

**TRPA
APC
PACKETS**

**MARCH
1998**

TAHOE REGIONAL PLANNING AGENCY
ADVISORY PLANNING COMMISSION
NOTICE OF MEETING

NOTICE IS HEREBY GIVEN that the Advisory Planning Commission of the Tahoe Regional Planning Agency will conduct its regular meeting at 9:30 a.m. on Wednesday, March 11, 1998, at the Horizon Casino Resort, U.S. Highway 50, Stateline, Nevada. The agenda for the meeting is attached hereto and made a part of this notice.

March 2, 1998

By: 
Jerry Wells
Deputy Director

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
ADVISORY PLANNING COMMISSION

Horizon Casino Resort
Stateline, Nevada

March 11, 1998
9:30 a.m.

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

AGENDA

- I. CALL TO ORDER AND DETERMINATION OF QUORUM
- II. APPROVAL OF AGENDA
- III. PUBLIC INTEREST COMMENTS (No Action)

Any member of the public wishing to address the Advisory Planning Commission on any agenda item not listed as a Public Hearing or a Planning Matter item, or on any other issue, may do so at this time. However public comment on Public Hearing and Planning Matter items will be taken at the time those agenda items are heard.

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

- IV. DISPOSITION OF MINUTES
- V. PUBLIC HEARING AND RECOMMENDATION TO THE GOVERNING BOARD
 - A. Douglas County, Amendment of Regional Plan Overlay Maps for Man-Modified Determination, Douglas County APN 07-130-04
 - B. Prim, Amendment of Regional Plan Overlay Maps for Man-Modified Determination, Douglas County APN 07-120-08
 - C. Tahoe City Public Utility District Bicycle Trail Draft EIS
 - D. Amendment of Boundary Line Between Plan Area Statement 040, Incline Village #1, and Plan Area Statement 030, Mt. Rose, by Deleting Washoe County APN 125-211-02 From Pas 030 and Adding it to PAS 040
 - E. Cole, Amendment of Regional Plan Overlay Maps for Geomorphic Hazard Unit, Douglas County APN 01-080-27
 - F. Thompson, Amendment of Regional Plan Overlay Maps for Geomorphic Hazard Unit, Douglas County APN 01-030-16

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VI. PLANNING MATTERS

- A. Scope of Impacts for Environmental Documents Relative To Proposed Alternatives to Current Parking and Other Recreational Use Patterns Along the East Shore of Lake Tahoe
- B. Scope of Impacts for Environmental Documents Relative to Washoe Cultural Center

VII. REPORTS

- A. Executive Director
- B. Legal Counsel
- C. APC Members

VIII. ADJOURNMENT

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MEMORANDUM

March 3, 1998

To: TRPA Advisory Planning Commission
From: TRPA Staff
Subject: Minutes

Attached is a copy of the October 1997 minutes which have not yet been acted on by the APC. The February APC minutes will either be mailed under separate cover or distributed at the meeting.

jf

AGENDA ITEM IV.

TAHOE REGIONAL PLANNING AGENCY
ADVISORY PLANNING COMMISSION

North Tahoe Conference Center
8318 North Lake Boulevard
Kings Beach, California

October 8, 1997

REGULAR MEETING MINUTES

APC member Joe Thompson called the regular October 8, 1997, meeting of the Advisory Planning Commission (APC) to order at 9:50 a.m. and asked for a roll call.

I. CALL TO ORDER AND DETERMINATION OF QUORUM

Members Present: Mr. Thompson, Mr. Hansen, Ms. Baldriga, Mr. Barham,
Mr. McDowell, Mr. Poppoff, Ms. Kvas, Mr. Combs,
Mr. Marchio

Members Absent: Mr. Hust, Mr. Doughty, Mr. Dodds, Mr. Biaggi, Ms. Rohr,
Mr. Joiner, Mr. Lawrence, Mr. Morgan, Mr. Haen, Mr. Jepsen

Because there was not a quorum, the Advisory Planning Commission continued to work in a workshop session to discuss the agenda.

II. APPROVAL OF AGENDA

Deputy Director Jerry Wells stated that Items V.E. and V.F. were being continued at the request of the applicant until November, and Item VI.B. would be brought back to the APC in December. Mr. Wells stated that because of the lack of a quorum, he recommended that Planning Matters be heard first.

