TAHOE REGIONAL PLANNING AGENCY

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STAFF REPORT

Date: December 7, 2023

To: TRPA Hearings Officer

From: TRPA Staff

Subject: Ralston Land Capability Challenge;
1560 North Lake Blvd., Placer County, CA
APN: 094-160-007; TRPA File #: LCAP2023-0167

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

Staff Recommendation:
Staff recommends the TRPA Hearings Officer approve the land capability challenge on the subject parcel. The challenge changes Class 1c- 9,025 sq. ft. (92 percent of parcel) and Class 1b- (backshore) 792 sq. ft. (8 percent of parcel) to Class 6 - 2,551 sq. ft. (26 percent of parcel), Class 4- 1,996 sq. ft. (20 percent of parcel), Class 2- 4,478 sq. ft. (46 percent of parcel) and Class 1b (backshore) 792 sq. ft. (8 percent of parcel).

Background:
The subject parcel is shown as Class 1c and Class 1b 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 subject parcel in the Rx, Rock outcrop and rubble land mapunit. A land capability verification completed in 2020 verified the parcel as the Rx mapunit and delineated the backshore boundary. The updated *Soil Survey of Tahoe Basin Area, California and Nevada* (NRCS, 2007) maps this parcel as 7157- Jorge – Tahoma Complex, 30 to 50 percent slope mapunit. This parcel has a geomorphic mapping of D1 for Streamcut volcanic flowlands, Toe slope lands (Low hazard lands). The Rx mapunit is described as occurring in areas of granitic, metamorphic and volcanic rocks. Typically, when Rx was mapped in this area, it delineated areas of volcanic plugs, vents and associated talus, with little vegetation. The Rx mapunit is described as having greater than 90 percent stones and boulders. By contrast, the 2007 Soil Survey maps this area as a Jorge-Tahoma complex. The Jorge and Tahoma soils are deep to very deep soils that typically support conifer forest development. The Jorge soils formed in colluvium and residuum over andesitic bedrock. Jorge soils have a stony sandy loam A-horizon, with gravelly sandy loam or very gravelly sandy loam subsurface textures in the upper 50 inches. An argillic horizon is present at 33 inches to a depth of 50 inches, where a C horizon is present. Depth to weathered andesitic bedrock is below 60 inches. The Tahoma soils have a stony sandy loam texture in the surface horizon, with gravelly sandy loam, gravelly loam, gravelly clay loam, and clay loam subsurface textures. They have less than 35 percent rock fragments in the particle control section. Argillic horizons begin at 19 inches, and extend to the hard, latite, bedrock which occurs at depths of 43 to greater than 60 inches

A land capability challenge (LCAP2023-0167) was filed by Ogilvy Consulting on behalf of the owners Ralston Geoffrey David & Ralston Andrea Gayle Trust on August 9, 2023. TRPA consultant, Marchel Munnecke, visited the site on September 13, 2023, and observed the pit excavated by Davis 2 Consulting Earth Scientists. The applicant submitted a final land capability report to TRPA on September 28, 2023.

Findings:

Two soil pits were excavated by backhoe to 56 and 64 inches. Stop 1 was located approximately 20 feet south southwest of the residence and stop 2 was located around the back of the residence approximately 8 feet to the north northeast of the center of the residence. These soils formed in volcanic colluvium and alluvium from old lake deposits. The soil at Stop 1 is characterized by a gravelly loamy sand surface texture, with very gravelly loamy coarse sand, very gravelly sandy loam, and extremely bouldery sandy loam subsurface textures. Hard or weathered bedrock was not encountered in the pit. This soil is classified as a Sandy-skeletal, mixed, frigid, Humic Dystroxerepts. This soil is very deep, well drained, and is a member of Soil Hydrologic Group B. The soil at Stop 2 is characterized by a gravelly loamy sand surface texture, with very gravelly sandy loam, very cobbly sandy loam, and extremely gravelly loamy coarse sand subsurface textures. Hard or weathered bedrock was not encountered in the pit. This soil is classified as a Sandy-skeletal, mixed, frigid, Humic Dystroxerepts. This soil is very deep, well drained, and is a member of Soil Hydrologic Group B. The native vegetation on this parcel is an open forest of Jeffrey pine, white fir and incense-cedar, with an understory of greenleaf manzanita, huckleberry oak and bitter cherry. Along the backshore there are a few black cottonwood trees, and a few quaking aspens are by the house in an irrigated area.

