TAHOE REGIONAL PLANNING AGENCY

Mail
PO Box 5310
Stateline, NV 89449-5310

Location
128 Market Street
Stateline, NV 89449

Contact
Phone: 775-588-4547
Fax: 775-588-4527
www.trpa.gov

STAFF REPORT

Date: July 17, 2025

To: TRPA Hearings Officer

From: TRPA Staff

Subject: Gilmour Land Capability Challenge; 5783 Ophir Street, Placer County, CA; APN: 116-070-066, TRPA File No.: LCAP2025-0126

Proposed Action:
Hearings Officer review and approval of the proposed Land Capability Challenge.

Staff Recommendation:
Staff recommends the TRPA Hearings Officer approve the land capability challenge on the subject parcel. This challenge changes the land capability from Class 1c (Sm, Stony Colluvial Land) to Class 4 (Jwe, Jorge-Tahoma, 15 to 30% slopes) and Class 6 (JtD, Jorge-Tahoma, 2 to 15% slopes). This change is itemized on the table on Page 3 and depicted on the map included in Attachment C.

Background:
The subject parcel is shown as Class 1c on TRPA Land Capability Overlay Maps (aka Bailey Land Capability maps). The Soil Conservation Service Soil Survey of Tahoe Basin Area, California-Nevada (Rogers, 1974) places the entire subject parcel within Stony Colluvial Land (Sm) soil type for the entire parcel. The Sm soil type is mostly composed of volcanic gravels, cobbles, stones, boulders and bedrock. The soil between rock fragments is typically sandy loam and may or may not show much evidence of soil formation for the Sm soil type. The vicinity of this parcel has a geomorphic mapping of D-1 for Streamcut volcanic flow lands – Toe slope lands (low hazard lands). Several nearby approved land capability challenges determined high capability soils (instead of Sm soils), namely APN 116-060-046 (700 ft. northwest, Class 5 & 6), APN 116-060-048 (805 ft. north, Class 6), APN 116-030-009 (1000 ft. north, Class 5), APN 116-030-001 (1000 ft., northeast, Class 6), APN 116-080-041 (480 ft. southwest, Class 4 & 6), and APN 116-070-064 (300 ft., west, Class 4).

A Placer County site assessment was completed on November 15, 2024 (Attachment C), which identified this parcel as having a Class 1c soil type (same Sm soil type as mapped by the 1974 soil survey). A land capability challenge (LCAP2025-0126) was filed with TRPA on May 20, 2025. A detailed soil investigation was conducted for this land capability challenge on May 30, 2025 by TRPA subcontractor Phil Scoles (Terra Science, Inc.).

Findings:

TRPA's subcontractor soil consultant described one backhoe pit in the south-center of the parcel (southwest of residence). The location was in a relatively undisturbed area, except for duff removal for forest fuels treatment. This test pit is representative of the parcel, which has natural slopes of 6 to 9% in the center and lower (east) parts. The property has 9 to 17% slopes in the upper (west) part. The upper part of the soil profile consists of brown, "gravelly-cobbly sandy loam" to a depth of 10 inches. The land surface has 3 to 5% cobbles and stones (plus more than 20% gravels). From 10 to 47 inches, the soil texture becomes more clay-like with 15 to 20% gravels and cobbles. These upper layers are colluvial atop weathered andesite and/or dacite (from Saucedo, 2005). The weathered bedrock has "gravelly sandy loam" textures and lacks redoximorphic features. The absence of redox features in the soil profiles infers a lack of a perched (seasonal) water table. Root penetration into the underlying weathered bedrock further indicates an absence of seasonal water table in the upper 58 inches (pit depth). This is considered a deep, well-drained soil with Hydrologic Soil Group B characteristics (low to moderately low runoff potential).

This soil does not resemble the mapped Stony Colluvial Land map unit (Sm, HSG C), which has a shallow depth to bedrock and very rocky textures. Instead, the soil resembles the Jorge soil series described in the 1974 soil survey. The Jorge soil is jointly mapped with the Tahoma soil as the Jorge-Tahoma complex, since these soils are both similar and intermingled. The observed soil shows natural clay accumulation in the subsoil (argillic horizon) and gravelly-cobbly textures in the upper 47 inches. The gravelly-cobbly condition increases below 47 inches, since the underlying layer is weathered bedrock. While the volume of gravels and cobbles in the observed soil is less than the typical Jorge profile, such rockiness is within the range of variability for the Jorge-Tahoma map unit. In accordance with the TRPA Land Capability Classification system, the Jorge-Tahoma map unit has low to moderately low runoff potential (HSG B) and qualifies as Class 4 (20% land coverage) and Class 6 (30% land coverage), depending upon slopes. Specifically, the southwest corner of the subject parcel has 732 sq. feet of 15 to 17% slopes, so that small pocket is considered Class 4, while the remainder of the property is Class 6 (for 2 to 15% slopes). The presence of Jorge-Tahoma soil is consistent with other land capability challenges conducted in the same Sm map unit (Carnelian and Agate Bay neighborhoods). The table on the following page summarizes the changes in land capability as concluded by this land capability challenge.

