

P11-0006 LOCATION MAP



EXHIBIT A

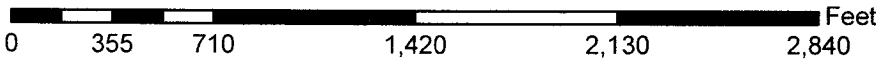
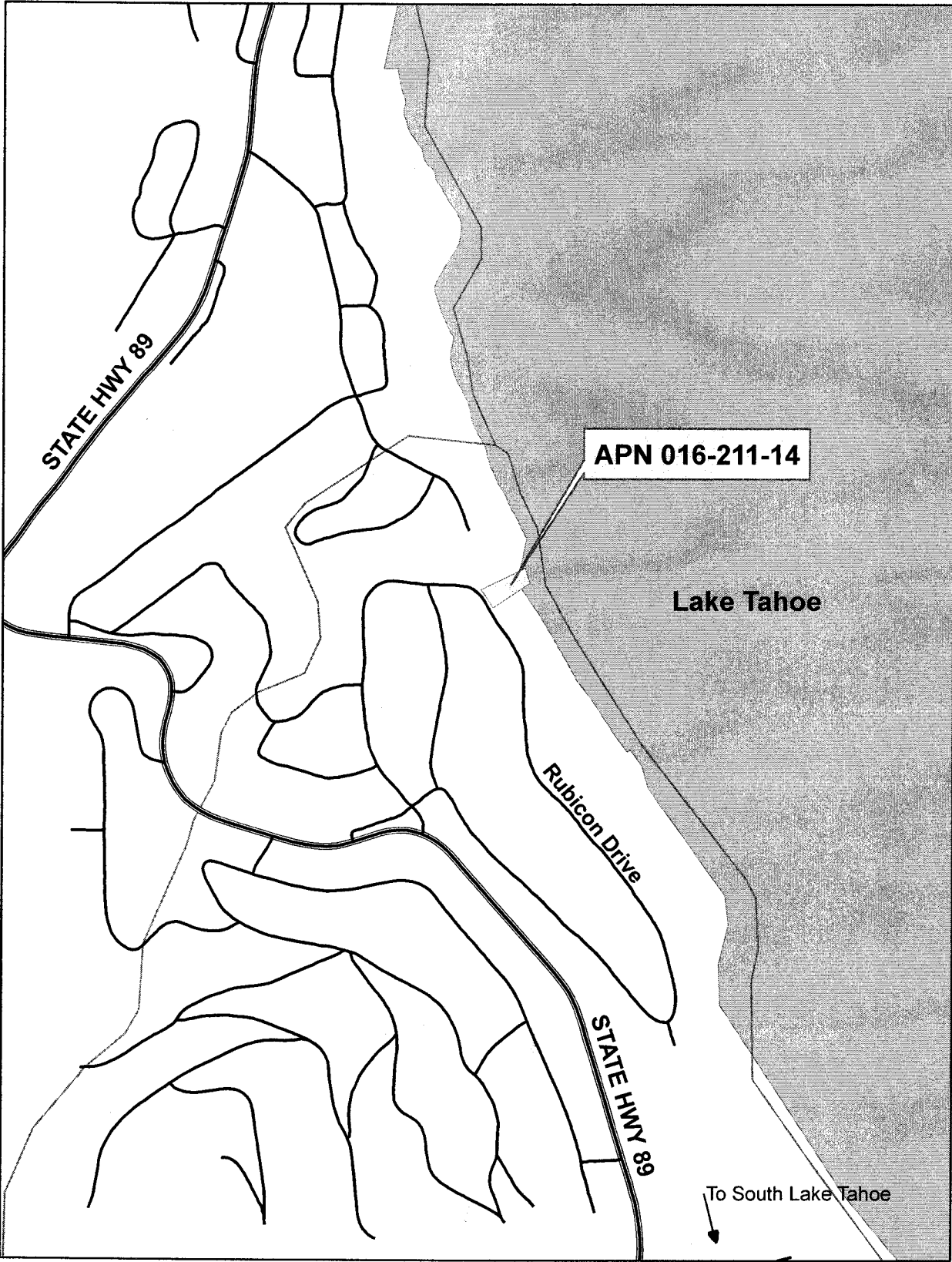


