TAHOE REGIONAL PLANNING AGENCY

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Stateline, NV 89449-5310

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Stateline, NV 89449

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www.trpa.gov

STAFF REPORT

Date: : March 31, 2022

To: TRPA Hearings Officer

From: TRPA Staff

Subject Eget Land Capability Challenge; 45 East Tuscarora Road, Washoe County, NV; APN 123-136-02, TRPA File Number LCAP2020-0422

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 1a (RcF, 30 to 50 percent slopes and RtF, 30 to 50 percent slopes) 8,351 sq. ft. (100 percent of parcel) to Class 4 (XXX, 16 to 30 percent slopes) 2,394 sq. ft. (29 percent of parcel) and Class 6 (XXX, 0 to 16 percent slopes) 5,957 sq. ft. (71 percent of parcel).

Background:
The subject parcel is shown as Class 1a on TRPA Land Capability Overlay Maps (aka Bailey Land Capability maps). The *Soil Survey of Tahoe Basin Area, California-Nevada* (Rogers, 1974) places the majority of the subject parcel in the RcF, Rock outcrop- Cagwin complex, 30 to 50 percent slopes with a small area of RtF, Rock outcrop- Toem complex, 30 to 50 percent slopes. The updated *Soil Survey of Tahoe Basin Area, California, and Nevada* (NRCS, 2007) places this parcel in mapunit 7412, Cagwin-Rock outcrop complex, 15 to 30 percent slopes. A site assessment completed in 1999 maps the parcel as Capability Class 1a. This parcel has a geomorphic mapping of C2- Stream cut granitic slopes, strongly dissected lands (high hazard lands). The Cagwin soils are moderately deep, somewhat excessively drained soils that formed in material weathered from granitic rock. Cagwin soils have loamy coarse sand textures in the A-horizon, with loamy coarse sand or coarse sand subsurface textures in the upper 27 inches. Weathered granitodiorite grus is encountered between 20 and 40 inches below ground surface. The Toem soils have gravelly coarse sand surface textures throughout. They are shallow soils with 8 to 20 inches of soil over weathered granodiorite grus.

This land capability challenge was filed by the landowner, Jeff Eget, on October 19, 2020. Wayne Ford is the owner's representative. A private soil consultant, Davis^2 Consulting Earth Scientists, was hired to develop a land capability challenge assessment and report. TRPA consultant, Marchel Munnecke, visited the site on November 5, 2020. She reviewed one soil pit that was logged and described by Davis^2 Consulting and noted one spot observation.

Findings:
One soil pit was excavated by backhoe to 72 inches. The pit was located west of the residence on natural hillslope. The soil is characterized by a gravelly loamy coarse sand surface texture, gravelly sandy loam, very gravelly sandy loam, and gravelly sandy clay loam subsurface textures. This soil formed in colluvium from volcanic parent material with older lake deposits below 48 inches. This soil is very deep, well drained, and is a member of Soil Hydrologic Group B. This parcel has an open forest composed of Jeffrey pine, incense cedar and white fir with a few montane shrubs such as greenleaf manzanita, huckleberry oak, antelope bitterbrush and prostrate ceanothus in the understory. There is also a variety of horticultural species. The surface is covered with mulch and native litter and duff.

A spot observation was taken by Davis[2] Consulting near the south east corner of the parcel. Ms. Munnecke observed the small road cut in this area, and it indicates that the soil is similar to the soil described in the pit and is also deeper than 40 inches in this area.

The soil at this site is not the Cagwin or Toem soil that was mapped on the parcel in the Soil Survey of Tahoe Basin Area, California-Nevada (Rogers, 1974). This soil is deeper than 70 inches, and the Cagwin soils are 20 to 40 inches deep, and the Toem soils are less than 20 inches deep over decomposed granitic bedrock. In addition, this soil formed in colluvium from volcanic parent material over old lake deposits, rather than in granitic grus material. This soil is dissimilar to the Inville soils because they have finer textures in the lower horizons. This soil is most similar to the Jorge soil but has old lake deposits in the lowest horizon rather than volcanic residuum. Therefore, this soil is not a mapped soil in the *Soil Survey of the Tahoe Basin Area, California-Nevada* (Rogers, 1974) and is an unnamed (XXX) soil.

Table 4 in *the Land-Capability Classification of the Lake Tahoe Basin, California and Nevada* is utilized to classify unnamed soils. Based on Table 4, this parcel is XXX-Class 6, 0- 16 percent slopes and XXX-Class 4, 16-30 percent slopes. A small area along East Tuscarora Road and Goshute Road, where the slope has been altered by road cut (>30% slopes) was included in the XXX-Class 4 area. A small area off Teresa Court, where fill material was placed for parking, was adjusted to represent the natural slope class of less than 16 percent slope. This adjustment differs from the proposed land capability assessment submitted by Davis[2] Consulting by changing 759 square feet from XXX-Class 4 to XXX-Class 6. Additional adjustments have been made to accommodate for the proposed natural slopes on the parcel. See the discussion on the next page. The final Land Capability results are displayed in the following table.

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

Land Capability District	**Area (sq. ft.) 6/1/99 LCV**	**Area (sq. ft.) 5/13/21 LCC**	**Area (sq. ft.) 5/27/21 LCC**	**Area (sq. ft.) 4/7/22 LCC**
Class 1a (RcF and RtF, 30 to 50% slopes)	8,351	0	0	0
Class 6 (XXX, 0 to 16% slopes)	0	3,293	4,927	5,957
Class 4 (XXX, 16 to 30 % slopes)	0	5,058	3,424	2,394
Total Parcel Area	8,351	8,351	8,351	8,351

History of previous hearings:

This land capability challenge has been presented at two prior Hearings Officer meetings. The first meeting occurred on May 13, 2021. The staff recommendation at that time was to delineate the Class 4 and Class 6 areas based on the existing slope (Attachment F), resulting in 3,293 square feet of Class 6 and 5,058 square feet of Class 4. The applicant disagreed with the staff findings because they believed that a portion of the parcel mapped as Class 4 historically (prior to development) had slopes less than 16 percent and should be Class 6. The Hearings Officer continued the item so that there could be more discussion between TRPA staff and the applicant.

TRPA staff and the applicant/applicant's representatives met on site on May 21, 2021 to review and discuss the existing slopes in comparison to what the historic slopes may have been. The item was then heard again at the May 27, 2021 hearing. Based on the field visit and review of additional information provided by the applicant, TRPA adjusted the recommended land capability delineation to include 4,927 square feet of Class 6 and 3,424 square feet of Class 4. Again, the applicant rejected TRPA staff's recommendation and the Hearings Officer again continued the item so the applicant could provide additional information.

Since the last hearing, the applicant hired a surveyor to produce a new map of the parcel that has topographic contour lines extending beyond the parcel boundary. The applicant then infers natural slope based on slope contours that presumably represent the natural slopes based on undisturbed slopes (See Attachment D). At the request of Mr. Ford, this information was reviewed. TRPA is in partial agreement with the applicant but concludes that a portion of the area proposed as Class 6 by the applicant, has slopes greater than 16 percent on the natural slope analysis submitted by the applicant and remains Class 4 (Attachment E). Based on the new information provided, TRPA staff has again adjusted the land capability delineations to account for the assumed natural slope and now proposes 5,957 square feet of Class 6 and 2,394 square feet of Class 4. TRPA staff still does not believe there is sufficient evidence that the center of the parcel was historically less than 16 percent slope (the topographic survey submitted by the applicant shows slopes measuring between 15.2 percent and 16.5 percent and existing slopes measuring between 17 and 22 percent- Attachment E).