The agenda as amended could not be approved because of the lack of a quorum.

III. PUBLIC INTEREST COMMENTS - There were none.

IV. DISPOSITION OF MINUTES

Due to the lack of a quorum, the minutes of the September 10, 1997, APC meeting were not approved.

V. PLANNING MATTERS

A. Scoping for the 1998 Regional Transportation-Air Quality
Plan Draft EIS

Mr. Jim Allison, Associate Planner in the Transportation/Air Quality Division, presented the 1997 Regional Transportation Plan - Air Quality Plan Scoping Process for Environmental Impact Statement.

A discussion ensued.

Mr. Poppoff requested a list of all the technical adversary committees and their members.

Mr. Thompson opened the meeting up for a public hearing.

Mr. Jeff Cutler, representing the League to Save Lake Tahoe, stated that the League has been submitting their scoping comments and are preparing some written comments that they would be submitting. He believed that there should be a bigger emphasis on the parking management programs and pushing harder for Basin entry fees or some type of user fees.

Since no one else wished to comment, Mr. Thompson closed the public hearing.

Mr. Thompson asked for an update on a quorum and Mr. Wells stated that Mr. Hust and Mr. Doughty were scheduled to attend the meeting but due to unforeseen circumstances, they would not be attending and there would not be a quorum. Mr. Wells commented that the TRPA staff wanted to move Item V.C. forward to the Governing Board and one option would be to take public input without a quorum and then make some emergency findings and forward them on to the Governing Board. This would be an informal recommendation.

C. Policy on Eligibility of Previously Approved Projects for
Special Project Commercial Floor Area Allocations

Principal Planner Gordon Barrett presented the staff summary on the policy on eligibility of previously approved projects for special project commercial floor area allocations.

A discussion ensued.

Mr. Thompson opened the meeting up for a public hearing.

Mr. Lew Feldman, representing the Park Avenue project, discussed the allocation process.

Ms. Jaye Von Klug, Manager of the South Lake Tahoe Redevelopment Agency, thanked Gordon Barrett and the TRPA staff for the hard work and long hours to devise a program that would meet the needs of a lot of varied interests. Ms. Von Klug stated that she was pleased with the product and felt that it was fair and would give everyone the desired results. In addition, she commented that the Park Avenue Project does stream restoration, treats urban runoff and it also provides new systems for non-urban land in the project area. The project provides a lot of water quality improvements, traffic improvements and scenic improvements as well.

Mr. Cutler, representing the League to Save Lake Tahoe, stated that the League agreed with TRPA that the allocations should be used to fund projects that have not already come in and been constructed to get new environmental improvements that are not yet on the ground.

Since no one else wished to comment, Mr. Thompson closed the public hearing.

A discussion ensued.

Mr. Poppoff requested that the EIP list be reviewed by TRPA to make sure that

the highest priority water quality projects are included on the list.

Mr. Thompson agreed with Mr. Poppoff and stated that he would like to see more background information on each project.

A discussion ensued.

Mr. Thompson made an informal recommendation to the Governing Board accepting the concept of the policy on eligibility of previously approved projects for special project commercial floor area allocations but noting there are differences of opinion on how the list should or should not be used.

Mr. Thompson asked for an informal vote on the list as it stands for its purpose and all but two voted yes.

Mr. Thompson stated that his concern with voting no was that he did not know if he would provide the same weight to one type of EIP project that may be on the list versus another.

C. 1996 Threshold Evaluation Cleanup Amendment to Chapter 33,
Allocation of Development, Section 33.3.D(3) to Permit Special
Projects in Community Plan Areas

Mr. Thompson stated for the record that there was no quorum so the item would be approached on an informal basis.

Principal Planner Gordon Barrett presented the staff summary recommending the 1996 Threshold Evaluation Cleanup Amendment to Chapter 33, Allocation of Development, Section 33.3.D(3) to Permit Special Projects in Community Plan Areas.

A discussion ensued.

Mr. Thompson opened the meeting up for a public hearing. Since no one wished to comment, he closed the public hearing.

Mr. Combs made an informal recommendation to the Governing Board, with a second by Mr. Poppoff, adopting the 1996 Threshold Evaluation Cleanup Amendment to Chapter 33, Allocation of Development, Section 33.3.D(3) to Permit Special Projects in Community Plan Areas. The motion carried unanimously.

