TAHOE REGIONAL PLANNING AGENCY

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MEMORANDUM

January 13, 2006

To: TRPA Hearing's Officer

From: TRPA Staff

Subject: Lariat Condominium Association Land Capability Challenge; Washoe County APN: 125-810-01, 603 Lariat Circle, Incline Village Nevada.

The applicants, whom are members of the Lariat Condominium Association request that the Hearings Officer review and approve the proposed Land Capability Challenge on the affected parcel.

Staff Recommendation: Staff recommends that the Hearing's Officer approve the land capability challenge for the parcel changing the land capability from class 2 to class 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 UmE, (Umpa, very stony sandy loam, 15 to 30 percent) soil map unit. The UmE soil map unit is consistent with the D2 (Headlands, moderate hazard lands) geomorphic unit classifications. The Umpa soils formed in residuum derived from volcanic (andesite) sources.

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

Findings: This parcel is located at 603 Lariat Circle, Incline Village in Washoe County. The parcel is mapped within geomorphic unit D2 (Headlands, moderate hazard lands) on the TRPA Geomorphic Analysis Map of the Lake Tahoe Basin. The soils investigation was conducted by TRPA staff and a report was prepared. The soil description was derived from a well exposed road cut and two on-site soil auger samples. A representative soil profile was described (see Attachment). After a visit to the parcel on December 19, 2005 the soils on APN: 125-810-01were determined to be consistent with land capability class 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).

Attachment

SOIL INVESTIGATION FOR
WASHOE COUNTY APN 125-810-01, 603 Lariat Circle

INTRODUCTION

A soil investigation was conducted on APN: 125-810-01 in Washoe County. This parcel is located at 603 Lariat Circle, Incline Village Nevada. A land capability challenge was filed with TRPA on September 19, 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 UmE, (Umpa, very stony sandy loam, 15 to 30 percent) soil map unit. The UmE soil map unit is consistent with the D-2 (Headlands, moderate hazard lands) geomorphic unit classification. The Umpa soil formed in residuum derived from extrusive igneous sources (andesite). This parcel is on a South-southwest facing slope. The natural slope is 21 to 24 percent. The natural vegetation is comprised of Jeffery pine with an understory of bitterbrush, greenleaf manzanita.

PROCEDURES

One soil profile was exposed on and two soil auger sample were retrieved on this parcel. After examination of the soil it 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 soil series were identified on this parcel. The soils on this parcel are generally deep and well drained. The soil is characterized as having a thin (<1”) surface mantle of organic matter over a dark brown stony sandy loam surface layer. A reddish brown, sandy clay loam subsoil is present to a depth of greater than 60 inches. This soil is similar to the Jorge soil series as associated with the JwE, (Jorge-Tahoma very stony sandy loam, 15 to 30 percent) map unit as listed in the Soil Survey for the Lake Tahoe Basin. Under the Bailey Land Capability Classification system the most appropriate Land Capability class would be 4, given the profile depth, hydrologic group and slope phase.

CONCLUSION

Based on the results of the site visit, the soil on APN 125-810-01was determined to be the Jorge soil series and JwE soil map unit which are associated with land capability class 4, in accordance with the Land Capability Classification of the Lake Tahoe Basin (Bailey, 1974).

Tim Hagan, Principal Planner / Soil Scientist

Representative Soil Profile:

Soil Classification: Fine -Loamy, mixed, frigid Ultic Haploxeralft
Soil Series: Jorge
Hydrologic Group: B
Drainage: Well Drained

Oi 1 to 0 inches; Fir and Pine litter

A1 0 to 9 inches; brown (10YR 4/2) gravelly sandy loam; dark brown (10YR 3/3) moist; moderate fine granular structure; soft, loose, nonsticky and nonplastic ;many fine and medium roots, few coarse roots; many very fine and fine interstitial pores; 20 percent gravel, 10 percent cobblestone; clear wavy boundary.

A2 9 to 22 inches ; brown (10YR 5/3),) gravelly sandy loam; dark brown (10YR 3/3) moist; moderate fine to coarse granular structure; soft, loose, nonsticky and nonplastic; many fine and medium and few coarse roots; many very fine and fine interstitial pores; 20 percent gravel, 10 percent cobblestonel; clear wavy boundary.

Bw 22 to 29 inches; pale brown (10YR 6/3) gravelly sandy clay loam; dark yellowish brown (10YR 4/4) moist; moderate fine to medium subangular blocky structure; slightly hard, friable, nonsticky and nonplastic; common fine, medium and few coarse roots; many very fine and fine interstitial pores; 20 percent gravel, 10 percent cobblestone; gradual wavy boundary.

Bt1 29 to 44 inches; light brown (7.5 YR 6/4) gravelly sandy clay loam; dark brown (7.5 YR 4/4) moist; moderate fine to medium subangular blocky structure; slightly hard, friable, nonsticky and nonplastic; few fine and common medium roots; many very fine and fine interstitial pores; 20 percent gravel, 10 percent cobblestone; clear wavy boundary.

Bt2 44 to 60 inches; light pinkish brown (5 YR 6/4) stony sandy clay loam; reddish brown (5 YR 4/4) moist; moderate fine to medium subangular blocky structure; slightly hard, friable, nonsticky and nonplastic; few fine and common medium roots; many very fine and fine interstitial pores; 20 percent gravel, 10 percent cobblestone.