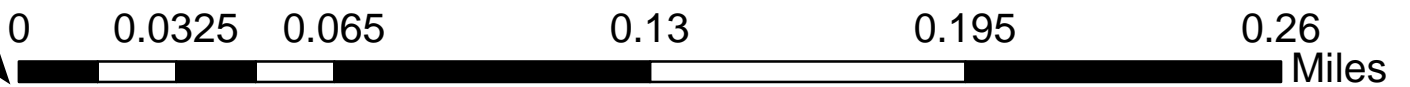


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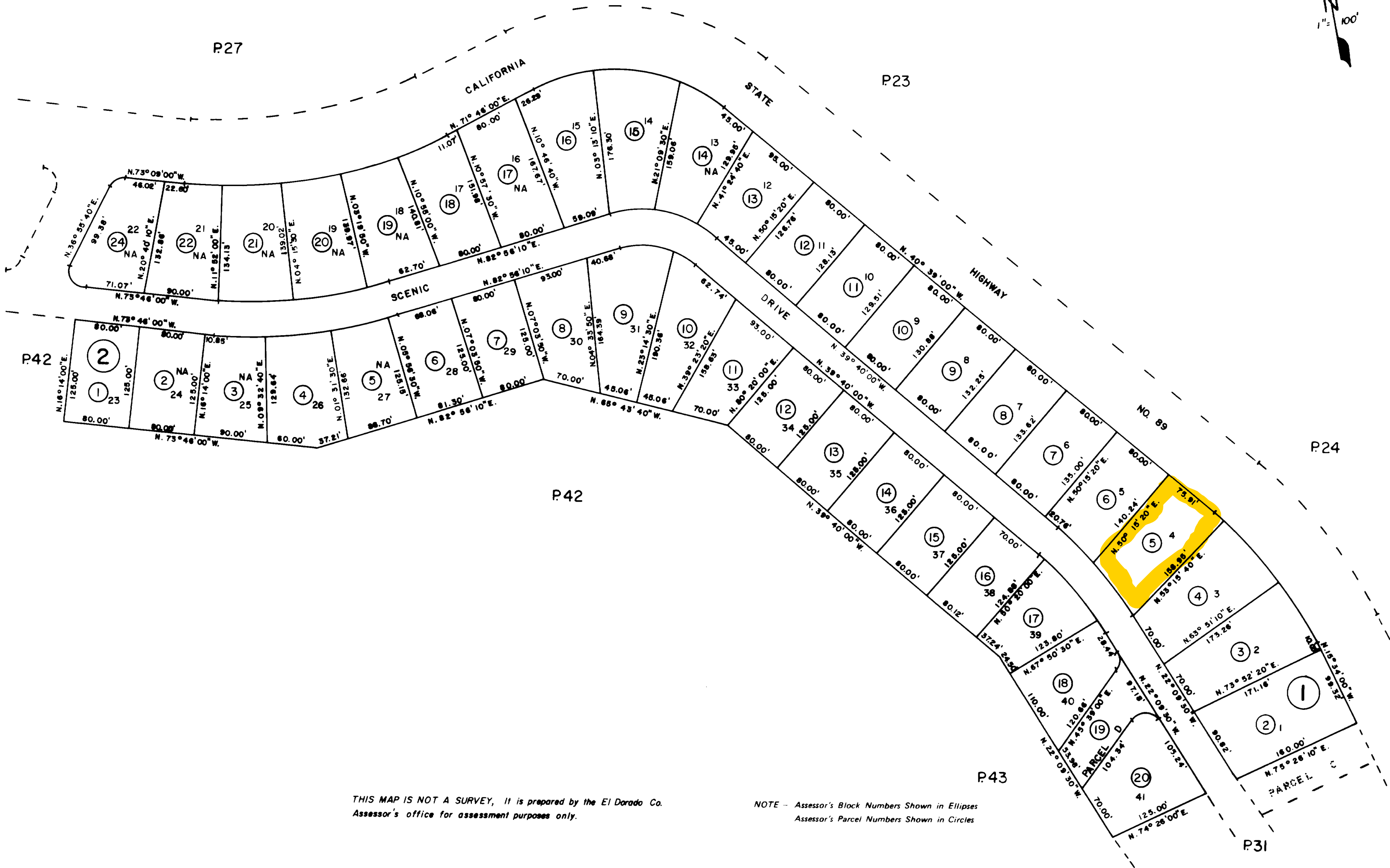
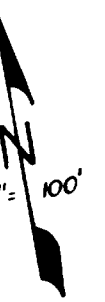
V21-0003
Exhibit A - Location Map



POR. S1/2 SEC. 32, T14N., R.17E., M.D.M.
RUBICON PROPERTIES UNIT 2 SECTION 2
B-98

Tax Area Code

16:38



THIS MAP IS NOT A SURVEY, It is prepared by the El Dorado Co. Assessor's office for assessment purposes only.

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

V21-0003 Exhibit B - Assessor's Parcel Map

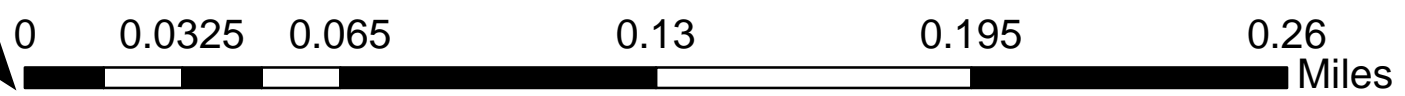


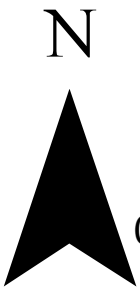
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V21-0003

