

**TRPA
GOVERNING BOARD
PACKETS**

**OCTOBER
1995**

TAHOE REGIONAL PLANNING AGENCY
GOVERNING BOARD AND COMMITTEE MEETINGS

NOTICE IS HEREBY GIVEN that on October 25 and 26, 1995, the Governing Board of the Tahoe Regional Planning Agency will conduct its regular meeting. The October 25 session will commence at 9:30 a.m. at the South Lake Tahoe City Council Chambers, 1900 Lake Tahoe Boulevard, South Lake Tahoe, California. The October 26 session will commence at 9:30 a.m., at the TRPA office, 308 Dorla Court, Zephyr Cove, Nevada. The agenda is attached hereto and made a part of this notice.

All Governing Board Committee items are action items unless otherwise noted.

NOTICE IS FURTHER GIVEN that on October 25, 1995, commencing at 8:30 a.m. at the same location, the Finance Committee will meet. The agenda will be as follows: 1) public interest comments (no action); 2) receipt of the September financial statement and check register; 3) policy for use of trolleys outside the Tahoe Basin; 4) report on security holdings; and 5) Washoe County request for air quality mitigation funds (\$549,400) for mitigation projects. (Committee: Wynn, Neft, Cole, Heller, Chairman Bennett)

NOTICE IS FURTHER GIVEN that on October 25, 1995, commencing at 8:30 a.m. at the same location, the Legal Committee will meet. The agenda will be as follows: 1) public interest comments (no action); and 2) post-bankruptcy amendment of Newton v. TRPA settlement. (Committee: Neumann, Miner, Cronk, Sevison, Waldie, Chairman DeLanoy)

NOTICE IS FURTHER GIVEN that on October 25, 1995, during the noon lunch recess, at Passaretti's Restaurant, 1181 Highway 50, South Lake Tahoe, California, the Rules Committee will meet. The agenda will be as follows: 1) public interest comments (no action); 2) amendment of Articles II and V of the Rules of Procedure regarding time limit on reapplication and motions for reconsideration; and 3) amendment of Article XI of the Rules of Procedure to clarify the appeal procedure. (Committee: DeLanoy, Neft, Sevison, Hagedorn, Chairman Bradhurst)

NOTICE IS FURTHER GIVEN that on October 25, 1995, during the noon lunch recess, at the City Council Chambers, 1900 Lake Tahoe Boulevard, South Lake Tahoe, California, the Capital Financing Committee will meet. The meeting will be as follows: 1) public interest comments (no action); and 2) 1996 legislative and funding package. (Committee: Westergard, Miner, Cronk, Waldie, Chairman Cole)

Date: October 15, 1995

By:


James W. Baetge
Executive Director

OVERFLOW PARKING FOR THOSE ATTENDING THE MEETING IS AVAILABLE ON TATA LANE ACROSS FROM K-MART NURSERY; PLEASE DO NOT DOUBLE PARK IN THE COUNCIL CHAMBER PARKING LOT OR OCCUPY THE 30-MINUTE PARKING SPACES.

TAHOE REGIONAL PLANNING AGENCY
GOVERNING BOARD

South Lake Tahoe City Council Chambers
1900 Lake Tahoe Boulevard
South Lake Tahoe, California

October 25, 1995
9:30 a.m.

TRPA Office, 308 Dorla Court
Zephyr Cove, Nevada

October 26, 1995
9:30 a.m.

All items on this agenda are action items unless otherwise noted.

Page#

AGENDA

- I. PLEDGE OF ALLEGIANCE
- II. ROLL CALL AND DETERMINATION OF QUORUM
- III. PUBLIC INTEREST COMMENTS (No Action)

Any member of the public wishing to address the Governing Board on any agenda item not listed as a Project Review, Public Hearing, RTPA, Appeal, or Planning Matter item may do so at this time. However, public comment on Project Review, Public Hearing, RTPA, Appeal, and Planning Matter items will be taken at the time those agenda items are heard.

NOTE: THE GOVERNING BOARD IS PROHIBITED BY LAW FROM TAKING IMMEDIATE ACTION ON, OR DISCUSSING ISSUES RAISED BY THE PUBLIC THAT ARE NOT LISTED ON THIS AGENDA.