In the Soil Conservation Service *Soil Survey of Tahoe Basin Area, California-Nevada* (Rogers, 1974), the Rx soils are described as having greater than 90 percent rock fragments and are nearly bare of vegetation. The soil at both pits are similar. They support conifer forest development and have less than 90 percent rock fragments, so do not fit the characteristics of the Rx mapunit. These soils have lacustrine parent material at depth, with volcanic colluvium on the surface. This differs from the Umpa, Tahoma, and Jorge soils which developed in colluvium over volcanic bedrock. There was no evidence of the volcanic bedrock in the pits, and rounded cobble and stones were present indicative of alluvial deposition. The JhC- Jabu stony sandy loam, moderately fine subsoil variant, 2 to 9 percent slope mapunit is mapped along the shore on either side of this Rx mapunit. This parcel is generally too steep to be the JhC mapunit, and these soils lacks the light grey, clay loam, lacustrine layer at depth and has higher rock fragment content. These soils are dissimilar to the Inville soil because they lack argillic soil development. These soils have similar taxonomy as the Tallac soil series, but lack the silica cemented layer at depth, have courser texture, and did not develop in glacial till and outwash. These soils are dissimilar to any soils mapped in the 1974 Soil Survey of Tahoe Basin Area, California-Nevada (Rogers, 1974), therefore, these soils are unmapped soil (XXX).

The portion of the parcel with slopes of 30 to 50 percent was also determined to not to be the Class 1c – Rx mapunit, based on the pit above, the lack of 90 % rock cover, and good vegetative cover, thus are Class 2, XXX. The area of backshore was previously determined in the 2020 LCV and remains the same.

Using Table 4 in the Land Capability Classification of Lake Tahoe Basin, California-Nevada, and based on slopes on this parcel, the Land Capability is mapped as Class 6- XXX 0 to 16 percent slopes, Class 4- XXX 16-30 percent slopes, Class 2-XXX 30 to 50 percent slopes, and Class 1b-backshore.

The table below summarizes the changes in land capability as concluded by this land capability challenge.

Land Capability District	Area (sq. ft.) 2020 LCV	Area (sq. ft.) 2023 LCC
Class 1c (Rx)	9,025	0
Class 1b (Backshore)	792	792
Class 6 (XXX, 0 to 16 % slopes)	0	2,551
Class 4 (XXX, 16 to 30 % slopes)	0	1,996
Class 2 (XXX, >30 % slopes)	0	4,478
Total Parcel Area	9,817*	9,817*

- This is the area to HWL line.

BAILEY LAND CAPABILITY CHALLENGE FINDINGS

Site Information	
Assessor's Parcel Numbers: (APN)	094-160-007
TRPA File No. / Submittal Date:	LCAP2023-0167/ 8/9/2023
Owner or Applicant:	Ralston Geoffrey David & Ralston Andrea Gayle Trust
Address:	171 Glenwood Avenue, Atherton, CA 94027

Environmental Setting	
Bailey Soil Mapping Unit[1] / Hydrologic Soil Group (HSG) / Land Class / Geomorphic Hazard Unit	Rx (Rock out crop and Rubbleland/ HSG D/ D1-Streamcut volcanic flow lands, Toe slope lands (Low hazard lands)
Soil Parent Material	Volcanic colluvium and old lacustrine deposits.
Slopes and Aspect	12 to greater than 50 percent slopes; facing to the southeast. The steepest sections are the short bluffs along the lakeshore.
Elevation and Datum	6229.1 to 6,276 feet, TerraGraphic Land Surveying, 9/22/20 site survey

[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.

Rock Outcrops and Surface Configuration	There are no rock outcrops on this parcel, but there are large, exposed boulders near the shoreline.
SEZ and Hydrology Source	There is a strip of backshore along the shoreline. The boundary was previously determined and was not changed. There is no other SEZ on the parcel.
Vegetation	The native vegetation on this parcel is an open forest of Jeffrey pine, white fir and incense-cedar, with an understory of greenleaf manzanita, huckleberry oak and bitter cherry. Along the backshore there are a few black cottonwood trees and a few quaking aspen are by the house in an irrigated area.
Ground Cover Condition	Good (vegetation 55 %, duff/mulch 65% cover)
Site Features	Residence, AC parking pad and walkways, residence deck, stairs, walkways, pier, and rock and wood retaining walls/structures.

Field Investigation and Procedures	
Consultant and Address	Davis 2 Consulting Earth Scientist PO Box 734 Georgetown, CA 95634
TRPA Staff Field Dates	September 13, 2023
SEZ Mapping / NRCS Hydric Soil	No SEZ other than the backshore area. The backshore boundary was previously delineated.t
Number of Soil Pits or Auger Holes and Description Depth	2 pits excavated by backhoe to 56 and 64 inches.
Additional or Repetitive TRPA Sample Locations	NA
Representative Soil Profile Descriptions	Land Capability Challenge, Ralston Project, 1560 N. Lake Boulevard, Tahoe City, Placer County, California (APN 094-160-007)
Areas Not Examined	Residence, AC parking pad and walkways, residence deck, stairs, walkways, pier, and rock and wood retaining walls/structures.

