TAHOE REGIONAL PLANNING AGENCY

Mail
PO Box 5310
Stateline, NV 89449-5310

Location
128 Market Street
Stateline, NV 89449

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

STAFF REPORT

Date: February 23, 2023

To: TRPA Hearings Officer

From: TRPA Staff

Subject Kuhn Holdings, LLC Land Capability Challenge; 8311 Meeks Bay, El Dorado County, California, Assessor's Parcel Number (APN): 016-063-014; TRPA File No. LCAP2022-0643

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 primarily changes Class 3 -25,220 sq. ft. (65 percent of parcel) to Class 4- 7,029 sq. ft. (18 percent of parcel) and Class 6 – 19,530 sq. ft. (50 percent of parcel). The area mapped 1a – 10,102 sq. ft. (26 percent of parcel) primarily remains 1a, but a portion will change to Class 4, resulting in a smaller area of 1a- 8,763 sq. ft. (23 percent of parcel). The backshore delineation remains the same (3,427 sq. ft, 9 percent of the parcel).

Background: The subject parcel is shown as 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 MsG, Meeks very stony coarse sand, 30 to 70 percent slope mapunit. A land capability verification completed in 2022 verified the parcel as part Class 3, MsE, Meeks very stony coarse sand, 15 to 30 percent slope mapunit, part MsG, Meeks very stony coarse sand, 30 to 70 percent slope mapunit, and part backshore. The updated *Soil Survey of Tahoe Basin Area, California and Nevada* (NRCS, 2007) maps this parcel as mapunit 7485- Meeks very stony coarse sand, 15 to 30 percent slopes. This parcel has a geomorphic mapping of E2 Outwash, till, and lake deposits (Low hazard lands). The Meeks soils formed in glacial outwash and moraines from primarily granitic parent material. Meeks soils have a very stony loamy coarse sand A-horizon, with gravelly and very gravelly loamy coarse sand subsurface textures. A weakly cemented silica horizon occurs between depths of 41 to 70 inches. A thin (1 millimeter thick) silica lamina occurs on the surface of this horizon.

A land capability challenge (LCAP2022-0643) was filed by Ogilvy Consulting on behalf of the land owner, Kuhn Holdings, LLC, on August 18, 2022. Davis 2 Consulting Earth Scientists completed a soil investigation and provided a land capability report for this parcel on October 20, 2022. TRPA consultant, Marchel Munnecke, visited the site on October 14, 2022, to review the soil pit and later reviewed the associated land capability report submitted by Davis 2 Consulting Earth Scientist.

Findings: One soil pit was excavated by backhoe to 72 inches. The pit was located west of the center of the parcel, approximately 10 feet east of the compacted dirt driveway area, and approximately 20 feet north of the walkway to the main entrance. This parcel is situated on a moraine, which juts out into Lake Tahoe. The parcel is dry with upland vegetation, composed of open Jeffrey pine and white fir, and dense chaparral on the steeper slopes. The soil can be characterized as having dark brown extremely stony loamy coarse sand topsoil approximately 20 inches thick, over dark olive brown very extremely stony loamy coarse sand subsoil to 72 inches depth. Below 50 inches is a denser till material with few to common fine and medium sized roots. The presence of roots in this layer indicates it is not root restrictive, a critical feature in differentiating it from the Meeks soil. This soil is very deep, excessively drained, and is a member of Soil Hydrologic Group A. The vegetation on this parcel is primarily Jeffrey pine with a few white fir trees and areas of greenleaf manzanita and huckleberry oak. The 1a and backshore areas are dominated by large boulders with interspersed shrubs.

This soil is similar to the Meeks soil as described In the Soil Conservation Service *Soil Survey of Tahoe Basin Area, California-Nevada* (Rogers, 1974) but it lacks thin silica cemented layer at depths of 40 to 70 inches. This soil is dissimilar to any other soils mapped in 1974 Soil Survey, so this soil is an unnamed soil (XXX) and rated according to criteria found in the Land-Capability Classification of Lake Tahoe Basin Lands, California – Nevada. (Bailey, 1974). Soils in Hydrologic Group A with slopes in the 0 to 16 percent range place in Capability Class 6. Similar soils with slopes in the 16 to 30 percent range place in Class 4. The soils in the 1a area were not accessed but have greater than 30 percents slopes and remain Class 1a. The backshore boundary was previously delineated and remains the same.

