



**Mail**

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Staff Report

Date: October 21, 2021

To: TRPA Hearings Officer

From: TRPA Staff

Subject Hampton Land Capability Challenge, 670 Sierra Vista Avenue, Placer County, CA, APN 085-141-010, TRPA File Number LCAP2021-0250

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Staff Recommendation:

Staff recommends the TRPA Hearings Officer approve this land capability challenge which would change the land capability from Class 3 (TeE, 15 to 30% slopes) to Class 4 (XXX, Slopes 16 to 30%), and Class 6 (XXX, Slopes 0 to 16%). This change is itemized on the table on Page 3 and depicted on a map included in Attachment C.

Required Motion:

In order to approve the proposed land capability challenge, the Hearings Officer must make the following motion, based on the staff report:

- 1) A motion to approve the proposed land capability challenge.

Staff recommends that the Hearings Officer take the following actions, based on this staff report.

Background:

The parcel being challenged is currently mapped as land capability Class 3. The Soil Conservation Service Soil Survey of Tahoe Basin Area, California-Nevada (Rogers, 1974) identifies the site having Tallac very stony coarse sandy loam, 15 to 30% slopes (TeE). This soil type is derived from glacial moraine materials (granitic and volcanic mineralogy). The vicinity of the parcel has a geomorphic mapping of E-3 for Depositional Lands-Alluvial lands (high hazard lands). The subject parcel has a surveyed size of 16,869 square feet.

A June 10, 2020 Site Assessment compiled by Placer County identified the entire site as Class 3 (Attachment C). A land capability challenge (LCAP2021-0250) was filed with TRPA on August 12, 2021. On September 27, 2021, TRPA contractor Phil Scoles, Terra Science, Inc., conducted a site visit with the applicant's planning consultant, Gary Furumoto. Mr. Scoles completed a detailed soil investigation using a backhoe-dug pit located in the north-center of the parcel and then described the soil profile matrix colors and ped structures, measured soil horizon depths, determined soil textures, estimated gravel volume and root distribution, and conducted a

walking tour of the remaining portion of the property. The observed gravelly loamy coarse sand soil extends across the entire parcel, which mostly has 16 to 30% slopes. A small area having 0 to 16% slopes was also noted east of the residence. Mr. Scoles compiled a soil description (Attachment D) and integrated the technical findings into this Staff Report.

Findings:

The subject parcel consists of an east and northeast sloping hillside formed from a lateral moraine. The moraine landform is composed of mixed rock materials (granitic and volcanic). The hillside slopes range from 15 to 28% slopes. A two-story house sits in the south-center of the property, and here are several patios and footpaths leading up to the residence. Driveway access from Sierra Vista Avenue occurs along the eastern property line. There are artificially steepened slopes parallel to Sierra Vista Avenue and the unpaved driveway. Since TRPA relies upon historic slope conditions for land capability mapping, Mr. Scoles utilized adjacent, natural slopes to interpolate the historic slope in the vicinity of the driveway (gray shaded area on land capability map, Attachment C). The remainder of the parcel is upland forest (fir trees, understory shrubs and saplings). The forest floor has some scattered boulders (“floaters”) that are not connected to subsurface bedrock. No indication of surface erosion, groundwater seepage, or SEZ vegetation.

This land capability challenge utilized one backhoe soil pit, located about 15 feet north of the existing residence. This vicinity is mostly undisturbed (except for vegetation removal), while areas immediately north and south have small retaining walls. Such retaining walls are associated with past grading for the residence (to the south) and driveway (to the north). The vicinity of the backhoe pit had a relatively new layer of wood chips spread across the hillslope. Mr. Scoles found the soil is deep, somewhat excessively drained, and has soil hydrologic group A (HSG-A). The soil does not have a silica-cemented layer that is associated with the Tallac series (usually below 40 inches). It was also found that the soil has less gravel content, deeper root penetration, and coarser sand textures than the 1974 mapped Tallac series. Compared to the Tallac series, onsite soil lacks a high volume of cobbles and stones in the lower part of the profile.