BAILEY LAND CAPABILITY CHALLENGE FINDINGS

Site Information	
Assessor's Parcel Numbers: (APN)	123-136-02
TRPA File No. / Submittal Date:	LCAP2020-0442 / 10/19/2020
Owner or Applicant:	Jeff Eget
Address:	45 East Tuscarora Road, Crystal Bay, NV 89451

Environmental Setting	
Bailey Soil Mapping Unit[1] / Hydrologic Soil Group (HSG) / Land Class / Geomorphic Hazard Unit	RcF, Rock outcrop- Cagwin complex, 30 to 50 percent slopes / HSG C/ C2 (Stream cut granitic slopes, strongly dissected lands (high hazard lands) and RtF, Rock outcrop - Toem complex, 30 to 50 percent slopes / HSG C/ C2 (Stream cut granitic slopes, strongly dissected lands (high hazard lands)
Soil Parent Material	Volcanic colluvium over old lake deposits.
Slopes and Aspect	13 to 50 percent; sloping to the east.
Elevation and Datum	6,522 to 6,555 feet, Wayne Ford Residential Designer, 10/14/20 site plan.
Rock Outcrops and Surface Configuration	There is no evidence of bedrock near the surface. A few boulders are on the surface. They are identified on the site plan.
SEZ and Hydrology Source	NA
Vegetation	This parcel has an open forest composed of Jeffrey pine, incense cedar, and white fir with some montane shrubs such as greenleaf manzanita, huckleberry oak, antelope bitterbrush and prostrate ceanothus in the understory.
Ground Cover Condition	Good (vegetation 50%, duff/mulch 75% cover)
Site Features	Residence, detached garage, cabin, paved driveway, skirted deck, two sheds, rock walls, stone paths, gravel areas, and compacted dirt driveways.

Field Investigation and Procedures	
Consultant and Address	Davis[2] Consulting Earth Scientists P.O. Box 734, Georgetown, CA 95634
TRPA Staff Field Dates	October 5, 2020
SEZ Mapping / NRCS Hydric Soil	None present
Number of Soil Pits or Auger Holes and Description Depth	1 backhoe pit to about 72 inches and a spot observation.
Additional or Repetitive TRPA Sample Locations	NA

[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.

Representative Soil Profile Descriptions	See Attachment B, Land Capability Challenge, Eget Project, Incline Village, Nevada.
Areas Not Examined	Residence, detached garage, cabin, paved driveway, skirted deck, two sheds, rock walls, stone paths, gravel areas, and compacted dirt driveways.

TRPA Findings	
2006 Soil Survey Map Unit	7412, Cagwin-Rock outcrop complex, 15 to 30 percent slopes (Class 2).
Consultant Soil Mapping Determination and Rationale	The soil at this site is not the Cagwin or Toem soil that was mapped on the parcel in the Soil Survey of Tahoe Basin Area, California-Nevada (Rogers, 1974). This soil is deeper than 70 inches, and the Cagwin soils are 20 to 40 inches deep, and the Toem soils are less than 20 inches deep over decomposed granitic bedrock. In addition, this soil formed in colluvium from volcanic parent material over old lake deposits, rather than in granitic grus material. This soil is dissimilar to the Inville soils because they have finer textures in the lower horizons. This soil is most similar to the Jorge soil, but has old lake deposits in the lowest horizon rather than volcanic residuum. Therefore, this soil is not a mapped soil in the Soil Survey of the Tahoe Basin Area, California-Nevada (Rogers, 1974) and is an unnamed (XXX) soil. Table 4 in the Land-Capability Classification of the Lake Tahoe Basin, California and Nevada is utilized to classify unnamed soils. Based on Table 4, this parcel is Class 6- XXX, 0- 9 percent slopes and Class 4- XXX, 16-30 percent slopes.
Slope Determination	13 to 50 percent slopes.
TRPA Conclusion(s)	TRPA concurs with a portion of the applicants' findings.
Applicable Area	See parcel map for soil delineations.

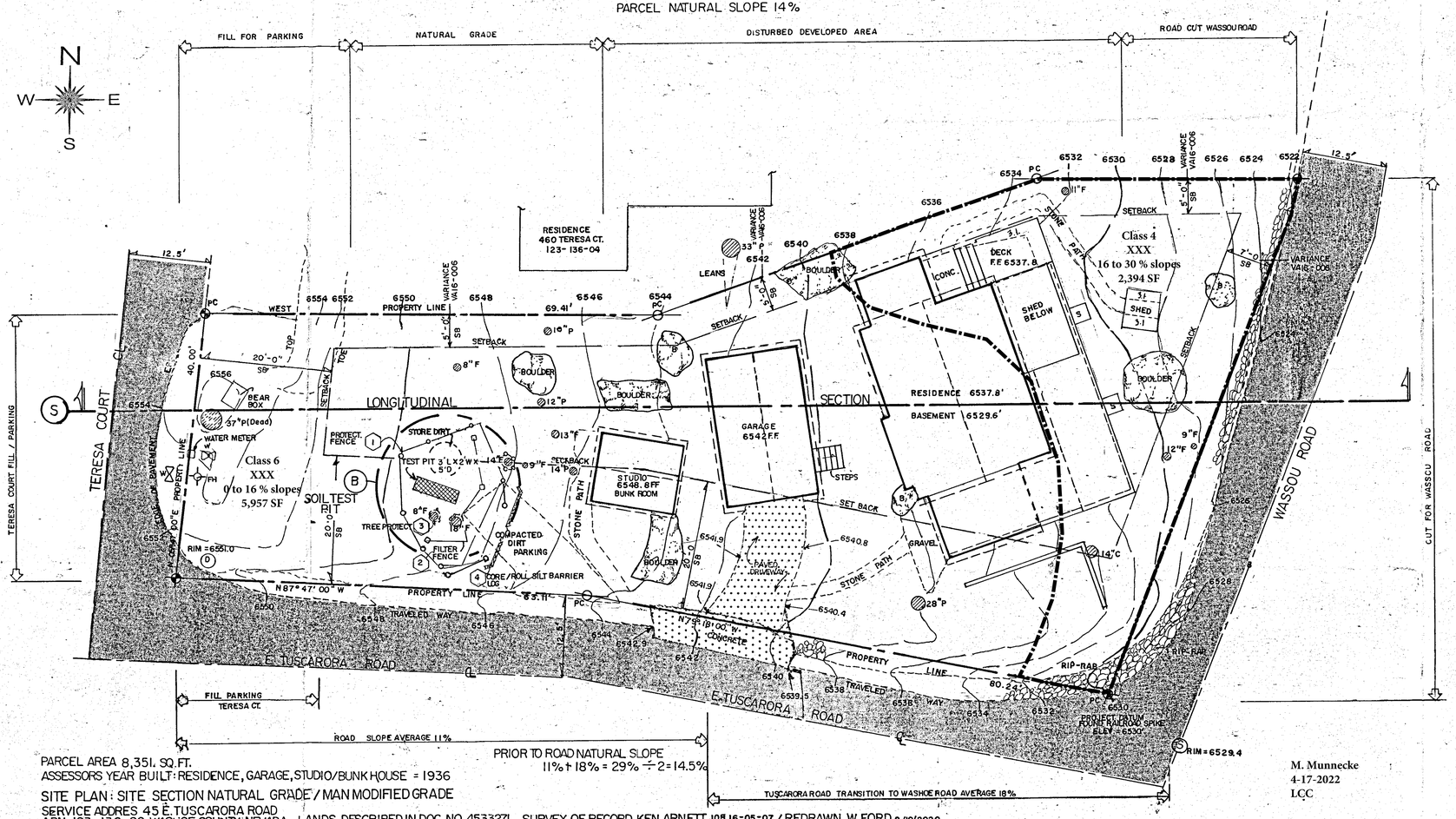
Contact Information:
For questions regarding this agenda item, please contact Senior TRPA Planner Julie Roll at jroll@trpa.gov.

