TAHOE REGIONAL PLANNING AGENCY

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STAFF REPORT

Date: October 4, 2018

To: TRPA Hearings Officer

From: TRPA Staff

Subject: Bedell Land Capability Challenge, 430 Tuscarora Road, Washoe County, Nevada; Assessor's Parcel No: 123-121-17; TRPA File No: LCAP2018-0200

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 challenge results in a change from Capability Class 1a (15,260 sq. ft., 100% of parcel) to Capability Class 4- XXX (13,620 sq. ft., 89 percent of parcel) and Capability Class 2-XXX (1,620 sq. ft., 11 percent of parcel).

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 RcF, Cagwin Rock outcrop complex, 30 to 50 percent slopes. The updated Soil Survey of Tahoe Basin Area, California and Nevada (NRCS, 2007) places this parcel in mapunit 7412, Cagwin-Rock outcrop complex, 15 to 30 percent slopes. This parcel has a geomorphic mapping of C2- Stream cut granitic slopes, strongly dissected lands (high hazard lands). The Cagwin soils are moderately deep, somewhat excessively drained soils that formed in material weathered from granitic rock. Cagwin soils have loamy coarse sand textures in the A-horizon, with loamy coarse sand or coarse sand subsurface textures in the upper 27 inches. Weathered granitic bedrock is encountered between 20 and 40 inches below ground surface.

A land capability challenge (LCAP2018-0200) was filed with TRPA on July 11, 2018. Gary Furumoto is representing the owner Michael Bedell. TRPA consultant, Marchel Munnecke visited the site on August 14, 2018. One pit was excavated by hand and was described to 65 inches.

Findings:
One soil pit was excavated on the parcel, and it was located east of the residence. The pit was excavated by hand to 65 inches and was fully described. This soil is characterized by a coarse sandy loam surface texture. Subsurface textures are very gravelly coarse sandy loam, gravelly coarse sandy loam, loamy coarse sand, and extremely cobbly loamy coarse sand. At 53 inches, highly weathered granitic bedrock is encountered. This soil is deep, well drained, and is a member of Soil Hydrologic Group B. The forest is dominated by Jeffrey pine mixed with white fir and sugar pine. The understory is composed of mixed

montane shrubs, such as greenleaf manzanita, huckleberry oak, bush chinquapin, and snowbrush ceanothus.

The soil on this parcel is dissimilar to the Cagwin soils, because it is greater than 40 inches to weathered bedrock, contains greater than 35% rock fragments, and has argillic soil development. This soil has similar soil development as the Inville soil, but formed in colluvium over residuum, and has weathered bedrock at 53 inches. This soil is dissimilar to other soils in the 1974 Soil Survey, so are an unmapped soil (XXX). This soil is classified as Loamy-skeletal, mixed, frigid Ultic Haploxeralfs.

Based on slopes, this soil has Land Capability Class 4- XXX, 9 to 30 percent slopes and Class 2-XXX, 30 to 50 percent slopes.

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.) 2018 LCC**
Class 1a (RcF, 30 to 50 percent slopes)	15,260	0
Class 4 (XXX, 9 to 30 % slopes)	0	13,640
Class 2 (XXX, 30 to 50 % slopes)	0	1,640
Total Parcel Area	**15,260**	**15,260**

This memorandum was jointly prepared by TRPA consultant, Marchel Munnecke (Pyramid Botanical Consultants) and TRPA 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.org.

BAILEY LAND CAPABILITY CHALLENGE FINDINGS

Site Information	
Assessor's Parcel Numbers: (APN)	123-12-17
TRPA File No. / Submittal Date:	LCAP2018-0200/ July 11, 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	RcF, Cagwin Rock outcrop complex, 30 to 50 percent slopes / HSG B/ C2, Stream cut granitic slopes, strongly dissected lands (High hazard lands).
Soil Parent Material	Granitic colluvium over residuum
Slopes and Aspect	25 to 50 percent; sloping to east and southeast
Elevation and Datum	6585 to 6545, Tahoe DEM
Rock Outcrops and Surface Configuration	None present
SEZ and Hydrology Source	NA
Vegetation	Jeffrey pine, white fir, sugar pine, greenleaf manzanita, huckleberry oak, snowbrush ceanothus.
Ground Cover Condition	Poor (vegetation 35%, duff/mulch 40% cover)
Site Features	Residence, deck, asphalt/ concrete driveway,.