Land Capability District	Area (sq. ft.) 2024 Placer Co. Land Capability Verification*	Area (sq. ft.) 2025 Land Cap. Challenge	Net Change (sq. ft.)
Class 1c (Sm, HSG C, all slopes)	14,893	0	-14,893
Class 4, HSG B, JwE (Jorge-Tahoma, 15 to 30% slopes)	0	732	+732
Class 6, HSG-B, JtD (Jorge-Tahoma, 2 to 15% slopes)	0	14,161	+14,1611
Total Parcel Area	**14,893**	**14,893**	**0**

* From November 15, 2024, Placer County Site Assessment, and Nov. 30, 2023 Arnett & Assoc. site plan with topographic contours).

This memorandum was jointly prepared by TRPA contractor Phil Scoles (Terra Science, Inc.) and TRPA Senior Planner, Julie Roll. If you have questions on this Hearings Officer item, please contact Julie Roll at 775-589-5247 or jroll@trpa.gov. To submit a written public comment, email publiccomment@trpa.gov with the appropriate agenda item in the subject line. Written comments received by 4 p.m. the day before a scheduled public meeting will be distributed and posted to the TRPA website before the meeting begins. TRPA does not guarantee written comments received after 4 p.m. the day before a meeting will be distributed and posted in time for the meeting.

BAILEY LAND CAPABILITY CHALLENGE FINDINGS

Site Information	
Assessor's Parcel Numbers: (APN)	116-070-066
TRPA File No. / Submittal Date:	LCAP2025-0126 / May 20, 2025
Owner or Applicant; Representative:	Jon and Christine Gilmour, 1001 Balboa Avenue; Burlingame, CA 94010; Austin Metz (Evolve Design Works); P.O. Box 7586; Tahoe City, CA. 96145.
Address:	5783 Ophir Street, Agate Bay, Placer County, CA

Environmental Setting	
Bailey Soil Mapping Unit[1] / Hydrologic Soil Group (HSG) / Land Class / Geomorphic Hazard Unit	Sm (Stony colluvial land, Class 1C, HSG C) / D-1 Streamcut volcanic flowlands – Toe slope lands (low hazard lands).
Soil Parent Material	Colluvium over weathered volcanic bedrock.
Slopes and Aspect	6 to 9 percent in center and east (lower) portion of property; 9 to 17 percent in west (upper) portion. Parcel slopes eastward (toward Lake Tahoe).
Elevation and Datum	6274 to 6288 ft. elev.; Lake Tahoe datum. From Arnett & Associates, Inc. topographic survey and site plan.
Rock Outcrops and Surface Configuration	No rock outcrops, and only 3 to 5% surface stones within parcel. Few landscaping stones/boulders placed in close vicinity of residence.
SEZ and Hydrology Source	None present
Vegetation	White fir, Jeffrey pine, snowbrush chinquapin, currant, creeping snowberry, bitterbrush, greenleaf manzanita, prostrate ceanothus, and sedge.
Ground Cover Condition	Good where vegetation present (35-45% duff), poor where duff removed for forest fuels treatment.
Site Features	Residence, deck, driveway, gravel parking pads, open space (non-landscaped yard).

Field Investigation and Procedures	
Consultant and Address	Phil Scoles (TRPA subcontractor) Post Office Box 2100; Portland, OR 97208-2100
Consultant Field Date	May 30, 2025
SEZ Mapping / NRCS Hydric Soil	None present
Number of Soil Pits or Auger Holes and Description Depth	1 backhoe pit dug to 58 inches.
Areas Not Examined	Residence, deck, driveway, gravel parking pads.

[1] TRPA currently relies upon the Soil Survey of Tahoe Basin, California-Nevada (Rogers and Soil Conservation Service, 1974), which the Bailey Land Capability system is predicated upon.

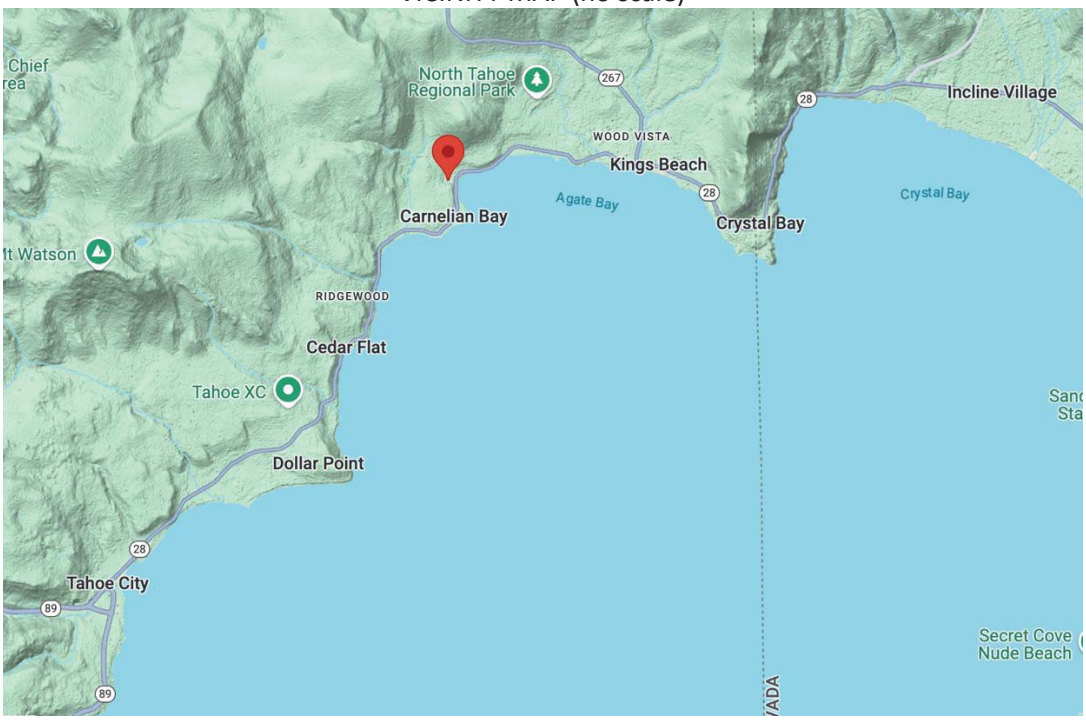
TRPA Findings	
2006 Soil Survey Map Unit	Jorge very cobbly loam, 15 to 50 percent slopes, extremely stony (Mapping unit 7155, Class 4, HSG-B).
Consultant Soil Mapping Determination and Rationale	The subject parcel consists of a colluvial soil atop weathered volcanic rock (andesite and dacite, per Saucedo, 2005). It is slightly less rocky version of the typical Jorge profile (JtD and JwE). In particular, it has similar degree of soil formation (argillic horizon), similar soil textures, and similar interface with the underlying weathered bedrock. The gravelly clay loam subsurface layers have moderately low runoff potential (HSG B), with 20 to 25% gravels, cobbles and stones. While the soil does not match the 1974 soil survey mapping of Stony colluvial land (Sm), the gravel content is within the normal range of variability for the Jorge soil type. As such, the soil qualifies as Class 6 for 2 to 15% slopes and Class 4 for 15 to 30% slopes.
Slope Determination	6 to 17% (slopes to east)
TRPA Conclusion(s)	Jorge-Tahoma very stony sandy loams (JwE), HSG B, Class 4 (moderately low runoff potential) and Jorge-Tahoma cobbly sandy loams (JtD), HSG B, Class 6 (low runoff potential).
Applicable Area	See map (Attachment B, July 2025)