VII. REPORTS

A. Executive Director

Deputy Director Jerry Wells stated that Jim Baetge was in Hawaii on vacation this week and would be back in the office next week.

B. Legal Counsel

APC REGULAR MEETING MINUTES OCTOBER 8, 1997

Agency Counsel R. J. Nicolle stated that TRPA was successful in the Cook v. TRPA case in getting it dismissed on a summary judgment motion. In the TRPA v. Barbieri case, a summary judgment motion has been filed and would be heard on October 20, 1997. An enforcement action had been filed against Dan Tonnemacher in the Federal Court in Reno for illegal grading and alteration of a stream without permits. Mr. Tonnemacher had been served but had not yet answered the complaint. In the Suitum v. TRPA, it had been remanded back down to the Ninth Circuit Court and now had been remanded down to the Trial Court as of September. We anticipate receiving scheduling orders shortly for that case to go to trial.

C. APC Members

Mr. Combs stated that his Board of Supervisors went out on the Tahoe Research Vessel with Dr. Goldman and his crew and he got to tag along with them. His Board got to hear a very excellent report about the state of the Lake; things that he hears regularly but not all of his Board members get a chance to.

Mr. Poppoff questioned if the Agency was taking a position on the Truckee River Operating Agreement regarding the Lake level problem. Mr. Wells responded that the Agency hasn't taken a position but do intend to comment on the EIS that was being presented. The Agency has been involved in attending preliminary scoping meetings for the document to make sure that they do address in the EIS the impacts of maintaining a highwater level on water quality. Mr. Wells stated that because of the Compact, the Agency is somewhat limited on how much involvement we can have in that process.

Mr. Poppoff asked about lawns in the Basin and whether there was some regulations in controlling the installation of new lawns, particularly at the edge of the Lake. Mr. Wells stated that there no regulations against landscaping in the backshore. TRPA tries to be careful in terms of what we allow into the sandy areas.

Mr. Hansen questioned if the Ordinances and Regional Plan were going to be available by CD Rom, and Mr. Wells replied that these are some of the things TRPA is looking into, in addition to putting them on the Internet.

Mr. McDowell stated that the Forest Service received 14 administrative appeals on the Lake in the Sky Interpretive Center, but as of today, all had been withdrawn. The Forest Service would not implement construction or the decision about the Interpretive Center until there was an analysis of the transit center done. The Salvage program did sell and the values were reanalyzed. In addition, he suggested that either Jim Baetge or Jerry Wells write a letter to APC members regarding the importance of a quorum at the meetings.

Mr. Thompson suggested writing a resolution for Teri Jamin, the alternate to the APC. He also stated that the NRCS was working with Placer County to implement some mitigation from last winter's storms to do some channel clearing/restoration to provide capacity for the anticipated runoff to accompany this year's snowmelt.

APC REGULAR MEETING MINUTES OCTOBER 8, 1997

VIII. ADJOURNMENT - Meeting adjourned at 12:22 p.m.

Sue Mikanovich

Sue Mikanovich
Clerk to the Commission

This meeting was taped in its entirety. Anyone wishing to listen to the tapes may call for an appointment at (702) 588-4547. In addition, any documents submitted at the meeting may be reviewed at the TRPA office, 308 Dorla Court, Elks Point, Nevada.

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MEMORANDUM

March 2, 1998

To: TRPA Advisory Planning Commission

From: TRPA Staff

Subject: Amendment of Regional Plan Land Capability Overlay Map Pursuant to a Proposed Man-Modified Determination, Douglas County; APN 07-130-04, Kahle Park, Kingsbury Grade, Douglas County, Nevada

Proposed Action: The applicant, Douglas County, requests that the Advisory Planning Commission, review the proposed man-modified determination and if appropriate recommend approval by the TRPA Governing Board.