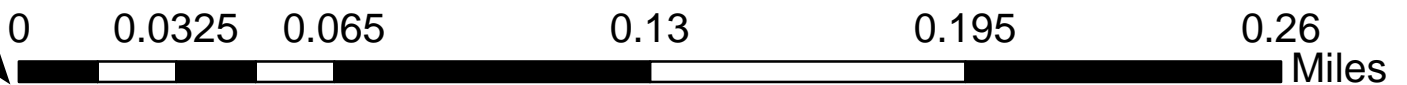
Exhibit C - General Plan Land Use Map

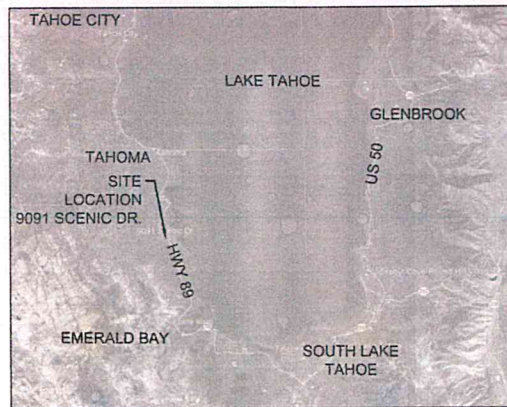




V21-0003

Exhibit D - Zoning Designation Map





VICINITY MAP
NOT TO SCALE

COVERAGE (ON-SITE)

LOT AREA = 12,161 SF (.28 acres)

HOUSE	1,063 SF 0%
AC PARKING	283 SF 0%
DECKS (3:1 TRPA REDUCTION)	338 SF 0%
STAIRS (3:1 TRPA REDUCTION)	60 SF 0%
WOOD STEP	3 SF 0%
FLAGSTONE	83 SF 0%
CONCRETE STEPS	41 SF 0%
BEAR BOX	2 SF
GRAVEL PATH	177 SF 0%
TOTAL	2,050 SF (17% COVERAGE)

COVERAGE (OFF-SITE)

AC DRIVEWAY	231 SF 0%
BEAR BOX	0 SF

NOTES

1. UNDERGROUND UTILITIES SHOWN HEREON ARE FOR REFERENCE ONLY AND THEIR LOCATIONS SHOULD BE VERIFIED BY CONTACTING THE VARIOUS UTILITY COMPANIES.
2. LOT SQUARE FOOTAGE = 12,161 SF (.28 AC)
3. PROPERTY LINES SHOWN HEREON ARE BASED ON RECORD INFORMATION AND NOT A FIELD SURVEY
4. EASEMENTS AFFECTING THIS PROPERTY MAY NOT ALL BE SHOWN.

OWNER:

CATHY MCCUNE
2375 PIONEER DR.
RENO, NV 89505

SETBACK REQUIREMENTS

SETBACK REQUIREMENTS PER DEVELOPMENT STANDARDS FOR THE RUBICON PROPERTIES SUBDISTRICT FROM THE EL DORADO COUNTY TAHOE BASIN AREA PLAN.

- FRONT: 20 FEET
- SIDE: 5 FEET
- REAR: 10 FEET

LEGAL DESCRIPTION:

LOT 4, RUBICON PROPERTIES UNIT No. 2 SECTION 2, FILED IN BOOK B, MAPS, PAGE 89, ELDORADO COUNTY RECORDS.

LEGEND

- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- 30" P EXISTING TREE AS NOTED
- 10" P EXISTING CONTOURS (2' & 10')
- EDGE OF PAVEMENT
- CONCRETE
- GRAVEL

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE SUBDIVISION MAP OF "RUBICON PROPERTIES UNIT No. 2 SECTION 2" BOOK B, MAPS, PAGE 98, EL DORADO COUNTY RECORDS.

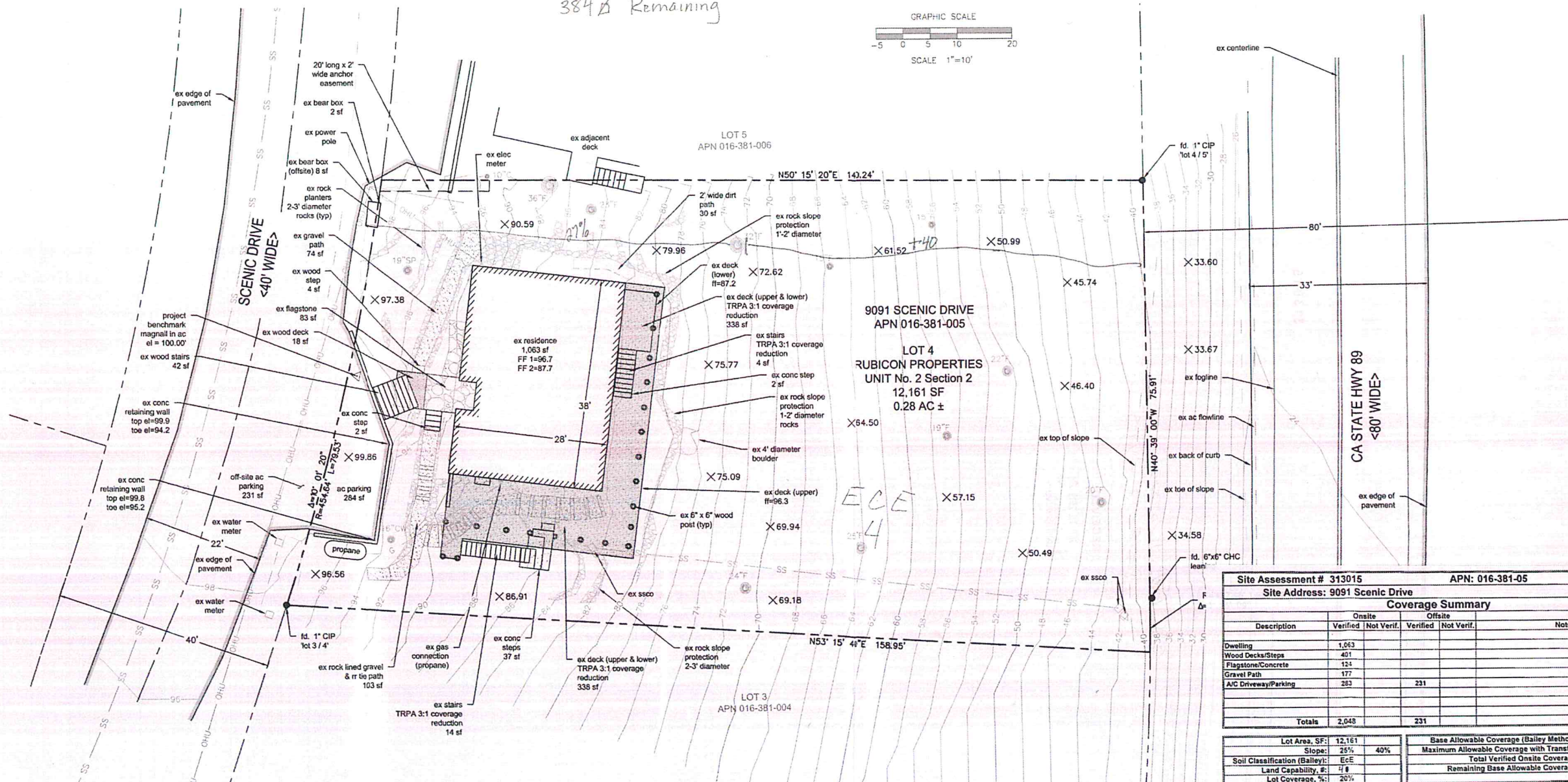
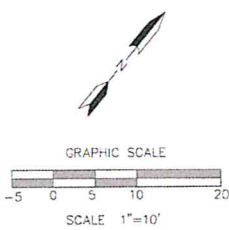
BENCHMARK DATUM

