TAHOE REGIONAL PLANNING AGENCY

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MEMORANDUM

Date: March 22, 2018

To: TRPA Hearings Officer

From: TRPA Staff

Subject: Steve Radakovich Land Capability Challenge;
3090 Cedarwood Drive, Placer County, California
APN: 093-260-023; TRPA File #: LCAP2018-0040

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. This parcel is currently Capability Class 3 (16,116 sq. ft., 100 percent of parcel). This challenge results in a portion of the parcel increasing to Capability Class 4- XXX for 9,130 sq. ft. (57 percent of parcel). The rest of the parcel, 6,986 sq. ft., remains Class 3 (43 percent of parcel).

Background: The subject parcel is shown as Class 5 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 FuD , Fugawee very stony sandy loam, 2 to 15 percent slopes. However, this parcel has 16 to 20 percent slopes, so would be verified as FuE, Fugawee very stony sandy loam, 15 to 30 percent slope, Class 3 in a Land Capability Verification. The updated Soil Survey of Tahoe Basin Area, California and Nevada (NRCS, 2007) places this parcel in mapunit 7222, Tahoma-Jorge complex, 2 to 15 percent slopes. This parcel has a geomorphic mapping of D-1, Streamcut Volcanic Flowlands, Toe slope lands (low hazard lands). Fugawee soils have very stony sandy loam surface textures. Subsurface textures are gravelly sandy loam and gravelly clay loam. Weathered andesitic conglomerate is present between 23 and 40 inches. Argillic soil horizons are present between 9 and 37 inches. The Jorge and Tahoma soils formed in colluvium and residuum over andesitic bedrock. Jorge soils have a stony sandy loam surface texture, 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 ranges from 50 to 100 inches. The Tahoma soils have a stony sandy loam surface texture, with gravelly loam, gravelly clay loam, and clay loam subsurface textures. An argillic horizon is present at 19 inches to a depth of 68 inches, where olivine latite bedrock is encountered. Depth to bedrock ranges from 43 to more than 60 inches.

A land capability challenge (LCAP2018-0040) was filed with TRPA on February 7, 2018. Gary Furumoto is representing the owner. A private soil consultant was not hired for this project.

TRPA consultant, Marchel Munnecke visited the site on February 13, 2018. Three pits were dug with a back hoe. One pit was described.

Findings: Three soil pits were excavated on the parcel. Pit one was excavated on the upper parcel, west of the residence. Pit one had weathered volcanic mud flow between 36 and 41 inches, with redoximorphic features. This soil resembled the Fugawee soil as mapped, so it was not described. Pit two was on the upper parcel east of the lot. It was exploratory and terminated at 45 inches because it was similar to pit 1. Pit three was located on the lower portion of the lot, to the southeast of the residence. This pit was excavated to 57 inches and fully described. This soil is characterized by a gravelly coarse sandy loam surface texture. Subsurface textures are gravelly coarse sandy loam and gravelly sandy clay loam. Argillic horizons are present between 17 and 45 inches. Depth to moderately weathered, volcanic mudflow varied between 45 and 57 inches across the pit but was typically around 45 inches. This soil is deep, well drained, and is a member of Soil Hydrologic Group B. The forest is dominated by Jeffrey pine and white fir, with scattered incense cedar. The understory is composed of greenleaf manzanita, huckleberry oak, pinemat manzanita, and mountain whitethorn.

The soils at the two pits on the upper parcel, are similar to the Fugawee soil. The Fugawee soils are 23 to 40 inches deep over weathered latite and andesite. These soils are 36 to 41 inches over weathered volcanic mudflow material. Redoximorphic features are present in the weathered parent material. These pits were not described, because the capability class will not change. The upper parcel is mapped as FuE- Fugawee very stony sandy loam, 15 to 30 percent slopes, Capability Class 3.

The soil at pit 3, on the lower parcel, is dissimilar to the Fugawee soils because it is deeper than 40 inches. This soil is similar to the Tahoma soils, because they are deeper than 40 inches, have argillic soil development, and have less than 35 percent rock fragments. These soils differ from the Jorge soils, because then have less rock fragments. This soil is deep, well drained and is in Soil Hydrologic Group B, with low to moderately low runoff potential. This soil is classified as Fine-loamy, isotic, frigid Ultic Haploxeralfs. This soil is within the range of characteristics for the Tahoma soil and is mapped as JwE- Jorge-Tahoma very stony sandy loam, 15 to 30 percent slopes, Capability Class 4.

