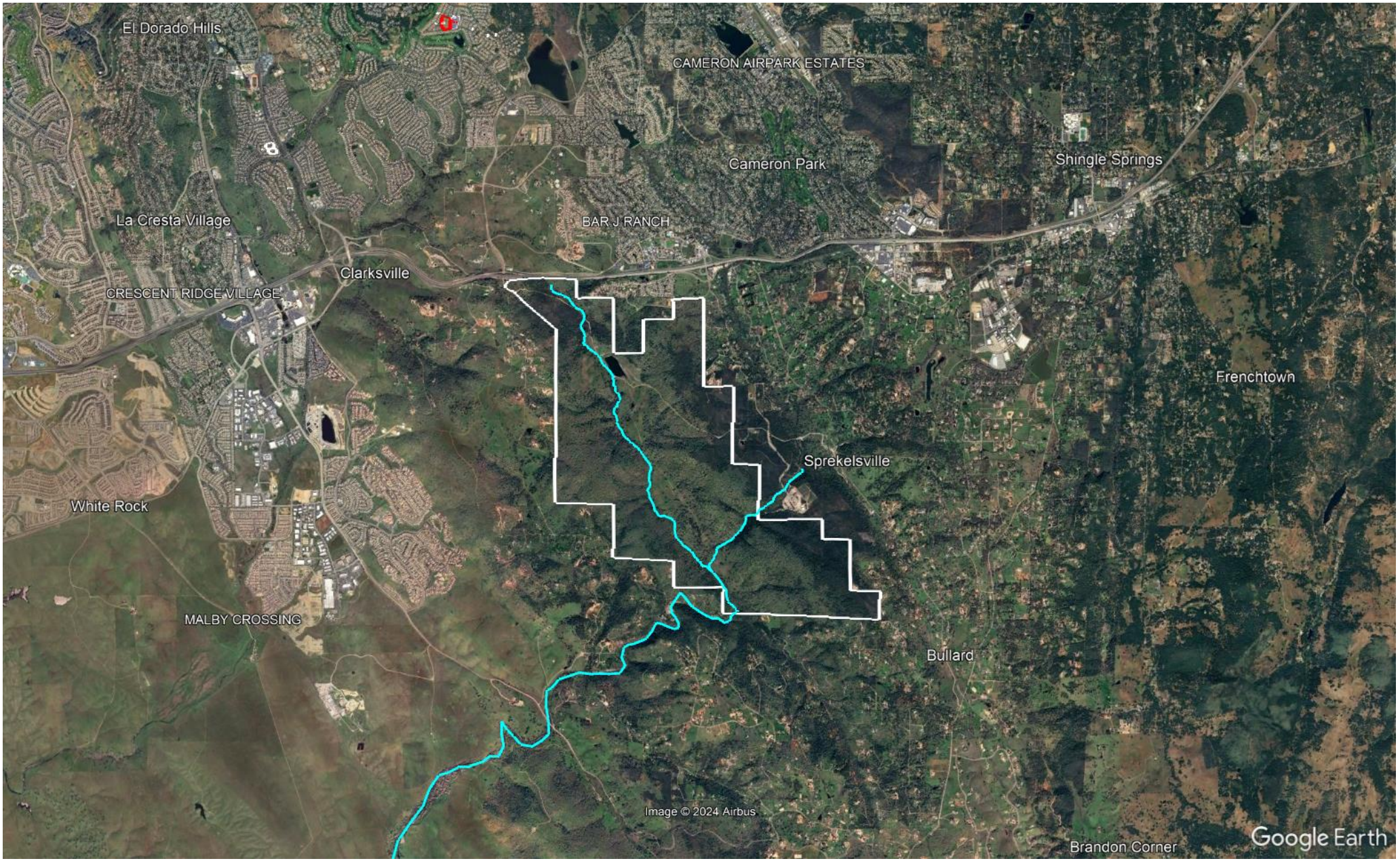
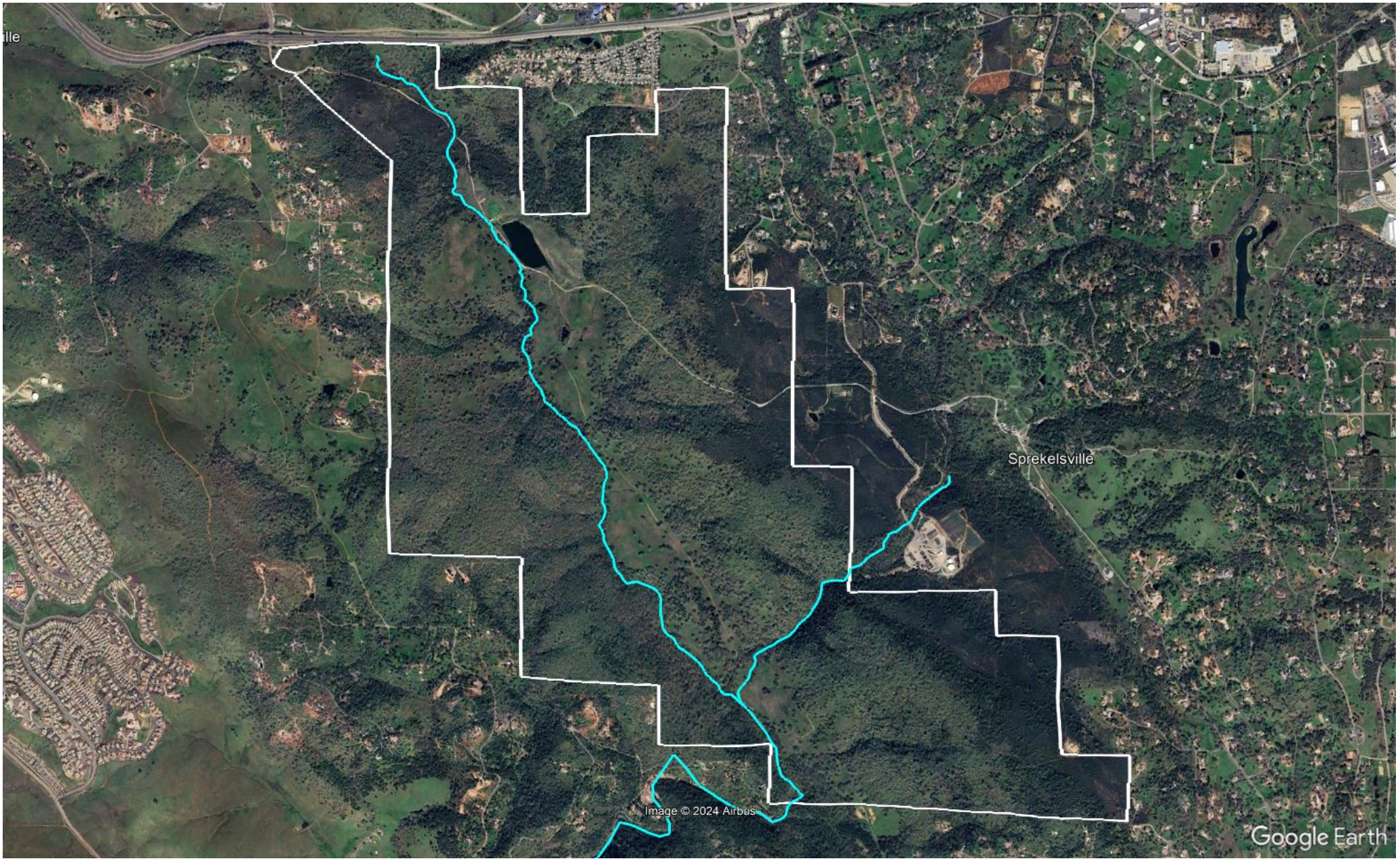
ADDENDUM: MARBLE VALLEY & SURROUNDINGS