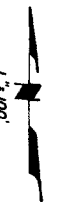
EXHIBIT B

ASS-2, 2011
 10/21/20
 PLANNING DEPARTMENT

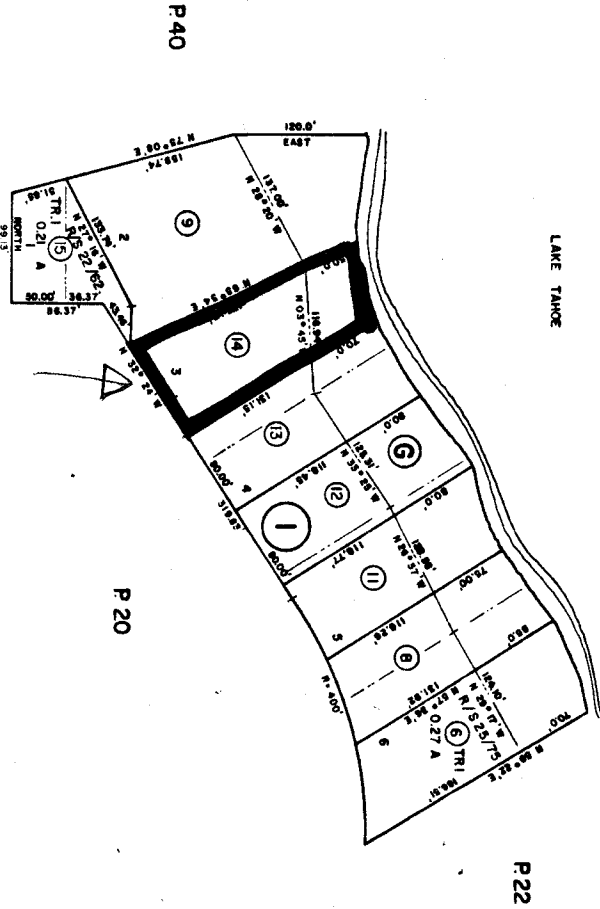
FOR SEC. 32, T14N, R17E, MDM.
 N. POR. BLOCK "G" - RUBICON PROPERTIES
 A-52

Tax Area Code

16:21



P 11-0006



NOTE - Assessor's Block Numbers Shown in Ellipse
 Assessor's Parcel Numbers Shown in Circle

Assessor's Map Bk. 16 - Pg. 21
 County of El Dorado, California
 07-08-02

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.