The boundary between FuE (Class 3) and JwE (Class 4) was based on topography, forest cover, and changes in surface rock cover. The concave position, with greater forest cover, and fewer surface stones, is mapped as Tahoma, a deeper soil. Please see the parcel map and the table below for details.

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

Land Capability District	Area (sq. ft.) 1974 soil survey	Area (sq. ft.) 2017 LCC
Class 3 (FuE, 15 to 30 percent slopes)	16,116	6,986
Class 4 (JwE, 15 to 30 % slopes)	0	9,130
Total Parcel Area	**16,116**	**16,116**

This memorandum was jointly prepared by TRPA consultant, Marchel Munnecke (Pyramid Botanical Consultants) and TRPA Associate Planner, Julie Roll. If you have questions on this Hearings Officer item, please contact Julie Roll, 775-589-5247, or email at jroll@trpa.org

BAILEY LAND CAPABILITY CHALLENGE FINDINGS

Site Information	
Assessor's Parcel Numbers: (APN)	093-260-023
TRPA File No. / Submittal Date:	LCAP2017-0040/ 2/7/2018
Owner or Applicant:	Gary Furumoto
Address:	PO Box 6214, Tahoe City, CA 96145

Environmental Setting	
Bailey Soil Mapping Unit[1] / Hydrologic Soil Group (HSG) / Land Class / Geomorphic Hazard Unit	FuE, Fugawee very stony sandy loam, 15 to 30 percent slope/ HSG C/ of D-1, Streamcut Volcanic Flowlands, Toe slope lands (low hazard lands).
Soil Parent Material	Residuum from latite and andesite
Slopes and Aspect	16 to 20 percent; sloping to south-southeast
Elevation and Datum	6588 to 6622, Google Earth, WGS-84
Rock Outcrops and Surface Configuration	No rock outcrops, but stones on surface in area of shallower soils.
SEZ and Hydrology Source	NA
Vegetation	Jeffrey pine and white fir, with scattered incense cedar. The understory is composed of greenleaf manzanita, huckleberry oak, pinemat manzanita, and mountain whitethorn
Ground Cover Condition	Good (vegetation 70%, duff/mulch 65% cover)
Site Features	Residence, A/C driveway, entry deck, stairs, concrete pad, and rear decks.

Field Investigation and Procedures	
Consultant and Address	Marchel Munnecke PO Box 1015 Twin Bridges, CA 95735
TRPA Staff Field Dates	February 13, 2018
SEZ Mapping / NRCS Hydric Soil	None present
Number of Soil Pits or Auger Holes and Description Depth	3 back hoe excavated pits. Pit one excavated to 50 inches, pit 2 to 45 inches, and pit 3 to 57 inches. Pit 3 was fully described.
Additional or Repetitive TRPA Sample Locations	NA
Representative Soil Profile Descriptions	Ms. Munnecke's soil profile description- attached
Areas Not Examined	Residence, A/C driveway, entry deck, stairs, concrete pad, and rear decks.

[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.

TRPA Findings	
2006 Soil Survey Map Unit	7222, Tahoma-Jorge complex, 2 to 15 percent slopes; D-1, Streamcut Volcanic Flowlands, Toe slope lands (low hazard lands); Capability Class 4 based on slopes
Consultant Soil Mapping Determination and Rationale	FuE- Fugawee very stony sandy loam, 15 to 30 percent slopes, Capabilty Class 3. The soils at the two pits on the upper parcel, are similar to the Fugawee soil. The Fugawee soils are 23 to 40 inches deep over weathered latite and andesite. These soils are 36 to 41 inches over weathered volcanic mudflow material. Redoximorphic features are present in the weathered parent material. These pits were not described, because the capability class will not change. JwE- Jorge-Tahoma very stony sandy loam, 15 to 30 percent slopes, Capability Class 4. The soil at pit 3 on the lower parcel, is dissimilar to the Fugawee soils because it is deeper than 40 inches. This soil is similar to the Tahoma soils, because they are deeper than 40 inches, have argillic soil development, and have less than 35 percent rock fragments. These soils differ from the Jorge soils, because then have less rock fragments. This soil is deep, well drained and is in Soil Hydrologic Group B, with low to moderately low runoff potential. The boundary between FuE and JwE was based on topography, forest cover, and changes in surface rock cover. The concave position, with greater forest cover, and fewer surface stones, is mapped as the deeper, Tahoma soil.
Slope Determination	16 to 20 percent slopes (excluding road fill)
TRPA Conclusion(s)	TRPA concurs with consultants' determination and rationale above.
Applicable Area	See parcel map

