TAHOE REGIONAL PLANNING AGENCY

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Stateline, NV 89449-5310

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Stateline, NV 89449

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STAFF REPORT

Date: August 11, 2022

To: TRPA Hearings Officer

From: TRPA Staff

Subject: Deep Blue Trust Land Capability Challenge, 751 Champagne Road, Washoe County, Nevada, Assessor's Parcel Number 126-262-09, TRPA File Number LCAP2021-0420

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 3- 19,334 sq. ft. (60 percent of parcel) and Class 1a 19,334 sq. ft. (40 percent of parcel) to Class 6- 4,320 sq. ft. (9 percent of parcel), Class 4- 18,519 sq. ft. (38 percent of parcel). Just over half the parcel remains Class 1a- 25,818 sq. ft. (53 percent of parcel).

Background:
The subject parcel is shown as Class 3 and Class 1a 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 UmE, Umpa very stony sandy loam, 15 to 30 percent slopes and UmF, Umpa very stony sandy loam, 30 to 50 percent slopes mapunits. A land capability verification completed in 2021 verified the parcel as part UmE, Umpa very stony sandy loam, 15 to 30 percent slopes and UmF, Umpa very stony sandy loam, 30 to 50 percent slopes mapunits. The updated *Soil Survey of Tahoe Basin Area, California and Nevada* (NRCS, 2007) maps this parcel as mapunit 7151- Jorge very cobbly fine sandy loam, 5 to 15 percent slopes and 7152- Jorge very cobbly fine sandy loam, 15 to 30 percent slopes. This parcel has a geomorphic mapping of D2 for Streamcut volcanic flowlands, Headlands (Moderate hazard lands). The Umpa soils formed in colluvium and residuum over andesitic bedrock. Umpa soils have a very stony sandy loam A-horizon, with gravelly sandy loam subsurface textures in the upper 40 inches. Hard, fractured andesite is typically encountered between 20 and 40 inches below ground surface. 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.

A land capability challenge (LCAP2021-0420) was filed by Ogilvy Consulting on behalf of the owner Deep Blue Trust on December 2, 2021. TRPA consultant, Marchel Munnecke, visited the site on May 24, 2022 and observed as Davis 2 Consulting Earth Scientists completed two pit descriptions. The consultants submitted a final land capability report to TRPA on July 22, 2022.

Findings:

Two soil pits were excavated by backhoe to 65 and 60 inches. Site 1 was located approximately 4 feet north of the driveway and northeast of the residence. Site 2 was located approximately 22 feet south of the driveway on the southeast corner of the parcel. The soils at the two pits are very similar. They formed in colluvium and residuum from volcanic parent material. The soil at Site 1 is characterized by a coarse sandy loam surface texture, with gravelly sandy loam, very gravelly sandy clay loam, and very gravelly coarse sandy loam subsurface textures. Hard or weathered bedrock was not encountered in the pit. This soil has argillic horizons beginning at 12 inches and is classified as a Fine-loamy, mixed, frigid, Ultic Haploxeralfs. This soil is very deep, well drained, and is a member of Soil Hydrologic Group B. The soil at Site 2 is characterized by a gravelly coarse sandy loam surface texture, with gravelly coarse sandy loam, gravelly sandy clay loam, gravelly clay loam subsurface textures. Hard or weathered bedrock was not encountered in the pit. This soil is non-skeletal with argillic horizons beginning at 10 inches. This soil is classified as a Fine-loamy, mixed, frigid, Ultic Haploxeralfs. This soil is very deep, well drained, and is a member of Soil Hydrologic Group B. The vegetation in this upper area an open forest of Jeffrey pine, red fir and huckleberry oak.

The portion of the parcel with slopes greater than 30 percent were not assessed and remain Class 1a, as the capability class would not change the coverage due to the steeper slopes.

In the Soil Conservation Service *Soil Survey of Tahoe Basin Area, California-Nevada* (Rogers, 1974), the Umpa soils are moderately deep (20-40 inches over hard bedrock). The soils at this site are deeper than 40 inches to weathered bedrock (volcanic mudflow material). The soils at Sites 1 and 2 are within the range and characteristic of the Tahoma soil series. Based on soils and slopes, this parcel is mapped as JtD- Jorge-Tahoma cobbly sandy loams, 2 to 15 percent slopes, JwE- Jorge-Tahoma very stony sandy loams, 15 to 30 percent slopes, and UmF, Umpa very stony sandy loam, 30 to 50 percent slopes mapunits.

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

Land Capability District	**Area (sq. ft.) 2021 LCV**	**Area (sq. ft.) 2022 LCC**
Class 3 (UmE, 15 to 30% slopes)	19,334	0
Class 1a (UmF, 30 to 50 % slopes)	29,3230	25,818
Class 6 (JtD, 0 to 16 % slopes)	0	4,320
Class 4 (JwE, 15 to 30 % slopes)	0	18,519
Total Parcel Area	48,657	48,657

Contact Information:
This memorandum was jointly prepared by Marchel Munnecke and Julie Roll, Senior Planner. If you have questions on this Hearings Officer item, please contact Julie Roll, 775-589-5247, or email at jroll@trpa.gov.