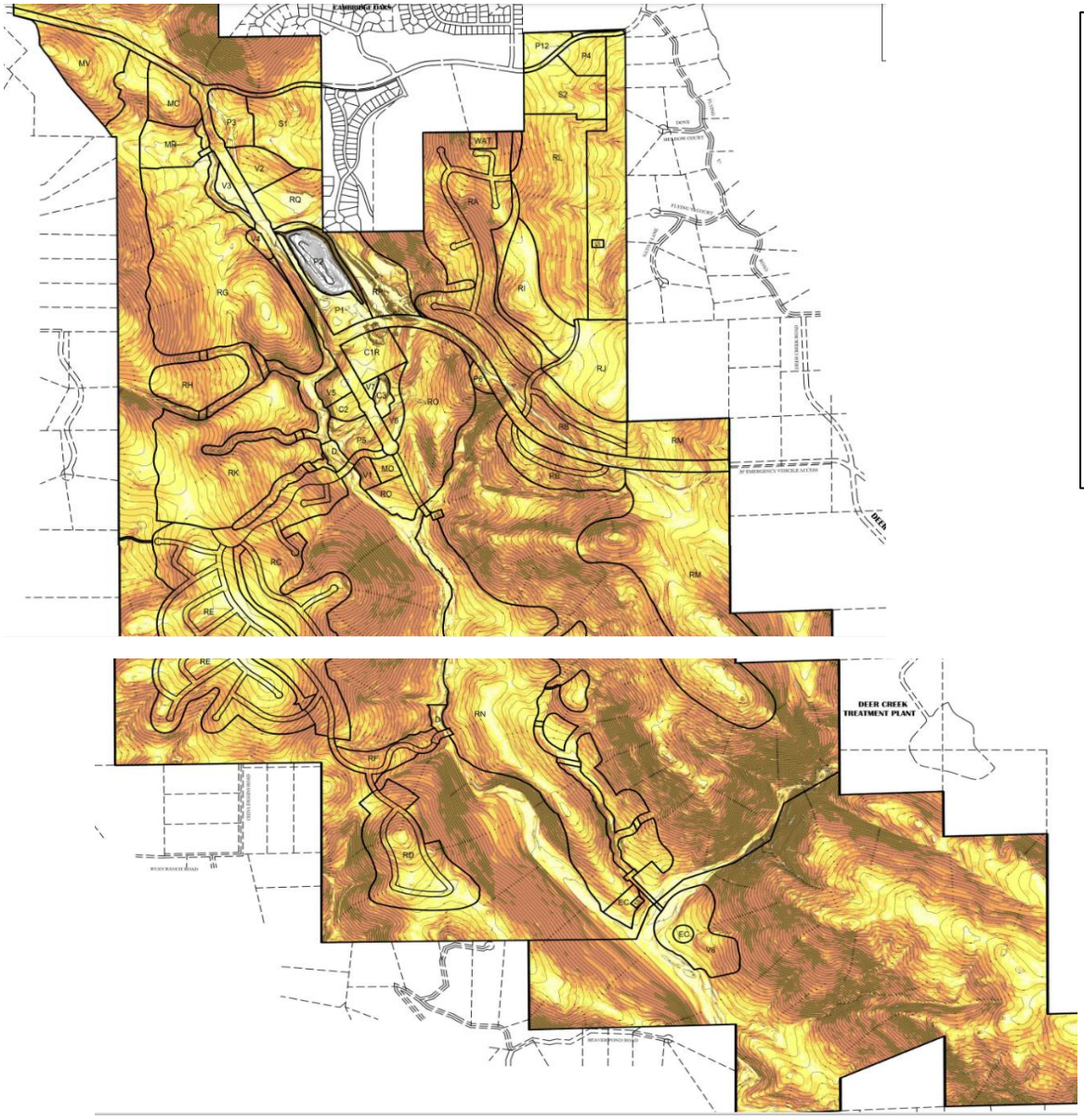
AND SLOPE ANALYSIS



.... the last gem surrounded by development

MARBLE VALLEY PROPERTY





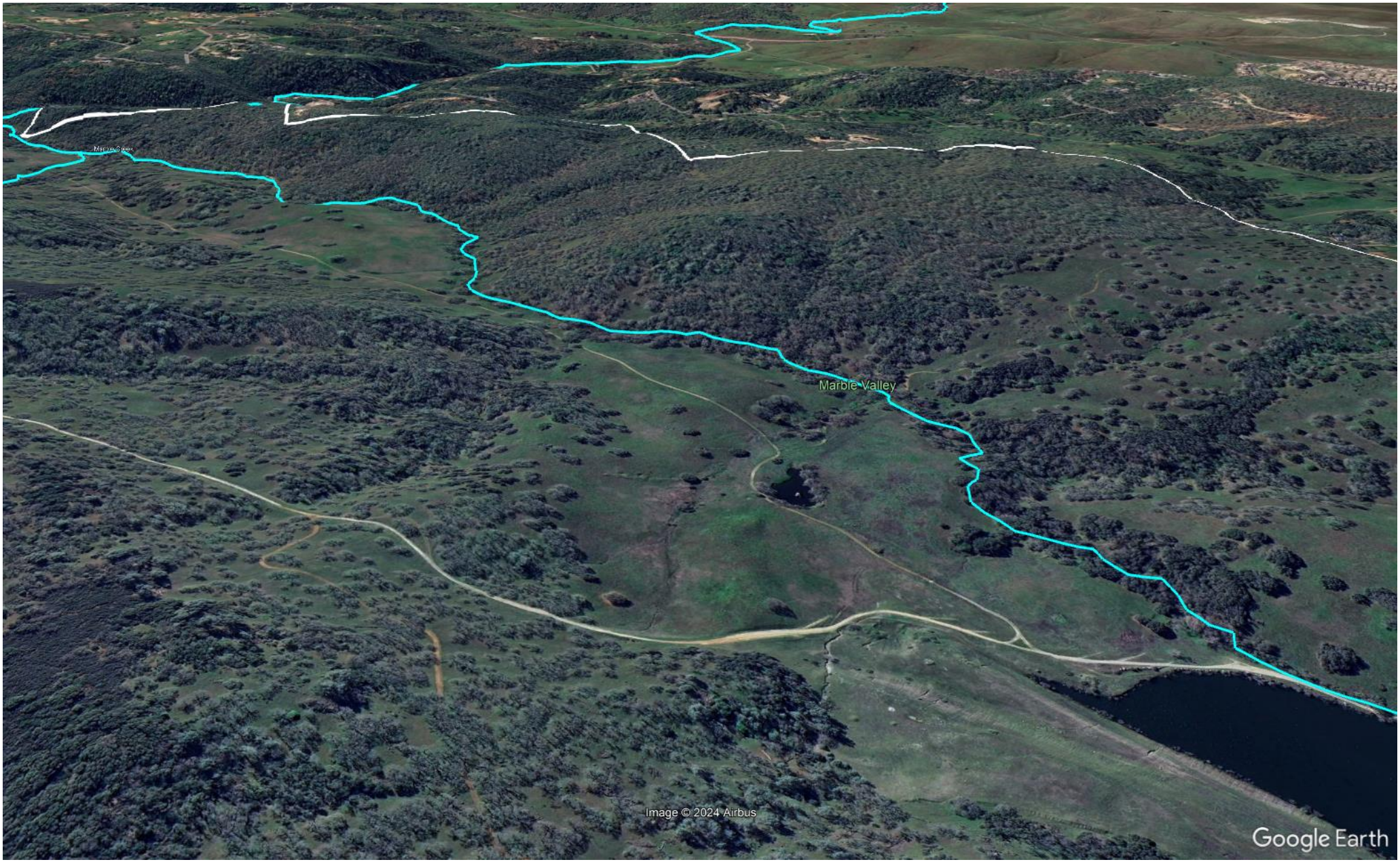
LEGEND

SLOPE PERCENTAGE

COLOR	SLOPE RANGE BEGINNING	SLOPE RANGE END	PERCENT OF TOTAL AREA	AREA
	0%	5%	4.5%	104.0 AC
	5%	10%	13.4%	313.5 AC
	10%	15%	20.6%	480.0 AC
	15%	20%	20.2%	470.6 AC
	20%	30%	26.8%	625.8 AC
	30%+		14.5%	337.8 AC
		TOTAL	100%	2331.7 AC

...please note that tis analysis was undertaken solely using the tools offered by Google Earth. The property lines were visually interpreted following fence lines.

