TAHOE REGIONAL PLANNING AGENCY

Mail
PO Box 5310
Stateline, NV 89449-5310

Location
128 Market Street
Stateline, NV 89449

Contact
Phone: 775-588-4547
Fax: 775-588-4527
www.trpa.gov

STAFF REPORT

Date: October 20, 2022

To: TRPA Hearings Officer

From: TRPA Staff

Subject K.E.N. Tahoe LLC Land Capability Challenge, 71 Tahoma Avenue, Placer County, California, APN 093-101-004, TRPA File Number LCAP2022-0343

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. The challenge would change the land capability of Classes 3 (100% of parcel) to Class 6 (100% of parcel) This change is itemized on the table on Page 3 and depicted on a map included in Attachment C.

Background:
The subject parcel is shown as Class 3 on TRPA Land Capability Overlay Maps (aka Bailey land Capability maps). The Soil Conservation Service Soil Survey of Tahoe Basin Area, California-Nevada (Rogers, 1974) identifies the subject parcel as Umpa very stony sandy loam (UmE), 15 to 30 percent slopes. Umpa soils formed from andesite colluvium and residuum, and has a very stony sandy loam surface layer. The Umpa subsoil has a gravelly sandy loam texture to a depth of 20 to 40 inches, then fractured andesite is present below. The 2006 soil survey update indicates this parcel is likely Jorge very cobbly fine sandy loam, 15 to 30 percent slopes (map unit 7152). The Jorge soil type consists of colluvium over andesitc residuum, which has a gravelly to very gravelly sandy loam in the upper part. Jorge soils are older soils, so they have clay accumulation in the subsoil (argillic horizon), as well as some iron enrichment. Underlying bedrock may be present in the upper 50 inches, but could be below 60 inches, too. The vicinity of the parcel has a geomorphic mapping of D-2 for Streamcut Volcanic Flowlands: Headlands (moderate hazard lands).

An April 05, 2022 site assessment completed by Placer County Staff (Attachment C) determined the entire parcel qualified as Class 3. A TRPA land capability challenge (LCAP2022-0505) was filed by the property owner and their representative Kaufman Edwards Planning on June 20, 2022. On August 26, 2022, the TRPA contractor (Phil Scoles, Terra Science, Inc.) conducted a site visit to document site conditions and describe the soil profile for one backhoe-dug pit located near the south-center of the parcel. This location appears undisturbed and representative of the parcel.

The TRPA contractor described the soil profile matrix colors and ped structures, measured soil horizon depths, determined soil textures, estimated gravel volume and root distribution, measured depth to bedrock, and conducted a walking tour of the remaining portion of the property. The TRPA contractor compiled the soil description (Attachment D) and integrated the technical findings into this Staff Report.

Findings:
The subject parcel consists of a southwest sloping hillside formed from andesite and colluvial materials deposited atop the bedrock (not observed). The land surface has 11 to 16% slopes (dips to southwest), which is less steep than mapped by the soil survey. The parcel contains a two-story house positioned in the east-center part, while the west part is moderately sloping, vacant land containing a few surface stones and boulders. Such boulders (when excavated) appear to be "floaters" – not connected to bedrock. Although partially landscaped, the vegetation consists of upland forest (Jeffrey pine, white fir, incense cedar, huckleberry oak, greenleaf manzanita, mountain snowberry, white-thorn, bitterbrush, Oregon grape, prostrate ceanothus, honeysuckle, and grasses/forbs).

This land capability challenge utilized one backhoe test pit, located about 40 feet east of the west property line, and 30 feet north of the south property line. The parent material is volcanic debris flow (colluvium) that typically weathers to sandy loam to gravelly loamy sand soils. Specifically, the soil has loamy sand textures that become increasingly rockier with depth. The onsite soil shows minimal soil formation (Bw horizon), but no accumulation of clay or iron enrichment in the subsoil (a common characteristic of the Jorge-Tahoma series). Medium and coarse roots are present in the upper 43 inches this material (becomes increasingly rockier with depth). The observed soil is somewhat excessively drained and has a hydrologic soil group rating of HSG-A. No indication of seasonal ground water within the soil profile.