BAILEY LAND CAPABILITY CHALLENGE FINDINGS

Site Information	
Assessor's Parcel Numbers: (APN)	126-262-09
TRPA File No. / Submittal Date:	LCAP2021-0420/ 12/2/2021
Owner or Applicant:	Deep Blue Trust
Address:	711 Christina Drive Incline Village, NV 89451

Environmental Setting	
Bailey Soil Mapping Unit[1] / Hydrologic Soil Group (HSG) / Land Class / Geomorphic Hazard Unit	UmE (Umpa very stony sandy loam, 15 to 30 percent slopes/ HSG C/ D2- Streamcut volcanic flow lands, Headlands (Moderate hazard lands)
Soil Parent Material	Colluvium over residuum from volcanic rock
Slopes and Aspect	4 to 59 percent; sloping to the northwest and west.
Elevation and Datum	7,230 to 7,304 feet, Auerback Engineering Corp, 1/25/21
Rock Outcrops and Surface Configuration	The upper parcel is gently sloped to the north. There are a few areas of rock out crop to the north and south of the residence, within the 1a land capability. The slope to the west of the residence is between 30 to 60 percent, facing west.
SEZ and Hydrology Source	NA
Vegetation	The vegetation is an open Jeffrey pine forest with a few red fir, and huckleberry oak in the understory. The steeper slopes have few trees, and open cover of huckleberry oak.
Ground Cover Condition	Good (vegetation 65 %, duff/mulch 70% cover)
Site Features	Residence, asphalt driveway, pavers, stairs, walkways, decks, and rock structures.

Field Investigation and Procedures	
Consultant and Address	Davis 2 Consulting Earth Scientist PO Box 734 Georgetown, CA 95634
TRPA Staff Field Dates	May 24, 2022

[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.

SEZ Mapping / NRCS Hydric Soil	None present
Number of Soil Pits or Auger Holes and Description Depth	2 pits excavated by backhoe to 65 and 60 inches.
Additional or Repetitive TRPA Sample Locations	NA
Representative Soil Profile Descriptions	Land Capability Challenge for Myers Project, 751 Champagne Way, Incline Village, Washoe County, Nevada (APN 126-262-009), July 22, 2022
Areas Not Examined	Residence, asphalt driveway, pavers, stairs, walkways, decks, and rock structures.

TRPA Findings	
2006 Soil Survey Map Unit	7151- Jorge very cobbly fine sandy loam, 5 to 15 percent slopes and 7152- Jorge very cobbly fine sandy loam, 15 to 30 percent slopes (Class 6 and Class 4 respectively), but portions of this parcel have slopes that are greater than 30% and would remain Class 1a.
Consultant Soil Mapping Determination and Rationale	Class 6, JtD- Jorge-Tahoma cobbly sandy loams, 2 to 15 percent slopes, Class 4, JwE- Jorge-Tahoma very stony sandy loams, 15 to 30 percent slopes, and Class 1a, UmF- Umpa, very stony sandy loam, 30 to 50 percent slopes. In the Soil Conservation Service *Soil Survey of Tahoe Basin Area, California-Nevada* (Rogers, 1974), the Umpa soils are moderately deep (20-40 inches over hard bedrock). The soils at this site are deeper than 40 inches to weathered bedrock (volcanic mudflow material). The soils at Sites 1 and 2 are within the range and characteristic of the Tahoma soil Based on soils and slopes, this parcel is mapped as JtD- Jorge-Tahoma cobbly sandy loams, 2 to 15 percent slopes and JwE- Jorge-Tahoma very stony sandy loams, 15 to 30 percent slopes. The portion of the parcel with slopes greater than 30 percent remains mapped as Class 1a, UmF- Umpa very stony sandy loam.
Slope Determination	4 to 39 percent slopes.
TRPA Conclusion(s)	TRPA concurs with consultants' determination and rationale above.
Applicable Area	See site topo for soil delineations.

Attachments:

A. Parcel map with soil map units delineated
B. Land capability challenge report
C. Site photographs

Attachment A

Parcel map with soil map units delineated

PRELIMINARY MUST BE VERIFIED BY TRPA

Land Capability Assessment
For
Washoe APN 126-262-009
751 Champagne Way, Incline Village, NV