- IV. APPROVAL OF MINUTES
- V. APPROVAL OF AGENDA
- VI. CONSENT CALENDAR (see page 3)
- VII. PROJECT REVIEW
 - A. Carlton Caton Brooke, Subdivision of Existing Structures, El Dorado County APN 15-012-27
 - B. Von Oppenheim, New Mooring Buoys, Placer County APN 117-080-60
- VIII. PUBLIC HEARING AND ADOPTION OF ORDINANCES, RESOLUTIONS, AND PLANS
 - A. Amendment of Subsection 4.3.A of Chapter 4, Project Review and Exempt Activities, to Add Salvage Tree Removal on Project Areas of 20 Acres or Less
 - B. Amendment of Plan Area Statement 013, Watson Creek (Conservation) to Add Local Public Health and Safety Facilities as a Permissible Use

23-38
39-47

48-57

58-66

- C. Amendment of Plan Area Statement 044, Fairway; Plan Area 045, Incline Village Commercial (Commercial/Public Service); and Plan Area 046, Incline Village Residential (Residential) 67-87
- D. Update of the Trip Table as Required in Subsection 93.2.H of Chapter 93, Traffic and Air Quality Mitigation Program 88-96
- E. Draft Supplement to the South Lake Tahoe Redevelopment Project No. 1 EIS/EIR (Embassy Vacation Resorts) 97
- F. Lake Tahoe Shorezone Development Cumulative Impact Analysis, Draft EIS 98
- G. Amendment of Subsection 78.3.A of Chapter 78, Wildlife Resources 99-104
- H. Amendment of Chapter 4, Project Review and Exempt Activities, to Adopt Residential Delegation MOU With Washoe County 105-113
- I. Amendment of Articles II and V of the Rules of Procedure Regarding Time Limit on Reapplication and Motions for Reconsideration
- J. Amendment of Article XI of the Rules of Procedure to Clarify Appeal Procedures
- IX. PLANNING MATTERS
- A. Building and Erosion Control Awards Presentation - 11:30 a.m., Wednesday, October 25
- B. Status of the Areawide Drainage Project for the Stateline Douglas County Community Plan 114
- C. Status Report on Forest Health Consensus Group Recommendations 115-126
- X. ADMINISTRATIVE MATTERS
- A. Performance Evaluation of Executive Director (including closed session without action)
- B. Resolution Establishing the Core Statement of Policy Committee and Appointing the Membership 127
- C. Quarterly Report on Annual Work Program 128-129
- XI. COMMITTEE RECOMMENDATIONS AND BOARD ACTION
- A. Finance Committee
1. Report on Committee Meeting
 2. Receipt of September Financial Statement and Check Register
 3. Policy for Use of Trolleys Outside the Tahoe Basin

B. Legal Committee

- 1. Report on Committee Meeting
- 2. Post-Bankruptcy Amendment of Newton v. TRPA Settlement

130-137

C. Capital Financing Committee Report

D. Rules Committee

- 1. Report on Committee Meeting
- 2. Amendment of Articles II and V of the Rules of Procedure Regarding Time Limit on Reapplication and Motions for Reconsideration

138-142

- 3. Amendment of Article XI of the Rules of Procedure to Clarify the Appeal Procedure

143-145

E. Shorezone Policy Committee Report

XIII. REPORTS

A. Executive Director

- 1. Monthly Status Report
- 2. Notice of Circulation, Bijou/Al Tahoe Community Plan EIR/EIS
- 3. Status Report on Requested Amendments to Chapter 22

B. Agency Counsel

- 1. Monthly Status Report

C. Governing Board Members

XIII. ADJOURNMENT

CONSENT CALENDAR		
<u>Item</u>	<u>Recommendation</u>	
1. Release of Air Quality Mitigation Funds (\$549,400) to Washoe County for Four Mitigation Projects	Approval	1-2
2. Frederick Apar, Appeal of IPES Score, Douglas County APN 03-121-13	Approval	3-13
3. Lake Tahoe Shorezone Development Cumulative Impact Analysis, Draft EIS, 30-Day Extension of the Comment Period	Approval	14-15

4. Tyrolia Forest Stewardship Project, Washoe County APNs 126-080-03, 126-081-04 and 126-130-02

Approval With Findings And Conditions

16-22

These consent calendar items are expected to be routine and noncontroversial. They will be acted upon by the Board at one time without discussion. The special use determinations will be removed from the calendar at the request of any member of the public and taken up separately. If any Board member or noticed affected property owner requests that an item be removed from the calendar, it will be taken up separately in the appropriate agenda category.

