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: December 7, 2023

To: TRPA Hearings Officer

From: TRPA Staff

Subject: Cameron Family Trust Land Capability Challenge
4105 Gstaad Road, Placer County, California
APN: 083-450-032; TRPA File #: LCAP2023-0238

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 (LCC) on the subject parcel. A previous LCC was approved on December 7, 2017 (LCAP2017-0346). The 2017 land capability challenge determined this parcel to be Class 4 - XXX (4,927 square feet, 49 percent of the parcel), Class 6- XXX (3,603 square feet, 36 percent of the parcel), and Class 1b-SEZ (1,470 square feet, 15 percent of the parcel) (See Attachment B). This land capability challenge reclassifies 664 Square feet of Class 1b to Class 3 and Class 5, resulting in Class 4 - XXX (4,927 square feet, 49 percent of the parcel) , Class 6- XXX (3,603 square feet, 36 percent of the parcel), Class 1b- SEZ (809 square feet, 8 percent of the parcel), Class 5 – XXX (297 square feet, 3 percent of the parcel), and Class 3 (367 square feet, 4 percent of the parcel).

Background:
The subject parcel is shown as Class 1b SEZ and Class 3 on TRPA Land Capability Overlay Maps (aka Bailey Land Capability maps). The Soil Conservation Service *Soil Survey of Tahoe Basin Area, California-Nevada* (Roger 1974) places the subject parcel within the TeE, Tallac very stony coarse sandy loam, 15 to 30 percent slopes mapunit. This parcel has a geomorphic mapping of E1 - Depositional lands, moraine lands undifferentiated (Moderate hazard lands). Tallac soils have gravelly coarse sandy loam surface textures. Subsurface textures are gravelly coarse sandy loam and very cobbly sandy loam. A weakly silica-cemented duripan occurs at depths of 40 to 70 inches.

A land capability challenge (LCAP2023-0238) was filed with TRPA on September 27, 2023. Gary Furumoto of Sagan Design Group is representing the owner, Lynelle Cameron. TRPA consultant, Marchel Munnecke visited the site on October 19, 2023. One soil pit was excavated by hand and described.

Findings:

This challenge is a reassessment of a portion (664 square feet) of SEZ form the original land capability challenge. This portion of SEZ was originally mapped based on the presence of Scouler's willow and its proximity to the SEZ on the adjacent parcel, but a soil pit was not excavated. The purpose of this challenge was to further investigate the soil in this portion of the SEZ.

One new soil pit was hand excavated to 50 inches in the SEZ area to be reassessed. The pit was located behind the detached garage, along the northeast edge of the parcel. The soil is characterized by a gravelly medial sandy loam surface texture over gravelly medial sandy loam, gravelly sandy loam, gravelly sandy clay loam, very cobbly sandy clay loam, and extremely gravelly sandy clay loam subsurface textures. A densic layer was not encountered, but the soil is moderately hard at 35 inches and very hard at 45 inches. Roots are observed throughout the pit. Redox concentrations begin at 35 inches and extend to the depth of the pit. The taxonomy is medial-skeletal, mixed, frigid, Humic Vitrixerand. This soil is very deep, moderately well drained, and is a member of Soil Hydrologic Group C. The vegetation is this area consists of a few white fir and Scouler's willow, with fair cover of thimbleberry, and scattered forbs and grasses such as squirreltail grass, Oregon checkerbloom, purpleflower honeysuckle, Fendler's meadow-rue, blue wild rye, orchard grass, Anderson's thistle, and Sierra current. This soil differs from the previous pits described on this parcel that were determined to be Class 4 and Class 6, because it has finer sandy clay loam textures and has redoximorphic features beginning at 35 inches, placing this soil in HSG C instead of HSG B.

