

COUNTY OF PLACER Community Development Resource Agency

Michael J. Johnson, AICP Agency Director **PLANNING**

Paul Thompson
Deputy Planning Director

HEARING DATE: February 21, 2012

TIME: 10:20a.m.

TO:

Parcel Review Chairman

FROM:

Parcel Review Committee

DATE:

SUBJECT:

January 24, 2012

PLAN AREA: Placer County General Plan

PLAN DESIGNATION: Agriculture / Timberland - 10 acre minimum

STAFF PLANNER: Alex Fisch, Senior Planner

LOCATION: The project is located at 3200 and 3240 Ayres Holmes Road, one-half mile southeast of the intersection of Ayres Holmes Road and Mount Vernon Road in the rural West Auburn area.

Minor Land Division (PMLD 20120200) - Holmes/McClellan

APPLICANT: Nita Mathis on behalf of Dan Holmes and Bobette McClellan

PROPOSAL: The applicants request approval of a Tentative Map to subdivide a 36-acre parcel into an 11-acre parcel and a 25-acre parcel.

CEQA COMPLIANCE:

This request for Tentative Map approval is exempt from the requirements of CEQA in accordance with Section 15061(b)(3) because the activity is covered by the general rule that CEQA applies only to projects which have the potential to cause a significant effect on the environment. Where it can be seen with certainty that that there is no possibility that the activity would have a significant effect on the environment, the activity is not subject to CEQA. The Parcel Review Chairman will be required to make a finding to this effect.

PUBLIC NOTICES AND REFERRAL FOR COMMENTS:

Public notices were mailed to property owners of record within 300 feet of the project site. Other appropriate agencies, public interest groups and citizens were sent copies of the public hearing notice. Community Development Resource Agency staff were transmitted copies of the project plans and application for review and comment. Comments received from agency staff have been incorporated into this report. No public comments were received as of the time of preparation of this report.

PROJECT DESCRIPTION:

The applicant requests approval of a Tentative Map to subdivide a 36-acre residential parcel into an 11-acre parcel and a 25-acre parcel in order to divide assets of an estate in accordance with the last will and testament governing the estate. The property is currently developed with one single-family residence and a secondary dwelling unit, each of which are developed with their own domestic water supplies and sewage disposal systems.

SITE CHARACTERISTICS / ANALYSIS:

The 36-acre project site is zoned Farm, combining minimum Building Site of 10 acres and is designated as Agriculture/Timberland 10 Acre Minimum in the Placer County General Plan. The project site is bounded by a private access roadway along the south property boundary and rural residential farm properties on all sides. The vicinity around the project site is characterized by a mixture of rural residential estates and small farms.

The property is developed with one single-family residence and a secondary dwelling unit. Each home is developed with its own legal access, potable water supply and sewage disposal system. No other improvements are required to create a new parcel. For this reason, staff has determined that CEQA does not apply to this request for approval of a Tentative Map. Staff has further determined that, should additional housing be proposed on either property in the future, environmental review would be required to determine if potable water and adequate sewage disposal can be supplied. A recommended condition of approval has been included, which would require a note stating this information be included on the Final Map.

RECOMMENDATION:

The Parcel Review Committee recommends that the Parcel Review Chairman **approve** this Tentative Map (PMLD 20120200) based upon the following findings. Recommended conditions of approval are attached.

FINDINGS:

CEQA:

The Parcel Review Chairman has determined that this request for approval of a Tentative Map is exempt from the requirements of CEQA in accordance with Section 15061(b)(3) because the activity is covered by the general rule that CEQA applies only to projects which have the potential to cause a significant effect on the environment. In this instance, it can be seen with certainty that that there is no possibility that the activity would have a significant effect on the environment; therefore the Parcel Map is not subject to CEQA.