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.

- Article III (g) Public Law 96-551

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

This agenda has been posted at the TRPA office and at the following post offices: Zephyr Cove and Stateline, Nevada, and Tahoe Valley and Al Tahoe, California. The agenda has also been posted at the North Tahoe Conference Center in Kings Beach, the Incline Village GID office, and the North Lake Tahoe Chamber of Commerce.

TAHOE REGIONAL PLANNING AGENCY

308 Dorla Court
Elks Point, Nevada

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

(702) 588-4547
Fax (702) 588-4527

MEMORANDUM

October 12, 1995

To: TRPA Governing Board

From: TRPA Staff

Subject: Release of Air Quality Mitigation Funds (\$549,400) to Washoe County for Four Mitigation Projects

Proposed Action: To review Washoe County's request for the release of Air Quality Mitigation Funds, and approve the release of \$549,400 for those projects as outlined below.

Staff Recommendation: Staff recommends the release of Air Quality Mitigation funds in the amount of \$549,400 to Washoe County for the four projects for which they have requested the funds. Each project is described below.

Discussion: Section 93.5 of the TRPA Code of Ordinances specifies the manner in which air quality mitigation funds are to be used and distributed. The mitigation fees collected by TRPA are held in a trust account for the jurisdictions within which projects are being completed. TRPA disburses these funds to the jurisdictions upon their request, provided TRPA finds that the proposed use of the mitigation funds is consistent with TRPA's adopted Regional Transportation Plan - Air Quality Plan for the Lake Tahoe Region.

Washoe County submitted a request to TRPA for the release of Air Quality Mitigation funds for four projects, as described below.

1. ISTE A Enhancement Project - Local Match: \$125,000

An ISTE A enhancement project was approved for \$500,000 that will include the construction of bicycle and pedestrian paths throughout Incline Village. The grant requires a 20% match on the total project cost, which in this case will be \$125,000.

2. ISTE A Scenic Byway Project - Local Match: \$ 60,000

An ISTE A Scenic Byway Grant was approved for various improvements along State Route 28, and is part of a bigger project completed with NDOT. The total project includes landscaping, adding eight parking spaces and landscaping to the Visitor Center, paving two turnouts along SR 28, and adding bike lanes on both sides of SR 28 through Incline Village.

/bkm

CONSENT CALENDAR ITEM 1

1

3. New Pedestrian Path along State Route 28: \$244,400

This project entails the construction of a pedestrian path along the north side of State Route 28, from the Western intersection of Northwood/Southwood, eastward to the eastern Northwood/Southwood intersection with State Route 28. The path would also include some amenities such as benches, signs and drinking fountains. This project will be done in conjunction with Project #1.

4. Reconstruction of Existing Bicycle Paths: \$120,000

Certain bicycle paths that were built up to 15 years ago are in such disrepair that they are unusable. These funds will be used to reconstruct the paths where necessary, and bring them up to current standards. (An alternate funding source is being sought by County staff; if a source can be found, these requested funds will not be needed).

Total Request for Air Quality Mitigation funds: \$549,400

Staff has reviewed Washoe County's request for the release of air quality mitigation funds held by TRPA. The recommendations for each project is identified below.

1. Staff finds that this use is consistent with the Regional Transportation Plan - Air Quality Plan (RTP-AQP), and recommends approval of the release of Air Quality Mitigation funds in the amount of \$125,000 to Washoe County.
2. Because this project includes the building of bicycle lanes, TRPA finds that it is consistent with the RTP-AQP and recommends approval of the release of Air Quality Mitigation Funds in the amount of \$60,000 for its completion.
3. This project is proposed to be completed as part of a larger project that would include Projects #1 and #3 combined. TRPA staff finds that this project is consistent with TRPA's RTP-AQP, and recommends approval of the release of Air Quality Mitigation funds to Washoe County in the amount of \$244,400.
4. Staff finds that this request is consistent with TRPA's RTP-AQP, and recommends the release of \$120,000 in Air Quality Mitigation funds to Washoe County for use in reconstructing and bringing up to current standards existing bicycle trails.

