

TAHOE REGIONAL PLANNING AGENCY

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MEMORANDUM

December 15, 2005

To: TRPA Hearings Officer

From: TRPA Staff

Subject: Mr. Chad Smittkamp Land Capability Challenge; 2190 Lands End Drive, Glenbrook NV, Douglas County APN 1418-03-301-09, (TRPA does not recognize the existence of Douglas County Parcel APN 1418-03-301-08).

The applicant, Mr. Chad Smittkamp requests that the Hearings Officer review this "continued" agenda item and approve the proposed Land Capability Challenge on the subject parcel.

Staff Recommendation: The staff recommends that the Hearings Officer approve the soil based land capability challenge, changing the soil land capability for a portion of the parcel from class 1b, 1a and 2 to classes 1a, 1b, 4 and 6. An un-named soil was described that is consistent with Land Capability classes 4 and 6 on those areas of the parcel that are outside of the SEZ boundary and associated with slopes of less than 30 percent. The SEZ boundary was adjusted based upon application of Chapter 37 criteria.

Please note that only the soil based Land Capability was challenged in this application. The Geomorphic map units in which this parcel resides are not changed and remain E-3 Alluvial Lands and C-2 Strongly Dissected Lands. Both of these Geomorphic Map units are classified as High Hazard lands. Therefore, the parcel is still assigned a prevailing Geomorphic Land Capability designation of 1a.

Background: The subject parcel is shown as land capability class 1b, 1a and 2 on the TRPA Land Capability Overlay Maps. The Soil Conservation Service Soil Survey for the Lake Tahoe Basin places this parcel within the CaE /F (Cagwin-Rock Outcrop, 15-50 percent slopes) soil map units. The CaE/ F soil map units are consistent with the C-2 (Strongly dissected lands, High Hazard Lands) geomorphic unit classification. The Cagwin soil formed in residual deposits derived mostly from granitic sources (granodiorite). The portion of the parcel adjacent to Slaughterhouse Creek was mapped as Ev (Elmira loamy coarse sand, wet variant) soil map unit. This soil map unit is consistent with E-3 (Alluvial Lands, High Hazard Lands) geomorphic unit classification. The Ev soils formed in alluvial deposits derived from volcanic and granitic sources.

A land capability verification was previously conducted on this parcel and was verified as land capability map units Ev (SEZ-1b) and CaD/E/F (classes 4,2 and 1a). A land capability challenge was filed to confirm the soil series and soil based land capability for the parcel.

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Findings: This parcel is located at 2190 Lands End Drive Glenbrook NV. The parcel is mapped within geomorphic unit C-2 (Strongly dissected lands, High Hazard Lands) and E-3 (Alluvial Lands, High Hazard Lands) on the TRPA Geomorphic Analysis Map of the Lake Tahoe Basin. Based on retrieved soil samples, a representative soil profile was described (see Attachment A). After visits to the parcel on September 20, 2005 the soils on APN 1418-03-301-09 were determined to be consistent with land capability classes 1a, 1b, 4 and 6 in accordance with the Land Capability Classification of the Lake Tahoe Basin (Bailey, 1974).

If you have questions on this agenda item, please contact Tim Hagan, at 775 -588-4547 (ext. 275).

Attachments

SOIL INVESTIGATION FOR
DOUGLAS COUNTY APN 1418-03-301-09

INTRODUCTION

Soil samples were retrieved on Douglas County APN 1418-03-301-09 on September 20, 2005. This parcel is located on 2190 Lands End Drive, Glenbrook NV.

A land capability challenge was filed with TRPA of to determine the appropriate land capability class for this parcel based on a soil investigation.

ENVIRONMENTAL SETTING

This parcel is shown as land capability classes 1a, 2 and 1b on the TRPA Land Capability Overlay Maps. The Soil Conservation Service Soil Survey for the Lake Tahoe Basin places this parcel within the CaE /F (Cagwin-Rock Outcrop, 15-50 percent slopes) soil map units and Ev (Elmira wet variant) soil map units. These soil map units are consistent with the C-2 (Strongly dissected lands, High Hazard Lands, High Hazard Lands) and E-3 (Alluvial Lands, High Hazard Lands) geomorphic unit classification. These soils formed in residual and alluvial deposits derived from mostly extrusive igneous sources. This parcel is on a southeast facing landform. The natural slopes on this parcel range from approximately 5 to 45 percent.