This soil does not meet the range and characteristics of the Tallac soil series as described in the *Soil Survey of Tahoe Basin Area, California-Nevada* (Rogers 1974) because it has finer textures and has redoximorphic features beginning at 35 inches. This soil does not meet the primary indicators for SEZ. The primary indicator for a shallow water table is evidence of a seasonal high-water table above 20 inches, and the redoximorphic features indicate a seasonal high-water table at 35 inches and lower. This was originally mapped as SEZ based on the presence of Scouler's willow and extended the SEZ boundary from the adjacent parcel. However, Scouler's willow, is rated as a facultative wetland species, meaning it can occur equally in wetland and non-wetland habitat. Based on the soil interpretations of the water table, this is not a-wetland or SEZ area. This soil does not meet the range and characteristics of other soils in the 1974 Tahoe Basin Soil Survey, so is an unmapped soil (XXX).

Using Table 4 in the *Land Capability Classification of Lake Tahoe Basin, California-Nevada*, and based on the slopes, the area being reassessed is mapped as land capability Class 3 -XXX, 16 to 30 percent slopes and Class 5- XXX, 0 to 16 percent slopes.

This parcel is mapped as Paige medial sandy loam, 15 to 30 percent slopes in the 2007 *Soil Survey of the Tahoe Basin Area, California and Nevada* (USDA 2007). The Paige soil, and other soils mapped in this area (Kneeridge) are Andisols that developed from tephra or other parent materials which contain a significant amount of volcanic glass. Based on this information, the pit was described as an Andisol. This soil has finer textures than the Paige soil.

The table below summarizes the changes in land capability as concluded by this land capability challenge.660

Land Capability District	Area (sq. ft.) 2020 LCC	Area (sq. ft.) 2023 LCC
Class 3 (XXX, 9 to 30 % slopes)	0	367
Class 4 (XXX, 9 to 30 % slopes)	4,927	4927
Class 5 (XXX, o to 16 % slopes)	0	297
Class 6 (XXX, 0 to 16 % slopes)	3,603	3603
1b (SEZ)	1,470	806
Total Parcel Area	**10,000**	**10,000**

BAILEY LAND CAPABILITY CHALLENGE FINDINGS

Site Information	
Assessor's Parcel Numbers: (APN)	083-450-032
TRPA File No. / Submittal Date:	LCAP2023-0238/ 9/27/2023
Owner or Applicant:	Lynelle Cameron
Address:	2 La Loma Ct., San Rafeal, CA 94901

Environmental Setting	
Bailey Soil Mapping Unit[1] / Hydrologic Soil Group (HSG) / Land Class / Geomorphic Hazard Unit	TeE, Tallac very stony coarse sandy loam, 15 to 30 percent slopes/ HSG B/ E1, Depositional Lands; moraine lands undifferentiated (Moderate hazard lands). Bailey Land Capability overlay maps a large portion of this parcel 1B, SEZ.
Soil Parent Material	Colluvium over till
Slopes and Aspect	9 to 20 percent; sloping to the south southeast
Elevation and Datum	6974 to 6996
Rock Outcrops and Surface Configuration	None present
SEZ and Hydrology Source	A strip of SEZ remains mapped in a depression behind the residence. It is influenced by a layer of dense till 33 inches below ground surface.
Vegetation	White fir, thimbleberry and grasses in forested area,

[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.

	and Lemmon's willow and Scouler's willow.
Ground Cover Condition	Good (vegetation 75%, duff/mulch 65% cover)
Site Features	Residence, detached garage, covered walkway, paved driveway.

Field Investigation and Procedures	
Consultant and Address	Marchel Munnecke (TRPA consultant) Post Office Box 1015; Twin Bridges, CA 95735-1015
TRPA Staff Field Dates	October 19, 2023
SEZ Mapping / NRCS Hydric Soil	SEZ is remains mapped on the parcel in a depression in the back of the residence, it has Lemmons willow and Scouler's willow.
Number of Soil Pits or Auger Holes and Description Depth	1 pit excavated by hand to 50 inches.
Additional or Repetitive TRPA Sample Locations	NA
Representative Soil Profile Descriptions	Ms. Munnecke's soil profile descriptions- attached.
Areas Not Examined	Residence, detached garage, covered walkway, paved driveway.

