



**Mail**

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**MEMORANDUM**

Date: August 24, 2023

To: TRPA Hearings Officer

From: TRPA Staff

Subject: Strauss Land Capability Challenge;  
910 Snowshoe Road, Placer County, California  
APN: 083-032-006, TRPA File #: LCAP2022-0749

Proposed Action:

Hearings Officer review and approve the proposed Land Capability Challenge.

Staff Recommendation:

Staff recommends the TRPA Hearings Officer approve the land capability challenge on the subject parcel. The challenge changes Class 3- 11,329 sq. ft. (100 percent of parcel) to Class 4- 11,329 sq. ft. (100 percent of parcel).

Background:

The subject parcel is shown as Class 3 on TRPA Land Capability Overlay Maps (aka Bailey Land Capability maps). The Soil Conservation Service *Soil Survey of Tahoe Basin Area, California-Nevada* (Rogers, 1974) places the subject parcel primarily TeE- Tallac gravelly coarse sandy loam, 15 to 30 percent mapunit. A land capability verification has not been completed for this parcel. The updated *Soil Survey of Tahoe Basin Area, California and Nevada* (NRCS, 2007) maps this parcel as 7182- Paige medial sandy loam, 15 to 30 percent slopes. This parcel has a geomorphic mapping of E1 for Moraine land, Undifferentiated (Moderate hazard lands). The Tallac soils have a gravelly coarse sandy loam surface texture. Subsurface textures are gravelly coarse sandy loam and very cobbly sandy loam. They are skeletal soils (greater than 35% rock fragments in the particle control section) and do not have argillic soil development. A weakly silica-cemented duripan occurs at depths of 40 to 70 inches.

A land capability challenge (LCAP2023-0749) was filed by Gary Furumoto on behalf of the owner Heidi Strauss on December 12, 2023. TRPA contractor Marchel Munnecke visited the site on June 12, 2023, and described one soil pit.

Findings:

One soil pit was excavated by a backhoe to 56 inches. The pit was in the southwest portion of the parcel, approximately 30 feet southwest of the southwest corner of the residence. The soil formed in volcanic colluvium and residuum over weathered volcanic bedrock. This soil is characterized by a sandy loam surface texture, with gravelly sandy loam, very gravelly sandy loam, very gravelly sandy clay loam sand subsurface textures. Weathered bedrock is present

below 51 inches. A silica cemented horizon was not observed in the pit. This soil is classified as a Loamy-skeletal, isotic, frigid Andic Haploxeralfs. This soil is deep, well drained, and is a member of Soil Hydrologic Group B. The vegetation on this parcel is a white fir and Jeffrey pine forest with an understory of mixed montane shrubs including huckleberry oak, snowberry, mountain whitethorn, Sierra wax current, and prostrate ceanothus.

In the *Soil Survey of Tahoe Basin Area, California-Nevada* (Rogers, 1974), the Tallac soil is described as having a root restrictive silica cemented layer between 40 to 60 inches. A silica cemented layer was not observed in this soil. This soil has argillic soil development and has weathered bedrock below 51 inches. The Tallac soil does not have argillic soil development, forms in glacial outwash, and does not have bedrock near the surface. Mapunit MxF, Meiss cobbly loam, 30 to 60 percent slope is mapped to the east of this parcel. The Meiss soil is a shallow soil (10 to 20 inches deep) over hard bedrock. The presence of bedrock is similar to this soil, but this soil is deeper (51 inches to weathered bedrock) and has argillic soil development. This soil falls into the range and characteristics of the Jorge soil. The 2007 soil survey maps the soils in this area as Andisols. Laboratory analysis is required to determine if this soil is an Andisol. In the absence of lab data, this soil is determined to be the Jorge soil, and based on slopes, places in the JwE, Jorge-Tahoma very stony sandy loam, 2 to 15 percent slopes mapunit.

This soil is dissimilar to the Paige soil mapped on this parcel in the 2007 Soil Survey because it formed in colluvium and residuum from volcanic bedrock rather than in glacial outwash and moraine material. This soil has more rock fragments than the Paige soil and does not have a dense till layer.

The table below summarizes the changes in land capability as concluded by this land capability challenge.