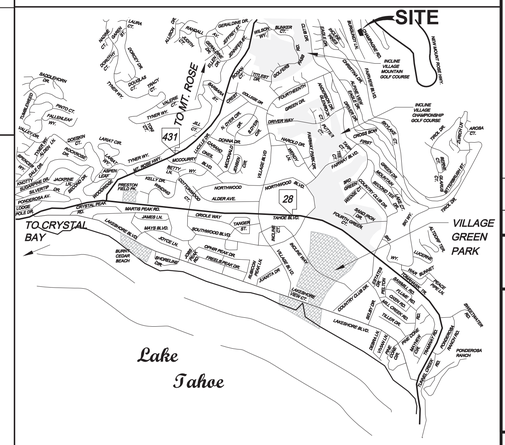
Revised July 16, 2022

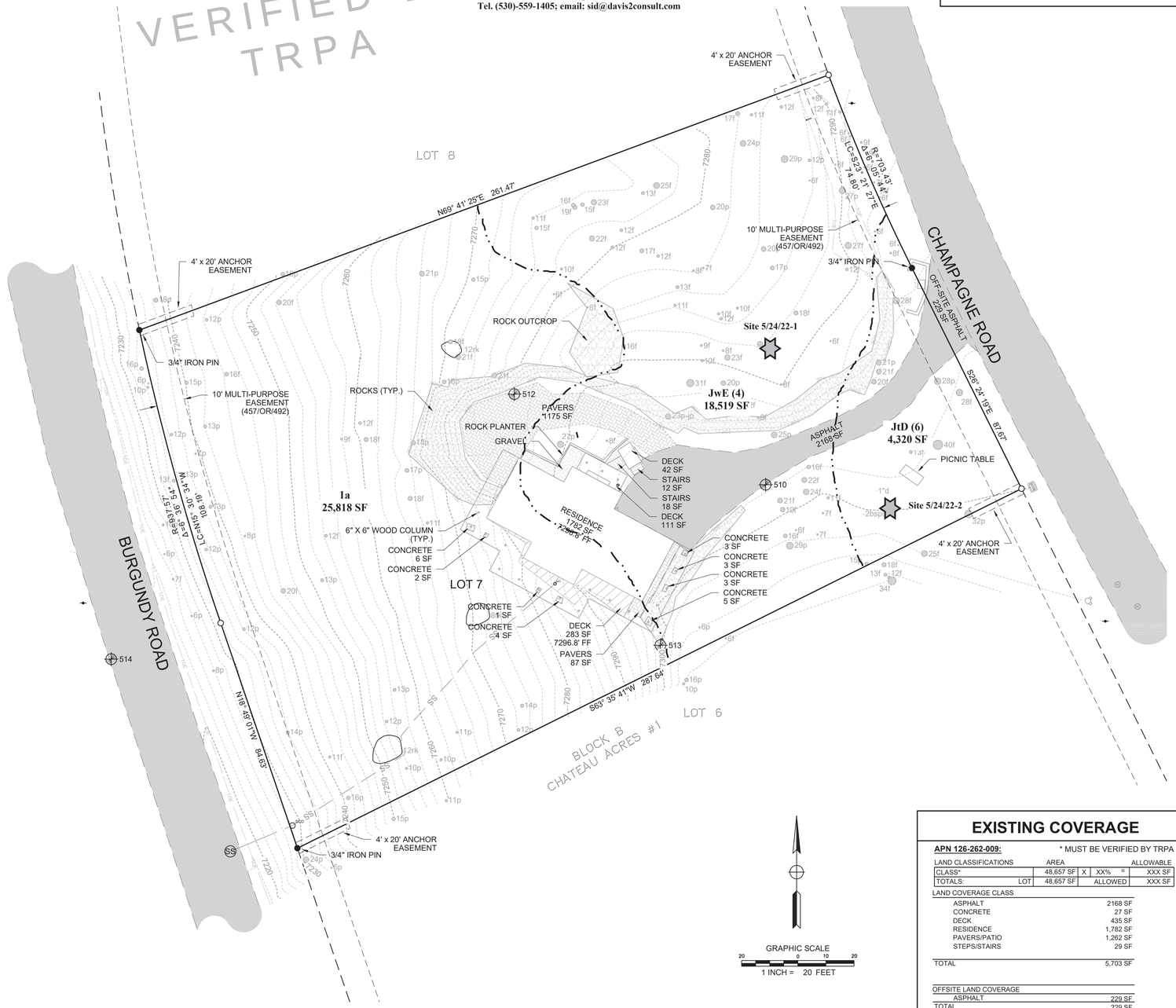
D² Consulting Earth Scientists, Inc.
P.O. Box 734, Georgetown, CA 95634
Tel. (530)-559-1405; email: sid@davis2consult.com

PROJECT INFORMATION

CLIENT:	JEFFERY BERKLEY PO BOX 6259 INCLINE VILLAGE, NV 89450
PROJECT ADDRESS:	751 CHAMPAGNE WAY INCLINE VILLAGE, NV 89451
APN:	126-262-009
RECORD INFORMATION:	LOT 7, BLOCK B, CHATEAU ACRES #1

VICINITY MAP





LEGEND

100 / 102 — INDEX CONTOUR W/ ELEV., INTERMEDIATE CONTOUR W/ ELEV.	#F TREE TRUNK, DIAM., FIR
ASPHALT SURFACE	#P TREE TRUNK, DIAM., PINE
PAVERS	POWER POLE
CONCRETE SURFACE	SANITARY SEWER MANHOLE
COVERAGE REDUCTION BASED ON TRPA'S 3:1 OVERHANG HEIGHT REDUCTION	ELECTIC METER
PROJECT PROPERTY LINE	FOUND MONUMENT AS NOTED
EASEMENT LINE	NOTHING FOUND, NOTHING SET
ADJACENT PROPERTY LINE	TOPOGRAPHICAL BENCH MARK
EDGE OF PAVEMENT	WATER VALVE
CONCRETE	SANITARY SEWER CLEAN OUT
ROAD CENTERLINE	FIRE HYDRANT
BUILDING	WATER BOX
BUILDING DECK	ROCK AND DIAMETER IN INCHES
STAIRS	

