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