Land Capability District	Area (sq. ft.)	Area (sq. ft.)
	1974 Soil Survey	2023 LCC
Class 3 (TeE, 15 to 30 % slopes)	11,329	0
Class 4 (JwE, 15 to 30 % slopes)	0	11,329
<b>Total Parcel Area</b>	11,329	11,329

This memorandum was jointly prepared by Senior Planner, Julie Roll. If you have questions on this Hearings Officer item, please contact Julie Roll, 775-589-5247, or email at [jroll@trpa.gov](mailto:jroll@trpa.gov).

**BAILEY LAND CAPABILITY CHALLENGE FINDINGS**

<b>Site Information</b>	
<b>Assessor's Parcel Numbers: (APN)</b>	083-032-006
<b>TRPA File No. / Submittal Date:</b>	LCAP2022-0749/ 12/12/2022
<b>Owner or Applicant:</b>	Heidi Strauss
<b>Address:</b>	278 Milan Hill Road, Rhinecliff, NY 12574

<b>Environmental Setting</b>	
<b>Bailey Soil Mapping Unit<sup>1</sup> / Hydrologic Soil Group (HSG) / Land Class / Geomorphic Hazard Unit</b>	TeE, gravelly coarse sandy loam, 15 to 30 percent mapunit / HSG B/ E1- Moraine lands (Moderate hazard lands)
<b>Soil Parent Material</b>	Volcanic colluvium and residuum over weathered volcanic bedrock.
<b>Slopes and Aspect</b>	16 to 25 percent slopes; facing to the south southeast.
<b>Elevation and Datum</b>	6,756 to 6,798, Webb Land Surveying, Inc, 10-21-22
<b>Rock Outcrops and Surface Configuration</b>	There is no rock outcrop exposed on the parcel.
<b>SEZ and Hydrology Source</b>	The nearest mapped SEZ is a stream approximately 500 feet northeast of the parcel. There is no SEZ on this parcel.
<b>Vegetation</b>	The vegetation on this parcel is a white fir and Jeffrey pine forest with an understory of mixed montane shrubs including huckleberry oak, snowberry, mountain whitethorn, Sierra wax current, and prostrate ceanothus
<b>Ground Cover Condition</b>	Good (vegetation 65 %, duff/mulch 75% cover)
<b>Site Features</b>	Residence, AC parking area, concrete pad, walkways, desks, stairs.

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<sup>1</sup> 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.

<b>Field Investigation and Procedures</b>	
<b>Consultant and Address</b>	Marchel Munnecke PO Box 1015 Twin Bridges, CA 95735
<b>TRPA Staff Field Dates</b>	June 12, 2023
<b>SEZ Mapping / NRCS Hydric Soil</b>	No SEZ on this parcel
<b>Number of Soil Pits or Auger Holes and Description Depth</b>	1 pit excavated by backhoe to 56 inches.
<b>Additional or Repetitive TRPA Sample Locations</b>	NA
<b>Representative Soil Profile Descriptions</b>	See attachment B- Soil Description
<b>Areas Not Examined</b>	Residence, AC parking area, concrete pad, walkways, desks, and stairs.