The onsite soil differs from the Jorge and Tahoma soils by having more in-situ soil formation (argillic horizon instead of cambic horizon). Since the Jorge and Tahoma soils are derived from volcanic parent material, they also have finer soil textures (loam, sandy loam, sandy clay loam). Other soils mapped in this vicinity include Elmira and Gefo soil series; however, those soils are composed of sandy to pebbly glacial outwash and occur on slopes less than 20%. As such, the onsite soils do not match known soil series described in the 1974 Soil Survey of the Lake Tahoe Basin (hence they are considered unnamed, XXX soils). The land capability classes for the XXX soils were determined from Page 20, Table 4 of Land-Capability Classification of the Lake Tahoe Basin, California-Nevada (Bailey, 1974). The table on the following page summarizes the soil types, slope classes, as well as changes in land capability concluded by this land capability challenge.

<b>Land Capability District</b>	<b>Slope Class (Range)</b>	<b>2020 Placer Co. Site Assessment Area (sq. ft.)</b>	<b>2021 TRPA Contractor LCC Area (sq. ft.)</b>	<b>Net Change Total Area (sq. ft.)</b>
Class 3 (TcE)	15 to 30%	16,869	0	-16,869
Class 4 (XXX)	16 to 30%	0	15,572	+15,572
Class 6 (XXX)	0 to 16%	0	1,297	+1,297
<b>Total Parcel Area</b>		<b>16,869</b>	<b>16,869</b>	<b>0</b>

Contact Information:

This staff report was jointly prepared by TRPA contractor Phil Scoles (Terra Science, Inc.) and TRPA Senior Planner, Julie Roll. If you have questions on this Hearings Officer item, please contact Julie Roll at 775-589-5247 or jroll@trpa.gov.

Attachments:

- A. Vicinity map and TRPA land capability map
- B. Site Photographs (September 27, 2021)
- C. June 10, 2020 Placer County Site Assessment Letter and October 2021 land capability challenge recommendation map
- D. TRPA land capability contractor soil profile description (1 soil pit)

### BAILEY LAND CAPABILITY CHALLENGE FINDINGS

<b>Site Information</b>	
<b>Assessor's Parcel No. (APN):</b>	085-141-010
<b>TRPA File No. / Submittal Date:</b>	LCAP2021-0250 / August 12, 2021
<b>Owner or Applicant:</b>	Mark Hampton; 785 Kansas Street, San Francisco, CA. 94107
<b>Site Address:</b>	670 Sierra Vista Avenue, Homewood, CA 95141; T. 15N, R. 16E, NW1/ 4 of NW1/4 of Sec. 36.

<b>Environmental Setting</b>	
<b>Bailey Soil Mapping Unit / Hydrologic Soil Group (HSG) / Land Class / Geomorphic Hazard Unit</b>	Tallac very stony coarse sandy loam, 15 to 30% slopes (TeE, HSG-B) / E-3 Alluvial land (high hazard lands as per 1974 Bailey Land Capability Report)
<b>Landform and Soil Parent Material</b>	Glacial moraine material (mixed granitic and volcanic mineralogy)
<b>Slopes and Aspect</b>	15 to 28% slopes / slopes to east and northeast.
<b>Elevation and Datum</b>	95 to 126 feet (local datum set by Webb Land Surveying (WLS), 2006 and 2008)
<b>Rock Outcrops and Surface Configuration</b>	No rock outcrops, but scattered surface boulders ("floaters", not bedrock).
<b>SEZ and Hydrology Source</b>	None.
<b>Vegetation</b>	White fir and saplings, Jeffrey pine. Understory includes serviceberry, creeping snowberry, bitterbrush, currant, and forbs/grass. Huckleberry oak growing nearby.
<b>Ground Cover Condition</b>	Good (vegetation 20 to 30%, duff 70 to 80%)
<b>Site Features</b>	Residence, patios, pathways and small segment of Sierra Vista Avenue (southeast corner).

<b>Field Investigation and Procedures</b>	
<b>TRPA Contractor and Address</b>	Phil Scoles (TRPA subcontractor) Post Office Box 2100; Portland, OR 97208-2100
<b>TRPA Contractor Field Dates</b>	September 27, 2021.
<b>SEZ Mapping / NRCS Hydric Soil</b>	None.
<b>Number of Soil Pits or Auger Holes and Description Depth</b>	One backhoe pit excavated to 55 inches.
<b>Additional or Repetitive TRPA Sample Locations</b>	None.
<b>Areas Not Examined</b>	Residence, patios, pathways and small segment of Sierra Vista Avenue.