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

Land Capability District	**Area (sq. ft.) 2022 LCV**	**Area (sq. ft.) 2023 LCC**
Class 1a (MsG, 30 to 70% slopes)	10,102	8,763
Class 3 (MsE, 15 to 30 % slopes)	25,220	0
Class 4 (XXX, 16 to 30% slopes)	0	7,029
Class 6 (XXX 0 to 16 % slopes)	0	19,530
Backshore (1b)	3,427	3,427
Total Parcel Area*	38,749	38,749
*Parcel area to HWL		

This memorandum was prepared by 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.

BAILEY LAND CAPABILITY CHALLENGE FINDINGS

Site Information	
Assessor's Parcel Numbers: (APN)	016-063-014
TRPA File No. / Submittal Date:	LCAP2022-0643 / 8/18/2022
Owner or Applicant:	Kuhn Holdings, LLC
Address:	564 North Sunrise Avenue, Roseville, CA, 95661

Environmental Setting	
Bailey Soil Mapping Unit[1] / Hydrologic Soil Group (HSG) / Land Class / Geomorphic Hazard Unit	MsE, Meeks very stony coarse sand, 15 to 30 percent slope / HSG B /E1 (Moraine lands undifferentiated, Moderate hazard lands). MsG, Meeks very stony coarse sand, 30 to 70 percent slope / HSG B /E1 (, (Moraine lands undifferentiated, Moderate hazard lands)
Soil Parent Material	Primarily granitic moraine deposits, composed of stones and boulders over till.
Slopes and Aspect	15 to 55 percent slopes, facing to the east and northeast.
Elevation and Datum	6,229.1 (High water line) to 6,97 feet TerraGraphic Land Surveying site topo, 5-9-2022
Rock Outcrops and Surface Configuration	No bedrock outcrops were observed, but there are areas of exposed boulders from moraine deposits near the lakeshore.
SEZ and Hydrology Source	There is no SEZ on this parcel, but there is a zone of backshore that was previously delineated by TRPA.
Vegetation	The vegetation is an open Jeffrey pine forest with a few white fir trees with dense area of shrubs included greenleaf manzanita and huckleberry oak
Ground Cover Condition	Good (vegetation 75 %, litter/duff 80 % cover)
Site Features	Residence, deck, compacted dirt driveway, compacted dirt walkways to house entrance and to lakeshore.

Field Investigation and Procedures	
Consultant and Address	Davis 2 Consulting Earth Scientists P.0. Box 734, Georgetown, CA 95634
TRPA Staff Field Dates	October 14, 2022
SEZ Mapping / NRCS Hydric Soil	There is a zone of backshore that was previously delineated by TRPA. There is no other SEZ on the parcel.
Number of Soil Pits or Auger Holes and Description Depth	1 pit excavated by backhoe to 72 inches. A pit was not excavated in the Class 4 area. Ideally this 20-foot strip would also have a pit, but it was difficult to access and

[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.

	was of limited extent, with similar landform features as the pit in the Class 6 area.
Additional or Repetitive TRPA Sample Locations	NA
Representative Soil Profile Descriptions	Attachment B
Areas Not Examined	Residence, deck, compacted dirt driveway, compacted dirt walkways to house entrance and to lakeshore.

TRPA Findings	
2006 Soil Survey Map Unit	7485- Meeks very stony coarse sand, 15 to 30 percent slopes. Class 1a.
Consultant Soil Mapping Determination and Rationale	Based on slopes and soil characteristics this parcel is mapped as Class 6- XXX, 0 to 16 percent slopes, Class 4- XXX 16 to 30 percent slopes, Class 1a- MsG, 30 to 70 percent slopes. This soil is similar to the Meeks soil as described In the Soil Conservation Service *Soil Survey of Tahoe Basin Area, California-Nevada* (Rogers, 1974) but it lacks thin silica cemented layer at depths of 40 to 70 inches. This soil is dissimilar to any other soils mapped in 1974 Soil Survey, so this soil is an unnamed soil (XXX) Soils in Hydrologic Group A with slopes in the 0 to 16 percent range place in Capability Class 6. Similar soils with slopes in the 16 to 30 percent range place in Class 4. The soils in the 1a area were not accessed but have greater than 30 percents slopes and remain Class 1a. The backshore boundary was previously delineated and remains the same.
Slope Determination	15 to 55 percent slopes.
TRPA Conclusion(s)	TRPA concurs with consultants' determination and rationale above.
Applicable Area	See parcel map for soil delineations.