Field Investigation and Procedures	
Consultant and Address	Marchel Munnecke PO Box 1015 Twin Bridges, CA 95735
TRPA Staff Field Dates	August 14, 2018
SEZ Mapping / NRCS Hydric Soil	None present
Number of Soil Pits or Auger Holes and Description Depth	1 hand excavate pit, described to 65 inches.
Additional or Repetitive TRPA Sample Locations	NA
Representative Soil Profile Descriptions	Mrs. Munnecke's soil profile descriptions- attached
Areas Not Examined	Residence, decks, asphalt/ concrete driveway.

[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	7412, Cagwin-Rock outcrop complex, 15 to 30 percent slopes. Class 2, HSG B.
Consultant Soil Mapping Determination and Rationale	XXX- Capability Class 4, 9 to 30 percent slopes and Capability Class 2, 30 to 50 percent slopes. The soil on this parcel is dissimilar to the Cagwin soils, because it is greater than 40 inches deep to weathered bedrock, contains greater than 35% rock fragments, and has argillic soil development. It is similar to the Inville soil, but formed in colluvium over residuum, and has weathered bedrock at 53 inches. This soil is dissimilar to any soils mapping in the 1974 Soil Survey of the Tahoe Basin, therefore, this soil is and unmapped soil (XXX). This soil is a deep and well drained and in Soil Hydrologic Group B, with low to moderately low runoff potential. Based on slopes, this entire parcel is mostly XXX- Class 4, with 20 percent allowable land coverage, with a portion of XXX-Class 2, with 1 percent allowable coverage.
Slope Determination	25 to 50 percent slopes. Artificially steepened slopes exist from road fill on upper parcel.
TRPA Conclusion(s)	TRPA concurs with consultants' determination and rationale above.
Applicable Area	See parcel map

Attachments:

A. Site Plan
B. Soil Profile Description (1 pit)

Attachment A

Site Plan

NOTE

ALL AREAS WHERE LAND COVERAGE IS REMOVED SHALL BE REVEGETATED AND RESTORED IN ACCORDANCE WITH THE T.R.P.A. APPROVED RESTORATION PLAN.

NOTE

ALL AREAS WHERE COVERAGE IS REMOVED SHALL BE REVEGETATED IN ACCORDANCE WITH THE T.R.P.A. HANDBOOK OF BEST MANAGEMENT PRACTICES.

1. ALL BARREN AREAS AND AREAS DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE REVEGETATED IN ACCORDANCE WITH THE TRPA HANDBOOK OF BEST MANAGEMENT PRACTICES. APPLICATION OF A MULCH MAY ENHANCE VEGETATION ESTABLISHMENT.
2. INFILTRATION TRENCHES MAY BE DELETED BY A TRPA FIELD REPRESENTATIVE.
3. ALL DOWNSPOUTS SHALL HAVE DRYWELL SIZES OF 24"X24"X24", UNLESS NOTED OTHERWISE (U.N.O.). SIZES MAY BE CHANGED BY A TRPA FIELD REPRESENTATIVE.
4. DOWNSPOUTS (TERMINATION POINTS) SHALL BE DETERMINED IN THE FIELD.
5. ALL INFILTRATION TRENCHES SHALL BE 18" WIDE AND 8" DEEP WITH 3/4 TO 1-1/2" DIAMETER GRAVEL U.N.O.

