

- TRPA evaluates **land coverage** (e.g. hard surfaces, structures) and **land capability** (based on soil type and slope).
- **Land capability** determines the amount and location of where coverage can be placed.

TABLE 30.4.1-1: BASE ALLOWABLE LAND COVERAGE COEFFICIENTS	
Lands Located in Land Capability District*	Base Allowable Land Coverage
1a, 1b, 1c	1%
2	1%
3	5%
4	20%
5	25%
6, 7	30%

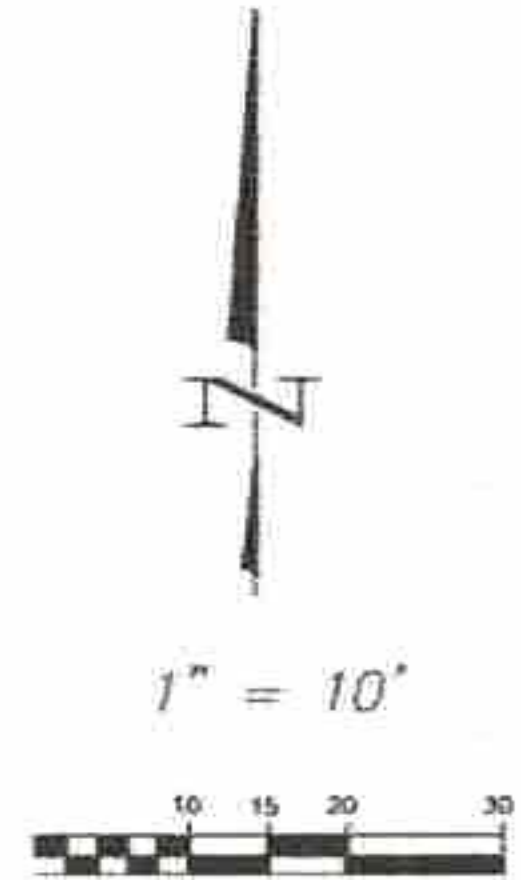
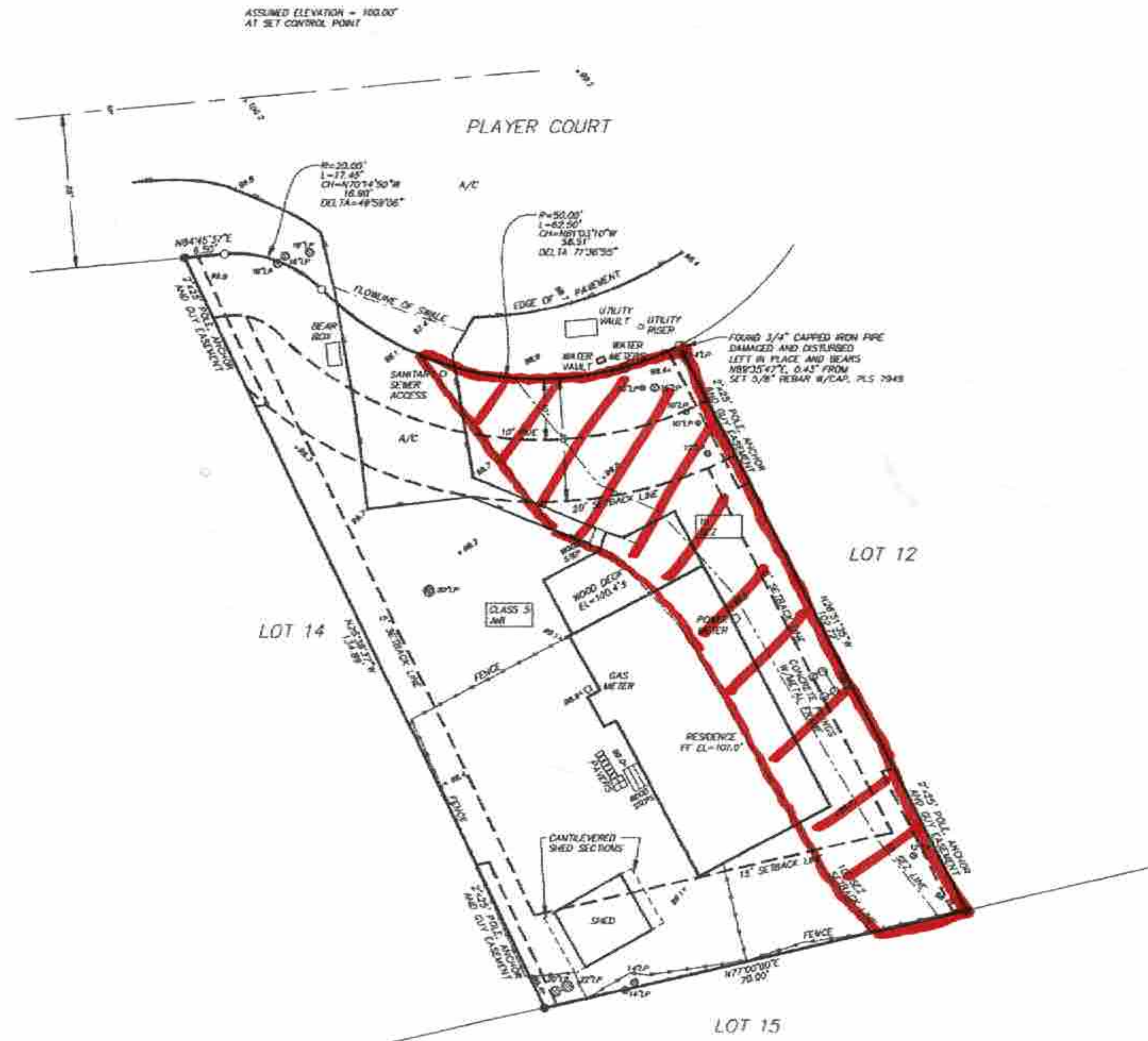
* Lands located in Geomorphic Group I are classified Land Capability District 1 and are permitted one percent coverage.

