MEMORANDUM

March 9, 2006

To: TRPA Hearings Officer

From: TRPA Staff


Proposed Action: The applicant's, Lyn and Cheri Endicott, request that the TRPA Hearing's Officer review and approve the proposed Land Capability Challenge on a portion of the subject parcel.

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

Background: The subject parcel is shown as land capability class 2 on the TRPA Land Capability Overlay Maps. The Soil Conservation Service Soil Survey for the Lake Tahoe Basin places this parcel within the CaE (Cagwin-Rock Outcrop, 15-30 percent slopes) soil map unit. The CaE soil map unit is consistent with the C-1 (Granitic foothills, moderate hazard lands) geomorphic unit classification. The Cagwin soil formed in glacial-fluvial and lacustrine deposits derived from mostly granitic sources (granodiorite).

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

Findings: This parcel is located at 1293 Hidden Woods Drive in 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 the TRPA staff soil scientist. Based on two soil auger samples, one representative soil profile was described (see Attachment A). After conducting the field visit on February 25, 2006 the soils on the property with slopes of less than thirty percent were determined to be consistent with land capability class 4, as per Table 4 of 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).

Attachments:
SOIL INVESTIGATION FOR
DOUGLAS COUNTY APN 1418-34-601-006,
1293 Hidden Woods Drive, Zephyr Cove NV

INTRODUCTION
A soil investigation was conducted on APN 1418-34-601-006 on February 25, 2006. This parcel is located at 1293 Hidden Woods Drive in Douglas County NV. A land capability verification was not previously conducted on this parcel. A land capability challenge was filed with TRPA on October 6, 2005 to determine the appropriate land capability class for a portion of this parcel based on an onsite soil investigation.

ENVIRONMENTAL SETTING
This parcel is shown as land capability class 2 on the TRPA Land Capability Overlay Maps. The Soil Conservation Service Soil Survey for the Lake Tahoe Basin places this parcel within the CaE (Cagwin-Rock Outcrop, 15-30 percent slopes) soil map unit. The 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 mixed glacial-fluvial and lacustrine deposits that are mainly derived from intrusive igneous sources (granodiorite). This parcel is on a west-northwest facing slope. The natural grade ranges from 17 percent to 26 percent.

PROCEDURES
Two auger samples were conducted 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
A deep variant of the Cagwin soil series was identified on the portion of the property. The soils on the parcel are deep and well drained. The soil is characterized as having a thin (1") surface mantle of organic matter over a dark grayish brown gravelly loamy coarse sand surface layer. A brown to olive brown, gravelly coarse sandy loam subsoil is present to a depth of 42 inches. This soil series variant has a different run-off potential because it is deeper. Therefore, under Table 4 of the Bailey Land Capability Classification system this soil would classify as Land Capability class 4 because of the soil profile depth, hydrologic group assignment and slope range.

CONCLUSION
Based on the results of the site visit, the soil on a portion of APN 1418-34-601-006 was determined to be a variant soil with features that are associated with land capability class 4, in accordance with the Land Capability Classification of the Lake Tahoe Basin (Bailey, 1974).

Tim Hagan, Principal Planner / Soil Scientist
Representative Soil Profile:

Soil Classification: Sandy-Skeletal, mixed, frigid, Typic Dystroxerept
Soil Series: Cagwin variant
Hydrologic Group: B
Drainage: Well Drained

Oi  1 to 0 inches; pine litter.

A1  0 to 5 inches; brown (10YR 4/3) gravelly loamy coarse sand; dark brown (10YR 3/3) moist; strong, fine granular structure; soft, friable, nonsticky and nonplastic; many fine and medium roots, few coarse roots; many very fine and fine interstitial pores; 15 percent gravel; clear wavy boundary.

A2  5 to 14 inches; brown (10YR 5/3) gravelly loamy coarse sand; dark brown (10YR 3/3) moist; moderate fine granular structure trending to fine, medium subangular blocky structure; soft, very friable, nonsticky and nonplastic; many fine and medium and few coarse roots; many very fine and fine interstitial pores; 15 percent gravel; clear wavy boundary.

C   14 to 42 inches; yellowish brown (10YR 5/4) gravelly coarse sandy loam, olive brown (2.5Y 4/4) moist; massive; common very fine, common fine, medium and few coarse roots; 20 percent gravel and 10 percent cobblestones; gradual smooth boundary.

Cr  46 inches, weathered gruss; nonplastic; few fine and common medium roots; many very fine and fine interstitial pores; 20 percent gravel and 10 percent cobblestones.
MEMORANDUM

March 9, 2006

To: TRPA Hearings Officer

From: TRPA Staff


Proposed Action: The applicant, Mr. Ralph Oman, 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 classes 4 and 6.

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 IsD (Inville-stony coarse sandy loam, 5-15 percent slopes) soil map unit. The IsD soil map unit is consistent with the E-1 (Moraine land-undifferentiated, moderate hazard land) geomorphic unit classification. The Inville soils formed in mixed deposits derived from glacially modified volcanic and granitic sources.

Findings: This parcel is 22,161 square feet in size and is located at 402 Winding Way, Incline Village Nevada. 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. 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 on February 25, 2006 the soils on APN: 124-043-55 were determined to be consistent with land capability classes 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 Tim Hagan, at 775-588-4547 (ext. 275).

Attachments

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03/08/2006
INTRODUCTION
A soil investigation was conducted on Washoe County APN: 124-043-55. This parcel is approximately 22,161 square feet in size and is located on 402 Winding Way in Incline Village, Nevada.

A land capability challenge was filed with TRPA on October 18, 2005 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 IsD (Inville-stony coarse sandy loam, 5-15 percent slopes soil map unit. The IsD soil map unit is consistent with the E-1 (Moraine land-undifferentiated, moderate hazard lands) geomorphic unit classification. The Inville and Meeks soils 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.

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 excessively well-drained soil is appropriately placed in the hydrologic group B. Based on the physical characteristics, and the majority of the parcel having a slope of less than 16 percent, this parcel is assigned land capability classes 4 and 6, per reference to Table 4 under the Bailey Land Capability Classification system.

CONCLUSION
Based on the results of the site visit, the soil on APN: 124-043-55 was determined to be an unknown soil series. Based on slope range and previously cited physical characteristics, this soil on a portion of the property would be associated with land capability classes 4 and 6, in accordance with the Land Capability Classification of the Lake Tahoe Basin (Bailey, 1974).

Tim Hagan, Principal Planner/Soil Scientist
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.