

MEMORANDUM

Date: September 10, 2013

To: TRPA Hearings Officer

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

Subject: McPherrin Land Capability Challenge; 3701 North Lake Blvd., Placer County, CA; APN: 092-120-038, TRPA File #: LCAP2013-0247

Proposed Action: TRPA Hearing's Officer review and approval of the proposed Land Capability Challenge.

Staff Recommendation: Staff recommends the TRPA Hearings Officer approve the land capability challenge on the parcel changing the land capability from class 1a and 3 to classes 2 and 4.

Background: The subject parcel is shown as land capability classes 1a and 3 on the TRPA Land Capability Overlay Maps. The Soil Conservation Service Soil Survey for the Lake Tahoe Basin places this parcel within the UmE and UmF (Umpa very stony sandy loam, 15 to 30 percent and 30 to 50 percent slopes respectively), Classes 1a and 3. These soil map units are consistent with the B-1 classification (Glaciated volcanic flowlands undifferentiated, high hazard lands). Umpa soil formed directly from andesite, or colluvial materials composed primarily of weathered andesite. Umpa soils are generally shallow (typically 20 to 45 inches of soil over hard bedrock), and have little soil development.

The applicant owns the subject parcel and the adjacent vacant parcel (092-120-025). The applicant wishes to develop a driveway on the adjacent vacant parcel to better access the subject, and already developed, parcel. The adjacent parcel has an IPES score of 763 with 19% allowable coverage; roughly equivalent of a Bailey class 4. Furthermore, a land capability challenge was recently approved on said adjacent parcel which changed the land capability from classes 1a and 3 to classes 2 and 4 (see TRPA file number LCAP2013-0178; approved at the August 8, 2013 Hearings Officer meeting). The same soil findings and land capability classes are recommended for this challenge.

Findings: Due to limited access on the subject parcel TRPA staff was only able to evaluate an existing cut slope. The soils evaluated corroborated the findings of the previous IPES score and Land Capability Challenge findings on the adjacent parcel. Thus the soil on the subject parcel is determined to be the same as that on the adjacent parcel.

Specifically, the subject parcel is on a colluvial outwash fan of volcanic andesitic parent materials, the soils are relatively deep (~50 inches) and are moderately well drained. They are

unlike the Umpa series as hard bedrock was not encountered, and they are also unlike the Tallac series as they do not have a weakly cemented silica pan. As such, these soils are determined to be part of the Jorge-Tahoma soil series and are members of Hydrologic Soil Group B; land capability classes 2 and 4 based upon slope.

A site plan showing the proposed delineations will be provided at the meeting. If you have questions on this agenda item, please contact Heather Beckman, at 775-589-5271 or hbeckman@trpa.org.

BAILEY LAND CAPABILITY CHALLENGE FINDINGS

Site Information	
Assessor's Parcel Numbers: (APN)	092-120-038
TRPA File No. / Submittal Date:	LCAP2013-0247 / September 4, 2013
Owner or Applicant:	McPherrin
Address:	3701 North Lake Blvd., Placer County, CA

Environmental Setting	
Bailey Soil Mapping Unit¹ / Hydrologic Soil Group (HSG) / Land Class / Geomorphic Hazard Unit	UmE/UmF (Umpa very stony sandy loam, 15 to 30 percent and 30 to 50 percent slopes)/ HSG C / B-1 (Glaciated volcanic flowlands undifferentiated, high hazard lands)
Landform and Geology	Colluvial outwash fan
Soil Parent Material	andesite, or colluvial materials composed primarily of weathered andesite.
Slopes and Aspect	19 - 35 percent, east
Elevation and Datum	6288 to 6324 feet msl (Webb Land Surveying)
Rock Outcrops and Surface Configuration	No outcrops, consistent slope
SEZ and Hydrology Source	NA
Vegetation	Jeffrey pine, incense cedar, manzanita
Ground Cover Condition	Good
Site Features	vacant

Field Investigation and Procedures	
Consultant and Address	NA
TRPA Staff Field Dates	September 3, 2013
SEZ Mapping / NRCS Hydric Soil	NA

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. The 2006 soil survey update has not yet been formally adopted by TRPA for use with land capability matters.

Number of Soil Pits or Auger Holes and Description Depth	1 cutslope evaluated to ~40 inches bgs
Representative Soil Profile Descriptions	Attached
Areas Not Examined	NA

TRPA Findings	
2006 Soil Survey Map Unit	7152—Jorge very cobbly fine sandy loam, 5 to 15 percent slopes
Slope Determination	19 to 35 percent (actual)
TRPA Conclusion(s)	JwE / JwF, HSG B, Classes 2 and 4 based upon slope.
Applicable Area	Entire parcel

Attachments:

- A. Soil profile description (based on the recently evaluated soil test pit on the adjacent parcel and 10 west of the subject parcel)

- Oi 3-0 inches, organic duff
 - A1 0 to 8 inches, grayish brown (10YR 3/2) gravelly coarse sandy loam; 5% gravel; many fine roots; clear smooth boundary.
 - A2 8 to 12 inches, grayish brown (10YR 3/2) gravelly coarse sandy loam; 5% gravel; many fine to medium roots; gradual smooth boundary.
 - B1 12 to 26 inches, dark brown (10YR 4/4) very gravelly sandy loam; 16% gravel / cobble; common medium roots gradual smooth boundary.
 - B2 26 to 48 inches, brown (10YR 4/3) cobbly coarse sandy loam, 12% gravel; common fine to medium roots, clear wavy boundary.
- 50+ inches – refusal on boulder (not bedrock)