EXISTING COVERAGE

APN 126-262-009: * MUST BE VERIFIED BY TRPA

LAND CLASSIFICATIONS		AREA			ALLOWABLE
CLASS*		48,657 SF	X	XX% =	XXX SF
TOTALS:	LOT	48,657 SF		ALLOWED	XXX SF

LAND COVERAGE CLASS

ASPHALT	2168 SF
CONCRETE	27 SF
DECK	435 SF
RESIDENCE	1,782 SF
PAVERS/PATIO	1,262 SF
STEPS/STAIRS	29 SF
TOTAL	5,703 SF

OFFSITE LAND COVERAGE	
ASPHALT	229 SF
TOTAL	229 SF

SURVEY NOTES

1. THE BOUNDARY SHOWN HEREON IS FROM LOT #7, BLOCK B, CHATEAU #1.
2. 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.
3. NO EXTENSIVE INVESTIGATION CONCERNING THE LOCATION OF OR EXISTENCE OF UTILITY SERVICE LINES TO THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
4. ALL INCLUDED UTILITY LOCATIONS SHOULD BE FIELD VERIFIED PRIOR TO ANY DESIGN OR CONSTRUCTION.
5. ALL TREE LOCATIONS SHOULD BE FIELD VERIFIED PRIOR TO ANY DESIGN OR CONSTRUCTION DUE TO LEANING OR SPECIMEN TREES.
6. DATE OF FIELD WORK: JANUARY 25, 2021.
7. 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.
8. T.B.M. = TP-510 60d, ELEVATION = 7297.31'
9. VERTICAL DATUM IS NAVD88 .

BOUNDARY NOTES

THE PROPERTY BOUNDARIES, EASEMENTS, AND OTHER MATTERS OF TITLE SHOWN HEREON ARE APPROXIMATE ONLY, AND ARE PROVIDED FOR INFORMATION AND GENERAL LOCATION PURPOSES ONLY. SUCH INFORMATION MUST NOT BE RELIED UPON AS SHOWN FOR THE DESIGN OR LAYOUT OF ANY IMPROVEMENTS WITHOUT THE EXPRESS WRITTEN APPROVAL OF AEC.

THIS MAP IS NOT THE RESULT OF A BOUNDARY SURVEY, AND AEC HAS MADE NO ATTEMPT TO RECONSTRUCT THE BOUNDARIES OR DEPICT MATTERS OF TITLE IN ANY DETAILED MANNER. AEC HAS CONDUCTED NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS THAT A TITLE REPORT AND/OR COMPLETE BOUNDARY SURVEY MAY DISCLOSE.

ANY GRAPHICAL OR WRITTEN REFERENCE TO PROPERTY CORNERS OR LINES SHOWN ON THIS MAP IS INTENDED TO BE GENERAL IN NATURE, AND NOT A DEFINITIVE ASSERTION OF THE POSITION OF ANY CORNER MARKER OR BOUNDARY.

REV	DATE	REVISIONS	BY

RECORD DRAWING

DATE ENGINEER INITIAL

AUERBACH ENGINEERING CORP.
CIVIL ENGINEERING • LAND SURVEYING • ENVIRONMENTAL PLANNING
P.O. BOX 5399 • 645 W. LAKE BLVD. • TAHOE CITY • CALIFORNIA 96145
VOICE (530) 581-1116 • FAX (530) 581-3162
WWW.AUERBACHENGINEERING.COM

IMPERVIOUS COVERAGE SURVEY

751 CHAMPAGNE WAY
JEFFERY BERKLEY

INCLINE VILLAGE WASHOE COUNTY NEVADA

0 1
BAR IS ONE INCH ON ORIGINAL DRAWING

PROJECT NUMBER:	2200.55J
SURVEY BY:	SC
SURVEY DATE:	1/25/2021
DESIGN BY:	N/A
DRAFTING BY:	AV
CHECKED BY:	KM
DATE:	DECEMBER, 2020

SCALES:
1" = 10' HORIZONTAL
2' INTERVALS VERTICAL

SHEET: 1 of 1

J:\2200.55\Dwg\Ex-Topo\2200.55_EX-TOPO.dwg

Attachment B

Land capability challenge report

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

Land Capability Challenge
For
Myers Project
751 Champagne Way, Incline Village
Washoe County, Nevada
(APN 126-262-009)

July 22, 2022

INTRODUCTION

A soil investigation was conducted on the parcel on May 24, 2022. 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 1.1 acres of land, located at 751 Champagne Way, Incline Village, Nevada. This work is advanced at the request of Frank and Natasha Myers.

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 751 Champaign Way, Incline Village, Nevada. Vegetation consists of Jeffery pine, red fir, and Huckleberry oak. Slopes range between 13 and greater than 30 percent on north and northwest aspects. There are no stream environment zones (SEZ) influencing this parcel.

Soils are shown on the TRPA land capability overlay as UmE (Umpa very stony sandy loam, 15 to 30 percent slope) and UmE (Umpa very stony sandy loam, 30 to 50 percent slopes). Geology (Mathews, 1968) is characterized as Tv^a (andesite). Bailey's (1974) geomorphic analysis shows the parcel within D_2 (Headlands).

METHODOLOGY

For this investigation, we surveyed the parcel and immediately adjacent areas (Figure X). We then measured and technically described X 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 feet 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 and color (Munsell) indicator methodologies associated with standard drainage class assessment. 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 Auerbach Engineering Corp. was available in the field for ground control and slope analysis. Information pertaining to land capability districts is shown on the attached base map (Figure X).

FINDINGS

Soils are found to be deep and well drained, members of Soil Hydrologic Group B. They can be characterized having dark yellowish brown sandy loam topsoil approximately 12 inches thick, over dark yellowish brown gravelly sandy clay loam subsoil to 60 inches depth. Soils in two backhoe pits are nearly identical in areas of the parcel that measure less than 30 percent slope. Soil in areas greater than 30 percent slope were not investigated because there would be no significant change in land capability from what is currently shown on the TRPA overlay.