TRPA Findings	
2006 Soil Survey Map Unit	7182, Paige medial sandy loam, 15 to 30 percent slopes
Consultant Soil Mapping Determination and Rationale	This are previously mapped as 1b SEZ, is determined to be Class 3- XXX, 16 to 30 percent slopes and Class 5- XXX, 0 to 16 percent slopes. This soil does not meet the range and characteristics of the Tallac soil series as described in the Lake Tahoe Basin Soil Survey (1974) because it has finer textures. This soil does not meet the primary indicators for SEZ. The primary indicator for a shallow water table is evidence of a seasonal high-water table above 20 inches, and the redoximorphic features indicate a seasonal high water table at 35 inches. This was originally mapped as SEZ based on the presence of Scouler's willow and extended the SEZ boundary from the adjacent parcel. However, Scouler's willow, Is rated as a facultative wetland species, meaning it can occur equally in wetland and non-wetland habitat. Based on the soil interpretations of the water table, this is non-wetland or SEZ area. This soil does not meet the range

	and characteristics of other soils in the 1974 Tahoe Basin Soil Survey, so is an unmapped soil (XXX). Based on slopes, the area being reassessed is mapped as land capability Class 3 XXX 16 to 30 percent slopes and Class 5 XXX 0 to 16 percent slopes.
Slope Determination	9 to 20 percent slopes
TRPA Conclusion(s)	TRPA concurs with consultants' determination and rationale above.
Applicable Area	SEZ area refinement, see previous LCC for remainder of parcel Attachment B

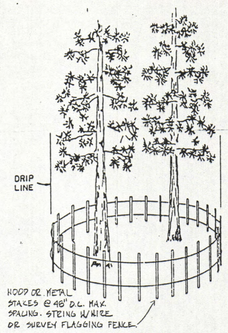
Contact Information:

This memorandum was jointly prepared by TRPA consultant, Marchel Munnecke (Pyramid Botanical Consultants) and TRPA 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. To submit a written public comment, email publiccomment@trpa.gov with the appropriate agenda item in the subject line. Written comments received by 4 p.m. the day before a scheduled public meeting will be distributed and posted to the TRPA website before the meeting begins. TRPA does not guarantee written comments received after 4 p.m. the day before a meeting will be distributed and posted in time for the meeting.

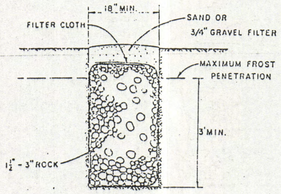
Attachments:

A. Site Plan
B. Staff Summary, LCAP2017-0346
C. Soil Profile Description
D. Site photographs

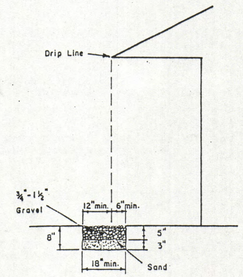
Attachment A
Site Plan



TREE PROTECTION FENCING



DRY WELLS



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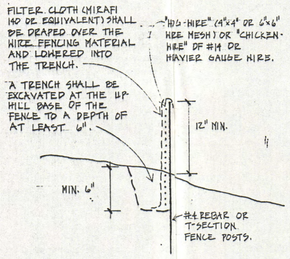
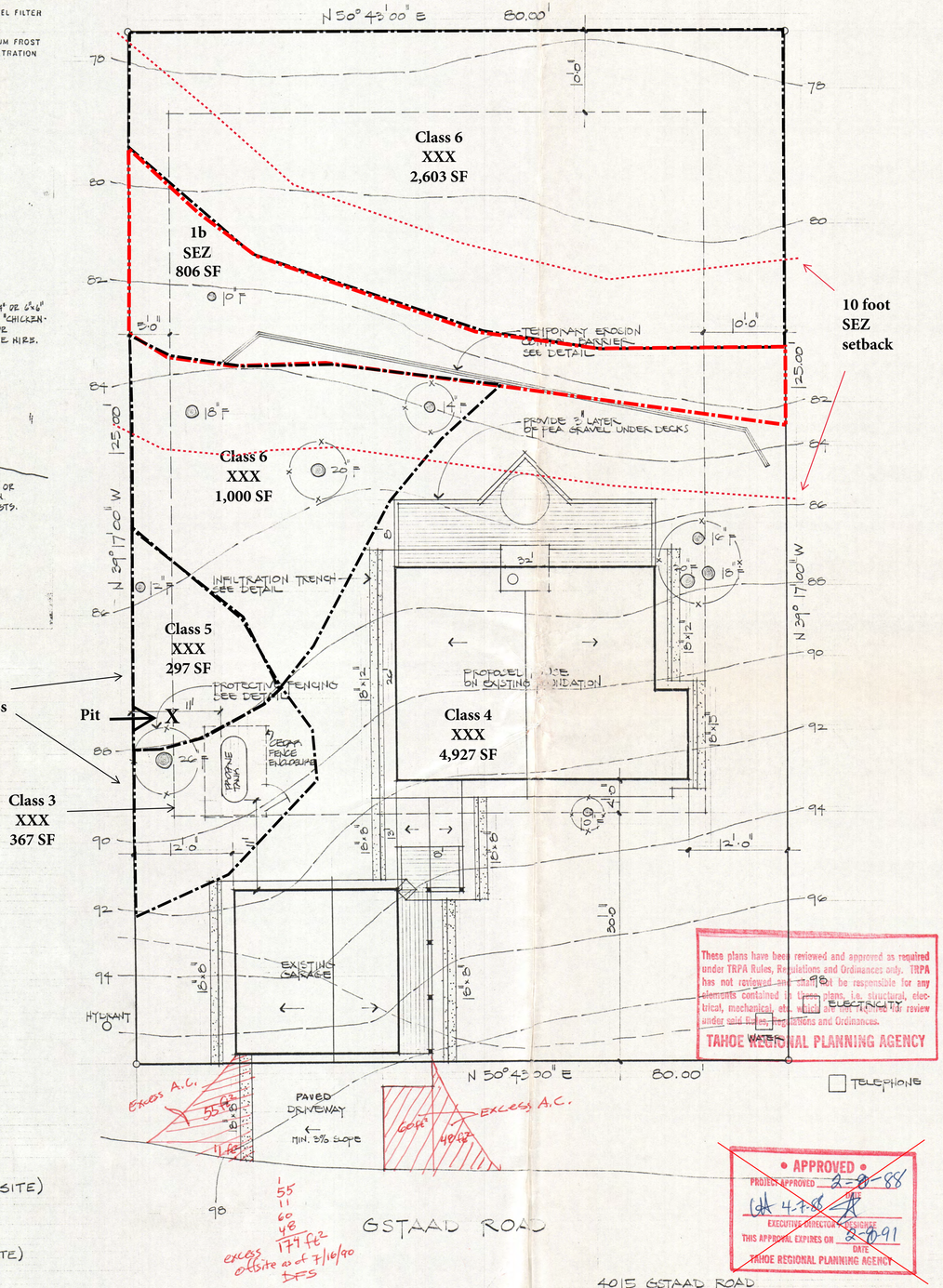


FILTER FABRIC FENCE



PLOT PLAN
SCALE 1/8"=1'0"

AREA CALCS.

NOT A PART

LOT SIZE		10,000 SF
LAND CAPABILITY	TEE (3)	5%
ALLOWABLE COVERAGE		500 SF
PROPOSED COVERAGE		1,735 SF (1,540 ON SITE)
HOUSE	873	
GARAGE	400	
DRIVEWAY	242	(INCLUDES 220 OFFSITE)
DECKS + WALKS (W/ 3:1 REDUCTION)	220	

• APPROVED •
PROJECT APPROVED 2-10-88
DATE
EXECUTIVE DIRECTOR/DESIGNEE
THIS APPROVAL EXPIRES ON 2-10-91
DATE
TAHOE REGIONAL PLANNING AGENCY

4015 GSTAAD ROAD
LOT 224 ALPINE PEAKS SUBDIVISION
PLACER COUNTY, CALIFORNIA
APN 83-450-32

RECEIVED
DEC 03 1987
TAHOE REGIONAL PLANNING AGENCY

083-450-032 // 19870955STD // 12/03/1987
4105 Gstaad Rd - Placer County

SIBLTON ASSOCIATES
P.O. Box 6356 • Tahoe City, CA 95730 • (916) 583-3795
1225 North Lake Boulevard

RESIDENCE FOR
ROBERT + ELIZABETH BYERLY
405 GSTAAD ROAD
LOT 224 ALPINE PEAKS SUBDIVISION
PLACER COUNTY, CALIFORNIA

JOB: 8795
DATE:
DRAWN: PW

1

AGENDA ITEM NO. V. A.