TRPA Findings	
2006 Soil Survey Map Unit	7157-Jorge-Tahoma complex,30 to 50 percent slopes mapunit. This mapunit would be Class 2 based on slopes, but portions of this parcel have slopes between 16 to 30 percent and would be Class 4.
Consultant Soil Mapping Determination and Rationale	In the Soil Conservation Service *Soil Survey of Tahoe Basin Area, California-Nevada* (Rogers, 1974), the Rx soils are described as having greater than 90 percent

	rock fragments and are nearly bare of vegetation. The soil at both pits are similar. They support conifer forest development and have less than 90 percent rock fragments, so do not fit the characteristics of the Rx mapunit. These soils have lacustrine parent material at depth, with volcanic colluvium on the surface. This differs from the Umpa, Tahoma, and Jorge soils which developed in colluvium over volcanic bedrock. There was no evidence of the volcanic bedrock in the pits, and rounded cobble and stones were present indicative of alluvial deposition. The JhC-Jabu stony sandy loam, moderately fine subsoil variant, 2 to 9 percent slope mapunit is mapped along the shore on either side of this Rx mapunit. This parcel is generally too steep to be the JhC mapunit, and these soils lacks the light grey, clay loam, lacustrine layer at depth and has higher rock fragment content. These soils are dissimilar to the Inville soil because they lack argillic soil development. These soils have similar taxonomy as the Tallac soil series, but lacks the silica cemented layer at depth, have coarser textures, and did not develop in glacial till and outwash. These soils are dissimilar to any soils mapped in the 1974 Soil Survey of Tahoe Basin Area, California-Nevada (Rogers, 1974), therefore, these soils are unmapped soil (XXX).
Slope Determination	12 to greater than 50 percent slopes.
TRPA Conclusion(s)	TRPA concurs with consultants' determination and rationale above.
Applicable Area	See site topo for soil delineations.

Contact Information:

This memorandum was prepared by soils consultant Marchel Munnecke and TRPA Senior Planner, Julie Roll. If you have questions on this Hearings Officer item, please contact Julie Roll, 775-589-5247, or email at 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.

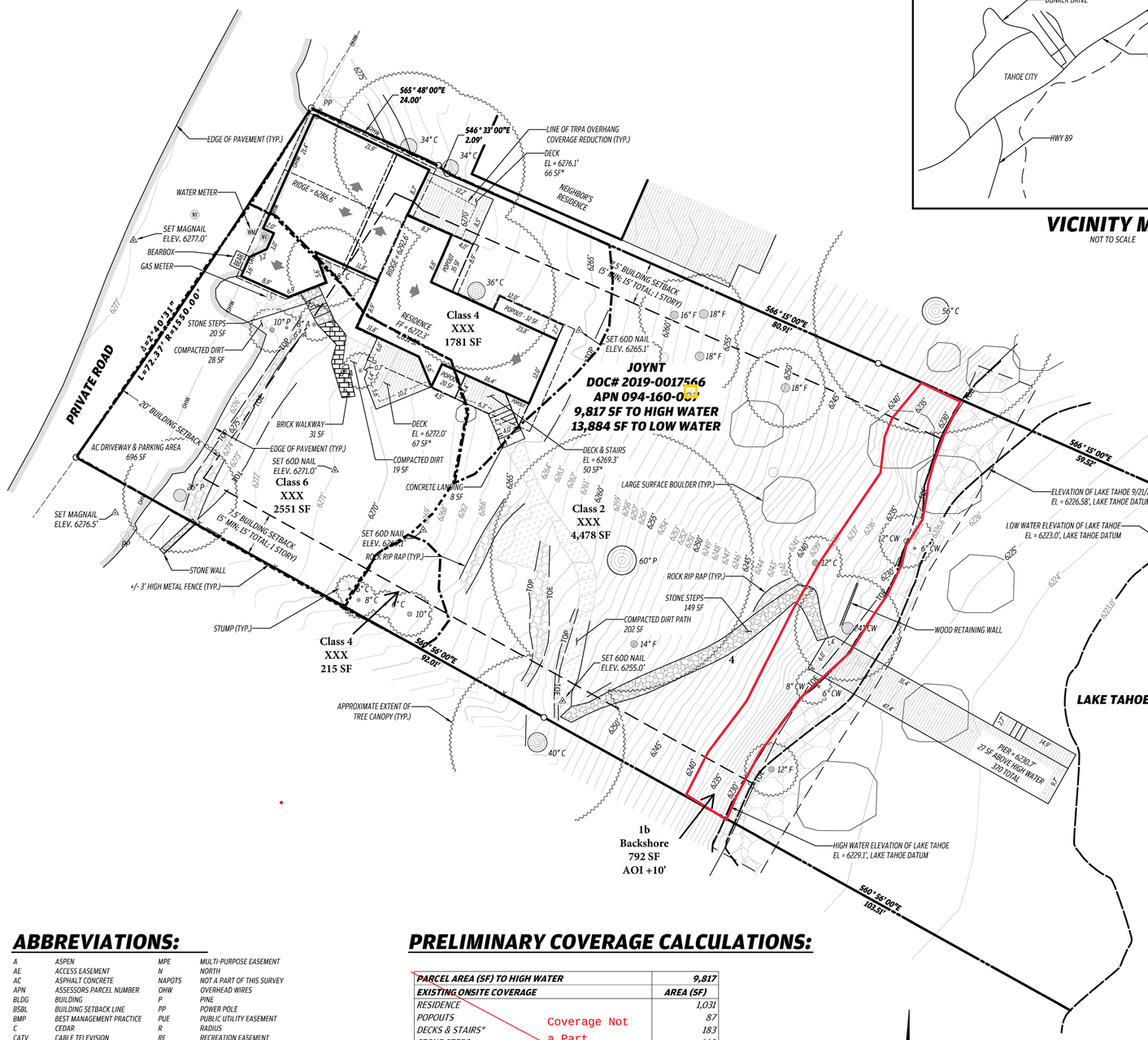
Attachments:

A. Parcel Map with Soil Map Units Delineated
B. Land Capability Challenge Report Prepared by Davis² Consulting Earth Scientists
C. Site Photographs

Attachment A
Parcel Map with Soil Map Units Delineated

LEGEND:

- N90° 00' 00"W 25.00' — RECORD PROPERTY LINE W/BEARING & DISTANCE
- RECORD ADJACENT PROPERTY LINES
- RECORD R/W CENTERLINE
- SETBACK LINE PER ZONING CODE
- RECORD EASEMENT
- EDGE OF AC PAVING
- 6001 — INTERMEDIATE CONTOUR (1' INTERVAL)
- 6000 — INDEXED CONTOUR (5' INTERVAL)
- TOP — TOP OF SLOPE
- TOE — TOE OF SLOPE
- FLOWLINE
- X — FENCE
- OHW — OVERHEAD UTILITY
- 8" P — EXISTING TREES WITH APPROXIMATE DRIPLINE (P=PINE, F=FIR, C=CEDAR, A=ASPEN, T=UNKNOWN TYPE)
- SAPLING
- SN = STUMP OR SNAG
- LARGE SURFACE BOULDER
- SET 60D NAIL ELEV. 100.0' — SURVEY CONTROL POINT (AS NOTED)
- RECORD PROPERTY CORNER
- TELE, VLT, GAS, COM, SSD, ICV, WM, ELEC — UTILITY BOX (AS NOTED)
- WTR, VLT, COM, CATV, TELE, ELEC — UTILITY VAULT (AS NOTED)
- E — ABOVE GROUND UTILITY METER (AS NOTED)
- GV, WV — UTILITY VALVE (AS NOTED)
- SSMH — SANITARY SEWER MANHOLE
- DRAINAGE INLET
- TRANS — ELECTRICAL TRANSFORMER
- BOLLARD POST
- FH — FIRE HYDRANT
- PP — UTILITY POLE
- EXISTING BUILDINGS W/EAVES
- EXISTING DECKS
- ROCK RIP RAP
- STONE MASONRY
- GRAVEL
- CONCRETE
- COMPACTED DIRT



VICINITY MAP
NOT TO SCALE

NOTES:

1. VERTICAL DATUM BASED ON FIELD MEASUREMENTS OF LAKE TAHOE AND SHOULD BE VERIFIED PRIOR TO USE IN ANY DESIGN. DATUM = LAKE TAHOE DATUM. HORIZONTAL DATUM IS ASSUMED.
2. THE BOUNDARY SHOWN HEREON IS TAKEN FROM RECORD DATA. PROFESSIONAL LAND 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.
3. 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.
4. NO INVESTIGATION CONCERNING THE LOCATION OF OR EXISTENCE OF UNDERGROUND UTILITY SERVICE LINES TO THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
5. ALL UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO ANY DESIGN OR CONSTRUCTION.
6. DATE OF FIELD WORK SEPTEMBER 21 2020.
7. BUILDING SETBACKS AND COVERAGE CALCULATIONS BASED ON PLACER COUNTY ZONING ORDINANCE AND THE TRPA AND MUST BE VERIFIED DIRECTLY WITH THE RELEVANT GOVERNING BODY PRIOR TO USE IN ANY DESIGN.
8. THE DIGITAL DATA AND SURVEY CONTROL POINTS CONTAINED WITHIN THIS SURVEY ARE THE PROPERTY OF THE PROFESSIONAL LAND SURVEYOR. THE CLIENT NAMED ON THE TITLE SHEET IS PERMITTED A SINGLE-USE LICENSE FOR SAID DATA AND CONTROL POINTS FOR A PERIOD OF 2 YEARS FROM THE DATE OF FIELD WORK OUTLINED IN NOTE #6.
9. THIS SURVEY SHALL NOT BE USED IN ANY DESIGN DOCUMENT, SUBMITTAL, OR FOR CONSTRUCTION UNLESS STAMPED AND SIGNED BY PROFESSIONAL LAND SURVEYOR.
10. THE PROFESSIONAL LAND SURVEYOR ASSUMES NO LIABILITY IN THE USE TO THE DATA CONTAINED IN THIS SURVEY IF ANY EDITS ARE MADE TO SAID INFORMATION.

