

**TRPA  
GOVERNING BOARD  
PACKETS**

**SEPTEMBER  
1986**

9-86 Sept 1986

TAHOE REGIONAL PLANNING AGENCY  
NOTICE OF MEETINGS

NOTICE IS HEREBY GIVEN that on Wednesday and Thursday, September 24 & 25, 1986, commencing at 10:00 a.m. on the 24th and at 9:30 a.m. on the 25th, at the TRPA office, 195 U.S. Highway 50, Round Hill, Zephyr Cove, Nevada, the Governing Body of the Tahoe Regional Planning Agency will conduct its regular meeting. The agenda for said meeting is attached to and made a part of this notice.

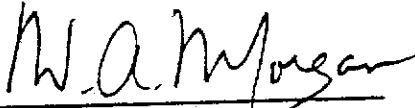
NOTICE IS FURTHER GIVEN that on Wednesday, September 24, 1986, commencing at 8:30 a.m. in the same location, the Finance Committee of said agency will meet to discuss the following: 1) receipt of the August financial statement; 2) status of the Agency's liability insurance and safety management program; 3) release of mitigation funds for erosion control projects in Douglas County (Elk Point) and El Dorado County (Tahoe Paradise #60); 4) programming of UMTA Section 18 funds to the City of South Lake Tahoe; and 5) El Dorado County's claim for Local Transportation Funds (\$150,000).

NOTICE IS FURTHER GIVEN that on Wednesday, September 24, 1986, commencing at 8:30 a.m. in the same location, the Litigation Committee will meet in open session and in closed session to confer with counsel on the following: 1) State of California/ League to Save Lake Tahoe v. TRPA; 2) Tahoe Sierra Preservation Council v. TRPA, et al. (Eastern District of California and District of Nevada); 3) Glenbrook Properties v. TRPA; 4) Lakeview Development v. TRPA; 5) arrangements with outside legal counsel for administrative support during Agency counsel's leave of absence; and 6) ordinance setting forth policy on treatment of multi-residential and other nonresidential foundations.

NOTICE IS FURTHER GIVEN that during the lunch recess on Wednesday, September 24, 1986, in the TRPA office, the Rules and Regulations Committee will meet to discuss the revision of the Agency's Rules and Regulations of Practice and Procedure and the Administrative and Fiscal Procedures Manual.

Date: September 8, 1986

By:

  
William A. Morgan  
Executive Director

NOTE

Items on the agenda without a time designation may not necessarily be considered in the order in which they appear on the agenda.

TAHOE REGIONAL PLANNING AGENCY  
GOVERNING BODY

TRPA Office, 195 U.S. Highway 50  
Round Hill, Zephyr Cove, Nevada

September 24, 1986 10:00 a.m.  
September 25, 1986 9:30 a.m.

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PRELIMINARY AGENDA

- I CALL TO ORDER AND DETERMINATION OF QUORUM
- II APPROVAL OF AGENDA
- III DISPOSITION OF MINUTES
- IV CONSENT CALENDAR (see final page of this agenda for projects)
- V SPECIAL REPORT
  - A. Tahoe-Transportation District (TTD) Status Report
  - B. Status Report on Consensus Process for Lake Tahoe Airport
- VI SPECIAL PLANNING MATTER
  - A. Certification of Supplement to EIS for Adoption of a Regional Plan for the Lake Tahoe Basin
- VII PUBLIC HEARING
  - A. Ordinance Amending Ordinance 84-1, as Amended (Revisions to Regional Plan Goals and Policies)
- VIII ORDINANCES
  - A. First Reading of Ordinance Amending Ordinance 84-1, as Amended (Revisions to Regional Plan Goals and Policies)
  - B. Second Reading and Adoption of Ordinance Setting Forth Policy on Treatment of Residential Unit Building Foundations
- IX PROJECT REVIEW
  - A. Harrah's Loop Road Connection, Douglas County APN/TRPA File #7-150-08-9, 7-150-06-3, 7-150-07-1
  - B. Incline Village/Crystal Bay Visitors Center, 969 Tahoe Boulevard, Washoe County APN/TRPA File #127-030-2
  - C. Bijou Community Park and Golf Course, Certification of EIS, City of South Lake Tahoe
  - D. Ratification of Staff Approval of Wings West Airlines to Operate Commercial Air Service at Lake Tahoe Airport

