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STAFF REPORT

Date: January 27, 2022

To: TRPA Hearings Officer

From: TRPA Staff

Subject: Revica American Trust Land Capability Challenge; 517 Driver Way, Washoe County, Nevada; APN: 131-225-12, TRPA File Number LCAP2021-0214

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Staff Recommendation:

Staff recommends the TRPA Hearings Officer approve the land capability challenge on the subject parcel. The challenge changes Class 1a- 25,333 sq. ft. (100 percent of parcel) to Class 4- 13,483 sq. ft. (54 percent of parcel) with less than half of the parcel remaining Class 1a -11,765 sq. ft. (46 percent of parcel).

Required Motion:

In order to approve the proposed land capability challenge, the Hearings Officer must make the following motion, based on the staff report:

- 1) A motion to approve the proposed land capability challenge.

Staff recommends that the Hearings Officer take the following actions, based on this staff report.

Background:

The subject parcel is shown as Class 1a 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 in the UmF, Umpa very stony sandy loam, 30 to 50 percent slope mapunit. A land capability verification completed in 2004 verified the entire parcel as 1a-Umpa very stony sandy loam, 30 to 50 percent slope mapunit. The updated *Soil Survey of Tahoe Basin Area, California, and Nevada* (NRCS, 2007) maps this parcel as mapunit 7152- Jorge very cobbly fine sandy loam, 15 to 30 percent slopes. This parcel has a geomorphic mapping of E2 for Depositional Lands; Outwash, till and lake deposits (Low hazard lands). The Umpa soils formed in colluvium and residuum over andesitic bedrock. Umpa soils have a very stony sandy loam A-horizon, with gravelly sandy loam subsurface textures in the upper 40 inches. Hard, fractured andesite is typically encountered between 20 and 40 inches below ground surface. The Jorge soils formed in colluvium and residuum over andesitic bedrock. Jorge soils have a stony sandy loam A-horizon, with gravelly sandy loam or very gravelly sandy loam subsurface textures in the upper 50 inches. An argillic horizon is present at 33 inches to a depth of 50 inches, where a C horizon is present. Depth to weathered andesitic bedrock is below 60 inches.

A land capability challenge (LCAP2021-0214) was filed by Abigail Edwards on behalf of the land owners Revica American Trust on July 15, 2021. A private soil consultant was not retained for this land capability challenge. TRPA consultant, Marchel Munnecke, visited the site on October 21, 2021. One soil pit was hand excavated and described.

Findings:

One soil pit was excavated by hand to 46 inches. The soil pit was located approximately 40 feet south of the south corner of the residence. This soil formed in colluvium and residuum from volcanic parent material. The soil at this pit is characterized by a loamy coarse sand surface texture, with loamy coarse sand and gravelly loamy coarse sand subsurface textures. Below 46 inches is a coarse textured, moderately weathered volcanic mud flow material. This soil is deep, somewhat excessively drained, and is a member of Soil Hydrologic Group A. The vegetation is an open Jeffrey pine forest with some white fir and incense cedar. Greenleaf manzanita and huckleberry oak are present in the openings, and landscaped vegetation is around the residence.

In the *Soil Conservation Service Soil Survey of Tahoe Basin Area, California-Nevada* (Rogers, 1974), the Umpa soils are moderately deep (20-40 inches over hard bedrock). This soil at this site is somewhat similar to the Umpa soil, but it is deeper than 40 inches to weathered bedrock (volcanic mudflow material) and has coarser textures, and fewer rock fragments. This soil is dissimilar to the Jorge and Tahoma soils because it has coarser textures and lacks argillic soil development. This soil is dissimilar to any soils mapped in the 1974 Soil Survey. Table 4 in the *Land-Capability Classification of the Lake Tahoe Basin, California and Nevada* is utilized to classify unnamed soils. Based on Table 4 this parcel is Class 4- XXX 16-30 percent slopes.