LOT AREA
15,260 SQ. FT.
0.3503 ACRES

· SHEET INDEX ·

C1 - SITE PLAN / COVERAGE B.M.P.'s
AB1 - AS BUILT (E) FLOOR PLANS
AB2 - AS BUILT (E) BLDG. ELEVS.
A1 - NEW FLOOR PLANS
A2 - NEW BLDG. ELEVATIONS
A1.1, A1.2, A2.1, A2.2, A3.1, A3.2
S1 - FOUNDATION PLAN
S2 - LOWER FLR. FRAMING
S3 - STRUCTURAL FLOOR PLAN
S4 - UPPER FLR. FRAMING BLDG. SECTION
S5 - ROOF FRAMING PLAN
S5.1
E1 - ELECTRICAL PLAN

Existing Coverage (Class 1a)	
Residence	817 sq. ft.
Garage	321 sq. ft.
Rock Wall (outside of deck with 3:1 height reduction)	129 sq. ft.
Concrete Pads (outside of deck with 3:1 height reduction)	33 sq. ft.
Deck/Stairs (with 3:1 height reduction)	400 sq. ft.
Concrete Driveway	498 sq. ft.
A.C. Paving	315 sq. ft.
Wood Walk	56 sq. ft.
Total Existing Coverage	2569 sq. ft.

Proposed Coverage (Class 1a)	
Building	1927 sq. ft.
Covered Walkways	132 sq. ft.
AC Paving	114 sq. ft.
Decks	240 sq. ft.
AC Paving (remaining coverage)	156 sq. ft.
Total Proposed	2569 sq ft
Allowable Coverage	153 sq. ft.
Excess Coverage	2416 sq. ft.

PLAN REVISIONS
(IN CONFORMANCE WITH ORIGINAL APPROVAL)
THIS APPROVAL EXPIRES ON
MAR 22 2004
EXECUTIVE DIRECTOR'S DESIGNEE — DATE
TAHOE REGIONAL PLANNING AGENCY

OWNER
MICHAEL BEDELL

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

AS-BUILT CONTOUR SURVEY (Proposed)
LOT 1, CAL NEVA HIGHLANDS NO. 1 SUBDIVISION
CRYSTAL BAY, WASHOE COUNTY, NEVADA
A.P.N. 123-121-17
430 TUSCARORA ROAD

SCALE 1" = 8'
DATE 14 JUL 99
DRAWN RBL
APPROVED KFB
C-1
OF 17 SHTS.

T.R.P.A. SPECIAL CONDITION "E"

· THE COLOR OF THE NEW ADDITION SHALL BE IN COMPLIANCE WITH T.R.P.A. APPROVED GUIDELINES. (EARTHTONE RANGE)
6/03

T.R.P.A. SPECIAL CONDITION A.(1)
EXIST. CONCRETE & FLAGSTONE PATIO REMOVED. NEW REDWOOD DECK TO BE CONSTRUCTED WITHIN 3:1 SHADOW ZONE OF ABOVE DECK (PRIOR APPROVAL)

T.R.P.A. SPECIAL CONDITION A.(2)
· LOCATION OF STAGING AREA FOR CONSTRUCTION MATERIALS, (CROSS HATCH AREA), STORAGE LOCKER.

These plans have been reviewed and approved as required under TRPA Rules, Regulations and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. structural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations and Ordinances
TAHOE REGIONAL PLANNING AGENCY

NOTE: Required BMPs (slope stabilization, infiltration facilities, revegetation, etc.) shown on the approved plans have been determined from representations submitted by the applicant and not confirmed by field inspection. Modification of the required BMPs necessary to correct inadequacies may be added at the time of the pre-grade inspection and shall be incorporated into the TRPA permit and site plan as additional conditions of approval.

"NEW" ADDITION SQUARE FOOTAGES:

· GARAGE	576 S.F.
· LIV. SPACE ABV. GARAGE	576 S.F.
SUB TOTAL:	1152 SF.
· OLD GARAGE REMOVAL	
· (NEW LIV. SPACE · 2 LEVELS)	877 SF.
TOTAL NEW =	2029 S.F.