Staff Recommendation: Staff recommends that the Advisory Planning Commission review the proposed Man-Modified Determination and recommend approval of the proposed Regional Plan amendment which changes the land capability of a 6,000 square foot portion of the parcel, which is part of the Douglas County Kahle Park Complex, (Exhibit 1) from land capability class 3 to land capability class 7, with the following conditions:

1. A schedule for the installation of standard BMPs be completed by the owner and a security deposit be posted prior to the acknowledgement of any permits on this parcel. All BMPs must be installed prior to October 15, 1999. Implementation of BMPs relating to, but not limited to, ripping of compacted areas, revegetation, and stabilization of fill side slopes, shall be required as part of onsite mitigation. The owner shall post a security equal to \$8,300 or 110 percent of the project cost as determined by a licensed Civil Engineer or equivalent, to ensure completion of the necessary BMPs on the parcel.
2. Prior to the acknowledgement of a permit for a new project on this parcel which relies on the increase in the allowable land coverage associated with this man-modified determination, the owner shall retire 1,500 square feet of land coverage in the same hydrologically related area as the parcel in accordance with Subsection 20.3.C (2) or pay a mitigation fee of \$7,500 to the TRPA excess coverage mitigation fund. The fee is based on a per square foot value of land coverage at \$5.00 per square foot.

jp
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AGENDA ITEM V. A.

Either option would result in retirement of potential or existing coverage and shall be required as offsite mitigation.

Background: The portion of the property being considered for a man-modified determination is a 6,000 square foot portion of the parcel located along Kingsbury Grade near Stateline, Nevada. The area being evaluated is undeveloped, flat and sparsely vegetated.

Soil mapping completed in 1991 for the Kingsbury Community Plan placed this portion of the APN 07-130-04 in land capability class 3 associated with the JeD (Jabu coarse sandy loam, shallow variant, 5 to 15 percent slopes) map unit. The slope gradients on this portion of the parcel range from 1 to 3 percent. The site has been extensively filled and graded. Based on evidence of grading, the land capability of the disturbed areas could not be verified without a detailed soils investigation.

An agent for the owner filed a land capability challenge on April 17, 1997. A TRPA team of experts conducted the field investigation in August 1997. The soils investigation was conducted by Joseph Pepi, Certified Professional Soil Scientist. A soils report was prepared and concluded the soils were modified by grading to the extent the land capability of the parcel had been significantly altered from its natural state.

Chapter 20, Subsection 20.2.F of the TRPA Code of Ordinances, sets forth the policy for processing man-modified determinations. A man-modified determination is appropriate when land has been altered such that it no longer exhibits the characteristics of the original mapped land capability.

Report: The following analyses are provided to complete the man-modified report:

- (a) **Geomorphic Characteristics** - The Geomorphic Analysis of the Lake Tahoe Basin (Bailey, 1974) maps this area as geomorphic unit E-2 (Outwash, till and lake deposits) and is classified as hazard lands. The soils identified on the parcel (see item c) are consistent with the mapped geomorphic hazard rating.
- (b) **Surface and Subsurface Hydrology** - The parcel has no surface water drainages and there is no evidence of near surface groundwater.
- (c) **Physical/Chemical Soil Characteristics** - The parcel is mapped as JeD (Jabu coarse sandy loam, shallow variant, 5 to 15 percent slopes) on TRPA Land Capability Map H-16.
- (d) The soils report prepared by Joseph Pepi, TRPA Soil Scientist, is attached. This report found this portion of parcel 07-130-04 to have been modified by grading. The graded area now has soils which are deep loamy coarse sands intermixed with construction debris. These soils are not similar to any of the named soils recognized in the Natural Resource Conservation Service (NRCS) Tahoe Basin Soil Survey (Rodgers, 1974).

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AGENDA ITEM V. A.

- (e) **Erosion Hazard** - The altered soils have been graded, are deep and would have a low runoff potential. Because of the coarse texture of the surface soils, they have a slight relative erosion hazard.
- (f) **Vegetation** - The vegetative cover of the undeveloped portion of the parcel consists of Jeffrey pine, rabbitbrush, bitterbrush, whitethorn and manzanita. The vegetation on the disturbed areas is sparse, since much of it was destroyed as a result of the grading. Natural revegetation of the this disturbed area has been slow; this may be due to the soil conditions.
- (g) **Land Capability District** - The graded areas are best classified as land capability class 7. There is approximately 6,000 square feet of area on the parcel identified as class 7 and allowed 30 percent land coverage.

The proposed man-modified determination does not grant a permit for any new construction. This determination solely applies to the classification of the parcel under the Bailey Land Capability Classification System, from which the amount of allowable coverage is determined.

Required Findings:

The following is a list of required findings as set forth in Chapters 6 and 20 of the TRPA Code of Ordinances. Following each finding, TRPA staff has briefly summarized the evidence on which the required finding may be made.

