

## TAHOE REGIONAL PLANNING AGENCY

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### MEMORANDUM

March 3, 2011

To: TRPA Hearings Officer

From: Melanie Vincent, Associate Planner

Subject: **REVISED:** Seymour, Land Capability Challenge, 15 Tahoma Ave., Placer County, CA; APN: 093-092-006, TRPA File #: LCAP2010-0362.

Proposed Action: The applicant, Seymour requests that the TRPA Hearing's Officer review and approve the proposed Land Capability Challenge on the subject parcel.

Staff Recommendation: A land capability challenge was presented to, and approved by, the TRPA Hearings Officer on August 19, 2010. Under that approval, the northern portion of the property was determined to be soil JwF Class 2 and the southern portion was determined to be JwE Class 4. The Class 2 versus Class 4 distinction was made based on the slope of the landscape; for the subject soil type Class 2 has slopes from 30 to 50 percent, and Class 4 has slopes from 15 to 30 percent. When practicable, TRPA excludes over-steepened areas from review when it can be determined that it is due to cut/fill or other grading activities (i.e. it is not the natural slope of the landscape). Since that approval, the applicant has requested that TRPA staff re-review the northern portion of the property (i.e. fronting Lake Terrace Ave.) that was changed from JaD Class 3 to JwF Class 2 under the August 19, 2010 approval.

Staff recommends that this area of JwF Class 2 be changed to JwE Class 4.

Background: This land capability challenge specifically reviews the northern portion of the subject parcel designated JwF Class 2 as part of the August 19, 2010 Hearings Officer approval.

Based on the already approved Jw soil designations, areas on the subject parcel with slopes ranging from 15 to 30 percent were designated Class 4 and areas with 30 to 50 percent slopes were designated Class 2. Original slope analyses (based on the topographic survey provided with the application) indicated slopes ranging from 35 to 40 percent in the area in question, with the remanding lot having a slope phase of 27 percent or greater. This was the basis for the original JWF Class 2 recommendation.

Although determined on a case-by-case basis, TRPA has excluded cut and fill areas when conducting slope analyses to determine natural grade and land capability classes on a parcel.

Subsequent to that approval, the applicant had additional topographic survey work completed off-site and topographically upslope of the subject parcel. The intent of the

survey work was to establish, as best as possible, the natural grade of the landscape as a whole and to, therefore, determine if fill material from development of the subdivision impacted the subject property. The property owner submitted a second land capability challenge (LCAP2010-0362) on December 22, 2010 to have TRPA revisit the site and the land capability determination. TRPA staff conducted a site visit on December 14, 2010 when the site was free of snow.

Findings: Based on the site visit and review of the additional topographic survey information TRPA staff concurs with the applicant's presentation that the Class 2 area in question is over-steepened due to fill material. Natural slopes in the area in question are estimated to range from 27 to 30 percent and, therefore, appropriately re-designated Class 4.

If you have questions on this agenda item, please contact Heather Gustafson, at 775-589-5313.

Attachment 1: Site photos showing fill material

Attachment 2: Proposed land capability site map

**NOTES:**

1. THE BOUNDARY SHOWN HEREON IS TAKEN FROM RECORD DATA, AND THE FOUND MONUMENTS NOTED. 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. THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.
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 MAY 3, 2010 & NOVEMBER 1, 2010.
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 ASSUMED.
8. T.B.M.=SET 604 NAIL, ELEV=100.00'
9. BUILDING SETBACKS SHOULD BE VERIFIED PRIOR TO ANY DESIGN.
10. LAND CAPABILITY CLASSIFICATION IS TO BE DETERMINED BY T.R.P.A. AND/OR PLACER COUNTY. (MAPPED LAND CAPABILITY CLASS SHOWN)

PROPERTY LINE CURVE DATA			
CURVE	RADIUS	LENGTH	DELTA
(A)	20.00'	16.95'	48°33'49"
(B)	48.00'	61.05'	72°52'31"