Soils in the gentler slope areas, less than 30 percent slope, are different than those shown on the TRPA map sheet because they are deep (> 60 inches) and well drained and members of Hydrologic Soil Group B, as opposed to Umpa series soils, which are moderately deep (20 to 40 inches), somewhat poorly well drained and member of Hydrologic Group C.

Soils found most closely fit the range and characteristics of the Tahoma series soils as mapped elsewhere in the Incline Village area. Tahoma series soils in the 0 to 15 percent slope range place in Land Capability Level 6 while the same series places in Level 4 where slopes range from 15 to 30 percent slopes. Level 6 receives 30 percent allowable impervious coverage, Level 4 receives 20 percent impervious coverage. Areas greater than 30 percent receive Level 2 and 1 percent impervious coverage.

CONCLUSIONS AND RECOMMENDATIONS

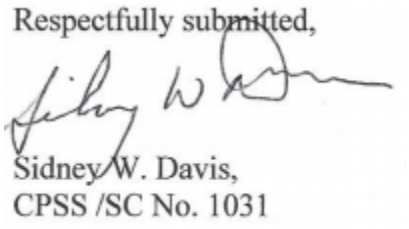
Soils found are recommended to place in: JwD (Jorge-Tahoma stony sandy loam, 2 to 15 percent slopes); JwE (Jorge-Tahoma stony sandy loam, 15 to 30 percent slopes) and JwF (Jorge-Tahoma stony sandy loam, 30 to 50 percent slopes). Impervious Coverage for these units is as follows in Table 1.

Table 1

SMU	LCC	Square Feet
JwD	6	4,320
JwE	4	18,519
JwF	2	25,818

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

Representative Soil Profile Descriptions

Stop No. 1

Oi 0 – 1 inch, conifer needles, duff and wood chips.

A1 1 – 4 inches, dark yellowish brown (10YR 3/4) moist; coarse sandy loam; moderate fine granular structure; soft, loose, nonsticky and nonplastic; many very fine and few medium roots; many very fine and fine interstitial pores; fifteen percent gravel; clear smooth boundary.

A2 4 – 12 inches, dark yellowish brown (10YR 3/4) moist; gravelly sandy loam; moderate medium granular structure; soft, loose, nonsticky and nonplastic; many fine medium roots; many very fine and fine interstitial pores; twenty percent gravel; gradual smooth boundary.

Bt1 12 – 28 inches, dark yellowish brown (10YR 4/4) moist; gravelly sandy loam; weak fine subangular blocky structure; slightly hard, very friable, slightly sticky and slightly plastic; many fine medium and coarse roots; many fine tubular pores; few thin colloid in bridges between mineral grains; fifteen percent gravel; gradual smooth boundary.

Bt2 28 – 50 inches, dark yellowish brown (10YR 4/4) moist; gravelly sandy clay loam; moderate medium subangular blocky structure; slightly hard, very friable, sticky and plastic; common fine medium coarse roots; many fine tubular pores; common thin colloid in bridges between mineral grains; twenty percent gravel; gradual smooth boundary.

2Bt3 50 – 65 inches; dark yellowish brown (10YR 4/6) moist; very gravelly coarse sandy loam; moderate medium angular blocky structure; hard, friable, sticky and plastic; few fine medium roots; common fine tubular pores; common medium thick clay films on face of peds and line pores; forty percent gravel.

Notes: Buried surface below 50 inches. HSG B.

Soil Series: Tahoma
Soil Classification: Fine-loamy, mixed, frigid, Ultic Haploxeralfs
Soil Drainage Class: Well drained
Hydrologic Soil Group: B

Figure 1 - Stop 1 profile.

Figure 2 - Stop 1 landscape.

Stop No. 2

Oi 0 – 1 inches, Conifer needles and duff.

A1 1 – 4 inches, dark yellowish brown (10YR 4/4) moist; gravelly coarse sandy loam; strong medium granular structure; soft, loose, nonsticky and nonplastic; common very fine and fine roots; many very fine and fine interstitial pores; medium acid; fifteen percent gravel; clear smooth boundary.

A2 4 – 10 inches, dark yellowish brown (10YR 4/4) moist; gravelly coarse sandy loam; moderate medium subangular blocky structure; soft, loose, nonsticky and nonplastic; many fine medium and few coarse roots; many very fine and fine interstitial pores; medium acid; twenty percent gravel; clear wavy boundary.

Bt1 10 – 30 inches, dark yellowish brown (10YR 4/4) moist; gravelly sandy clay loam near clay loam; moderate medium subangular blocky structure; slightly hard, very friable; slightly sticky and slightly plastic; common fine medium coarse roots; common fine medium tubular pores; common thin clay films occur on faces of peds and colloid in bridges between mineral grains; slightly acid; thirty percent gravel; clear wavy boundary.

Bt2 30 – 42 inches, dark yellowish brown (10YR 4/4) moist; gravelly clay loam; strong medium subangular blocky structure; hard, friable, sticky and plastic; common fine medium and few coarse roots; common fine medium tubular pores; many medium thick clay films on face of peds and line pores; slightly acid; twenty percent gravel; clear smooth boundary.