X APPEAL

- A. Albert G. Pearson, Appeal of Staff Determination of Permit Expiration for Single Family Dwelling, 700 Jennifer, Washoe County APN 125-201-111, TRPA File #81-1140

XI PLANNING MATTERS

- A. Status Report on Preparation of Ordinances and Plan Area Statements

XII LITIGATION

- A. Litigation Committee Report and Board Action, If Necessary, on the Following:
1. State of California/League to Save Lake Tahoe v. TRPA
  2. Tahoe Sierra Preservation Council v. TRPA, et al. (Eastern District of California and District of Nevada)
  3. Lakeview Development v. TRPA
  4. Glenbrook Properties v. TRPA
  5. Ordinance Setting Forth Policy on Treatment of Multi-Residential and Other Nonresidential Foundations
  6. Arrangements With Outside Legal Counsel for Administrative Support During Agency Counsel's Leave of Absence
- B. Closed Session to Confer on the Following:
1. State of California/League to Save Lake Tahoe v. TRPA
  2. Tahoe Sierra Preservation Council v. TRPA, et al. (Eastern District of California and District of Nevada)
  3. Lakeview Development v. TRPA
  4. Glenbrook Properties v. TRPA
  5. Arrangements With Outside Legal Counsel for Administrative Support During Agency Counsel's Leave of Absence

XIII ADMINISTRATIVE MATTERS

- A. Finance Committee Report and Board Action on Recommendations
1. Receipt of the August Financial Statement
  2. Release of Mitigation Funds
    - a. Douglas County, Elk Point Erosion Control Project
    - b. El Dorado County, Tahoe Paradise #60 Erosion Control Project

3. Authorization for Executive Director to Approve Programming of UMTA Section 18 Funds for the City of South Lake Tahoe
  4. Resolution Approving El Dorado County's Claim for Local Transportation Funds (\$150,000)
- B. Legislation Committee Report
1. Status Report on Tahoe Regional Planning Compact Amendments
- C. Change of Dates for November and December Regular Board Meetings

XIV REPORTS

A. Executive Director

1. Status Report on Plan for 1986
2. Status Report on Projects Approved at Staff Level
3. Status Report on Exemption Requests in Regional Plan Suit
4. Status Report on Advisory Planning Commission Lay Memberships
5. Other

B. Legal Counsel

C. Governing Body Members

D. Public Interest Comments

XV CORRESPONDENCE

XVI RESOLUTIONS

XVII ADJOURNMENT

## CONSENT CALENDAR

It is recommended that the following successful land capability challenges be approved with findings:

1. Bert Jakobson, Fairway Estates No. 1, Lot 116, Country Club and Second Tee Drive, Incline Village, Washoe County, APN 124-131-01
2. Augustin Argenal, Lot 12, Block H, Incline Village Unit No. 1, Geraldine Drive, Washoe County APN 125-232-11
3. Ken Focht, Lot 8, Block C, 948 Jupiter Drive, Incline Village, Washoe County APN 125-413-10
4. Milton Stein, Lot 20, Block L, Incline Village Unit No. 4, Saddlehorn Drive, Washoe County APN 125-541-21
5. Sherman Chaplin, 741 Tyner, Incline Village, Washoe County APN 125-132-16
6. Ernest Midwinter, 739 Tyner, Incline Village, Washoe County APN 125-132-15
7. John Salzillo, 3720 Aspen Avenue, City of South Lake Tahoe, El Dorado County APN 27-136-23

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Four of the members of the governing body from each State constitute a quorum for the transaction of the business of the agency. The voting procedure shall be as follows:

(1) For adopting, amending or repealing environmental threshold carrying capacities, the regional plan, and ordinances, rules and regulations, and for granting variances from the ordinances, rules and regulations, the vote of at least four of the members of each State agreeing with the vote of at least four members of the other State shall be required to take action. If there is no vote of at least four of the members from one State agreeing with the vote of at least four of the members of the other State on the actions specified in this paragraph, an action of rejection shall be deemed to have been taken.

(2) For approving a project, the affirmative vote of at least five members from the State in which the project is located and the affirmative vote of at least nine members of the governing body are required. If at least five members of the governing body from the State in which the project is located and at least nine members of the entire governing body do not vote in favor of the project, upon a motion for approval, an action of rejection shall be deemed to have been taken. A decision by the agency to approve a project shall be supported by a statement of findings, adopted by the agency, which indicates that the project complies with the regional plan and with applicable ordinances, rules and regulations of the agency.