A. Chapter 6 Findings

- 1. Findings: The project is consistent with and will not adversely affect implementation of the Regional Plan, including all applicable Goals and Policies, Plan Area Statements, the Code and other TRPA Plans and programs.

Rationale and Evidence: The proposed amendment of the Regional Plan to amend TRPA Land Capability Overlay Map H-16 is consistent with the procedures set forth in Chapter 20 of the Code. No significant impacts on the Regional Plan, Goals and Policies, Plan Area Statements, the Code or other TRPA plans and programs are anticipated.

- 2. Findings: The project will not cause the environmental threshold carrying capacities to be exceeded.

Rationale and Evidence: The basis on which this finding can be made is provided in the checklist entitled, "Checklist: Article V (g) Findings", in accordance with Chapter 6, Subsection 6.3.B of the TRPA Code of Ordinances. All responses contained in said checklist indicate compliance with the environmental threshold carrying capacities.

All responses contained in said checklist indicate compliance with the environmental threshold carrying capacities. A copy of the completed checklist is available at the Governing Board hearing and on file at TRPA.

3. Findings: Wherever Federal, State or local air and water quality standards applicable for the Region, whichever are strictest, must be attained and maintained, pursuant to Article V (d) of the TRPA Compact, the project meets or exceeds such standards.

Rationale and Evidence: The basis on which this finding can be made is provided in the checklist entitled, "Checklist: Article V (g) Findings", in accordance with Chapter 6, Subsection 6.3.B of the TRPA Code of Ordinances. All responses contained in said checklist indicate compliance with the environmental threshold carrying capacities. A copy of the completed checklist is available at TRPA.

4. Findings: The Regional Plan, as amended, achieves and maintains the thresholds.

Rationale and Evidence: For the reasons stated in support of Findings 1, 2, and 3 above, the proposed amendment will result in the Regional Plan Package continuing to achieve and maintain thresholds.

B. Section 20.2.F. Findings

Finding (a): The land was modified prior to February 10, 1972.

The construction debris was placed on the property in the late 1960's and there is evidence that the property was graded prior to the 1972 cutoff date.

Finding (b): Further development will not exacerbate the problems resulting from the modification of the land and will not adversely impact sensitive lands adjacent to or nearby the man-modified area.

Development of the graded area will not increase runoff or erosion provided all new development is completed with properly conceived and designed BMPs which are properly maintained. Revegetation of the graded areas not utilized for development would enhance nutrient uptake and minimize surface erosion potential. There is no evidence of near surface groundwater and further development would not interfere with groundwater.

3/2/98

AGENDA ITEM V. A.

Finding (c): The land no longer exhibits the characteristics of land bearing the same original land capability classification.

The original land capability of the parcel was mapped class 3. The graded area now has a slope gradient of 1 to 3 percent which is flatter than the natural slope gradients of the surrounding lands. Due to the change in slope, the graded area now exhibits the characteristics of a land capability class 7.

Finding (d): Restoration of the land in question is infeasible because of factors such as the cost thereof, a more positive cost-benefit ratio would be achieved by offsite restoration, onsite restoration would cause environmental harm, restoration onsite would interfere with an existing legal use and the land is not identified for restoration by any TRPA program.

Onsite restoration of the graded area to the original land form and corresponding slope gradient would require removal of fill material to reshape the slope contours. Removal of fill material reshaped to the natural contours of 12 percent or greater would increase erosion potential and create large areas of unvegetated, erodible soil. The cost to reestablish the original contours or reshape the graded areas would exceed the costs to revegetate the graded areas to a natural vegetative community. Restoration of the graded areas would severely impact the existing use of the parcel. There are no current TRPA plans for restoration of this parcel.

Finding (e): Further development can be mitigated offsite.

The major impact related to the change in land capability of this parcel would be related to increased allowed land coverage. This increase in allowed land coverage could be mitigated by offsite retirement of potential or existing land coverage within the hydrologic region of the parcel. All new land coverage would be subject to the standard TRPA water quality mitigation

Finding (f): Mitigation to offset the losses caused by the modification of the land and pertinent land capability district shall be as follows: (i) onsite and offsite mitigation, (ii) a maintenance program, including a schedule of maintenance proposed by the owner and approved by TRPA and; (iii) collection of a security, if deemed necessary by TRPA, to guarantee mitigation.