PROCEDURES

Soil auger samples were retrieved from the locations that the applicant's consultant: Davis² described on the parcel. After examination of the auger samples, the soil was described in detail as representative of the soils on the parcel. A copy of this description is included in this report. Slopes were measured with a clinometer.

FINDINGS

One un-named soil was identified outside of the SEZ boundary on this parcel. The unnamed soil described can be accurately characterized as having a thin (<1") surface mantle of organic matter over a dark brown loamy coarse sand surface layer. A pale brown loamy coarse sand subsoil is present to a depth of greater than 50 inches. This soil is classified as Hydrologic Group B and would therefore be assigned to Land Capability class 4 and 6 depending on slope phase assignment.

The SEZ has been re-delineated based on application of Chapter 37 criteria.

Please note that the designated Geomorphic Map Units C-2 (Strongly dissected lands, High Hazard Lands, High Hazard Lands) and E-3 (Alluvial Lands, High Hazard Lands) have not been affected by this Land Capability challenge. This entire parcel resides within the mapped boundaries of E-3 (Alluvial Lands, High Hazard Lands) and C-2 (Strongly dissected lands, High Hazard Lands, High Hazard Lands) and therefore the Land Capability is still designated as 1a because the mapped Geomorphic designation prevails in the Land Capability class assignment.

CONCLUSION

Based on the results of the site visit, the soil based Land Capability on Douglas County APN 1418-03-301-09 was determined to be demarcated and apportioned in to classes 1a, 1b, 4 and 6 in accordance with the soil based Land Capability Classification of the Lake Tahoe Basin (Bailey, 1974). **However, the mapped Geomorphic Land Capability for this parcel is still classified as High Hazard Lands -1a**

DOUGLAS COUNTY APN 1418-03-301-09

Representative Soil Profile #1: (Slope Phase; 0-16 percent)

Soil Classification: Sandy, mixed, frigid, Humic Dystrocherepts

Soil Series: Unnamed

Hydrologic Group: B

Drainage: Somewhat excessively well drained

- Oi 1 to 0 inches; organic litter
- A1 0 to 10 inches; grayish brown (10YR 5/2) gravelly loamy coarse sand; very dark brown (10YR 2/2) moist; moderate fine granular structure; soft, loose, nonsticky and nonplastic; many very fine and fine roots; many very fine and fine interstitial pores; 20 percent gravel, clear smooth boundary.
- A2 10 to 22 inches; dark brown (10YR 4/3,) gravelly loamy coarse sand; dark yellowish brown (10YR 3/3) moist; moderate fine granular structure trending to weak, fine subangular blocky structure; slightly hard, friable, nonsticky and nonplastic; many fine and medium and few coarse roots; many very fine and fine interstitial pores; 20 percent gravel; clear smooth boundary.
- C1 22 to 38 inches; yellowish brown (10YR 5/2) coarse sandy loam; yellowish brown (10YR 5/4) moist; single grain; slightly hard, friable, nonsticky and nonplastic; common very fine and fine roots; many very fine and fine interstitial pores; single grain; gradual wavy boundary.
- C2 38 to 50+ inches; light yellowish brown (7.5YR 6/4) gravelly loamy coarse sand; dark yellowish brown (10YR 5/4) moist; single grain; slightly hard, friable, nonsticky and nonplastic; few fine and common medium roots; many very fine and fine interstitial pores; 20 percent gravel.

Representative Soil Profile #2: (Slope Phase; 16-30 percent)

Soil Classification Sandy, mixed, frigid, Humic Dystrocherepts

Soil Series: un-named

Hydrologic Group: B

Drainage: Somewhat excessively well drained

- Oi 1 to 0 inches
- A1 0 to 10 inches; grayish brown (10YR 5/2) gravelly loamy coarse sand; very dark brown (10YR 2/2) moist; moderate fine granular structure; soft, loose, nonsticky and nonplastic; many very fine and fine roots; many very fine and fine interstitial pores; 20 percent gravel; clear smooth boundary.