(3) For routine business and for directing the agency's staff on litigation and enforcement actions, at least eight members of the governing body must agree to take action. If at least eight votes in favor of such action are not cast, an action of rejection shall be deemed to have been taken.

# TAHOE REGIONAL PLANNING AGENCY

195 U.S. Highway 50  
Round Hill, Zephyr Cove, NV

P.O. Box 1038  
Zephyr Cove, Nevada 89448-1038

(702) 588-4547

## MEMORANDUM

September 15, 1986

To: The TRPA Governing Board

From: The Staff

Subject: Albert G. Pearson, Appeal of Staff Determination  
TRPA File #81-1140

Additional information was received at the September 10 Advisory Planning Commission hearing on this matter, and the staff determination has been reconsidered and the appeal withdrawn.

SES:jf  
10/15/86

AGENDA ITEM X A.

# TAHOE REGIONAL PLANNING AGENCY

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AGENDA ITEM X A.



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## MEMORANDUM

September 16, 1986

To: TRPA Governing Board  
From: The Staff  
Subject: Land Capability Challenges

Resolution No. 86-10, which provides procedures to allow land capability challenges, was passed by the TRPA Governing Board on May 28, 1986. This resolution is in accordance with the Soils Subelement of the Regional Plan (Goal #1, Policy 3).

Land capability challenges have not been processed at TRPA since 1983. Approval of Resolution No. 86-10 gave staff the ability to process the challenges that have been on file since 1983. The staff has contracted with Sid Davis, Professional Soil Scientist, to evaluate soils and provide reports on new land capability challenges.

A formal application form has been developed. The land capability challenges have been processed with the consent of the property owners on the condition that the appropriate fees be paid. The fees are as follows:

Soils Report:	\$ 200
Processing successful challenge to Governing Board:	\$ 100.

The staff recommends approval of the challenges on the condition that the fees be paid to TRPA.

The results of soil evaluations by Sid Davis for three new land capability challenges are summarized below. The complete soils reports for these three challenges will be handed out at the Governing Board meeting.

The remaining soil reports and staff summaries are attached.

WM  
9/16/86

CONSENT CALENDAR ITEMS

Memo to the TRPA Governing Board  
Land Capability Challenges  
9/16/86  
Page Two

Ernest Midwinter  
APN 125-132-15  
739 Tyner, Incline Village, Nevada  
Mapped UmF 1a (Umpa series)  
Result of soil evaluation changed the soil series to Jorge-Tahoma, JwD, land  
capability 6.

Sherman Chaplin  
APN 125-132-16  
741 Tyner, Incline Village, Nevada  
Mapped UmF (Umpa) and MsE (Meeks), 1a  
Result of soil evaluation changed the soil series to Jorge-Tahoma, JwE, land  
capability 4.

John Salzillo  
APN 27-136-23  
3720 Aspen Street, South Lake Tahoe, California  
Mapped Ev (Elmira, wet variant), 1b  
Result of soil evaluation changed the soil series to Jabu, JaC, land capability  
5.

APN 124-131-01

TRPA File No. 83098

Owner - Russel Vatnsdal; Representative - Bert Jakobson

Fairway Estates No. 1, Lot #116, Intersection of Country Club Drive and Second Tee Drive.

#### BACKGROUND

The application for a land capability challenge was received on February 17, 1983. The challenge was initiated by Russel Vatnsdal and Ken Barrow. A letter from the Washoe County Building Department granted an Administrative Permit for additional land coverage on November 24, 1982.

#### Soils

The soil unit mapped at this site by the Tahoe Basin Area Soil Survey (Rogers, 1974) is Umpa very stony sandy loam, 15 to 30 percent slopes (map symbol UmE), which is assigned to land capability 3, allowing 5 percent coverage (Bailey, 1974). The UmE soil is developed from hard volcanic parent materials on mountainous uplands and is 20 to 40 inches deep. Umpa soils are characterized by a sandy loam texture throughout the soil profile, numerous surface stones and boulders, and 40 to 70 percent gravels, cobbles, and stones in the subsoil.