The man-modification of this parcel has resulted in an increased benefit to the owner in that there is an increase in allowed land coverage. The onsite mitigation for development of land coverage would entail runoff control of storm water by infiltration. Revegetation of disturbed areas would reduce runoff and erosion potential onsite. Onsite mitigation measures shall be in compliance with the TRPA BMP Handbook. The owner of the property shall include appropriate onsite mitigation measures with any project proposal submitted to TRPA, as a result of the change in land capability from the man-modified determination, for review and approval.

There will be an increase of 1,500 square feet of allowable land coverage over the allowed land coverage associated with the previous mapped land capability, as a result of the man-modified determination. This increase in allowed coverage would not have been available to the property owner had the parcel remained in its natural state. This increase in land coverage can be mitigated offsite by retirement of either potential land coverage or existing land coverage. The retirement of land coverage in the hydrologic region of the parcel could be accomplished by the owner acquiring other lands offsite and retiring land coverage; or the owner could pay, on a per foot basis, an appropriate mitigation fee to TRPA to be passed through to another entity for retirement of potential land coverage.

The owner of the property shall include a program and schedule for maintenance of the required BMPs as a condition of approval by TRPA. The owner shall post \$8,300 or 110 percent of the project cost as determined by a licensed Civil Engineer as security for completion of the necessary BMPs. The security shall be posted within 90 days of the Governing Board approval of the man-modified determination

Conclusions: Agency staff has found that as a result of the man-modifications to the parcel, the graded areas of the parcel exhibit different land capability than what was originally mapped. The impacts of the man-modified determination are predominantly associated with increased allowable land coverage. The erosion and runoff impacts associated with the grading of the parcel can be mitigated through implementation of BMPs onsite and land coverage retirement offsite.

Environmental Documentation: An environmental checklist has been filled out for this project. All responses contained in said checklist indicate compliance with the environmental threshold carrying capacities. Based on this determination, a Finding of No Significant Impact (FONSI) can be made. A copy of the completed checklist is available at TRPA.

If there are any questions related to this matter please contact Joe Pepi at (702) 588-4547.

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SOIL INVESTIGATION FOR PORTION OF APN 07-130-04 236 KINGSBURY GRADE DOUGLAS COUNTY, NEVADA

INTRODUCTION

A soil investigation was conducted on a 6,000 square foot portion APN 07-130-04, Douglas County Nevada. This area is 6,000 square feet in size and is located off Kingsbury Grade on the parcel that contains Kahle Park, near Stateline, Nevada. A detailed topographic map at a scale of 1 inch equal 10 feet shows the boundaries of the parcel. This investigation was done to obtain detailed information about the soil map units and Land Capability Classes present on this area, in order to complete a Man-Modified Determination.

ENVIRONMENTAL SETTING

TRPA Land Capability Map H-16 shows this parcel in Land Capability Class 1a. The Soil Conservation Service Soil Survey for the Lake Tahoe Basin places this property within the JeD (Jabu coarse sandy loam, shallow variant, 5 to 15 percent slopes) map unit. This parcel is mapped within geomorphic unit E-2 (Outwash, till and lake deposits, low hazard lands) in the Bailey Geomorphic Analysis of the Lake Tahoe Basin.

This area is graded and nearly flat and is located in the south west corner of the parcel. The vegetation consists of scattered Jeffrey pine, rabbitbrush, bitterbrush, whitethorn, and manzanita.

These soils are coarse textured and are mixed with construction debris deposited on the parcel in the late 1960's. They are deep and are somewhat excessively drained.

PROCEDURES

A soil pit was dug on the flat graded area using a backhoe and the soils were examined to determine the soil map unit present. This profile was examined and described in detail. A copy of this soil descriptions is included in this report. Slopes were measured using a clinometer.

FINDINGS

One soil map unit was found on this parcel. The soil is characterized is mixed with construction debris, including pieces of concrete and asphalt, old water pipe, cable, and steel reinforcement bar. The soil itself is a brown gravelly loamy coarse sand surface layer over a yellowish brown gravelly loamy coarse sand lower surface layer. The underlying layer is a dark grayish brown gravelly loamy coarse sand and brown gravelly sandy loam. The slope on this portion of the parcel is 1 to 3 percent. This soil is not recognized in the