ELEVATIONS SHOWN HEREON ARE BASED ON AN ASSUMED ELEVATION, SET NAIL IN AC DRIVEWAY, EL = 100.00'.

ADRIAN TIESLAU

PLS 9519

Land Class 4 = 20%
12,161 x .20 = 2432 Allowable
2048 Verified
384 Remaining



Site Assessment # 313015		APN: 016-381-05			
Site Address: 9091 Scenic Drive					
Coverage Summary					
Description	Onsite		Offsite		Notes
	Verified	Not Verif.	Verified	Not Verif.	
Dwelling	1,063				
Wood Decks/Steps	401				
Flagstone/Concrete	121				
Gravel Path	177				
A/C Driveway/Parking	283		231		
Totals	2,048		231		

Lot Area, SF:	12,161	Base Allowable Coverage (Bailey Method):	2,432
Slope:	25% 40%	Maximum Allowable Coverage with Transfer:	2,432
Soil Classification (Bailey):	EcE	Total Verified Onsite Coverage:	2,048
Land Capability #:	4	Remaining Base Allowable Coverage:	384
Lot Coverage, %:	20%		

Maps - USGS / TRPA	Name	Number	Hydrologic Transfer Area:	Name	Number
Year Built:	1950	D-14	Priority Watershed:	Emerald Bay	6
SEZ / Flood Zone:	No/No		Subdivision, Lot Number:	Paradise Flat	52
S.I. Species/Historic:	No/No		Plan Area Statement:	Rubicon Properties	4
			Scenic Roadway/Shoreline:	Rubicon	149
				Hwy 89/Lake Tahoe	5 & 9

ADRIAN TIESLAU
No. 9509
STATE OF CALIFORNIA

TIESLAU
CIVIL
ENGINEERING, INC.

3080 NORTH LAKE BLVD
TAHOE CITY, CA 95145
P.O. BOX 412
TAHOE VISTA, CA 95145
TETAHOE.COM
(530) 546-4805

TOPOGRAPHIC SITE SURVEY
CATHY MCCUNE
9091 SCENIC DRIVE
APN 016-381-005

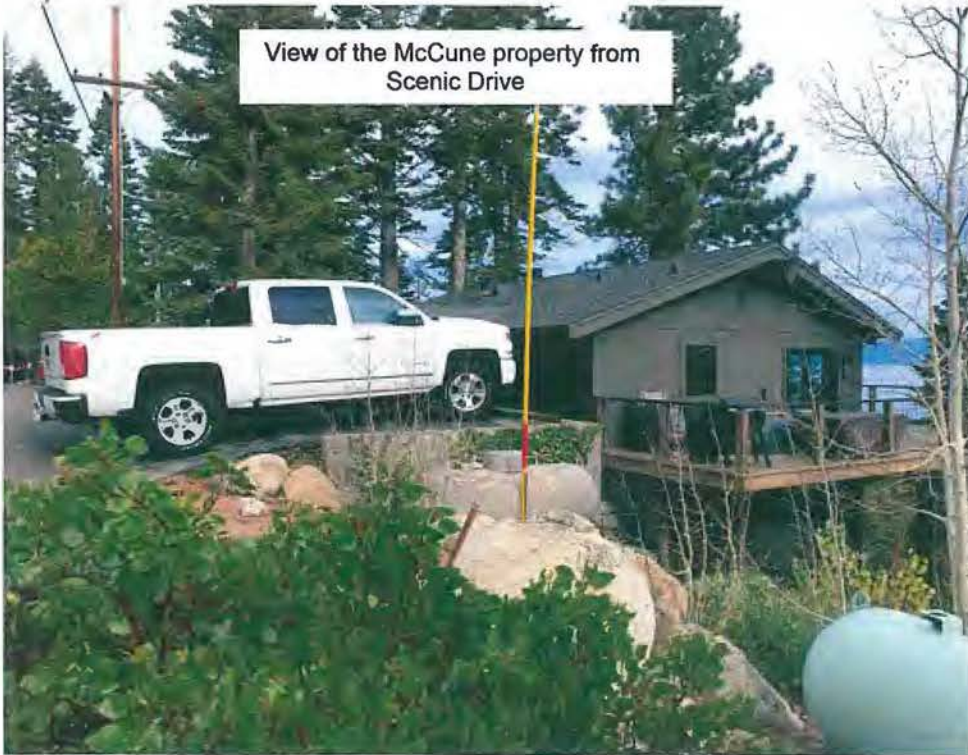
COMP: _____ DESIGN: _____
DRWN: _____ PRJ.ENG: AT