An area of Class 1a- UmF, Umpa very stony sandy loam, 30 to 50 percent slopes, was retained where slopes are greater than 30 percent. This area is located behind and downslope of the residence.

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

| <b>Land Capability District</b>  | <b>Area (sq. ft.)<br/>2004 LCV</b> | <b>Area (sq. ft.)<br/>2021 LCC</b> |
|----------------------------------|------------------------------------|------------------------------------|
| Class 1a (UmF, 30 to 50% slopes) | 25,333                             | 11,765                             |
| Class 4 (XXX, 16 to 30 % slopes) | 0                                  | 13,568                             |
| <b>Total Parcel Area</b>         | <b>25,333</b>                      | <b>25,333</b>                      |

## BAILEY LAND CAPABILITY CHALLENGE FINDINGS

| <b>Site Information</b>                 |                                      |
|---|--------------------------------------|
| <b>Assessor's Parcel Numbers: (APN)</b> | 131-225-12                           |
| <b>TRPA File No. / Submittal Date:</b>  | LCAP2021-0214 / 7/15/2021            |
| <b>Owner or Applicant:</b>              | Abigail Edwards                      |
| <b>Address:</b>                         | PO Box 1253, Carnelian Bay, CA 96140 |

| <b>Environmental Setting</b>  |  |
|---|--|
| <b>Bailey Soil Mapping Unit<sup>1</sup> / Hydrologic Soil Group (HSG) / Land Class / Geomorphic Hazard Unit</b> | UmE (Umpa very stony sandy loam, 15 to 30 percent slopes/ HSG C/ E2 (Depositional Lands, Outwash, till and lake deposits, Low Hazard Lands)              |
| <b>Soil Parent Material</b>   | Colluvium over residuum from volcanic rock   |
| <b>Slopes and Aspect</b>  | 23 to 43 percent; sloping west.  |
| <b>Elevation and Datum</b>  | 6,610 to 6,670 feet, Google Earth  |
| <b>Rock Outcrops and Surface Configuration</b>  | Uniform convex slope. No rock out crops exposed.   |
| <b>SEZ and Hydrology Source</b>   | NA   |
| <b>Vegetation</b>   | Jeffrey pine forest with a few incense cedar and white fir trees. Greenleaf manzanita and huckleberry oak in openings, and landscaping around residence. |
| <b>Ground Cover Condition</b>   | Good (vegetation 75 %, duff/mulch 65 % cover)  |
| <b>Site Features</b>  | Residence, garage, retaining walls, stairway, walkways, decks, A/C driveway.   |

| <b>Field Investigation and Procedures</b>                       |  |
|---|--|
| <b>Consultant and Address</b>                                   | Marchel Munnecke (TRPA consultant)<br>PO Box 1015<br>Twin Bridges, CA 95735  |
| <b>TRPA Staff Field Dates</b>                                   | October 21, 2021   |
| <b>SEZ Mapping / NRCS Hydric Soil</b>                           | None present   |
| <b>Number of Soil Pits or Auger Holes and Description Depth</b> | 1 hand excavated pit, to 46 inches.  |
| <b>Additional or Repetitive TRPA Sample Locations</b>           | NA   |
| <b>Representative Soil Profile Descriptions</b>                 | Ms. Munnecke's soil profile description, see attached.                       |
| <b>Areas Not Examined</b>                                       | Residence, garage, retaining walls, stairway, walkways, decks, A/C driveway. |