The observed soil is unlike the mapped Umpa series (which has a shallow depth to bedrock), as well as nearby mapped Jorge-Tahoma series (which has subsurface clay and iron accumulation). It is also unlike the Tallac series that is more common to the West shore. Consequently, the onsite soil is an unnamed inclusion (designated as XXX'). Lacking a similar to soil series described in the 1974 Soil Survey of the Lake Tahoe Basin, the land capability class is determined from Page 20, Table 4 of Land-Capability Classification of the Lake Tahoe Basin, California-Nevada (Bailey, 1974). Specifically, Class 6 for slopes 0 to 16%. 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.

Land Capability District	Slope Class (Range)	2022 Placer Co. Site Assess. Area (sq. ft.)	2022 Land Cap. Challenge Area (sq. ft.)	Net Change Total Area (sq. ft.)
Class 3 (UmE)	15 to 30%	10,625	0	-10,625
Class 6 (XXX)	0 to 16%	0	10,625	+10,625
Total Parcel Area		**10,625**	**10,625**	

Contact Information:

This memorandum 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 (August 26, 2022)
C. April 04, 2022 Site Assessment and October 2022 Land Capability Challenge recommendation map
D. TRPA land capability contractor soil profile description (1 test pit)

BAILEY LAND CAPABILITY CHALLENGE FINDINGS

Site Information	
Assessor's Parcel No. (APN):	093-101-004
TRPA File No. / Submittal Date:	LCAP2022-0505 / June 20, 2022
Owner or Applicant:	K.E.N. Tahoe, LLC (Kimberly Williams, Agent); 957 Rosewood Avenue; San Carlos, CA 94070; Kaufman Edwards Planning (Representative); Post Office Box 1253; Carnelian Bay, CA. 96140.
Site Address:	71 Tahoma Ave., Tahoe City (Dollar Point); Placer County, CA.; T. 16N, R. 17E, SW1/ 4 of SW1/4 of Sec. 33.

Environmental Setting	
Bailey Soil Mapping Unit / Hydrologic Soil Group (HSG) / Land Class / Geomorphic Hazard Unit	Umpa very stony sandy loam, 15 to 30% slopes (UmE, HSG-C) / D-2 Volcanic Flowlands: Headlands (moderate hazard lands as per 1974 Bailey Land Capability Report)
Landform and Soil Parent Material	Colluvium over residuum.
Slopes and Aspect	11 to 16% slopes (southwest aspect).
Elevation and Datum	6,413 to 6,432 feet (WGS-84 datum); Webb Land Surveying (Sept. 10, 2021)
Rock Outcrops and Surface Configuration	No outcrops, 1 to 2% surface stones and boulders.
SEZ and Hydrology Source	None.
Vegetation	Jeffrey pine, white fir, Incense cedar saplings, service-berry, huckleberry oak, greenleaf manzanita, white-thorn, bitterbrush, snowberry, Oregon grape, prostrate ceanothus, honeysuckle.
Ground Cover Condition	Good (vegetation 35 to 50%, duff 50 to 65%)
Site Features	Residence, asphalt driveway, stairs, decks, roadside rock revetment, and landscaping.

Field Investigation and Procedures	
TRPA Contractor and Address	Phil Scoles (TRPA subcontractor) Post Office Box 2100; Portland, OR 97208-2100
TRPA Contractor Field Dates	August 26, 2022.
SEZ Mapping / NRCS Hydric Soil	None
Number of Soil Pits or Auger Holes and Description Depth	One backhoe pit excavated 54 inches (no bedrock encountered).
Additional or Repetitive TRPA Sample Locations	Not applicable.
Areas Not Examined	Residence, driveway, stairs, deck and rock revetment.