"REMODEL" SQUARE FOOTAGE:
· EXIST. (2 · LEVELS) RESIDENCE · 1728 S.F.
· NEW (REBUILD) DECK: 348 S.F.
· NEW " STAIRS: 37 S.F.

LCC

Class	Sq. ft.
4	13,620
2	1640
Total	15,260

REVISION / DATE
PLAN REVISION · SUBMITTED WINTER 2003
PLAN REVISION · CONTR. ADJUSTMENTS 6/03
M. Murnock 8-14-18

RECEIVED
JUL 21 2003
TAHOE REGIONAL PLANNING AGENCY

RECEIVED
JUL 11 2018
TAHOE REGIONAL PLANNING AGENCY

All existing disturbed areas and areas disturbed by construction activity, shall be revegetated with vegetation species in accordance with the TRPA handbook of best management practices.

NOTE: The permittee is responsible for insuring the final plans as built, do not exceed the TRPA approved land coverage figures shown on this site plan.

LOCATION MAP, NTS

GRAPHIC SCALE (IN FEET) 0 4 8 16 32 — 1 INCH = 8 FEET

123-121-17 // LCAP2018-0200 // 07/11/2018
MICHAEL & JENNIFER BEDELL
SAGAN DESIGN GROUP THOMPSON & FURUMOTO, INC.
430 TUSCARORA RD - Washoe County

AGENDA ITEM NO. V.B.

1a

Attachment B

Soil Profile Description (1pit)

Bedell Land Capability Challenge

430 Tuscarora Road
Crystal Bay, Washoe County, NV 96145.
APN 123-121-17, LCAP2018-0200

Soil Profile Descriptions

Marchel Munnecke
Field Date: 8-14-2018

Soil Classification: Loamy-skeletal, mixed, frigid Ultic Haploxeralfs
Soil Series: XXX, Capability Class 4 based on slopes.
Drainage Class: Somewhat excessively drained
Hydrologic Group: A
Parent Material: Colluvium from primarily granitic parent material.
Slope: 26 % **Aspect:** East to southeast
Vegetation: Open Jeffrey pine, white fir seedlings, sugar pine, snowbrush ceanothus, greenleaf manzanita, huckleberry oak, bush chinquapin, and mountain big sagebrush.

Description:

A 0 to 9 inches; course sandy loam, very dark grayish bown 10 YR 3/2, very dark brown (10YR 2/2) moist; moderate course angular blocky structure parting to moderate medium granular; soft, very friable, nonsticky and nonplastic; many very fine and fine, common medium, and few coarse roots; many very fine and fine interstitial pores; 10 percent gravels; clear wavy boundary.

AB 9 to 15 inches; very gravelly coarse sandy loam, brown (10YR 5/4), dark brown (10YR 3/3) moist; moderate medium granular structure; soft, very friable, nonsticky and nonplastic; many very fine to fine, and common medium to coarse roots; many very fine and fine interstitial pores; 55 percent gravel; clear smooth boundary.

Bt1 15 to 31 inches; very gravelly coarse sandy loam, yellowish brown (10YR 5/6), dark yellowish brown (10YR 4/6) moist; moderate medium granular structure; moderately hard, firm, nonsticky and nonplastic; common very fine to fine and few medium roots; many very fine and fine interstitial pores, common fine tubular pores; 45 percent gravel; gradual smooth boundary.

Bt2 31 to 40 inches; gravelly coarse sandy loam, light grayish brown (10YR 6/2), brown (10YR 5/3) moist; moderate medium subangular blocky structure; moderately hard, firm, slightly sticky and slightly plastic; many fine and medium roots; common very fine and fine interstitial pores and common fine tubular pores; 35 percent gravel; clear wavy boundary.

C 40 to 53 inches; very cobbly loamy coarse sand, light gray (10YR 7/2), brown (10YR 5/3) moist; massive; moderately hard, firm, moderately, nonsticky and nonplastic; few fine roots; few fine and medium roots; very fine and fine interstitial pores; 15 percent gravels; clear smooth boundary.

Cr 53 to 65+ inches; Highly weathered granitic bedrock.