ABBREVIATIONS:

A	ASPEN	MPE	MULTI-PURPOSE EASEMENT
AE	ACCESS EASEMENT	N	NORTH
AC	ASPHALT CONCRETE	NAPOTS	NOT A PART OF THIS SURVEY
APN	ASSESSORS PARCEL NUMBER	OHW	OVERHEAD WIRES
BLDG	BUILDING	P	PINE
BSBL	BUILDING SETBACK LINE	PP	POWER POLE
BMP	BEST MANAGEMENT PRACTICE	PUE	PUBLIC UTILITY EASEMENT
C	CEDAR	R	RADIUS
CATV	CABLE TELEVISION	RE	RECREATION EASEMENT
CL	CENTERLINE	ROW	RIGHT OF WAY
CMP	CORRUGATED METAL PIPE	S	SOUTH
COM	COMMUNICATIONS	SE	SEWER EASEMENT
D	DELTA ANGLE	SF	SQUARE FEET
DE	DRAINAGE EASEMENT	SS	SANITARY SEWER
DI	DRAINAGE INLET	SSE	SNOW STORAGE EASEMENT
E	EAST	SSCO	SANITARY SEWER CLEANOUT
ELEC	ELECTRICAL	SSMH	SANITARY SEWER MANHOLE
ELEV	ELEVATION	ST	STREET
EP	EDGE OF PAVEMENT	T	TREE
F	FIR	TBM	TEMPORARY BENCHMARK
FF	FINISH FLOOR	TELE	TELEPHONE
GM	GAS METER	W	WEST, WATER
HR	HEIGHT REDUCTION	WM	WATER METER
ICV	IRRIGATION CONTROL VALVE	WV	WATER VALVE
L	LENGTH		
LF	LINEAR FEET		

PRELIMINARY COVERAGE CALCULATIONS:

PARCEL AREA (SF) TO HIGH WATER	**9,817**
EXISTING ONSITE COVERAGE	**AREA (SF)**
RESIDENCE	1,031
POPOUTS	87
DECKS & STAIRS*	183
STONE STEPS	169
BRICK WALKWAY	31
CONCRETE LANDING	8
COMPACTED DIRT	249
AC DRIVEWAY	696
PIER	27
TOTAL =	**2,481**
PERCENT COVERAGE =	**25.27%**

Coverage Not a Part

COVERAGE CALCULATION NOTES:

1. * = INCLUDES TRPA 1:3 OVERHANG COVERAGE REDUCTION.
2. COVERAGE CALCULATIONS ARE CONSIDERED PRELIMINARY UNTIL VERIFIED BY TRPA.
3. NO INVESTIGATION INTO EXISTING VERIFIED COVERAGE CALCULATIONS WAS PERFORMED IN THE CREATION OF THIS MAP.

10 5 0 10 20
SCALE IN FEET (1" = 10')

TRAVIS J. PACHECKI PLS 8186 EXP. 9/30/22
PROFESSIONAL LAND SURVEYOR — STATE OF CALIFORNIA

REVISIONS	BY

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TOPOGRAPHIC SURVEY
FOR
JOYNT

1560 NORTH LAKE BLVD - APN 094-160-007
VOL. 1520, PAGE 655, O.R.P.C.
PLACER CALIFORNIA
TAHOE CITY

DATE	9/22/20
SCALE	1" = 10'
DRAWN	AM
JOB NO.	20161
SHEET	1

AGENDA ITEM NO. V. B.

Attachment B
Land Capability Challenge Report Prepared by Davis² Consulting Earth Scientists

DAVIS²
CONSULTING EARTH SCIENTISTS
P.0. Box 734 · Georgetown, CA 95634 · Tel. (530) 559-1405; davis2consulting@sbcglobal.net

Land Capability Challenge
Ralston Project
1560 N. Lake Boulevard
Tahoe City, Placer County, California
(APN 094-160-007)

September 25, 2023

INTRODUCTION

A soil investigation was conducted on the parcel on September 13, 2023. The objective of the study was to identify soils and other features and relate them to Land Capability, which is administered by the Tahoe Regional Planning Agency (TRPA) for the purpose impervious coverage regulation, by Chapter 30 of the Code of Ordinances.

The parcel supports an existing single-family residential dwelling on 022 acres of land, located at 1560 N. Lake Boulevard, Tahoe City, Placer County, California. This work is advanced at the request of Andrea and Geoff Ralston.

Soil information contained in this report is for the strict use of land capability and it should not be used for building foundation design, slope stability, hazard waste assessment or seismic analyses. In this report the term "soil" refers to the surface weathering of rocks and sediments as typically used in agriculture, forestry, and erosion control. In contrast, the typical engineering use of the "soil" refers to the strength of deeper materials, often a few to tens or more feet deep.

ENVIRONMENTAL SETTING

The site is located at 1560 N. Lake Boulevard, Tahoe City, California. Vegetation consists of Jeffrey pine, white fir, Incense cedar, manzanita, black cottonwood and gooseberry. Slopes range nearly level to over 30 percent on an southerly aspect. There are no stream environment zones (SEZ) influencing this parcel.

Soils are shown on TRPA map sheet C 6 as Rx (Rock outcrop and rubble land). Geology (Mathews, 1968) is characterized as Tv^a (andesite). Bailey's (1974) geomorphic analysis shows the parcel within D_1 (Toe slope lands).

