

TAHOE REGIONAL PLANNING AGENCY

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HEARINGS OFFICER AGENDA OF MEETING FOR

Tahoe Regional Planning Agency
128 Market Street, TRPA Conference Room
Stateline, NV 89449

Date: 7/20/2006
2:00 p.m.

AGENDA

- I. CALL TO ORDER
- II. APPROVAL OF AGENDA
- III. PUBLIC INTEREST COMMENTS (No Action)

Any member of the public wishing to address the Hearings Officer on any agenda item not listed as an Announcement of Appeal Right or Public Hearing Item, or on any other issue, may do so at this time. However, public comments on Announcement of Appeal Rights or Public Hearing Items will be taken at the time those agenda items are heard.

NOTE: THE HEARINGS OFFICER IS PROHIBITED BY LAW FROM TAKING IMMEDIATE ACTION ON, OR DISCUSSING ISSUES RAISED BY THE PUBLIC THAT ARE NOT LISTED ON THIS AGENDA.

- IV. ANNOUNCEMENT OF APPEAL RIGHTS
- V. PUBLIC HEARING ITEMS
 - A. Howard Amundsen and Stacy Stewart, Land Capability Challenge, 808 Randall Avenue, Incline Village, Washoe County, Nevada, APN 125-244-21, TRPA #STD 20060900
 - B. Chambers Landing HOA, Land Capability Challenge, 6400 West lake Blvd. Homewood, California, Placer County, APN 098-010-19, TRPA # STD20041275.

- VI. ADJOURNMENT

By: 

Fca Executive Director

This agenda has been posted at the TRPA office and at the following places: Zephyr Cove and Stateline Nevada Post Office, Al Tahoe California Post Office and the El Dorado County Library.

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MEMORANDUM

May 18, 2006

To: TRPA Hearing's Officer

From: TRPA staff

Subject: Howard Amundsen and Stacy Stewart Land Capability Challenge Washoe County APN: 125-244-21, 808 Randall Ave, Incline Village NV

Proposed Action: The applicants, Howard Amundsen and Stacy Stewart request that the Hearing's Officer review and approve the proposed Land Capability Challenge for the affected parcel.

Staff Recommendation: The staff recommends that the Hearing's Officer approve the land capability challenge for the parcel changing the land capability class from 2 and 1b to class 4.

Background: The subject parcel is shown as land capability class 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 MsE (Meeks very stony loamy coarse sand, 15 to 30 percent slopes) soil map unit. The MsE soil map unit is consistent with the E-1 (Moraine Land-undifferentiated, moderate hazard lands) geomorphic unit classification. The soils of the Meeks series formed in residual glacial and moraine deposits derived from mixed extrusive and intrusive material.

Findings: This parcel is 11,073 square feet in size and located at 808 Randall Ave, Incline Village NV in Washoe County. The parcel is mapped within geomorphic unit E-1 (Moraine Land-undifferentiated, moderate hazard lands) on the TRPA Geomorphic Analysis Map of the Lake Tahoe Basin. TRPA staff conducted the soils investigation. Based on one soil pit, a representative soil profile was described (see Attachment A). After a visit to the parcel on July 5th, 2006 the soils on APN: 125-244-21 were 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).

Attachments:
Attachment A

7/11/06
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AGENDA ITEM A

**SOIL INVESTIGATION FOR
WASHOE COUNTY APN: 125-244-21, 808 Randall Ave., Incline Village NV.**

INTRODUCTION

A soil investigation was conducted on Washoe County APN at 808 Randall Ave in Washoe on July 5th, 2006. This parcel is approximately 11,073 square feet in size and is located at 808 Randall Ave, Incline Village NV.

A land capability challenge was filed with TRPA on May 26th, 2006 to determine the appropriate land capability class for this parcel based on an on-site soil investigation.

ENVIRONMENTAL SETTING

This parcel is shown as land capability class's 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 MsE (Meeks very stony loamy coarse sand, 15-30 percent slopes) soil map unit. The MsE (Meeks very stony loamy coarse sand, 15-60 percent slopes) soil map unit is consistent with the E-1 (Moraine Land-undifferentiated, moderate hazard lands) geomorphic unit classification. The soils of the Meeks series formed in residual glacial and moraine deposits derived from mixed extrusive and intrusive material. The natural grade of the parcel is approximately 24 percent.