Tentative Map:

- 1. The proposed Parcel Map, together with the provisions for its design and improvements, is consistent with the Placer County General Plan and with applicable County Zoning Ordinances because the proposed lots would meet the minimum zoning standards for the zoning district and because the design and character of the Parcel Map will meet all General Plan requirements.
- 2. The site of the Parcel Map is physically suitable for the type and proposed density of development in that the proposed lots will be compatible with neighboring parcels in the immediate vicinity.
- 3. The project, with the recommended conditions, is compatible with the neighborhood and adequate provisions have been made for necessary public services.
- 4. The design of the Parcel Map is not likely to cause substantial environmental damage or public health problems.
- 5. The establishment, maintenance or operation of the proposed Parcel Map will not be detrimental to the health, safety, and general welfare of people residing or working in the neighborhood of the proposed use, and will not be detrimental or injurious to property or improvements in the neighborhood or the general welfare of the County.

Respectfully submitted,

Alex Fisch Senior Planner

ATTACHMENTS:

Attachment A - Proposed Conditions of Approval Attachment B - Tentative Map

cc: Ted Rel - Engineering and Surveying Division
Laura Rath - Environmental Health Services
Nita Mathis - Applicant's Representative



COUNTY OF PLACER Community Development/Resource Agency

Michael J. Johnson, Agency Director

PLANNING SERVICES DIVISION

Paul Thompson
Deputy Planning Director

MEMORANDUM

DATE:

January 24, 2013

TO:

Parcel Review Chairman

Nicole Hagmaier, Parcel Review Clerk

FROM:

Alex Fisch, Planning Services Division

SUBJECT:

PMLD 20120200: Holmes/McClellan Parcel Map

Planning Services Division staff has reviewed the proposed Minor Land Division and has compiled the following list of proposed Conditions of Approval for the Parcel Review Chairman's consideration:

1. Provide will-serve letters from the following agencies that express satisfaction with the proposed project.

School Districts: Auburn Union School District

Fire District: California Department of Forestry (CDF)

- 2. All parcels must meet all zoning requirements for creation of new parcels pertaining to minimum lot area and lot width.
- 3. Show all record easements on the parcel map.
- 4. Provide proof of minimum off-site right-of-way access in accordance with Placer County Minor Subdivision Ordinance Section 16.20.160 (3) (E); formerly 19.332. Right-of-way shall be of sufficient width to accommodate the required road improvements with their cut, fill and drainage facilities.
- 5. Create half of a 40 foot (minimum) road and public utilities access to parcel(s) B.
- 6. Dedicate to Placer County one-half of a 60 foot road and public utility easement where the project fronts Ayres Holmes Road as measured from the existing centerline of the road, plan line or other alignment as approved by the Transportation Division of the Department of Public Works.
- 7. Contact ESD Addressing at (530) 745-7530, for address numbering and/or road name requirements for the project in compliance with Placer County's Road Naming and Numerical Addressing System Ordinance (Placer County Code Article 15.08).

- 8. All parcels created by the parcel map shall be made party to a road maintenance agreement for the maintenance of all roads, both off-site and on-site, used to access the newly created parcels. **NOTE**: Neighbors do not have to sign the agreement.
- 9. Install fire protection facilities, as listed below or as required by the serving Fire Protection District, if more restrictive than County requirements (A or B through E as appropriate):
 - A. Extend existing water line and/or install fire hydrant as required by the serving fire entity (see Section 16.08.080 [formerly 19.105] of the Land Development Manual).

 OR

B. Construct fire protection tank and approved appurtenances.

- C. Submit Improvement Plans to the California Department of Forestry and any other serving fire district for checking and approval and pay any required checking fee.
- D. Dedicate necessary easements to serve fire protection for this parcel as approved by the fire-serving district.

E. Create a maintenance agreement for the maintenance of the water tank to which all parcels shall be made a party.

NOTE: If the parcel is rated ISO-8, this condition does not apply for Placer County Engineering and Surveying Dept. but applicant will have to comply with any other conditions that may be required by the fire protection agencies.