Contact Information: If you have any questions, please contact Julie Roll, Senior Planner, at (775) 589-5247 or jroll@trpa.gov.

Attachments:

A. Parcel map with soil map units delineated
B. Land Capability Challenge, 3811 Meeks Bay Avenue, El Dorado County, California (APN 016-063-014), Davis 2 Consulting Earth Scientist, October 20, 2022
C. Site photographs

Attachment A

Parcel map with soil map units delineated

NOTES:

1. VERTICAL DATUM BASED ON GOOGLE EARTH AND SHOULD BE VERIFIED PRIOR TO USE IN ANY DESIGN. DATUM = LAKE TAHOE DATUM. HORIZONTAL DATUM IS STATE PLANE CA ZONE 2.
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 MAY, 2022.
7. BUILDING SETBACKS AND COVERAGE CALCULATIONS BASED ON EL DORADO 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:

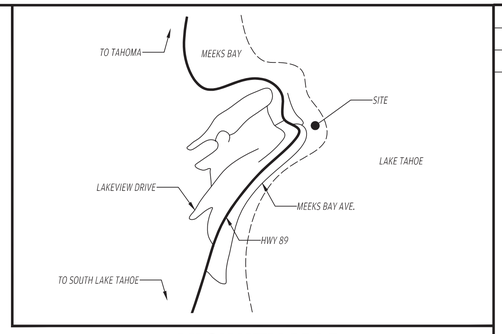
A	ASPEN	MPE	MULTI-PURPOSE EASEMENT
AE	ACCESS EASEMENT	N	NORTH
AC	ASPHALT CONCRETE	NAPOTS	NOT A PART OF THIS SURVEY
APN	ASSESSORS PARCEL NUMBER	OHW	OVERHEAD WIRES
BLDG	BUILDING	P	PINE
BSBL	BUILDING SETBACK LINE	PP	POWER POLE
BMP	BEST MANAGEMENT PRACTICE	PUE	PUBLIC UITILITY EASEMENT
C	CEDAR	R	RADIUS
CATV	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 TO HIGH WATER (SF)	**38,749**
EXISTING ONSITE COVERAGE	**AREA (SF)**
RESIDENCE	739
CHIMNEY	18
MAIN DECK*	355
ENTRY CONCRETE STOOP	34
CONCRETE STOOP	4
COMPACTED DIRT	3,477
AC DRIVEWAY WITHIN EASEMENT	461
AC DRIVEWAY OUTSIDE EASEMENT	557
PIER ABOVE HIGH WATER	15
TOTAL =	**5,660**
PERCENT COVERAGE =	**14.61%**
EXISTING OFFSITE COVERAGE	
PIER BELOW HIGH WATER	273
COMPACTED DIRT	38
TOTAL =	**311**

COVERAGE CALCULATION NOTES:

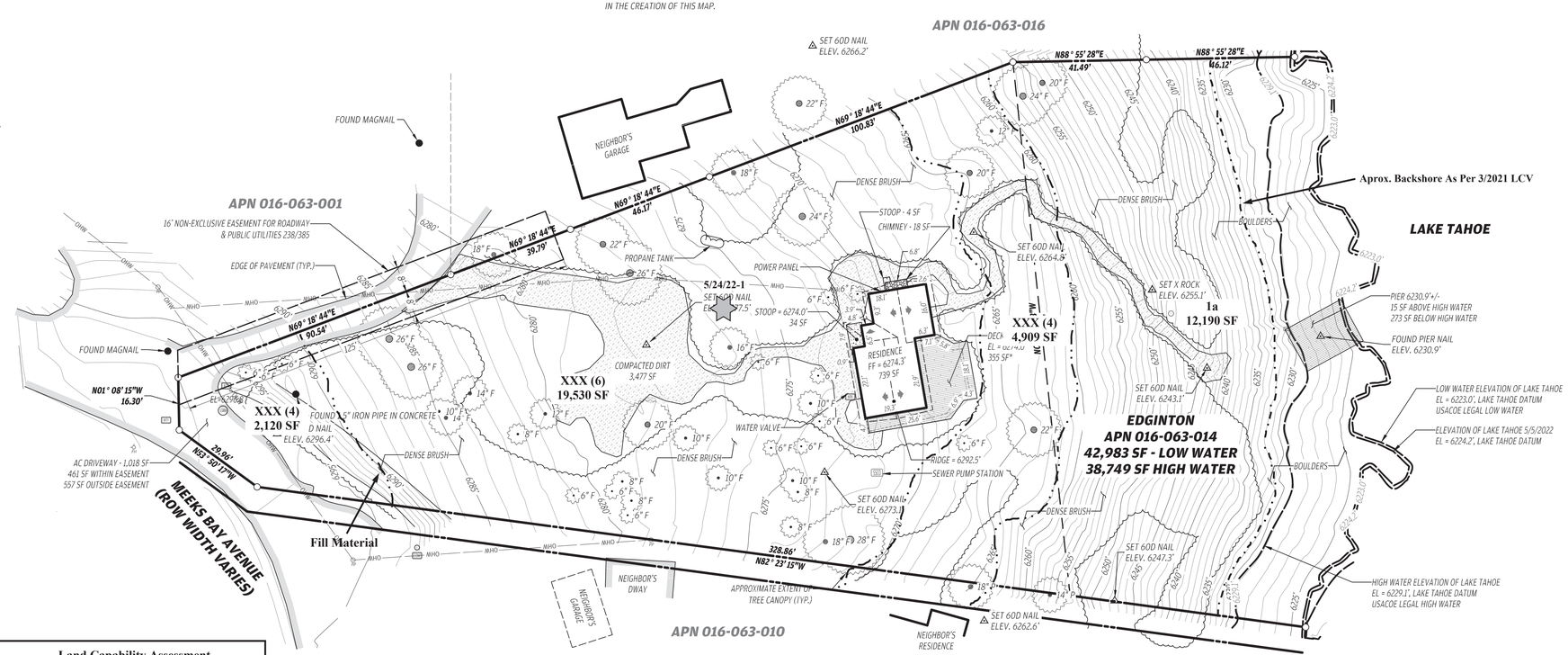
1. * = INCLUDES TRPA 1:3 OVERHANG COVERAGE REDUCTION.
2. COVERAGE CALCULATIONS ARE CONSIDERED PRELIMINARY UNTIL VERIFIED BY TRPA.
3. NO INVESTIGATION INTO EXISTING VERIFIED COVERAGE CALCULATIONS WAS PERFORMED IN THE CREATION OF THIS MAP.



VICINITY MAP
NOT TO SCALE

LEGEND:

- 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" 8 — 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' — SET 60D NAIL ELEV. 187.5' CONTROL POINT (AS NOTED)
- RECORD PROPERTY CORNER
- SSI, ST, GAS, SMB, TCV, ICV, WM, BFP — UTILITY BOX (AS NOTED)
- WTR, VLT, COM, CATV, TELE, ELEC — UTILITY VAULT (AS NOTED)
- S, S — ABOVE GROUND UTILITY METER (AS NOTED)
- O, W — 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
- GRAVEL
- STONE MASONRY
- CONCRETE
- COMPACTED DIRT



Land Capability Assessment
For
El Dorado APN 016-063-014
8311 Meeks Bay Ave. El Dorado County, CA

September 24, 2022

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

20 10 0 20 40
SCALE IN FEET (1" = 20')

PROFESSIONAL LAND SURVEYOR TRAVIS T. TACHIKI PLS 8186 EXP. 12/31/23 STATE OF CALIFORNIA

REVISIONS	BY

TERRAGRAPHIC LAND SURVEYING
(530) 318-1761
travis@terragraphic.net
PO BOX 266
TAHOE CITY, CA 96145

TOPOGRAPHIC SURVEY
FOR
EDGINTON
8311 MEEKS BAY AVE - APN 016-063-014
LOT XXX, XXXX UNIT #X, X/MAPS/XX
EL DORADO
CALIFORNIA
SOUTH LAKE TAHOE

DATE	5/9/2022
SCALE	AS STATED
DRAWN	TP
JOB NO.	22022
SHEET	1

AGENDA ITEM NO. V.D.