Attachment B
Staff Summary, LCAP2017-0346

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.org

MEMORANDUM

Date: December 7, 2017

To: TRPA Hearings Officer

From: TRPA Staff

Subject: Cameron Family Trust Land Capability Challenge;
4105 Gstaad Road, Tahoe City, California
APN: 083-450-032; TRPA File #: LCAP2017-0346

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. This parcel does not have a prior Land Capability Verification, but based on 1974 Soil Survey of the Lake Tahoe Basin, this parcel is mapped as Class 3 (TeE, Tallac stony coarse sandy loam, 15 to 30 percent slopes). The soil was determined to be an unmapped soil (XXX) in the Lake Tahoe Basin Soil Survey (1974), with Class 4 Capability (4,927 square feet and Class 6 Capability (3,603 square feet) based on slopes. Two areas we determined to be Class 1b, SEZ (1,470 square feet).

Background: The subject parcel is shown as Class 1b SEZ and Class 3 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 within the TeE, Tallac very stony coarse sandy loam, 15 to 30 percent slopes mapunit. This parcel has a geomorphic mapping of E1 - Depositional lands, moraine lands undifferentiated (Moderate hazard lands). Tallac soils have gravelly coarse sandy loam surface textures. Subsurface textures are gravelly coarse sandy loam and very cobbly sandy loam. A weakly silica-cemented duripan occurs at depths of 40 to 70 inches.

A land capability challenge (LCAP2017-0346) was filed with TRPA on October 11, 2017. Gary Furumoto of Sagan Design Group is representing the owner, David Cameron. TRPA consultant, Marchel Munnecke visited the site on October 18, 2017. Three soil pits were excavated by hand, by Sagan Design Group. Two pits were described by Ms. Munnecke, and observations were noted at the third pit.

Findings: The soil pits were located on the south east portion of the parcel, below the residence. Pit 1 was located on the hillslope under conifer cover. It was hand excavated to 52 inches. The soil is characterized by medial sandy loam surface texture over very gravelly medial sandy loam, and gravelly sandy loam subsoil. This soil is very deep, well drained, and is a member of Soil Hydrologic Group B. The vegetation is dominated by white fir, thimbleberry, grasses and forbs. Pit 2 was located in a linear depression, below the residence. It was hand excavated to 52

inches. The soil is characterized by medial loam surface texture over gravelly medial loam, and very gravelly loamy coarse sand subsoil. A dense till layer occurs at 25 inches. Many, coarse, faint redoximorphic features are present in this till layer. Below 33 inches, redox concentrations dominate the matrix, indicating a seasonal high water table. This soil is deep, moderately well drained, and is a member of Soil Hydrologic Group C. The vegetation is dominated by Scouler's willow, Lemmon's willow, blue wild rye, and scattered sedges. Pit 3 was located on the lower slopes of the parcel, below the SEZ depression. It did not have a densic layer, or redoximorphic features. It is similar to Pit 1.

These soils do not meet the range and characteristics of the Tallac soil series as described in the Lake Tahoe Basin Soil Survey (1974). The soils at Pit 1 and Pit 3 lack a weakly cemented silica hardpan or dense till layer. They do not meet the range and characteristics of other soils in the 1974 Tahoe Basin Soil Survey, so are unmapped soils (XXX). Based on slopes, these soils have Class 4 and Class 6 Land Capabilities. Pit 2 does not meet the range and characteristics of the Tallac soil because it has a high seasonal water table and has primary riparian vegetation. All areas on the parcel with primary riparian vegetation (Lemmon's willow) are 1b (SEZ) Land Capability.

