



www.trpa.org

Mail
PO Box 5310
Stateline, NV 89449-5310
775-588-4547

Main Office
128 Market Street
Stateline, NV 89449
fax 775-588-4527

North Shore Office
3080 North Lake Blvd.
Tahoe City, CA 96145
fax 530-583-2612

MEMORANDUM

Date: September 11, 2014

To: TRPA Hearings Officer

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

Subject: Sheldon Land Capability Challenge; 5666 Zimba Court, Placer County, CA;
APN: 116-110-008, TRPA #: LCAP2014-0202.

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 1c to Class 5.

Background: The subject parcel is shown as land capability Classes 1c, Sm (Stony colluvial land – no slope assigned) soil map unit. The Sm miscellaneous soil map unit is classified as a non-soil designation as it is primarily composed of stone and supports little to no vegetation. The genesis for this type of setting formed geologically in colluvium derived from latite and andesite. The parcel is designated as part of the D-1 (Toe Slope Lands, low hazard lands) geomorphic unit classification.

TRPA staff evaluated one soil test pit deemed to be representative of the parcel on August 6, 2014. A land capability challenge was filed with TRPA on July 2, 2014.

Several successful land capability challenges with similar findings have been conducted in this general area over the years (e.g. APN 116-110-06 in 2007; 116-060-014 in 2010). As mentioned above, the Sm soil map unit is overwhelmingly comprised of stone and has little actual soil to support vegetation. This is unlike the neighborhood which is typified by mature and extensive vegetative cover.

Findings: The subject parcel contains one landform, a colluvial fan. The data indicate that the soils on the subject parcel are unlike Stony Colluvial Land as they do not meet the requisite 50 percent coarse fragment content within the soil profile, nor does the surface exhibit the requisite 50 to 90 percent cobble, stone and boulder cover indicative of Sm soils. The soil is characterized as having a dark brown silty sandy loam underlain by a yellowish brown silty clay loam extending to approximately 38-40 inches. These soils are unlike the Jorge-Tahoma series which extends to a depth of greater than 60 inches. Rather, this is an unnamed soil which is moderately deep, well-drained and a member of Hydrologic Soil Group C. The parcel is determined to be XXX Class 5 based on slope.

AGENDA ITEM NO. V.C.

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)	116-110-008
TRPA File No. / Submittal Date:	LCAP2014-0202 / July 3, 2014
Owner or Applicant:	Charles Sheldon
Address:	5666 Zimba Cr., Placer County, CA

Environmental Setting	
1974 Bailey Geomorphic Class and Hazard Designation	D-1 (Toe Slope Lands, low hazard lands)
Landform and Geology	Footslope of volcanic colluvial slope
Soil Parent Material	Volcanic colluvium
Slopes and Aspect	6 percent on slopes that dip west
Elevation and Datum	6248 to 6254 feet msl
Rock Outcrops and Surface Configuration	No outcrops
SEZ and Hydrology Source	None
Vegetation	Mixed Conifer - Jeffrey pine, fir, manzanita, bitter brush
Ground Cover Condition	good
Site Features	Residence and parking pad

Field Investigation and Procedures	
Consultant and Address	NA
TRPA Staff Field Dates	August 6, 2014
Bailey Land Capability Class (es)¹.	Sm, Stony Colluvial land (Class 1a).
SEZ Mapping / NRCS Hydric Soil	None / Not mapped as NRCS hydric
Number of Soil Pits or Auger Holes and Description Depth	1 test pit dug ~55 inches deep
Representative Soil Profile Descriptions	TRPA soil profile attached
Notable Soil Features and Depth	Soils are unlike Sm as they are moderately deep and well drained. They are texturally unlike Sm in terms of coarse fragment content within the soil profile and on the ground surface. Soil extends to approximately 38 to 40 inches
Areas Not Examined	Buildings and paved surfaces

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.

Specific Findings for Volcanic Colluvial Soil – Sm Soil Map Unit Only	
Bailey Soil Mapping Unit / Hydrologic Soil Group (HSG) / Land Class	Stony Colluvial land, Sm (Class 1a) / HSG C.
Slope Determination	6 percent (actual)
TRPA Observations	Soil characterized by dark brown silty sandy loam underlain by a yellowish brown silty clay loam extending to approximately 38 inches. No evidence of seasonal high water table. 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 3 to 0 inches, organic duff
- A 0 to 6 inches, sandy silty loam, dark brown (7.5YR 3/3); many fine and to coarse roots; clear smooth boundary.
- B1 6 to 10 inches, silty clay loam, yellowish brown (10YR 4/4); weak fine granular structure; few to common to medium roots; gradual smooth boundary.
- Bt1 10 to 26 inches, silty clay loam, yellowish brown (10YR 5/4); weak fine granular structure; few medium roots; clear wavy boundary.
- Bt2 26 to 38 (to 42 inches variable; predominantly above 40 inches); clay loam, yellowish brown (10YR 5/3); strong fine granular structure; very few medium roots; gradual smooth boundary.
- C 38 to 48 inches, weather parent material (andesite bedrock)

Soil Series: XXX, Unnamed

Soil Hydrologic Group: C