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

**P11-0006
ZONE DISTRICT MAP**

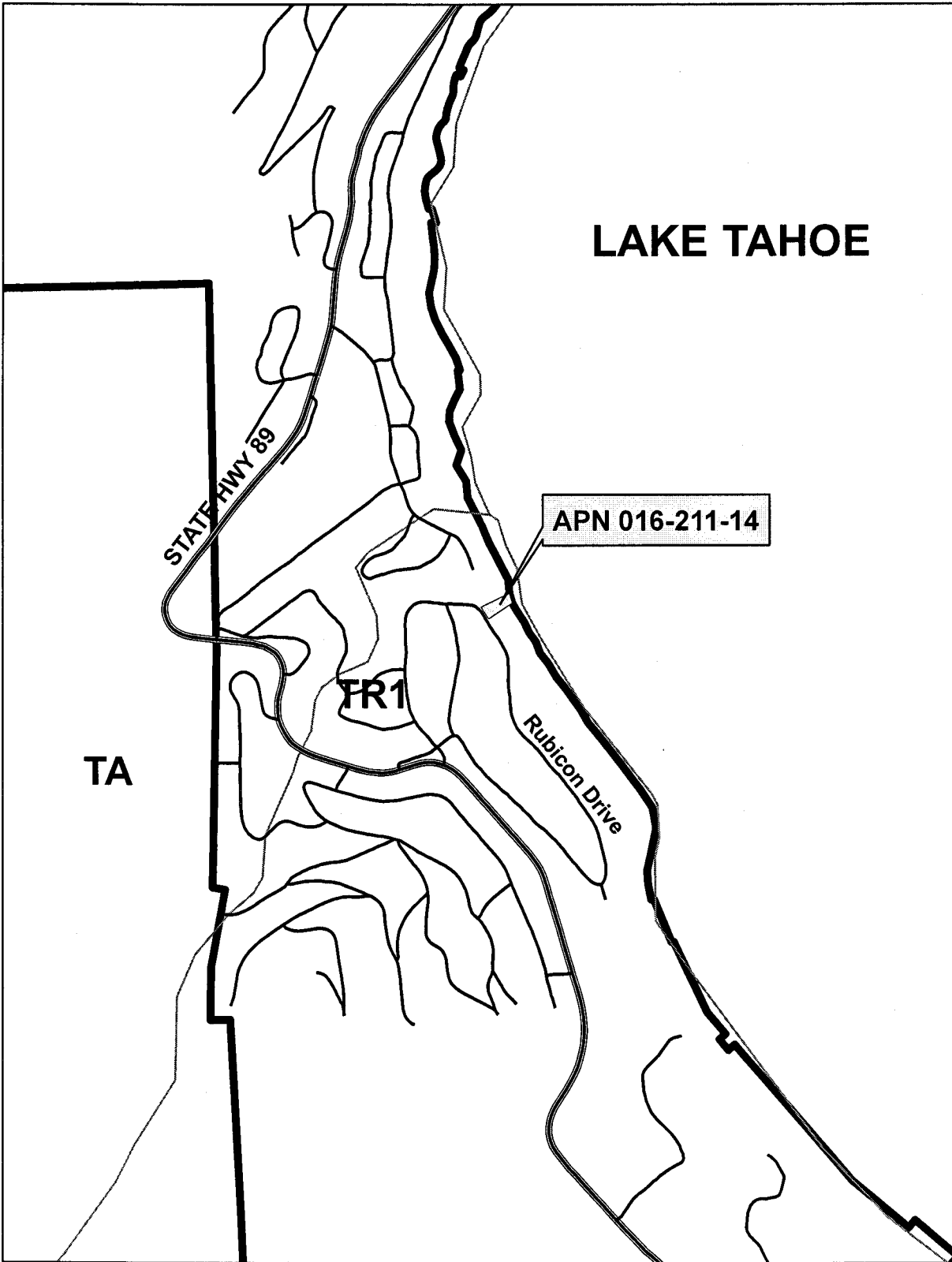


EXHIBIT D

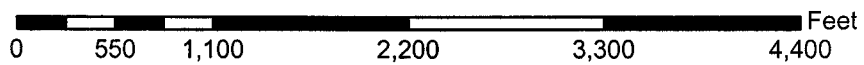