This parcel is mapped as Paige medial sandy loam, 15 to 30 percent slopes in the 2007 Soil Survey of the Tahoe Basin Area, California and Nevada. The Paige soil, and other soils mapped in this area (Kneeridge) are Andisols that developed from tephra or other parent materials which contain a significant amount of volcanic glass. Based on this information, the pit was described as an Andisol. The soils at Pit 1 and Pit 3 are similar to the Paige soil, but a root-restrictive, till layer was not encountered in the upper 52 inches. Paige soils have dense till around 61 inches. The soil at Pit 2 is unlike any soils mapped in the 1974 and the 2007 Soil Surveys.

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

Land Capability District	**Area (sq. ft.) 1974 soil survey**	**Area (sq. ft.) 2017 LCC**
Class 3 (TeE, 15 to 30 % slopes)	10,000	0
Class 4 (XXX, 9 to 30 % slopes)	0	4,927
Class 6 (XXX, 0 to 16 % slopes)	0	3,603
1b (SEZ)	0	1,470
Total Parcel Area	**10,000**	**10,000**

This memorandum was jointly prepared by TRPA consultant, Marchel Munnecke (Pyramid Botanical Consultants) and TRPA Associate Planner, Julie Roll. If you have questions on this Hearings Officer item, please contact Julie Roll, 775-589-5247, or email at jroll@trpa.org.

BAILEY LAND CAPABILITY CHALLENGE FINDINGS

Site Information	
Assessor's Parcel Numbers: (APN)	083-450-032
TRPA File No. / Submittal Date:	LCAP2017-0346 / 10/12/2017
Owner or Applicant:	David Cameron
Address:	2 La Loma Ct., San Rafeal, CA 94901

Environmental Setting	
Bailey Soil Mapping Unit[1] / Hydrologic Soil Group (HSG) / Land Class / Geomorphic Hazard Unit	TeE, Tallac very stony coarse sandy loam, 15 to 30 percent slopes/ HSG B/ E1, Depositional Lands; moraine lands undifferentiated (Moderate hazard lands). Bailey Land Capability overlay maps a large portion of this parcel 1B, SEZ.
Soil Parent Material	Colluvium over till
Slopes and Aspect	9 to 20 percent; sloping to south southeast
Elevation and Datum	6974 to 6996
Rock Outcrops and Surface Configuration	None present
SEZ and Hydrology Source	Portions of SEZ, in depressions, influenced by a layer of dense till around 33 inches below ground surface.
Vegetation	White fir, thimbleberry and grasses in forested area, and Lemmon's willow and Scouler's willow in SEZ area.
Ground Cover Condition	Good (vegetation 75%, duff/mulch 65% cover)
Site Features	Residence, detached garage, covered walkway, paved driveway.

Field Investigation and Procedures	
Consultant and Address	Marchel Munnecke (TRPA consultant) Post Office Box 1015; Twin Bridges, CA 95735-1015
TRPA Staff Field Dates	October 18, 2017
SEZ Mapping / NRCS Hydric Soil	SEZ- primary riparian vegetation
Number of Soil Pits or Auger Holes and Description Depth	3 pit excavated by hand to 52 inches. Two pits described. Pit 3 observation and notes, conclude it is similar to Pit 1.
Additional or Repetitive TRPA Sample Locations	NA
Representative Soil Profile Descriptions	Ms. Munnecke's soil profile descriptions- attached
Areas Not Examined	Residence, detached garage, covered walkway, paved driveway.

[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.

TRPA Findings	
2006 Soil Survey Map Unit	7182, Paige medial sandy loam, 15 to 30 percent slopes
Consultant Soil Mapping Determination and Rationale	Pit 1- Class 4, XXX. The soil is dissimilar to the Tallac soil because it lacks a weakly silica cemented hardpan. This soil is similar to the Paige soils mapped in this area in 2007 Soil Survey of the Lake Tahoe Basin Area, California and Nevada. However, it is dissimilar to the Paige soil, because a root-restrictive, dense till layer was not observed, and this soil has higher rock content. Pit 2, 1b SEZ. This soil has primary riparian vegetation, and distinct redoximorphic features below 33 inches, that indicate the seasonal high water table. Pit 3- Class 6, XXX. This soil was not described, but has the same features as Pit 1. Pit 3 is on 9 percent slopes, near the bottom edge of the parcel. The Baileys Land Capability overlay, maps a lot of this area as SEZ based on primary vegetation of "willow thicket". However, the majority of the willow in this area is Scouler's willow, which Is rated as a facultative wetland species, meaning it can occur equally in wetland and non-wetland habitat. Scouler's willow should not be considered primary riparian vegetation or "willow thicket" unless present with other wetland plant species, such as Lemmon's willow and sedges.
Slope Determination	9 to 20 percent slopes
TRPA Conclusion(s)	TRPA concurs with consultants' determination and rationale above.
Applicable Area	Entire parcel

