

TAHOE REGIONAL PLANNING AGENCY

128 Market Street
Stateline, Nevada
www.trpa.org

P.O. Box 5310
Stateline, Nevada 89449-5310

Phone: (775) 588-4547
Fax (775) 588-4527
Email: trpa@trpa.org

MEMORANDUM

November 21, 2007

To: TRPA Hearings Officer

From: TRPA Staff

Subject: Chris Gonfiantini Land Capability Challenge, 1600 Pine Cone Circle, Incline Village Nevada, Washoe County APN: 130-242-05.

Proposed Action: The applicant, Mr. Chris Gonfiantini, requests the Hearings Officer to review this proposed Land Capability Challenge and approve it.

Staff Recommendation: TRPA Land Capability staff recommends the Hearings Officer to approve the land capability challenge for the parcel changing the land capability designation from class 4 to class 6. The TRPA staff delineation of the Mill Creek Stream Environment Zone (SEZ) remains unchanged.

Background: The subject parcel is shown as land capability class 4 on the TRPA Land Capability Overlay Maps. The Soil Conservation Service Soil Survey for the Lake Tahoe Basin places this parcel within the IsC (Inville-stony coarse sandy loam, 2-9 percent slopes) soil map unit. The IsC soil map unit is consistent with the E-1 (Moraine land-undifferentiated, moderate hazard land) geomorphic unit classification. However, please note that Mill Creek is in E-3 Alluvial Lands (High Hazard depositional lands) geomorphic unit classification. The Inville soils formed in mixed deposits derived from glacially modified volcanic and granitic sources.

Findings: This parcel is located at 1600 pine Cone Circle, Incline Village Nevada. The upland portion of the parcel is mapped within geomorphic unit E-1 (Moraine land-undifferentiated, moderate hazard land) on the TRPA Geomorphic Analysis Map of the Lake Tahoe Basin. However, please note that Mill Creek is in E-3 Alluvial Lands (High Hazard depositional lands) geomorphic unit classification. TRPA staff conducted the soils investigation and this report was prepared. Based on two soil auger samples, a representative soil profile was described (see Attachment A). After visits to the parcel, the upland soils on APN: 130-242-05 were determined to be consistent with land capability class 6, in accordance with the Land Capability Classification of the Lake Tahoe Basin (Bailey, 1974). The TRPA staff delineation of the Mill Creek Stream Environment Zone (SEZ) remains unchanged.

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

Attachments

TH
11/15/2007

HEARINGS OFFICER AGENDA ITEM A

SOIL INVESTIGATION FOR
WASHOE COUNTY APN: 130-242-05, 1600 Pine Cone Circle, Incline Village

INTRODUCTION

A soil investigation was conducted on Washoe County APN: 130-242-05. This parcel is located on 1600 Pine Cone Circle in Incline Village, Nevada

A land capability challenge was filed with TRPA on March 15, 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 4 on the TRPA Land Capability Overlay Maps. The Soil Conservation Service Soil Survey for the Lake Tahoe Basin places this parcel within the IsC (Inville stony coarse sandy loam, 2-9 percent slopes soil map unit. The IsC soil map unit is consistent with the E-1 (Moraine land-undifferentiated, moderate hazard lands) geomorphic unit classification. However, please note that Mill Creek is in E-3 Alluvial Lands (High Hazard depositional lands) geomorphic unit classification. The Inville soil formed in mixed deposits derived from glacially modified volcanic and granitic sources. This parcel is on a north-northwest facing slope with a majority of the slopes under 16 percent. The TRPA staff delineation of the Mill Creek Stream Environment Zone (SEZ) remains unchanged.

PROCEDURES

Two soil auger samples were retrieved on this parcel. After examination of the 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 unknown soil series was identified on this parcel. The soils on this parcel are deep and excessively well-drained. The soil is characterized as having a thin (< 2") surface mantle over a brown gravelly coarse sandy loam surface layer. The subsoil is comprised and a pale brown to yellowish brown gravelly coarse sandy loam to a depth of greater than 90 inches. This soil is dissimilar to the Inville series listed in the Soil Survey for the Lake Tahoe Basin, and would be most accurately described as an unnamed because of the absence of coarse fragments. As a result, this unnamed well-drained soil is appropriately placed in the hydrologic group B. Based on the physical characteristics, and the majority of the upland soils having a slope of less than 16 percent, this parcel is assigned land capability class 6, per reference to Table 4 under the Bailey Land Capability Classification system. The TRPA staff delineation of the Mill Creek Stream Environment Zone (SEZ) remains unchanged.