PROJECT #: 19.054
SCALE: 1" = 10'
HORIZONTAL: N/A
VERTICAL: N/A

DATE: 9/10/2019

1

V21-0003 Exhibit E - Existing Site Plan



View of the McCune property from Scenic Drive



View of the McCune property from Scenic Drive



View of the McCune property from Scenic Drive



View of the McCune property from Scenic Drive

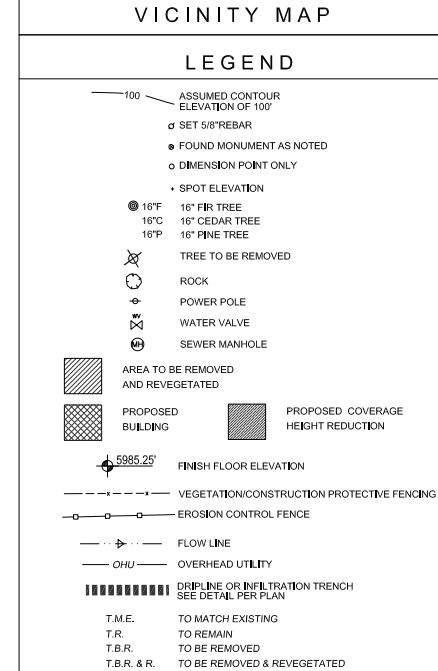
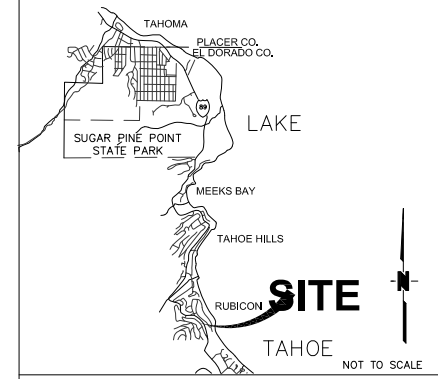
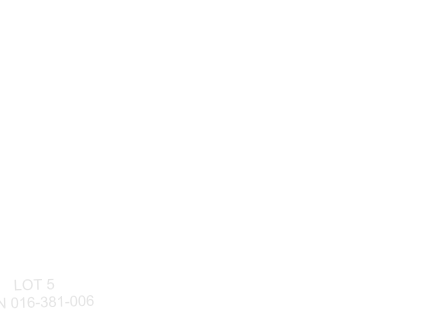
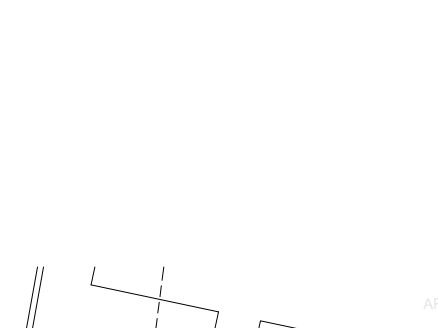
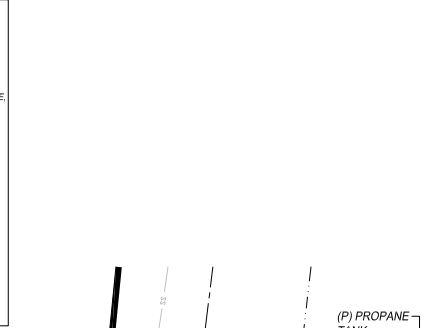
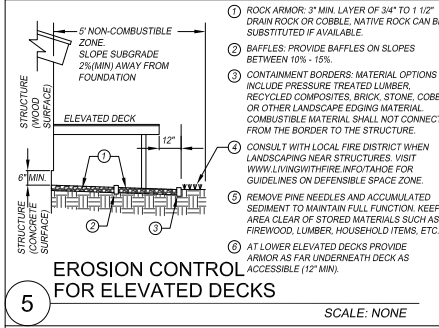
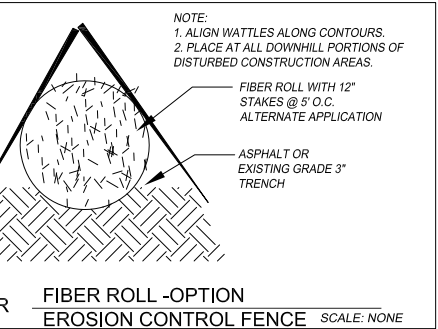
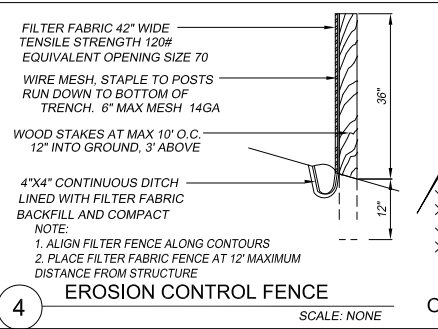
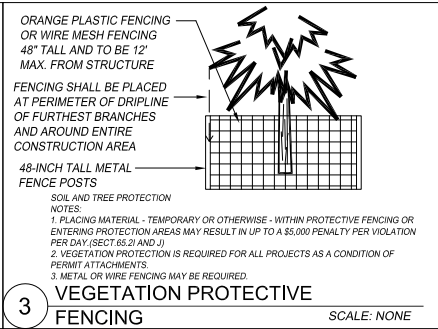
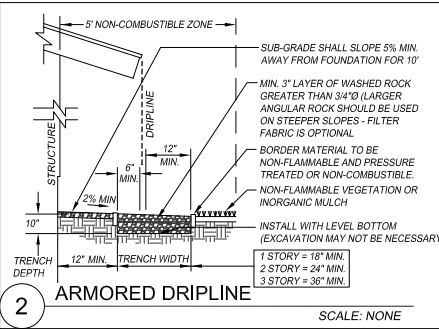
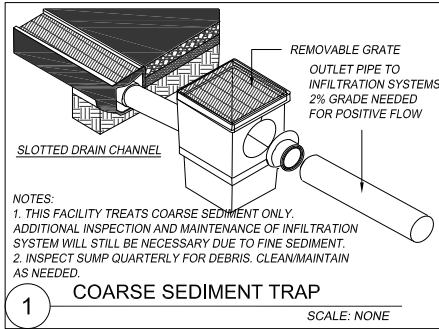
RECEIVED