Attachments:

A. Vicinity map and TRPA land capability map
B. Site Photographs (May 30, 2025)
C. Topography survey with land capability challenge recommendation map
D. TRPA Subcontractor Soil Profile Description (1 test pit)

Attachment A
Vicinity map and TRPA land capability map

VICINITY MAP (no scale)



TRPA LAND CAPABILITY MAP (no scale)

Attachment B
Site Photographs (May 30, 2025)

TAHOE REGIONAL PLANNING AGENCY

Mail
PO Box 5310
Stateline, NV 89449-5310

Location
128 Market Street
Stateline, NV 89449

Contact
Phone: 775-588-4547
Fax: 775-588-4527
www.trpa.gov

5782 Ophir Street, Agate Bay, Cal. (Jon & Christine Gilmour Parcel; APN: 116-070-066)

Photo 1 – View to south (left) to southwest (right) from northeast corner of property. The east (lower) portion of property has 6 to 9% slopes, while the upper part has 9 to 17% slopes. The parcel generally has few surface stones and boulders, except where placed for landscaping.

Photo 2 – View to east (left) to south (right) from northwest corner of parcel. Although most of the property is not landscaped, forest fuels treatment have been applied. The backyard is the least disturbed, so it was utilized for the soil description (backhoe situated in upper right of photograph).

Photo 3 – View west along north side of residence (left). White fir are the dominant trees growing onsite, with relatively few shrubs in the lower part of the parcel (foreground).

