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**MEMORANDUM**

Date: January 19, 2017

To: TRPA Hearings Officer

From: TRPA Staff

Subject: David Bernstein and Andrea Zintz Land Capability Challenge; 983 Jennifer Street, Washoe County, NV; Assessor's Parcel No: 125-393-01; TRPA File No: LCAP2016-0441

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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. Specifically, changing 100% of the parcel from Class 1a, MsE-Meeks very stony loamy coarse sand, 15 to 30% slopes, to Class 4, XXX soil, 9 to 30 percent slopes.

Background: The Soil Conservation Service Soil Survey of Tahoe Basin Area, California-Nevada (Rogers, 1974) places the subject parcel within MsE-Meeks very stony loamy coarse sand, 15 to 30% slopes. The TRPA geomorphic group for this location is E-1 (Moraine Lands, undifferentiated), which is rated as moderate hazard lands. The Meeks soil formed in primarily granitic, glacial outwash and it is deep, stony, and has a weak, silica-cemented hardpan. The updated Soil Survey of the Tahoe Basin Area, California and Nevada (USDA, 2006) maps this parcel as 7422-Meeks gravelly loamy sand, 15 to 30% slopes, very bouldery.

A land capability challenge (LCAP2016-0441) was filed with TRPA on November 14 2016. Phil Scoles, certified soil scientist, examined the site and prepared a land capability challenge on behalf of the agent James Borelli of Borelli Architecture, and the owners David Bernstein and Andrea Zintz. Mr. Scoles completed a site visit on September 21, 2016.

Findings: Two soil pits were excavated to 60 inches with a backhoe. Pit 1 was located in the western, upper portion of the parcel, and pit 2 was located in the eastern, lower portion of the parcel. The soils in both pits have similar characteristics. They are very deep, non-rocky soils derived from granitic colluvium and residuum. Both soils have loamy coarse sand textures throughout. Both test pits have a topsoil layer about 16 inches thick, with a subsoil that extends from 44 to 53 inches below the surface. A poorly developed C horizon, is present in the lowest horizon. There was no evidence of a seasonal high water table or weakly cemented silica horizon. These soils are somewhat excessively drained with moderately rapid permeability.

The soils examined do not meet the range and characteristics of the Meeks (MsE) soil type described in 1974 soil survey. These soils are deep like Meeks soil type (MsE), but do not have

the high amount of rock fragments that is diagnostic of the Meeks soil component. Additionally, these soils lack the subsurface, silica-cemented hardpan diagnostic of the Meeks soil type. With loamy coarse sand textures and no indication of a seasonal high water, these soils fall within Hydrologic Soil Group A (HSG-A). These soils are much deeper than the Toem and Cagwin soils, which also formed in weathered granodiorite. These soils are unlike the Jorge soil and Umpa soils (both occur in this vicinity), because the Jorge and Tahoma soils formed in weathered andesite and other volcanic parent material. These soils also lack the rock fragment content to fall within the range and characteristics of the Inville soil, which is mapped in this vicinity (usually at lower elevations). Therefore, these soils are an unnamed soil (an inclusion designated 'XXX'). In accordance with Table 4 of Land-Capability Classification of the Lake Tahoe Basin, California and Nevada, the subject soils qualify as Class 4. Specifically, the soils occur in the moderate hazard zone; have slopes 9 to 30%; and low to moderately low runoff potential (aka HSG-A or HSG-B). Class 4 lands have an allowable base coverage of 20 percent.

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

<b>Land Capability District</b>	<b>Area (sq. ft.) 1974 soil survey</b>	<b>Area (sq. ft.) 2016 LCC</b>
Class 1a (MsE 9 to 15 % slopes)	13,119	0
Class 4 (9 to 30 % slopes)	0	13,119
<b>Total Parcel Area</b>	<b>13,119</b>	<b>13,119</b>

This memorandum was jointly prepared by TRPA subcontractor 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](mailto:jroll@trpa.org).