NOV 17 2021

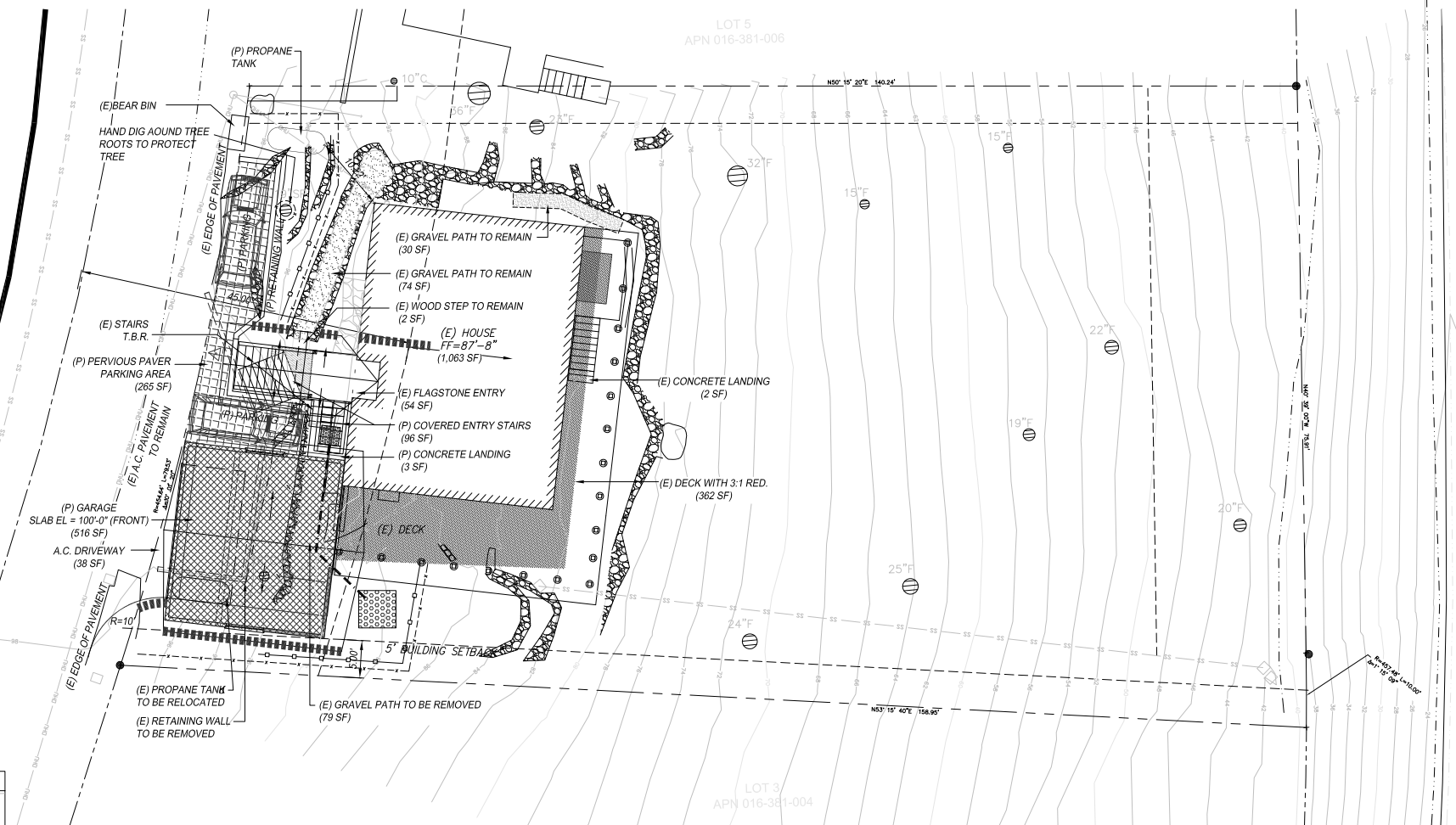
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