Attachments:

A. Site Plan with Proposed TRPA Land Capability Delineations
B. Land Capability Challenge Report, Davis 2 Consulting
C. Photographs
D. Topo with proposed natural slopes provided by applicant
E. TRPA slope analysis
F. Parcel map from 5/13/21 Hearing

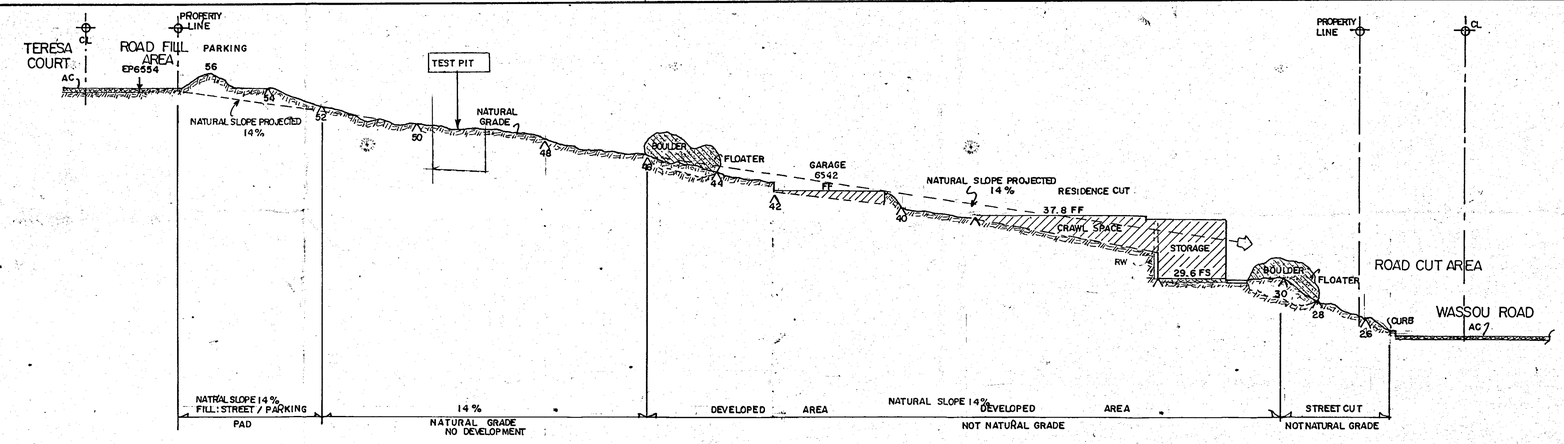
Attachment A

Site Plan with Proposed TRPA Land Capability Delineations

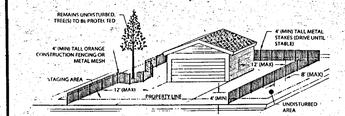


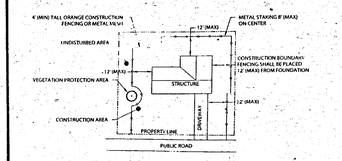
PARCEL AREA 8,351. SQ.FT.
ASSESSORS YEAR BUILT: RESIDENCE, GARAGE, STUDIO/BUNK HOUSE = 1936
SITE PLAN: SITE SECTION NATURAL GRADE / MAN MODIFIED GRADE
SERVICE ADDRES 45 E. TUSCARORA ROAD
APN: 123-136-02 WASHOE COUNTY NEVADA LANDS DESCRIBED IN DOC. NO. 4533271 SURVEY OF RECORD KEN ARNETT JOB 16-05-07 / REDRAWN W. FORD 8/10/2020

M. Munnecke
4-17-2022
LCC



(S) SITE SECTION LONGITUDINAL 1/8"= 1'-0"



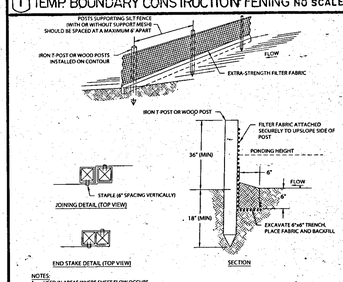


NOTES
1. METAL OR WIRE MESH FENCING MAY BE REQUIRED FOR SITES THAT CONSISTENTLY FAIL TO MAINTAIN PERMITTED FENCING REQUIREMENTS.
2. INSPECTIONS SHALL BE MADE DAILY AND DOWNED SECTIONS REPAIRED IMMEDIATELY.
3. ALL DISTURBED SOIL WITHIN THE CONSTRUCTION AREA MUST BE RE-COMPACTED AND RESTORED. PLANT WITH NATIVE AND/OR ADAPTED PLANTS POST CONSTRUCTION.

Temporary Boundary Construction Fencing

TAHOE REGIONAL PLANNING AGENCY SYMBOL BMP-501 November 2012

(1) TEMP BOUNDARY CONSTRUCTION FENING NO SCALE

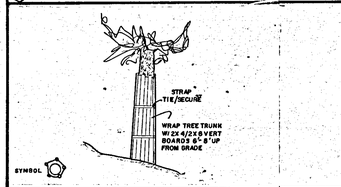


NOTES
1. USED IN AREAS WHERE SHEET FLOW OCCURS.
2. DO NOT USE IN STREAMS, CHANNELS, OR ANYWHERE FLOW IS CONCENTRATED. DO NOT USE SILT FENCES TO DIVERT FLOW.
3. DO NOT USE BELOW SLOPES SUBJECT TO CREEP, SLUMPING, OR LANDSLIDES.
4. SILT FENCE SHALL BE INSTALLED FROM POSTS WITH A MINIMUM WIDTH OF 16 INCHES AND A MINIMUM TENSILE STRENGTH OF 120 LBS.
5. INSTALL ALONG A LEVEL CONTOUR SO WATER DOES NOT POND MORE THAT 1.5 FEET AT ANY POINT ALONG THE SILT FENCE.
6. THE MAXIMUM LENGTH OF SLOPE DRAINING TO ANY POINT ALONG THE SILT FENCE SHOULD BE 200 FEET OR LESS.
7. THE MAXIMUM SLOPE PERPENDICULAR TO THE FENCE LINE SHOULD BE 1:1.
8. PROVIDE SUFFICIENT ROOM FOR RUNOFF TO POND BEHIND THE FENCE AND TO ALLOW SEDIMENT REMOVAL EQUIPMENT TO PASS BETWEEN THE SILT FENCE AND TOES OF SLOPES OR OTHER OBSTRUCTIONS.
9. TURN THE ENDS OF THE FILTER FENCE UPHILL TO CREATE A "J" SHAPE, TO PREVENT STORMWATER FROM FLOWING AROUND THE FENCE.
10. LEAVE AN UNDISTURBED OR STABILIZED AREA IMMEDIATELY DOWN SLOPE FROM THE FENCE WHERE FEASIBLE.
11. SILT FENCES SHOULD REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
12. REMOVE SEDIMENT WHEN DEPOSITS REACH APPROXIMATELY 1/3 HEIGHT OF BARRIER