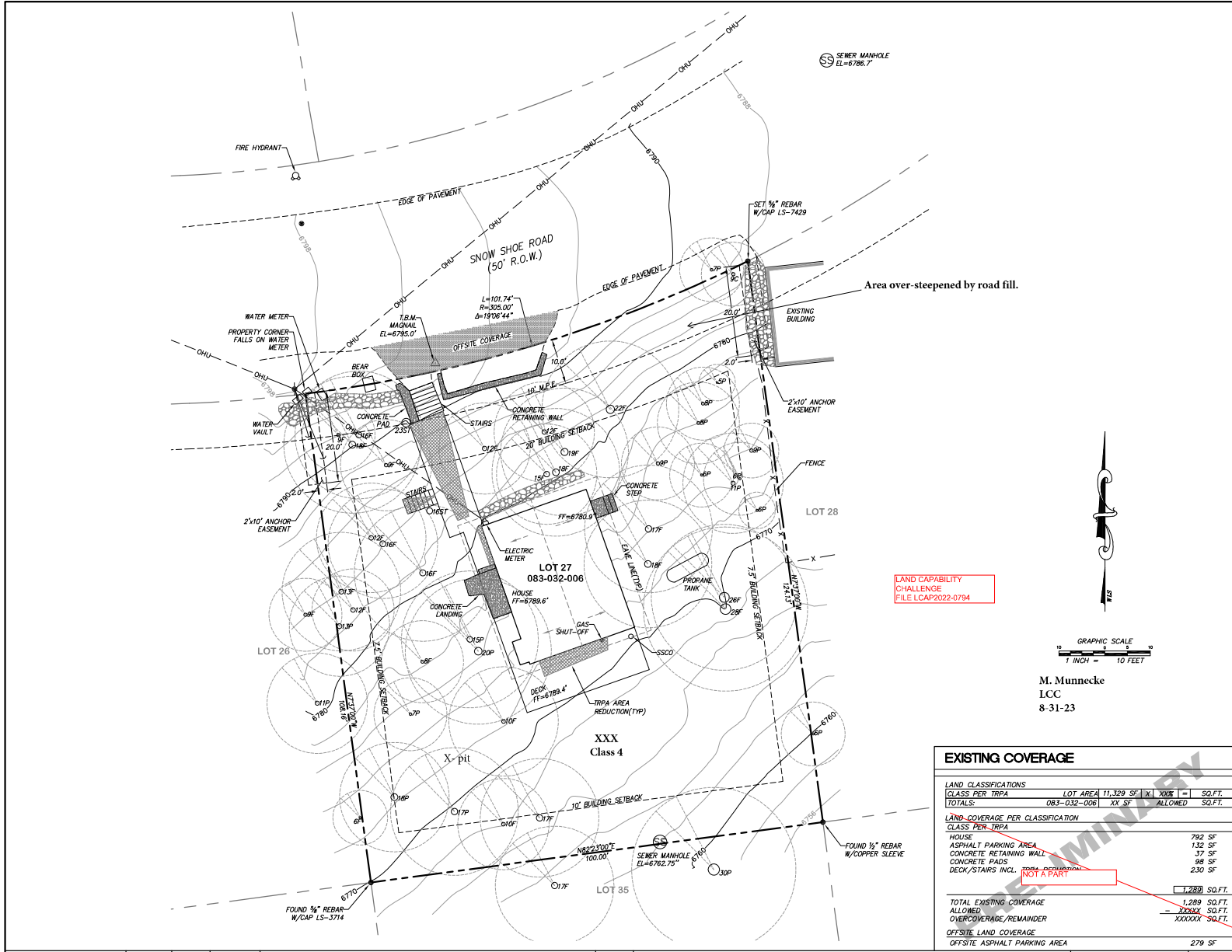
<b>TRPA Findings</b>	
<b>2006 Soil Survey Map Unit</b>	7182- Paige medial sandy loam, 15 to 30 percent slopes.
<b>Consultant Soil Mapping Determination and Rationale</b>	<p>This parcel was determined to be Class 4- JwE- Jorge-Tahoma very stony sandy loam.</p> <p>In the <i>Soil Survey of Tahoe Basin Area, California-Nevada</i> (Rogers, 1974), the Tallac soil is described as having a root restrictive silica cemented layer between 40 to 60 inches. A silica cemented layer was not observed in this soil. This soil has argillic soil development and has weathered bedrock below 51 inches. The Tallac soil does not have argillic soil development, forms in glacial outwash, and does not have bedrock near the surface. This soil falls into the range and characteristics of the Jorge soil. The 2007 soil survey maps the soils in this area as Andisols. Laboratory analysis is required to determine if this soil is an Andisol. In the absence of lab data, this soil is determined to be the Jorge soil, and based on slopes places in the JwE, Jorge-Tahoma very stony sandy loam, 2 to 15 percent slopes mapunit.</p> <p>This soil is dissimilar to the Paige soil mapped on this parcel in the 2007 Soil Survey because it formed in colluvium and residuum from volcanic bedrock rather than in glacial outwash and moraine material. This soil has more rock fragments than the Paige soil and does not have a dense till layer.</p>
<b>Slope Determination</b>	16 to 25 percent slopes.

<b>TRPA Conclusion(s)</b>	TRPA concurs with consultants' determination and rationale above.
<b>Applicable Area</b>	See site topo for soil delineations.