METHODOLOGY

For this investigation, we surveyed the parcel and immediately adjacent areas (Attached Map). We then measured and technically described two discrete soil profiles, each representative of site-specific landforms. By use of hand augers and backhoe excavators, we exposed the near- surface sediments to depths ranging from 0 to 5 ft deep. We then formally described and measured the physical properties of the soils following procedures of the National Cooperative Soil Survey. We similarly documented groundwater levels using visual methodologies. Information gathered at the site was

compared to the *Soil Survey of the Lake Tahoe Basin, California-Nevada* (Rogers et al, 1974) and to criteria of the *Land-Capability Classification of the Lake Tahoe Basin, California-Nevada* (Bailey, 1974) for proper placement in the appropriate land capability class. A detailed topographic base map supplied by Terragraphic Land Surveying (2/22/20) was available in the field for ground control and slope analysis. Information pertaining to land capability districts is shown on the base map.

FINDINGS

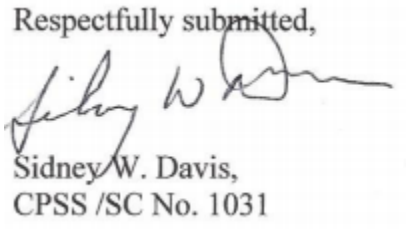
Soils are found to be deep and well drained, members of Hydrologic Soil Group B. They can be characterized as having dark grayish brown gravelly loamy sand top soil approximately 12 inches thick, over strong brown veery cobbly sandy loam subsoil to 60 inches depth. Stones varied from cobblestone to boulder sizes. Soils found are unnamed in the 1974 Lake Tahoe basin soil survey. They are less developed than Jorge and Inville series and are outside the range and characteristics of the Tallac series, which displays a fragipan. Soils found are considered "XXX" and rated by *Table 4 – Basis of land classification in the Lake Tahoe basin* (Bailey, 1974).

Soils interpreted as Hydrologic Soil Group (HSG) B with slopes ranging from 0 to 16 percent slopes place in Class 6. Where slopes range between 16 and 30 percent, soils place in Class 4. Similar soils over 30 percent slope place in Class 2. Wave runup zone is approximately elevation 6,231 where below that elevation is Class 1b, Beach.

CONCLUSIONS AND RECOMMENDATIONS

Soils found are XXX (unnamed) and place in Land Capability Classes 6, 4 and 2. Beach and wave runup are between elevations 6,236' and 6,229' (high lake water line).
Please refer to the following soil profile descriptions that support the findings and the attached map showing the spatial distribution of the appropriate land capability classes on the parcel.

Respectfully submitted,



Sidney W. Davis,
CPSS /SC No. 1031

Stop 1

A1 0 to 4 inches, grayish brown (10YR 5/2) gravelly loamy sand, very dark grayish brown (10YR 3/2), moist; moderate fine granular structure; soft, loose, nonsticky and nonplastic; many fine and medium roots; many very fine and fine interstitial pores; 20 percent gravel; clear smooth boundary.

A2 4 to 12 inches, grayish brown (10YR 5/2) very gravelly loamy coarse sand, very dark grayish brown (10YR 3/2), moist; moderate fine granular structure; soft,

loose, nonsticky and nonplastic; many fine, medium and coarse roots; many very fine and fine interstitial pores; 45 percent gravel; gradual wavy boundary.

Bw1 12 to 25 inches, yellowish brown (10YR 5/4) very gravelly sandy loam, dark yellowish brown (10YR 3/4), moist; weak fine subangular blocky structure; soft, very friable, nonsticky and nonplastic; many fine, medium and coarse roots; many fine, medium and common tubular pores; 40 percent gravel; clear smooth boundary.

2Bw2 25 to 56 inches; yellowish brown (10YR 5/4) extremely bouldery sandy loam, dark yellowisn brown (10YR 3/4), moist; moderate fine subangular blocky structure; soft, very friable, nonsticky and nonplastic; many very fine and fine interstitial pores; 60 percent boulders and 20 percent gravel; clear smooth boundary.

3C 56 plus inches; color as above, very gravelly loamy coarse sand; weak fine granular structure; common fine, medium and few coarse roots; many very fine and fine interstitial pores; 50 percent gravel.

Notes: Water rounded gravels below 25 inches depth. HSG B. Not Rx.

Soil series: unnamed (XXX)
Soil Classification: Sandy-skeletal, mixed, frigid, Dystric Xerumbrepts
Soil Drainage Class: Well drained
Hydrologic Group: B

Stop 2

A1 0 to 3 inches; dark gray (10YR5/2) gravelly loamy sand, dark brown (10YR 3/3), moist; fine platy parting to weak fine subangular structure; soft, loose, nonsticky and nonplastic; may fine and medium roots; many very fine and fine interstitial pores; 15 percent gravel; clear smooth bounday.

A2 3 to 12 inches, brown (10YR 5/3) gravelly sandy loam (near loamy sand) dark brown (10YR 3/3), moist; soft, loose, nonsticky and nonplastic; many fine, medium and coarse roots; 25 percent gravel; gradual wavy boundary.