Soils on the Vatnsdal parcel have been inspected by Grant Kennedy, Professional Soil Scientist. He reports that soils on the parcel are developed from deep outwash deposits of coarse textured, andesitic materials. Kennedy concludes that the parcel should be mapped as Inville stony coarse sandy loam, 9 to 15 percent slopes (map symbol IsD) or 15 to 30 percent slopes (map symbol IsE). Both IsD and IsE soil units are assigned to land capability 4, allowing 20 percent coverage.

See attached soil description.

#### Slope

A topographic survey was performed by Ken Barrow, Registered Land Surveyor. The maximum slope of the parcel is 22 percent. This would be consistent with an IsE, land capability 4.

#### STAFF RECOMMENDATION

The TRPA has inspected the Vatnsdal parcel and has found it to be consistent with high capability land. The staff recommends approval of the land capability challenge.

## TRPA LAND CAPABILITY REVIEW TEAM REPORT

Parcel: Vatsndal, File #83098  
APN No. 124-131-01  
Fairway Estates, No. 1, Lot #116  
Country Club Dr. and Second Tee Dr.

Team Members: Robert Coats, Ecologist  
John Munn, Soil Scientist  
~~Paul Seidelman, Geomorphologist~~  
~~William Vandivere, Hydrologist~~

### Introduction

The Review Team visited the Vatsndal parcel on July 20, 1983. Purpose of the visit was to field check the Land Capability Class of the parcel. Present LCC is 3 with 5 percent allowable impervious surface cover (Bailey, 1974).

### Vegetation

Vegetation on the lot is on open second growth stand of ponderosa and Jeffrey pine, with a minor amount of white fir reproduction. The shrub layer includes greenleaf manzanita, squawcarpet, snowberry, lupine and bitterbrush. The litter layer is thin but continuous.

### Geology

The lot is located on an alluvial fan deposited by Incline Creek. The material is predominantly andesitic, but contains some biotite, a mineral of granitic origin. Large boulders of andesite lie on the surface of the fan deposit.

### Hydrology

There are no channels or evidence of surface flow; the lot is across the road and outside the Stream Environment Zone of Incline Creek. The soil is highly permeable and infiltration is rapid.

### Soils

The soil unit mapped at this site by the Tahoe Basin Area Soil Survey (Rogers, 1974) is Umpa very stony sandy loam, 15 to 30 percent slopes (map symbol UmE), which is assigned to land capability class 3 with 5 percent allowable impervious surface cover (Bailey, 1974). The UmE soil is developed from hard volcanic parent materials on mountainous uplands and is 20 to 40

inches deep. Soil texture is sandy loam throughout the profile; the soil surface contains numerous stones and boulders; and the subsoil is 40 to 75 percent gravels, cobbles, and stones.

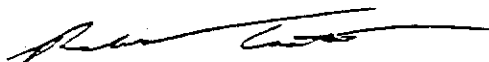
Soils on the Vatnsdal parcel have been inspected by soil scientist Grant Kennedy. He reports that soils on the parcel are developed from deep outwash deposits of coarse textured, andesitic materials. Kennedy concludes that the parcel should be mapped as Inville stony coarse sandy loam, 9 to 15 percent slopes (map symbol IsD) or 15 to 30 percent slopes (map symbol IsE). Both the IsD and IsE soil units are assigned to land capability class 4 with 20 percent allowable impervious surface cover.

Soils observed on the parcel have strong brown (7.5 yr 4/6, moist) extremely cobbly sandy loam subsoils that grade into very coarse alluvial fan deposits dominated by andesitic materials at a depth greater than 60 inches. These soil characteristics are typical of the Inville soil series as described by Kennedy. Slope on the parcel varies from 9 to 16 percent, averaging 14 percent. Stereo analysis of aerial photographs covering the parcel area indicates that the area of 9 to 14 percent slopes in the vicinity of the parcel is too small to delineate as a separate map unit, and the parcel is adjacent to a larger area of IsE soils identified by the Review Team last year.

#### Conclusion

The Vatnsdal parcel should be mapped as IsE and assigned to land capability class 4 with 20 percent allowable impervious surface cover.