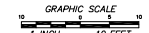
Attachments:

- A. Parcel Map with Soil Map Units Delineated
- B. Soil Description
- C. Site Photographs

Attachment A  
Parcel Map with Soil Map Units Delineated



LAND CAPABILITY  
 CHALLENGE  
 FILE LCAP2022-0794

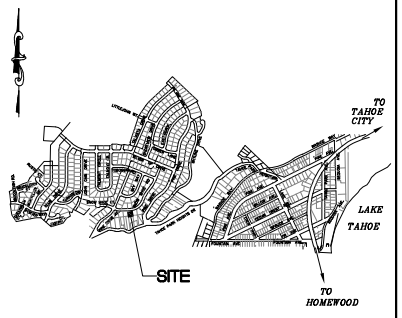


M. Munnecke  
 LCC  
 8-31-23

**EXISTING COVERAGE**

LAND CLASSIFICATIONS	CLASS PER TRPA	LOT AREA	11,329 SF	X	XXX	=	SQ.FT.
TOTALS:	083-032-006	XX SF	ALLOWED				SQ.FT.
LAND COVERAGE PER CLASSIFICATION							
CLASS PER TRPA							
HOUSE			792 SF				
ASPHALT PARKING AREA			132 SF				
CONCRETE RETAINING WALL			37 SF				
CONCRETE PADS			98 SF				
DECK/STAIRS INCL. TRPA REDUCTIONS (NOT A PART)			230 SF				
			<b>1,289</b> SQ.FT.				
TOTAL EXISTING COVERAGE			1,289 SQ.FT.				
ALLOWED			XXXXXX SQ.FT.				
OVERCOVERAGE/REMAINDER			XXXXXX SQ.FT.				
OFFSITE LAND COVERAGE							
OFFSITE ASPHALT PARKING AREA			279 SF				

**VICINITY MAP**



**NOTES**

1. THE BOUNDARY SHOWN HEREON IS FROM A FIELD SURVEY COMPILED FROM TALMONT ESTATES UNIT NO.1 SUBDIVISION. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE & CURRENT TITLE SEARCH MAY DISCLOSE.
2. NO INVESTIGATION CONCERNING ENVIRONMENTAL & SUBSURFACE CONDITIONS, OR THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
3. NO INVESTIGATION CONCERNING THE LOCATION OF OR EXISTENCE OF UTILITY SERVICE LINES TO THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
4. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED PRIOR TO ANY DESIGN OR CONSTRUCTION.
5. DATE OF FIELD WORK OCTOBER 14 & 19, 2022.
6. THE TOPOGRAPHY SHOWN HEREON MEETS THE STANDARDS OF THE AMERICAN CONGRESS OF SURVEYING & MAPPING WITHIN HALF OF A CONTOUR INTERVAL.
7. VERTICAL DATUM IS FROM GOODE EARTH, WGS-84.
8. T.B.M.-(MAGNAN IN DRIVEWAY), ELEV=6795.0'
9. BUILDING SETBACKS SHOULD BE VERIFIED PRIOR TO ANY DESIGN.
10. LAND CAPABILITY CLASSIFICATION IS FROM THE TAHOE LAND GUIDE, DATED SEPTEMBER 1981 & MUST BE VERIFIED BY THE T.R.P.A.

**LEGEND**

500	10' CONTOUR	○ J/P	TREE TRUNK DIAM., PINE
2'	2' CONTOUR	○ J/F	TREE TRUNK DIAM., FIR
---	PROPERTY LINE	○ J/A	TREE TRUNK DIAM., ASPEN
---	RETAINING WALL	○ J/C	TREE TRUNK DIAM., CEDAR
---	FLOWLINE	○ J/S	TREE TRUNK DIAM., SNAK
---	OVERHEAD UTILITIES	○ J/T	TREE TRUNK DIAM., STUMP
OHU	SANITARY SEWER MANHOLE	○ J/O	TREE TRUNK DIAM., ORNAMENTAL
⊙	WATER VALVE	⊕	ELEV SPOT ELEVATION
⊙	SANITARY SEWER CLEANOUT	⊙	P.U.E. PUBLIC UTILITY EASEMENT
⊙	MONUMENT	⊙	M.P.E. MULTI-PURPOSE EASEMENT
⊙	100.00 ASSUMED	⊙	SANITARY SEWER TRVERSE POINT
⊙	TEMPORARY BENCH MARK	⊙	CONTROL/TRVERSE POINT

**PROJECT INFORMATION**

OWNER: RICK STRAUSS  
 PROJECT ADDRESS: 910 SNOW SHOE ROAD  
 TAHOE CITY, CA  
 APN: 083-032-006  
 RECORD INFORMATION: LOT 27, TALMONT ESTATES UNIT NO.1 SUBDIVISION  
 BOOK H OF MAPS AT PAGE 9, O.R.P.C.