## BAILEY LAND CAPABILITY CHALLENGE FINDINGS

<b>Site Information</b>	
<b>Assessor's Parcel Numbers: (APN)</b>	125-393-01
<b>TRPA File No. / Submittal Date:</b>	LCAP2016-0441 / 11/14/2016
<b>Owner or Applicant:</b>	David Bernstein and Andrea Zintz
<b>Address:</b>	7 Hedgecroft Drive Pennington, NJ 08534

<b>Environmental Setting</b>	
<b>Bailey Soil Mapping Unit<sup>1</sup> / Hydrologic Soil Group (HSG) / Land Class / Geomorphic Hazard Unit</b>	MsE-Meeks very stony loamy coarse sand, 15 to 30% slopes / HSG B/ E1, Depositional Lands, moraine lands (Moderate hazard lands).
<b>Soil Parent Material</b>	Glacial moraine
<b>Slopes and Aspect</b>	15 to 30 percent; sloping to south
<b>Elevation and Datum</b>	7352 to 7376 feet, Arnett and Associates
<b>Rock Outcrops and Surface Configuration</b>	None present
<b>SEZ and Hydrology Source</b>	No SEZ on parcel
<b>Vegetation</b>	Jeffrey pine, white fir, with sparse snowbrush ceanothus and greenleaf manzanita.
<b>Ground Cover Condition</b>	Good (vegetation 55%, duff/mulch 85% cover)
<b>Site Features</b>	Residence, paved driveway, porch, and deck.

<b>Field Investigation and Procedures</b>	
<b>Consultant and Address</b>	Phil Scoles Post Office Box 2100 Portland Oregon 97208-2100  Marchel Munnecke (TRPA contractor) Post Office Box 1015; Twin Bridges, CA 95735-1015
<b>TRPA Staff Field Dates</b>	Mrs. Munnecke visited site on Dec. 7, 2016. Meeks has a high cover of stones and boulders on the surface and within road cutbanks. This area lacks the high cover of rock fragments. Meeks has a weakly cemented duripan, which was not evident in nearby cutbanks.
<b>SEZ Mapping / NRCS Hydric Soil</b>	None present
<b>Number of Soil Pits or Auger Holes and Description Depth</b>	2 hand pits excavated with a backhoe to 60+ inches.

<sup>1</sup> 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.

<b>Additional or Repetitive TRPA Sample Locations</b>	NA
<b>Representative Soil Profile Descriptions</b>	Mr. Scoles's Land Capability Analysis Report, with two soil profile descriptions included (2 locations/pits)
<b>Areas Not Examined</b>	Residence, paved driveway, porch, and deck.

<b>TRPA Findings</b>	
<b>2006 Soil Survey Map Unit</b>	7422, Meeks gravelly loamy coarse sand, 15 to 30 % slopes, very bouldery
<b>Consultant Soil Mapping Determination and Rationale</b>	<p>Pit 1 and pit 2 were very similar, XXX Class 4</p> <p>These soils are very deep, somewhat excessively drained, in Hydrologic Soil Group A. They lack the rock fragments and a weakly cemented silica horizon, so do not meet the range and characteristic of the Meeks soil component. These soils are similar to the Cassenai soil component. This was mapped elsewhere in the 2006 soil survey as 7422, Cassenai gravelly loamy coarse sand.</p>
<b>Slope Determination</b>	12 to 20 percent slopes
<b>TRPA Conclusion(s)</b>	TRPA concurs with consultant's determination and mapping.
<b>Applicable Area</b>	See Land Capability Analysis Report (Attachment A, November, 2016)

Attachments:

- A. Land Capability Analysis Report, November 2016 (Includes map and soil descriptions)
- B. Site Plan

Attachment A

Land Capability Analysis Report, November 2016 (Includes map and soil descriptions)

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**LAND CAPABILITY ANALYSIS FOR  
983 JENNIFER ST., INCLINE VILLAGE,  
WASHOE COUNTY, NEV. (APN 125-393-01)**

Prepared for

David Bernstein and Andrea Zintz  
7 Hedgecroft Drive  
Pennington, NJ 08534

And

John Borelli / Borelli Architecture  
Post Office Box 6823  
Incline Village, NV 89450