A splendid view looking south-east

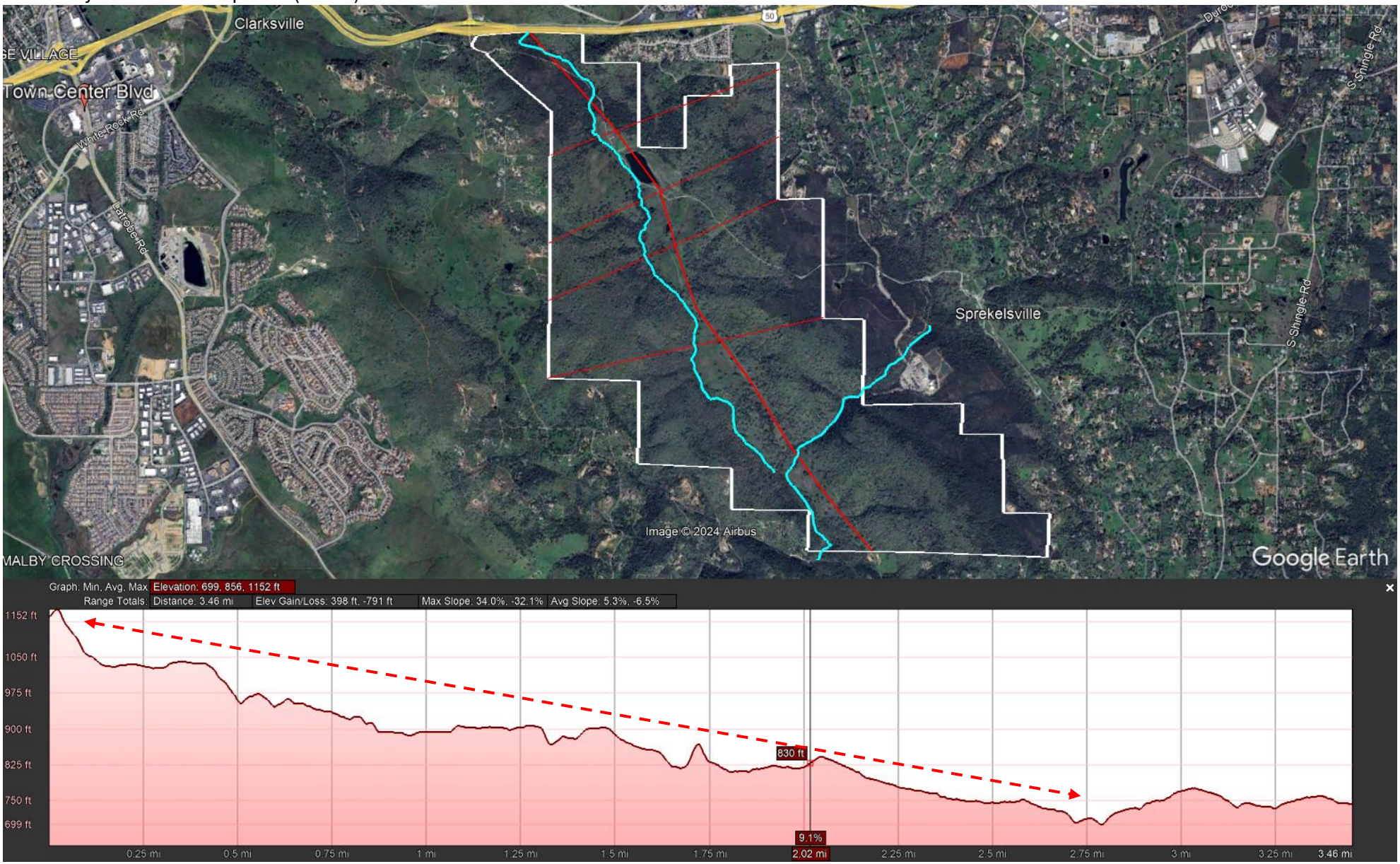


... another splendid view looking south-west

MARBLE VALLEY SLOPE ANALYSIS

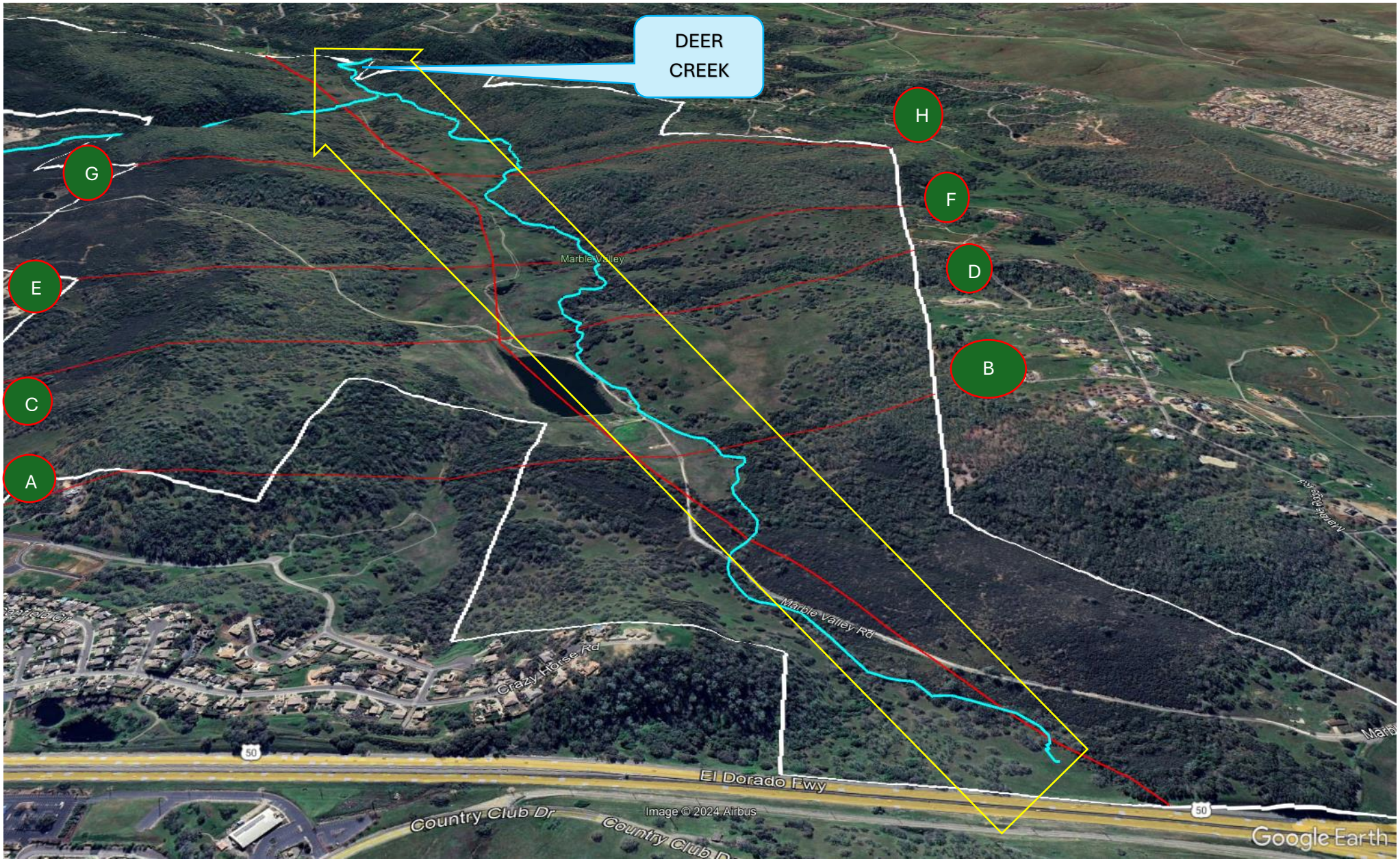
By Alastair Dunn

Marble Valley: North > South profile (below)