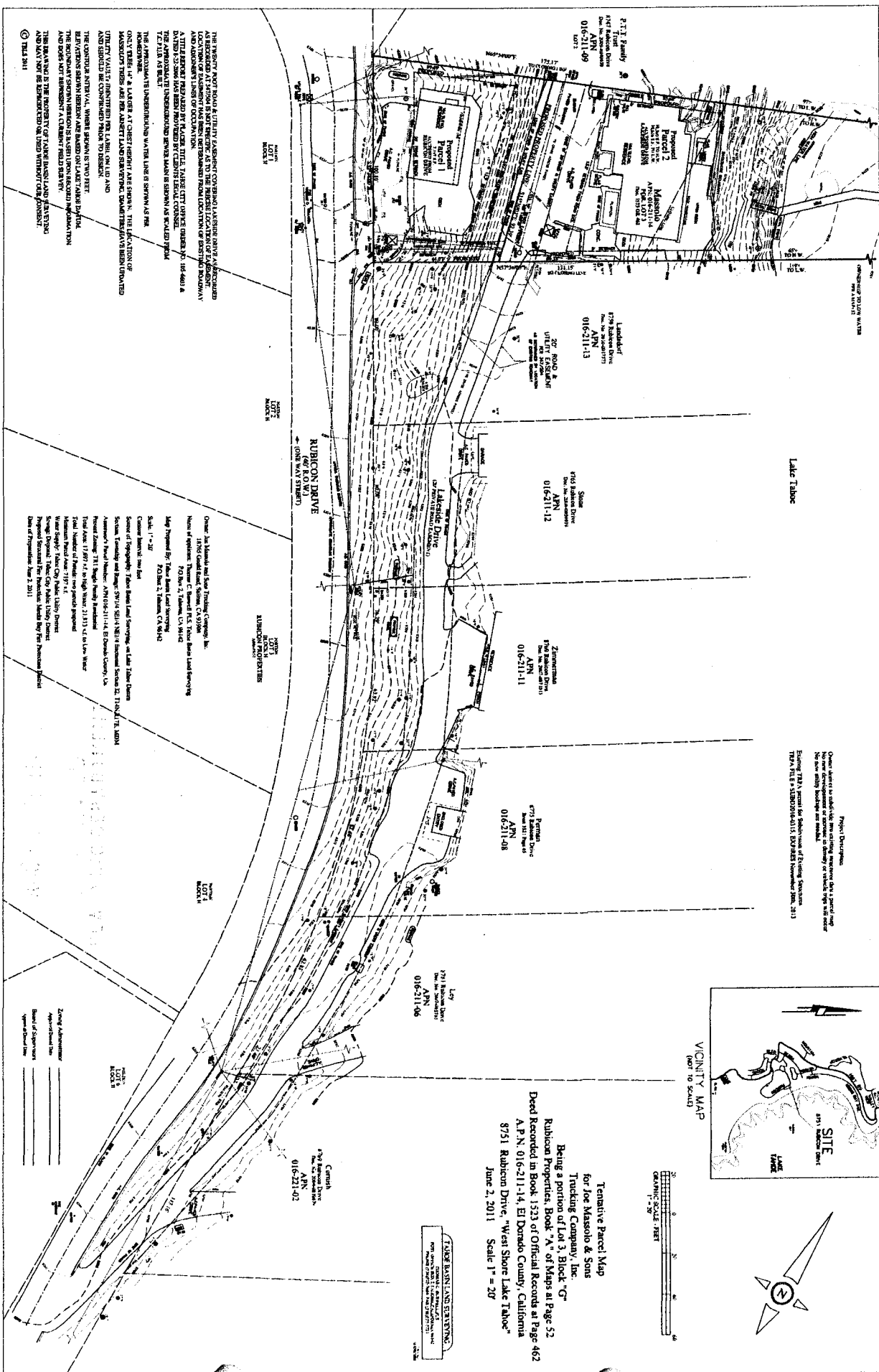
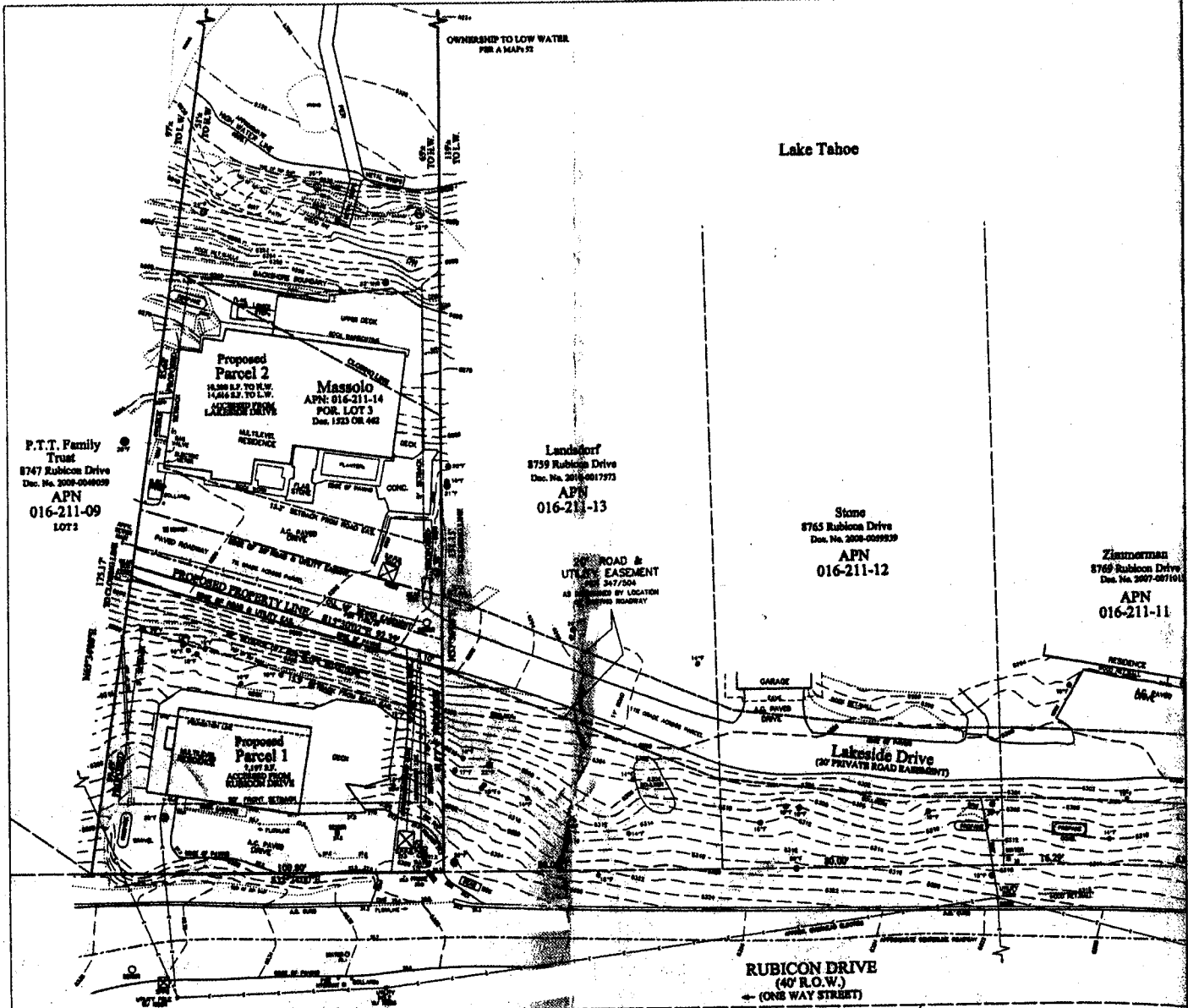