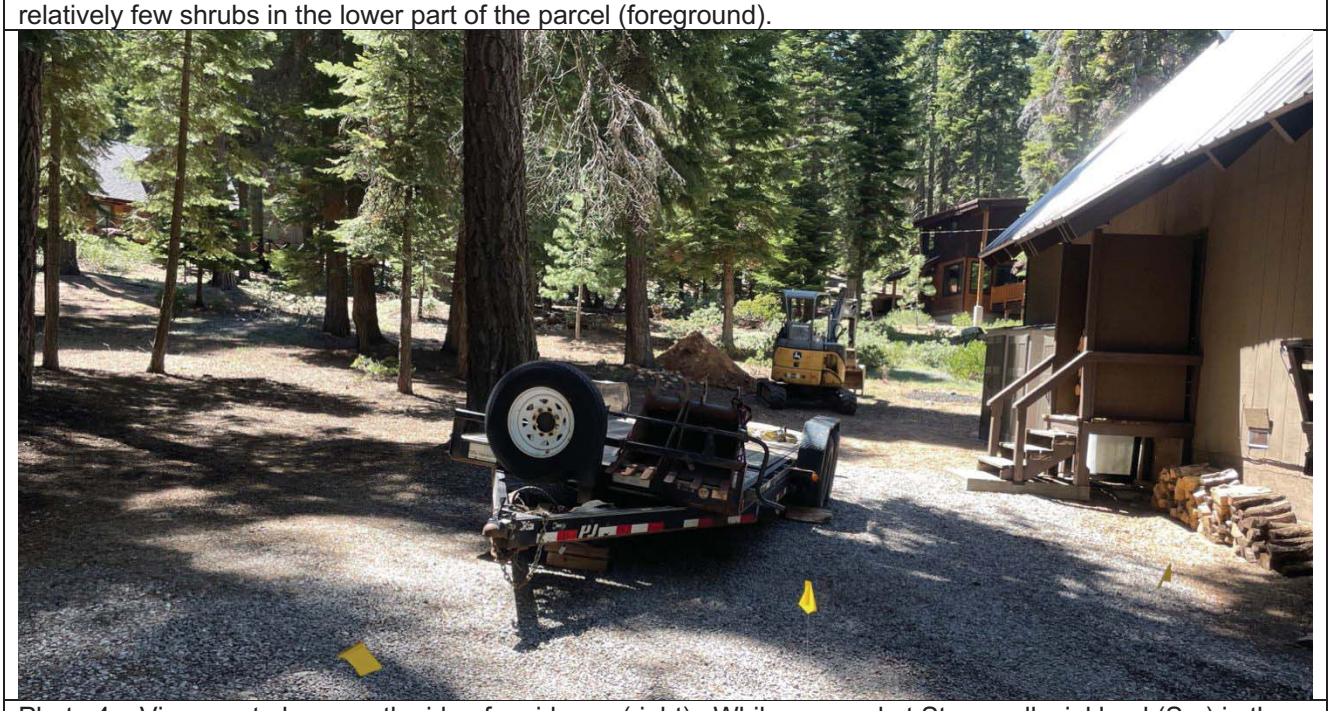


Photo 4 – View west along south side of residence (right). While mapped at Stony colluvial land (Sm) in the 1974 soil survey, this land lacks rock outcrops and shallow depth to bedrock, hence it qualifies as Jorge-Tahoma very stony sandy loam; Class 4 (JwE) and Jorge-Tahoma cobbly sandy loam; Class 6 (JtD) .

Photo 5 – From backyard, view southeast toward center portion of property. Where vegetated, dominant plants include white fir, Jeffrey pine, snowbush, chinquapin, bitterbrush, greenleaf manzanita, currant, creeping snowberry, and prostrate ceanothus. Where present, 35 to 45% duff cover (fir needles, twigs).

Photo 6 – View from southwest property corner toward center of parcel. This vicinity is relatively undisturbed area. Soil pit dug to 58 inches. Somewhat rocky conditions evident in pit spoils and small surface rocks..

Photo 7 – Test Pit no. 1 was dug southwest of the residence. The observed soil is deep and well drained. This somewhat rocky soil lacks both bedrock and restricting layer within upper 58 inches of the surface.

Photo 8 – View of Test Pit no. 1, located in the southwest portion of APN 116-070-066. This profile shows evidence of in-situ soil development (argillic horizon), but no indication of a seasonal high water table.

Attachment C
Topography survey with land capability challenge recommendation map

COUNTY OF Placer
COMMUNITY DEVELOPMENT RESOURCE AGENCY

November 15, 2024

Jon Gilmour
1001 Balboa Ave
Burlingame, CA, 94010
Jgilmour1001@gmail.com

COMPLETE SITE ASSESSMENT
5783 OPHIR ST, CARNELIAN BAY, CA, 96140
ASSESSOR'S PARCEL NUMBER (APN) 116-070-066-000,
PLACER FILE NUMBER TRP24-90124

Dear Jon Gilmour,
At your request, a complete site assessment was recently conducted at the above-referenced property. Based upon the site visit, and review of past files, aerial photos and information submitted with the application, Placer County will recognize the following existing land capability and coverage:

LAND CAPABILITY VERIFICATION

Land Capability District	Percent Coverage	Area (sq. ft.)	Base Allowable Coverage (sq. ft.)
Class 1c[1]	1%	14,892	149
Total Base Allowable Coverage			**149**

[1] The Bailey land capability maps, which serve as the basis for this verification, show the subject parcel to be within the Sm (Stony Colluvial) soil map unit. The Bailey land capability overlay map is based on soil mapping from 1972. Over the years, additional soils work has found that many of the areas previously mapped as the Sm soil map unit were incorrectly identified. You may wish to pursue a Land Capability Challenge to reclassify the soils on your property. If you wish to pursue this option, please contact TRPA directly for further instructions.

LAND COVERAGE VERIFICATION

Verified Existing Coverage (all class 1c)	Total Square Feet
Residence	937
Paved Driveway and AC Walk	780
Decks w/3:1 height reduction	236
Concreete Stairs	16
Concrete Pads	40
Gravel Parking	909
Total Verified On-Site Coverage	**2,918**

According to the site plans submitted, the off-site coverage of 979 square feet is verifiable. There is no unverifiable coverage onsite or off-site.

Per the TRPA Code of Ordinances, the coverage listed in the "Verified Coverage" table above is considered legal coverage (or "grandfathered-in"), even though it exceeds the base allowable coverage for the parcel. This property has 2,769 square feet of excess coverage. See Chapter 30 of the TRPA Code of Ordinances for specific provisions that govern the placement and/or transfer of coverage. Please be advised, however, that according to the Tahoe Regional Planning Agency (TRPA) Code of Ordinances Chapter 30 no additional land coverage or other permanent land disturbance shall be permitted in Class 1a, 1c, 2 or 3 Land Capability Districts or in Class Ib Stream Environment Zone (SEZ) or in the SEZ setback. Upon submittal of a new application, on-site coverage must be in conformance with TRPA Code of Ordinances Chapter 30.

Fertilizer use and application shall be minimized near SEZs. Slow release organic fertilizers with low or no nitrogen can be used. All fertilizer shall be applied per section 60.1.8 of the TRPA Code of Ordinances.

SETBACKS & INTERIOR LOT LINES

Please note that setbacks were not reviewed or confirmed as part of this site assessment. Any structure that currently encroaches into a setback, crosses over or is proposed to cross over an interior lot line, or that is attached to a structure which crosses an interior lot line will require a variance to setbacks, boundary line adjustment or merger of the lots.