Attachments:

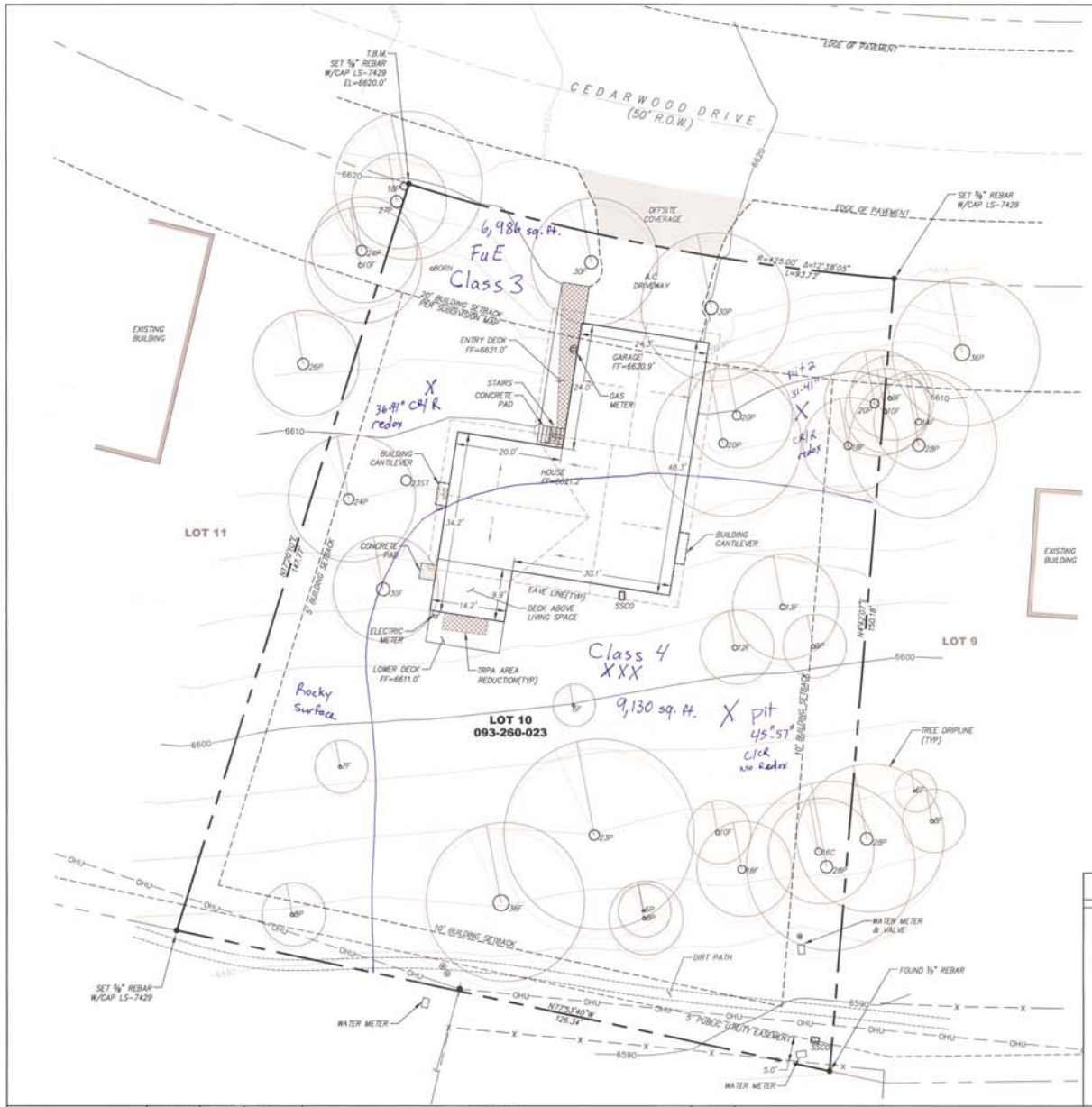
A. Site Plan
B. Ms. Munnecke's, soil profile description (1 pit).