<b>TRPA Findings</b>	
<b>2006 Soil Survey Map Unit<sup>1</sup></b>	Paige medial sandy loam, 15 to 30% slopes (map unit 7182, Class 4, HSG-B).
<b>Contractor Soil Mapping Determination and Rationale</b>	Onsite soils do not match the Tallac series described in the 1974 soil survey for this location. The soil has similar parent material as the Tallac series, but it lacks a silica-cemented subsurface layer. Instead, the soil is deep, somewhat excessively drained, gravelly loamy coarse sand textures and only minor in-situ soil development (cambic horizon). As an unnamed soil (XXX), the slopes of 16 to 30% qualify as Class 4, while slopes of 0 to 16% qualify as Class 6. See staff report and TRPA contractor profile description for additional discussion.
<b>Slope Determination</b>	18 to 28% slopes (two slope classes of 0 to 16% and 16 to 30% slopes). See land capability map based upon WLS topographic survey. Artificially steepened slopes parallel to Sierra Vista Ave. and cut slopes along driveway. Adjacent slopes evaluated, then historical slope interpolated for such disturbed areas.
<b>TRPA Conclusion(s)</b>	Class 4 unnamed soil (XXX) for 16 to 30% slopes; and Class 6 for unnamed soil (XXX) for 0 to 16% slopes.
<b>Applicable Area</b>	Entire site (see map, Attachment C, October, 2021).

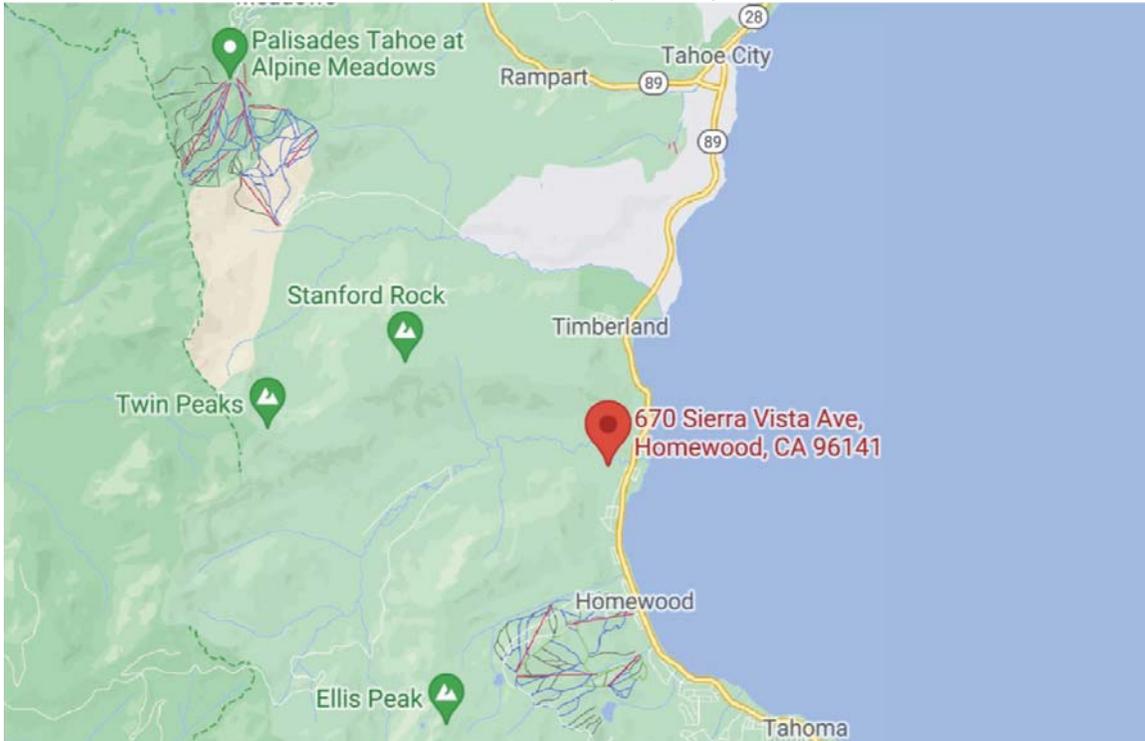
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<sup>1</sup> TRPA currently relies upon the Soil Survey of Tahoe Basin, California-Nevada (Rogers and Soil Conservation Service, 1974), which the Bailey Land Capability system is predicated upon. The 2006 soil survey update has not yet been formally adopted by TRPA for use with land capability matters.