- 10. Submit evidence that there are no delinquent taxes and that any existing assessments have been split.
- 11. Submit evidence of title report in the form of a "Parcel Map Guarantee" from a Title Company. A current Title Report (not older than 90 days) shall be submitted with the Parcel Map when it is submitted for checking.
- 12. A note shall be included on the recorded Parcel Map stating the following:

 "Construction of additional housing on either parcel shall require environmental review to address issues related to providence of potable water supply and sewage disposal areas".
- 13. Pursuant to County Code Sections 15.34.010, and 16.08.100, a fee must be paid to Placer County for the development of park and recreation facilities. The project currently contains one single family dwelling and one secondary dwelling on one lot. Once the MLD is complete, there will be two single family dwellings on two lots. Prior to recordation of the final map, a fee must be paid to account for the differential fee value between one secondary unit and one single family dwelling. The fee to be paid is the fee in effect at final map recordation. (For reference, the current fee for a single family dwelling is \$4,105. The current fee for a secondary dwelling is \$2,990. Therefore the fee owed would be \$4,105-\$2,990 = \$1,115) (PD)
- 14. Submit proof of adequate water supply as stated in Placer County Code Section 19.334, by drilling a well and submitting a yield report for Parcel A. (COMPLETED) (EH)
- 15. Submit to PCEH, for review and approval, a 4-hour yield report for the well serving the existing single family dwelling on Parcel B. Additional domestic water storage or construction of a new well with adequate yield may be required, depending upon the results of the report. **(EH)**
- 16. Submit to PCEH, for review and approval, a water quality analysis report on water from the wells on Parcel A and B. The report must be prepared by a State Certified laboratory and include at minimum Bacteriology: Total coliform, fecal coliform and chlorine residual, as well

- as Primary and Secondary Drinking Water Standards as defined in Title 22 of the California Code of Regulations. (COMPLETED) (EH)
- 17. The septic tanks serving the existing single family dwellings on Parcel A and B shall be evaluated by a licensed septic tank pumper, who shall submit to PCEH for review and approval, a report of its capacity, structural condition, materials (e.g. concrete, redwood, metal, fiberglass, etc) and the necessity for pumping. In lieu of having the tank evaluated at this time, the applicant may submit proof that the septic tank has been pumped within the last three (3) years. Other report information listed above is still required. (EH)
- 18. Contact PCEH, pay required fees, and obtain an approved Site Evaluation Report and define a 100% repair area for the single family dwelling on Parcel B. **(EH)**
- 19. Contact PCEH, pay required fees, and obtain an Environmental Health Septic System Evaluation for Parcel A and B. A complete septic system tracing may be required if an adequate septic system as-built is not on file at Environmental Health Services. The findings of this evaluation may result in a requirement to replace the existing septic system with a permit from Environmental Health Services. (EH)
- 20. The applicant shall, upon written request of the County, defend, indemnify, and hold harmless the County of Placer, the Parcel Review Committee, the Board of Supervisors, and its officers, agents, and employees, from any and all actions, lawsuits, claims, damages, or costs, including attorney's fees awarded by a certain development project know as the Holmes/McClellan Parcel Map. The applicant shall, upon written request of the County, pay or, at the County's option, reimburse the County for all costs for preparation of an administrative record required for any such action, including the costs of transcription, County staff time, and duplication. The County shall retain the right to elect to appear in and defend any such action on its own behalf regardless of any tender under this provision. This indemnification obligation is intended to include, but not be limited to, actions brought by third parties to invalidate any determination made by the County under the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) for the Project or any decisions made by the County relating to the approval of the Project. Upon request of the County, the applicant shall execute an agreement in a form approved by County Counsel incorporating the provision of this condition.
- 21. This Tentative Parcel Map shall expire 36 months from the date of approval. The Tentative Parcel Map will expire on February 21, 2016, unless extended pursuant to Chapter 16 of the Placer Land Development Manual.