SCENIC

Please note that this property is located near the mapped TRPA scenic resource area "Scenic Travel Route #16 Flick Point" which is currently in attainment. The field visit verified that the scenic resource is visible from the parcel. For future project submittals, it will be necessary for the project to conform to scenic standards as required by the TRPA Code of Ordinances, or to provide photographs of the property from the scenic resource to demonstrate the project will not be visible.

TREES

Please be advised that Section 61.1.4 of the TRPA Code of Ordinances requires certain standards for the conservation of healthy and sound trees in excess of 14 inches diameter at breast height (dbh) within urban lands. These standards require that these trees be retained as specimen trees having aesthetic and wildlife values, unless 1) all reasonable alternatives are not feasible to retain the tree, including reduction of parking area and/or modification of the original design; and 2) a written discussion has been provided regarding how this Code section was applied.

HISTORIC

Based on assessor's data the structures on this parcel were constructed in 1974 and are over 50 years in age. As such, these structures may be eligible as historic resources and a historic determination is required prior to any exterior modifications of the building(s). To learn how to apply for an historic determination, please contact Placer County Museums here: rgibson@placer.ca.gov /530-889-6502, or find the TRPA application here: Historic_Resource_Determination_Application.pdf (trpa.gov) A determination can be made by

either agency in most cases, and must be submitted with any future application for a TRPA Project permit whenever the structures are over 50 years in age.

Demolitions, repairs, additions, reconstruction, modifications and maintenance of historic structures are subject to the provisions of Section 67.7 of the TRPA Code of Ordinances. Please be advised demolition of a building or structure over 50 years of age requires a Qualified Exempt review and approval or TRPA project permit.

BEST MANAGEMENT PRACTICES (BMPs)

It was observed during the site visit to this property that the Best Management Practices (BMPs) identified below have not been installed as required by the BMP retrofit program. This program required the installation of BMP's by **October 15, 2008** in your neighborhood. Please refer to www.tahoebmp.org for frequently asked questions, BMP requirements, resources, design information, and contacts. The following BMPs should be considered as part of any BMP design. Calculations for sizing will be required at the permitting phase of any project.

1. Install infiltration device(s) to infiltrate all driveway runoff (i.e., slotted drain and dry well or infiltration trenches sized appropriately, filled with ¾" drain rock). Driveway infiltration shall be sized appropriately for the soil type, parking area and slope. The design and installation of infiltration facilities must be completed to avoid the removal of existing vegetation and trees.
2. Install dripline infiltration trenches (or roof gutter drains and drywells) below roof driplines, sized appropriately for the soil type, roof area and slope in areas not protected by hard coverage or good vegetative cover.
3. Pave the verified portions of the dirt parking area or compacted dirt driveway. Pave or revegetate the dirt parking area or compacted dirt driveway. When paving the parking areas, the driveway must be graded in order to allow for stormwater runoff to be captured and infiltrated as required in Item #1 above. Prescribed infiltration facilities may be modified based on the grade established for the paved driveway.
4. Revegetate all compacted dirt areas that do not qualify as coverage in accordance with the TRPA Handbook of Best Management Practices.
5. Install a three-inch layer of clean drain rock (1 ½ inch diameter) below all raised decks.
6. Install parking barriers such as large boulders, bollards, or split-rail fencing to prevent vehicle disturbance on unpaved surfaces.
7. All barren soil areas within the property must be vegetated and mulched to stabilize the soil from wind and water erosion. Plant TRPA approved native or adapted vegetation and mulch all bare soil areas with 1" - 2" of pine needles or other organic mulch. We recommend using non-combustible mulches (i.e. rock) immediately adjacent to structures for fire safety.

As a condition of future permits, it will be necessary to post a security to ensure installation of BMPs. Project securities are typically $2500 for residential projects and are released once the project has passed the final TRPA inspection.

SITE PLAN DISCLAIMER

Placer County makes no guarantee or warranty concerning the accuracy of the site plan(s) submitted with your application for this site assessment. These inaccuracies may include the locations of structures, land coverage, landscaping (including trees), topography, aspect, orientation, and other man-made and natural site features. Placer County may require future development applications to include a stamped land survey by a licensed professional.

FUTURE PROJECT SUBMITTAL

For future projects requiring review under the TRPA Code of Ordinances, please submit a copy of this site assessment letter and site plan with your project application. Take careful note that the coverage proposed as part of the future project may not exceed the allowed or verified coverage (whichever is greater) identified in this letter. All unverified coverage must either be removed or come into conformance through the future project permit.

TRANSFER OF DEVELOPMENT RIGHTS (TDR) EXCHANGE

Actions associated with this approval may have resulted in verification of a transferable commodity. Transferable commodities can be bought and sold within the Tahoe basin and include commercial floor area, tourist accommodations units, residential units of use, residential allocations, residential development rights and land coverage. TRPA has created a Transfer of Development Rights (TDR) Exchange system. This online tool is a means to bring buyers and sellers of commodities together to facilitate the transfer of development within the Lake Tahoe Basin. For additional information please visit the following link: TDR MarketplaceTahoe Regional Planning Agency — TRPA

APPEAL RIGHTS

Pursuant to Rule 11.2 of the TRPA Rules of Procedure, this decision may be appealed within fifteen (15) days ***(November 30, 2024)*** of the date of this correspondence. Land Capability may be re-reviewed at any time via a Land Capability Challenge application. Should you have any questions regarding this letter, please feel free to call me at 530-581-6283, or email at jbalvin@placer.co.gov.