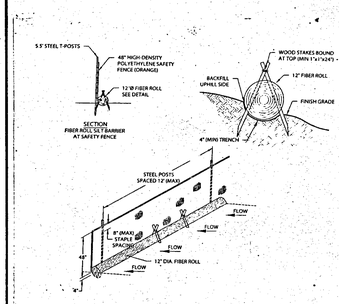
Silt Fence

TAHOE REGIONAL PLANNING AGENCY SYMBOL BMP-513 November 2012

(2) SELT FENCE NO SCALE



(3) TREE PROTECTION NO SCALE



NOTES:
1. FIBER ROLL SHALL NOT BE MADE FROM STRAW. FIBER ROLLS SHALL BE BOUND BY HIGH STRENGTH COIR NETTING, AND HAVE A MINIMUM WEIGHT OF 9 LBS PER LINEAL FOOT.
2. INSTALL FIBER ROLLS PERPENDICULAR TO FLOW. PROTECT ROLLS FROM COMPRESSION BY VEHICLES. CONSTRUCTION EQUIPMENT. SILT FENCES SHALL BE HIGH DENSITY POLYETHYLENE WITH A MESH OPENING OF APPROXIMATELY 1 INCH BY 4 INCHES AND A MINIMUM HEIGHT OF 4 FEET. SAFETY FENCE MAY BE OMITTED IN LOW TRAFFIC AREAS.
3. FIBER ROLL SILT BARRIER SHALL BE INSTALLED ALONG CONTOUR AND ON SLOPES 3H:1V OR FLATTER UNLESS OTHERWISE APPROVED BY TRPA.
4. THE INSTALLATION CONFIGURATION SHALL PREVENT RUNOFF FROM LEAVING THE SITE OR ENTERING A WATERCOURSE WITHOUT PASSING THROUGH A SILT BARRIER.
5. THE MAXIMUM LENGTH OF SLOPE DRAINING TO THE SILT BARRIER SHALL BE 100 FEET.
6. FIBER ROLL SHALL BE INSTALLED BY SHAPING A 4 INCH DEEP FURROW TO MATCH THE SHAPE OF THE LOG, SECURING IN PLACE WITH STAKES, AND TAMPING THE GROUND AROUND THE FIBER ROLL TO FILL VOIDS BETWEEN THE LOG AND THE GROUND.

Fiber Roll Silt Barrier

TAHOE REGIONAL PLANNING AGENCY SYMBOL BMP-517 December 2012

(4) FIBER ROLL SILT BARRIER NO SCALE

TRPA TEMPORARY EROSION
1 THE GROUND SURFACE ON ONE SIDE OF THE TEST PIT MUST BE LEFT UNDISTURBED (i.e. NO DISTURBANCE OF SURFACE SOIL AND VEGETATION
2 VERIFY UNDERGROUND USA 811
3 TEST PIT 3 FEET IN LENGTH, 2 FEET IN WIDTH, AND 5' IN DEPTH
4 IF GROUND WATER IS ENCOUNTERED DURING EXCAVATION, NOTIFY T.R.P.A STAFF
EXCAVATED GROUND MATERIAL COVER W/ 6 MIL PLASTIC
5 PROPERLY FLAG AND COVER THE TEST PIT TO PREVENT ACCIDENTS OR INJURY
6 BACK FILL THE TEST PITS WITHIN 48 HOURS OF T.R.P.A REVIEW

SITE PLAN / SITE SECTION | 1/8"=1'-0" | 10/14/20

RESIDENTIAL DESIGN
Wayne Ford Residential Designer
Nevada License No. 0026
P.O. Box 4775 Incline Village, NV 89450
(775) 772-2495
wayneforagain@residentialdesigner@yahoo.com

RECEIVED
OCT 15 2020
TAHOE REGIONAL PLANNING AGENCY

CHANGES

LAND CAPABILITY CHALLENGE

OWNER : MR. AND MRS. EGET
45 E. TUSCARORA ROAD
CRYSTAL BAY, NEVADA 89402
PROJECT LOCATION 45 E. TUSCARORA ROAD
CRYSTAL BAY, NEVADA
APN: 123-136-02

SHT 2 OF 2 SHTS

AGENDA ITEM NO. V.C

Attachment B

Land Capability Challenge Report, Davis 2 Consulting

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

Land Capability Challenge
Eget Project
Incline Village, Nevada
APN 125-136-02

October 5, 2020

INTRODUCTION

A soil investigation was conducted on the parcel on the Eget parcel on 45 East Tuscarora Road, Incline Village, Washoe County, Nevada. 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 0.19 acres of land, located at 45 E. Tuscarora Road. This work is advanced at the request of Mr. Jeff Eget.

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.

ENVIRONMENTAL SETTING

The site is located at 45 E. Tuscarora Road, Incline Village, Nevada. Vegetation consists of Jeffrey pine, white fir, manzanita and squaw carpet. Slopes range between 11 and 18 percent on easterly aspect. There are no stream environment zones (SEZ) influencing this parcel.

Soils are shown on TRPA maps as RcF (Rock outcrop – Cagwin, 30 to 50 percent slopes) and RtF (Rock outcrop – Toem, 30 to 50 perent slopes). Geology (Bernett, 1968) is characterized as Tv^a (Andesite). Bailey's (1974) geomorphic analysis shows the parcel within D_2 (Headlands).

METHODOLOGY

The parcel was surveyed as well as areas nearby. A site considered representative of the landform was chosen and an excavation was placed to open and examine the soil profile in detail. Standards of the National Cooperative Soil Survey were used to describe and interpret soil physical properties. Information gathered at the site was compared to the *Soil Survey of the Lake Tahoe Basin, California-Nevada* (Rogers et al, 1974) and to 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 X 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 very deep and well drained, members of Soil Hydrologic Group B. They can be characterized having dark brown loamy coarse sand top soil approximately 15 inches thick, over brown very gravelly sandy loam or sandy clay loam subsoils to 72 inches depth. These soils have developed in colluvium over older lake terrace.

These soils are different than those shown on the TRPA map sheet because they developed from other than a rock outcrop complex or residual parent rock of granitic composition, instead developed in colluvium of andesitic parent materials. These soils are unnamed in the Incline Village area. Slopes across the parcel are less steep than either the RcF or RtF units, they vary from the Inville series because they have a clay loam subsoil as opposed to loamy coarse sand and they are unlike the Jorge or Tahoma series which are derived from residual volcanic parent materials.

CONCLUSIONS AND RECOMMENDATIONS

Soils found are unnamed (XXX) and place in Bailey's (1974) Land Capability Classification of Lake Tahoe Lands, California-Nevada Class 6 where slopes range between 0-16 percent slopes; Class 4 where slopes range between 16 and 30 percent slope.

Please refer to the following soil profile description(s) 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 Description

Oi 0 to 1 inches, chipped vegetative material.

A 1 to 6 inches, brown (10YR 5/3) gravely loamy coarse sand, dark brown (10YR 3/3) moist; moderate fine granular structure; soft, loose, nonsticky and nonplastic; many very fine, fine roots; many very fine and fine interstitial pores; 15 percent gravel; clear wavy boundary.

AB 6 to 15 inches, yellowish brown (10YR 5/4) gravelly sandy loam, near loamy sand, dark brown (10YR 3/4) moist; weak fine subangular blocky structure; hard,

friable, nonsticky and nonplastic; many fine, medium and coarse roots; many fine and medium interstitial pores; 15 percent gravel; gradual wavy boundary.

Bt1 15 to 36 inches, pale brown (10YR 6/3) very gravelly sandy loam, dark brown (10YR 4/3), moist; stron medium subangular blocky structure; hard, friable, nonsticky and slightly plastic; common fine, medium and coarse roots; many fine and medium tubular and interstitial pores; many moderatly thick clay films on ped faces and lining pores; 30 percent gravel and 15 percent stone; clear wavy boundary.

Bt2 36 to 48 inches, pale brown (10YR 6/3) very gravelly sandy loam, dark brown (10YR 4/3), moist; strong medium subangular blocky structure; hard, friable, nonsticky and slightly plastic; common fine and medium, few coarse roots; many medium thick clay films on ped faces, lining pores and bridging sand grains; 30 percent gravel, 5 percent stone; clear smooth boundary.