EXHIBIT E



P 11-0006



P.T.T. Family Trust
 8747 Rubicon Drive
 Doc. No. 2009-0048059
 APN
 016-211-09
 LOT 2

Landsort
 8759 Rubicon Drive
 Doc. No. 2010-0017973
 APN
 016-211-13

Stone
 8765 Rubicon Drive
 Doc. No. 2008-0099239
 APN
 016-211-12

Zimmerman
 8769 Rubicon Drive
 Doc. No. 2007-0071010
 APN
 016-211-11

PORTION
 LOT 1
 BLOCK B

PORTION
 LOT 2
 BLOCK B

PORTION
 LOT 3
 BLOCK B
 RUBICON PROPERTIES
 ASSOCIATES

THE TWENTY FOOT ROAD & UTILITY EASEMENT COVERING LAKESIDE DRIVE AS RECORDED AS RECORDED AT 347/204 IS NOT SPECIFIC AS TO THE PRECISE LOCATION OF EASEMENT. LOCATION OF EASEMENT HAS BEEN DETERMINED FROM LOCATION OF EXISTING ROADWAY AND ADJONER'S LINE OF OCCUPATION.

A TITLE REPORT PREPARED BY PLACER TITLE, TAHOE CITY OFFICE ORDER NO. 105-6403 & DATED 5-22-2006 HAS BEEN PROVIDED BY CLIENT'S LEGAL COUNSEL. THE APPROXIMATE UNDERGROUND SEWER MAIN IS SHOWN AS SCALED FROM T.C.P.L.D. AS BUILT.

THE APPROXIMATE UNDERGROUND WATER LINE IS SHOWN AS PER HOMEOWNER.

ONLY TREES 14" & LARGER AT CHRIST HEIGHT ARE SHOWN. THE LOCATION OF MASSOLO'S TREES ARE PER ADMITT LAND SURVEYING. DIAMETERS HAVE BEEN UPDATED.

UTILITY VAULTS IDENTIFIED PER LABEL ON LID AND SHOULD BE CONFIRMED PRIOR TO DISKING.

THE CONTOUR INTERVAL, WHICH IS SHOWN IS TWO FEET. ELEVATIONS SHOWN HEREON ARE BASED ON LAKE TAHOE DATUM. THE BOUNDARY SHOWN HEREON IS BASED UPON RECORD INFORMATION AND DOES NOT REPRESENT A CURRENT FIELD SURVEY.

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

© TBL 2011

Owner: Joe Massolo and Sons Trucking Company, Inc.
 18768 Grand Road, Solano, CA 95908

Name of applicant: David Shelton, P.E.
 F.O. Box 4, Tahoe City, CA 96145

Map Prepared By: Tahoe Basin Land Surveying
 F.O. Box 2, Tahoe, CA 96142

Scale: 1" = 20'

Contour Interval: two feet

Source of Topography: Tahoe Basin Land Surveying, on Lake Tahoe East Section, Township and Range: SW1/4 SE1/4 NE1/4 Eastern Section 36

Assessor's Parcel Number: APN 016-211-14, El Dorado County, Ca.

Present Zoning: TR1 Single Family Residential

Total Area: 17,697 s.f. to High Water, 2,813 s.f. to Low Water

Total Number of Parcels: two parcels proposed

Minimum Parcel Area: 9197 s.f.

Water Supply: Tahoe City Public Utility District

Sanitary Disposal: Tahoe City Public Utility District

Proposed Fire Protection: Malibu Bay Fire Protection District

Date of Preparation: June 2, 2011

EXHIBIT F

RUBICON PROPERTIES LAKE TAHOE, CALIFORNIA

I, Ernest I. Sweeney, do hereby certify that I am County Surveyor of El Dorado County, State of California, and that the annexed final map entitled "Rubicon Properties" and the subdivision as shown thereon is substantially the same as it appeared on the tentative map, and any alterations thereon are in accordance with the provisions of the laws of the State of California, and of any local ordinance applicable at the time of approval of the tentative map have been complied with; and that I am satisfied that the said map is substantially correct.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6th day of August, 1946.

Ernest I. Sweeney
County Surveyor,
El Dorado County, California.

I, Gordon L. Sweeney, do hereby certify that I am a Licensed Surveyor of the State of California, and that the annexed final map as designated, delineated, and shown on the annexed map entitled "Rubicon Properties" that the said survey is dated the first day of August, 1946; that the said survey is in accordance with the laws of the State of California, and of any local ordinance applicable at the time of approval of the tentative map have been complied with; and that I am satisfied that the said map is substantially correct.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal this 6th day of August, 1946.

Gordon L. Sweeney
Surveyor, No. 2221.