TRPA staff recommends the approval of the release of \$549,400 in Air Quality Mitigation funds to Washoe County. These funds are to be used for the completion of projects #1, 2, 3, and 4 as described above.

If there are any questions or comments regarding this agenda item, please contact Bridget Mahern at (702) 588-4547.

TAHOE REGIONAL PLANNING AGENCY

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GOVERNING BOARD HEARING ON IPES SCORE

October 11, 1995

Staff Recommendation: Grant of Appeal

Owner's Name: Frederick Apcar
Mailing Address: P.O. Box 1499, Cayuga Parkway, Las Vegas, Nevada 89109
Parcel Location: Winding Way, Cave Rock Estates
Assessor's Parcel Number (APN): 003-121-13 County: Douglas
Authorized Agent: Paul Kaleta, Basin Strategies

Original IPES Score Appealed: 481

Final IPES Score Based on Appeal Evaluation: 472

IPES Score Recommended to Governing Board: 685

Disputed Scoring Elements: At the time the appeal was filed, the property owner contested all of the IPES scoring elements. In September 1994, technical data was submitted on the K factor portion of the Relative Erosion Hazard (REH) and the hydrologic group portion of the runoff potential scoring elements.

Results of Appeal Field Work: A second field team scored the parcel in September 1990 and found no major changes in the field data, except for the height of the fill slope required for access to the parcel. The original IPES team found a fill height of 12 feet, while the appeal team found a height of 16 feet. Based on the appeal information, the access score decreased by 9 points from 91 to 82, and the IPES score from 481 to 472. Both IPES teams determined that the soil on the parcel fit the CaE map unit of the Cagwin series, which is assigned a K factor of .20 and a C hydrologic group.

In September 1994, Paul Kaleta, agent for the property owner, submitted a cover letter and soils report from Mr. Sid Davis of Davis² Consulting Earth Scientists (Exhibit 1). In this soils report (copy attached), Mr. Davis concluded that, based on the soil depth he found (greater than 40 inches), the soil did not fit any of the named soils in the Tahoe Basin Soil Survey and should be considered an "XXX" soil. This soil was sampled and determined to be loamy coarse sand with 21 percent rock fragments. Based on these soil properties, Mr. Davis determined the K factor to be .02, using the Erickson K Factor Nomograph contained in the IPES Procedures Manual.

At the request of Mr. Kaleta, TRPA staff agreed to meet on the parcel to examine the soils. During this visit, it was determined that soils on the upper half of the parcel were similar to those found by TRPA staff and that on the lower half were similar to the soil found by Mr. Davis and Mr. Rodgers.

/jlp
10/13/95

CONSENT CALENDAR ITEM 2

3

Parcel access score was also questioned by Mr. Kaleta. Specifically, that the height of the fill required for access found by the appeal team (16 feet) was excessive.

After further discussion with Mr. Kaleta, staff agreed that if the building site was shifted to the lower half of the parcel where the soils were deeper, adjustments in the hydrologic group and K factor would be appropriate. As a result, staff agreed to a B hydrologic group and a K factor of .05. Staff also agreed to adjust the height of fill slope to 15 feet. Based on these determinations, staff assigns an IPES score of 685 and 19 percent allowable coverage to this parcel.

10/13/95

CONSENT CALENDAR ITEM 2

APPEAL RESULTS
TAHOE REGIONAL PLANNING AGENCY (702) 588-4547
INDIVIDUAL PARCEL EVALUATION SYSTEM
FINAL APPEAL RESULTS, COVERAGE CALCULATIONS AND RANKINGS

APCAR

10/11/95

The TRPA Governing Board adopted the IPES score defining the top rank parcels, the allowable coverage formula and the ranking of parcels on December 21, 1988. The IPES score defining the top rank parcels is 725 for Placer and El Dorado County, 671 for Washoe County, and 694 for Douglas County. Any parcels with a higher respective score are eligible for a residential building permit, if the property owners obtain a residential allocation from the county or city government with jurisdiction over the parcel.

