

TAHOE REGIONAL PLANNING AGENCY

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MEMORANDUM

January 18, 2007

To: TRPA Hearings Officer

From: TRPA Staff

Subject: John and Cynthia Lovewell Land Capability Challenge; 1406 West Lake Blvd. California, Placer County APN 083-162-26.

Proposed Action: The applicants, John and Cynthia Lovewell, request that the Hearings Officer review the proposed Land Capability Challenge and approve it.

Staff Recommendation: The staff recommends that the Hearings Officer approve the land capability challenge for the parcel changing the soil designation from TcB/C (Tallac gravelly coarse sandy loam, seeped, 0 to 9 percent) to an un-named soil not currently described in the Lake Tahoe Basin Soil Survey.

Background: The subject parcel is shown as land capability class 1b (backshore) and 5 on the TRPA Land Capability Overlay Maps. The Soil Conservation Service Soil Survey for the Lake Tahoe Basin places this parcel within the TcB/C (Tallac gravelly coarse sandy loam, seeped, 0 to 9 percent) with a Stream Environment Zone soil associated with Blackwood Creek. The TcB soil map unit is consistent with the E-2 (Outwash, till and lake deposits) geomorphic unit classification. The Tallac soil formed from glacio-fluvial deposits derived from volcanic (andesitic) sources.

Findings: This parcel is located at 1406 West Lake Blvd., Placer County. The parcel is mapped within geomorphic unit E-2 (Outwash, till and lake deposits) on the TRPA Geomorphic Analysis Map of the Lake Tahoe Basin. The soils investigation was conducted by TRPA staff, and a report was prepared. Based on one soil pit and multiple auger samples, a representative soil profile was described (see Attachment A). After visits to the parcel on January 8, 2007 the majority of the soils on APN 083-162-26 were determined to be consistent with land capability class 6, in accordance with the Land Capability Classification of the Lake Tahoe Basin (Bailey, 1974). The delineation of the Backshore (1b) is also portrayed on applicant's site plan.

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

Attachments

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HEARINGS OFFICER AGENDA ITEM V.A

SOIL INVESTIGATION FOR
PLACER COUNTY APN 083-162-26, 1406 West Lake Blvd.

INTRODUCTION

A soil investigation was conducted on Placer County APN 083-162-26 on January 8, 2007. This parcel is located on 1406 West Lake Blvd. in Placer County.

A land capability challenge was filed with TRPA on October 19, 2006 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 1b (Backshore) and 5 on the TRPA Land Capability Overlay Maps. The Soil Conservation Service Soil Survey for the Lake Tahoe Basin places this parcel within the TcB/C (Tallac gravelly coarse sandy loam, seeped, 0 to 9 percent) soil map unit with a littoral backshore district. The TcB/C soil map unit is consistent with the E-2 (Outwash, till and lake deposits, moderate hazard lands) geomorphic unit classification. The Tallic soil formed glacial deposits derived from extrusive igneous (andesitic) sources. This parcel is on a gently sloping grade to the east. The natural slope is consistently less than 9 percent outside of the Backshore area.

PROCEDURES

One soil pit was excavated and multiple soil auger samples were retrieved on this parcel. After examination of the pit and corresponding 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 unnamed soil series were identified on this parcel. The soils on this parcel are generally deep and somewhat excessively well drained. The soil is characterized as having a thin (<1") surface mantle of organic matter over a dark brown very gravelly loamy coarse sand surface layer. A dark yellowish brown, extremely gravelly loamy coarse sand subsoil is present to a depth of greater than 50 inches. This soil is not similar to any series 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 6, given the profile depth, hydrologic group and slope range.

CONCLUSION

Based on the results of the site visit, the soil on APN 083-162-26 was determined to most closely resembling an unnamed soil with features associated with land capability class 6, in accordance with the Land Capability Classification of the Lake Tahoe Basin (Bailey, 1974). The Backshore district is delineated based on littoral trim lines consistent with the calculated wave run up elevation.

Tim Hagan, Principal Planner / Soil Scientist

Representative Soil Profile:

Soil Classification Coarse loamy, mixed, frigid Humic Dystroxerept

Soil Series: unnamed

Hydrologic Group: B

Drainage: Well Drained

- Oi 2 to 0 inches; Fir and Pine litter
- A1 0 to 6 inches; brown (10YR 4/3) very gravelly loamy coarse sand; dark yellowish 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; 15 percent gravel; clear wavy boundary.
- A2 6 to 14 inches ;dark yellowish brown (10YR 4/4),) extremely gravelly loamy coarse sand; dark brown (10YR 3/4) moist; moderate fine granular structure trending to moderate medium subangular blocky structure; soft, loose, nonsticky and nonplastic; many fine and medium and few coarse roots; many very fine and fine interstitial pores; 15 percent gravel; clear wavy boundary.
- C1 14 to 33 inches; dark yellowish brown (10YR 4/6) extremely gravelly loamy coarse sand; dark yellowish brown (10YR 4/4) moist; moderate medium subangular blocky structure; slightly hard, friable, nonsticky and nonplastic; common fine, medium and few coarse roots; many very fine and fine interstitial pores; 15 percent gravel; gradual wavy boundary.
- C2 33 to 50+ inches; dark yellowish brown (10YR 4/6) extremely gravelly loamy coarse sand; dark yellowish brown (10YR 4/4) moist; moderate medium subangular blocky structure; slightly hard, friable, nonsticky and nonplastic; few fine and common medium roots; many very fine and fine interstitial pores; 15 percent gravel.