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MEMORANDUM

Date: September 11, 2014

To: TRPA Hearings Officer

From: Heather Beckman, Senior Planner / Land Capability & IPES Program Manager

Subject: Purcell Land Capability Challenge; 1890 Indigo Way, El Dorado County, CA; APN: 034-372-14, TRPA #: LCAP2014-0329.

Proposed Action: Hearings Officer review and approval of the proposed Land Capability Challenge.

Staff Recommendation: Staff recommends the TRPA Hearings Officer approve the land capability challenge for the subject parcel from Bailey land capability Class 1b/SEZ to Class 5.

Background: The subject parcel is shown as land capability Class 1b, Co (Celio gravelly loamy coarse sand) soil map unit. The Co soil map unit is one of the three alluvial soil types considered to be a secondary SEZ indicator. These soils are formed in glacial outwash material and are poorly drained due to a subsurface silica cemented layer. The parcel is designated as part of the E2 (Outwash, till and lake deposit) geomorphic unit classification. Typical SEZ delineations are based on the presence of either one primary SEZ indicator, or the intersection of three secondary indicators. In the event that the subject soils onsite are one of three specific alluvial soils types (i.e. Lo, Co or Gr), only two secondary SEZ indicators are required to making of SEZ (see TRPA Code 53.9.2).

A land capability challenge was filed with TRPA on August 15, 2014. TRPA staff evaluated two soil test pits deemed to be representative of the parcel on August 27, 2014.

No other land capability challenges have been conducted in the area. Several nearby parcels were, however, evaluated for IPES. In these instances the soils were found to be Celio / Co, but did not qualify for SEZ. These scores range in the lower to mid-700s with percent allowable coverage ranging from 20 to 24 percent.

Findings: The subject parcel contains one landform which is a fluvial (glacial) outwash deposit. The soils on the subject parcel are the Celio / Co soil map unit. The soil is characterized by a yellowish brown silty loam underlain by a yellowish brown cobbly sandy loam extending to greater than 58 inches. There is a moderately cemented silica pan at approximately 46 inches. As a result, the soils are characterized as poorly drained members of Hydrologic soil group C.

Despite the Celio soils finding, the parcel is not considered to be SEZ, as only one of the two requisite SEZ indicators (i.e. Co soil map unit) is present onsite. In other words there is no evidence of a contemporary seasonal high groundwater table within 40 inches of the ground surface, secondary riparian vegetation does not dominate the site and/or the parcel does not reside within the 100 year flood plain.

If you have questions on this hearings officer item, please contact Heather Beckman, at 775 - 589-5271.

BAILEY LAND CAPABILITY CHALLENGE FINDINGS

Site Information	
Assessor's Parcel Numbers: (APN)	034-372-14
TRPA File No. / Submittal Date:	LCAP2014-0329 / August 15, 2014
Owner or Applicant:	Dan Purcell
Address:	1890 Indigo Way, El Dorado County, CA

Environmental Setting	
1974 Bailey Geomorphic Class and Hazard Designation	E2 (Outwash, till and lake deposit)
Landform and Geology	Glacial outwash/historic floodplain/terrace
Soil Parent Material	Glacial outwash
Slopes and Aspect	~1 percent on slopes that dip east
Elevation and Datum	NA – relative elevations
Rock Outcrops and Surface Configuration	No outcrops
SEZ and Hydrology Source	None
Vegetation	Mixed conifer - Lodgepole, fir, juniper, Jeffrey overstory and mixed grass understory. Although lodgepole exist onsite, they are mixed with upland species. There is not a dominance of secondary riparian vegetation.
Ground Cover Condition	good
Site Features	Residence and parking pad

Field Investigation and Procedures	
Consultant and Address	NA
TRPA Staff Field Dates	August 27, 2014
Bailey Land Capability Class (es)¹.	Class 1b, Co (Celio gravelly loamy coarse sand)
SEZ Mapping / NRCS Hydric Soil	Yes Bailey overlay / Not mapped as NRCS hydric
Number of Soil Pits or Auger Holes	2 test pits dug ~50 inches deep; one representative pit

¹ TRPA currently relies upon the Soil Survey of Tahoe Basin, California-Nevada (Rogers and Soil Conservation Service, 1974), which the Bailey Land Capability system is predicated upon.

and Description Depth	described
Representative Soil Profile Descriptions	TRPA soil profile attached of one representative pit
Notable Soil Features and Depth	Soils are determined to be Celio. Although significant oxidation exists in the lower soil horizons, this appears to be relict groundwater features (dating to hundreds, if not thousands of years ago). There is no evidence of contemporary groundwater table either from subsurface groundwater rising through the soil profile or slowed groundwater infiltration perching on an impervious soil layer.
Areas Not Examined	Buildings and paved surfaces

Bailey Soil Mapping Unit / Hydrologic Soil Group (HSG) / Land Class	Celio/ Co / SEZ / HSG D.
Slope Determination	1 percent (actual)
TRPA Observations	No evidence of seasonal high water table. There is a moderately cemented silica pan at approximately 46 inches. Consistent with HSG C. Unnamed soil type determined to be Class 5.
Applicable Area	Class 5 for entire parcel

Attachments:

- A. Soil profile description

Soil Profile Description

- Oi 0.5 to 0 inches, organic duff
- A1 0 to 10 inches, sandy silty loam, dark yellowish brown (10YR 4/4); few (to common) very fine roots; gradual smooth boundary.
- A2 10 to 22 inches, gravelly loam, dark yellowish brown (10YR 3/6); common very fine roots; 12% rounded gravel; clear boundary.
- C1 22 to 46 inches, gravelly loam, yellowish brown (10YR 5/8); few medium roots; clear wavy boundary.
- C2 44 to 58+ inches; cobbly silty loam, yellowish red (5YR 4/8); few medium roots;

Soil Series: XXX, Unnamed

Soil Hydrologic Group: C