- Based on parcel size, owners can purchase and transfer additional coverage per limits in the TRPA Code.

a. Maximum Parcel Coverages

TABLE 30.4.2-1: MAXIMUM PARCEL COVERAGE	
Project Area (Sq. Ft.)	Maximum Land Coverage
0 - 4,000	Base Land Coverage Only
4,001 - 9,000	1,800 sq. ft.
9,001 - 14,000	20% of Project Area
14,001 - 16,000	2,900 sq. ft.

NO NEW COVERAGE IN RED-LINED AREA



LEGEND

- 12" LODGEPOLE PINE TREE WITH 12" TRUNK DIAMETER AT BREAST HEIGHT
- A/C ASPHALT CONCRETE
- SPOT ELEVATION
- P/E PUBLIC UTILITY EASEMENT
- FOUND 3/4" IP W/PLUG ROE 13110 OR AS NOTED
- SET 3/8" REBAR W/CAP PLS 7949 OR SET AS NOTED

OWNER & MAILING ADDRESS

JOSH AMOS
12 LAGUNA STREET
SAN FRANCISCO, CA 94102

COVERAGE

RESIDENCE	1083
A/C DRIVEWAY & BULKHEAD	510
WOOD DECKS	218
STEPS	14
A/C WALKWAY UNDER DECK	3
PANERS	9
SHED	127
BEAR BOX	5
TOTAL	1968 SQUARE FEET
A/C DRIVEWAY IN RIGHT OF WAY	229

A 3:1 HEIGHT REDUCTION WAS USED IN THE COVERAGE CALCULATIONS FOR THE DECK, STEPS, SHED AND BEAR BOX. THE 3 SQ. FT. OF A/C UNDER THE DECK THAT WAS USED IN THE COVERAGE CALCULATIONS IS UNDER THAT PORTION OF THE DECK THAT WAS NOT COUNTED DUE TO THE HEIGHT REDUCTION.