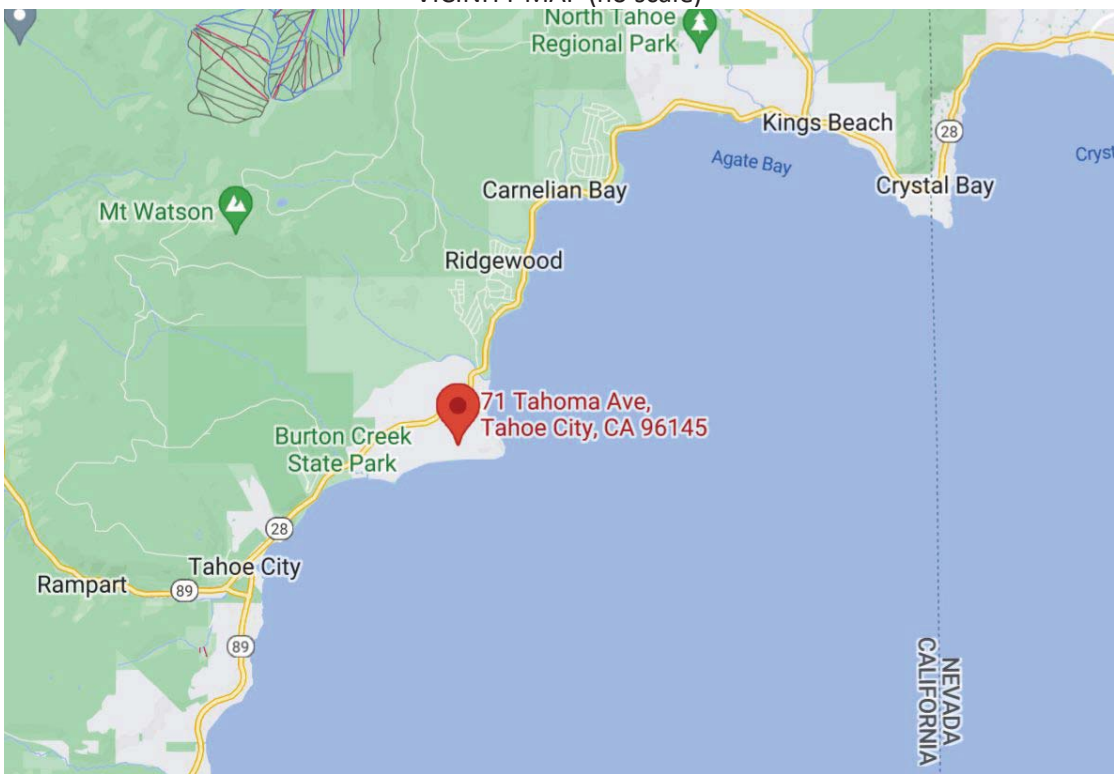
TRPA Findings	
2006 Soil Survey Map Unit[1]	Jorge very cobbly fine sandy loam (Loamy-skeletal, isotic, frigid Andic Haploxeralfs), 15 to 30 percent slopes (map unit 7152). Class 4, HSG-B.
Contractor Soil Mapping Determination and Rationale	The soil layers are colluvial deposits (eroded from higher ground), derived from andesitic parent material. The colluvium has mixed mineralogy and loamy sand textures. The onsite soil shows minimal soil formation (Bw horizon), but no accumulation of clay or iron enrichment in the subsoil (a common characteristic of the Jorge-Tahoma series). The soil is much deeper than the mapped Umpa series, and it lacks the argillic horizon typical of the Jorge-Tahoma map unit. This unnamed soil (designated as 'XXX') is somewhat excessively drained (HSG-A). See staff report and TRPA contractor profile description for additional discussion.
Slope Determination	11 to 16%. Portion of property adjacent to Tahoma Avenue artificially steepened by original street construction. Estimated natural contours utilized for evaluation. See land capability map based upon Sept. 2021 Webb Land Surveying topographic map.
TRPA Conclusion(s)	Class 6. Soil does not match 1974 soil survey (Umpa very stony sandy loam, 15 to 30% slopes, UmE). The land capability class for this unnamed (XXX) soil was determined from Page 20, Table 4 of Land-Capability Classification of the Lake Tahoe Basin, California-Nevada (Bailey, 1974).
Applicable Area	Entire site (see map, Attachment C, Oct., 2022).

[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. The 2006 soil survey update has not yet been formally adopted by TRPA for use with land capability matters.