CONCLUSION

Based on the results of the site visit, the soil on APN: 130-242-05 was determined to be an unknown soil series. Based on slope range and previously cited physical characteristics, this soil on the upland portion of the property would be associated with land capability class 6, in accordance with the Land Capability Classification of the Lake Tahoe Basin (Bailey, 1974). The TRPA staff delineation of the Mill Creek Stream Environment Zone (SEZ) and the E-3 Alluvial Lands (High Hazard depositional lands) geomorphic unit classification remains unchanged.

Tim Hagan, Principal Planner/ Soil Scientist

TH

11/15/2007

HEARINGS OFFICER AGENDA ITEM A

APN: 130-242-05

Representative Soil Profile:

Soil Classification: Fine-loamy, mixed, frigid Ultic Haploxeralf

Soil Series: Unknown

Drainage Class: Well-Drained

Hydrologic Group: B

- Oi 2 to 0 inches; conifer litter and duff
- A1 0 to 6 inches; brown (10YR 4/3) gravelly coarse sandy loam, very dark brown (10YR 2/2) moist; weak fine subangular blocky 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.
- A2 6 to 11 inches; brown (10YR 4/3), gravelly coarse sandy loam, dark brown (10YR 3/3) moist; weak fine subangular blocky structure; soft, loose, nonsticky and nonplastic ; few coarse roots; few medium and common very fine and fine roots, many very fine and fine interstitial pores; 15 percent gravel,; clear smooth boundary.
- Bt1 13 to 28 inches; yellowish brown (10 YR 6/4) very gravelly sandy clay loam, dark yellowish brown (10 YR 4/3) moist; single grain; soft, friable, nonsticky and nonplastic; 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; 20 percent gravel, clear wavy boundary.
- Bt2 28 to 41 inches; brown (7.5 YR 4/4) gravelly coarse sandy loam, dark yellowish brown (7.5 YR 4/3) moist; single grain; soft, friable, nonsticky and nonplastic ; 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; 20 percent gravel; clear wavy boundary.
- Bt3 41+ inches; pale brown (10 YR 6/3) gravelly loamy coarse sand, brown (10 YR 4/3) moist; massive; soft, friable, nonstick and nonplastic; common thin clay skins common interstitial pores; 25 percent gravel.

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MEMORANDUM

November 21, 2007

To: TRPA Hearings Officer

From: Heather Gustafson, Associate Planner II / Soil Scientist

Subject: Mastrov Land Capability Challenge; 1800 & 1820 Hwy 50, Douglas County
APNs: 1418-15-701-001 & 002, TRPA File #s: LCAP2007-0187 & 0188.

Proposed Action: The applicant, the Mastrov Living Trust, requests that the Hearings Officer review and approve the proposed Land Capability Challenge on the subject parcel.

Staff Recommendation: The staff recommends that the TRPA Hearings Officer approve the land capability challenge for the parcel changing the land capability from classes 4, 2, 1b and 1a, to classes 1a, 4 and 6. The backshore boundary was also delineated as a part of this challenge.

Background: The parcel being challenged is shown as land capability classes 4 and 6 on the TRPA Land Capability Overlay Maps. The Soil Conservation Service Soil Survey for the Lake Tahoe Basin places this parcel within the CaD (Cagwin-Rock Outcrop, 5-15 percent slopes) soil map unit and CaE (Cagwin-Rock Outcrop 15 to 30 percent slopes). The CaD and CaE soil map units are consistent with the C-1 (Granitic foothills, moderate hazard lands) geomorphic unit classification. The Cagwin soil formed in glacial deposits derived from mostly granitic sources (granodiorite).

A land capability verification was conducted by TRPA staff on this parcel in 1992. The parcel was verified as classes 4, 2, 1b and 1a, CaD/CaE (Cagwin-Rock outcrop complex, 5 to 15 percent slopes and 15 to 30 percent slopes respectively), with portions of SEZ 1b and 1a Rock Outcrop and Rubble Land on the property. A land capability challenge was filed with TRPA on July 20, 2007.

Findings: This parcel is located at 1800 & 1820 Hwy 50, Douglas County, NV. The parcel is mapped within geomorphic unit C-1 (Granitic foothills, moderate hazard lands) on the TRPA Geomorphic Analysis Map of the Lake Tahoe Basin. The soils investigation was conducted by a TRPA staff soil scientist, and this report was prepared. Based on one soil pit, a representative soil profile was described (see Attachment A). After a visit to the parcel on October 9, 2007 the soils on APNs: 1418-15-701-001 & 002 were determined to be consistent with land capability classes 1a, 4 and 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 - 588-4547 (ext. 313).

SOIL INVESTIGATION FOR
EL DORADO COUNTY APN: 025-911-014
1800 & 1820 HWY 50,

INTRODUCTION

A soil investigation was conducted on APNs: 1418-15-701-001 & 002. These parcels are located at 1800 & 1820 Hwy 50, in Douglas County.