Sincerely,
Placer County Planning Department
Paul Hellman, Agency Director

Janey Balvin

Janey Balvin
Associate Planner/TRPA Coordinator

Enclosure: Site Assessment Field Notes & Site Plan
Resource Information:

- TRPA Code: http://www.trpa.org/wpcontent/uploads/TRPA_Code_of_Ordinances.pdf

D:\PROJ\23-10-10\dwg\TOPO.dwg 11/30/2023 9:22:35 AM PST

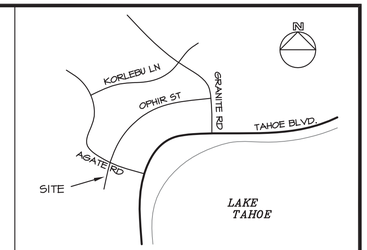
GRAPHIC SCALE

10 0 5 10 20 40

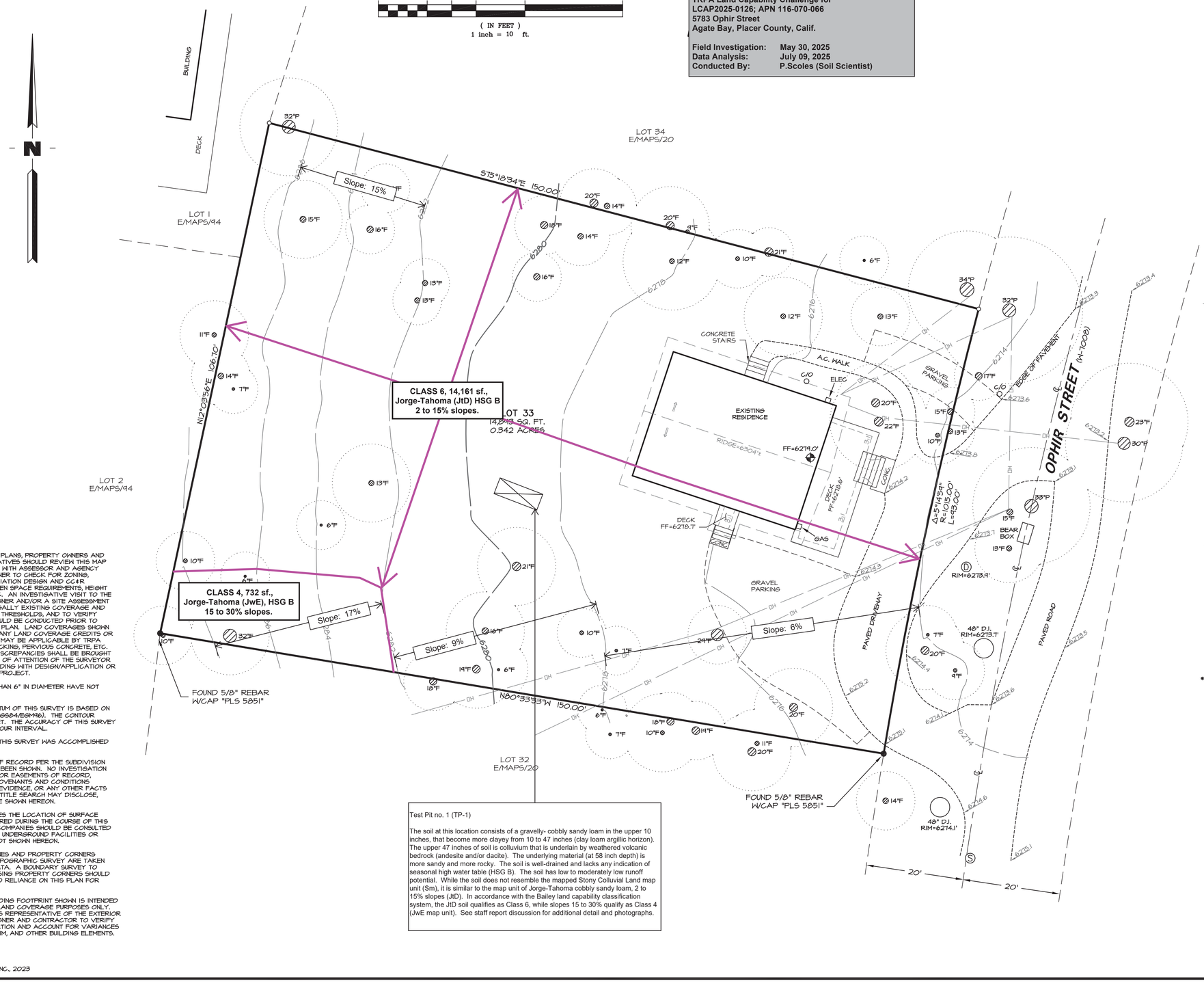
(IN FEET)
1 inch = 10 ft.

TRPA Land Capability Challenge for
LCAP2025-0126; APN 116-070-066
5783 Ophir Street
Agate Bay, Placer County, Calif.

Field Investigation: May 30, 2025
Data Analysis: July 09, 2025
Conducted By: P.Scoles (Soil Scientist)



VICINITY MAP N.T.S.