Attachment A

Vicinity map and TRPA land capability map

VICINITY MAP (no scale)



TRPA LAND CAPABILITY MAP



Attachment B

Site Photographs (September 27, 2021)

**670 Sierra Vista Avenue (Mark Hampton Parcel; APN: 085-1410-010)**



Photo 1 – View to northwest from southeast portion of property. Slopes are 24% in the left half of photograph and 15% in the right half (E and NE aspect). Sierra Vista Avenue located in opposite direction (behind photographer). Immediate foreground is artificially steepened by driveway cut.



Photo 2 – View to south at southeast edge of parcel where driveway was excavated across the hillside to allow access to the residence from a less steep slope. For land capability challenges, TRPA utilizes the historical slopes, so these excavated slopes are designated as Class 4 (instead of Class 2 for slopes greater than 30%).



Photo 3 – View to south toward center of parcel. The driveway is located at far left and backhoe-dug pit is situated about 15 feet north of residence (yellow flagging). Pit location was relatively undisturbed and accessible by backhoe (hence appropriate for soil profile description). The natural slope is 22 to 28%; while the foreground slope is artificially flatter (part of the driveway).



Photo 4 – View to northeast of southwest property corner (highest elevation). This vicinity has several very large boulders. These are not anchored to bedrock, which is deeper than 6 feet below the surface. Slope is roughly 18% to the northeast (left) and east (right).

*imagine. plan. achieve.*

Attachment C

June 10, 2020 Placer County Site Assessment Letter and October 2021 land capability  
challenge recommendation map

June 10, 2020

Mark Hampton and Gayle Pigatto  
 782 Kansas Street  
 San Francisco, CA 94107

Re: Pigatto Site Assessment, 670 Sierra Vista Avenue, Homewood, CA 96141  
 APN: 085-141-010-000, Placer # TRP20-90023

Dear Mark Hampton and Gayle Pigatto,

At your request a site assessment was recently conducted at the above-referenced parcel. This parcel is comprised of Lots 7A and 7B, Block 20, Tahoe Pines Re-Subdivision, Book D of Maps, Page 37, Placer County Recorder's Office. Based upon the site visit, and review of past files, aerial photos and information submitted with the application, Placer County will recognize the following existing land capability and coverage:

**LAND CAPABILITY VERIFICATION**

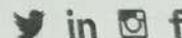
Land Capability District	Percent Coverage	Area (sq. ft.)	Base Allowable Coverage (sq. ft.)
Class 3	5%	16,869	843
<b>Total Base Allowable Coverage</b>			<b>843</b>

**LAND COVERAGE VERIFICATION**

Placer County has verified the following existing land coverage:

Verified Existing Coverage	Square Feet
Residence	684
Decks & Stairs w/3:1 height reduction	269
Dirt Driveway	1,221
Asphalt Road (Sierra Vista Avenue ROW)	314
R.R. Tie/Dirt Steps/Dirt Walkway	156
<b>Total Verified On-Site Coverage</b>	<b>2,644</b>

California TRPA (CTRPA) permit was issued for this parcel in 1977 (ERS2010-0186). The TRPA permit verified the footprint of development (i.e. the residence, garage, deck and walkways) and associated coverage totaling 2,692 square feet. It is recognized that present day surveying methods, and therefore associated coverage numbers, may be more accurate than historic surveys. As such, this letter confirms the footprint of development as approved in the 1977 permit, but verifies that amount of coverage associated with that footprint as per the 2020 survey.