CHECKED BY	REVISION	DATE	DESCRIPTION	BY
DB CHECKED BY: MW				
DESIGN BY: MW				
DRAFTED BY: ebrh				
DRAWING NAME: 358600-tot.dwg				
DIRECTORY: JOBS				
COPYRIGHT 2022 ©				

STRAUSS PROPERTY  
 910 SNOW SHOE ROAD  
 BOUNDARY & TOPO. SURVEY  
 PLACER COUNTY CALIFORNIA

DATA DATE 10/14 & 10/29/22  
 PLOT DATE 10/21/2022  
 SCALE  
 HORIZONTAL 1"=10'  
 VERTICAL 2" CONTOURS

**WLS**  
 WEBB LAND SURVEYING, INC. matt@webblandsurveying.com  
 LAND SURVEYING SERVICES  
 PLANNING  
 3190 Fabian Way, Unit C  
 Tahoe City, CA 96145  
 P.O. Box 1222  
 Corcoran Blvd, CA 96140  
 (530) 581-2509  
 FAX (530) 581-3231  
 SHEET NUMBER 1 of 1  
 FILE NUMBER 3586.00

Attachment B  
Soil Description



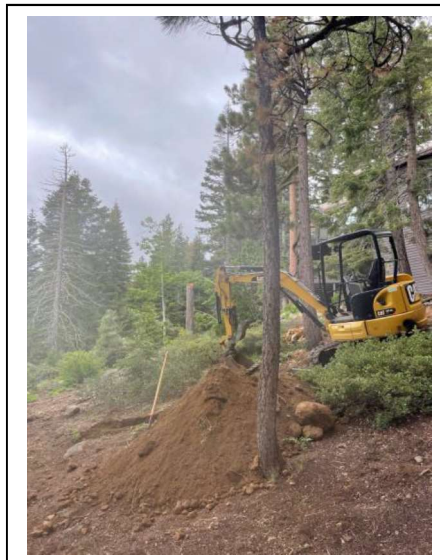
**Heidi Strauss Land Capability Challenge**  
**August 31, 2023, Hearing Officer Meeting**

**910 Snowshoe Road,  
Tahoe City, Placer County, CA 96145  
APN 083-032-006, LCAP2022-0749.**

**Soil Profile Descriptions**

**Marchel Munnecke**

**Field Date: 6-12-2023**



**Pit 083-032-006:**

**Soil Classification:** Loamy-skeletal, isotic, frigid Andic Haploxeralfs. A laboratory test would be needed to verify if this soil has enough volcanic ash to be an Andisol. If so, the taxonomy would be medial, mixed, frigid, Humic Vitrixerands. Soils in this area in the 2007 Soil Survey were mapped as andisols.

**Soil Series:** JwE- 15 to 30 percent slopes, Capability Class 4.

**Drainage Class:** Well drained

**Hydrologic Group:** B

**Parent Material:** Colluvium and residuum from volcanic parent material over volcanic bedrock.

**Slope:** 25 %     **Aspect:** South- Southeast

## Description:

- Oi 0 to 3 inches; shrub leaves and pine needles; clear smooth boundary.
- A 3 to 10 inches; gravelly sandy loam, dark brown (7.5YR 3/2) moist; strong medium granular structure; soft, very friable, nonsticky and nonplastic; many very fine to fine roots; many very fine to fine irregular pores; 10 percent gravels; gradual, smooth boundary.
- Bt1 10 to 20 inches; gravelly sandy loam, dark brown (7.5YR 3/3) moist; moderate medium subangular blocky structure; soft, very friable, nonsticky and nonplastic; many very fine to coarse roots; many very fine to fine irregular pores; 20 percent gravel and 10 percent cobbles; gradual wavy boundary.
- Bt2 20 to 39 inches; very gravelly sandy loam, brown (7.5YR 4/3) moist; moderate medium subangular blocky structure; soft, very friable; slightly sticky and slightly plastic; many very fine to coarse roots; many very fine and fine irregular pores; 40 percent gravel and 5 percent cobbles; gradual wavy boundary.
- Bt2 39 to 51 inches; very gravelly sandy clay loam, brown (10YR 4/3) moist; moderate medium angular blocky structure; soft, very friable, moderately sticky and moderately plastic; common fine to medium roots; many very fine and fine irregular pores; 45 percent gravel; gradual wavy boundary.
- Cr 51 to 58+ inches; weathered volcanic bedrock, with few fine roots.