Attachment B

Land Capability Challenge, 3811 Meeks Bay Avenue, El Dorado County, California (APN 016-063-014), Davis 2 Consulting Earth Scientist, October 20, 2022

DAVIS^2
CONSULTING EARTH SCIENTISTS
P.0. Box 734 · Georgetown, CA 95634 · Tel. (530) 559-1405; davis2consulting@sbcglobal.net

Land Capability Challenge
3811 Meeks Bay Avenue
El Dorado County, California
(APN 016-063-014)

October 20, 2022

INTRODUCTION

A soil investigation was conducted on the parcel at 3811 Meeks Bay Avenue on May 25, d revisited on October 14,2022. 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 0.92 acres of land, located at 3811 Meeks Bay Avenue, El Dorado County, California. This work is advanced at the request of Mr. Russ Kuhn.

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 3811 Meeks Bay Avenue, El Dorado County California. Vegetation consists of Jeffrey pine, white fir, and Huckleberry oak. Slopes range between 10 and over 30 percent on a westerly aspect. There are no stream environment zones (SEZ) influencing this parcel other than the shoreline of Lake Tahoe.

Soils are shown on TRPA map sheet D-13 as MsG (Meeks very stony loamy coarse sand, 30 to 60 percent slopes. Geology (Burnette, 1968) is characterized as Qm (Glacial moraines). Bailey's (1974) geomorphic analysis shows the parcel within E_1 (Moraine land undifferentiated).

METHODOLOGY

For this investigation, we surveyed the parcel and immediately adjacent areas (Figure X). We then measured and technically described a discrete soil profile, representative of site-specific landforms. By use of a backhoe excavator, 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

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 (5/9/22) 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 excessively drained, members of Soil Hydrologic Group A. They can be characterized having dark brown bouldery loamy coarse sand topsoil approximately 20 inches thick, over dark olive brown very bouldery loamy coarse sand subsoil to 72 inches depth.

These soils are different than Meeks series soils because they lack a restrictive layer at depth. These soils are treated as unnamed soils (XXX) and rated according to criteria found in the Land-Capability Classification of Lake Tahoe Basin Lands, California – Nevada. (Bailey, 1974). Soils in Hydrologic Group A with slopes in the 0 to 16 percent range place in Capability Level 6. Similar soils with slopes in the 16 to 30 percent range place in Level 4. Soils steeper than 30 percent slope place in Level 2. The area below elevation 6,229 feet is Be, Class 1b along the shoreline.

Table 1. – Land Capability Classes and Allowable Coverage

Class	Allowable Coverage	SF
6	30 percent	19,530
4	20 percent	7,029
1a & 1b	1 percent	12,190

See the attached map for spatial distribution of the various Land Capability Classes.

CONCLUSIONS AND RECOMMENDATIONS

Soils found are other than the Meeks soils as currently shown on the TRPA Land Capability overlays. Soils found are very deep, excessively drained and place in Hydrologic Group A. Where slopes vary between 0 and 16 percent, Class 6; slopes between 16 and 30 percent, Class 4; slopes greater than 30 percent place Class 1a. Class 1b (Be) is below the highwater line (elevation 6,229.1').

Please refer to the following soil profile description that supports the findings and the attached map showing the spatial distribution of the appropriate land capability classes on the parcel.

Respectfully submitted,

CPSS / SC No. 1031

Representative Soil Profile
Stop No. 1

Oi 0 – 2 inches, dry leaves and conifer needles.