Attachments:

A. Site Plan
B. Soil Profile Descriptions (2 pits)

Attachment C
Soil Profile Description

Cameron Family Trust Land Capability Challenge

4105 Gstaad Road,
Tahoe City, Placer County, CA.
APN 083-450-032, LCAP20237-0238.

Soil Profile Descriptions

Marchel Munnecke
Field Date: 10-19-2023

Pit 083-450-032_2023:

Soil Classification: Medial-skeletal, mixed, frigid Humic Vitrixerands (Assuming that the soil meets the requirements for Vitrixerands, as mapped in this area in 2007 Soil Survey of the Tahoe Basin Area, California and Nevada.)
Soil Series: XXX, Capability Class 3 or 5 based on slopes.
Drainage Class: Moderately Well Drained
Hydrologic Group: C
Parent Material: Colluvium and till from andesitic material
Slope: 12% **Aspect:** East southeast

Description:

A1 0 to 3 inches; dark brown (7.5YR 3/2), gravelly medial sandy loam, very dark brown (7.5YR 2.5/2) moist; strong fine granular structure; loose, loose, nonsticky and nonplastic; many very fine to medium roots; many very fine and fine interstitial pores; 20 percent gravel; clear smooth boundary.

A2 3 to 10 inches; brown (7.5YR 4/3), gravelly medial sandy loam, dark brown (7.5YR 3/2) moist; weak fine granular structure; soft, very friable, slightly sticky and slightly plastic; many very fine to very coarse roots; many very fine and fine irregular pores; 25 percent gravel and 5 percent cobbles; clear smooth boundary.

Bw1 10 to 29 inches; dark yellowish brown (10YR 4/4), very gravelly sandy loam, dark brown (7.5YR 3/3) moist; moderate medium subangular blocky structure; soft, very friable, slightly sticky and slightly plastic; many very fine to coarse roots; many very fine and fine interstitial pores; 25 percent gravel and 30 percent cobbles; gradual wavy boundary.

Bw2 29 to 35 inches; yellowish brown (10YR 5/6), gravelly sandy clay loam, dark brown (10YR 3/3) moist; moderate course subangular blocky structure; slightly hard, firm; slightly sticky and slightly plastic; common fine to medium roots; few very fine and fine interstitial pores and many very fine and fine tubular pores; 15 percent gravel, 5 percent cobbles and 5 percent stones; clear wavy boundary.

C1 35 to 45 inches; dark yellowish brown (10YR 4/6), very cobbly sandy clay loam, dark yellowish brown (10YR 3/4) moist; massive structure; moderately hard, firm, moderately sticky and moderately plastic; common, medium, distinct, strong brown (7.5YR 5/8), moist, masses of oxidized iron, in the matrix and around rock fragments; common fine to medium roots; common very fine and fine interstitial pores and few very fine and fine tubular pores; 35 percent gravel, 40 percent cobbles and 5 percent stones; clear wavy boundary.

C2 45 to 50+ inches; dark yellowish brown (10YR 4/4), extremely gravelly sandy clay loam, dark yellowish brown (10YR 3/4) moist; massive structure; very hard, extremely firm, moderately sticky and moderately plastic; many, medium, distinct, yellowish brown (10YR 5/8), moist, masses of oxidized iron, in the matrix and around rock fragments; few fine roots; few very fine and fine interstitial pores; 70 percent gravel, 20 percent cobbles and 5 percent stones; clear wavy boundary.