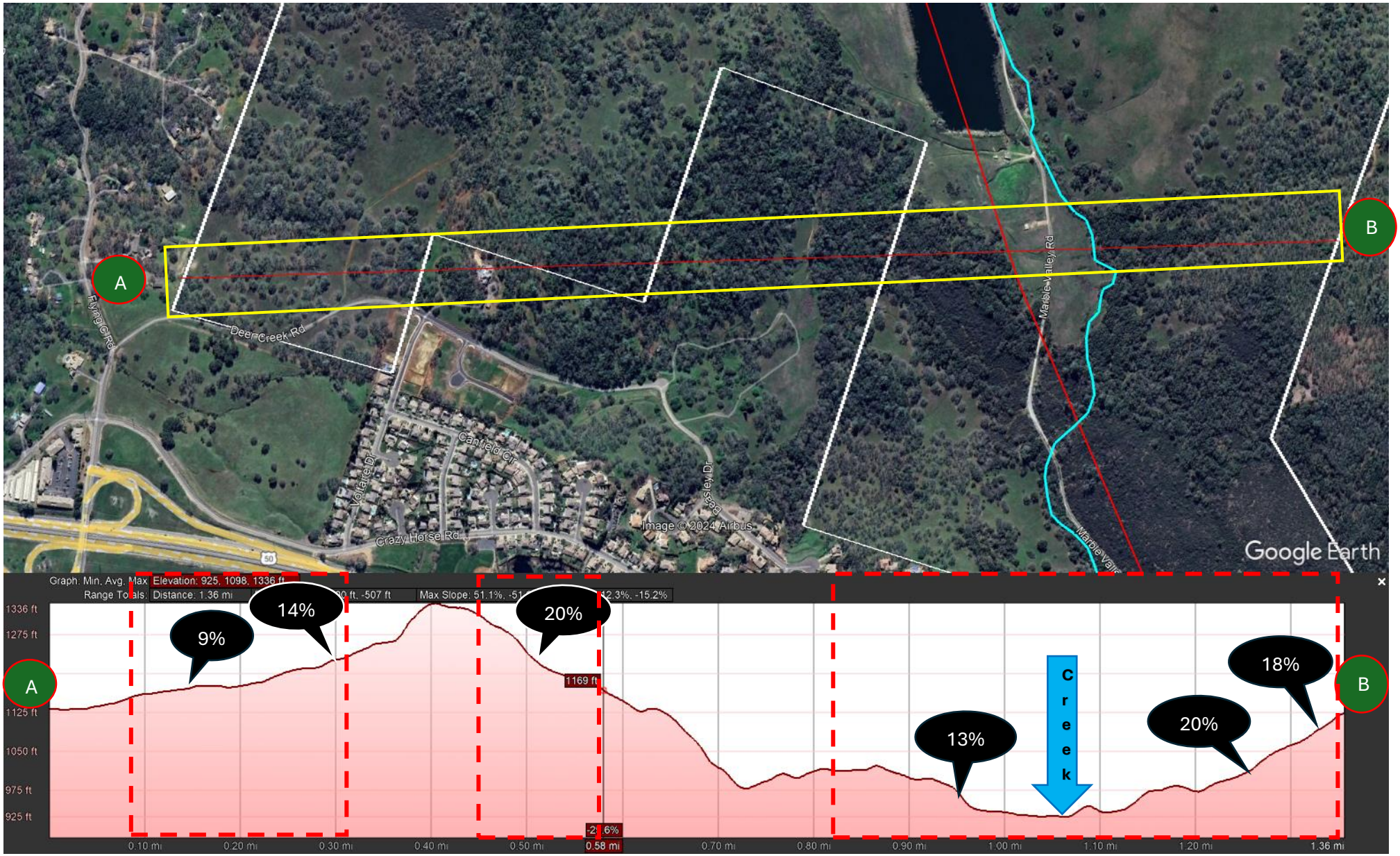


Overall, the valley has a 2.6% slope towards the south at Deer Creek.