Attachment C  
Site Photographs



**PHOTOGRAPHS (Addendum to APN 083-032-006, August 31, 2023, Staff Summary)**

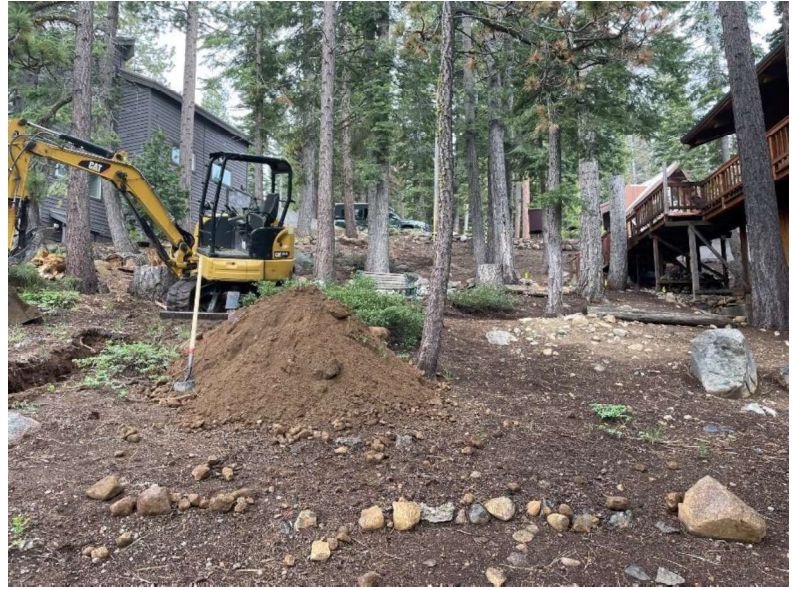


Photo 1 – a. Soil pit. Photo 1- b. Looking north across pit towards Snowshoe Road.



Photo 2 – a. View of rear deck looking east. Photo 2- b. View of front of parcel and residence.