Prepared by

**TERRA SCIENCE, INC.**  
Post Office Box 2100  
Portland Oregon 97208-2100

**TSI PROJECT 161024-1**

**NOVEMBER 2016**

**LAND CAPABILITY ANALYSIS FOR  
983 JENNIFER ST., INCLINE VILLAGE,  
WASHOE COUNTY, NEV. (APN 125-393-01)**

Introduction and Purpose

At the request of property owners David Bernstein and Andrea Zintz, Terra Science conducted a land capability analysis of their residential property located at 983 Jennifer St., in the north part of Incline Village, Nevada. This 0.30-acre (13,119 sf.) property consists of a single-family residence, paved driveway, decks and fenced backyard. Elevations range from 7352 to 7376 ft. MSL. Vegetation consists mostly of Jeffrey pine and white fir trees, with lesser amounts of wild currant, snowbrush, and greenleaf Manzanita (nearby). The ground cover consists of decomposing pine and fir needles, plus other forest litter (little or no exposed mineral soil). The property has natural slopes ranging from 12 to 20%, which dip to the south. The driveway vicinity has a flatter slope, which appears was historically graded (the analysis utilizes natural slopes and interpolates slopes where historically altered). The purpose of this analysis is to examine onsite soils and determine the land capability classification, as per Tahoe Regional Planning Agency (TRPA) regulations.



Vicinity and shaded relief maps for 983 Jennifer St., Incline Village, Nev. Project situated on upper reach of outwash/till landform. Third Ck. dissects this landform immediately to the east.

**Land Capability Analysis For 983 Jennifer St., Incline Village (APN 125-393-01)**

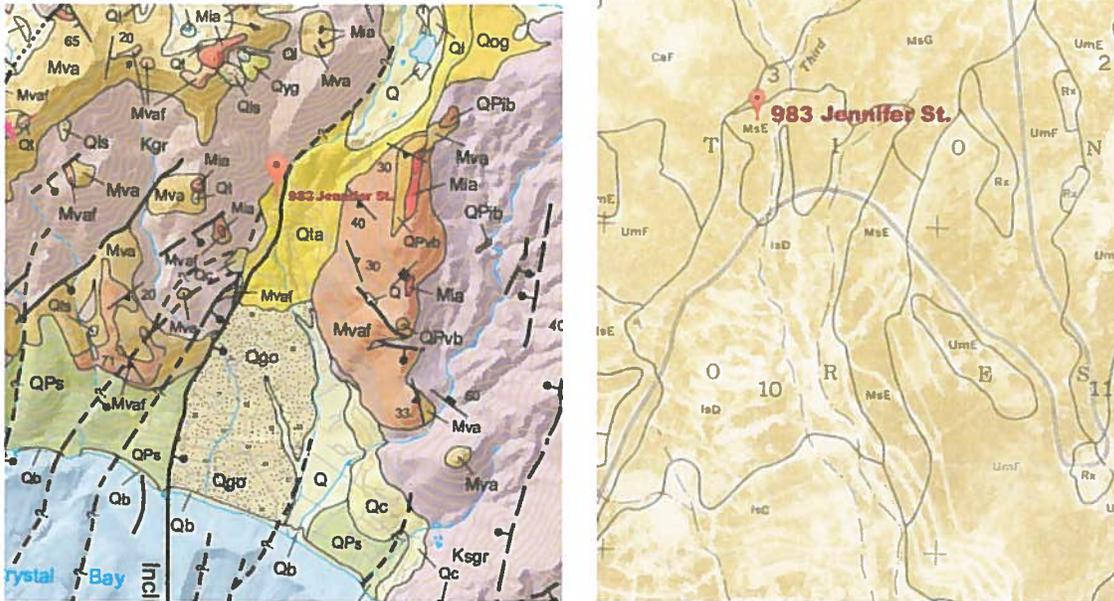
Past Mapping and Classification

The subject property is situated near the upper reaches of a large outwash fan created by ancestral creeks draining upslope glaciers. It is likely this vicinity was scoured down to bedrock during such times, then capped with material eroded from above. Based on field observations, the resultant colluvial and residuum soil that has formed is derived from granodiorite. This generally confirms the California Department of Conservation mapping which identifies the underlying geology as Qta-Pleistocene glacial till (Saucedo, G., 2005).