Marble Valley terrain looking south with cross sections



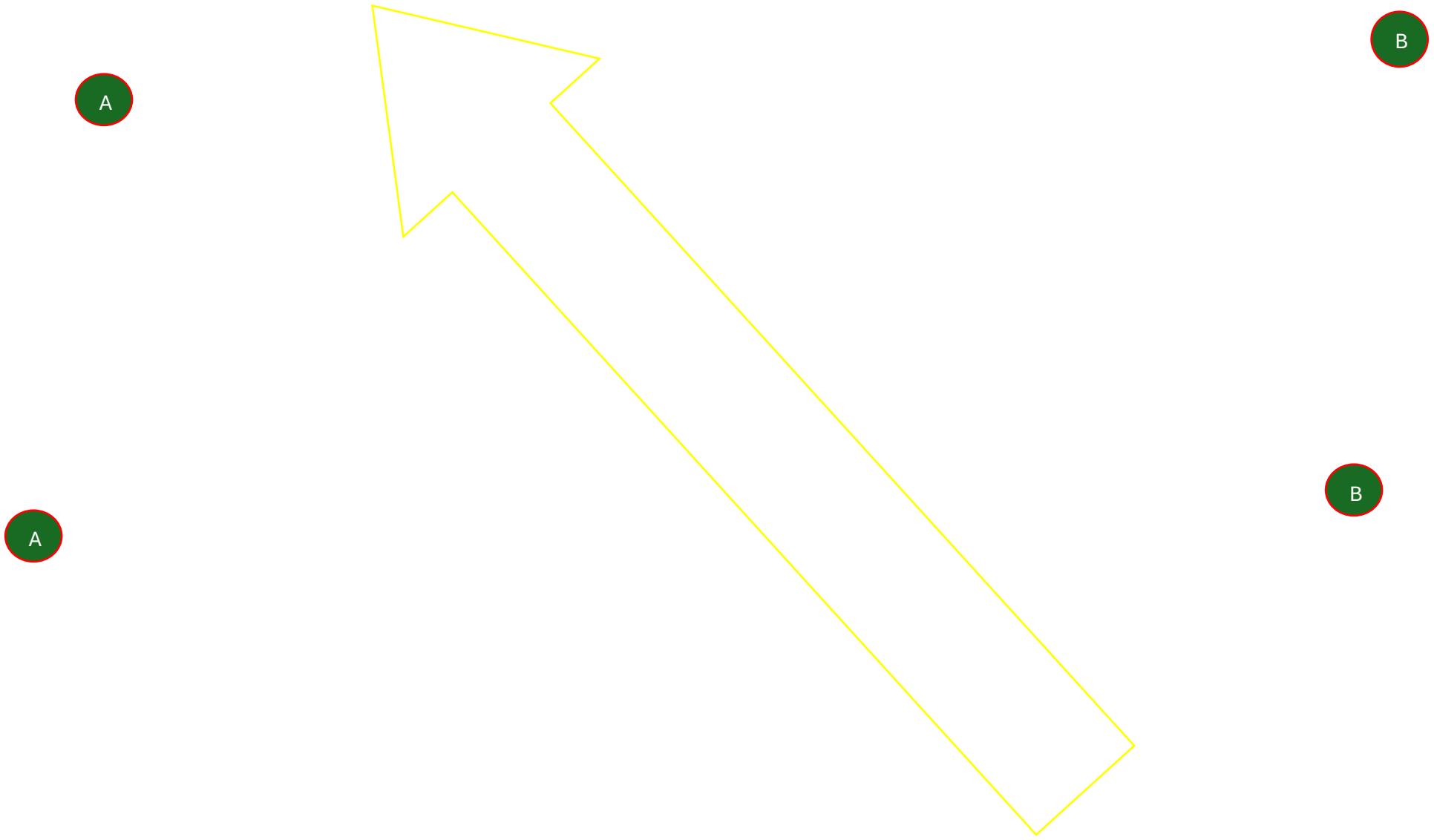
Cross section A>B

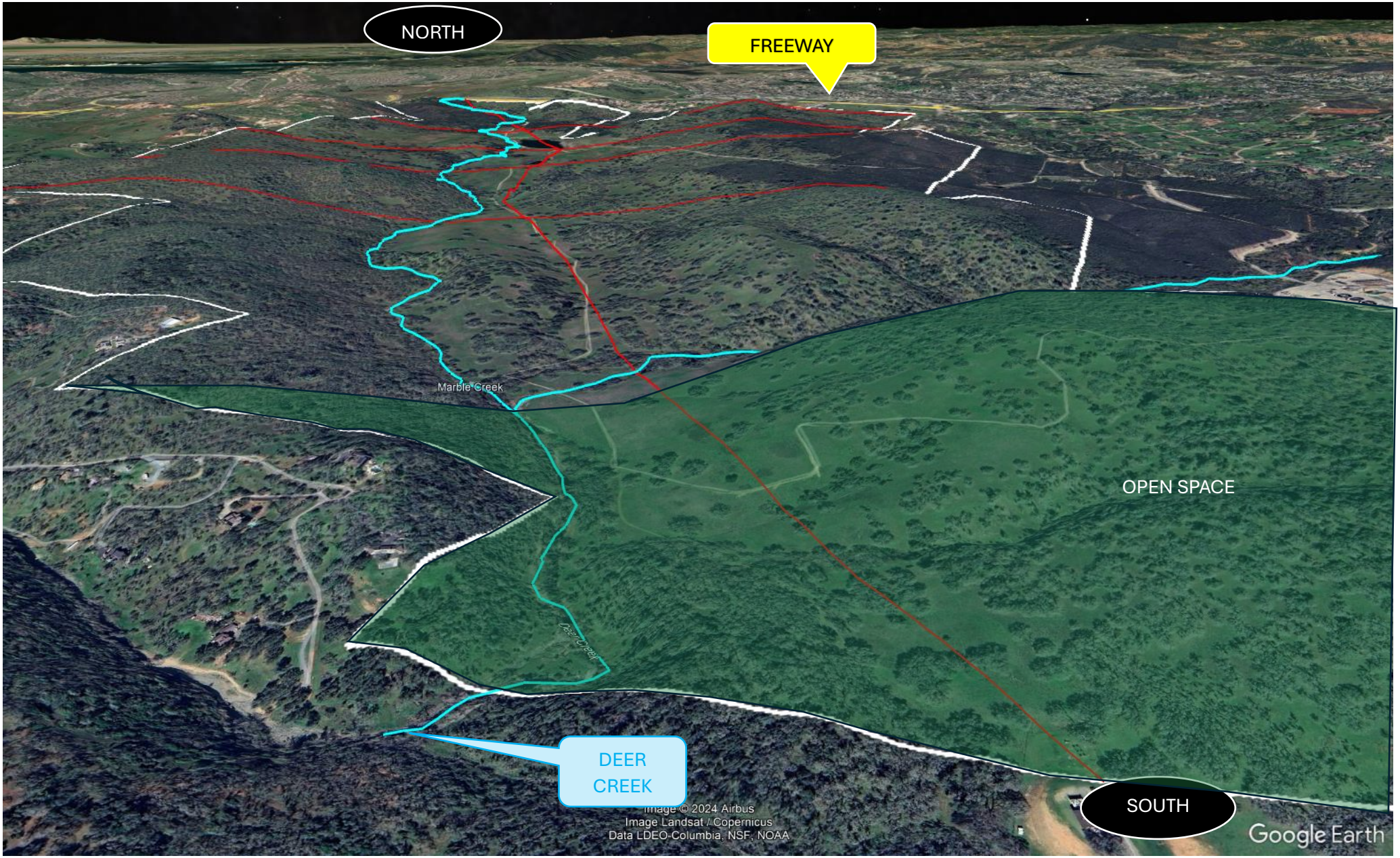


Note dashed line delimits the property boundaries

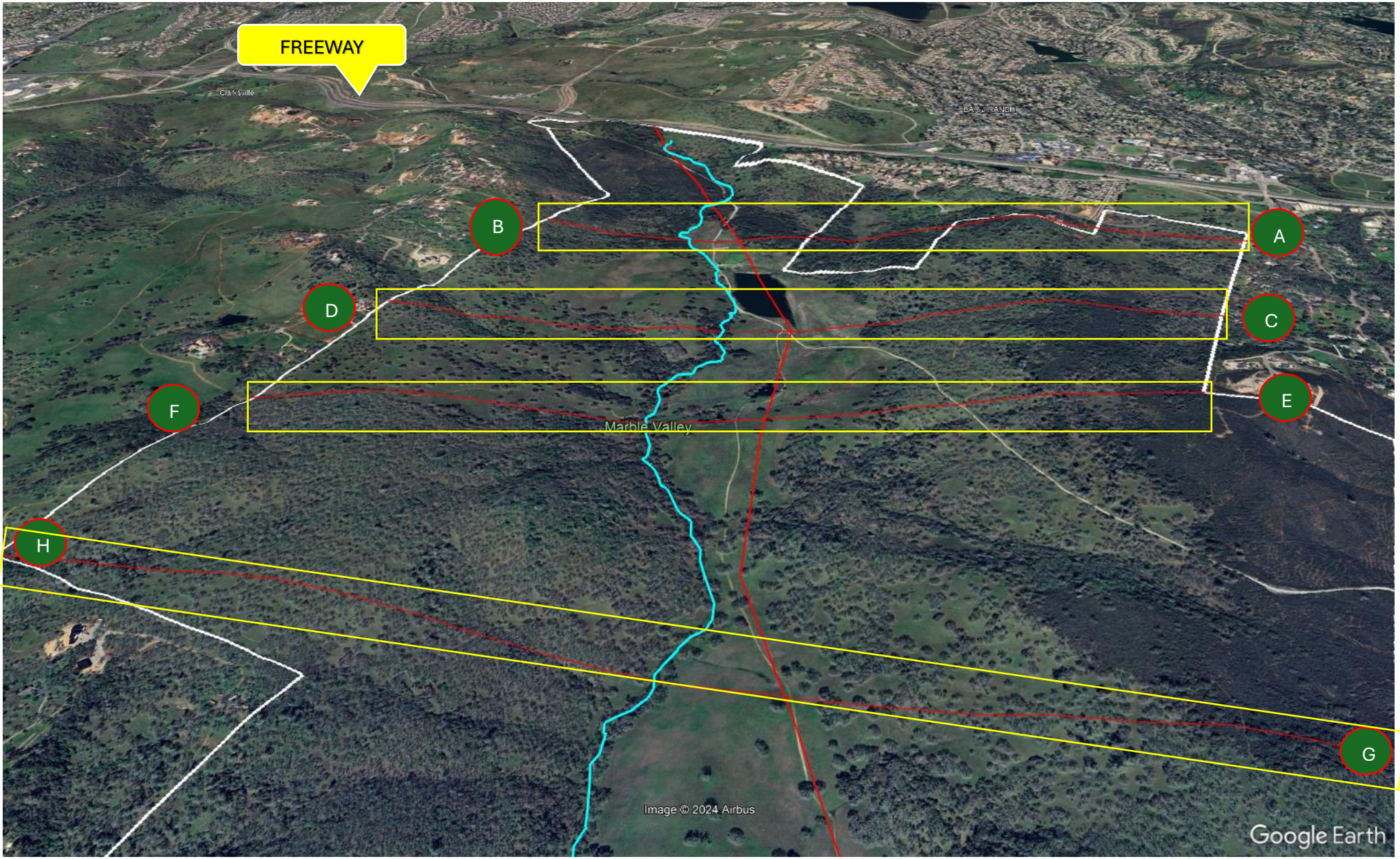
ALL OTHER CROSS SECTIONS ARE VIEWED FROM SOUTH TOWARDS THE NORT

... because Google earth would only allow the cross sections that way to coincide with the property boundaries.