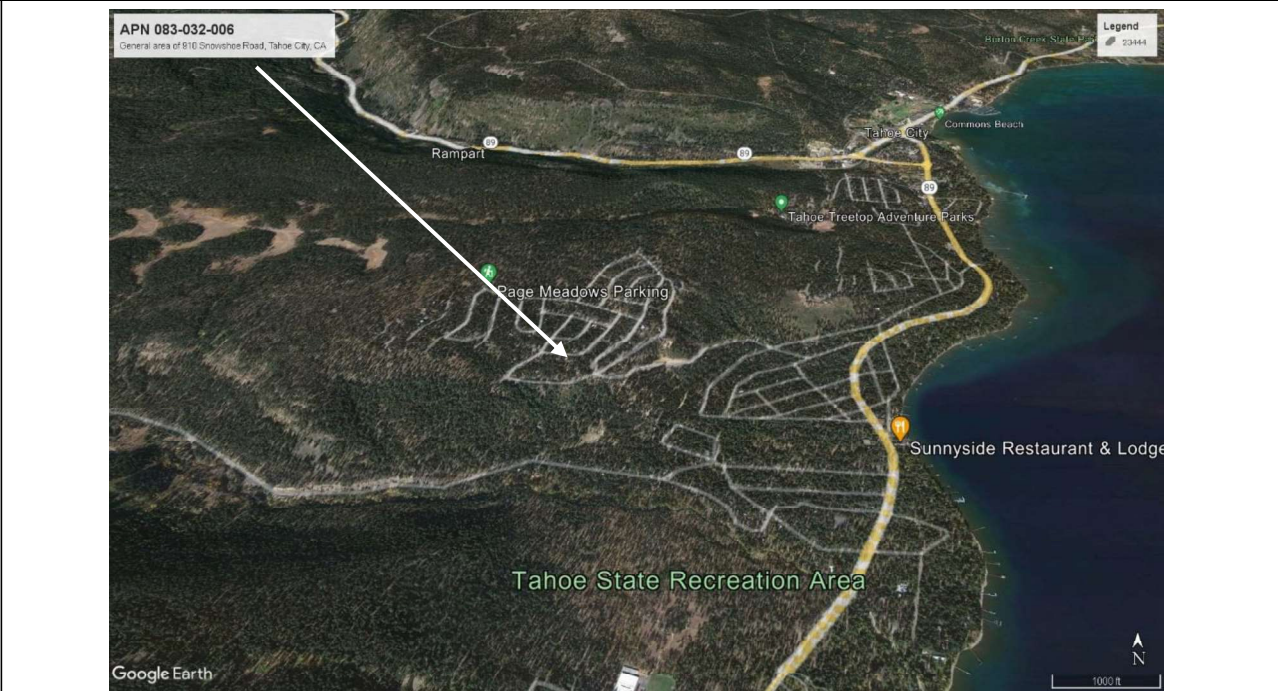


Image 1. General area map of 910 Snowshoe Road, Tahoe City, CA.

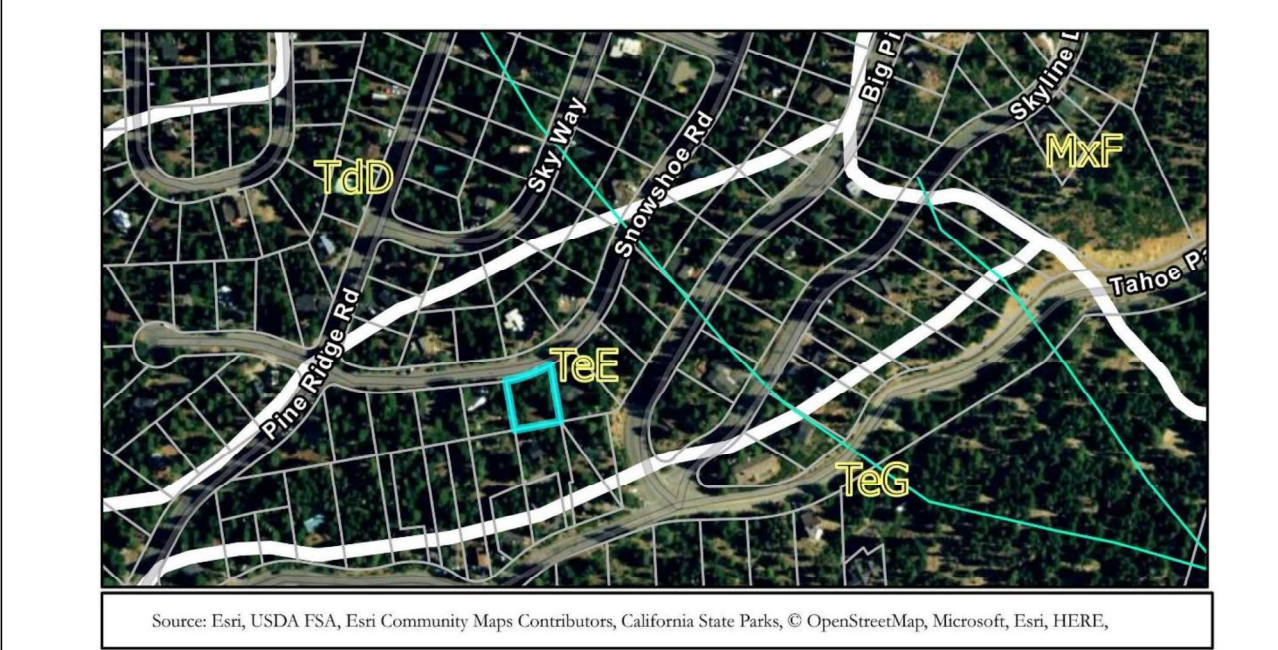


Image 1– ESRI map of parcel (083-032-006, in blue) with the 1974 Soil Survey mapunit delineations in white.