V21-0003

V21-0003 Exhibit F - Existing Conditions



- ### TRPA SPECIAL CONDITIONS
- PROVIDE A 3" LAYER OF GRAVEL (3/4" - 1 1/2" DRAIN ROCK) BENEATH ALL RAISED DECKS AND STAIRS.
 - A MINIMUM OF DRIVEWAY SLOPE OF THREE PERCENT TOWARD AN INFILTRATION TRENCH SIZED AT A MINIMUM OF 18" WIDE AND 9" DEEP, FILLED WITH 3/4" DRAIN ROCK.
 - MECHANICAL STABILIZATION OF THE DRIVEWAY FILL SLOPE IN ACCORDANCE WITH THE TRPA HANDBOOK OF BEST MANAGEMENT PRACTICES (BMPs)
 - ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE REVEGETATED IN ACCORDANCE WITH THE TRPA HANDBOOK FOR BEST MANAGEMENT PRACTICES AND LIVING WITH FIRE, LAKE TAHOE BASIN, SECOND ADDITION.
 - COLOR: THE COLOR OF THIS STRUCTURE, INCLUDING ANY FENCES ON THE PROPERTY, SHALL BE COMPATIBLE WITH THE SURROUNDINGS, SUBTLED COLORS IN THE PARTITION AND WOODTONE RANGES SHALL BE USED FOR THE RANGE OF COLORS THAT BLEND, RATHER THAN CONTRAST, WITH THE EXISTING VEGETATION AND EARTH TONES. EARTH-TONE COLORS ARE CONSIDERED TO BE SHADES OF REDDISH BROWN, TAN, OCHRE, LUMBER, AND SAND.
 - ROOFS: ROOFS SHALL BE COMPOSED OF NON-GLARE EARTHTONE OR WOODTONE MATERIALS THAT MINIMIZE REFLECTIVITY
 - FENCES: WOODEN FENCES SHALL BE USED WHENEVER POSSIBLE. IF A CYCLONE FENCE MUST BE USED, IT SHALL BE COATED WITH A BROWN OR BLACK VINYL, INCLUDING FENCE POLES.
 - FERTILIZER USE ON THIS PROPERTY SHALL BE MANAGED TO INCLUDE THE APPROPRIATE TYPE OF FERTILIZER, RATE, AND FREQUENCY OF APPLICATION TO AVOID RELEASE OF EXCESS NUTRIENTS AND MINIMIZE USE OF FERTILIZER.
 - NO TREES SHALL BE REMOVED OR TRIMMED FOR VIEW ENHANCEMENT PURPOSES WITHOUT PRIOR WRITTEN APPROVAL.
 - THE ARCHITECTURAL DESIGN OF THIS PROJECT SHALL INCLUDE ELEMENTS THAT SCREEN FROM PUBLIC VIEW ALL EXTERNAL MECHANICAL EQUIPMENT, INCLUDING ENCLOSURES, SATELLITE RECEIVING DISKS, COMMUNICATION EQUIPMENT, AND REFUSE UTILITY HARDWARE ON ROOFS, BUILDINGS, OR ON THE GROUND. ROOFS, INCLUDING MECHANICAL EQUIPMENT AND SKYLIGHTS, SHALL BE CONSTRUCTED OF NON-GLARE FINISHES THAT MINIMIZE REFLECTIVITY. EXCAVATION EQUIPMENT SHALL BE LIMITED TO THE FOUNDATION FOOTPRINT TO MINIMIZE REFLECTIVITY.
 - THE ADEQUACY OF ALL BMPs AS SHOWN ON THE FINAL CONSTRUCTION PLANS SHALL BE CONFIRMED AT THE TIME OF THE TRPA PRE-GRADING INSPECTION. ANY REQUIRED MODIFICATIONS, AS DETERMINED BY TRPA, SHALL BE INCORPORATED INTO THE PROJECT PERMIT AT THAT TIME.
 - THE PERMITTEE SHALL NOT CONSTRUCT ANY FINISHED FLOOR WHICH IS FIVE FEET BELOW NATURAL GRADE MEASURED AT THE LOCATION WHERE THE FLOOR MEETS THE FOUNDATION WALL. ANY MODIFICATION OF THIS STRUCTURE SHALL CONFORM TO TRPA'S HEIGHT CALCULATIONS.
 - WOODSTOVE TO BE A TRPA APPROVED WOODSTOVE, FIREPLACE INSERT, OR ZERO CLEARANCE FIREPLACE.
 - STRAW BALES ARE NO LONGER ACCEPTABLE FOR TEMPORARY EROSION CONTROL OR MULCH MATERIAL IN THE LAKE TAHOE BASIN. THE USE OF STRAW HAS CONTRIBUTED TO THE SPREAD OF NOXIOUS WEEDS THROUGHOUT THE BASIN. THE USE OF ALTERNATIVES TO STRAW BALES SUCH AS PINE NEEDLE BALES, FILTER FABRIC, COIR LOGS AND PINE NEEDLES OR WOOD MULCHES FOR EROSION CONTROL PURPOSES IS REQUIRED.
 - ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE MULCHED WITH A 2 TO 3 INCH LAYER OF PINE NEEDLES OR WOOD CHIPS AS A DUST CONTROL MEASURE. THIS MULCH SHALL BE MAINTAINED FROM COMPLETION OF THE INITIAL GRADING THROUGH COMPLETION OF THE PROJECT. BROADCAST MULCH SHALL NOT BE PERMITTED AS A DUST CONTROL MEASURE WITH IN 30 FEET OF STRUCTURE.
 - LAND CAPABILITY HAS BEEN VERIFIED BY TRPA ON 10/15/2019 AS CLASS 4 (20%)



COVERAGE CALCULATIONS

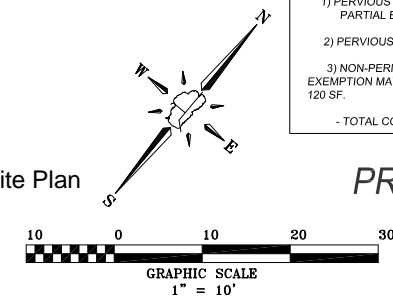
TOTAL AREA LOT 4 = 12,161 S.F.
 LAND CAPABILITY CLASS 4 (20%) = 2,432 S.F.
 MAXIMUM COVERAGE EXEMPTION CALCULATIONS (PER TRPA CODE 30.4.6):
 TOTAL NON-SENSITIVE PARCEL AREA: = 2,432 S.F.
 MAX. COMBINED EXEMPTIONS (10% OF HIGH CAPABILITY LAND), NOT TO EXCEED:
 • MAX. NON-PERMANENT STRUCTURES @ 2% (120 SF MAX.): = 120 S.F.
 • MAX. PERVIOUS DECK @ 5% (750 SF MAX.): = 750 S.F.
 • MAX. PERVIOUS COVERAGE @ 10%: = 1,216 S.F.