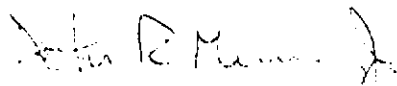
Respectfully submitted,



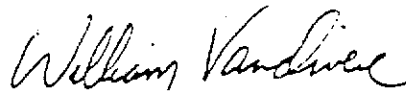
Robert Coats



Paul Seidelman



John Munn



William Vandivere

October 14, 1982

RECEIVED

BY

FEB 17 1983

TAHOE REGIONAL  
PLANNING AGENCY

SOIL INVESTIGATION

for

LOT 116, FAIRWAY ESTATES NO. 1

INCLINE VILLAGE, WASHOE COUNTY, NEVADA

A soil investigation was made for Lot 116, Fairway Estates No. 1, Incline Village, on October 6, 1982. This lot is located at the intersection of Country Club and Second Tee Drives. This work was done at the request of Mr. Bert A. Jacobson. The purpose of this study was to review the soils and other features on this lot and relate them to Land Capability and allowable land coverage as utilized by the Tahoe Regional Planning Agency.

Lot 116 is shown as being within a delineation of UmE (Umpah very stony sandy loam, 15 to 30 percent slopes), and adjacent to a delineation of IsC (Inville stony coarse sandy loam, 2 to 9 percent slopes), on TRPA soil map sheet H3 (Incline Village).

Lot 116 lies on a southwest facing slope. The gradient of the lot is mostly in the range of 12 to 15 percent but there are inclusions of slopes as steep as 20 to 25 percent for short distances. The vegetative cover is Jeffrey pine and fir with an understory of manzanita, bitterbrush and squaw carpet. The soils have formed in deep outwash deposits of coarse textured materials. Stony materials within the area are dominantly of andesitic origin. The surface has about a 5 to 10 percent cover of stones including those of boulder size. A portion of this lot fronting Second Tee Drive has been covered with fill materials. This was probably done during construction of local roads. The soils are well drained. There are no stream environment zones on this lot.

The Geologic Map for the North Half of the Tahoe Basin (Mathews) shows the area to be within a delineation of Recent Lake Beds or Alluvium. The Geomorphic Map by Bailey shows the Geomorphic Unit as being E2 - Outwash Till and Lake Deposits.

The soils were examined on the lot and in nearby road cuts. A soil profile taken on a bank on the lot is representative of the area. This profile was described in some detail and a copy is attached for reference. The slope was measured with a hand level and a detailed topographic map of the site was reviewed for additional slope analysis.

The soils on Lot 116 are deep and permeable. They are characterized as having a dark brown slightly acid sandy loam topsoil over a brown medium acid gravelly sandy loam subsoil. Coarse fragments including gravels, stones and cobbles occupy about 30 to 45 percent of the soil volume and one more numerous in the lower subsoil. Soils such as these have been defined as the Inville soil series in the Tahoe Basin Area Soil Survey.

This site would have a moderately low runoff potential, a moderate relative erosion potential and a moderate disturbance hazard.

The results of this study show that the soils on Lot 116 Fairway Estates No. 1 have properties different than the Umpah (UmE) soils as presently categorized. They are deeper than the Umpah soils and have other characteristics to differentiate them as a separate soil series.

In summary, the soils on this lot fall within the range of characteristics of the Inville soil series as defined in the Tahoe Basin. They should be classified as being within a delineation of the soil unit IsD or IsE depending on slope. Both soil units IsD and IsE fall within the limits of Land Capability class 4 and are assigned a 20 percent allowable land coverage in accordance with the Land Capability Classification of the Lake Tahoe Basin.

The Inville soils on this lot extend to adjacent areas to include additional areas.

Respectfully submitted,



GRANT M. KENNEDY  
Certified Professional Soil  
Scientist No. 855

GMK:mv

Attachments

REPRESENTATIVE SOIL PROFILE

LOT 116, FAIRWAY ESTATES NO. 1

Soil Classification: Ultic Hapluxeralfs, loamy skeletal mixed frigid.

Soil Series: Inville

O1 & O2--3 to 0 inches, conifer needles and duff.

A1--0 to 9 inches, dark brown (7.5YR 3/2) sandy loam, dark reddish brown (5YR 2/2) moist; strong fine granular structure; soft, loose, nonsticky and nonplastic; many very fine and fine roots; many very fine and fine interstitial pores; slightly acid (pH 6.5); 5 percent gravels; clear smooth boundary.

B1--4 to 11 inches, brown (7.5YR 4/4) coarse sandy loam, dark reddish brown (5YR 3/3) moist; weak fine subangular blocky structure; soft, very friable, nonsticky and nonplastic; many fine, common medium roots; common very fine and fine interstitial pores; slightly acid (pH 6.5); 10 percent gravels, 20 percent cobbles and stones; clear wavy boundary.