2Bt3 42 – 60 inches, olive brown (2.5Y 4/4) moist; very gravelly sandy clay loam; strong medium angular blocky structure; hard, friable, sticky and plastic; few fine medium coarse roots; few fine medium tubular pores; many medium thick clay films on face of peds and line pores; slightly acid; forty percent gravel.

Note: Thick clay films at base.

Soil Series: Tahoma
Soil Classification: Fine-loamy, mixed, frigid, Ultic Haploxeralfs
Soil Drainage Class: Well drained
Hydrologic Soil Group: B

Figure 3 - Stop 2 profile.

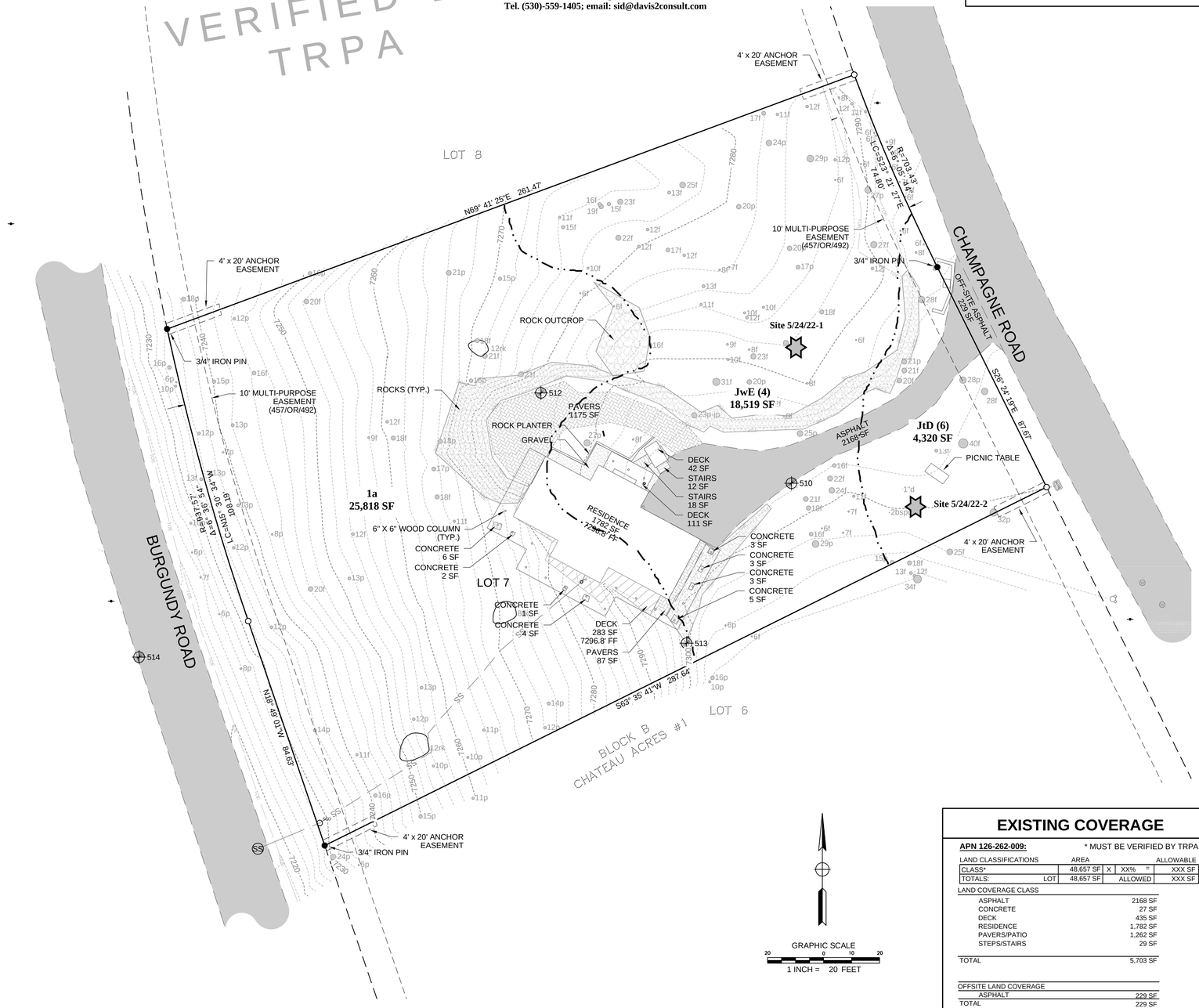
Figure 4 - Stop 2 landscape.

PRELIMINARY MUST BE VERIFIED BY TRPA

Land Capability Assessment
For
Washoe APN 126-262-009
751 Champagne Way, Incline Village, NV

Revised July 16, 2022

D² Consulting Earth Scientists, Inc.
P.O. Box 734, Georgetown, CA 95634
Tel. (530)-559-1405; email: sid@davis2consult.com