	COVERAGE (SQUARE FEET)			
	PREVIOUSLY VERIFIED	PROPOSED	EXEMPTION	ACTUAL
RESIDENCE	1,063	1,063		1,063
A.C. DRIVEWAY	283	38		38
DECKS/STAIRS (3:1 TRPA RED.)	422	362	362 ¹	0
COVERED ENTRY STAIRS	124	54		96
FLAGSTONE/CONCRETE	183	104		177
GRAVEL PATH		516		516
(P) GARAGE ADDITION		265	66 ¹	199
PAVER DRIVEWAY				
TOTAL:	2,075	2,498	428	2,070
OFFSITE COVERAGE	231	231		????
COVERAGE AVAILABLE FOR USE ON-SITE:				2,432
PREVIOUSLY VERIFIED, BANKED				XX
REMAINING BASE ALLOWABLE				X,XXX
TOTAL:				X,XXX

NOTES:
 1) PERVIOUS DECKS (TRPA CODE SECTION 30.4.6.D.2): 100% REDUCTION UP TO 500 SF. PARTIAL EXEMPTIONS FROM 501-1000 SF, TO A MAXIMUM EXEMPTION OF 750 SF.
 2) PERVIOUS PAVERS (TRPA SECTION 30.4.6.D.1): 25% REDUCTION OF COVERAGE
 3) NON-PERMANENT STRUCTURES SUCH AS SHEDS AND GREENHOUSES, THE COMBINED EXEMPTION MAY BE UP TO 2% OF NON-SENSITIVE LANDS ON THE PARCEL, OR 120 SF.
 - TOTAL COMBINED EXEMPTION OF 10% MAXIMUM OF NON SENSITIVE LAND.

- ### SITE PLAN NOTES
- THE BOUNDARY SHOWN HEREON IS FROM A FIELD SURVEY COMPILED FROM RUBICON PROPERTIES No. 2 SUBDIVISION. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE & CURRENT TITLE SEARCH MAY DISCLOSE.
 - NO INVESTIGATION CONCERNING ENVIRONMENTAL & SUBSURFACE CONDITIONS, OR THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
 - NO INVESTIGATION CONCERNING THE LOCATION OF OR EXISTENCE OF UTILITY SERVICE LINES TO THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
 - ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED PRIOR TO ANY DESIGN OR CONSTRUCTION.
 - DATE OF FIELD WORK 9/10/2019
 - THE TOPOGRAPHY SHOWN HEREON MEETS THE STANDARDS OF THE AMERICAN CONGRESS OF SURVEYING & MAPPING WITH 90% OF THE CONTOURS TO BE WITHIN PLUS OR MINUS ONE HALF OF A CONTOUR INTERVAL.
 - VERTICAL DATUM IS ASSUMED.
 - T.B.M.=(TP-1, MAG-NAIL SET ON PAVEMENT), ELEV.=100.00'
 - BUILDING SETBACKS SHOULD BE VERIFIED PRIOR TO ANY DESIGN.
 - LAND CAPABILITY CLASSIFICATION IS FROM THE TAHOE LAND GUIDE, DATED SEPTEMBER 1981 & MUST BE VERIFIED BY THE T.R.P.A.
 - ADDRESS NUMBERS-BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE A MINIMUM OF 4" HIGH, AND HAVE A MINIMUM STROKE WIDTH OF 1/2" (2016 - CRC-RS-11).
 - TOPOGRAPHIC MAP PREPARED BY: TIESLAU ENGINEERING, DATED: 9-10-2019. MAP HAS BEEN COPIED BY WITTELS ENGINEERING.