The soils for this vicinity were originally described in Soil Survey of the Lake Tahoe Basin, California-Nevada (Roger, J., 1974). Specifically, Soil Conservation Service (now Natural Resources Conservation Service, NRCS) mapped this vicinity as MsE-Meeks very stony loamy coarse sand, 15 to 30% slopes. Such mapping is a predictive tool based on years of field research that correlates soil formation factors like parent material, landform, slope, aspect, mineralogy, depth, drainage, stoniness, age (weathering) and vegetation patterns. Such mapping does not infer that soil conditions were verified for a particular parcel and natural variability is expected (inclusions of similar and/or associated soils). The Meeks soil formed from mostly granitic glacial outwash and it is deep, stony and has a weak, silica-cemented hardpan. In 2006, the soil survey was updated, which differentiated more soils and utilized digital mapping. The updated soil survey indicated the presence of 7422-Meeks gravelly loamy sand, 15 to 30% slopes, very bouldery. This survey has not yet been incorporated into the TRPA Code of Ordinances and land capability program.

In accordance with Land-Capability Classification of the Lake Tahoe Basin, California-Nevada (Bailey, R.G. 1974), the MsE soil is rated as Class 1A. This is a low capability rating, due to excessive gravels/bedrock, moderate to steep slopes, and parent material characteristics that increase relative erosion hazard. The allowable base coverage for Class 1A soil is 1 percent. The TRPA geomorphic group for this location is E-1 (Moraine Lands, undifferentiated), which is rated as moderate hazard. No portion of the property is mapped or qualifies as Stream Environment Zone (SEZ).

## Land Capability Analysis For 983 Jennifer St., Incline Village (APN 125-393-01)



Geology map (left diagram) indicates vicinity of project site consists of Pleistocene glacial till (Qta). The 1974 soil survey (right diagram) shows likely presence of MsE-Meeks very stony loamy coarse sand, 15 to 30% slopes. MsE is rated as Class 1A land.

### Methods

The field investigation was conducted on October 24, 2016. Two test pits were dug with a mini-excavator to a depth of 5 feet. One pit was dug on the uphill side of the residence, about 50 feet southwest of Jennifer St. The second pit was dug in the backyard, about 25 feet east of the residence. Soil profiles for each pit were described by soil scientist Phil Scoles (Appendix A). Each profile was evaluated for soil horizons, texture, color, mottles and redoximorphic features, structure, consistence, plasticity, root size/abundance, pore size/abundance, gravels, and similar properties. Standards for these field-determined properties are promulgated by the National Cooperative Soil Survey and summarized in Field Book for Describing and Sampling Soils (NRCS, Version 3.0). Slope was measured with a clinometer and verified with the project topography map. Photographic documentation was completed prior to backfilling the test pits (Appendix B). Land capability delineations were transcribed from the field map to an AutoCAD drawing. This land capability map composes Appendix C.

### Findings and Conclusions

The field evaluation found similar conditions in both test pits, namely deep, non-rocky soils derived from granitic colluvium and residuum. Both soils have loamy coarse sand textures throughout. Both test pits have a topsoil layer about 16 inches thick, which reflects the increased rainfall and snow at the subject elevation. The subsoil extends to 44 to 53 inches below the surface. This subsoil shows a slight increase in illuviated iron and slight increase in soil structure (hence Bw horizon designation). Roots from trees and shrubs extend below 60

**Land Capability Analysis For 983 Jennifer St., Incline Village (APN 125-393-01)**

inches, without any indication of restriction. Lacking any indication of a seasonal high water table and moderately rapid permeability, these soils are considered somewhat excessively drained.