IPES Appeal Score for parcel (APN) **003-121-13** = **685**
Original IPES score for parcel (APN) **003-121-13** = **481**

SCORES FOR EACH IPES SCORING ELEMENT

Relative Erosion Hazard (max. 450 pts.)	321
Runoff Potential (max. 200 pts.)	81
Degree of Difficulty to Access Building Site (max. 170 pts.)	92
Disturbance in SEZ for Utility Connection (max. 110 pts.)	110
Condition of Watershed (max. 70 pts.)	26
Ability to Revegetate (max. 50 pts.)	17
Water Quality Improvements in the Vicinity of Parcel (max. 50 pts.)	28
Proximity to Lake (max. 50 pts.)	10
Raw IPES Appeal Score (max. 1150 pts.)	685
Size factor for parcels less than 5000 sq. ft.	1.00
Size factor for parcels less than 10000 sq. ft. outside SEZ	1.00
IPES Appeal score (max. 1150 points.)*	685

*The IPES score is calculated by multiplying the raw IPES score by both size factors.

PARCEL SIZE, STREAM ENVIRONMENT ZONE (SEZ) AREA AND COVERAGE COEFFICIENTS

Parcel size:	20900	sq. ft.
SEZ area:	0	sq. ft.
SEZ setback area:	0	sq. ft.
Area of parcel outside of SEZ	20900	sq. ft.

5

IPES Coverage Score: 402 corresponds to **19%** Allowable Base Land Coverage

TAHOE REGIONAL PLANNING AGENCY
 RESULTS OF IPES FIELD EVALUATIONS
 APPEAL

10/11/95

APCAR APN 003-121-13
 COUNTY DG
 IPES APPEAL SCORE 685

RELATIVE EROSION HAZARD 321

Soil Erodibility Factor $k = 0.05$

Rainfall Factor 35

45 ft. at 42%

25 ft. at 40%

50 ft. at 38%

0 ft. at 0%

0 ft. at 0%

0 ft. at 0%

120 ft. of slope segments measured through
 the most likely building site are used to
 calculate the Length-Slope (LS) Factor

LS = 9.17

RUNOFF POTENTIAL 81

Soil Hydrologic Group: **b = moderate** infiltration rate

Hydrologic condition: (Vegetative cover) = **fair**

ACCESS SCORE 92

Disturbance in SEZ for access: **no disturbance**

New Access----Through SEZ: **no** Excavation difficulty:

downsloping access with ft. cut or 15 ft. fill

Gradient beyond cut/fill slope: **46%** = slope factor **0.60**

OR

Existing Access---Parking or access through SEZ:

Extent of additional grading required at street:

Additional excavation required for parking or garage: ft.

STREAM ENVIRONMENT ZONE 110

Utility connection through SEZ **no disturbance**

CONDITION OF WATERSHED Cave Rock 26

ABILITY TO REVEGETATE 17

Soil limitation on revegetation Group **b = dryness**

Elevation < 7000 ft. Slope > 30 % Aspect SW

NEED FOR WATER QUALITY IMPROVEMENTS IN VICINITY OF PARCEL 28

PROXIMITY TO LAKE 10

RAW IPES SCORE 685

Parcel Size 20900 sq.ft.

SEZ Area 0 sq.ft. SEZ setback area 0 sq.ft.

Factor for parcels with < 5000 sq.ft. outside SEZ 1.00

Factor for parcels < 10000 sq.ft. or with

area outside SEZ < 10000 sq.ft. 1.00

IPES APPEAL SCORE 685

6

DAVIS²
CONSULTING EARTH SCIENTISTS

P. O. Box 734 • Georgetown, California 95634 • (916) 333-1405; FAX (916) 333-1009

May 25, 1994

Soil Investigation
for
Apcar Property
Douglas County, Nevada
(A.P.N. 003-121-13)

Introduction:

A soil investigation was conducted on the Apcar property on November 17, 1993, an undeveloped parcel located on Winding Way, Cave Rock Estates, Douglas County, Nevada. This site is under appeal for IPES scoring.