<sup>1</sup>Please note that the 314 square feet of coverage affiliated with the "Asphalt Road" has been verified within the parcel boundaries but is associated with the Sierra Vista Avenue Right of Way. This verification does not imply any ability to utilize the coverage, nor does this verification constitute a determination of legal rights or entitlements within said ROW. In the event that the beneficiary of the "Asphalt Road" successfully asserts an easement claim in the future, the project area calculations will be revised and the coverage associated within the easement will be assigned to the easement holder. Until such claim is made or alternatively extinguished, the coverage within the "Asphalt Road" shall not be removed or relocated.

It appears that coverage associated with the existing Dirt Driveway encroaches onto the adjacent property to the east. A site assessment would have to be submitted for the adjacent parcel in order review the encroaching coverage and determine the legal status. If said coverage is determined to be verifiable, that coverage would be attributed to the parcel on which it resides.

**UNVERIFIED COVERAGE**

Placer County staff was unable to verify the following coverage as it could not be determined that it was established prior to 1972, still present in 1987, or established via a permit thereafter.

<b>Unverified Coverage</b>	<b>Square Feet</b>
Dirt Walkway	172
R.R. Tie/Dirt Steps/Walkway	125
<b>Total Unverified Coverage</b>	<b>297</b>

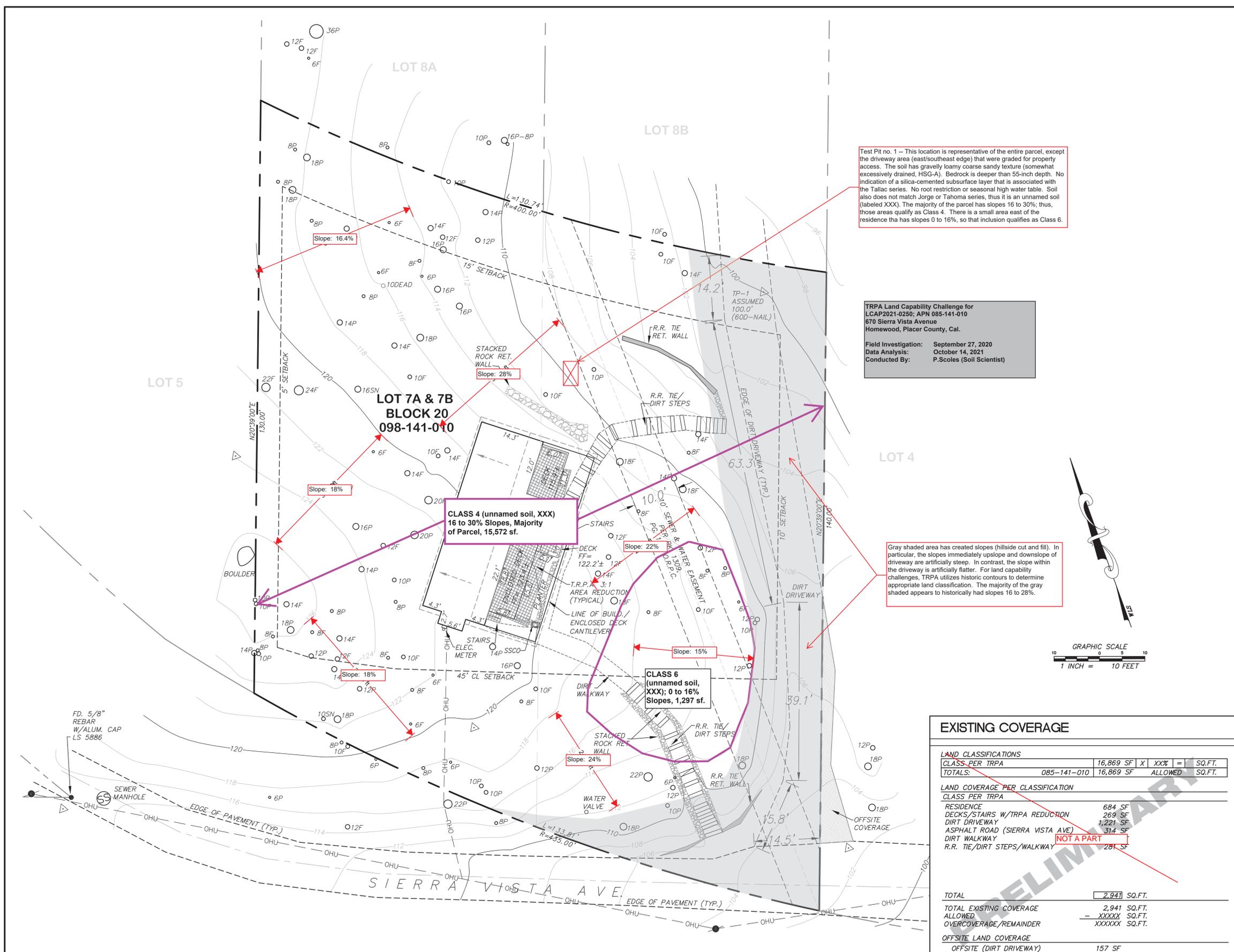
Per the TRPA Code of Ordinances, the coverage listed in the "Verified Coverage" table above is considered legal coverage (or "grandfathered-in"), even though it exceeds the base allowable coverage for the parcel. See Chapter 30 of the TRPA Code of Ordinances for specific provisions that govern the placement and/or transfer of coverage. Please be advised, however, that according to the Tahoe Regional Planning Agency (TRPA) Code of Ordinances Chapter 30 no additional land coverage or other permanent land disturbance shall be permitted in Class 1a, 1c, 2 or 3 Land Capability Districts or in Class 1b Stream Environment Zone (SEZ) or in the SEZ setback. Upon submittal of a new application, on-site coverage must be in conformance with TRPA Code of Ordinances Chapter 30.