LAND AREA

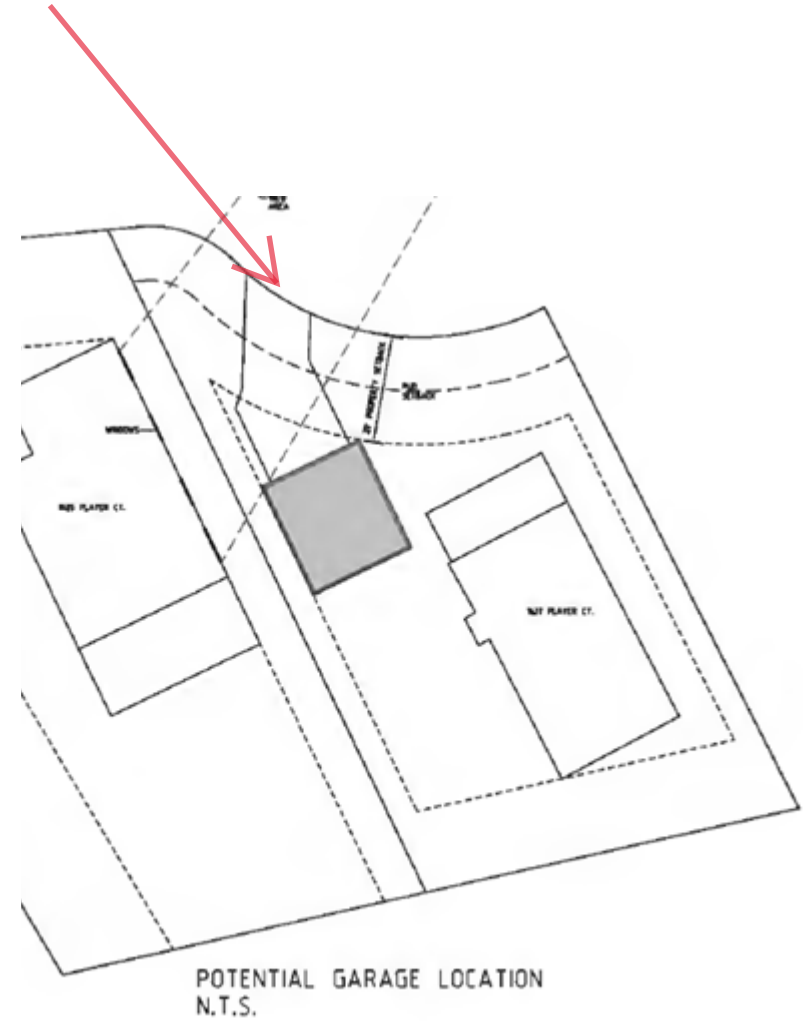
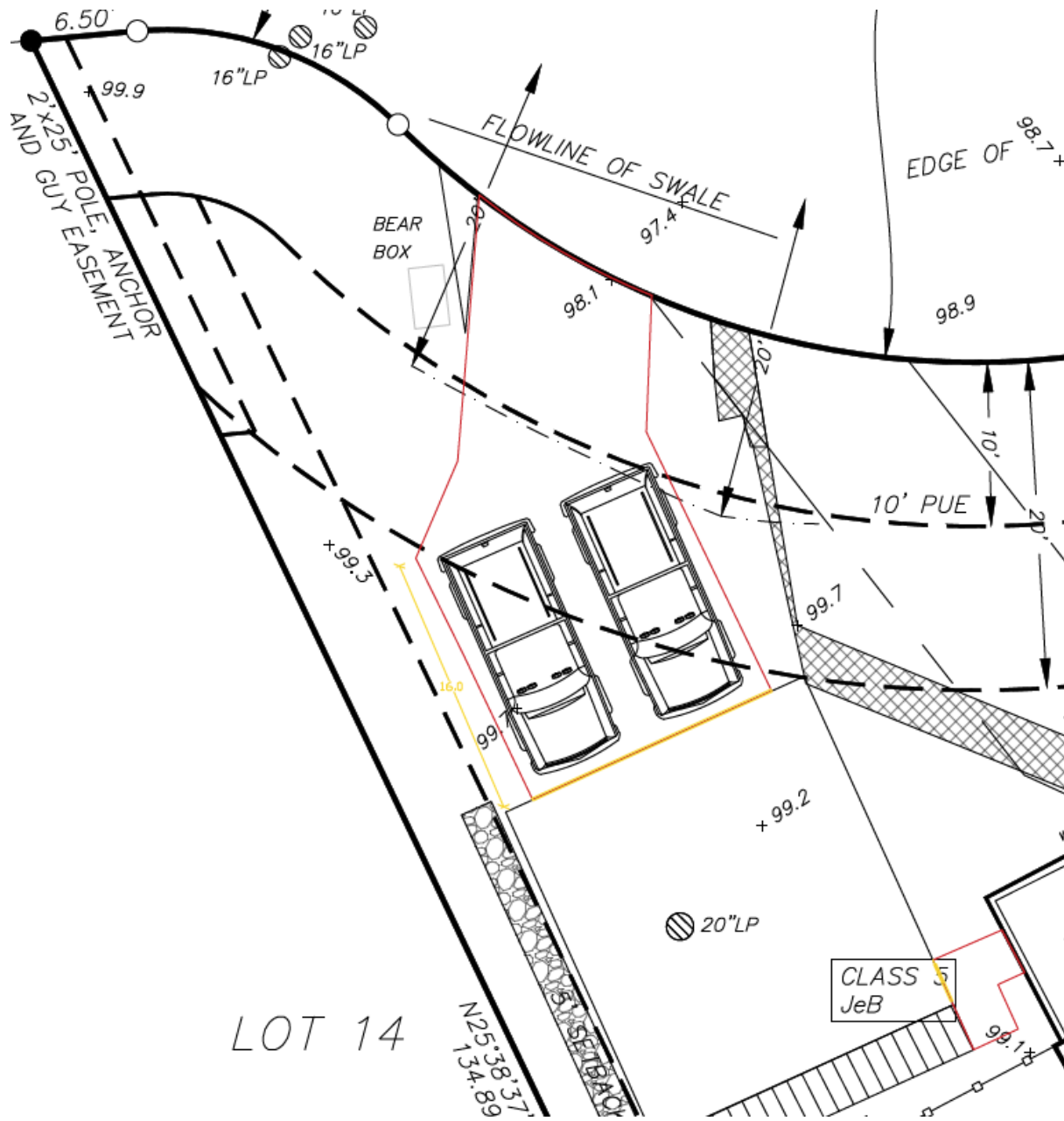
7572 SQUARE FEET