A1 2 – 8 inches, dark brown (10YR 3/3), moist; very blocky loamy sand; moderate fine granular structure; soft, loose, nonsticky and nonplastic; many fine medium and few coarse roots; many very fine and fine interstitial pores; slightly acid; sixty percent stones; gradual wavy boundary.

A2 8 – 20 inches, dark yellowish brown (10YR 4/4), moist; very blocky loamy sand; ; moderate fine granular structure; soft, loose, nonsticky and nonplastic; many fine medium and common coarse roots; many very fine and fine interstitial pores; slightly acid; sixty percent stones; gradual wavy boundary.

C1 20 – 40 inches, olive brown (2.5Y 4/3), moist; very blocky loamy sand; weak fine granular structure; soft, loose, nonsticky and nonplastic; many fine medium and few coarse roots; many very fine and fine interstitial pores; medium acid; sixty percent stones; gradual irregular boundary.

2C2 40 – 50 inches, olive brown (2.5Y 4/4), moist; very stony loamy sand; weak fine granular structure; soft, loose, nonsticky and nonplastic; common fine medium and few coarse roots; many very fine and fine interstitial pores; medium acid; sixty percent stones; clear smooth boundary.

2C3 50-72 inches, dark olive brown (2.5Y 4/3), moist; very stony coarse sand; single grain; soft, loose, nonsticky and nonplastic; few to common fine and medium roots; many very fine and fine interstitial pores, medium acid; 15 percent gravel, 50 percent stones.

Notes: Bouldery till. No evidence of restrictive lays to 72 inches depth. HSG A.

Soil Series: Unnamed (XXX).
Soil Classification: Sandy-skeletal, mixed, frigid, Humic Dystroxerepts.
Soil Drainage Class: Excessive.
Hydrologic Soil Group: A

Figure 1 - Soil profile

Figure 2 - Landscape.

NOTES:

1. VERTICAL DATUM BASED ON GOOGLE EARTH AND SHOULD BE VERIFIED PRIOR TO USE IN ANY DESIGN. DATUM = LAKE TAHOE DATUM. HORIZONTAL DATUM IS STATE PLANE CA ZONE 2.
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 MAY, 2022.
7. BUILDING SETBACKS AND COVERAGE CALCULATIONS BASED ON EL DORADO 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:

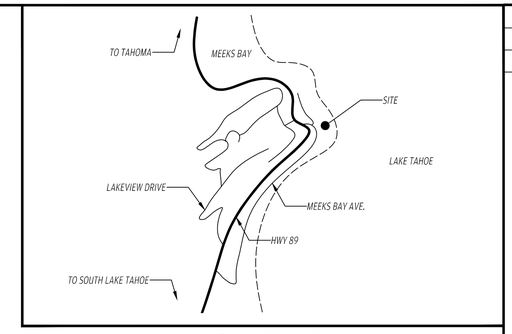
A	ASPEN	MPE	MULTI-PURPOSE EASEMENT
AE	ACCESS EASEMENT	N	NORTH
AC	ASPHALT CONCRETE	NAPOTS	NOT A PART OF THIS SURVEY
APN	ASSESSORS PARCEL NUMBER	OHW	OVERHEAD WIRES
BLDG	BUILDING	P	PINE
BSBL	BUILDING SETBACK LINE	PP	POWER POLE
BMP	BEST MANAGEMENT PRACTICE	PUE	PUBLIC UITILITY EASEMENT
C	CEDAR	R	RADIUS
CATV	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 TO HIGH WATER (SF)	**38,749**
EXISTING ONSITE COVERAGE	**AREA (SF)**
RESIDENCE	739
CHIMNEY	18
MAIN DECK*	355
ENTRY CONCRETE STOOP	34
CONCRETE STOOP	4
COMPACTED DIRT	3,477
AC DRIVEWAY WITHIN EASEMENT	461
AC DRIVEWAY OUTSIDE EASEMENT	557
PIER ABOVE HIGH WATER	15
TOTAL =	**5,660**
PERCENT COVERAGE =	**14.61%**
EXISTING OFFSITE COVERAGE	
PIER BELOW HIGH WATER	273
COMPACTED DIRT	38
TOTAL =	**311**

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.

