

TAHOE REGIONAL PLANNING AGENCY

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TAHOE REGIONAL PLANNING AGENCY HEARINGS OFFICER STAFF SUMMARY

Application Type: Land Capability Challenge

Applicant: Jim McDonnell

Applicant's Representative: Kristina Hill

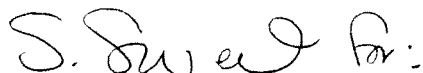
Agency Planner: Tim Hagan, Principal Planner / Soils Scientist / Land Capability Program Manager

Location: 3851 Azure Road, City of South Lake Tahoe, California

Assessor's Parcel Number/File Number: 029-103-24 / 20061993

Staff Recommendation: Staff recommends that the Hearings Officer continue this item to a future Hearings Officer meeting.

Project Description: Land Capability Challenge

 for:

Tim Hagan
Principal Planner / Soil Scientist
Land Capability Program Manager
Environmental Review Services
thagan@trpa.org

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MEMORANDUM

April 26, 2007

To: TRPA Hearings Officer

From: TRPA Staff

Subject: Steve & Dana Hurt Land Capability Challenge; Placer County APN 116-110-006, 5688 Zimba Court, Agate Bay, California

Proposed Action: The applicants, Steve & Dana Hurt request that the TRPA Hearings Officer review and approve the proposed Land Capability Challenge for the affected parcel.

Staff Recommendation: The staff recommends that the TRPA Hearings Officer approve the land capability challenge for the parcel changing the land capability class 1C to class 6.

Background: The subject parcel is shown as land capability class 1C on the TRPA Land Capability Overlay Maps. The Soil Conservation Service Soil Survey for the Lake Tahoe Basin places this parcel within the Sm (Stony Colluvial Land) soil map unit. The Sm soil map unit is consistent with the D-1 (Toe Slope Lands, Low Hazard Lands) geomorphic unit classification. The Sm soil formed in deposits derived in areas of granitic, metamorphic and volcanic rock colluvium.

A land capability verification was completed on this parcel on and the parcel was verified as land capability class 1C. A land capability challenge was filed on April 4, 2007 to confirm the soil series and land capability for the parcel.

Findings: This parcel is located at 5688 Zimba Court, Agate Bay, California. The parcel is mapped within geomorphic unit D-1 (Toe Slope Lands, Low Hazard Lands) on the TRPA Geomorphic Analysis Map of the Lake Tahoe Basin. TRPA staff conducted the soils investigation and this report was prepared. Based on one soil pit a representative soil profile was described (see Attachment A). After visiting the parcel, the soils on APN116-110-006 were determined to be consistent with land capability class 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 Heather Gustafson, at 775 - 589-5313.

Attachments:

4/25/2007
HG

AGENDA ITEM V.B.

SOIL INVESTIGATION FOR
PLACER COUNTY APN 116-110-006, 5688 Zimba Court, Agate Bay, California

INTRODUCTION

A soil investigation was conducted on Placer County APN 116-110-006, and is located on 5688 Zimba Court, Agate Bay in Placer County, California. A land capability verification was conducted by TRPA staff on this particular parcel

A land capability challenge was filed with TRPA on April 4, 2007 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 1C on the TRPA Land Capability Overlay Maps. The Soil Conservation Service Soil Survey for the Lake Tahoe Basin places this parcel within Sm (Stony Colluvial Land) soil map unit. The Sm soil map unit is consistent with the D-1 (Toe Slope Lands, Low Hazard Lands) geomorphic unit classification. The Sm soil formed in deposits derived in areas of granitic, metamorphic and volcanic rock colluvium. The average slope of the property is 11 percent. The overstory vegetation is Jeffrey pine and White fir with an understory of Manzanita and Ceonothus.

PROCEDURES

One soil pit was dug on this parcel. After examination, 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

The soils on this parcel are deep and well drained. The soil is characterized as having a very thin (< 1/2") surface mantle of litter over a very dark grayish brown gravelly sandy loam surface layer. The subsoil is comprised and a dark brown gravelly sandy clay loam to a depth of greater than 50 inches. This soil is similar to the central concept of the Tahoma series listed in the Soil Survey for the Lake Tahoe Basin, and would be most accurately described as a member of the JwD (Jorge-Tahoma, very stony sandy loam, 2 to 15 percent slopes) soil map units. This soil is appropriately placed in Hydrologic Group B (moderately low runoff). Therefore, based on these physical characteristics and slope class range, this soil is assigned to land capability class 6 per the Bailey Land Capability Classification system.

CONCLUSION

Based on the results of the site visit, the soil on APN 116-110-006 was determined to be a known soil series of the Tahoe basin. Based on slope range and previously cited physical characteristics, this soil is associated with the JwD (Jorge-Tahoma, very stony sandy loam, 2 to 15 percent slopes) soil map units. The soil on this parcel is associated with land capability class 6, in accordance with the Land Capability Classification of the Lake Tahoe Basin (Bailey, 1974).

APN 126-262-04

Representative Soil Profile:

Soil Classification Loamy-skeletal, mixed, frigid Ultic Haploxeralf

Soil Series: Tahoma

Drainage Class: Well Drained

Hydrologic Group: B

- Oi 1 to 0; Conifer litter and organic detritus.
- A1 0 to 4 inches; brown (10YR 5/2) gravelly sandy loam, very dark grayish brown (10YR 3/2) moist; weak fine granular structure; soft, loose, nonsticky and nonplastic; common very fine and fine roots; many very fine and fine interstitial pores; 15 percent gravel; clear smooth boundary.
- AB 4 to 10 inches; pinkish light brown (7.5YR 7/4), gravelly sandy clay loam, dark brown (7.5YR 4/4) moist; weak fine and medium granular structure; soft, loose, slightly sticky and slightly plastic; few coarse roots; few medium and common very fine and fine roots, many very fine and fine interstitial pores; 15 percent gravel; gradual smooth boundary.
- Bt1 10 to 30 inches; brown (7.5 YR 5/4) gravelly sandy clay loam, dark yellowish brown (7.5 YR 4/3) moist; moderate medium subangular structure; soft, friable, slightly sticky and slightly plastic; common fine, medium and coarse roots; many very fine and fine interstitial and tubular pores; few thin clay skins on ped faces and pore linings; 15 percent gravel; gradual wavy boundary.
- Bt2 30 to 46 inches; reddish brown (7.5 YR 4/4) gravelly sandy clay loam, dark yellowish brown (7.5 YR 4/3) moist; moderate medium subangular structure; hard, friable, slightly sticky and slightly plastic; few very fine, fine and medium roots; many very fine and fine interstitial and tubular pores; common thin clay skins on ped faces and pore linings; 15 percent gravel and 10 percent cobble; clear wavy boundary.
- BC 46 to 55 inches; pinkish light brown (7.5 YR 7/4) gravelly sandy clay loam, brown (7.5 YR 5/4) moist; massive; hard, friable, nonsticky and nonplastic; few fine roots; common interstitial pores; 25 percent gravel and 15 percent cobble.