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STAFF REPORT

Date: December 9, 2021

To: TRPA Hearings Officer

From: TRPA Staff

Subject: Barcelos Gabriela Moreira and Brady Caitlyn Land Capability Challenge; 1630 Washoe Way, Placer County, CA; APN 083-051-012, TRPA File Number LCAP2021-0187

Staff Recommendation:

Staff recommends the TRPA Hearings Officer approve the land capability challenge on the subject parcel. The challenge changes Class 3-28,709-sq. ft. (82 percent of parcel) and Class 1a 6,271 sq. ft. (18 percent of parcel) to Class 4- 30,520 sq. ft. (87 percent of parcel) and Class 1a- 4,460 sq. ft. (13 percent of parcel)

Background:

The subject parcel is shown as Class 5 on TRPA Land Capability Overlay Maps (aka Bailey Land Capability maps). The Soil Survey of Tahoe Basin Area, California-Nevada (Rogers, 1974) places the subject parcel in the TdD- Tallac stony coarse sandy loam, 5 to 15 percent slopes (Class 5). A land capability verification determined the entire parcel to be primarily TeE- Tallac stony coarse sandy loam, 15 to 30 percent slopes (Class 3) and TeG- Tallac stony coarse sandy loam, 15 to 30 percent slopes (Class 1a). The updated Soil Survey of Tahoe Basin Area, California and Nevada (NRCS, 2007) maps this parcel as map unit 7172- Kneeridge, gravelly sandy loam, 5 to 15 percent slopes. This parcel has a geomorphic mapping of E1 for Depositional lands; moraine land undifferentiated (Moderate hazard lands). The Tallac soils have a gravelly coarse sandy loam surface texture. Subsurface textures are gravelly coarse sandy loam and very cobbly sandy loam. They are skeletal soils (greater than 35% rock fragments in the particle control section), and do not have argillic soil development. A weakly silica-cemented duripan occurs at depths of 40 to 70 inches.

This land capability challenge was filed by Abigail Edwards of Kaufman Edwards Planning on June 24, 2021. TRPA consultant, Marchel Munnecke visited the site on October 10, 2021. Ms. Munnecke described one pit.

Findings:

One soil pit was excavated by backhoe to 60 inches. It was located south southeast of the residence near center of lot 6. The soil is characterized by a gravelly loamy coarse sand surface texture, with gravelly loamy coarse sand, very gravelly loamy coarse sand, very gravelly sandy loam, very gravelly sandy clay loam and extremely gravelly sandy clay loam subsurface textures. This soil formed in colluvium over glacial deposits.

This soil has greater than 35 percent rock fragments in the particle control section. Soils in this area were mapped as Andisols (soils that have a significant content of volcanic glass) in the 2007 Soil Survey of the Lake Tahoe Basin Area. If this soil has andic properties (requires laboratory analysis) the taxonomy is Medial-skeletal, mixed, frigid Typic Vitrixerands. If the soil lacks andic properties, then the taxonomy would be Loamy-skeletal, isotic, frigid Ultic Haploxeralfs. This soil is very deep, well drained, and is a member of Soil Hydrologic Group B. The vegetation is a white fir forest with a few Jeffrey pines. The understory is sparse with a cover of conifer needles and a few greenleaf manzanita shrubs.

The soil on this parcel is dissimilar to any soil described in the Soil Survey of Tahoe Basin Area, California-Nevada (Rogers, 1974). This soil is dissimilar to the Tallac soils that were mapped on this parcel because this soil has finer textures and does not have a silica cemented layer at depth. This soil is most similar to the Inville soils but has finer, clay loam textures at depth. This soil differs from the Elmira and Gefo soils because it has greater than 35 percent rocks in the particle control section, and finer soil textures at depth. This soil differs from the Meeks soil. Because it does not have a silica cemented horizon at depth, has finer textures between 37 to 57 inches, and the rock fragments in this soil are predominately gravels, whereas the Meeks soil is dominated by stones. Therefore, this soil is dissimilar to any soils mapped in the 1974 Soil Survey of the Tahoe Basin, therefore, this soil is an unnamed soil (XXX).

Table 4 in the Land-Capability Classification of the Lake Tahoe Basin, California and Nevada is utilized to classify unnamed soils. Based on Table 4 this parcel is Class 4- XXX 16-30 percent slopes. A pit was not described in the area with greater than 30 percent slopes, this area remains Class 1a- TeG Tallac stony coarse sandy loam, 15 to 30 percent. The area was refined slightly to accommodate for artificially steepened slopes around the driveway entrance to the residence.