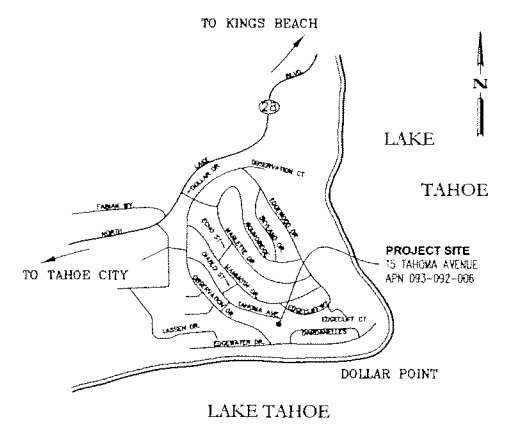
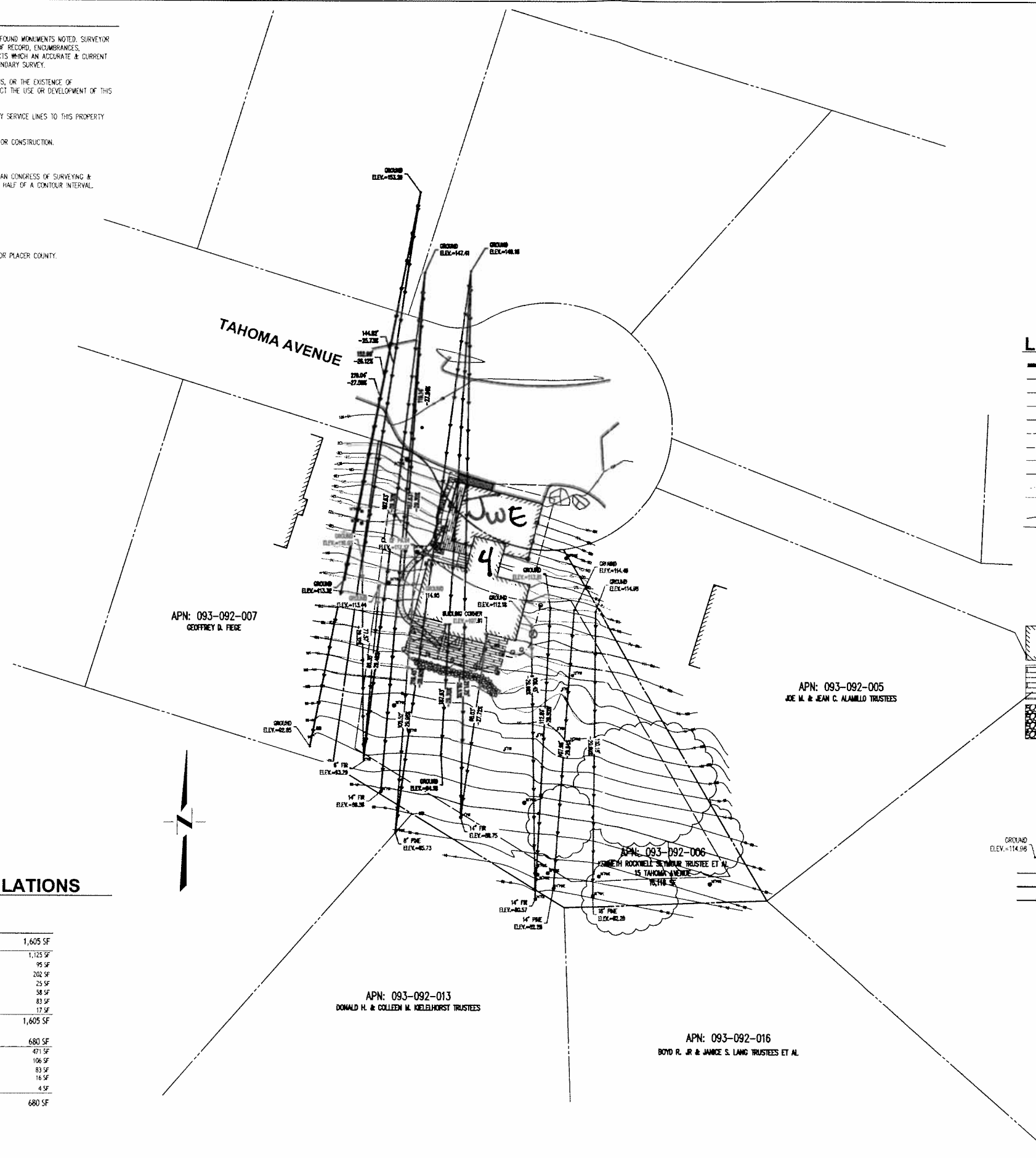
**ABBREVIATIONS:**