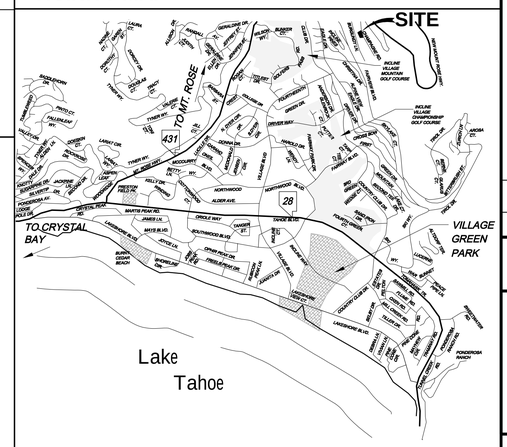


GRAPHIC SCALE
20 0 10 20
1 INCH = 20 FEET

PROJECT INFORMATION

CLIENT:	JEFFERY BERKLEY PO BOX 6259 INCLINE VILLAGE, NV 89450
PROJECT ADDRESS:	751 CHAMPAGNE WAY INCLINE VILLAGE, NV 89451
APN:	126-262-009
RECORD INFORMATION:	LOT 7, BLOCK B, CHATEAU ACRES #1

VICINITY MAP



LEGEND

100 / 102 — INDEX CONTOUR W/ ELEV. / INTERMEDIATE CONTOUR W/ ELEV.	#F TREE TRUNK, DIAM., FIR; #P TREE TRUNK, DIAM., PINE
ASPHALT SURFACE	POWER POLE
PAVERS	SANITARY SEWER MANHOLE
CONCRETE SURFACE	ELECTIC METER
COVERAGE REDUCTION BASED ON TRPA'S 3:1 OVERHANG HEIGHT REDUCTION	FOUND MONUMENT AS NOTED
PROJECT PROPERTY LINE	NOTHING FOUND, NOTHING SET
EASEMENT LINE	TOPOGRAPHICAL BENCH MARK
ADJACENT PROPERTY LINE	WATER VALVE
EDGE OF PAVEMENT	SANITARY SEWER CLEAN OUT
CONCRETE	FIRE HYDRANT
ROAD CENTERLINE	WATER BOX
BUILDING	ROCK AND DIAMETER IN INCHES
BUILDING DECK	
STAIRS	

EXISTING COVERAGE

APN 126-262-009: * MUST BE VERIFIED BY TRPA

LAND CLASSIFICATIONS		AREA			ALLOWABLE
CLASS*		48,657 SF	X	XX% =	XXX SF
TOTALS:	LOT	48,657 SF		ALLOWED	XXX SF

LAND COVERAGE CLASS

ASPHALT	2168 SF
CONCRETE	27 SF
DECK	435 SF
RESIDENCE	1,782 SF
PAVERS/PATIO	1,262 SF
STEPS/STAIRS	29 SF
TOTAL	5,703 SF

OFFSITE LAND COVERAGE

ASPHALT	229 SF
TOTAL	229 SF

SURVEY NOTES

1. THE BOUNDARY SHOWN HEREON IS FROM LOT #7, BLOCK B, CHATEAU #1.
2. 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.
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6. DATE OF FIELD WORK: JANUARY 25, 2021.
7. 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.
8. T.B.M. = TP-510 60d, ELEVATION = 7297.31'
9. VERTICAL DATUM IS NAVD88 .

BOUNDARY NOTES

THE PROPERTY BOUNDARIES, EASEMENTS, AND OTHER MATTERS OF TITLE SHOWN HEREON ARE APPROXIMATE ONLY, AND ARE PROVIDED FOR INFORMATION AND GENERAL LOCATION PURPOSES ONLY. SUCH INFORMATION MUST NOT BE RELIED UPON AS SHOWN FOR THE DESIGN OR LAYOUT OF ANY IMPROVEMENTS WITHOUT THE EXPRESS WRITTEN APPROVAL OF AEC.

THIS MAP IS NOT THE RESULT OF A BOUNDARY SURVEY, AND AEC HAS MADE NO ATTEMPT TO RECONSTRUCT THE BOUNDARIES OR DEPICT MATTERS OF TITLE IN ANY DETAILED MANNER. AEC HAS CONDUCTED NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS THAT A TITLE REPORT AND/OR COMPLETE BOUNDARY SURVEY MAY DISCLOSE.

ANY GRAPHICAL OR WRITTEN REFERENCE TO PROPERTY CORNERS OR LINES SHOWN ON THIS MAP IS INTENDED TO BE GENERAL IN NATURE, AND NOT A DEFINITIVE ASSERTION OF THE POSITION OF ANY CORNER MARKER OR BOUNDARY.

REV	DATE	REVISIONS	BY

RECORD DRAWING

DATE ENGINEER INITIAL

AUERBACH ENGINEERING CORP.
CIVIL ENGINEERING • LAND SURVEYING • ENVIRONMENTAL PLANNING
P.O. BOX 5399 • 645 W. LAKE BLVD. • TAHOE CITY • CALIFORNIA 96145
VOICE (530) 581-1116 • FAX (530) 581-3162
WWW.AUERBACHENGINEERING.COM

IMPERVIOUS COVERAGE SURVEY

751 CHAMPAGNE WAY
JEFFERY BERKLEY

INCLINE VILLAGE WASHOE COUNTY NEVADA

0 1
BAR IS ONE INCH ON ORIGINAL DRAWING

PROJECT NUMBER:	2200.55J
SURVEY BY:	SC
SURVEY DATE:	1/25/2021
DESIGN BY:	N/A
DRAFTING BY:	AV
CHECKED BY:	KM
DATE:	DECEMBER, 2020

SCALES:
1" = 10' HORIZONTAL
2' INTERVALS VERTICAL

SHEET: 1 of 1

J:\2200.55\JDwg\Ex-Topo\2200.55J_EX-TOPO.dwg

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
Fax: 775-588-4527
www.trpa.gov

PHOTOGRAPHS (Addendum to APN 126-262-09, August 18, 2022 Staff Summary)


Photo 1 – a. Site 1 pit. Photo 1- b. Site 1 looking west toward residence.