Attachment A

Site Plan, February 13, 2018

AGENDA ITEM NO. V.A.

AGENDA ITEM NO. V.A.



GRAPHIC SCALE
1 INCH = 10 FEET

VICINITY MAP

NOTES

1. THE BOUNDARY SHOWN HEREON IS FROM A FIELD SURVEY COMPILED FROM HIGHLAND GREENS 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 NOVEMBER 2, 2016.
6. THE TOPOGRAPHY SHOWN HEREON MEETS THE STANDARDS OF THE AMERICAN CONGRESS OF SURVEYING & MAPPING WITH 90% OF THE CONTOURS TO BE WITHIN PLUS OR MINUS ONE HALF OF A CONTOUR INTERVAL.
7. VERTICAL DATUM IS FROM GOOGLE EARTH, WGS-84.
8. T.B.M.=(NORTHWEST PROPERTY CORNER, SET ⅝" REBAR WITH CAP LS-7429), ELEV=6620.0'
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	○#P	TREE TRUNK, DIAM., PINE
	2' CONTOUR	○#F	TREE TRUNK, DIAM., FIR
	PROPERTY LINE	○#A	TREE TRUNK, DIAM., ASPEN
	RETAINING WALL	○#C	TREE TRUNK, DIAM., CEDAR
	FLOWLINE	○#SN	TREE TRUNK, DIAM., SNAG
OHU	OVERHEAD UTILITIES	○#ST	TREE TRUNK, DIAM., STUMP
		○#ORN	TREE TRUNK, DIAM., ORNAMENTAL
		◆ELEV	SPOT ELEVATION
Ⓢ	SANITARY SEWER MANHOLE		
Ⓦ	WATER VALVE		
	SANITARY SEWER CLEANOUT		
	MONUMENT		
△ 100.00 ASSUMED	CONTROL/TRAVERSE POINT		
	TEMPORARY BENCH MARK		

EXISTING COVERAGE

LAND CLASSIFICATIONS

CLASS PER TRPA	LOT AREA	16,116 SF	X	XXX	=	SQ.FT.
TOTALS:	093-260-023	XX SF		ALLOWED		SQ.FT.

LAND COVERAGE PER CLASSIFICATION

CLASS PER TRPA

HOUSE	1,803 SF
ASPHALT DRIVEWAY	361 SF
ENTRY DECK/STAIRS INCL. TRPA REDUCTION	98 SF
CONCRETE PADS	13 SF
REAR DECK/STAIRS INCL. TRPA REDUCTION	26 SF
TOTAL	2,301 SQ.FT.
TOTAL EXISTING COVERAGE	2,301 SQ.FT.
ALLOWED	- XXXXX SQ.FT.
OVERCOVERAGE/REMAINDER	XXXXXX SQ.FT.

OFFSITE LAND COVERAGE

OFFSITE ASPHALT DRIVEWAY	312 SF

PRELIMINARY

M. Minnecke 2-13-18 LCC

PROJECT INFORMATION

OWNER:	MIKE RADAKOVICH 10011 NORTH FOOTHILL BLVD. SUITE 110 CUPERTINO, CA 95014
PROJECT ADDRESS:	3090 CEDARWOOD DRIVE TAHOE CITY, CA
APN:	093-260-023
RECORD INFORMATION:	LOT 10, HIGHLAND GREENS SUBDIVISION BOOK 'H' OF MAPS AT PAGE 66, O.R.P.C

	CHECKED BY	REVISION	DATE	DESCRIPTION	BY
DATABASE BY:	MW				
DB CHECKED BY:	MW				
DESIGN BY:	MW				
DRAFTED BY:	ebslv				
DRAWING NAME:	2769001o1.dwg				
DIRECTORY:	JOBS				
COPYRIGHT 2016 ©					

RADAKOVICH PROPERTY
3090 CEDARWOOD DRIVE
BOUNDARY & TOPO. SURVEY
PLACER COUNTY CALIFORNIA

DATA DATE 11/02/2016
PLOT DATE 11/09/2016
SCALE
HORIZONTAL 1"=10'
VERTICAL 2' CONTOURS

WLS
WEBB LAND SURVEYING, INC.
LAND SURVEYING SERVICES
PLANNING
3190 Fabian Way, Unit C
Tahoe City, CA 96145
P.O. Box 1222
Carnelian Bay, CA 96140
(530) 581-2599
FAX (530) 581-3231
matt@webblandsurveying.com