- A2 10 to 26 inches; dark brown (10YR 4/3,) gravelly loamy coarse sand; dark yellowish brown (10YR 3/3) moist; moderate fine granular structure trending to weak, fine subangular blocky structure; slightly hard, friable, nonsticky and nonplastic; many fine and medium and few coarse roots; many very fine and fine interstitial pores; 20 percent gravel; clear smooth boundary.
- C1 26 to 42 inches; yellowish brown (10YR 5/4) gravelly loamy coarse sand; dark yellowish brown (10YR 4/4) moist; weak, medium subangular blocky structure; slightly hard, friable, nonsticky and nonplastic; common very fine and fine roots; many very fine and fine interstitial pores; 20 percent gravel; gradual wavy boundary.
- C2 42 to 53+ inches; light yellowish brown (710 YR 6/4) gravelly loamy coarse sand; dark yellowish brown (10YR 4/4) moist, fine, medium subangular blocky; slightly hard, friable, nonsticky and nonplastic; few fine and common medium roots; 20 percent gravel; many very fine and fine interstitial pores; gradual wavy boundary.

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MEMORANDUM

December 15, 2005

To: TRPA Hearings Officer

From: TRPA Staff

Subject: Steven Spears Land Capability Challenge, 1241 Hidden Drive, Cave Rock Nevada, Douglas County APN: 1418-34-601-001

Proposed Action: The applicant, Cliff Hansen, requests that the Hearings Officer review the proposed Land Capability Challenge on the subject parcel and approve it.

Staff Recommendation: The staff recommends that the Hearings Officer approve the land capability challenge for the parcel, changing the land capability class from 2 to classes 4.

Background: The subject parcel is shown as land capability class 2 on the TRPA Land Capability Overlay Maps. The Soil Conservation Service Soil Survey for the Lake Tahoe Basin places this parcel within the CaE (Cagwin-Rock Complex, 15-30 percent slopes) soil map unit. The CaE soil map unit is consistent with the C1 (Granitic foothills, moderate hazard lands) geomorphic unit classification. The CaE soil formed in residuum derived from intrusive igneous (granodiorite) sources.

Land capability verification was never conducted on this particular parcel. A land capability challenge was filed to confirm the soil series and land capability for the parcel.

Findings: This parcel is 62,237 square feet (1.43 acres) in size and is located at 1241 Hidden Drive, Douglas County Nevada. The parcel is mapped within C1 (Granitic foothills, moderate hazard lands) geomorphic unit on the TRPA Geomorphic Map of the Lake Tahoe Basin. TRPA staff conducted the soils investigation and prepared this report. Based on two soil pits, a representative soil profile was described (see Attachment A). After a visit to the parcel on November 15, 2005, the soils on APN: 1418-34-601-001 were determined to be consistent with land capability classes 4, in accordance with the Land Capability Classification of the Lake Tahoe Basin (Bailey, 1974).

If you have questions on this agenda item, please contact Tim Hagan, at 775 -588-4547 (ext. 275).

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HEARING'S OFFICER AGENDA ITEM B

SOIL INVESTIGATION FOR
DOUGLAS COUNTY APN: 1418-34-601-001, 1241 Hidden Drive, Cave Rock, Nevada

INTRODUCTION

A soil investigation was conducted on Douglas County APN: 1418-34-601-001 on January 15, 2002. This parcel is approximately 62,237 square feet (1.43 acres) in size and is located at 1241 Hidden Drive, Douglas County Nevada. A land capability verification was never conducted by TRPA staff on this particular parcel

A land capability challenge was filed with TRPA on July 21, 2005 to determine the appropriate land capability class for this parcel based on a soil investigation.

ENVIRONMENTAL SETTING

This parcel is shown as land capability class 2 on the TRPA Land Capability Overlay Maps. The Soil Conservation Service Soil Survey for the Lake Tahoe Basin places this parcel within the CaE (Cagwin- Rock Complex, 15-30 percent slopes) soil map unit. The CaE soil map unit is consistent with the C1 (Granitic foothills, moderate hazard lands) geomorphic unit classification. The CaE soil formed in residuum derived from intrusive igneous (granodiorite) sources. This parcel is on a gentle northeast-facing slope. The natural grade is approximately 24 percent.