2Bt3 48 to 72 inches, light yellowish brown (10YR 6/4) gravelly sandy clay loam, dark yellowish brown (10YR 4/4), moist; strong coarse subangular blocky structure; hard, firm, sticky and plastic; few fine, medium and coarse roots; many thick clay films on ped faces and lining pores; 15 percent gravel, 5 percent stone.

Notes: Colluvium over old lake terrace (?). Skeletal control section. Roots penetrate to beyond 72 inches depth.

Soil Series: Unnamed (XXX)
Soil Classification: Loamy-skeletal, mixed, frigid, Typic Haploxeralfs
Soil Drainage Class: Well drained
Hydrologic Soil Group: B

Site Photos:

Figure 1 - Soil profile.

Figure 2 - Road cut on E. Tuscarora Road

Figure 3 - Landscape looking west from intersection of Wassou and Tuscarora Roads.

IMPERVIOUS COVERAGE SURVEY
THE LANDS DESCRIBED IN DOC. NO. 453271I
APN 123-136-02 WASHOE COUNTY NEVADA
OWNER: JEFFREY D. BEET ADDRESS: 45 E. TUSCARORA RD.
VICINITY MAP
LEGEND
COVERAGE CALCULATIONS
NASSOU ROAD
E. TUSCARORA ROAD
TERESA COURT
GRAPHIC SCALE
Land Capability Assessment
For
Washoe APN 123-136-02
45 E. Tuscarora Road
Washoe County, NV
September 22, 2020

Attachment C

Photographs

SITE PHOTOGRAPHS

Photo 1 – a. Pit. Photo 1- b. View looking toward pit to northeast.

Photo 2 – a. View of pit towards Theresa Court.

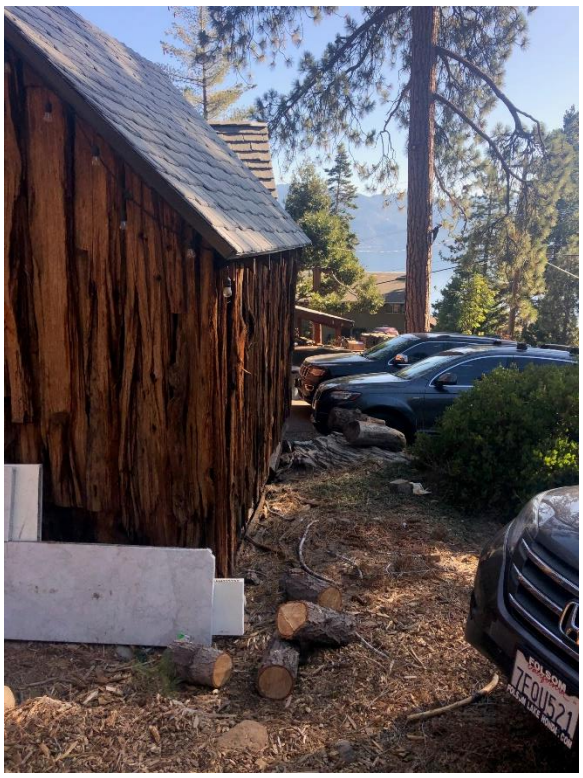


Photo 3 – a. View across driveway to east, along the southern edge of the parcel. Photo 3- b. View looking east along north boundary of parcel.

Photo 4– a. View of residence from East Tuscoara Ave and Goshute Road Junction.

Photo 3 – Google Earth image of area.

Attachment D

Topo with proposed natural slopes provided by applicant

MAP DIMENSIONS NOTE

PARCEL BEARINGS SHOWN ARE PER CRYSTAL BAY PARK UNIT NO. 1 (UNOFFICIAL SUBDIVISION) (BASIS OF BEARINGS).

REFERENCES (ALL IN WASHOE COUNTY OFFICIAL RECORDS)

1) GRANT, BARGAIN, AND SALE DEED; DOC. No. 4533271 DATED 13 NOV 2015.
2) PLAT OF CAL-NEVA HIGHLANDS SUBDIVISION No. 1; DOC. No. 379954 DATED 15 MAR 1963.
3) UNOFFICIAL MAP OF CRYSTAL BAY PARK SUBDIVISION DATED 10 AUG 1932.

Lot 3, Block '5', Crystal Bay Park
NELSON
APN 123-136-03
0 WASSOU RD.
Lot 1, Cal Neva Highlands
BEDELL
APN 123-121-17
430 Tuscarora Rd.
Por. Lot 2, Block '5', Crystal Bay Park
MINICOZZI
APN 123-136-04
460 Teresa Ct.
Lot 34, Block '9', Crystal Bay Park
USA
APN 123-137-04
0 Wassou Rd.
Lot 1 & por. Lot 2, Block '5', Crystal Bay Park
EGET
APN 123-136-02
45 E. Tuscarora Rd.
Lot 30, Block '9', Crystal Bay Park
MCAULIFFE
APN 123-137-05
450 Wassou Rd.
Lot 27, Block '8', Crystal Bay Park
DOWNS
APN 123-142-10
42 E. Tuscarora Rd.
Lot 28, Block '8', Crystal Bay Park
GOLDENBERG
APN 123-142-11
44 E. Tuscarora Rd.
Lot 29, Block '9', Crystal Bay Park
USA
APN 123-143-19
0 Wassou Rd.
TERESA COURT
(per Tract Map 809, CAL-NEVA HIGHLANDS)
EAST TUSCARORA ROAD
WASSOU ROAD
PREDICTED HISTORIC CONTOUR LINES (TYP.)
BUILDING (RESIDENCE)
BUILDING (GARAGE)
BUILDING (CABIN)
BUILDING (STORAGE)
Adjacent residence building
Found 3/4" Iron Pipe Tagged RLS5518
FOUND BRASS WASHER IN CONC.
FOUND SPIKE IN A.C. ELEV. = 6,530.0'±
EAST 69.41'
N70°26'45"E 59.90'
EAST 40.00'
S10°00'00"W 5.60'
S20°39'00"W 76.60'
N79°18'00"W 80.24'
N87°47'00"W 63.11'
N05°47'00"E 40.00'
15.86 %
A.C. PAVING
A.C. DRIVEWAY
Edge of pavement
Fence (split-rail)
Animal-resistant garbage container
SYMBOL LEGEND
Survey Control Point
Tree: Dia. (in inches) & Species (Pine/Fir/Cedar)
Found Monument As Noted
Fire Hydrant
Sewer Manhole
Utility Lid/Vault, as noted
Joint Utility Pole
Centerline
N
W
E
S

AGENCY PERMITS DISCLAIMER

THIS MAP DEPICTS THE EXISTING TOPOGRAPHY AND IMPROVEMENTS OF THE SITE ON THE DATE OF SURVEY SHOWN HEREON. DETERMINING AND TABULATING AGENCY PERMITS/CODES/REQUIREMENTS WERE NOT PART OF THIS SURVEY MAPPING AGREEMENT (NOT SHOWN ON THIS MAP).

LAND COVERAGE NOTE

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SETBACKS NOTE

Washoe County Development Code, Tahoe Area
Section 110.220.75 Conformance of Setbacks on Existing Residences.