A land capability challenge was filed with TRPA on July 20, 2007 to determine the appropriate land capability class for the parcel based on an onsite soil investigation.

ENVIRONMENTAL SETTING

The land capability of this parcel is designated classes 1a, 2 and 4 on the TRPA Land Capability Overlay Maps. The Soil Conservation Service Soil Survey for the Lake Tahoe Basin places this parcel within CaD/CaE (Cagwin-Rock outcrop complex, 5 to 15 percent slopes and 15 to 30 percent slopes respectively) soil map units. The CaD/CaE soil map unit is consistent with the C-1 (Granitic foothills, moderate hazard lands) geomorphic unit classification. The Cagwin-Rock outcrop soil formed from glaciofluvial deposits that are derived mostly from intrusive igneous (granodiorite) sources. This parcel is on a west-northwest facing slope. The natural grade is 2 to 9 percent in the class 6 area, and 9 to 15 percent in the class 4 area. The vegetation is comprised of an overstory of Jeffery pine with a very sparse understory of manzanita and bitterbrush. A portion of the parcel has a rock outcrop classified as 1a Rock Outcrop and Rubble Land.

PROCEDURES

One soil pit was excavated to 5' below ground surface. After examination of the pit 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

A soil representative of the Gefo series was identified on this parcel. The soils on this parcel are very deep and somewhat excessively drained and, therefore, categorized as Soil Hydrologic Group A. The soils are characterized as having a dark grayish brown top soil approximately 24 inches thick, over dark yellowish brown loamy coarse sand subsoil to 60 inches deep. This soil is dissimilar to the Meeks series as it lacks significant amounts of coarse fragments. Based on Soil Hydrologic Group A and slopes ranging from 2 to 9 percent and 9 to 15 percent, this soil is determined to be GeC/GeD Land Capability Classes 4 and 6 respectively. A portion of the parcel has a rock outcrop classified as 1a Rock Outcrop and Rubble Land.

CONCLUSION

Based on the results of the site visit, the soil on APNs: 1418-15-701-001 & 002 was determined to be GeC Land Capability Class 6. 1a Rock Outcrop and Rubble Land and Backshore were also delineated as a part of this Land Capability Challenge. See the site map on file for delineations.

Heather Gustafson, Associate Planner II / Soil Scientist

APNs: 1418-15-701-001 & 002

Representative Soil Profile:

Soil Classification: Sandy, mixed, frigid, Humic Dystrocherepts

Soil Series: Gefo

Hydrologic Group: A

Drainage: Somewhat excessive

- Oi 2 to 0 inches; Litter, wood chips.
- A1 0 to 12 inches; gravelly loamy coarse sand, yellowish brown (10YR 5/6) moist, moderate fine granular structure, soft, loose, non sticky and non plastic, many fine medium roots, many fine and very fine interstitial pores, 15% gravel, gradual smooth boundary.
- A2 12 to 24 inches; gravelly loamy coarse sand, brown (10YR 5/3) moist, weak fine granular structure, soft, loose, non sticky and non plastic, many fine medium coarse roots, many fine and very fine interstitial pores, 15% gravel, gradual smooth boundary.
- C1 24 to 36 inches; very gravelly loamy coarse sand, light brown (7.5YR 6/4) moist, single grain, soft, loose, sticky and non plastic, many fine medium coarse roots, many fine and very fine interstitial pores, 20% gravel, gradual wavy boundary.
- C2 36 to 48 inches; very gravelly loamy coarse sand, light brown (7.5YR 6/4) moist, single grain, soft, loose, sticky and non plastic, many fine medium roots, many fine and very fine interstitial pores, 35% gravel, gradual wavy boundary.

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MEMORANDUM

October 11, 2007

To: TRPA Hearings Officer

From: TRPA Staff

Subject: Kahle Park and Community Center Land Capability Challenge, 236 Kingsbury Grade, Stateline NV, Douglas County APN: 1318-23-401-005, TRPA File #LCAP2007-0098

Proposed Action: The applicant, Douglas County, requests the TRPA Hearings Officer to review and approve the proposed Land Capability Challenge on 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 on a portion of the property from class 5 to class 6.

Background: The portion of the subject parcel under review was identified as land capability 5 on the TRPA Land Capability Overlay Maps. The Soil Conservation Service Soil Survey for the Lake Tahoe Basin places the portion of this parcel being challenged within the JeD (Jabu coarse sandy loam, shallow variant, 5-15 percent slopes) soil map unit. The JeD soil map unit is consistent with the E-2 (Outwash, till and Lake Deposits, low hazard lands) geomorphic unit classification. The Jabu soil is formed in deposits and alluvium derived from mixed granodioritic and andesitic sources.

A land capability verification was never conducted on this property. A land capability challenge was filed to confirm the soil series and land capability for the parcel.