PROCEDURES

One soil pit was dug on this parcel, using hand excavation. After examination of the pits, 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 in the field with a clinometer.

FINDINGS

No Stream Environment Zone was identified on this parcel. One known soil series was identified on this parcel. The soils on this parcel are generally deep and are well drained. The soil is characterized as having a thin (< 1") surface mantle of organic matter over a brown to dark grayish brown loamy coarse sand surface horizon. Yellowish brown gravelly loamy coarse sand subsoil is present to a depth of greater than 50 inches. This soil is not similar to the listed soil series in the Soil Survey for the Lake Tahoe Basin (Rogers 1974).

CONCLUSION

The soil on APN: 125-244-21 was determined to be consistent with land capability class 4 in accordance with the Land Capability Classification of the Lake Tahoe Basin (Bailey, 1974). Additionally, no Stream Environment Zone was identified on this parcel

Tim Hagan

Principal Planner / Soil Scientist.

Soil Classification: Sandy, mixed, frigid Humic Dystrocherept

Soil Series: Unknown

Drainage: Excessively Well Drained

Hydrologic Group: A

- Oi 2 to 0 inches.
- A1 0 to 7 inches; dark grayish brown (10YR 4/2) gravelly loamy coarse sand, dark brown (10YR 3/3) moist; moderate fine granular structure; soft, very friable, nonsticky and nonplastic; many very fine and fine roots, few medium coarse roots; many very fine and fine interstitial pores; 15 percent gravel, 5 percent cobbles; clear smooth boundary.
- A2 7 to 14 inches; brown (10YR 5/4), gravelly loamy coarse sand, dark brown (10YR 4/3) moist; moderate, fine granular trending to weak, fine subangular blocky structure; slightly hard, very friable, nonsticky and slightly plastic; many very fine and fine, few medium and coarse roots, many very fine and fine interstitial pores; 15 percent gravel, 5 percent cobbles; gradual wavy boundary.
- Bw 14 to 28 inches; yellowish brown (10 YR 6/4) gravelly loam coarse sand, dark brown (10 YR 3/4) moist; moderate, medium subangular blocky structure; hard, friable, slightly sticky and plastic; common fine and few medium and coarse roots; many very fine and fine interstitial pores; 15 percent gravel, 5 percent cobbles; clear wavy boundary.
- BC 28 to 44 inches; strong brown (10 YR 6/4) coarse sand, dark brown (10 YR 4/4) moist; moderate, medium subangular blocky; hard, friable, slightly sticky and plastic; few fine, medium and coarse roots; many very fine and fine interstitial pores; 20 percent gravel, 5 percent cobbles; clear wavy boundary.
- Cr 44 to 50+ inches; strong brown (10 YR 6/4) coarse sandy clay loam, dark brown (7.5 YR 4/4) moist; moderate, medium subangular blocky; hard, friable, slightly sticky and plastic; few fine, medium and coarse roots; many very fine and fine interstitial pores; 20 percent gravel, 5 percent cobbles; clear wavy boundary.

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MEMORANDUM

July 14, 2006

To: TRPA Hearings Officer

From: TRPA Staff

Subject: Chambers Landing HOA Land Capability Challenge; 6400 West lake Blvd., California, Placer County APN: 098-010-19.

Proposed Action: The applicant, Chambers Landing HOA requests that the Hearings Officer review the proposed Land Capability Challenge and approve it.

Staff Recommendation: TRPA Land Capability staff recommends the Hearings Officer approve the land capability challenge for the upland portion of the parcel out side of the staff verified Stream Environment Zone and Backshore delineations. Staff recommends changing the soil designation from TcC (Tallac gravelly coarse sandy loam, 5 to 9 percent) and the TkC soil map unit (Tallac very stony coarse sandy loam, 2 to 9 percent) to Gefo soil series and GeC and GeD map units currently described in the Lake Tahoe Basin Soil Survey consistent with land capability classes 6 and 4.