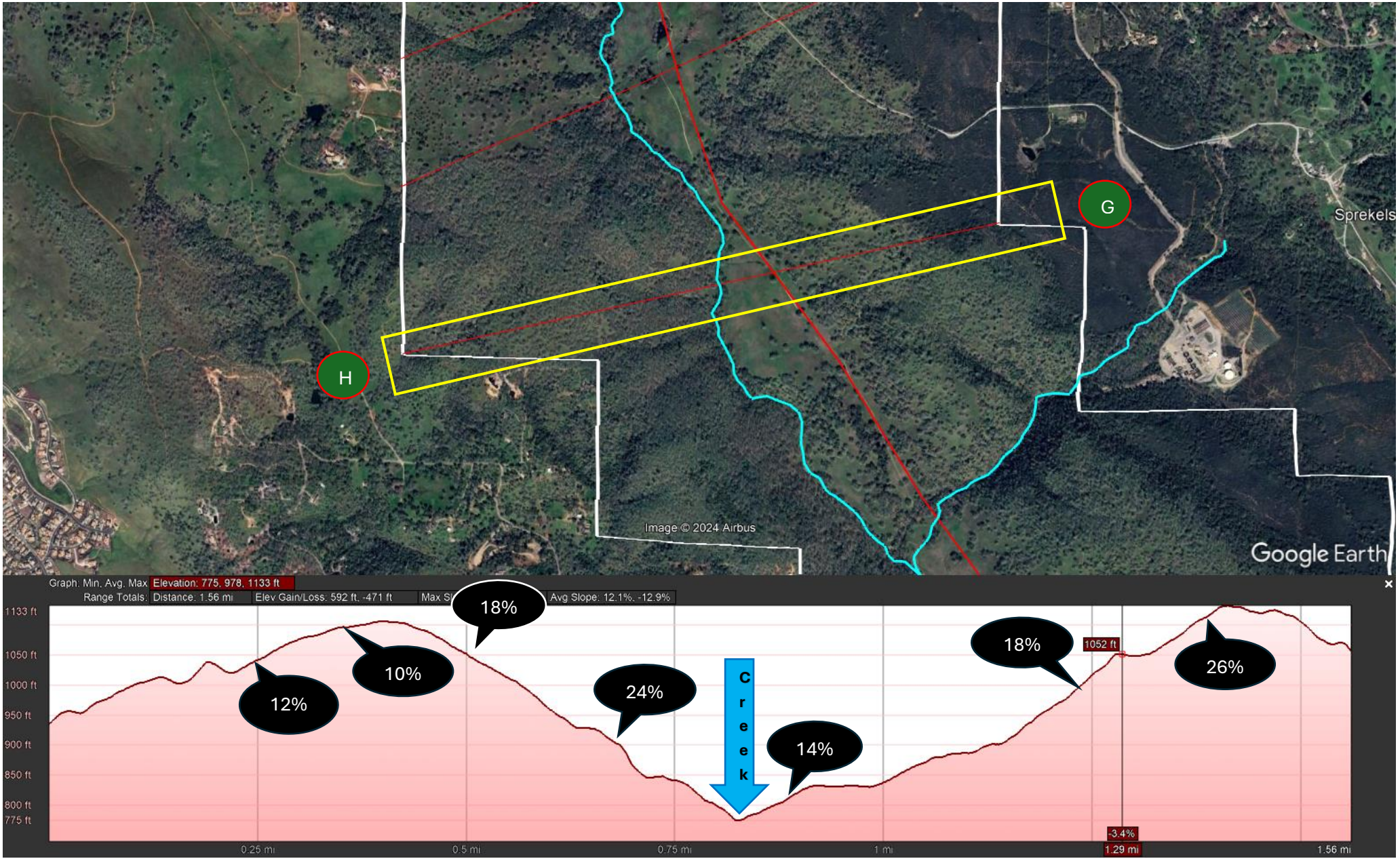




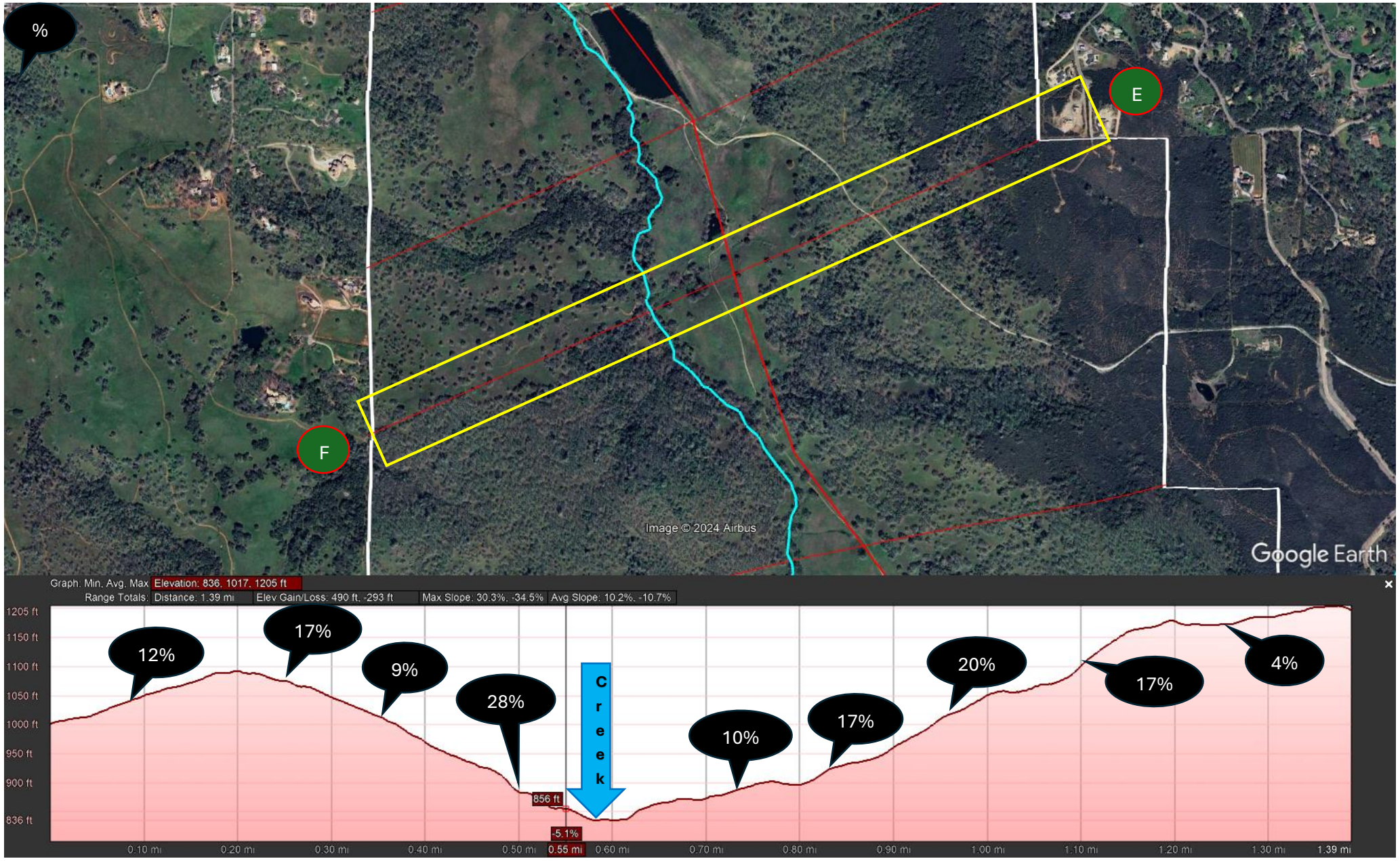
Cross sections taken



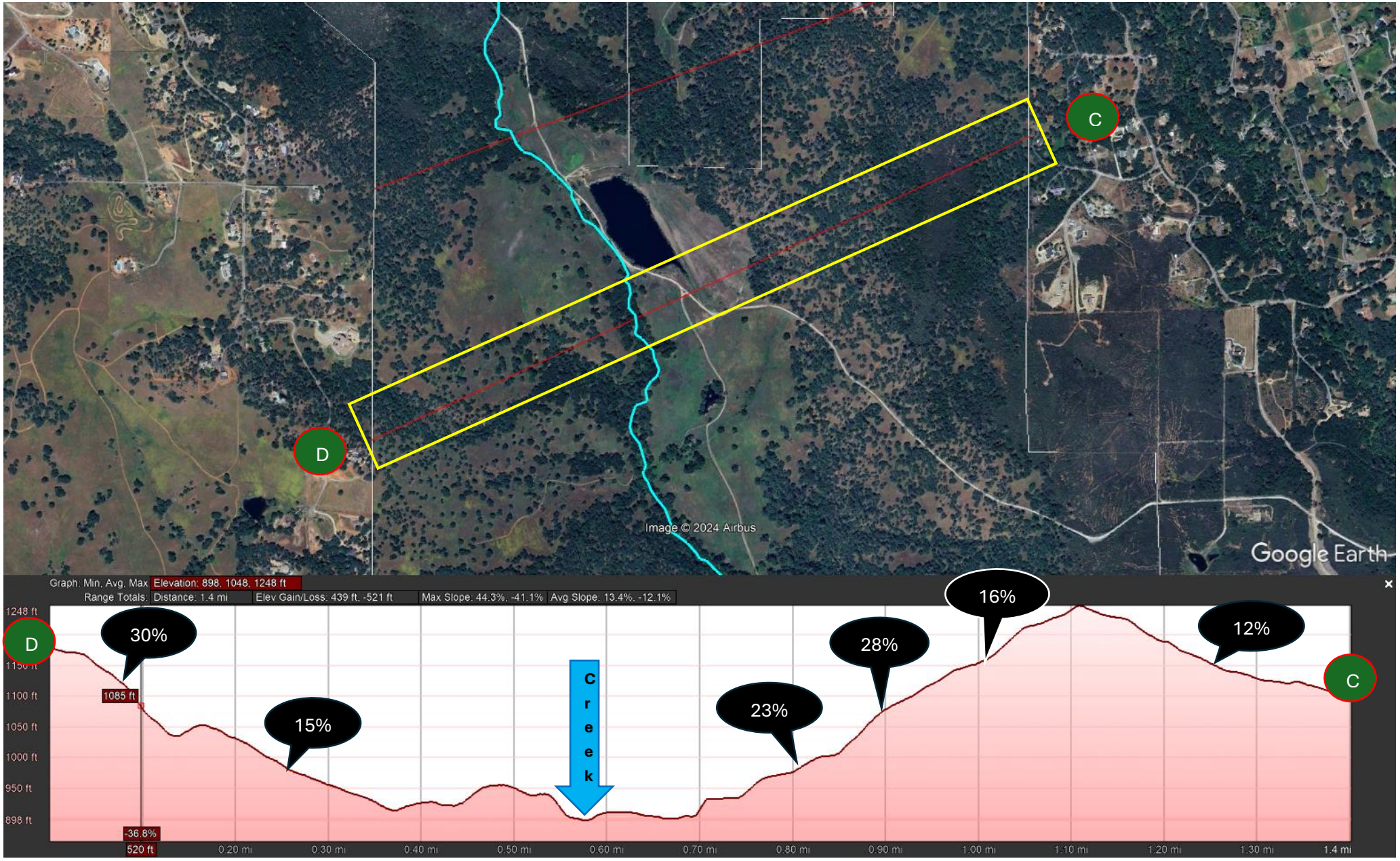
Cross Section G > H



Cross Section E > F



Cross Section C > D


C
D
Image © 2024 Airbus
Google Earth
Graph: Min, Avg, Max Elevation: 898, 1048, 1248 ft
Range Totals: Distance: 1.4 mi
Elev Gain/Loss: 439 ft, -521 ft
Max Slope: 44.3%, -41.1%
Avg Slope: 13.4%, -12.1%
1248 ft
1100 ft
1050 ft
1000 ft
950 ft
898 ft
D
30%
1085 ft
15%
Creek
23%
28%
16%
12%
C
-36.8%
520 ft
0.20 mi
0.30 mi
0.40 mi
0.50 mi
0.60 mi
0.70 mi
0.80 mi
0.90 mi
1.00 mi
1.10 mi
1.20 mi
1.30 mi
1.4 mi

Addendum

The criteria below were taken from published sources to define their “percentage (%) slope”.

Slope Suitability for Urban Development: Slopes Suitable for Development by Land Use Type

D use and	Suitability Rating	Residential	Commercial	Industrial Park
Slight	Optimum	0–6%	0–6%	0–2%
Moderate	**Satisfactory**	**6–12%**	**6–12%**	**2–6%**
Severe	**Marginal**	**12–18%**	**12–18%**	**6–12%**
Very Severe	Unsatisfactory	>18%	>18 %	>12 %

https://www.codepublishing.com/CA/Calimesa/html/Calimesa18/Calimesa1855.html#18.55.040

Adapted from Keifer, Ralph W. "Terrain Analysis for Metropolitan Fringe Area Planning" Journal of Urban Planning Division, Proceedings of the American Society of Civil Engineers, December 1967.

Slope	Type I	Type II	Type III	Type IV
Maximum cross**	**Up to 20%**	**Up to 25%**	**Up to 30% over on approval of P.C.**	**Up to 40% over on approval of P.C.**
Area, average minimum	6,000 sq. '	10,000 sq. '	20,000 sq. '	40,000 sq. '