PROCEDURES

Two soil auger samples were retrieved. After examination, the soils were described as being representative of those on the parcel. A copy of this description is included in this report. Slopes were measured with a clinometer.

FINDINGS

One deeper variant of a known soil series was identified on this parcel. The soils on this parcel can be characterized as being deep and somewhat excessively well drained. The unknown soil is derived from granodioritic residuum. It can be physically described as having a very thin (< 1") surface mantle of organic matter over a dark brown to olive brown gravelly loamy coarse sand surface layer. The subsoil is comprised of light olive brown to olive brown gravelly loamy coarse sand to a depth of 50 inches. This soil is dissimilar to any soil series listed in the Soil Survey for the Lake Tahoe Basin. Therefore, based on slope and profile depth the soils on this parcel are appropriately partitioned between land capability classes 4, per Table 4 of the Bailey Land Capability Classification system.

CONCLUSION

Based on the results of the site visit, the soils on APN: 1418-34-601-001 were determined to be most accurately characterized as deep residuum derived from in situ granitic sources. These soils are associated with land capability classes 4, in accordance with the Land Capability Classification of the Lake Tahoe Basin (Bailey, 1974).

APN: 1418-34-601-001

Representative Soil Profile:

Soil Classification: Sandy, Mixed, Frigid, Typic Xeropsamment

Soil Series: Unknown

Hydrologic Group: B

Drainage Class: Somewhat excessively

- Oi 1 to 0 inches; organic matter
- A1 0 to 8 inches; brown (10YR 5/3) loamy coarse sand, very dark grayish brown (10YR 3/2) moist; weak fine granular structure; soft, very friable, nonsticky and nonplastic; many very fine, fine and medium roots; many very fine and fine interstitial pores; 20 percent gravel; gradual clear boundary.
- A2 8 to 17 inches; light olive brown (2.5Y 5/4) loamy coarse sand, olive brown (2.5 Y 4/4) moist; weak fine granular structure; soft, very friable, nonsticky and nonplastic; many fine medium and coarse roots; common very fine and fine interstitial pores; 20 percent gravel; gradual smooth boundary.
- C1 17 to 34 inches; light yellowish brown (2.5Y 6/4) coarse sand, olive brown (10YR 4/4) moist; massive; soft, friable, nonsticky and nonplastic; common fine, medium and coarse roots; many very fine and fine interstitial pores; 20 percent gravel; gradual smooth boundary.
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- C2 34 to 57 inches; light yellowish brown (2.5Y 6/4) coarse sand, olive brown (205YR 4/4) moist; massive; soft, friable, nonsticky and nonplastic; common fine, medium and coarse roots; many very fine and fine interstitial pores; 20 percent gravel.

Representative Soil Profile 2:

Soil Classification: Sandy, Mixed, Frigid, Typic Xeropsamment

Soil Series: Unknown

Hydrologic Group: B

Drainage Class: Somewhat excessively

- Oi 1 to 0 inches; organic matter
- A1 0 to 5 inches; brown (10YR 5/3) loamy coarse sand, very dark grayish brown (10YR 3/2) moist; weak fine granular structure; soft, very friable, nonsticky and nonplastic; many very fine, fine and medium roots; many very fine and fine interstitial pores; 20 percent gravel; gradual clear boundary.
- A2 5 to 16 inches; light olive brown (2.5Y 5/4) loamy coarse sand, olive brown (2.5 Y 4/4) moist; weak fine granular structure; soft, very friable, nonsticky and nonplastic; many fine medium and coarse roots; common very fine and fine interstitial pores; 20 percent gravel; gradual smooth boundary.

- C1 16 to 31 inches; light yellowish brown (2.5R 6/4) coarse sand, olive brown (10YR 4/4) moist; massive; soft, friable, nonsticky and nonplastic; common fine, medium and coarse roots; many very fine and fine interstitial pores; 20 percent gravel; gradual smooth boundary.
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- C2 31 to 52 inches; light yellowish brown (2.5Y 6/4) coarse sand, olive brown (205YR 4/4) moist; massive; soft, friable, nonsticky and nonplastic; common fine, medium and coarse roots; many very fine and fine interstitial pores; 20 percent gravel.