Background: The subject parcel is shown as being comprised of land capability class 5 and SEZ-1b on the TRPA Land Capability Overlay Maps. The Soil Conservation Service Soil Survey for the Lake Tahoe Basin places this parcel within the TeE (Tallac gravelly coarse sandy loam, 5 to 9 percent) and the TkC soil map unit (Tallac very stony coarse sandy loam, 2 to 9 percent) is consistent with the E-2 (Outwash till and lake deposits, low hazard lands) geomorphic unit classification

A land capability challenge was filed on November 12, 2005 to confirm the soil series and land capability for the parcel.

Findings: This parcel is located at 6400 West Lake Blvd., in Placer County CA. The parcel is mapped within geomorphic unit the E-2 (Outwash till and lake deposits, low hazard lands) on the TRPA Geomorphic Analysis Map of the Lake Tahoe Basin. The soils investigation was conducted by TRPA staff, and this report was prepared. Based on one soil pit and three auger samples a representative soil profile was described (see Attachment A). After visits to the parcel the soils on APN 098-010-19 were determined to be consistent with land capability classes challenge 4 and 6 for the upland portion of the parcel out side of the staff verified Stream Environment Zone and Backshore.

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

Attachments

7/14/06
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HEARING'S OFFICER AGENDA ITEM B

SOIL INVESTIGATION FOR
PLACER COUNTY APN 083-230-017, 6400 West Lake Blvd

INTRODUCTION

Soil and SEZ investigations were conducted on APN 098-010-19 in Placer County through out the spring of 2005. The subject parcel is located at 6400 West Lake Blvd.

A land capability challenge was filed with TRPA on November 12, 2005 to determine the appropriate land capability class for this parcel based on a soil investigation.

ENVIRONMENTAL SETTING

This parcel is shown as being land capability class 5 and SEZ-1b on the TRPA Land Capability Overlay Maps. The Soil Conservation Service Soil Survey for the Lake Tahoe Basin places this parcel within the TcC (Tallac gravelly coarse sandy loam, 5 to 9 percent) and the TkC soil map unit (Tallac very stony coarse sandy loam, 2 to 9 percent). The TcC and TkC map units are consistent with the E-2 (Outwash till and lake deposits, low hazard lands) geomorphic unit classification. This majority of this parcel is on an east-southeast facing slope.

PROCEDURES

One soil pit and three auger samples were conducted on this parcel. After examination of the pit and 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 soil series and two map units 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 (<2") surface mantle of organic matter over a pale brown gravelly loamy coarse sand surface layer. Yellowish brown, very gravelly loamy coarse sand subsoil is present to a depth of greater than 50 inches. This soil is most similar to the Gefo soil series listed in the Soil Survey for the Lake Tahoe Basin. Under the Bailey Land Capability Classification system the most appropriate Land Capability classes would be 4 and 6 as assigned to the GeC and GeD Map units.

CONCLUSION

Based on the results of the site visit, the upland soil on APN 098-010-19 was determined to be a Gefo soil series associated with Map Units GeC and GeD which are assigned land capability classes 6 and 4 in accordance with the Land Capability Classification of the Lake Tahoe Basin (Bailey, 1974). TRPA staff verified the Stream Environment Zone and Backshore delineations which have been adjusted as represented on the attached site plan.

Tim Hagan, Principal Planner / Soil Scientist

APN 098-010-19

Representative Soil Profile:

Soil Classification Sandy mixed frigid Humoic Dystroxerept

Soil Series: Gefo variant

Hydrologic Group: A

- Oi 1 to 0 inches; duff and litter
- A1 0 to 9 inches; brown (10YR 5/2) gravelly loamy coarse sand; dark grayish brown (10YR 3/2) 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 7 to 17 inches; yellowish brown (10YR 6/4) gravelly loamy coarse sand; dark brown (10YR 3/4) moist; weak moderate 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; 20 percent gravel; clear wavy boundary.
- C1 17 to 34 inches; yellowish brown (10YR 6/4) gravelly loamy coarse sand; dark yellowish brown (10YR 4/4) moist; weak, 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; gradual wavy boundary.
- C2 34 to 50+ inches; yellowish brown (10YR 6/4) gravelly loamy coarse sand; dark yellowish brown (10YR 4/4) 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.