The natural soil conditions on the subject parcel do not match those soil type mapped in the 1974 soil survey. The soils are deep like Meeks soil type (MsE), but have dramatically less gravels, cobbles and stones. Additionally, the onsite soils lack the subsurface, silica-cemented hardpan that is central to the Meeks soil type. Given the loamy coarse sand textures and no indication of a seasonal high water, it is part of Hydrologic Soil Group A (HSG-A). The onsite soils are much deeper than the Toem and Cagwin soils, which also formed in weathered granodiorite. The soils are unlike the Jorge soil and Umpa soils (both occur in this vicinity), which formed in weathered andesite and other volcanic parent material. Lastly, the onsite soils are much less stony than the Inville soil which is also prevalent in this vicinity (usually at lower elevations). Consequently, the onsite soils are an unnamed soil (an inclusion designated 'XXX'). In accordance with Table 4 of Land-Capability Classification of the Lake Tahoe Basin, California and Nevada, the subject soils qualify as Class 4. Specifically, the soils occur in the moderate hazard zone; have slopes 9 to 30%; and low to moderately low runoff potential (aka HSG-A or HSG-B). Class 4 lands have an allowable base coverage of 20 percent.

Limitations

Terra Science, Inc. examined soil conditions for the study area using two test pits on APN 125-393-01, located at 983 Jennifer St., Incline Village, Nev. The data presented in this analysis was collected and interpreted using standards of skill, care, and diligence ordinarily provided by a qualified soil scientist following National Cooperative Soil Survey standards and techniques. The land capability classifications followed the parameters set forth by Land-Capability Classification of the Lake Tahoe Basin, California-Nevada (Bailey, R.G., 1974) and Tahoe Regional Planning Agency Code of Ordinances (Effective Feb. 09, 2013). The analysis findings are based on incidental information from the property owner, observations of the project team and limitations of the soil investigation methods. The analysis findings and their significance should not be extrapolated beyond the study area, nor used for geotechnical, stability, or engineering purposes. Terra Science, Inc. shall not be liable beyond the fees paid for its services for errors and omissions.

The analysis was generated for the exclusive use of David Bernstein, Andrea Zintz, Borelli Architecture and their designates. These parties shall not interpret the analysis findings and/or conclusions any differently than stated without prior discussion with Terra Science, Inc.

Respectfully submitted,



Phil Scoles  
Soils and Water Scientist

# TERRA SCIENCE, INC.

Soil, Water & Wetland Consultants  
CCB no. 138507

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## APPENDIX A - SOIL PROFILE DESCRIPTIONS

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Test Pit no. 1 – Located in west (upper) part of property; about 50 feet east of Jennifer St., 15 feet west of chain-link fence, 7 feet north of wood deck. Latitude: 39.277797° N, Longitude: -119.949011° W (from Google maps). Profile evaluated and recorded by Phil Scoles on 10/24/2016.

Elevation: 7369 feet MSL (from Arnett & Associates, 9/21/16, Lake Tahoe Datum).  
Landform: Backslope; 22% slope (aspect toward S).  
Vegetation: *Pinus jeffreyi* and *Abies concolor*. At similar elevation understory contains of *Ribes nevadense*, *Ceanothus velutinus*, *Chrysolepis sempervirens*, *Purshia tridentata*, and *Arctostaphylos patula*. No primary or secondary SEZ vegetation.

Oi 0 to 2 inches; slightly decomposed fir and pine needles, twigs.

A 2 to 6 inches; very dark brown (10YR 2/2) moist, loamy coarse sand; no mottles or redoximorphic features; moderate, medium, granular structure; very friable, nonsticky and nonplastic; common, very fine and fine roots; many, fine interstitial pores; <5% gravel; clear, smooth boundary.

AB 6 to 15 inches; dark brown (10YR 3/3) moist, loamy coarse sand; no mottles or redoximorphic features; weak, fine, subangular blocky structure; very friable, nonsticky and nonplastic; common, very fine and fine roots, common medium roots and few coarse roots; many, fine interstitial pores; <5% gravel; clear, smooth boundary.

Bw1 15 to 33.5 inches; dark brown (10YR 3/3) moist, loamy coarse sand; no mottles or redoximorphic features; weak, medium, subangular blocky structure; very friable, nonsticky and nonplastic; common, fine roots, many medium roots and common coarse to very coarse roots; many, fine interstitial pores; <5% gravel; clear, smooth boundary.

Bw2 33.5 to 53 inches; dark yellowish brown (10YR 3/4) moist, loamy coarse sand; no mottles or redoximorphic features; weak, medium structure; slightly hard, friable, nonsticky and nonplastic; few, fine roots, common medium roots and common coarse roots; many, fine interstitial pores; <5% gravel; gradual, smooth boundary.