Width, average minimum	60 feet	80 feet	90 feet	100 feet
R. O.W. width	60' minimum	60' minimum	50' minimum	50' minimum
Pavement width	40' or two 20'	40' or two 18'	26' or two 18'	25'
R.O.W. width	50' or 56'	50'	50'	40'
Pavement width	36'	32'	26'	24'

https://www.planning.org/pas/reports/report126.htm

Hillside classifications.

Hillside classifications have been established to identify significant categories relative to hillside development. These categories have been classified in terms of average slope types with respect to different topography categories, as follows:

Slope	Type
0% – 15%*	Flat, gentle, rolling land
16% – 20%	Hillside
21% – 25%	Steep hillside
26% – 30%	Very steep hillside
31% – 45%	Mountainside terrain
46%+	Rugged mountainside terrain

A. Slopes of Zero to 15 Percent. Slopes of zero to 15 percent consist of flat, gentle, or rolling land

1. “Flat land” is defined as slopes of zero to five percent. Slopes of zero to five percent normally pose no major restriction to development
2. “Gentle land” is defined as slopes of six to 10 percent. Slopes of six to 10 percent are flexible as to local road orientation and site layout.
3. “Rolling land” is defined as slopes of 11 to 15 percent. Slopes of 11 to 15 percent are significantly affected in terms of road alignment in that roads will normally be required to parallel contours.

B. Slopes of 16 Percent and Above. Slopes of 16 percent and above consist of hillside and mountainside areas where developments in these areas are subject to the requirements of this chapter.