**SETBACKS & INTERIOR LOT LINES**

Please note that setbacks were not reviewed or confirmed as part of this site assessment. Any structure that currently encroaches into a setback, crosses over or is proposed to cross over an interior lot line, or that is attached to a structure which crosses an interior lot line will require a variance to setbacks, boundary line adjustment or merger of the lots.

**TREES**

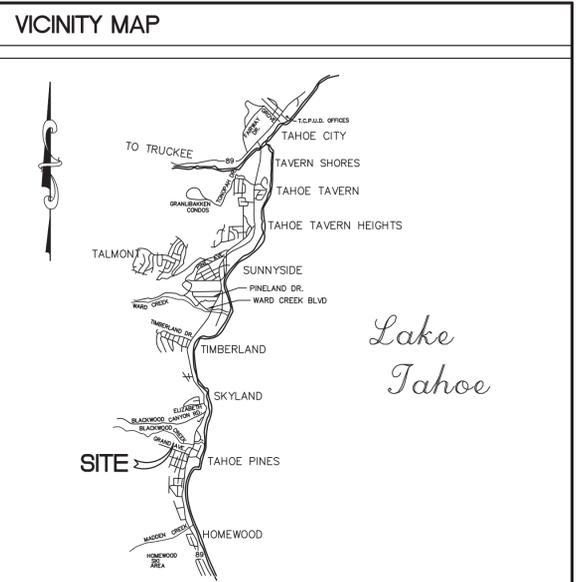
Please be advised that Section 61.1.4 of the TRPA Code of Ordinances requires certain standards for the conservation of healthy and sound trees in excess of 14 inches diameter at breast height (dbh) within urban lands. These standards require that these trees be retained as specimen trees having aesthetic and wildlife values, unless 1) all reasonable alternatives are not feasible to retain the tree, including reduction of parking area and/or modification of the



Test Pit no. 1 -- This location is representative of the entire parcel, except the driveway area (east/southeast edge) that were graded for property access. The soil has gravelly loamy coarse sandy texture (somewhat excessively drained, HSG-A). Bedrock is deeper than 55-inch depth. No indication of a silica-cemented subsurface layer that is associated with the Tallac series. No root restriction or seasonal high water table. Soil also does not match Jorge or Tahome series, thus it is an unnamed soil (labeled XXX). The majority of the parcel has slopes 16 to 30%; thus, those areas qualify as Class 4. There is a small area east of the residence that has slopes 0 to 16%, so that inclusion qualifies as Class 6.