C 53 to 60+ inches; brown (10YR 4/3) moist, loamy coarse sand; no mottles or redoximorphic features; massive structure; friable, nonsticky and nonplastic; few, fine roots and few medium roots; many, fine interstitial pores; <5% gravel.

Parent material: Colluvium over residuum weathered from granodiorite.  
Drainage class: Somewhat excessively drained. Moderately rapid permeability.  
Hydrologic Soil Group: HSG-A (loamy coarse sand textures, no water or restrictions)  
Soil Taxonomy: Mixed, frigid, Dystric Xeropsamments

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983JenniferLCC rpt 161110-Final

TSI-2016-1024-1

# TERRA SCIENCE, INC.

Soil, Water & Wetland Consultants  
CCB no. 138507

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TRPA Geomorph. Map: E-1 (Moderate Hazard), Moraine Lands, undifferentiated.  
1974 NRCS Mapping: MsE-Meeks very stony coarse sand, 15 to 30% slopes. Class 1A.  
2006 NRCS Mapping: 7485-Meeks gravelly loamy coarse sand, 15 to 30% slopes, extremely bouldery.  
2016 TSI Determination: Unnamed soil (XXX); similar to 7422-Cassenai gravelly loamy coarse sand (deep granitic soil). Onsite soil differs from NRCS mapping because it is a colluvial-residuum soil (instead of outwash or till); it lacks subsurface restrictions (no silica-cemented layer at depth); and it has relatively small gravel content (unlike Meek series). See land capability findings and conclusions. Class 4 (as per Bailey for slopes 9 to 30% and moderate hazard geomorphic setting).

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Test Pit no. 2 – Located in east (lower) part of property; about 50 feet north of south property line (fence), 30 feet west of east property line (fence), 23 feet east of house. Latitude: 39.277784° N, Longitude: -119.948773° W (from Google maps). Profile evaluated and recorded by Phil Scoles on 10/24/2016.

Elevation: 7365 feet MSL (from Arnett & Associates, 9/21/16, Lake Tahoe Datum).  
Landform: Foothlope; 13% slope (aspect toward S).  
Vegetation: *Pinus jeffreyi* and *Abies concolor*. At similar elevation understory contains of *Pinus* and *Abies* saplings, *Ceanothus velutinus*, *Ribes nevadense*, *Arctostaphylos patula*, and *Ceanothus prostratus*. No primary or secondary SEZ vegetation.

- Oi 0 to 0.5 inches; slightly decomposed fir and pine needles, twigs.
- A1 0.5 to 5 inches; very dark brown (10YR 2/2) moist, loamy coarse sand; no mottles or redoximorphic features; weak, fine, granular structure; very friable, nonsticky and nonplastic; common, very fine and fine roots; many, fine interstitial pores; <5% gravel; clear, smooth boundary.
- A2 5 to 17 inches; very dark grayish brown (10YR 3/2) moist, loamy coarse sand; no mottles or redoximorphic features; weak, fine, granular blocky structure; very friable, nonsticky and nonplastic; common, very fine and fine roots and common medium roots; many, fine interstitial pores; <5% gravel; clear, smooth boundary.
- Bw1 17 to 27.5 inches; dark brown (10YR 3/3) moist, loamy coarse sand; no mottles or redoximorphic features; weak, fine, subangular blocky structure; very friable, nonsticky and nonplastic; few, fine roots, common medium roots and few coarse to very coarse roots; many, fine interstitial pores; <5% gravel; clear, smooth boundary.

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- Bw2 27.5 to 44 inches; dark brown (10YR 3/3) moist, loamy coarse sand; no mottles or redoximorphic features; weak, fine subangular blocky structure; slightly hard, friable, nonsticky and nonplastic; few, fine roots, common medium roots and common coarse roots; many, fine interstitial pores; <5% gravel; gradual, smooth boundary. 1 andesite cobble present.
- C 44 to 60+ inches; brown (10YR 4/3) moist, loamy coarse sand, brown (10YR 5/3) dry; no mottles or redoximorphic features; massive structure; slightly hard, friable, nonsticky and nonplastic; few, fine roots and common medium roots; many, fine interstitial pores; 10% gravel (pebble size).