LEGEND

- FOUND MONUMENT AS NOTED
- NOTHING FOUND OR SET
- 104.9 SPOT ELEVATION
- (S) SEWER MANHOLE
- (D) STORM DRAIN MANHOLE
- C/O CLEAN OUT
- UTILITY AS NOTED
- 12"P TREE W/DRIPLINE, DIAMETER & TYPE P=PINE, F=FIR, C=CEDAR
- OH OVERHEAD LINE

NOTES:

1. BEFORE DRAWING PLANS, PROPERTY OWNERS AND THEIR REPRESENTATIVES SHOULD REVIEW THIS MAP FOR CONSISTENCY WITH ASSESSOR AND AGENCY RECORDS. DESIGNER TO CHECK FOR ZONING, SETBACKS, ASSOCIATION DESIGN AND CC&R REQUIREMENTS, OPEN SPACE REQUIREMENTS, HEIGHT RESTRICTIONS, ETC. AN INVESTIGATIVE VISIT TO THE SITE BY THE DESIGNER AND/OR A SITE ASSESSMENT TO DETERMINE LEGALLY EXISTING COVERAGE AND LAND CAPABILITY THRESHOLDS, AND TO VERIFY TOPOGRAPHY SHOULD BE CONDUCTED PRIOR TO RELIANCE ON THIS PLAN. LAND COVERAGES SHOWN DO NOT REFLECT ANY LAND COVERAGE CREDITS OR EXEMPTIONS THAT MAY BE APPLICABLE BY TRPA FOR PERVIOUS DECKING, PERVIOUS CONCRETE, ETC. ANY OBSERVED DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE SURVEYOR PRIOR TO PROCEEDING WITH DESIGN/APPLICATION OR PERMITTING OF A PROJECT.
2. TREES SMALLER THAN 6" IN DIAMETER HAVE NOT BEEN SHOWN.
3. THE VERTICAL DATUM OF THIS SURVEY IS BASED ON GOOGLE EARTH (WGS84/EGM96). THE CONTOUR INTERVAL IS 2 FEET. THE ACCURACY OF THIS SURVEY IS ONE-HALF CONTOUR INTERVAL.
4. FIELD WORK FOR THIS SURVEY WAS ACCOMPLISHED ON 11/13/23.
5. ALL EASEMENTS OF RECORD PER THE SUBDIVISION TRACT MAP HAVE BEEN SHOWN. NO INVESTIGATION HAS BEEN MADE FOR EASEMENTS OF RECORD, ENCUMBRANCES, COVENANTS AND CONDITIONS OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH A CURRENT TITLE SEARCH MAY DISCLOSE, OTHER THAN THOSE SHOWN HEREON.
6. THIS MAP INDICATES THE LOCATION OF SURFACE UTILITIES DISCOVERED DURING THE COURSE OF THIS SURVEY. UTILITY COMPANIES SHOULD BE CONSULTED FOR LOCATION OF UNDERGROUND FACILITIES OR OTHER UTILITIES NOT SHOWN HEREON.
7. THE BOUNDARY LINES AND PROPERTY CORNERS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE TAKEN FROM RECORD DATA. A BOUNDARY SURVEY TO RE-MONUMENT MISSING PROPERTY CORNERS SHOULD BE DONE PRIOR TO RELIANCE ON THIS PLAN FOR CONSTRUCTION.
8. THE EXISTING BUILDING FOOTPRINT SHOWN IS INTENDED TO BE USED FOR LAND COVERAGE PURPOSES ONLY. SAID FOOTPRINT IS REPRESENTATIVE OF THE EXTERIOR STRUCTURE. DESIGNER AND CONTRACTOR TO VERIFY AS-BUILT INFORMATION AND ACCOUNT FOR VARIANCES DUE TO SIDING, TRIM, AND OTHER BUILDING ELEMENTS.

Test Pit no. 1 (TP-1)

The soil at this location consists of a gravelly- cobbly sandy loam in the upper 10 inches, that become more clayey from 10 to 47 inches (clay loam argillic horizon). The upper 47 inches of soil is colluvium that is underlain by weathered volcanic bedrock (andesite and/or dacite). The underlying material (at 58 inch depth) is more sandy and more rocky. The soil is well-drained and lacks any indication of seasonal high water table (HSG B). The soil has low to moderately low runoff potential. While the soil does not resemble the mapped Stony Colluvial Land map unit (Sm), it is similar to the map unit of Jorge-Tahoma cobbly sandy loam, 2 to 15% slopes (JtD). In accordance with the Bailey land capability classification system, the JtD soil qualifies as Class 6, while slopes 15 to 30% qualify as Class 4 (JwE map unit). See staff report discussion for additional detail and photographs.

COVERAGE CALCULATIONS

LOT AREA = 14,893 S.F. (0.342 AC.)

EXISTING LAND COVERAGE

RESIDENCE	937 S.F.
PAVED DRIVEWAY & A.C. WALK	780 S.F.
DECKS	236 S.F.*
CONCRETE STAIRS	16 S.F.
CONCRETE PADS	40 S.F.
GRAVEL PARKING	909 S.F.
TOTAL	2,918 S.F. (20%)

*CALCULATED WITH 3:1 HEIGHT REDUCTION

OFFSITE COVERAGE

PAVED DRIVEWAY 979 S.F.