NOTES

LAND CAPABILITY INFORMATION OBTAINED FROM MAP STAMPED LAND CAPABILITY VERIFICATION FILE LCAP2022-0067, SIGNED BY JALE ROLL, DATED 07/28/2022.

TOPOGRAPHIC MAP
LOT 13, COUNTRY CLUB HEIGHTS UNIT NO. 6
1627 PLAYER COURT, A.P.N.081-132-003-000
EL DORADO COUNTY, CA

NOTE: THIS OPTION REFLECTS THE SKETCH IN BFD/KEY ARCHITECTURE REPORT



139 SF OVER-COVERED

Image from GCI comment letter submitted 4/5/2024 for reference (see details in letter).

Scenario 1



Scenario 2



Scenario 3



Scenario 4



Coverage results:

All scenarios would exceed the coverage limits.

Over-coverage:

<u>Scenario 1</u>	184 SF
<u>Scenario 2</u>	139 SF
<u>Scenario 3</u>	97 SF
<u>Scenario 4</u>	64 SF

OPTIONS WITH REDUCED SETBACK/PUE*

1) **OPTION A-2:**
16' W dwy

25 SF OVER

OPTION B-2:

16' W dwy
no angle

12 SF OVER
IN SEZ SETBACK

OPTION C-2
(P) GARAGE

16' W dwy
with angle

WITHIN COVERAGE

LOT 14

N 25° 38' 37" W
134.89'