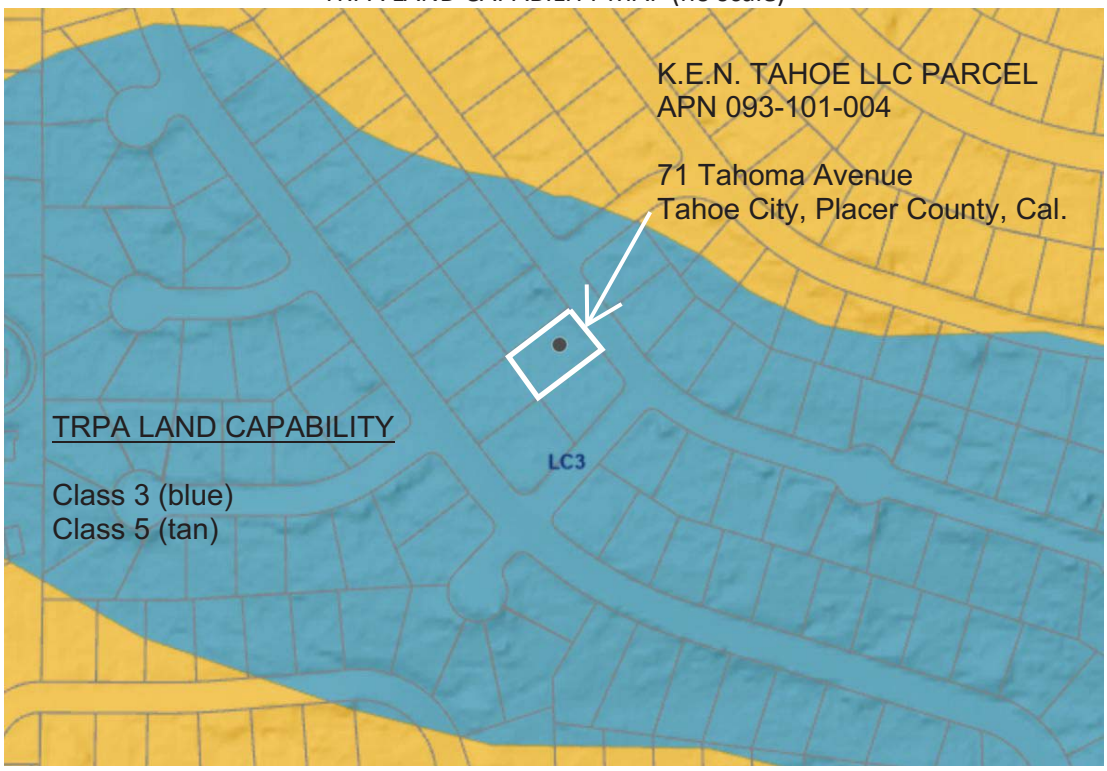
Attachment A

Vicinity map and TRPA land capability map

VICINITY MAP (no scale)



TRPA LAND CAPABILITY MAP (no scale)



Attachment B

Site photographs (August 26, 2022)

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71 Tahoma Avenue, Tahoe City, Cal. (K.E.N. Tahoe LLC Parcel; APN: 093-101-004)

Photo 1 – View to northeast from lower edge of property. The soil test pit was dug south of the residence and driveway. Slopes are 11% in such vicinity and become 5% steeper to the north by northeast. The test pit showed the property has deep soils that become increasingly rocky with depth.