<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>TRPA Findings</b>                                       |  |
|--|--|
| <b>2006 Soil Survey Map Unit</b>                           | 7152- Jorge very cobbly fine sandy loam, 15 to 30 percent slopes (Class 4).  |
| <b>Consultant Soil Mapping Determination and Rationale</b> | <p>Based on slopes and soil characteristics this parcel is mapped as capability Class 4- XXX, 16 to 30 percent slopes, and Class 1a-UmF, Umpa very stony sandy loam, 30 to 50 percent slopes.</p> <p>In the Soil Conservation Service Soil Survey of Tahoe Basin Area, California-Nevada (Rogers, 1974), the Umpa soils are moderately deep (20-40 inches over hard bedrock). The soil at this site is somewhat similar to the Umpa soil, but it is deeper than 40 inches to weathered bedrock (volcanic mudflow material) and has coarser textures, and fewer rock fragments. This soil is dissimilar to the Jorge and Tahoma soils because it has coarser textures and lacks argillic soil development. This soil is dissimilar to any soils mapped in the 1974 Soil Survey. Table 4 in the <i>Land-Capability Classification of the Lake Tahoe Basin, California and Nevada</i> is utilized to classify unnamed soils. Based on Table 4 this parcel is Class 4- XXX 16-30 percent slopes</p> <p>An area of Class 1a- UmF, Umpa very stony sandy loam, 30 to 50 percent slopes, was retained where slopes are greater than 30 percent. This area is located behind and downslope of the residence.</p> |
| <b>Slope Determination</b>                                 | 23 to 43 percent slopes.   |
| <b>TRPA Conclusion(s)</b>                                  | TRPA concurs with consultants' determination and rationale above.  |
| <b>Applicable Area</b>                                     | See parcel map for soil delineations.  |

Contact Information:

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).

Attachments:

- A. Parcel map with soil map units delineated
- B. Ms. Munnecke's soil profile description
- C. Site photographs