IN ACCORDANCE WITH A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO, STATE OF CALIFORNIA, PASSED APRIL 6, 1938, PROVIDING THAT ALL MAPS AND PLANS OF SUBDIVISIONS THAT BORDER ON OR INCLUDE ANY PORTION OF ANY STATE HIGHWAY SHALL BE SUBMITTED TO THE STATE HIGHWAY ENGINEER OF CALIFORNIA, I HEREBY CERTIFY THAT THE SAID "RUBICON PROPERTIES" HAS BEEN SUBMITTED TO AND APPROVED BY ME, AND IS HEREBY APPROVED, IN ACCORDANCE WITH THE CONTACT WITH THE STATE HIGHWAY IS CONCERNED.

G. T. Mc Coy
STATE HIGHWAY ENGINEER

Charles E. Sweeney
DISTRICT ENGINEER, DIVISION 7,
CALIFORNIA HIGHWAY COMMISSION.

I, Mrs. B. Freedlow, do hereby certify that I am the Chairman of the Board of Supervisors, of the County of El Dorado, State of California, and that on the 6th day of August, 1946, the Board of Supervisors for approval as they met first with the Board of Supervisors for approval as they met first with the Board of Supervisors on the 6th day of August, 1946, said Board of Supervisors duly adopted a regular meeting held on the 6th day of August, 1946, said Board of Supervisors approved said map and accepted on behalf of the County of El Dorado, State of California, the offer of dedication of these certain parcels of land offered by the offeror, to be used as a public road, to be known as "Rubicon Drive, South Drive and to J. J. Walshaw, subject, however, to the right of the offeror to withdraw the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the said Board of Supervisors this 6th day of August, 1946.

B. Freedlow
Chairman
Board of Supervisors

I, Arthur J. Robinson, County Auditor of the County of El Dorado, State of California, do hereby certify that according to the records in my office, the said subdivision designated in the final map, thereof entitled "Rubicon Properties" or a part thereof, of said State of California, special assessments collected, or unpaid State or County taxes or special assessments not yet paid; and I do hereby advise the State and County Taxes and assessments against said subdivision for the fiscal year beginning July 1, 1946, yet unpaid, are the sum of \$000.

IN WITNESS WHEREOF, I have hereunto set my hand this 6th day of August, 1946.

Arthur J. Robinson
County Auditor,
El Dorado County,
California.

Rubicon Properties, Inc., a corporation, hereby certifies that it is the only party who has been authorized to pass a good, clear and sufficient title to the whole of Rubicon Properties as shown on the final map hereon, and that it has the consent of the preparation and recording of this public roads or streets, and of the following as follows: J. J. Walshaw, South Drive, South Lane and to J. J. Walshaw.

WELDON PROPERTIES, INC.
BY *Weldon Properties*
PRESIDENT

BY *Arthur J. Robinson*
COUNTY AUDITOR

STATE OF CALIFORNIA
COUNTY OF EL DORADO } ss.
On August 6, 1946, before me, EVERETT W. BRASS, a Notary Public, in and for said County, personally appeared IRVING WILSHAW and WELDON PROPERTIES, INC. and they acknowledged to me that they are the persons who executed the foregoing instrument, and that the contents of the same are also known to me to be the persons who executed the same.

Irving Wilshaw
Notary Public in and for the County of El Dorado, California.

My commission expires MARCH 25, 1947.

I, James W. Sweeney, do hereby certify that I am the County Recorder of the County of El Dorado, State of California; and that the annexed map entitled "Rubicon Properties" is a true and correct copy of the original map as shown on the records of the County of El Dorado, State of California, and that the same is hereby approved by me, said County Recorder, on the 6th day of August, 1946, at 11:00 o'clock A.M. in the Office of the said County Recorder, in and for the County of El Dorado, State of California, at the place above stated.

James W. Sweeney
County Recorder,
El Dorado County,
California.

920-3646