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(c) No further intrusion into the setback is requested;
(d) Development will occur no closer than 20 feet to the rights-of-way of State Routes 28 or 431; and
(e) The Engineering Division is able to determine that county right-of-way maintenance and road work operations will not be impeded and/or the county has been held harmless from liability resulting from its right-of-way maintenance and road work operations.
(Construction date: 1936 per Washoe County Assessor)

EASEMENTS/AGREEMENTS NOTE

PER "COMMITMENT FOR TITLE INSURANCE" (PRELIMINARY TITLE REPORT), FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO. 123-2492984 DATED NOVEMBER 6, 2015, THE FOLLOWING DOCUMENTS ARE RELEVANT (ALL FROM OFFICIAL COUNTY RECORDS):

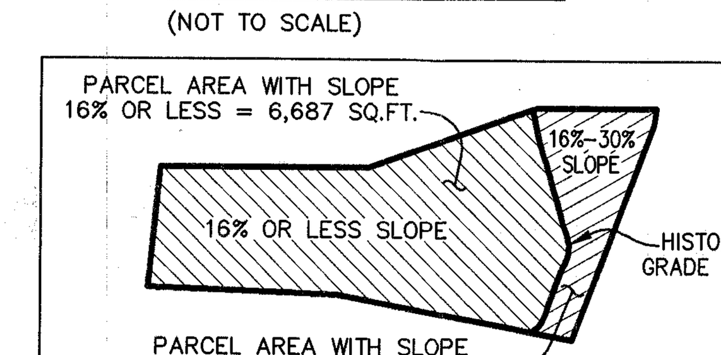
1) DOCUMENT NO. 137957 DATED MARCH 5, 1969, AN EASEMENT FOR INGRESS/EGRESS TO A FUEL TANK THAT MAY HAVE BEEN LOCATED ON THE ADJOINING PARCEL TO THE NORTH (THE FUEL TANK DOES NOT EXIST, THEREFORE THE EASEMENT HAS CEASED);

2) DOCUMENT NO. 2407627 DATED DECEMBER 20, 1999, A DEED RESTRICTION/HOLD HARMLESS AGREEMENT WITH TRPA TO BUILD THE GARAGE WITHIN AN AVALANCHE DANGER AREA;

3) DOCUMENT NO. 2415866 DATED JANUARY 20, 2000, AN AGREEMENT "ACKNOWLEDGMENT AND ASSUMPTION OF RISK AND COVENANT NOT TO SUE" WITH WASHOE COUNTY FOR THE FRONT SETBACK BEING REDUCED FROM 20' TO 17' TO ACCOMMODATE THE GARAGE LOCATION.

PARCEL AREA BY SLOPE

(NOT TO SCALE)



PARCEL AREA

8,351 SQ. FT.
0.1917 ACRES

0 4' 8' 16'
1 INCH = 8 FEET

PROFESSIONAL LAND SURVEYOR · STATE OF NEVADA
ROGER B. LANCASTER
Exp: 12-31-23
No. 15660
10 FEB 2022

Topographic As-Built Survey

Lot 1 & Por. Lot 2, Block '5', Crystal Bay Park Subd. (Unofficial)
A.P.N. 123-136-02 / Washoe County
45 East Tuscarora Road, Crystal Bay, NV
Filename: 210618A3.DWG
A Por. of Sec. 19, T. 16 N., R. 18 E., M.D.M.

Job No.	Scale
210618A3	1" = 8'
Drawn	Date
RBL	07 FEB 2022

Sheet 1 of 1

NOTES:
1) OWNER'S NAME(S): JEFFERY D. EGET
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6) PRELIMINARY TITLE REPORT PROVIDED, DATED NOVEMBER 6, 2015. TITLE SEARCH NOT PROVIDED; EASEMENTS AND OTHER OWNERSHIP INTERESTS MAY EXIST WHICH ARE NOT SHOWN ON THIS MAP.

DISCLAIMER

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ROGER B. LANCASTER, LAND SURVEYOR — DATE: 10 FEB 2022
DATES OF SURVEY FIELD WORK: 9/29 10/19 10/21 & 10/23/2021

Lancaster Land Surveys
Roger B. Lancaster, PLS
930 Tahoe Blvd. Ste. 802-118
Incline Village, NV 89451 775.721.3118
email: Lancaster.LS@gmail.com

Attachment E

TRPA slope analysis


TERESA COURT
(per Tract Map 809, CAL-NEVA HIGHLANDS)
EAST TUSCARORA ROAD
WASSOU ROAD
Lot 1, Cal Neva Highlands
BEDELL
APN 123-121-17
430 Tuscarora Rd.
Lot 3, Block '5', Crystal Bay Park
NELSON
APN 123-136-03
0 WASSOU RD.
Por. Lot 2, Block '5', Crystal Bay Park
MINICOZZI
APN 123-136-04
460 Teresa Ct.
Lot 1 & por. Lot 2, Block '5', Crystal Bay Park
EGET
APN 123-136-02
45 E. Tuscarora Rd.
Lot 34, Block '9', Crystal Bay Park
USA
APN 123-137-04
0 Wassou Rd.
Lot 30, Block '9', Crystal Bay Park
MCAULIFFE
APN 123-137-05
450 Wassou Rd.
Lot 29, Block '9', Crystal Bay Park
USA
APN 123-143-19
0 Wassou Rd.
Lot 28, Block '8', Crystal Bay Park
GOLDENBERG
APN 123-142-11
44 E. Tuscarora Rd.
Lot 27, Block '8', Crystal Bay Park
DOWNS
APN 123-142-10
42 E. Tuscarora Rd.
XXX
Class 6
5,957 Sq. Ft.
XXX
Class 4
2,394 Sq. Ft.
BUILDING (RESIDENCE)
BUILDING (GARAGE)
BUILDING (CABIN)
BUILDING (STORAGE)
PREDICTED HISTORIC CONTOUR LINES (TYP.)
Adjacent residence building
N
W
E
S
N05°47'00"E 40.00'
EAST 69.41'
N70°26'45"E 59.96'
EAST 40.00'
S10°00'00"W 5.60'
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Found 3/4" Iron Pipe Tagged RLS5518
FOUND BRASS WASHER IN CONC.
FOUND SPIKE IN A.C. ELEV. = 6,530.0'±
A.C. PAVING
Edge of pavement
21.6%
22.6%
16.5%
15.3%
17.9%
17.6
15.8
16.0
15.2%
18.8%
21.00'
12.50'

MAP DIMENSIONS NOTE

PARCEL BEARINGS SHOWN ARE PER CRYSTAL BAY PARK UNIT NO. 1 (UNOFFICIAL SUBDIVISION) (BASIS OF BEARINGS).

REFERENCES (ALL IN WASHOE COUNTY OFFICIAL RECORDS)

1) GRANT, BARGAIN, AND SALE DEED; DOC. No. 4533271 DATED 13 NOV 2015.
2) PLAT OF CAL-NEVA HIGHLANDS SUBDIVISION No. 1; DOC. No. 379954 DATED 15 MAR 1963.
3) UNOFFICIAL MAP OF CRYSTAL BAY PARK SUBDIVISION DATED 10 AUG 1932.

SYMBOL LEGEND

△	Survey Control Point
✹	Tree: Dia. (in inches) & Species (Pine/Fir/Cedar)
	Found Monument As Noted
	Fire Hydrant
Ⓢ	Sewer Manhole
	Utility Lid/Vault, as noted
	Joint Utility Pole
℄	Centerline

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PARCEL AREA BY SLOPE

(NOT TO SCALE)

PARCEL AREA WITH SLOPE 16% OR LESS = 6,687 SQ.FT.
16% OR LESS SLOPE
16%-30% SLOPE
HISTORIC GRADE BREAK
PARCEL AREA WITH SLOPE 16% TO 30% = 1,664 SQ.FT.