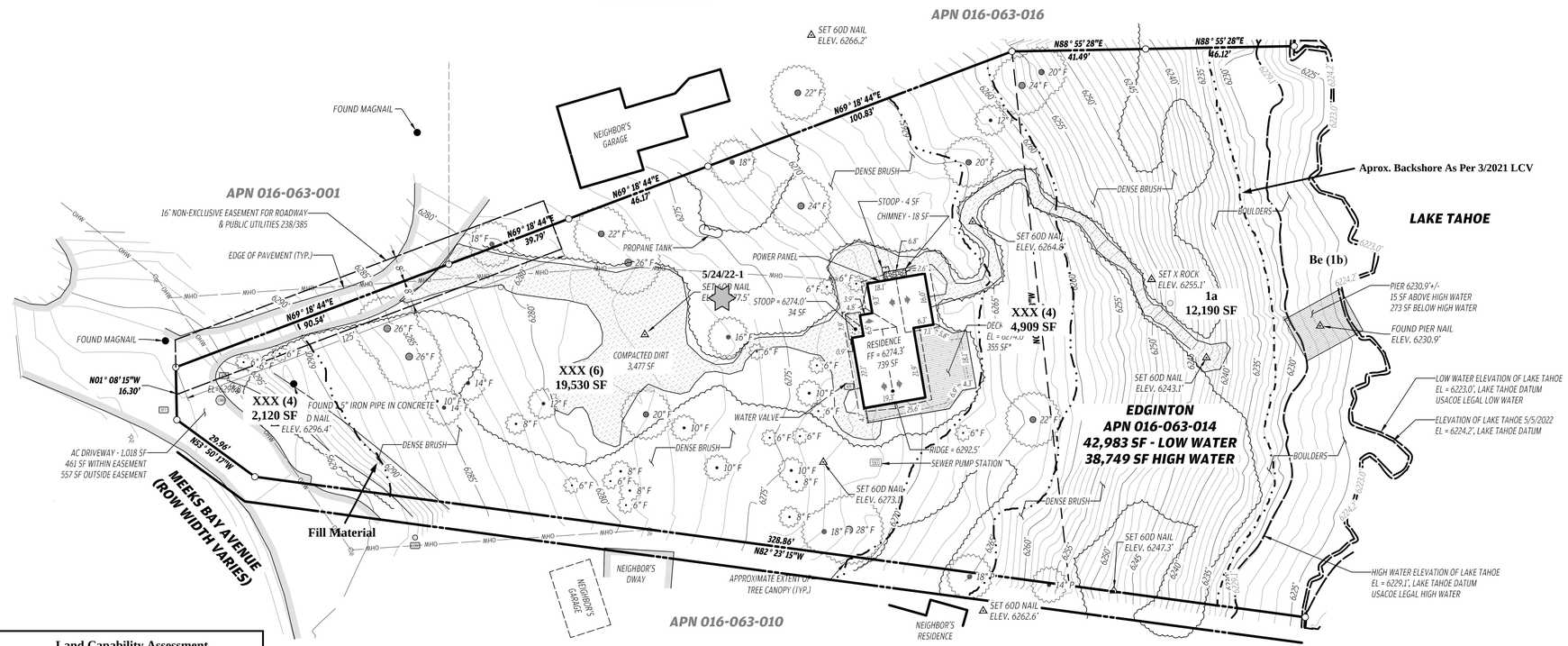


VICINITY MAP

NOT TO SCALE

LEGEND:

- 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" B — EXISTING TREES WITH APPROXIMATE DRIPLINE P=PINE, F=FIR, C=CEDAR, A=ASPEN, T=UINKNOWN TYPE
- SAPLING
- SN = STUMP OR SNAG
- LARGE SURFACE BOULDER
- SET 60D NAIL ELEV. 100.0' — SET 60D NAIL ELEV. 187.5' — CONTROL POINT (AS NOTED)
- RECORD PROPERTY CORNER
- SSI SV ATV HMB SSV ICV WM BEE — UTILITY BOX (AS NOTED)
- WTR VLT COM CATV TELE ELEC — UTILITY VAULT (AS NOTED)
- G — ABOVE GROUND UTILITY METER (AS NOTED)
- UV 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



