author	Bill & Nancy Jo Hutchens
Checker	Bill & Nancy Jo Hutchens
Designer	Bill & Nancy Jo Hutchens
Engineer	Gary Davis
Professional Seal	Professional Seal of Gary Davis, State of California, License No. 50512

**PROPOSED
ELEVATIONS**

1/4" = 1'-0" UNLESS OTHERWISE SPECIFIED
21210-Sections, Elevations and
July 12, 2011

A2

• 2 OF 5 SHEETS

VARIANCE FINDINGS SUPPORT INFORMATION

The following information must be provided to support your request and assist the Zoning Administrator or Planning Commission in making the necessary legal findings to approve the variance. (Attach additional sheets and photographs, if necessary.)

- A) There are exceptional or extraordinary circumstances or conditions applying to the land, building, or use referred to in the application, which circumstances or conditions do not apply generally to land, buildings or uses in the vicinity and the same zone, and have not resulted from any act of the owner or applicant. Please explain:

no where else to park
due to slope

- B) The strict application of the provisions of the ordinance requested to be varied would deprive the applicant of the reasonable use of the land or building, allowed for other land in the vicinity and the same zone. Please explain:

covered off street parking
garage won't fit due to turn-in

- C) The variance is the minimum necessary for the reasonable use of the land or building. Please explain:

yes - just enough for two cars

- D) The variance is in conformity with the intent of this article and not detrimental to the public health, safety and welfare, or injurious to the neighborhood. Please explain:

no hazard or other issue
other houses have garages

EXHIBIT G

EXHIBIT H

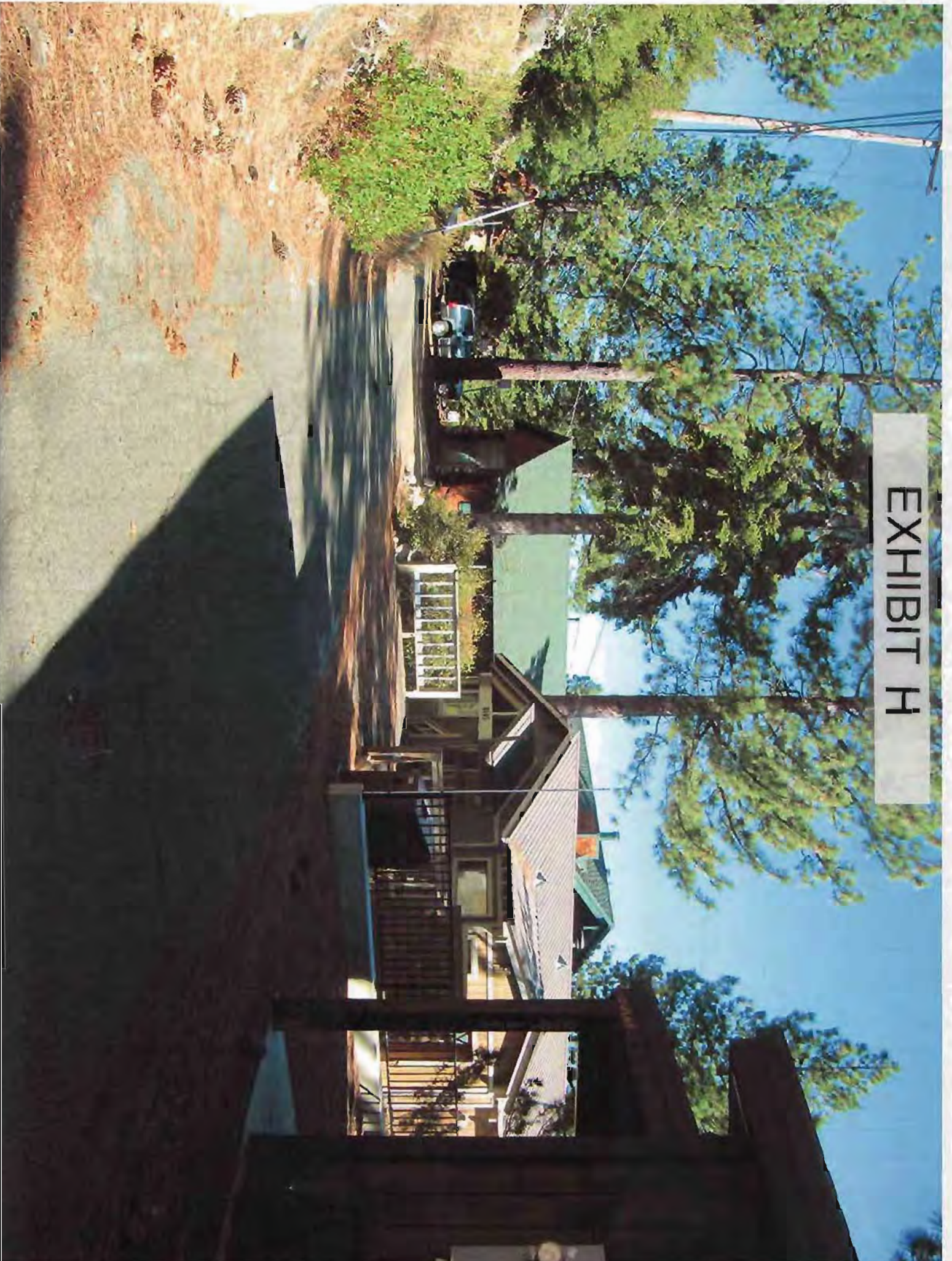
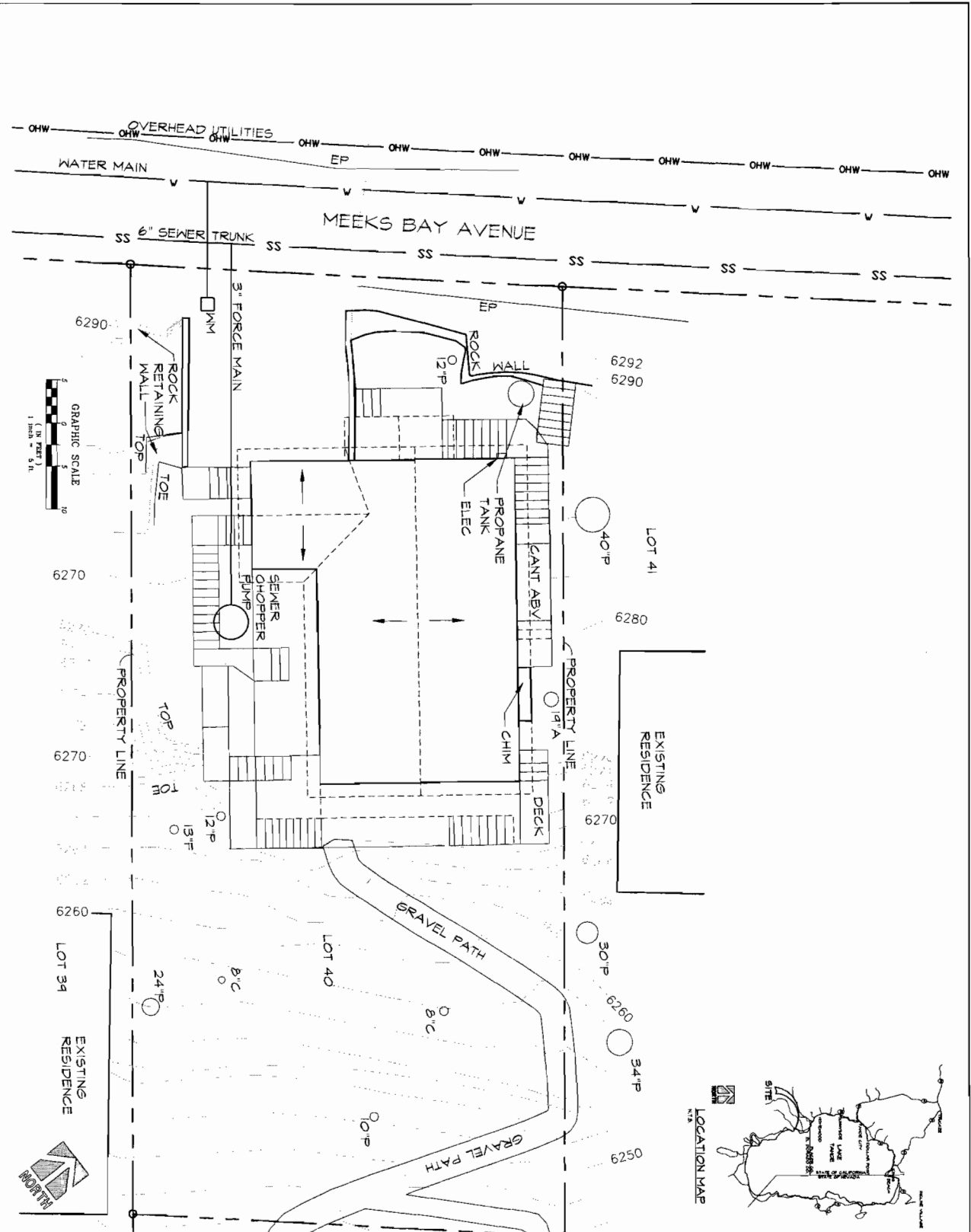








EXHIBIT 1

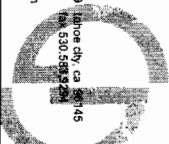


8405 MEEKS BAY AVE
MEEKS BAY, CA
ELDORADO COUNTY
APN: 016-081-281

HUTCHENS RESIDENCE

GARY DAVIS GROUP
DESIGN AND ENGINEERING

post office box 7409 | Hanover city, ca 95015
tel 530.583.9222 | fax 530.535.8284
garydavisgroup.com



NO.	DATE	REVISIONS	BY	CHECKED

Drawn by: BH
Checked by: GP

Lead Designer: BILL J. MARY, J.D. HUTCHENS
1708 OAK BIRCH AVE
GRANVILLE BAY, CA 95746
650.704.8100

Project Number: 2152-10
Not a contract. See contract documents.
All drawings and notes remain the property of the engineer. See contract documents.
Date of this sheet: 09/09/2011 10:20:21

Scale: 1" = 3'

Site: 2152-10 Public Utilities Exhibit-dwg
September 30, 2011

C1

#1 OF 1 SHEETS