Photo 2 – a. Site 2 pit. Photo 2- b. From road looking south toward Site 2 area.

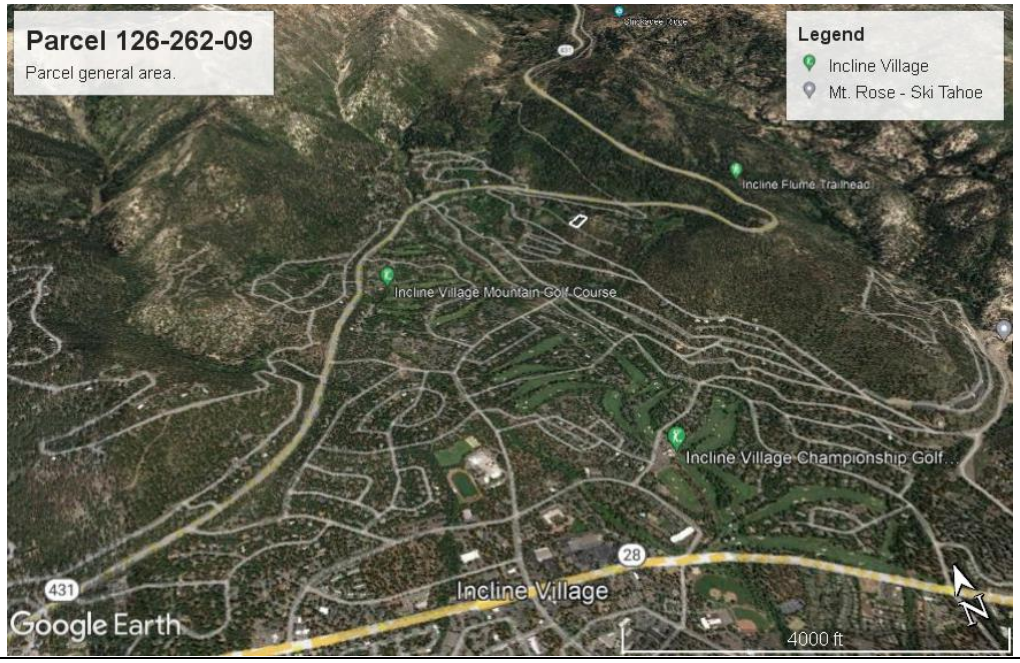

Image 3– Google Earth map of general area with approximate parcel area in red.

Image 4– Google Earth map of approximate parcel area.

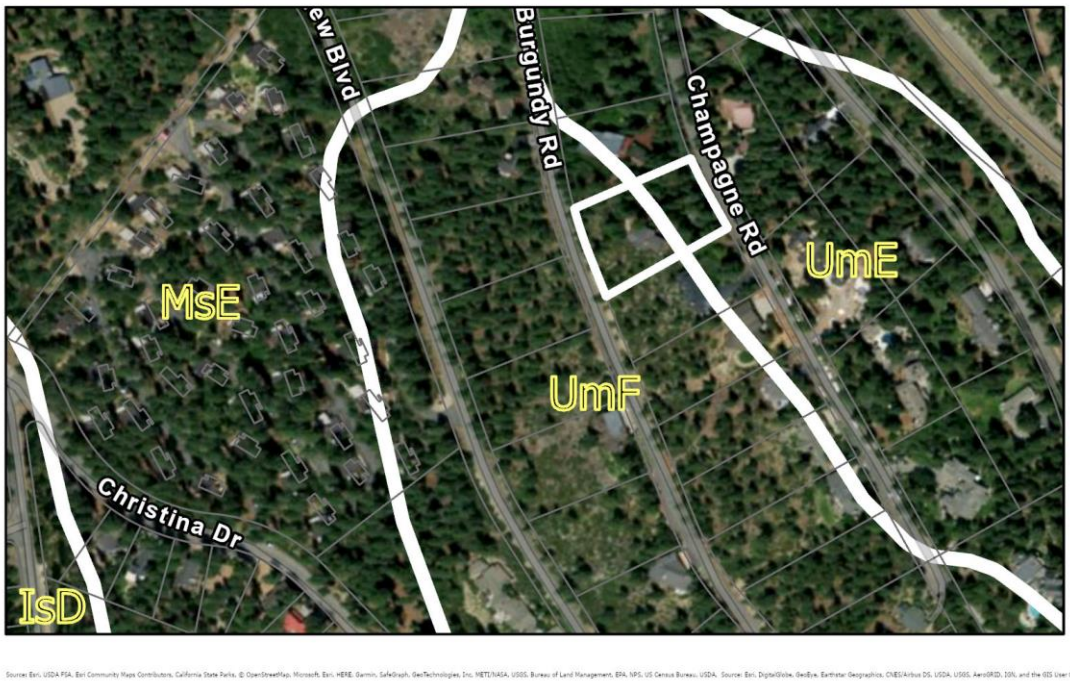

Image 5– ESRI map with 1974 Soil Survey mapunit delineations.