PARCEL AREA

8,351 SQ. FT.
0.1917 ACRES

ROGER B. LANCASTER
Exp. 12-31-23
10 FEB 2022

0 4' 8' 16'
1 INCH = 8 FEET

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ROGER B. LANCASTER, LAND SURVEYOR — DATE: 10 FEB 2022
DATES OF SURVEY FIELD WORK: 9/29 10/19 10/21 & 10/23/2021

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Lancaster Land Surveys
Roger B. Lancaster, PLS
930 Tahoe Blvd. Ste. 802-118
Incline Village, NV 89451 775.721.3118
email: Lancaster.LS@gmail.com

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Lot 1 & Por. Lot 2, Block '5', Crystal Bay Park Subd. (Unofficial)
A.P.N. 123-136-02 / Washoe County
45 East Tuscarora Road, Crystal Bay, NV

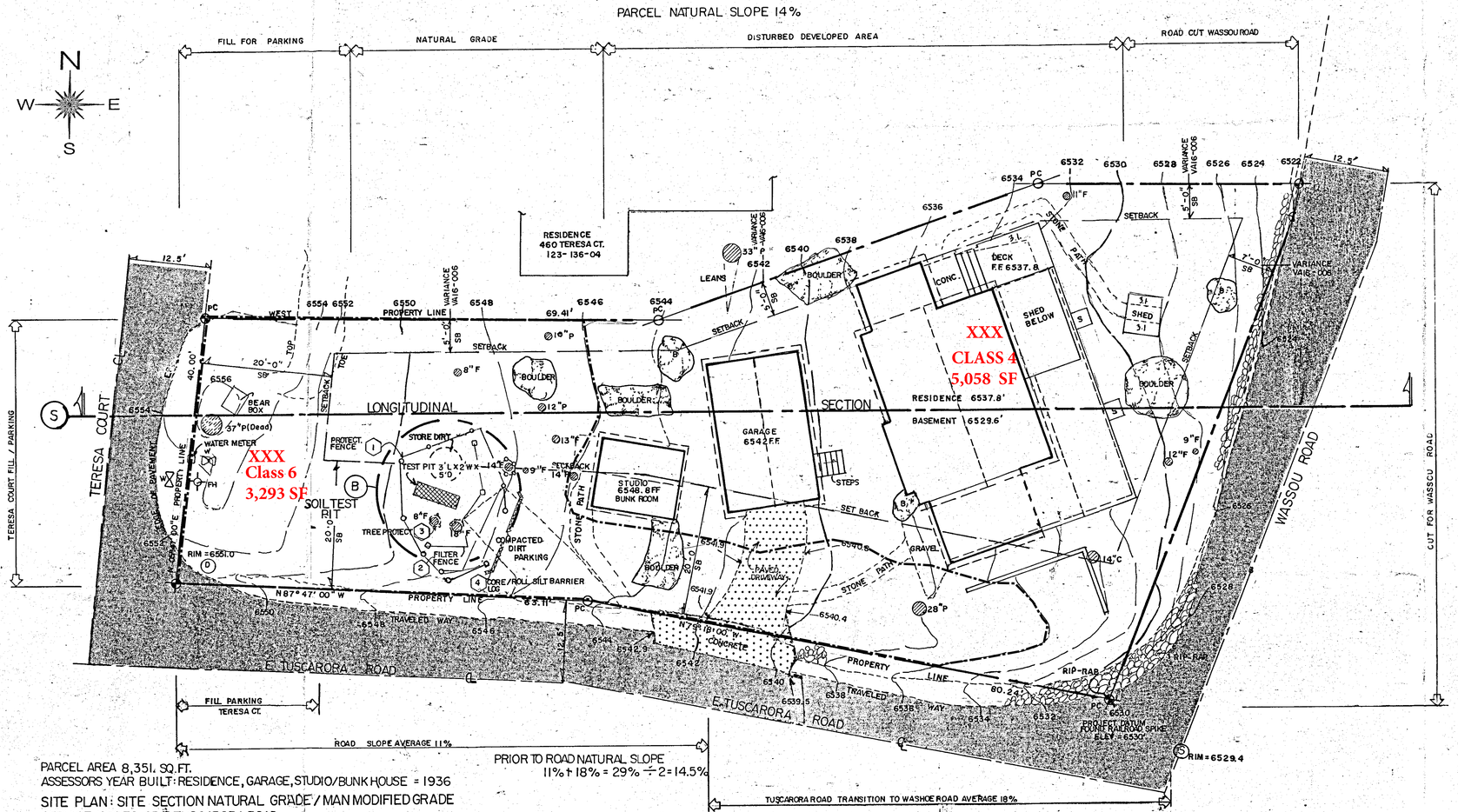
Filename: 210618A3.DWG — A Por. of Sec. 19, T. 16 N., R. 18 E., M.D.M.

Job No. 210618A3 — Scale 1" = 8'
Drawn RBL — Date 07 FEB 2022
Sheet 1 of 1

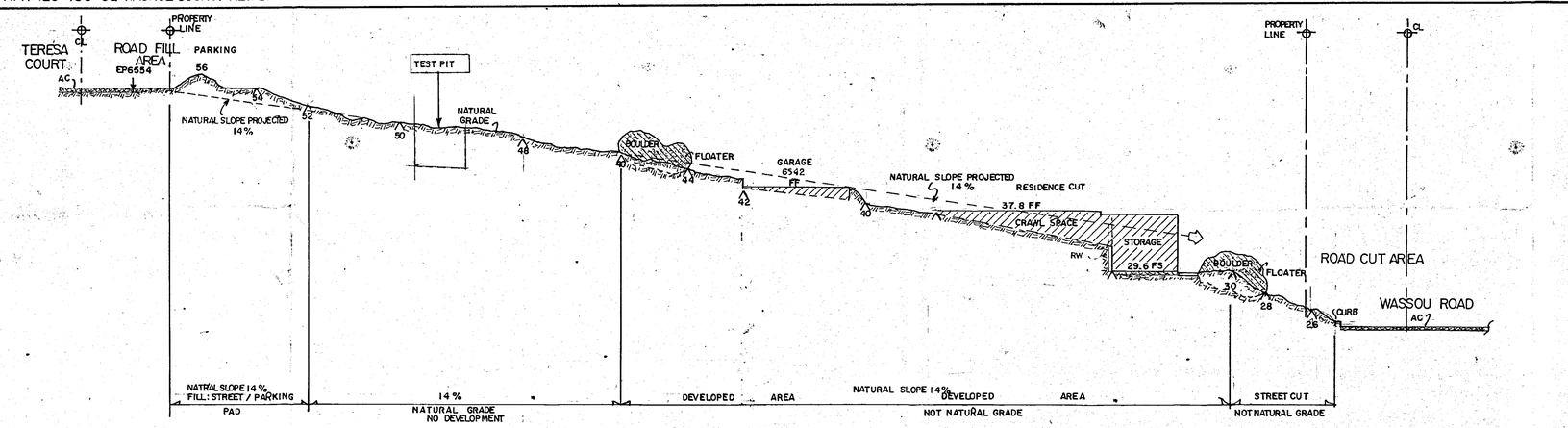
Attachment F

Parcel map from 5/13/21 hearing

Land Capability Classes based primarily on existing slopes, 5-13-2021 hearing

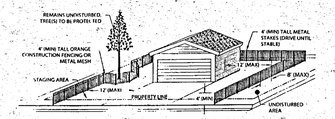


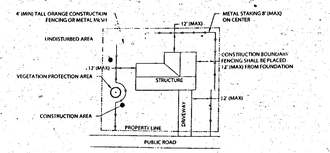
PARCEL AREA 8,351. SQ.FT.
ASSESSORS YEAR BUILT: RESIDENCE, GARAGE, STUDIO/BUNK HOUSE = 1936
SITE PLAN: SITE SECTION NATURAL GRADE / MAN MODIFIED GRADE
SERVICE ADDRES 45 E. TUSCARORA ROAD
APN: 123-136-02 WASHOE COUNTY NEVADA LANDS DESCRIBED IN DOC. NO. 4533271 SURVEY OF RECORD KEN ARNETT JOB 16-05-07 / REDRAWN W.FORD 8/10/2020



M. Munnecke
LCC
5-24-2020

(S) SITE SECTION LONGITUDINAL 1/8"=1'-0"

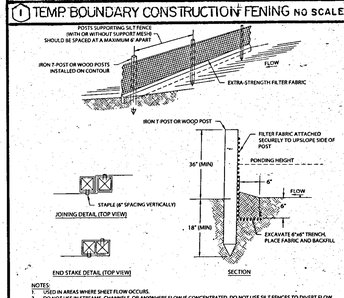




NOTES
1. METAL OR WIRE MESH FENCING MAY BE REQUIRED FOR SITES THAT CONSISTENTLY FAIL TO MAINTAIN PERMITTED HEIGHT REQUIREMENTS.
2. INSPECTIONS SHALL BE MADE DAILY AND DOWNED SECTIONS REPAIRED IMMEDIATELY.
3. ALL DISTURBED SOIL WITHIN THE CONSTRUCTION AREA MUST BE DE-COMPACTED AND RESTORED. PLANT WITH NATIVE AND/OR ADAPTED PLANTS POST-CONSTRUCTION.