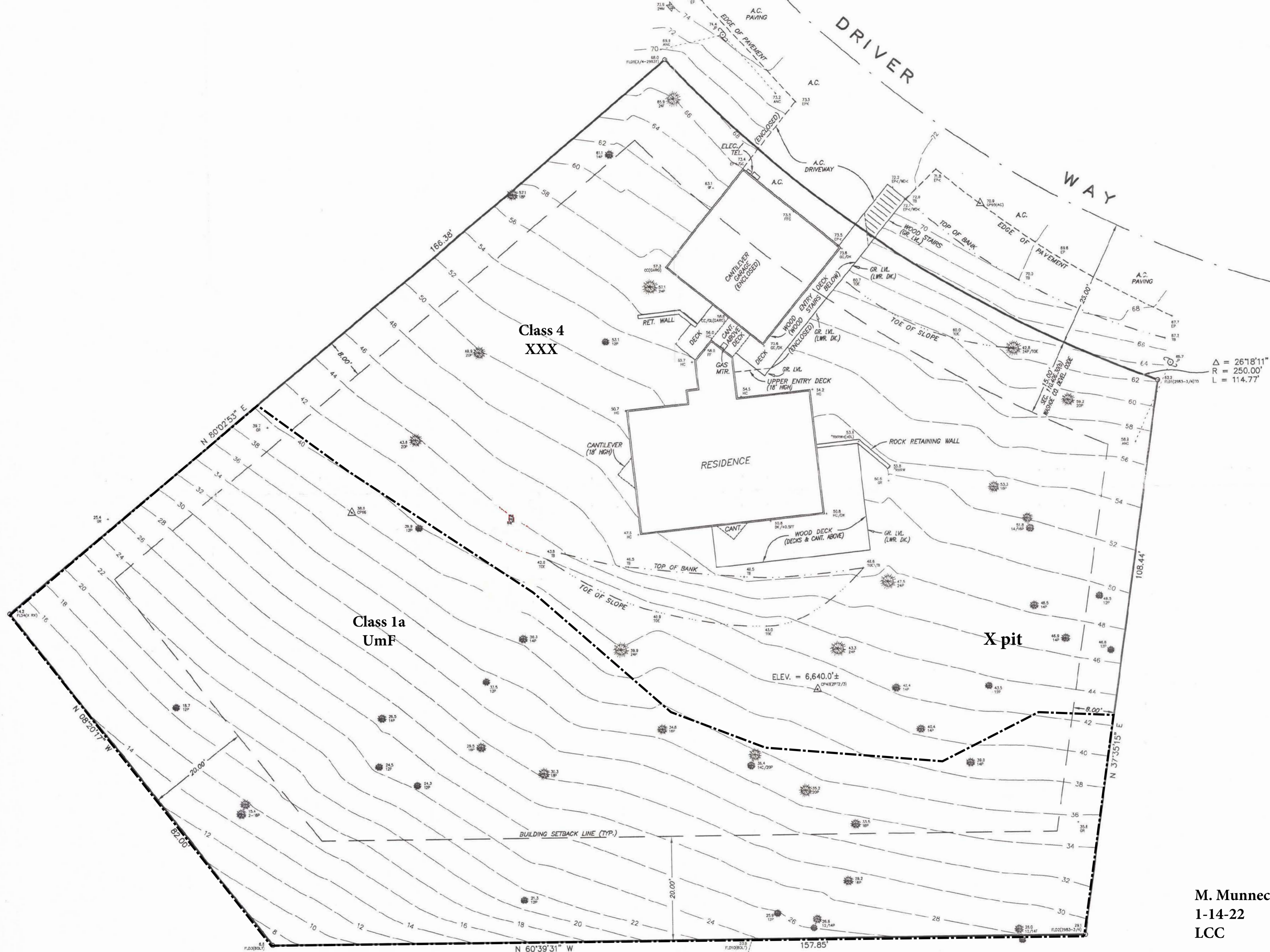
Attachment A

Parcel map with soil map units delineated



**DISCLAIMER**  
 THIS DRAWING WAS PREPARED EXCLUSIVELY FOR ALAIN COUDER  
 AND ACCURATELY REPRESENTS TO THE BEST OF OUR KNOWLEDGE,  
 THE MATTERS CONTAINED HEREIN AS OF THE DATE STATED HEREON.  
 THIS DRAWING MAY NOT BE RELIED UPON BY ANY OTHER PERSON  
 OR ENTITY FOR ANY PURPOSE WHATSOEVER.

*Kenneth F. Barrow* 9-14-04  
 KENNETH F. BARROW DATE  
 LAND SURVEYOR



**LOT AREA**

|                |
|----------------|
| 25,333 SQ. FT. |
| 0.5816 ACRES   |

**IMPERVIOUS SURFACE AREA**

|              |              |                |
|--------------|--------------|----------------|
| RESIDENCE    | 955          | SQ. FT.        |
| DECKS/STAIRS | 574          |                |
| GARAGE       | 591          |                |
| A.C. PAVING  | 114          |                |
| <b>TOTAL</b> | <b>2,234</b> | <b>SQ. FT.</b> |

- NOTES**
- 1) BUILDING SETBACKS SHALL BE CONFIRMED WITH HOMEOWNERS ASSOCIATION, ARCHITECTURAL COMMITTEE, OR SIMILAR ADVISORY GROUP.
  - 2) IMPERVIOUS SURFACE AREA SHALL BE CONFIRMED BY TRPA SITE ASSESSMENT.
  - 3) SOME LANDSCAPE FEATURES MAY NOT BE SHOWN ON MAP; CONTOURS ARE AVERAGED IN THESE AREAS.



**M. Munnecke**  
 1-14-22  
 LCC



**AS-BUILT CONTOUR SURVEY**  
 LOT 1, BLOCK D, COUNTRY CLUB OF INCLINE SUBDIVISION  
 INCLINE VILLAGE, WASHOE COUNTY, NEVADA  
 A.P.N. 131-225-12 517 DRIVER WAY

**KENNETH F. BARROW P.L.S.**  
 LAND SURVEYOR  
 P.O. DRAWER 7000 INCLINE VILLAGE NEVADA 89450  
 775 - 831 - 1701 FAX 775 - 831 - 1766

|          |           |
|----------|-----------|
| SCALE    | 1" = 10'  |
| DATE     | 13 SEP 04 |
| DRAWN    | RBL       |
| APPROVED | KFB       |
| REVISED  |           |
| JOB NO.  | 171-04    |