SHEET NUMBER 1 of 1
FILE NUMBER 2769.00

Attachment B

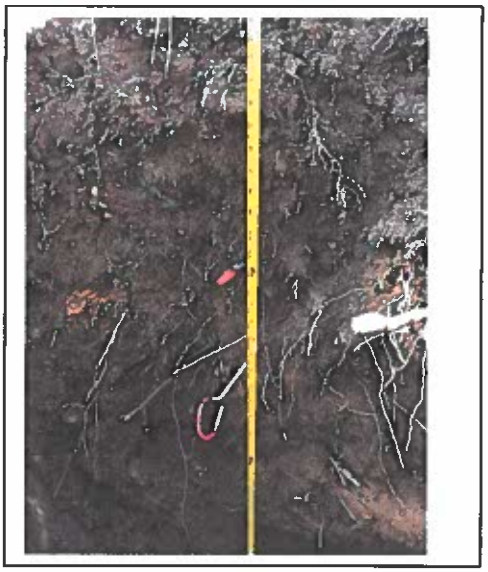
Ms. Munnecke's Soil Profile Description

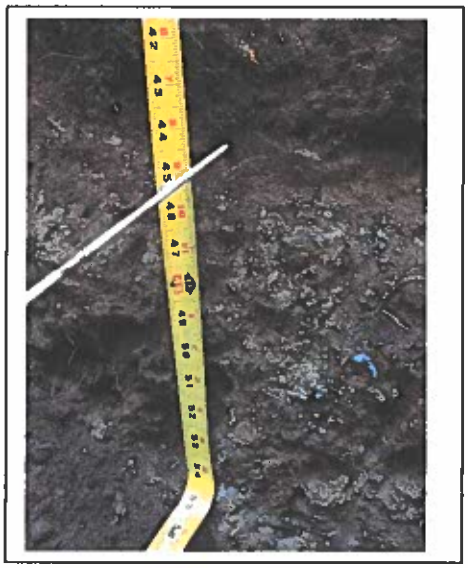
Steve Radakovich Land Capability Challenge

3090 Cedarwood Drive,
Tahoe City, Placer County, CA 96145.
APN 093-260-023, LCAP2018-0040.

Soil Profile Descriptions

Marchel Munnecke
Field Date: 2-13-2018





Pit 093-260-023:
Soil Classification: Fine-loamy, isotic, frigid Ultic Haploxeralfs
Soil Series: Tahoma, Mapunit JwE, Jorge-Tahoma very stony sandy loam, 15 to 30 percent slopes, Land Capability Class 4.
Drainage Class: Well Drained
Hydrologic Group: B
Parent Material: Colluvium and residuum from volcanic parent material over volcanic mudflow.
Slope: 17 % **Aspect:** South-southeast

Description:

Oi 0 to 1 inch; slightly decomposed pine needles and mulch.

A1 1 to 12 inches; gravelly coarse sandy loam, very dark brown (7.5YR 2.5/3) moist; strong fine granular structure; soft, very friable, slightly sticky and slightly plastic; many very fine to fine roots; many very fine and fine irregular pores; 10 percent gravels and 15 percent cobbles; gradual smooth boundary.

A2 12 to 17 inches; gravelly coarse sandy loam, dark brown (7.5YR 3/4) moist; strong fine granular structure; soft, very friable, slightly sticky and slightly plastic; many very fine to coarse roots; many very fine and fine irregular pores; 30 percent gravel and 10 percent cobbles; gradual smooth boundary.

Bt1 17 to 33 inches; gravelly sandy clay loam, brown (7.5YR 4/4) moist; strong medium subangular blocky structure; moderately hard, firm, moderately sticky and moderately plastic; common very fine to fine and many medium roots; common, faint clay films on faces of peds; common very fine and fine dendritic tubular pores; 25 percent gravel and 5 percent cobbles; clear smooth boundary.

Bt2 33 to 45 inches; gravelly sandy clay loam, brown (7.5YR 4/3) moist; massive; hard, very firm, moderately sticky and moderately plastic; common very fine, fine and coarse roots; common, distinct clay films on faces of peds; common very fine and fine dendritic tubular pores; 30 percent gravel and 2 percent cobbles; clear smooth boundary.

Cr 45 to 57+ inches; Fine, moderately-weathered, volcanic mud flow. Depth to Cr undulates between 45 to 57 inches.