5' SETBACK LINE

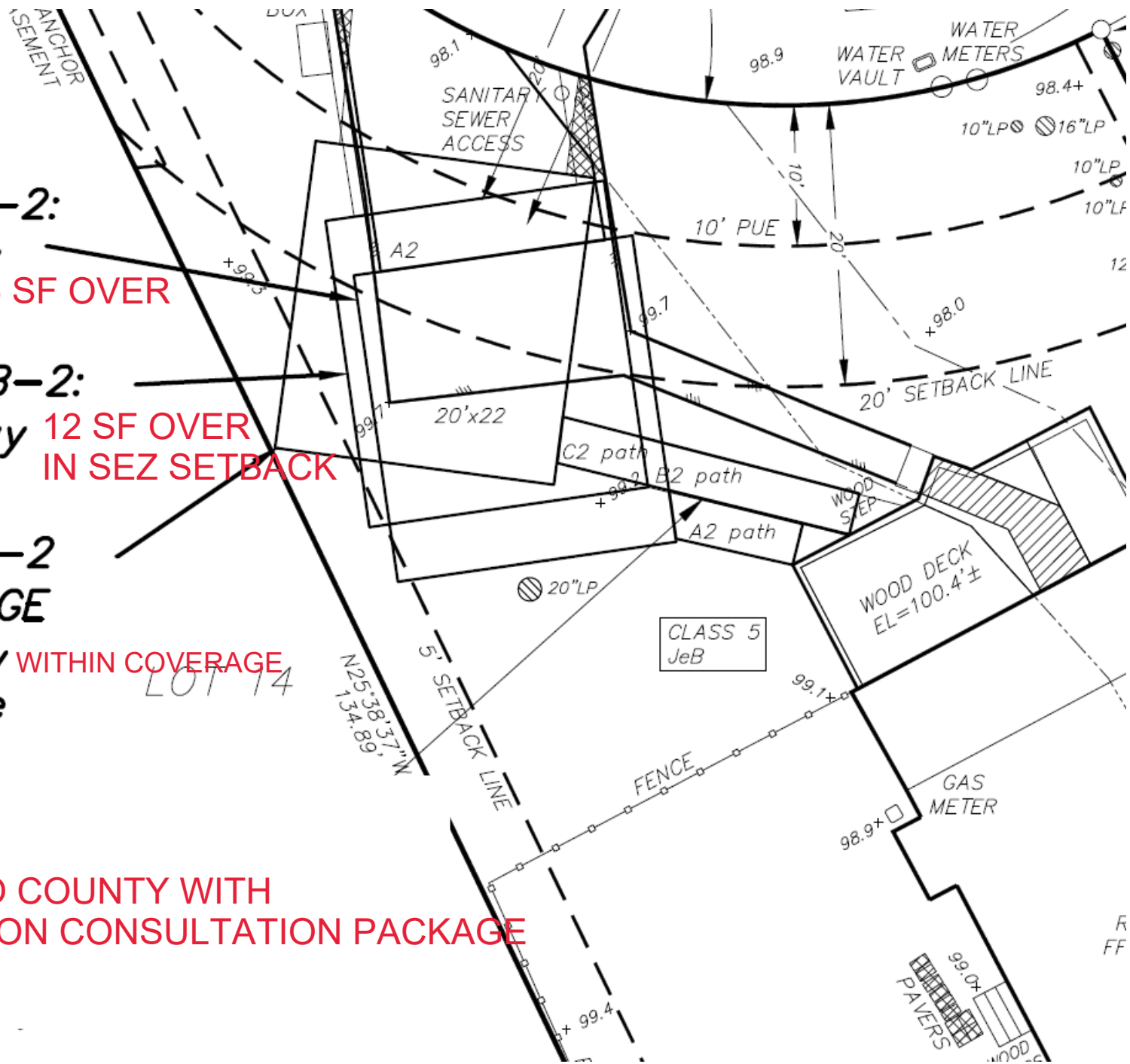
CLASS 5
JeB

WOOD DECK
EL=100.4'±

GAS METER

PAVERS

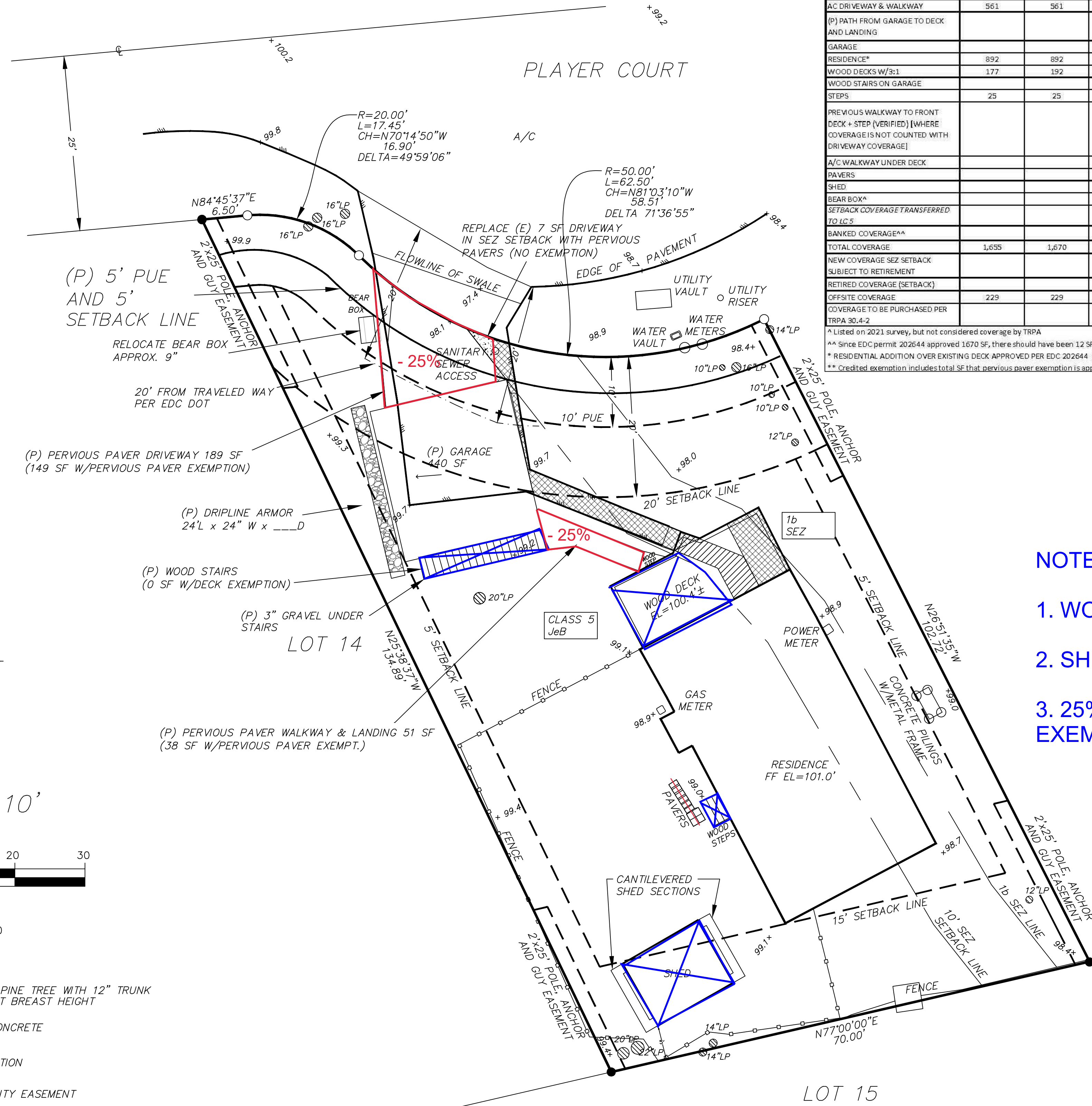
R
FF



*SUBMITTED TO COUNTY WITH
PRE-APPLICATION CONSULTATION PACKAGE

PROPOSED SITE PLAN FOR VARIANCE AS APPROVED BY PLANNING COMMISSION

ASSUMED ELEVATION = 100.00'
AT SET CONTROL POINT



MAX. ALLOWED COVERAGE PER EDC SITE ASSESSMENT (9/23/2007): 1,655 SF/1,670 SF*	VERIFIED/APPROVED COVERAGE BY LAND CLASS BASED ON LCAP2022-0067		APPROVED COVERAGE BY LAND CLASS AFTER EDC PERMIT 202644			EXISTING COVERAGE PER JULY 2022 IN SITE SURVEY	EXISTING COVERAGE JULY 2022 BY LAND TYPE			PROPOSED COVERAGE BEFORE EXEMPTIONS			COVERAGE EXEMPTIONS		PROPOSED COVERAGE								
	Verified (9/23/07) All 1b	Approved 2011 EDC Permit 202644 All 1b	1B	LCS			1B	LCS	1B	LCS		1B	LCS			Actual exemption 59	Credited Exemption**						