Temporary Boundary Construction Fencing
TAHOE REGIONAL PLANNING AGENCY SYMBOL BMP-501 November 2012

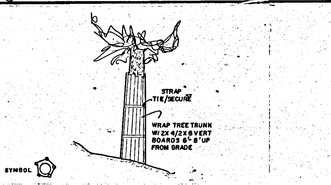
(1) TEMP BOUNDARY CONSTRUCTION FENING NO SCALE



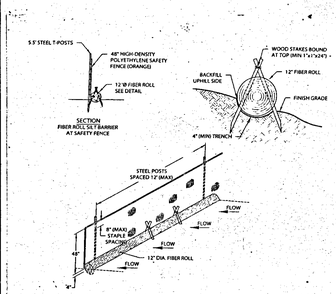
NOTES
1. USED IN AREAS WHERE SHEET FLOW OCCURS.
2. DO NOT USE IN STREAMS, CHANNELS, OR ANYWHERE FLOW IS CONCENTRATED. DO NOT USE SILT FENCES TO DIVERT FLOW.
3. DO NOT USE BELOW SLOPES SUBJECT TO CREEP, SLUMPING, OR LANDSLIDES.
4. SILT FENCE SHOULD BE WOVEN POLYPROPYLENE WITH A MINIMUM WIDTH OF 36 INCHES AND A MINIMUM TENSILE STRENGTH OF 100 LB PER LINEAR INCH.
5. INSTALL ON A LEVEL CONTOUR SO WATER DOES NOT POND MORE THAT 1.5 FEET AT ANY POINT ALONG THE SILT FENCE.
6. THE MAXIMUM LENGTH OF SLOPE DRAINING TO ANY POINT ALONG THE SILT FENCE SHOULD BE 200 FEET OR LESS.
7. THE MAXIMUM SLOPE PERPENDICULAR TO THE FENCE LINE SHOULD BE 1:1.
8. PROVIDE SUFFICIENT ROOM FOR RUNOFF TO POND BEHIND THE FENCE AND TO ALLOW SEDIMENT REMOVAL EQUIPMENT TO PASS BETWEEN THE SILT FENCE AND TOES OF SLOPES OR OTHER OBSTRUCTIONS.
9. TURN THE ENDS OF THE FILTER FENCE UPHILL TO CREATE A "J" SHAPE, TO PREVENT STORMWATER FROM FLOWING AROUND THE FENCE.
10. LEAVE AN UNDISTURBED OR STABILIZED AREA IMMEDIATELY DOWN SLOPE FROM THE FENCE WHERE FEASIBLE.
11. SILT FENCES SHOULD REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
12. REMOVE SEDIMENT WHEN DEPOSITS REACH APPROXIMATELY 1/3 HEIGHT OF BARRIER.

Silt Fence
TAHOE REGIONAL PLANNING AGENCY SYMBOL BMP-513 November 2012

(2) SELT FENCE NO SCALE



(3) TREE PROTECTION NO SCALE



NOTES:
1. FIBER ROLL SHALL NOT BE MADE FROM STRAW. FIBER ROLLS SHALL BE BOUND BY HIGH STRENGTH COIR NETTING, AND HAVE A MINIMUM WEIGHT OF 9 LBS PER LINEAR FOOT.
2. SILT FENCE SAFETY PROTECTS THE FIBER ROLLS FROM COMPRESSION BY VEHICLES. CONSTRUCTION EQUIPMENT. ACT. FENCES SHALL BE HIGH DENSITY POLYETHYLENE WITH A MESH OPENING OF APPROXIMATELY 1 INCH BY 4 INCHES AND A MINIMUM HEIGHT OF 4 FEET. SAFETY FENCE MAY BE OMITTED IN LOW TRAFFIC AREAS.
3. FIBER ROLL SILT BARRIER SHALL BE INSTALLED ALONG CONTOUR AND ON SLOPES 5H:1V OR FLATTER UNLESS OTHERWISE APPROVED BY TRPA.
4. THE INSTALLATION CONFIGURATION SHALL PREVENT RUNOFF FROM LEAVING THE SITE OR ENTERING A WATERCOURSE WITHOUT PASSING THROUGH A SILT BARRIER.
5. THE MAXIMUM SLOPE LENGTH OF SLOPE DRAINING TO THE SILT BARRIER SHALL BE 700 FEET.
6. FIBER ROLL SHALL BE INSTALLED BY SHAPING A 4 INCH DEEP FURROW TO MATCH THE SHAPE OF THE LOG, SECURING IN FURROW WITH WOOD STAKES, AND TAMPING THE GROUND AROUND THE FIBER ROLL TO FILL VOIDS BETWEEN THE LOG AND THE GROUND.

Fiber Roll Silt Barrier
TAHOE REGIONAL PLANNING AGENCY SYMBOL BMP-517 December 2012

(4) FIBER ROLL SILT BARRIER NO SCALE

TRPA TEMPORARY EROSION
1 THE GROUNDSURFACE ON ONE SIDE OF THE TEST PIT MUST BE LEFT UNDISTURBED (i.e. NO DISTURBANCE OF SURFACE SOIL AND VEGETATION
2 VERIFY UNDERGROUND USA 811
3 TEST PIT 3 FEET IN LENGTH, 2 FEET IN WIDTH, AND 5' IN DEPTH
4 IF GROUND WATER IS ENCOUNTERED DURNING EXCAVATION, NOTIFY T.R.P.A STAFF
EXCAVATED GROUND MATERIAL COVER W/ 6 MIL PLASTIC
5 PROPERALY FLAG AND COVER THE TEST PIT TO PREVENT ACCIDENTS OR INJURY
6 BACK FILL THE TEST PITS WITHIN 48 HOURS OF T.R.P.A REVIEW

RESIDENTIAL DESIGN
Wayne Ford Residential Designer
Nevada License Number 007-4807
P.O. Box 4775 Incline Village, NV 89450
(775) 772-2495
wayneforresidentialdesigner@yahoo.com

WAYNE FORD NEVADA STATE OF NEVADA

RECEIVED
OCT 16 2020
TAHOE REGIONAL PLANNING AGENCY

CHANGES

LAND CAPABILITY CHALLENGE
OWNER: MR. AND MRS. EGET
45 E. TUSCARORA ROAD
CRYSTAL BAY, NEVADA 89402
PROJECT LOCATION: 45 E. TUSCARORA ROAD
CRYSTAL BAY, NEVADA
APN: 123-136-02

SITE PLAN / SITE SECTION | 1/8"=1'-0" | 10/14/20

SHT 2 OF 2 SHTS

AGENDA ITEM NO. V.C