TRPA Land Capability Challenge for  
 LCAP2021-0250; APN 085-141-010  
 670 Sierra Vista Avenue  
 Homewood, Placer County, Cal.  
 Field Investigation: September 27, 2020  
 Data Analysis: October 14, 2021  
 Conducted By: P.Scoles (Soil Scientist)

Gray shaded area has created slopes (hillside cut and fill). In particular, the slopes immediately upslope and downslope of driveway are artificially steep. In contrast, the slope within the driveway is artificially flatter. For land capability challenges, TRPA utilizes historic contours to determine appropriate land classification. The majority of the gray shaded area appears to historically had slopes 16 to 28%.



- ### NOTES
1. THE BOUNDARY SHOWN HEREON IS FROM A FIELD SURVEY COMPILED FROM THE MAP OF THE RESUB. OF TAHOE PINES SUBDIVISION. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE & CURRENT TITLE SEARCH MAY DISCLOSE.
  2. NO INVESTIGATION CONCERNING ENVIRONMENTAL & SUBSURFACE CONDITIONS, OR THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
  3. NO INVESTIGATION CONCERNING THE LOCATION OF OR EXISTENCE OF UTILITY SERVICE LINES TO THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
  4. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED PRIOR TO ANY DESIGN OR CONSTRUCTION.
  5. DATE OF FIELD WORK OCTOBER 2006--JULY 2008, AND FEBRUARY 26TH 2020.
  6. THE TOPOGRAPHY SHOWN HEREON MEETS THE STANDARDS OF THE AMERICAN CONGRESS OF SURVEYING & MAPPING WITH 90% OF THE CONTOURS TO BE WITHIN PLUS OR MINUS ONE HALF OF A CONTOUR INTERVAL.
  7. VERTICAL DATUM IS ASSUMED.
  8. T.B.M.=(TP-1, SET 600--NAIL ON DIRT DRIVEWAY), ELEV=100.0'
  9. BUILDING SETBACKS SHOULD BE VERIFIED PRIOR TO ANY DESIGN.
  10. LAND CAPABILITY CLASSIFICATION IS FROM THE TAHOE LAND GUIDE, DATED SEPTEMBER 1981 & MUST BE VERIFIED BY THE T.R.P.A.

### LEGEND

500	10' CONTOUR	○#P	TREE TRUNK, DIAM., PINE
2'	2' CONTOUR	○#F	TREE TRUNK, DIAM., FIR
---	PROPERTY LINE	○#A	TREE TRUNK, DIAM., ASPEN
---	RETAINING WALL	○#C	TREE TRUNK, DIAM., CEDAR
---	FLOWLINE	○#SN	TREE TRUNK, DIAM., SNAG
---	OVERHEAD UTILITIES	○#ST	TREE TRUNK, DIAM., STUMP
SS	SANITARY SEWER MANHOLE	○#ORN	TREE TRUNK, DIAM., ORNAMENTAL
W	WATER VALVE	⊕ELEV	SPOT ELEVATION
□	SANITARY SEWER CLEANOUT	P.U.E.	PUBLIC UTILITY EASEMENT
○	MONUMENT	M.P.E.	MULTI-PURPOSE EASEMENT
△	100.00 ASSUMED		
⊕	TEMPORARY BENCH MARK		

### EXISTING COVERAGE

LAND CLASSIFICATIONS			
CLASS PER TRPA	16,869 SF	X	XXX
TOTALS:	085-141-010	16,869 SF	ALLOWED
LAND COVERAGE PER CLASSIFICATION			
CLASS PER TRPA	684 SF		
RESIDENCE	684 SF		
DECKS/STAIRS W/TRPA REDUCTION	269 SF		
DIRT DRIVEWAY	1,221 SF		
ASPHALT ROAD (SIERRA VISTA AVE)	314 SF		
DIRT WALKWAY			
R.R. TIE/DIRT STEPS/WALKWAY	281 SF		
<b>TOTAL</b>	<b>2,941</b>	<b>SQ.FT.</b>	
TOTAL EXISTING COVERAGE	2,941	SQ.FT.	
ALLOWED	- XXXXX	SQ.FT.	
OVERCOVERAGE/REMAINDER	XXXXXX	SQ.FT.	
OFFSITE LAND COVERAGE			
OFFSITE (DIRT DRIVEWAY)	157	SF	