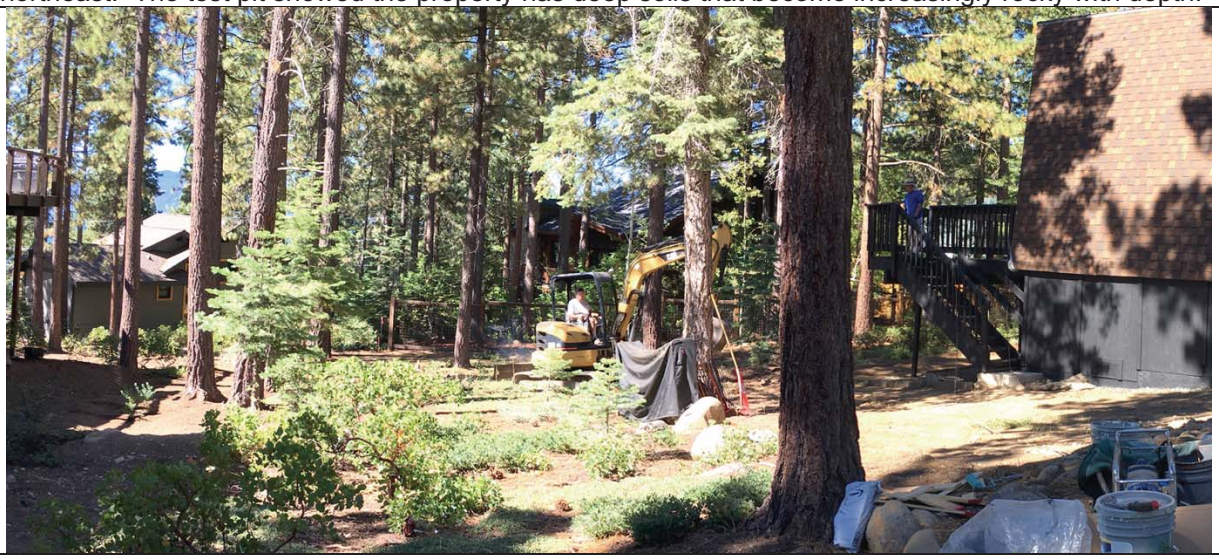


Photo 2 – View to southwest toward lower portion of parcel. Slopes are 11 to 14% in this vicinity. In contrast, the land on the northside of the residence has 13 to 16% slopes. Dominant trees are Jeffrey pine, white fir, with a few scattered incense cedar. Overall ground cover is 35 to 50% vegetation and remainder is duff and tree debris. Ground cover also includes 1 to 2% stones and boulders.

Photo 3 – View from north corner toward rock revetment downslope of Tahoma Avenue. For land capability purposes, TRPA evaluates the historic slope, rather than slopes artificially steepened by past road construction. The historic slope in this vicinity was 14 to 16%.

Photo 4 – View to west (downslope) at northwest side of property. This vicinity supports a mixture of Jeffrey pine, white fir (and saplings), greenleaf manzanita, whitethorn, prostrate ceanothus, and several grasses/ forbs.

Attachment C

April 04, 2022 Site Assessment and October 2022 Land Capability Challenge

recommendation map

COUNTY OF Placer
COMMUNITY DEVELOPMENT RESOURCE AGENCY

April 5, 2022

Mathew Webb, Webb Land Surveying, Inc.
PO Box 1222
Carnelian Bay, CA 96140

Re: Williams Site Assessment, 71 Tahoma Avenue, Tahoe City, CA 96145, APN: 093-101-004-000, Placer # TRP21-90191

Dear Mathew Webb,
At your request a site assessment was recently conducted at the above-referenced parcel. This parcel is comprised of Lot 131, Dollar Point No.2 Subdivision, Book G of Maps, Page 7, 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%	10,625	531
Total Base Allowable Coverage			**531**

LAND COVERAGE VERIFICATION

Placer County has verified the following existing land coverage:

Verified Existing Coverage	Class 3
House	1,166
Asphalt Driveway	579
Entry Deck and Stairs w/3:1 height reduction	29
Rear Deck and Stairs w/3:1 height reduction	198
Concrete Pads	53
Total Existing On-Site Coverage	**2,025**

According to the site plans submitted, the off-site coverage of 638 square feet is verifiable.

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 Ib 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.

Administration ▪ Steve Pedretti, Agency Director
775 North Lake Boulevard ▪ PO Box 1909 ▪ Tahoe City, CA 96165
(530) 581-6200 office

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.

SCENIC

Please note that this property is visible from the waters of Lake Tahoe is subject to review of proposed colors and roof applications, and other design considerations. It may be necessary for TRPA to review your project. If a proposed project is situated on a non- lakefront property such that it will not be seen from Lake Tahoe, highway corridors or other scenic resources Placer County may process your project application. Consult first with TRPA and obtain written authorization allowing Placer County to process the project as a non- scenic Memorandum of Understanding (MOU) project. Consult with TRPA or the County Building department to determine where to submit your project.

HISTORIC

Based on assessor's data the structures on this parcel were constructed in 1978. Please note that once structures are over 50 years in age (i.e. 2028 year for this parcel) an historic determination by Placer County Museums is required prior to any exterior modifications of the building(s). Demolitions, repairs, additions, reconstruction, modifications and maintenance of historic structures are subject to the provisions of Section 67.7 of the TRPA Code of Ordinances. Please note that demolition of structures 50 years or greater in age is not exempt from TRPA review and approval.

As a condition of future permits, it will be necessary to post a security to ensure installation of BMPs. Project securities are typically $2500 for residential projects and are released once the project has passed the final TRPA inspection.

FUTURE PROJECT SUBMITTAL

For future projects requiring review under the TRPA Code of Ordinances, please submit a copy of this site assessment letter and site plan with your project application. Take careful note that the coverage proposed as part of the future project may not exceed the allowed or verified coverage (whichever is greater) identified in this letter. All unverified coverage must either be removed or come into conformance through the future project permit.

Please note that parcels that are not visible from Lake Tahoe, the state highways, bike trails or other Tahoe Regional Planning Agency designated scenic resources may be reviewed by Placer County for TRPA requirements.