Bw1 12 to 24 inches; yellowish brown (10YR 5/4) gravelly sandy loam, dark yellowish brown (10YR 3/4), moist; weak fine granular structure; soft, loose, nonsticky and nonplastic; many fine, medium and coarse roots; many very fine and fine interstitial pores; 30 percent gravel; gradual wavy boundary.

2Bw2 24 to 46 inches, brown (7.5YR 5/4) very cobbly sandy loam, dark brown (7.5YR 3/4), moist; single grain; soft, loose, nonsticky and nonplastic; common fine and medium, few coarse roots; 30 percent cobble and 40 percent gravel; clear smooth bounday.

3C 46 to 64 inches, pinkish gray (7.5YR 6/3) extremely gravelly loamy coarse sand, brown (7.5YR 4/3); single grain; soft, loose, nonsticky and nonplastic; common fine and medium, few coarse roots; 60 percent gravel.

Notes: Surface has been slightly compacted. Many roots to depth. HSG B.

Soil Series: Unnamed (XXX).
Soil Classification: Sandy-skeletal, mixed, frigid, Dystric Xerumbrepts.
Soil Drainage Class: Well drained.
Hydrologic Soil Group: B.

Figure 1. Stop 1 profile

Figure 2. Stop 1 landscape.

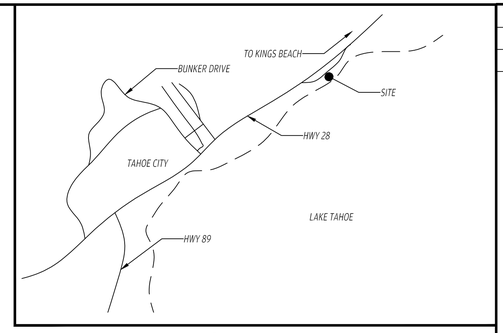
Figure 3. Stop 2 profile.

Figure 4. Stop 2 landscape.

Land Capability Assement
For
Placer APN 094-160-007
1560 Northshore Blvd., Tahoe City, CA

September 18, 2023

DAVIS2
CONSULTING EARTH SCIENTISTS, INC.
P.O. Box 734, Georgetown, CA 95634
Tel. (530) 559-1405; email:
sid@davis2consult.com



VICINITY MAP
NOT TO SCALE

LEGEND:

- N90° 00' 00"W 25.00' — RECORD PROPERTY LINE W/BEARING & DISTANCE
- RECORD ADJACENT PROPERTY LINES
- RECORD R/W CENTERLINE
- SETBACK LINE PER ZONING CODE
- RECORD EASEMENT
- EDGE OF AC PAVING
- 6001 — INTERMEDIATE CONTOUR (1' INTERVAL)
- 6000 — INDEXED CONTOUR (5' INTERVAL)
- TOP — TOP OF SLOPE
- TOE — TOE OF SLOPE
- FLOWLINE
- X — FENCE
- OHW — OHW — OVERHEAD UTILITY
- 8" P / SAPLING — EXISTING TREES WITH APPROXIMATE DRIPLINE; P=PINE, F=FIR, C=CEDAR, A=ASPEN, T=UNKNOWN TYPE
- SN = STUMP OR SNAG
- LARGE SURFACE BOULDER
- SET 60D NAIL ELEV. 100.0' — SURVEY CONTROL POINT (AS NOTED)
- RECORD PROPERTY CORNER
- UTILITY BOX (AS NOTED): UB, ULT, GAS, CMB, SGN, UCV, WMT, UEA
- UTILITY VAULT (AS NOTED): WTR, VLT, COM, CATV, TELE, ELEC
- ABOVE GROUND UTILITY METER (AS NOTED): E, G
- UTILITY VALVE (AS NOTED): G, W
- SSMH — SANITARY SEWER MANHOLE
- DRAINAGE INLET; TRANS — ELECTRICAL TRANSFORMER
- BOLLARD POST
- FH — FIRE HYDRANT
- PP — UTILITY POLE
- EXISTING BUILDINGS W/EAVES
- EXISTING DECKS
- ROCK RIP RAP
- GRAVEL
- STONE MASONRY
- CONCRETE
- COMPACTED DIRT

NOTES:

1. VERTICAL DATUM BASED ON FIELD MEASUREMENTS OF LAKE TAHOE AND SHOULD BE VERIFIED PRIOR TO USE IN ANY DESIGN. DATUM = LAKE TAHOE DATUM. HORIZONTAL DATUM IS ASSUMED.
2. THE BOUNDARY SHOWN HEREON IS TAKEN FROM RECORD DATA. PROFESSIONAL LAND 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.
3. 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.
4. NO INVESTIGATION CONCERNING THE LOCATION OF OR EXISTENCE OF UNDERGROUND UTILITY SERVICE LINES TO THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
5. ALL UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO ANY DESIGN OR CONSTRUCTION.
6. DATE OF FIELD WORK SEPTEMBER 21 2020.
7. BUILDING SETBACKS AND COVERAGE CALCULATIONS BASED ON PLACER COUNTY ZONING ORDINANCE AND THE TRPA AND MUST BE VERIFIED DIRECTLY WITH THE RELEVANT GOVERNING BODY PRIOR TO USE IN ANY DESIGN.
8. THE DIGITAL DATA AND SURVEY CONTROL POINTS CONTAINED WITHIN THIS SURVEY ARE THE PROPERTY OF THE PROFESSIONAL LAND SURVEYOR. THE CLIENT NAMED ON THE TITLE SHEET IS PERMITTED A SINGLE-USE LICENSE FOR SAID DATA AND CONTROL POINTS FOR A PERIOD OF 2 YEARS FROM THE DATE OF FIELD WORK OUTLINED IN NOTE #6.
9. THIS SURVEY SHALL NOT BE USED IN ANY DESIGN DOCUMENT, SUBMITTAL, OR FOR CONSTRUCTION UNLESS STAMPED AND SIGNED BY PROFESSIONAL LAND SURVEYOR.
10. THE PROFESSIONAL LAND SURVEYOR ASSUMES NO LIABILITY IN THE USE TO THE DATA CONTAINED IN THIS SURVEY IF ANY EDITS ARE MADE TO SAID INFORMATION.

ABBREVIATIONS:

A	ASPEN	MPE	MULTI-PURPOSE EASEMENT
AE	ACCESS EASEMENT	N	NORTH
AC	ASPHALT CONCRETE	NAPOTS	NOT A PART OF THIS SURVEY
APN	ASSESSORS PARCEL NUMBER	OHW	OVERHEAD WIRES
BLDG	BUILDING	P	PINE
BSBL	BUILDING SETBACK LINE	PP	POWER POLE
BMP	BEST MANAGEMENT PRACTICE	PUE	PUBLIC UTILITY EASEMENT
C	CEDAR	R	RADIUS
CATV	CABLE TELEVISION	RE	RECREATION EASEMENT
CL	CENTERLINE	ROW	RIGHT OF WAY
CMP	CORRUGATED METAL PIPE	S	SOUTH
COM	COMMUNICATIONS	SE	SEWER EASEMENT
D	DELTA ANGLE	SF	SQUARE FEET
DE	DRAINAGE EASEMENT	SS	SANITARY SEWER
DI	DRAINAGE INLET	SSE	SNOW STORAGE EASEMENT
E	EAST	SSCO	SANITARY SEWER CLEANOUT
ELEC	ELECTRICAL	SSMH	SANITARY SEWER MANHOLE
ELEV	ELEVATION	ST	STREET
EP	EDGE OF PAVEMENT	T	TREE
F	FIR	TBM	TEMPORARY BENCHMARK
FF	FINISH FLOOR	TELE	TELEPHONE
GM	GAS METER	W	WEST, WATER
HR	HEIGHT REDUCTION	WM	WATER METER
ICV	IRRIGATION CONTROL VALVE	WV	WATER VALVE
L	LENGTH		
LF	LINEAR FEET		

PRELIMINARY COVERAGE CALCULATIONS:

PARCEL AREA (SF) TO HIGH WATER		**9,817**
EXISTING ONSITE COVERAGE		**AREA (SF)**
RESIDENCE		1,031
POPOUTS		87
DECKS & STAIRS*		183
STONE STEPS		169
BRICK WALKWAY		31
CONCRETE LANDING		8
COMPACTED DIRT		249
AC DRIVEWAY		696
PIER		27
	TOTAL =	**2,481**
	PERCENT COVERAGE =	**25.27%**

COVERAGE CALCULATION NOTES:

1. * = INCLUDES TRPA 1:3 OVERHANG COVERAGE REDUCTION.
2. COVERAGE CALCULATIONS ARE CONSIDERED PRELIMINARY UNTIL VERIFIED BY TRPA.
3. NO INVESTIGATION INTO EXISTING VERIFIED COVERAGE CALCULATIONS WAS PERFORMED IN THE CREATION OF THIS MAP.

10 5 0 10 20
SCALE IN FEET (1" = 10')

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REVISIONS	BY

TOPOGRAPHIC SURVEY
FOR
JOYNT
1560 NORTH LAKE BLVD- APN 094-160-007
VOL. 1520, PAGE 655, O.R.P.C
PLACER
CALIFORNIA
TAHOE CITY

DATE	9/22/20
SCALE	1" = 10'
DRAWN	AM
JOB NO.	20161
SHEET	1

Attachment C
Site Photographs

TAHOE REGIONAL PLANNING AGENCY

Mail
PO Box 5310
Stateline, NV 89449-5310

Location
128 Market Street
Stateline, NV 89449

Contact
Phone: 775-588-4547
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PHOTOGRAPHS (Addendum to APN 094-160-007, December 14, 2023, Staff Summary)

Photo 1 – a. Stop 1 pit. Photo 1- b. Stop 2 pit.

Photo 2 – a. View of Class 2 towards backshore and Lake Tahoe. Photo 2 – b. View from near Stop 1 towards the east.

Photo 3– Google Earth map of general area of the parcel.

Image 4 – ArcGIS map of parcel area, showing the 1974 Soil Survey delineations in white (Mapunits labeled in Yellow).