Parent material:	Colluvium over residuum weathered from granodiorite.
Drainage class:	Somewhat excessively drained. Moderately rapid permeability.
Hydrologic Soil Group:	HSG-A (loamy coarse sand textures, no water or restrictions)
Soil Taxonomy:	Mixed, frigid, Dystric Xeropsammets
TRPA Geomorph. Map:	E-1 (Moderate Hazard), Moraine Lands, undifferentiated.
1974 NRCS Mapping:	MsE-Meeks very stony coarse sand, 15 to 30% slopes. Class 1A.
2006 NRCS Mapping:	7485-Meeks gravelly loamy coarse sand, 15 to 30% slopes, extremely bouldery.
2016 TSI Determination:	Unnamed soil (XXX); similar to 7421-Cassenai gravelly loamy coarse sand (deep granitic soil). Onsite soil differs from NRCS mapping because it is a colluvial-residuum soil (instead of outwash or till); it lacks subsurface restrictions (no silica-cemented layer at depth); and it has relative small gravel content (unlike Meek series). See land capability findings and conclusions. Class 4 (as per Bailey for slopes 9 to 30% and moderate hazard geomorphic setting).

**APPENDIX B - PROJECT PHOTOGRAPHS**



Test Pit no. 1 (Depth = 60 in.)



View northeast at vicinity of TP-1. 22% slope. Aspect S.  
Backslope landform; Granodiorite colluvium & residuum.



Test Pit no. 2 (Depth = 60 in.)



View southwest at vicinity of TP-2. 13% slope. Aspect S.  
Footslope landform; Granodiorite colluvium & residuum.

**APPENDIX B - PROJECT PHOTOGRAPHS (cont'd).**



Panoramic view of northeast (upper) part of subject property. North and west part of property has slopes 12 to 20%. TP-1 located northwest of house, while TP-2 east of house.



Panoramic view of southwest (lower) part of subject property. Steepened slope at far right was artificially created to make flatter area for driveway (center). Natural slope is about 14%.

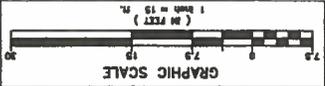
**APPENDIX "C"**

**EXISTING CONDITIONS AND LAND CAPABILITY CLASSES**

LAND CAPABILITY ANALYSIS FOR  
983 JENNIFER STREET  
Incline Village, Washoe County, Nev.  
APN: 125-393-01

Terra Science, Inc.  
Soil, Water, & Wetland Consultants

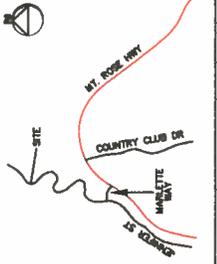
Source: Adapted from Anett & Associates, Inc. topographic survey, April, 2016.



November 2016



VICINITY MAP A.T.S.