Initial IPES work was conducted back in 1986 where findings of soils were different than what is shown on Tahoe Regional Planning Agency (TRPA) maps. DAVIS² has been retained by Mr. Paul Kaleta of Basin Strategies to reevaluate this parcel.

Soil information contained in this report is for the strict utilization of IPES scoring. It should not be utilized for slope stability or building foundation design.

Environmental Setting:

The Apcar parcel is located on Lake Tahoe's east shore in the general vicinity of Cave Rock. The parcel spans a steep west - southwest facing area between a loop in Winding Way, midway between Gull Court and Pheasant Lane, and is approximately 0.48 acre in size. It is shown on TRPA map sheet H-13 as RtF (Rock outcrop - Toem, complex, 30 to 50 percent slopes). Geology is delineated as gr (Granitic intrusive rocks) on the Geology of the North Half of the Lake Tahoe Basin, California-Nevada (Mathews, 1968). The geomorphic unit is C₂ (Strongly dissected lands) as shown in the Land Capability Classification of the Lake Tahoe Basin, California-Nevada (Bailey, 1974).

Vegetation is patchy, (fair), with Jeffrey pine, manzanita, and bitter brush. Open areas have approximately 0.5 inch of organic thatch above the mineral surface. There are no stream environment zones influencing this parcel. Access can be gained from upper Winding Way, to facilitate a downsloping entrance.

Procedures:

The parcel was surveyed, as well as areas nearby. A site near the center of the parcel was hand excavated to a depth of 48 inches to expose the soil for evaluation of physical properties. The soil was described in detail by standard nomenclature and interpretations of the National Cooperative Soil Survey, and correlated with soils found in the Soil Survey of the Lake Tahoe Basin, California-Nevada (Rogers, 1974). Instructions found in the IPES Procedures Manual were followed to estimate K value and Soil Hydrologic Group. Sieve and hydrometer procedures were

utilized to accurately evaluate soil surface texture; organic matter content was estimated from published data from Lake Tahoe Basin soils (Report No. 24, U.S.D.A. Soil Conservation Service, 1973). This information is being provided to Basin Strategies for IPES computer scoring.

Findings:

Soils on the Apcar parcel were found to be deep and excessively drained, different than the Rock outcrop - Toem soils, as mapped. They can be characterized as having a brown to dark grayish brown gravelly loamy coarse sand topsoil over a light yellowish brown very gravelly loamy coarse sand subsoil, to a depth of 48 inches. These soils are members of Hydrologic Group B.

They differ from Toem soils, which are considered shallow (less than 20 inches), and they differ from Cagwin soils which are moderately deep (20 to 40 inches). These soils also have more coarse fragments in the subsoils. Since they do not fit a recognized soil series in the published report, they are considered "XXX" under IPES procedures, and are assigned a K value from Chart B-4 (Erickson).

Textural analysis from sieve and hydrometer procedures are as follows:

Table 1 - Surface Texture Analysis

<u>Description</u>	<u>%</u>
Coarse Fragments (Wt.)	32
(Vol.)	21
Sand	82
Silt	14
Clay	04

Texture (USDA) Gravelly loamy coarse sand

Surface structure is very fine granular, organic matter is estimated at 0.04 percent and the coarse fragment multiplier is 0.59. The above combine to produce the following K value estimate from the Erickson Triangle:

Table 2 - K value computation

<u>Description</u>	<u>Value</u>
Raw K	0.17
Corrections	
Structure (vfgr)	-0.09
Organic Matter (4%)	-0.06
Subtotal	0.02
X CF multiplier	0.59

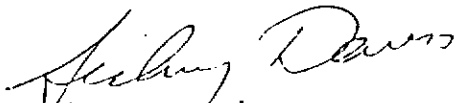
Final K value 0.01

The closest acceptable value is $K = 0.02$.

Conclusions and Recommendations:

Soils on the parcel are found to be different than mapped and slightly different than the finding from the initial IPES teams. They are found to be deep, members of Hydrologic Group B, with fair cover. Laboratory tests support a K value of 0.02 for the surface horizon. This parcel should be scored as an "XXX" soil, utilizing the above data.

Respectfully submitted,



Sidney Davis,
Certified Professional
Soil Scientist / Soil Classifier No. 1031