Attachment B

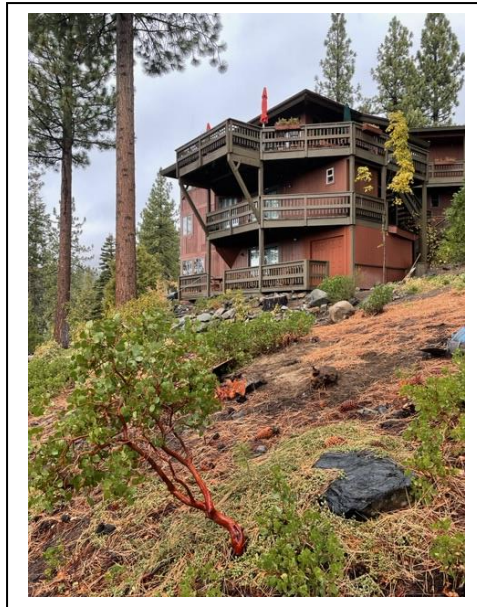
Ms. Munnecke's soil profile description

## Revica American Trust Land Capability Challenge

517 Driver Way,  
Incline Village, Washoe County, NV 89451.  
APN 131-225-12, LCAP2021-0214

### Soil Profile Description

Marchel Munnecke  
Field Date: 10-21-21



#### **Pit 131-225-12:**

**Soil Classification:** Sandy, isotic, frigid Andic Dystroxerepts

**Soil Series:** XXX, Land Capability Class 4.

**Drainage Class:** Somewhat Excessively Drained

**Hydrologic Group:** A

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

**Slope:** 26 %    **Aspect:** Southwest

**Vegetation:** Open Jeffrey pine forest with white fir and incense cedar. Greenleaf manzanita and huckleberry oak common on slopes. Near the residence is landscaping with ornamental species.



**Description:**

- Oe 0 to 2 inch; pine needle duff
- A 2 to 8 inches; loamy coarse sand, dark brown (10YR 3/3), very dark brown (10YR 2/2) moist; moderate medium granular structure; soft, very friable, nonsticky and nonplastic; many very fine and fine roots; many very fine and fine irregular pores; 5 percent gravels, 2 percent cobbles, and 2 percent stones; gradual wavy boundary.
- Bw1 8 to 21 inches; gravelly loamy coarse sand, dark yellowish brown (10YR 4/4), dark yellowish brown (10YR 3/4) moist; weak medium subangular blocky structure; loose, loose, nonsticky and nonplastic; many very fine to very coarse roots; many very fine and fine irregular pores, 15 percent gravel and 10 percent cobbles, gradual wavy boundary.
- Bw2 21 to 36 inches; loamy coarse sand, light brownish gray (10YR 6/2), brown (10YR 5/3) moist; weak medium subangular blocky structure; slightly hard, friable, slightly sticky and slightly plastic; common fine to coarse roots; many very fine and fine irregular pores, 10 percent gravel and 2 percent cobbles, smooth wavy boundary.
- BC 36 to 46 inches; loamy coarse sand, variegated light gray (10YR 7/2) and very pale brown (10YR 7/3), light brownish gray (10YR 6/2) moist; massive; slightly hard, friable, nonsticky and nonplastic; common fine to medium roots; few very fine and fine irregular pore, 2 percent gravel, clear wavy boundary.
- Cr 46+ inches: partially weathered volcanic mud flow material. No roots visible in the pit in this layer.

Attachment C

Site photographs

**PHOTOGRAPHS (Addendum to APN 131-225-12 February 3, 2022 Staff Summary)**



Photo 1 – a. Pit. Photo 1- b. View looking north across parcel toward the residence.



Photo 2 – a. View from near the pit looking west toward the steeper, Class 1a portion of the parcel.





Image 3 – Google Earth image of general area.



Image 4– Google Earth image with parcel 131-225-012 shown in red.