**LEGEND**

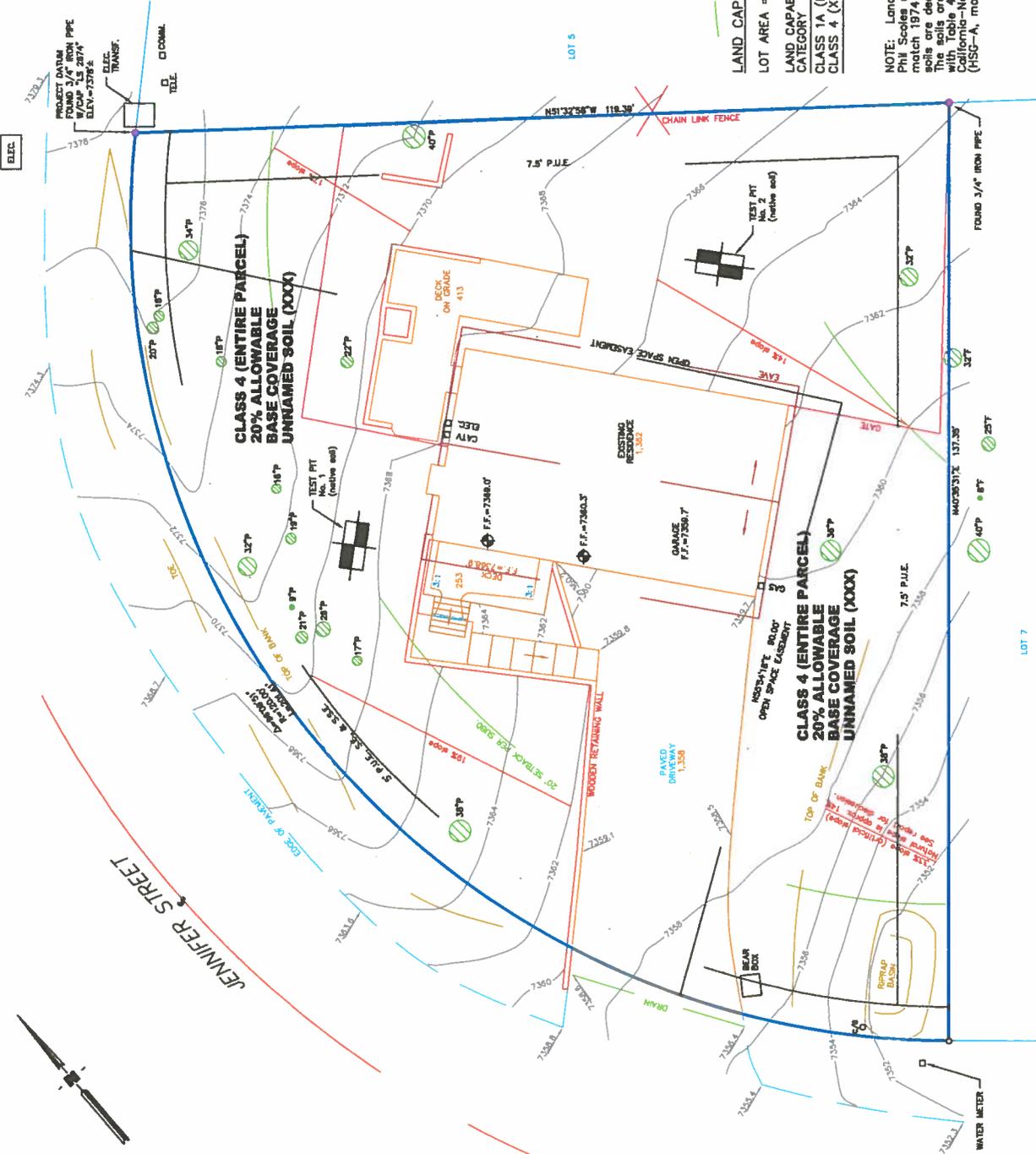
- FOUND MONUMENT AS NOTED
- NOTHING FOUND OR SET
- SPOT ELEVATION
- CLEAN OUT
- UTILITY AS NOTED
- PUBLIC UTILITY EASEMENT
- SLOPE EASEMENT
- S.S.E. SNOW STORAGE EASEMENT
- 12" P. TREE, DIAMETER & TYPE  
P=PINE, F=FR, C=CEDAR

**LAND CAPABILITY FINDINGS**

LOT AREA = 13,119 S.F. (0.30 AC.)

LAND CAPABILITY CATEGORY	2016 LCV (TRPA)	OCT. 2016 LCC (TERRA SCI)
CLASS 1A (MeE)	13,119 SF.	0 SF.
CLASS 4 (XXX)	0 SF.	13,119 SF.

NOTE: Land Capability Analysis conducted by soil scientist, PHI Soils on Oct. 24, 2016. Field conditions do not match 1974 Soil Survey, which mapped Meek soils. Onsite soils are deep, non-rocky, and lack subsurface restrictions. The soils are an unnamed inclusion (XXX). In accordance with Table 4 of the Land-Capability of Lake Tahoe Basin, California-Nevada (Bailey, R.C.) the soil quality is Class 4 (H5C-A, moderate hazard land, 9 to 30% slopes).



Attachment B

Site Plan