V21-0003 Exhibit G - Proposed Site Plan



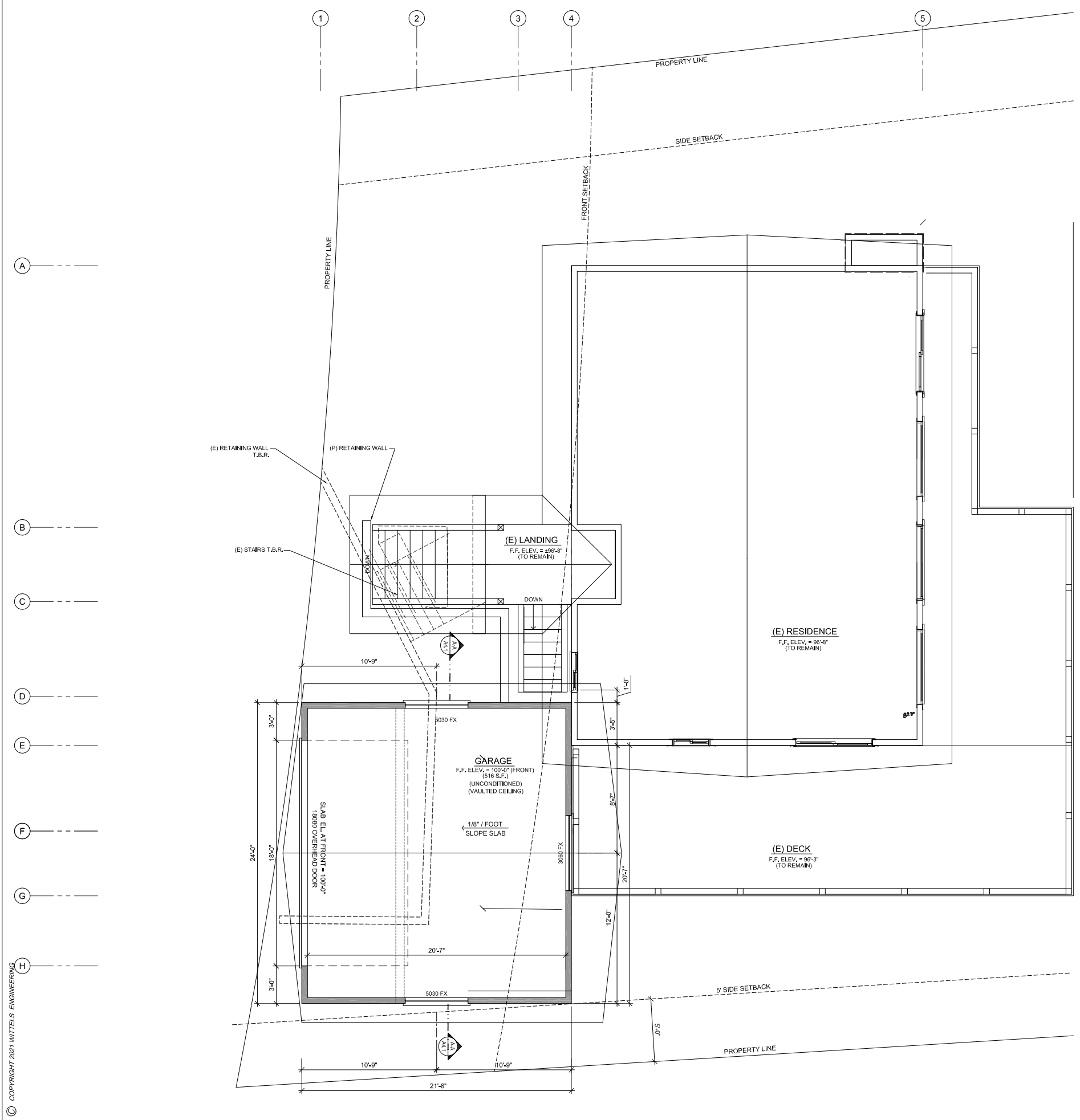
PRELIMINARY



WITTELS ENGINEERING
 710 TAHOE STREET, TAHOE CITY, CALIFORNIA
 TEL: (530) 582-4180, FAX: (530) 582-2485

McCune Garage Addition
 9091 SCENIC DRIVE, TAHOE, CALIFORNIA
 A.P.N.: 016-381-005, EL DORADO COUNTY

SCALE: 1" = 10'
 PLOT DATE: DATE
 DRAWING: 4300A1
 PROJECT #: 4300.00
 DISK #: KAW/ECB
 SHEET: **A1.1**



LEGEND

- = PROPOSED 2X6 @ 16" O.C. STUD WALL
 - = PROPOSED 2X4 @ 16" O.C. STUD WALL
 - = EXISTING STUD WALL TO REMAIN (U.N.O.)
 - = EXISTING STUD WALL TO BE REMOVED
 - = E. FIXTURE REMOVED
-
- (P) = PROPOSED
 - (E) = EXISTING
 - (TYP.) = TYPICAL
 - (U.N.O.) = UNLESS NOTED OTHERWISE
 - (T.M.E.) = TO MATCH EXISTING
 - (V.I.F.) = VERIFY IN THE FIELD
 - (T.B.R.) = TO BE REMOVED
 - (T.R.) = TO REMAIN
-
- SH = SINGLE HUNG
 - DH = DOUBLE HUNG
 - CS = CASEMENT
 - FX = FIXED
 - (TEMP.) = TEMPERED
 - (TRAN.) = TRANSOM
 - AWN = AWNING
 - 2040 = WINDOW / DOOR CALL OUT
-
- INDICATES INCHES
 - INDICATES FEET

GROSS AREA CALCULATION:

LOWER LEVEL	
PROPOSED STORAGE (UNCONDITIONED)	= 352 S.F.
UPPER LEVEL	
PROPOSED GARAGE (UNCONDITIONED)	= 516 S.F.
TOTAL EXISTING RESIDENCE LIVING AREA	= 1,809 S.F.
TOTAL PROPOSED LIVING AREA (UNCHANGED)	= 1,809 S.F.
EXISTING DECKS (UPPER AND LOWER)	= 935 S.F.
EXISTING LANDING	= 37 S.F.
PROPOSED ENTRY STAIRS	= 64 S.F.

V21-0003 Exhibit G - Proposed Site Plan

PRELIMINARY



REVISION NO.	DATE	DESCRIPTION	BY
MAIN LEVEL/GARAGE FLOOR PLAN			
CHRIS AND CATHY McCUNE 2375 PIONEER DRIVE RENO, NV 89509 775-560-6565			
WITTELS ENGINEERING			
POST OFFICE BOX 1017, TAHOE CITY, CA 96145 710 TAHOE STREET, TAHOE CITY, CALIFORNIA TELEPHONE (530) 552-4180 FACSIMILE (530) 552-2465			
McCUNE GARAGE ADDITION 9091 SCENIC DRIVE TAHOMA			CALIFORNIA
A.P.N. 016-381-005			EL DORADO COUNTY
SCALE: 1/4" = 1'-0"			
PLOT DATE: DATE			
DRAWING: 4300FP			
PROJECT #: 4300.00			
DRAWN BY: KAW			
SHEET			
A2.1			