Attachment D
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
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PHOTOGRAPHS (Addendum to APN 083-450-032, December 14, 2023, Staff Summary)

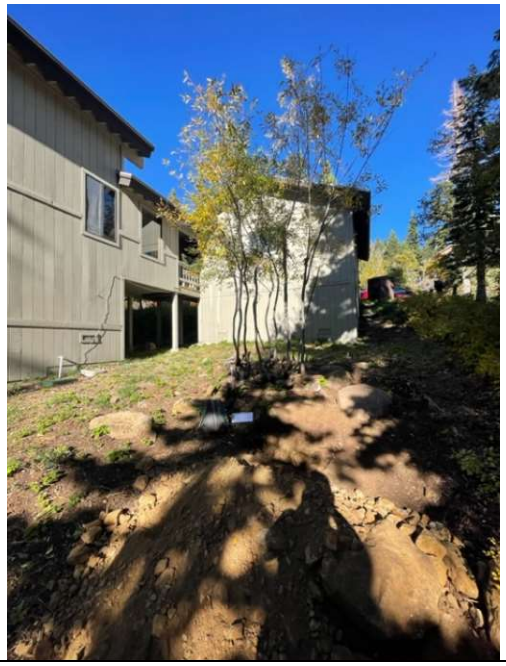

Photo 1 – a. Pit 1. Photo 1- b. View from southeast to northwest across pit.

Photo 2. View from south portion to the north.

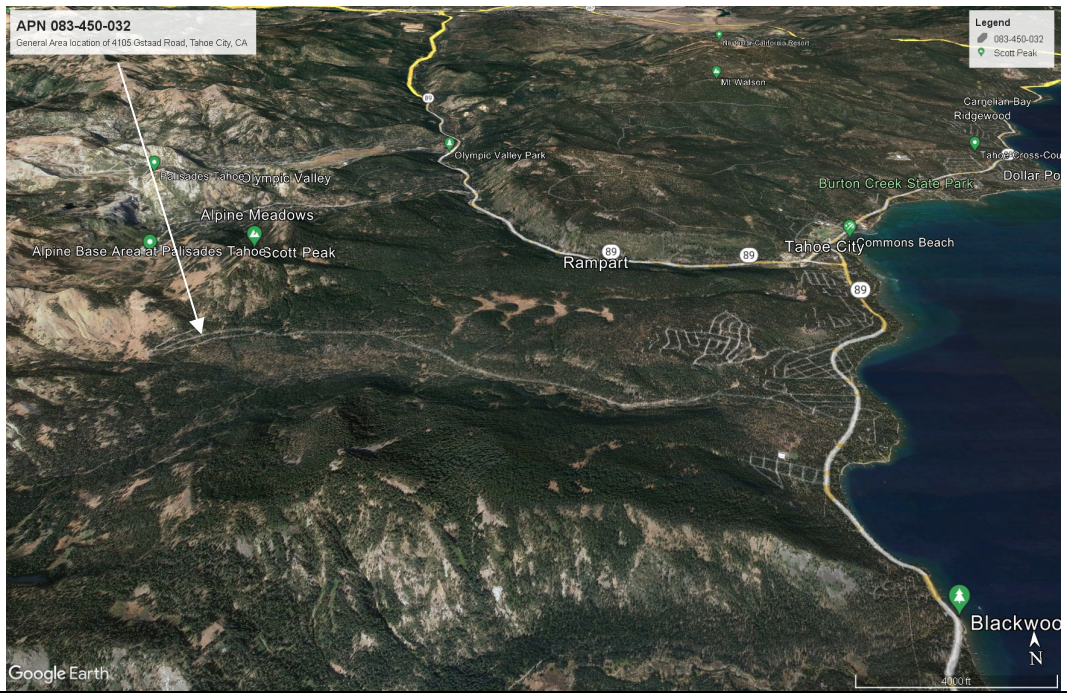

Photo 3– Google Earth map of general area of the parcel.

Image 4 – ArcGIS map of parcel area, showing the 1974 Soil Survey delineations in white (Mapunits labeled in Yellow).