AC	ASPHALT CONCRETE
APN	ASSESSOR'S PARCEL NUMBER
C	CEMENT
CL	CENTERLINE
E	EAST, ELECTRIC
EX	EXISTING
ELEV.	ELEVATION
F	FIR
GM	GAS METER
HR	HEIGHT REDUCTION (A-1)
L	LENGTH
LF	LINEAR FEET
N	NORTH
OHE	OVERHEAD ELECTRIC
P	PINE
PP	PUMPER POOL
R	RANDUS
S	SOUTH
SF	SQUARE FEET
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
T.B.M.	TEMPERARY BENCH MARK
W	WEST, WATER
Δ	DELTA ANGLE
Ø	DIAMETER

**COVERAGE CALCULATIONS**

APN 093-092-006

EXISTING COVERAGE	
EXISTING ON-SITE COVERAGE	1,605 SF
RESIDENCE	1,125 SF
GARAGE (W/ HR)	95 SF
DECKS & STAIRS (W/ HR)	202 SF
CONCRETE PIER FOOTINGS (10 @ 18"Ø; 1 @ 30")	25 SF
ROCK STAIRS & CONCRETE WALK	58 SF
COMPACTED DIRT PATH	83 SF
ROCK COLUMNS	17 SF
<b>TOTAL ON-SITE COVERAGE</b>	<b>1,605 SF</b>
EXISTING OFF-SITE COVERAGE	
GARAGE (W/ HR)	471 SF
AC DRIVEWAY	106 SF
DECKS & STAIRS (W/ HR)	83 SF
ROCK STAIRS & CONCRETE WALK	16 SF
CONCRETE PIER FOOTINGS (2 @ 18"Ø)	4 SF
<b>TOTAL EXISTING OFF-SITE COVERAGE</b>	<b>680 SF</b>



**VICINITY MAP**  
NOT TO SCALE

**LEGEND:**

- EDGE OF AC PAVING
- PROPERTY LINES
- ADJACENT PROPERTY LINES
- SETBACK LINE
- GRADE BREAK LINE
- EXISTING SECOND STORY DECK
- EXISTING THIRD STORY DECK/BUILDING OVERHANG
- BUILDING EAVE
- SLOPE DIRECTION LINE
- INTERMEDIATE CONTOUR (2' INTERVAL) - 5/3/10 FIELDWORK
- INDEXED CONTOUR (10' INTERVAL) - 5/3/10 FIELDWORK
- INTERMEDIATE CONTOUR (2' INTERVAL) - 11/1/10 FIELDWORK (MORE REFINED)
- INDEXED CONTOUR (10' INTERVAL) - 11/1/10 FIELDWORK (MORE REFINED)
- EXISTING ROCKS
- ROCK RIP-RAP
- EXISTING TREES W/ SIZE & TYPE  
P=PINE, F=FIR, O=OAKAR
- EXISTING BUILDINGS
- EXISTING DECKS
- ROCK COLUMN
- COMPACTED DIRT PATH
- ROCK STAIRS & CONCRETE WALK
- HEIGHT REDUCTION AREA
- PROJECT BENCHMARK (AS NOTED)
- FOUND MONUMENT (AS NOTED)
- CONCRETE PIER FOOTING
- GAS METER
- SANITARY SEWER CLEAN OUT
- SPOT ELEVATION (AS NOTED)
- SLOPE DIRECTION LINE BELOW FILL LINE FROM TAHOMA AVE.
- PROPOSED SLOPE DIRECTION LINE ABOVE FILL LINE FROM TAHOMA AVE.
- PROPOSED PRE-TAHOMA AVE. SLOPE DIRECTION LINE

REVISIONS	BY

**TOPOGRAPHIC SURVEY**  
FOR  
**KEN SEYMOUR**  
15 TAHOMA AVE. - APN: 093-092-006  
LOT 142 - DOLLAR POINT #2 SUB DIV.  
PLACER COUNTY CALIFORNIA

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P. O. Box 128 96140  
Corcoran, CA 95917  
(530) 526-3391

**K.B.FOSTER**  
CIVIL ENGINEERING, INC.

DATE: NOVEMBER 15, 2010  
SCALE: 1" = 10'  
DRAWN: RKT  
APPROVED BY: BHF  
JOB NO.: 10138  
SHEET: 1



Say man