Land Capability Assessment
For
El Dorado APN 016-063-014
8311 Meeks Bay Ave. El Dorado County, CA

September 24, 2022

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

20 10 0 20 40
SCALE IN FEET (1" = 20')

PROFESSIONAL LAND SURVEYOR — DAVID TACHOKI PLS 7186 EXP. 12/31/22 — STATE OF CALIFORNIA

REVISIONS	BY

TERRAGRAPHIC LAND SURVEYING
(530) 318-1761
travis@terragraphic.net
PO BOX 266
TAHOE CITY, CA 96145

TOPOGRAPHIC SURVEY
FOR
EDGINTON

8311 MEEKS BAY AVE - APN 016-063-014
LOT XXX, XXXX UNIT #X, X/MAPS/XX
EL DORADO

CALIFORNIA

SOUTH LAKE TAHOE

DATE	5/9/2022
SCALE	AS STATED
DRAWN	TP
JOB NO.	22022
SHEET	1

AGENDA ITEM NO. V.D.

Attachment C

Site photographs

TAHOE REGIONAL PLANNING AGENCY

Mail
PO Box 5310
Stateline, NV 89449-5310

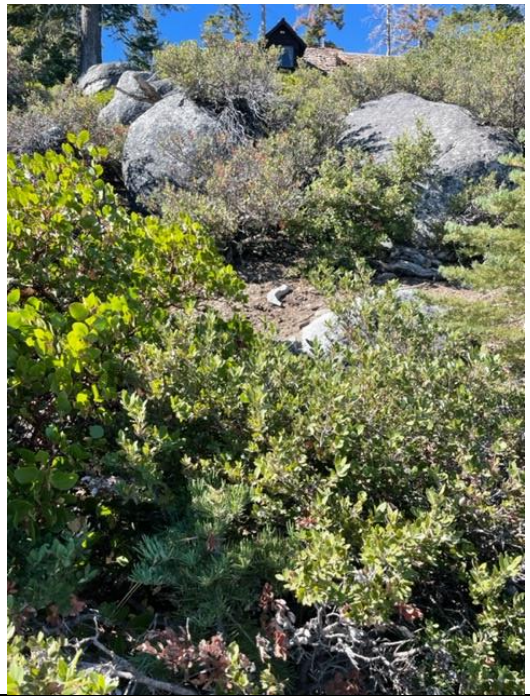
Location
128 Market Street
Stateline, NV 89449

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

PHOTOGRAPHS

Photo 1 – a. Soil pit. Photo 1- b. Looking east across pit toward residence.

Photo 2 – a. View from pit to the west of the Class 6 area. Photo 2- b. View looking to south of Class 4 area.



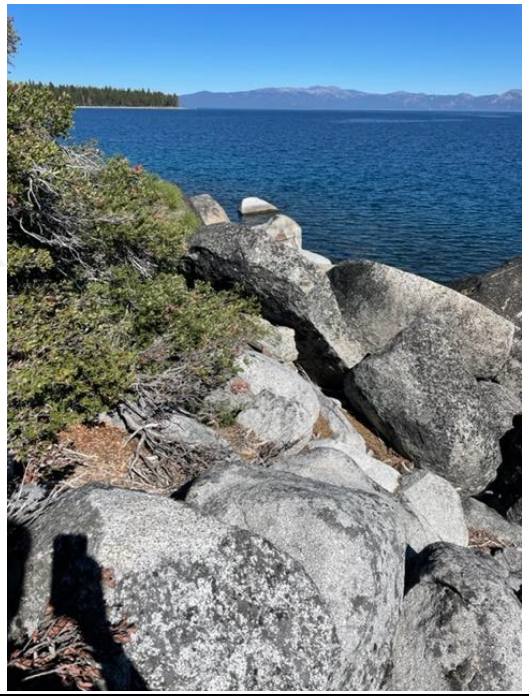


Photo 3 – a. View to west towards residence in Class 1a area. Photo 3- b. View looking to the north of Class 1a and backshore area.

Source: Esri, USDA FSA, Esri Community Maps Contributors, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Image 1– Google Earth map of parcel area (in blue).