CHECKED BY	REVISION	DATE	DESCRIPTION	BY
MSW	1	03/02/2020	MAP HAS BEEN FIELD CHECKED & UPDATED TO REFLECT THE CURRENT SITE CONDITIONS	MSW

**HAMPTON PROPERTY**  
 670 SIERRA VISTA AVE  
**TOPOGRAPHIC SURVEY**  
 PLACER COUNTY CALIFORNIA

**WLS**  
 WEBB LAND SURVEYING, INC.

LAND SURVEYING SERVICES  
 PLANNING  
 3190 Fabian Way, Unit C  
 Tahoe City, CA 96145  
 P.O. Box 1222  
 Carnelian Bay, CA 96140  
 (530) 581-2599  
 FAX (530) 581-3231  
 mott@webblandsurveying.com

DATA DATE 2006 & 2008  
 PLOT DATE 03/02/2020  
 SCALE  
 HORIZONTAL 1"=10'  
 VERTICAL 2' CONTOURS

OWNER: MARK HAMPTON  
 782 KANSAS STREET  
 SAN FRANCISCO, CA 94017

PROJECT ADDRESS: 670 SIERRA VISTA AVE  
 HOMEWOOD, CA

APN: 085-141-010

RECORD INFORMATION: LOTS 7A & 7B, BLOCK 20, RESUB. OF TAHOE PINES  
 BOOK D OF MAPS AT PAGE 37, O.R.P.C

1 of 1  
 FILE NUMBER: 1296.00

Attachment D

TRPA land capability contractor soil profile description (1 soil pit)

**670 Sierra Vista Avenue (Mark Hampton Parcel; APN: 085-1410-010);  
Homewood, Placer County, Calif. – Test Pit 1 (TP-1)**



**Photo A – View of soil profile showing bottom depth of 55 inches. Root penetration to bottom and no indication of seasonal water table.**

**Photo B – View southwest at Test Pit 1, located on north side of residence. This vicinity has a slope of 26% and the landform is a glacial moraine. There are several large boulders onsite (not attached to bedrock). Rock retaining wall south of pit contains rocks larger than cobbles observed in test pit.**

Layer	Depth (In.)	Color (moist)	Soil Properties / Features
A1	0 to 3.5	Very dark brown (10YR 2/2)	LOAMY COARSE SAND, moderate fine granular structure, 10% gravels, no redox features, many fine and few medium roots; many fine interstitial pores, abrupt boundary.
A2	3.5 to 14	Dark brown (10YR 3/3)	Gravelly LOAMY COARSE SAND, weak fine granular structure, 15% gravels, no redox features, many fine & common medium roots, few coarse roots; many fine interstitial pores, clear boundary.
Bw1	14 to 27.5	Dark brown (7.5YR 3/3)	Gravelly LOAMY COARSE SAND, weak fine granular structure, 20% gravels, no redox features, many fine and medium roots, common coarse roots; many fine interstitial pores, clear boundary.
Bw2	27.5 to 44.5	Dark yellowish brown (10YR 3/4)	Gravelly LOAMY COARSE SAND, weak fine subangular structure, 30% gravels, 5% cobbles, no redox features, common fine and medium roots; many fine interstitial pores, gradual boundary,
C	44.5 to 55	Dark brown (10YR 3/3)	Gravelly-cobbly LOAMY COARSE SAND, massive, 40% gravels, 10% cobbles, no redox features, few fine and medium roots; many fine interstitial pores.

Soil does not match 1974 soil survey (Tallac very stony coarse sandy loam, 15 to 30% slopes, TeE). Onsite soil conditions are less rocky and have loamy coarse textures, while the Tallac soil has very gravelly and stony sandy loam soils with a subsurface brittle (silica-cemented) layer that restricts drainage. The onsite soil is somewhat excessively drained (HSG-A), rather than well drained. Soil characteristics also do not resemble Jorge-Tahoma very stony, sandy loam, 15 to 30% slopes (JwE), which is described on Page 24 of the 1974 soil survey. In accordance with the Land-Capability Classification of the Lake Tahoe Basin (Bailey, 1974), unnamed soils (designated XXX), with slopes 15 to 30%, qualify as Class 4 (20% allowable base land coverage).