B21t--11 to 31 inches, brown (7.5YR 4/4) coarse sandy loam, dark reddish brown (5YR 3/4) moist; moderate fine subangular blocky structure; slightly hard, friable, slightly sticky and slightly plastic; common fine to coarse roots; common very and fine interstitial pores; few thin clay films bridging sand grains; medium acid (pH 6.0); 10 percent gravels, 25 percent cobbles and stones; gradual wavy boundary.

B22t--31 to 40 inches, brown (7.5YR 4/4) gravelly sandy loam (near sandy clay loam), dark reddish brown (5YR 3/4) moist; moderate fine subangular blocky structure; slightly hard, friable, slightly sticky and slightly plastic; common fine and medium few coarse roots; few fine tubular and interstitial pores; common thin clay films in pores and on ped faces; medium acid (pH 6.0); 15 percent gravels, 30 percent cobbles and stones; gradual wavy boundary.

B3t--40 to 60 inches, brown (7.5YR 5/4) gravelly sandy loam (near sandy clay loam), dark reddish brown (5YR 3/4) moist; weak



fine subangular blocky structure; slightly hard, friable, slightly sticky and slightly plastic; few very fine and fine roots; few fine interstitial pores; common thin clay films in pores and on ped faces; medium acid (pH 6.0); 15 percent gravels, 30 percent cobbles and stones.

APN 125-232-11

TRPA File No. 83750

Owner - Agustin Argenal; Representative - Ken Barrow

799 Geraldine Drive near the intersection of Randall Street; Lot 12, Block H,  
Incline Village Unit No. 1.

#### BACKGROUND

A land capability challenge was initiated by the property owner July, 1983. The TRPA received all the necessary information, however, challenges could not be processed at that time. Grant Kennedy, professional soil scientist, examined the soils on the parcel. The TRPA land capability review team, consisting of John Munn, Robert Coats, Paul Seidelman, and William Vandivere, also evaluated the parcel in August of 1983. A topographic map was provided by Ken Barrow, Registered Land Surveyor.

#### Soils

Lot 12 is shown as being situated near the boundary between a granitic delineation and an area of glacial moraines. The K.B. Foster maps show this parcel as having two soil types present (UmE and MsE). The TRPA maps show the parcel entirely within a UmE, however, a MsE soil is adjacent to the parcel.

The soil units mapped at this site by the Tahoe Basin Area Soil Survey (Rogers, 1974) are Umpa very stony sandy loam, 15 to 30 percent slopes (map symbol UmE), and Meeks very stony loamy coarse sand, 15 to 30 percent slopes (map symbol MsE). The UmE soil is assigned to land capability 3, allowing 5 percent coverage (Bailey, 1974). This soil is developed from hard volcanic parent materials on mountainous uplands and is 20 to 40 inches deep. Umpa soils are characterized by a sandy loam texture throughout the soil profile, numerous surface stones and boulders, and 40 to 70 percent gravels, cobbles, and stones in the subsoil.

The Meeks series is assigned to land capability 1a, allowing 1 percent coverage (Bailey, 1974). This soil consists of level to very steep, somewhat excessively drained, stony soils that are 41 to 70 inches deep over a hardpan weakly cemented with silica. These soils are on glacial outwash and on mountainous glacial moraines. The parent material is mixed, but is dominantly of granitic origin.

Soils on the Argenal parcel were developed from deep outwash deposits of coarse textured, andesitic materials. The soils are deep and permeable and exhibit characteristics similar to the Inville series. The Meeks soils are generally more coarse textured, have more coarse fragments, and have silica cementation in their lower horizons. The Inville soils also differ from Umpa soils in texture, color, and depth.

Kennedy concluded that the Argenal parcel should be included within the IsE series (Inville stony coarse sandy loam, 15-30 percent slopes). The 1983 TRPA review team agreed with Kennedy's findings.

See attached soil description.

Argenal challenge  
page 2

Slope

A topographic map was prepared by Ken Barrow. The slope of the parcel was measured at 20 percent which is consistent with the slope range for a IsE.

STAFF RECOMMENDATION

The staff has inspected the Argenal parcel and found it to be consistent with Kennedy's findings. The staff recommends approval of the land capability challenge, changing the soil type to IsE, land capability 4.