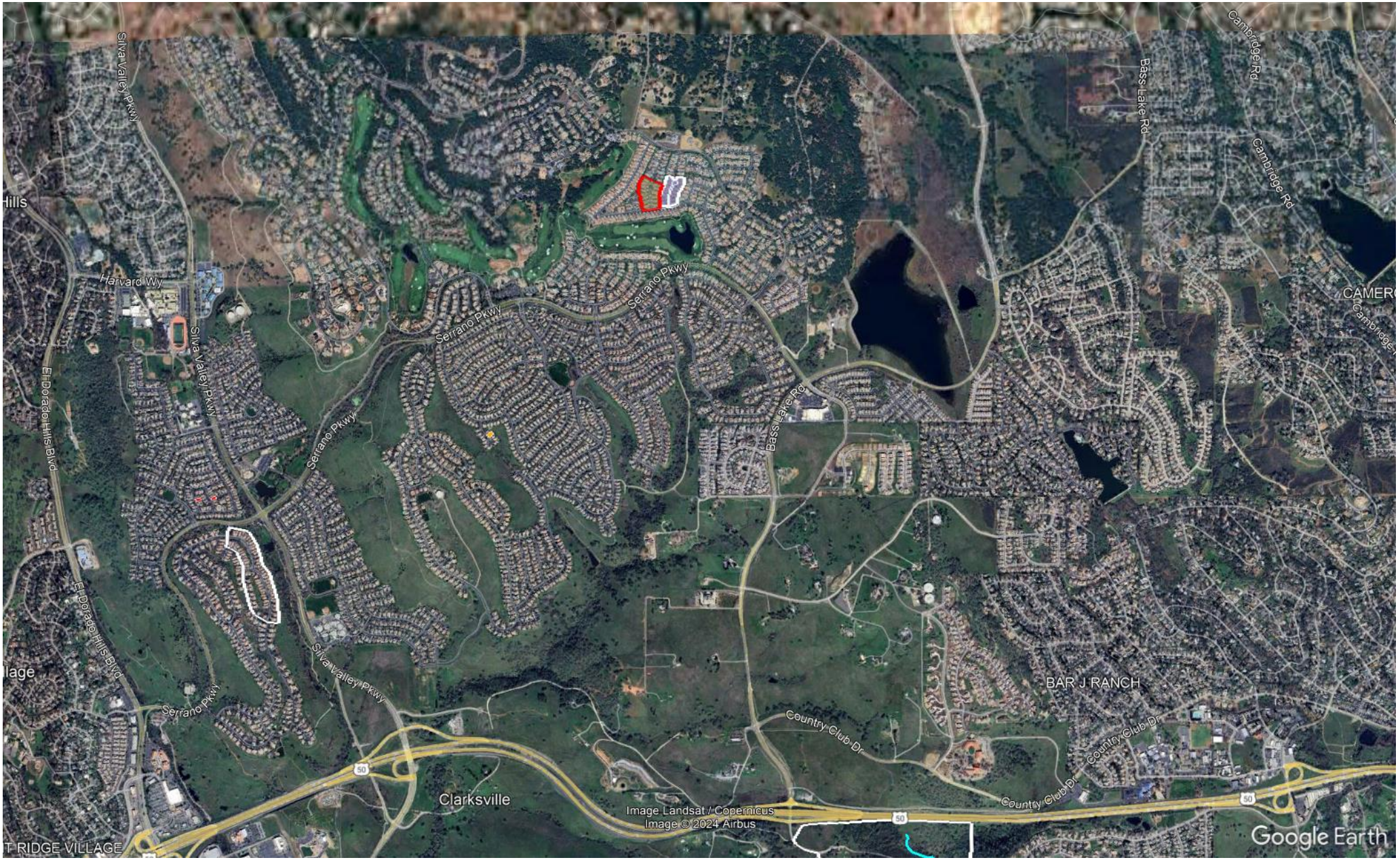
C. Slopes of 16 to 30 Percent. In hillside areas with slopes of 16 to 20 percent, 21 to 25 percent, or 26 to 30 percent, the required quantities of earthwork necessary for grading to create flat pads increase dramatically, as does the significance of view opportunities and visual prominence.

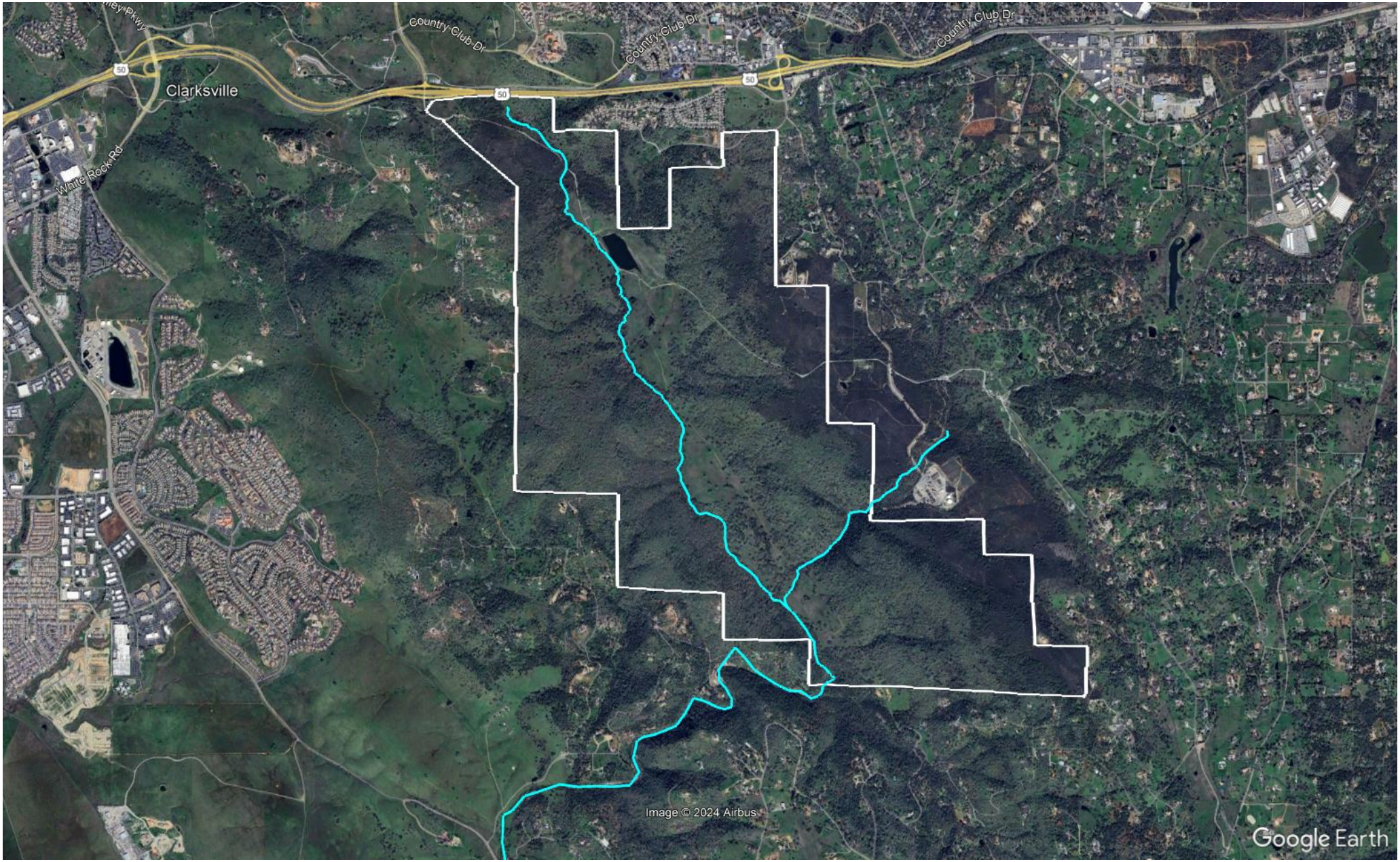
D. Development in areas with slopes of 16 percent and above shall require a hillside development review and include contour grading of the project site.

E. Slopes of 31 to 45 Percent. In mountainside areas with slopes of 31 to 45 percent, both access and the ability to create pads using 2:1 slopes are severely restricted.

F. Slopes of 46 Percent or Greater. In areas with average slopes of 46 percent or greater, development is discouraged.


Silva Valley Pkwy
Harvard Wy
Serrano Pkwy
Serrano Pkwy
Serrano Pkwy
Silva Valley Pkwy
El Dorado Hills Blvd
Bass Lake Rd
Cambridge Rd
Bass Lake Rd
Cambridge Rd
Silva Valley Pkwy
El Dorado Hills Blvd
Serrano Pkwy
Silva Valley Pkwy
BAR J RANCH
Country Club Dr
Country Club Dr
Country Club Dr
Clarksville
Image U.S. Geological Survey
Google Earth


Silva Valley Pkwy
Harvard Wy
Serrano Pkwy
Serrano Pkwy
Serrano Pkwy
Serrano Pkwy
Silva Valley Pkwy
Silva Valley Pkwy
Silva Valley Pkwy
El Dorado Hills Blvd
El Dorado Hills Blvd
Bass Lake Rd
Bass Lake Rd
Cambridge Rd
Cambridge Rd
Country Club Dr
Country Club Dr
Country Club Dr
BAR J RANCH
Clarksville
50
50
50
Image Landsat / Copernicus
Image © 2024 Airbus
Google Earth


Country Club Dr
Country Club Dr
Country Club Dr
Clarksville
50
50
50
White Rock Rd
Image © 2024 Airbus
Google Earth


Serrano Pkwy
Serrano Pkwy
Serrano Pkwy
Bass Lake Rd
Image © 2024 Airbus
Google Earth


Serrano Pkwy
Serrano Pkwy
Serrano Pkwy
Bass Lake Rd
Image U.S. Geological Survey
Google Earth