				SEZ SETBACK	S					TOTAL LCS	SEZ SETBACK		S	TOTAL LCS				SEZ SETBACK	S	TOTAL LCS			
	561	561		78	483	561		78	483	561	519		78	441	519		7	189	196	47	189	149	
AC DRIVEWAY & WALKWAY																							
(P) PATH FROM GARAGE TO DECK AND LANDING																							
GARAGE																							
RESIDENCE*	892	892		320	764	1,084		319	764	1,083	1,083		319	764	1,083								440
WOOD DECKS W/2x1	177	192																					60
WOOD STAIRS ON GARAGE																							0
STEPS	25	25		4	9	13		6	19	25	14		5	9	14								0
PREVIOUS WALKWAY TO FRONT DECK + STEP (VERIFIED) [WHERE COVERAGE IS NOT COUNTED WITH DRIVEWAY COVERAGE]																							0
A/C WALKWAY UNDER DECK																							0
PAVERS																							0
SHED																							0
BEAR BOX*																							0
SETBACK COVERAGE TRANSFERRED TO LCS																							0
BANKED COVERAGE**																							3
TOTAL COVERAGE	1,655	1,670	0	402	1,256	1,658	0	452	1,266	1,718	1,968	3	505	1,480	1,988								1,750
NEW COVERAGE SEZ SETBACK SUBJECT TO RETIREMENT																							20
RETIRED COVERAGE (SETBACK)																							10
OFFSITE COVERAGE	229	229																					185
COVERAGE TO BE PURCHASED PER TRPA 30-4-2																							130

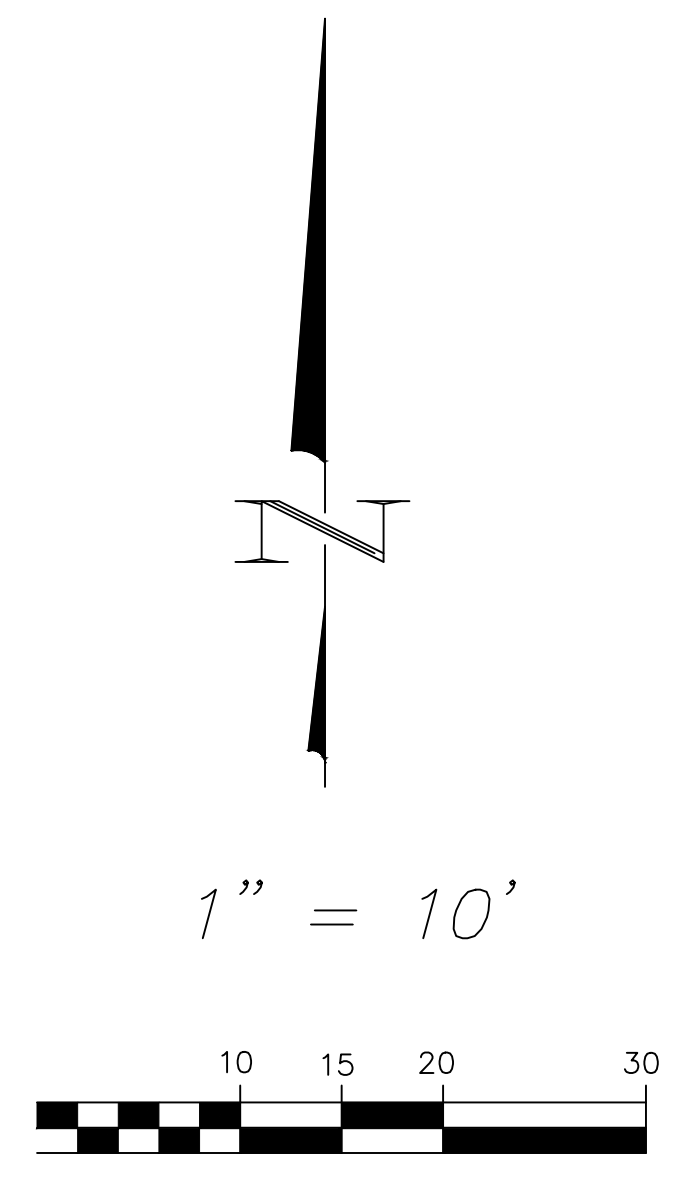
* Listed on 2021 survey, but not considered coverage by TRPA
 ** Since EDC permit 202644 approved 1,670 SF, there should have been 12 SF of banked LCS coverage.
 *** RESIDENTIAL ADDITION OVER EXISTING DECK APPROVED PER EDC 202644 (APPROVED 192 SF ADDITION TO BE CONSTRUCTED OVER EXISTING 177 SF DECK); VERIFIED COVERAGE + 15 SF = 1,670 SF
 **** Credited exemption includes total SF that previous paver exemption is applied to, which is used by TRPA to calculate the max. allowed exemptions. Actual exemption is the amount of coverage that is exempted.