TRANSFER OF DEVELOPMENT RIGHTS (TDR) EXCHANGE

Actions associated with this approval may have resulted in verification of a transferable commodity. Transferable commodities can be bought and sold within the Tahoe basin and include commercial floor area, tourist accommodations units, residential units of use, residential allocations, residential development rights and land coverage. TRPA has created a Transfer of Development Rights (TDR) Exchange system. This online tool is a means to bring buyers and

sellers of commodities together to facilitate the transfer of development within the Lake Tahoe Basin. For additional information please visit the following link: TDR Marketplace|Tahoe Regional Planning Agency — TRPA

APPEAL RIGHTS

Pursuant to Rule 11.2 of the TRPA Rules of Procedure, this decision may be appealed within twenty-one (15) days ***(April 20, 2022)*** of the date of this correspondence. Land Capability may be re-reviewed at any time via a Land Capability Challenge application. Should you have any questions regarding this letter, please feel free to call me at 530-581-6283, or email at jbalvin@placer.co.gov.

Sincerely,
Placer County Planning Department
Jane Christenson, Interim Agency Director

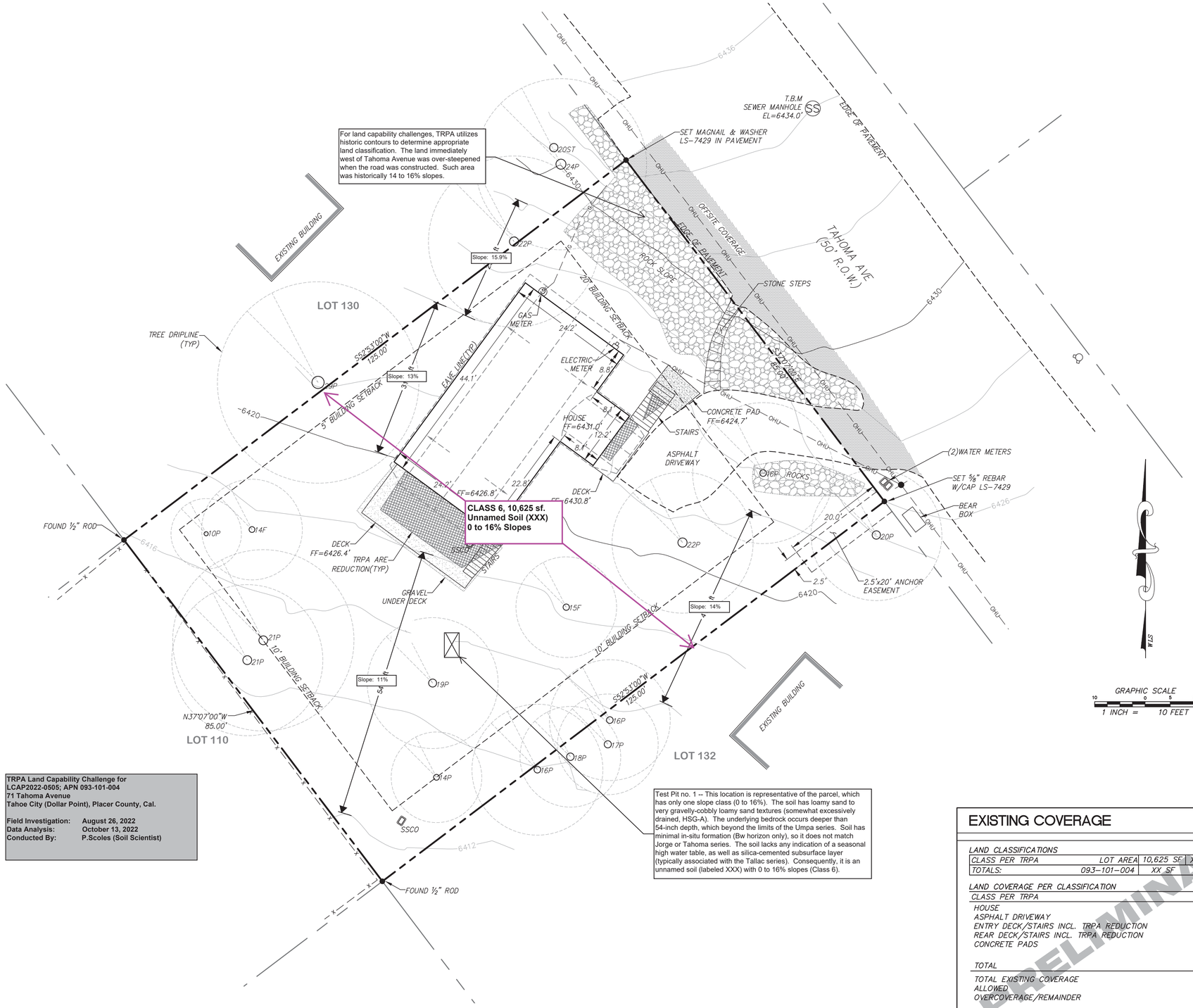
Janey Balvin Digitally signed by Janey Balvin
DN: dc=ad, dc=placerco, ou=PLACER, ou=DEWITT, ou=CDR, cn=Janey Balvin, email=JBalvin@placer.ca.gov
Date: 2022.04.04 19:16:32 -07'00'