THIS DRAWING WAS PREPARED EXCLUSIVELY FOR JON & CHRISTINE GILMOUR, TAHOE LAND USE CONSULTING AND THEIR ARCHITECT/ENGINEER AND ACCURATELY REPRESENTS, TO THE BEST OF OUR KNOWLEDGE, THE MATTERS CONTAINED HEREIN AS OF THE DATE STATED HEREON. THIS DRAWING MAY NOT BE RELIED UPON BY ANY OTHER PERSON OR ENTITY FOR ANY PURPOSE WHATSOEVER. THIS MAP IS VALID FOR A PERIOD OF EIGHTEEN (18) MONTHS FROM THE DATE OF ISSUE. SUBSEQUENT USE OF THE MAP WILL REQUIRE A FIELD SITE VISIT AND MAPPING UPDATES.

KENNETH R. ARNETT
PROFESSIONAL LAND SURVEYOR
PLS 5851

LICENSED LAND SURVEYOR
KENNETH R. ARNETT
5851
EXP. 12/31/24
STATE OF CALIFORNIA

REVISIONS	BY

T.R.P.A. IMPERVIOUS COVERAGE SURVEY

LOT 33 AGATE BAY VIEW
APN 116-070-066 PLACER COUNTY CALIFORNIA
ADDRESS: 5783 OPHIR ST., CARNELIAN BAY, CA

ARNETT & ASSOCIATES, INC.
LAND SURVEYORS • PLANNERS
SOUTH TAHOE (530) 541-3006 NORTH TAHOE (775) 831-8698 TRUCKEE (530) 587-0622
120 COUNTRY CLUB DR., NO. 13, INCLINE VILLAGE, NEVADA 89451

DATE	11/30/23
SCALE	1" = 10'
DRAWN	JDT
JOB	23-10-10
FILE	TOPO.DWG
SHEET	1
OF	1 SHEETS

ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE SURVEYOR AND THE SAME MAY NOT BE DUPLICATED, MODIFIED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF ARNETT & ASSOCIATES.

© ARNETT & ASSOCIATES, INC., 2023

AGENDA ITEM NO. V. A.

Attachment D
TRPA Subcontractor Soil Profile Description (1 test pit)

TAHOE REGIONAL PLANNING AGENCY

Mail
PO Box 5310
Stateline, NV 89449-5310

Location
128 Market Street
Stateline, NV 89449

Contact
Phone: 775-588-4547
Fax: 775-588-4527
www.trpa.gov

Test Pit 1 (TP-1) -- Jon & Christine Gilmour Parcel; APN: 116-070-066
5783 Ophir Street ; Agate Bay, Placer County, Cal.

View of soil profile showing bottom depth of 58 inches.	Soil Properties / Features		
	Layer	**Depth (In.)**	**Color (moist)**
	Oi	0-0.25	partially decomposed fir needles and twigs; abrupt smooth boundary.
	A1	0.25 to 3	Dark brown (10YR 3/3) sandy loam, very dark brown (7.5YR 2.5/2) moist; weak medium granular structure; soft, very friable, nonsticky and nonplastic; many fine and many medium roots; many fine irreg. & interstitial pores; 10% gravel, 1% cobbles; abrupt smooth boundary.
	A2	3 to 10	Brown (7.5YR 4/4) gravelly loam, dark brown (7.5YR 3/3) moist; weak granular parting to weak subangular blocky structure; slightly hard, friable, slightly sticky and slightly plastic; many fine and medium roots, few coarse roots; many fine irreg. & interstitial pores; 20% gravel, 2% cobbles; clear smooth boundary.
	Bt1	10 to 28	Dark brown (7.5YR 3/4) moist, gravelly-cobbly clay loam; moderate medium subangular blocky structure; moderately hard, firm, mod. sticky and mod. plastic; common fine and medium roots, common coarse roots; many fine and medium irregular pores, few tubular pores; 10% gravel, 5% cobbles; clear smooth boundary; no redoximorphic features.
	Bt2	28 to 47	Dark brown (7.5YR 3/4) moist, gravelly-cobbly clay loam; moderate medium subangular blocky structure; moderately hard, firm; moderately sticky and moderately plastic; common fine roots, few medium roots, common coarse roots; many fine and medium irregular pores, few tubular pores; 15% gravel, 5% cobbles; abrupt boundary; no redoximorphic features.
	2C	47 to 58	Dark yellowish brown (10YR 3/4) moist, gravelly-cobbly sandy loam; weak fine subangular blocky structure; moderately hard, firm, slightly sticky and slightly plastic; fine and medium roots; many fine irreg. & interstitial pores; 30% gravel, 5% cobbles, 5% stones; no redoximorphic features. NOTES: 3 to 5% surface gravels and cobbles; decayed rocks in C horizon. Colluvium (with argillic horizon) over weathered volcanic bedrock (andesite and dacite). Plant community consists of white fir with scattered Jeffrey pine; snowbush, bitterbrush, greenleaf manzanita and prostrate ceanothus; creeping snowberry, currant, and sedge.
The topsoil is about 10 in. thick and has sandy loam to gravelly loam texture. Subsoil has gravelly clay loam extending to 47 in. depth. Roots penetration also to 47 in. where underlying parent becomes more sandy and gravelly. Soil does not match 1974 soil survey (Stony Colluvial Land, Sm). Soil composition is similar to Jorge-Tahoma complex soil (JtD and JwE), which formed from colluvium atop weathered volcanic bedrock. In accordance with the Land-Capability Classification of the Lake Tahoe Basin (Bailey, 1974), JtD with 2 to 15% slopes qualifies as Class 6 and JwE with 15 to 30% slopes qualifies as Class 4.			