(P) PERVIOUS PAVERS

COVERAGE TO BE REMOVED

SETBACK COVERAGE PREVIOUSLY VERIFIED

- NOTES:**
- WOOD DECK/STAIR COVERAGE IS EXEMPT AND DOES NOT COUNT TOWARD (P) COVERAGE
 - SHED COVERAGE IS EXEMPT TO 120 SF (SHED WILL BE MOVED OUT OF SETBACK)
 - 25% OF THE COVERAGE FOR THE DRIVEWAY AND PATH TO FRONT DECK WOULD BE EXEMPT DUE TO USE OF PERVIOUS PAVERS



- LEGEND**
- ⊙ 12" LP LODGEPOLE PINE TREE WITH 12" TRUNK DIAMETER AT BREAST HEIGHT
 - A/C ASPHALT CONCRETE
 - + 98.6 SPOT ELEVATION
 - PUE PUBLIC UTILITY EASEMENT
 - FOUND 3/4" IP W/PLUG RCE 13710 OR AS NOTED
 - SET 5/8" REBAR W/CAP PLS 7949 OR SET AS NOTED

OWNER & MAILING ADDRESS
 JOSH ATKINS
 1627 PLAYER COURT
 SOUTH LAKE TAHOE, CA 96150

PROPOSED VARIANCE SITE PLAN
 LOT 13, COUNTRY CLUB HEIGHTS UNIT NO. 6
 1627 PLAYER COURT, A.P.N.081-132-003-000
 EL DORADO COUNTY, CA

A 3:1 HEIGHT REDUCTION WAS USED IN THE COVERAGE CALCULATIONS FOR THE DECK, STEPS, SHED AND BEAR BOX. THE 3 SQ. FT. OF A/C UNDER THE DECK THAT WAS USED IN THE COVERAGE CALCULATIONS IS UNDER THAT PORTION OF THE DECK THAT WAS NOT COUNTED DUE TO THE HEIGHT REDUCTION.

LAND AREA
 7572 SQUARE FEET

NOTES
 LAND CAPABILITY INFORMATION OBTAINED FROM MAP STAMPED "LAND CAPABILITY VERIFICATION FILE LCAP2022-0067, SIGNED BY JULIE ROLL, DATED 07/28/2022."
 PROPOSED SITE PLAN DEVELOPED BY GORDON CONSULTING INC. FROM FROM 2022 TOPOGRAPHIC MAP PREPARED BY INSITE LAND SURVEYS. TO BE USED FOR VARIANCE APPLICATION TO EL DORADO COUNTY.

TITLE:
PROPOSED VARIANCE SITE PLAN

ATKINS GARAGE
 1627 PLAYER CT. 96150
 SOUTH LAKE TAHOE, CA
 APN: 081-132-003

REVISION:

DRAWN BY: JQ
 DATE: 1/17/2024

PSP