Janey Balvin
Associate Planner/Tahoe Office

Cc: K E N TAHOE LLC

Enclosure: Site Assessment Field Notes & Site Plan
Resource Information:

- TRPA Code: http://www.trpa.org/wpcontent/uploads/TRPA_Code_of_Ordinances.pdf
- Best Management Practices (BMP) : www.tahoebmp.org
- "Living with Fire": http://www.trpa.org/permitting/homeowner-info/trees-defensible-space/
- Placer County Museums : rgibson@placer.ca.gov or 530-889-6502



TRPA Land Capability Challenge for
LCAP2022-0505; APN 093-101-004
71 Tahoma Avenue
Tahoe City (Dollar Point), Placer County, Cal.

Field Investigation: August 26, 2022
Data Analysis: October 13, 2022
Conducted By: P.Scoles (Soil Scientist)

Test Pit no. 1 -- This location is representative of the parcel, which has only one slope class (0 to 16%). The soil has loamy sand to very gravelly-cobbly loamy sand textures (somewhat excessively drained, HSG-A). The underlying bedrock occurs deeper than 54-inch depth, which beyond the limits of the Umpa series. Soil has minimal in-situ formation (Bw horizon only), so it does not match Jorge or Tahoma series. The soil lacks any indication of a seasonal high water table, as well as silica-cemented subsurface layer (typically associated with the Tallac series). Consequently, it is an unnamed soil (labeled XXX) with 0 to 16% slopes (Class 6).

EXISTING COVERAGE

LAND CLASSIFICATIONS

CLASS PER TRPA	LOT AREA	10,625 SF	X	XX%	=	SQ.FT.
TOTALS:	093-101-004	XX SF		ALLOWED		SQ.FT.

LAND COVERAGE PER CLASSIFICATION

CLASS PER TRPA

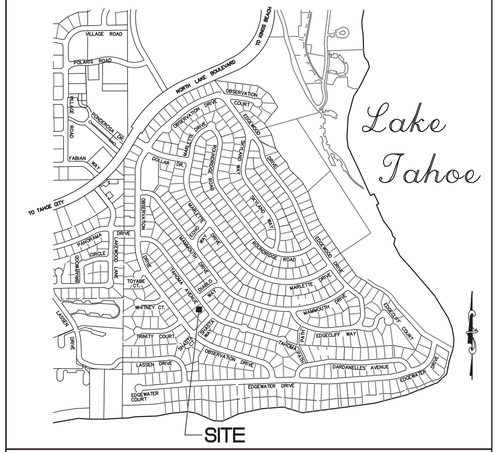
HOUSE	1,166 SF
ASPHALT DRIVEWAY	579 SF
ENTRY DECK/STAIRS INCL. TRPA REDUCTION	29 SF
REAR DECK/STAIRS INCL. TRPA REDUCTION	198 SF
CONCRETE PADS	53 SF
TOTAL	2,025 SQ.FT.
TOTAL EXISTING COVERAGE	2,025 SQ.FT.
ALLOWED	– XXXXX SQ.FT.
OVERCOVERAGE/REMAINDER	XXXXXX SQ.FT.