Findings: This parcel is located at 236 Kingsbury Grade, Stateline NV. 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 soil investigation was conducted by TRPA staff. Based on two soil pits and multiple auger samples, a representative soil profile was described (see Attachment A). After the visit to the parcel the soils on the challenged portion of APN: 1318-23-401-005 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 Tim Hagan, at 775-588-4547 (ext. 275).

10/11/07
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AGENDA ITEM B

SOIL INVESTIGATION FOR
PLACER COUNTY APN: 1318-23-401-005; 236 Kingsbury Grade, Stateline NV

INTRODUCTION

A soil investigation was conducted on APN: 1318-23-401-005 in Douglas County. This parcel is located at 236 Kingsbury Grade, Stateline NV.

A land capability challenge was filed with TRPA on May 23, 2007 to determine the appropriate land capability class for this parcel based on an onsite soil investigation.

ENVIRONMENTAL SETTING

The challenged portion of this parcel is identified as land capability class 5 on the TRPA Land Capability Overlay Maps. The Soil Conservation Service Soil Survey for the Lake Tahoe Basin places this parcel within the JeD (Jabu coarse sandy loam, shallow variant, 5-15 percent slopes) soil map unit. The JeD soil map unit is consistent with the E-2 (Outwash, Till and Lake Deposits, low hazard lands) geomorphic unit classification. The Jabu soils formed in deposits and alluvium derived from mixed granodioritic and andesitic sources. This parcel is on a gentle southeastern facing slope. The natural grades associated with this parcel range from 9 to 11 percent.

PROCEDURES

Two soil pits and multiple auger samples were completed on this parcel. After examination of the profile and samples, the soils were 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

An unnamed soil was identified on the challenged portion of this parcel. It is deep and excessively well drained. This soil is characterized as having a very thin (< 1") sparse surface mantle of organic matter over a dark brown gravelly sandy loam surface horizon. The subsoil is comprised of stratified yellowish brown very gravelly sand to a depth of greater than 60 inches. This soil is not analogous to the JeD soil map units listed in the Soil Survey for the Lake Tahoe Basin because of depth, different parent material and the absence of a fragipan in the subsoil. Therefore, the soils on APN: 1318-23-401-005 are divided into land capability classes 1a, 1b and 6, based on slope, as determined by Table 4 of the Bailey Land Capability Classification system.

CONCLUSION

Based on the results of the site visit, the soils on the challenged portion of APN: 1318-23-401-005 are determined not to be analogous with any named soil series listed in the Soil Survey of the Lake Tahoe Basin. Based on slope and previously described characteristics, the soil on this parcel would be partitioned into land capability classes 1a, 1b and 6, in accordance with the Land Capability Classification of the Lake Tahoe Basin (Bailey, 1974).

Tim Hagan, Principal Planner/ Soil Scientist

APN: 01318-23-401-005

Representative Soil Profile:

Soil Series: Unnamed

Soil Classification: Coarse-loamy, mixed, frigid, Ultic Haploxerafls

Drainage Class: Deep, Well Drained

Hydrologic Group B

- Oi** 1 to 0 inches; Jeffrey pine and White fir needles and duff.
- A** 0 to 4 inches; brown (10YR 4/3) gravelly sandy loam, dark brown (10YR 3/3) moist; moderate fine granular structure; soft, very friable, nonsticky and nonplastic; many very fine and fine roots, few coarse roots; many very fine and fine interstitial pores; 15 percent gravel; clear smooth boundary.
- A2** 4 to 15 inches; yellowish brown (10 YR 5/4) gravelly sandy loam, yellowish brown (10YR 5/8) moist; massive; hard, friable, slightly sticky and slightly plastic; common fine, medium and coarse roots; many very fine and fine tubular pores; 15 percent gravel; clear wavy boundary.
- Bt** 15 to 28 inches; light yellowish brown (2.5Y 6/4) gravelly sandy loam, yellowish brown (10YR 5/8) moist; single grain; loose, very friable, nonsticky and nonplastic; common fine and medium roots; common fine medium interstitial pores; common thin clay films on ped faces and lining pores, 15 percent gravel; abrupt wavy boundary.
- C2** 28 to 40 inches; dark yellowish brown (10YR 4/4) very gravelly sand, dark yellowish brown (10YR 3/6) moist; massive; very hard, friable, nonsticky and nonplastic; common fine and medium roots; common fine medium interstitial pores; 15 percent gravel; abrupt wavy boundary.
- C3** 40 to 48 inches; dark yellowish brown (10YR 3/6) gravelly loamy coarse sand, olive yellow (2.5Y 6/8) moist; single grain; loose, very friable, nonsticky and nonplastic; common fine and medium roots; common fine medium interstitial pores; 15 percent gravel; abrupt wavy boundary.