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

Land Capability District	Area (sq. ft.) 2021 LCV	Area (sq. ft.) 2021 LCC
Class 3 (TeE, 15 to 30% slopes)	28,709	0
Class 1a (TeG >30 % slopes)	6,271	4,459
Class 4 (XXX, 16 to 30 % slopes)	0	30,521
Total Parcel Area	34,980	34,980

Contact Information:

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

BAILEY LAND CAPABILITY CHALLENGE FINDINGS

Site Information	
Assessor's Parcel Numbers: (APN)	083-051-012
TRPA File No. / Submittal Date:	LCAP2021-0187 / 6/24/202q
Owner or Applicant:	Abigail Edwards
Address:	PO Box 1253, Carnelian Bay, CA 96140

Environmental Setting	
Bailey Soil Mapping Unit¹ / Hydrologic Soil Group (HSG) / Land Class / Geomorphic Hazard Unit	TeE- Tallac stony coarse sandy loam, 15 to 30 percent slopes /HSG B/ E1- Depositional lands; moraine land undifferentiated (Moderate hazard lands) and TeG- Tallac stony coarse sandy loam, 15 to 30 percent slopes/HSG B/ E1- Depositional lands; moraine land undifferentiated (Moderate hazard lands)
Soil Parent Material	Colluvium over glacial deposits, primarily from volcanic parent material.
Slopes and Aspect	19 to 40 percent; sloping east
Elevation and Datum	6,388 to 6,418 Site topo Terragraphic, 2020
Rock Outcrops and Surface Configuration	This parcel is sloped to the south south-southeast. The slope is smooth without rock outcrops.
Stream Environment Zone	NA
Vegetation	The vegetation is a white fir forest with a few Jeffrey pines. The understory is sparse with a cover of conifer needles and a few greenleaf manzanita shrubs.
Ground Cover Condition	Good (vegetation 07%, duff/mulch 70% cover)
Site Features	Residence, several decks, concrete patio, stairs, retaining walls, shed, and A/C driveway.

Field Investigation and Procedures	
Consultant and Address	Marchel Munnecke PO Box 1015 Twin Bridges, CA 95735
TRPA Staff Field Dates	October 10, 2020
SEZ Mapping / NRCS Hydric Soil	NA
Number of Soil Pits or Auger Holes and Description Depth	1 pit excavated to 60 inches.
Additional or Repetitive TRPA Sample Locations	NA
Representative Soil Profile	See attached soil description. Attachment B.

¹ TRPA currently relies upon the Soil Survey of Tahoe Basin, California-Nevada (Rogers and Soil Conservation Service, 1974), which the Bailey Land Capability system is predicated upon.

Descriptions	
Areas Not Examined	Residence, several decks, concrete patio, stairs, retaining walls, shed, and A/C driveway.

TRPA Findings	
2006 Soil Survey Map Unit	7172- Kneeridge, gravelly sandy loam, 5 to 15 percent slopes.(Class 6 or Class 4 capability class based on slopes)
Consultant Soil Mapping Determination and Rationale	<p>The soil on this parcel is dissimilar to any soil described in the <u>Soil Survey of Tahoe Basin Area, California-Nevada</u> (Rogers, 1974). This soil is dissimilar to the Tallac soils that were mapped on this parcel because this soil has finer textures and does not have a silica cemented layer at depth. This soil is most similar to the Inville soils but has finer, clay loam textures at depth. This soil differs from the Elmira and Gefo soils because it has greater than 35 percent rocks in the particle control section, and finer soil textures at depth. This soil differs from the Meeks soil. Because it does not have a silica cemented horizon at depth, has finer textures between 37 to 57 inches, and the rock fragments in this soil are predominately gravels, whereas the Meeks soil is dominated by stones. Therefore, this soil is dissimilar to any soils mapped in the 1974 Soil Survey of the Tahoe Basin, therefore, this soil is an unnamed soil (XXX).</p> <p>Table 4 in the <u>Land-Capability Classification of the Lake Tahoe Basin, California and Nevada</u> is utilized to classify unnamed soils. Based on Table 4 this parcel is Class 4- XXX 16-30 percent slopes. A pit was not described in the area with greater than 30 percent slopes, this area remains Class 1a- TeG Tallac stony coarse sandy loam, 15 to 30 percent. The area was refined slightly to accommodate for artificially steepened slopes around the driveway entrance to the residence.</p>
Slope Determination	19 to 40 percent slopes.
TRPA Conclusion(s)	TRPA concurs with consultants' determination and rationale above.
Applicable Area	See Attachment A.

Attachments:

- A. Site Topo with Land Capability Delineations
- B. Soil Description
- C. Site Photographs

Attachment A

Site Topo with Land Capability Delineations



**WASHOE WAY
(52' ROW)**

EL=6366.8'
(SSM)

Attachment B

Soil Description

Attachment C

Site Photographs