OFFSITE LAND COVERAGE

OFFSITE ASPHALT DRIVEWAY AND PARKING	638 SF

PRELIMINARY

VICINITY MAP



NOTES

1. THE BOUNDARY SHOWN HEREON IS FROM A FIELD SURVEY COMPILED FROM DOLLAR POINT NO.2 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 SEPTEMBER 8, 2021.
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 FROM GOOGLE EARTH, WGS-84.
8. T.B.M.=(SEWER MANHOLE IN TAHOMA AVENUE), ELEV=6434.0'
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' 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
OHU	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	CONTROL/TRAVERSE POINT		
	TEMPORARY BENCH MARK		

PROJECT INFORMATION

OWNER:	KIMBERLY & PHILLIP WILLIAMS
PROJECT ADDRESS:	71 TAHOMA AVENUE TAHOE CITY, CA
APN:	093-101-004
RECORD INFORMATION:	LOT 131, DOLLAR POINT NO.2 SUBDIVISION BOOK G OF MAPS AT PAGE 7, O.R.P.C

		CHECKED BY	REVISION	DATE	DESCRIPTION	BY
DATABASE BY:	MW					
DB CHECKED BY:	MW					
DESIGN BY:	MW					
DRAFTED BY:	ebaiv					
DRAWING NAME:	340500-to1.dwg					
DIRECTORY:	JOBS					
COPYRIGHT 2021 ©						

WILLIAMS PROPERTY
71 TAHOMA AVENUE
BOUNDARY & TOPO. SURVEY
PLACER COUNTY CALIFORNIA

DATA DATE 9/8/2021
PLOT DATE 9/10/2021
SCALE
HORIZONTAL 1"=10'
VERTICAL 2' CONTOURS

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
matt@webblandsurveying.com

SHEET NUMBER: 1 of 1
FILE NUMBER: 3405.00

AGENDA ITEM NO. V.C

Attachment D

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

TAHOE REGIONAL PLANNING AGENCY

Mail
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71 Tahoma Avenue (K. E. N. Tahoe LLC Parcel; APN: 093-101-004);
Tahoe City (Dollar Point), Placer County, Calif. – Test Pit 1 (TP-1)

Photo A – View of soil profile showing bottom depth of 54 inches. Fine and medium root penetration to bottom. No indication of seasonal water table.

Photo B – View southwest at Test Pit 1, located 30 feet north of south property line and 40 feet east of west property line (representative of parcel). This vicinity has a 11% slope. The soil layers are composed of mixed colluvium over bedrock (not observed). Land surface has 1 to 2% surface stone and boulders (floaters).

Layer	Depth (In.)	Color (moist)	Soil Properties / Features
Oi	0 to 1	Very dark brown	Duff composed of fir and pine needles and twigs; abrupt boundary.
A1	1 to 10	Very dark brown (10YR 2/2)	LOAMY SAND, moderate, fine granular structure, 5% gravels, soft, non-plastic, non-sticky, no redox features, many fine and few medium roots; many fine interstitial pores, abrupt boundary.
A2	10 to 16	Dark brown (10YR 3/3)	LOAMY SAND, moderate, fine granular structure, 10% gravels, soft, non-plastic, non-sticky, no redox features, many fine roots, common medium roots, few coarse roots; many fine interstitial pores, clear boundary.
AC	16 to 27	Dark brown (7.5YR 3/3)	Gravelly LOAMY SAND, weak, medium subangular blocky structure, 20% gravels, 5% cobbles; no clay films, friable, non-plastic, non-sticky, no redox features, many fine and medium roots, common coarse roots; many medium interstitial pores, clear boundary.
2C1	27 to 43	Dark brown (7.5YR 3/3)	Gravelly LOAMY SAND, weak, medium subangular blocky structure, 20% gravels, 40% cobbles, 20% stones; no clay films; friable, non-plastic, non-sticky, no redox features, common fine roots, many medium roots, few coarse roots; many medium interstitial pores, clear boundary,
2C2	43 to 54	Dark brown (7.5YR 2.5/3)	Gravelly LOAMY SAND, massive; 25% gravels, 50% cobbles, 10% stones; friable, non-plastic, non-sticky, no redox features, few fine and medium roots; many medium interstitial pores,.

Soil does not match 1974 soil survey (Umpa very stony sandy loam, 15 to 30% slopes, UmE). Soil characteristics also do not resemble the geographically associated Jorge-Tahoma very stony, sandy loam, which has an argillic horizon (clay accumulation). Soil conditions also lack silica-cemented layer (Tallac series). This unnamed soil designated (XXX) is somewhat excessively drained (HSG-A). In accordance with Land-Capability Classification of the Lake Tahoe Basin (Bailey, 1974), XXX soils with slopes 0 to 16% qualify as Class 6.