

# PLACER COUNTY PLANNING DEPARTMENT PARCEL REVIEW COMMITTEE

# STAFF REPORT

**HEARING DATE:** 

June 6, 2013

PLANNER:

Melanie Jackson, Associate Planner

APPLICANT:

Ian Wilson, Cardno, Inc.

PROJECT:

PMLD 20130041 (Placer Corporate Center)

DESCRIPTION:

Minor Land Division of an approximately 6.08 acre parcel to create two parcels consisting of 3.27 acres and 2.81 acres on Assessor's Parcel Number 017-270-046-

000.

LOCATION:

The project is located at 290 Technology Way and Placer Corporate Center Drive

in the Rocklin area

GP/ZONING:

Industrial / INP-Dc (Industrial Park, combining Design Scenic Corridor)

## **RECOMMENDATION:**

Parcel Review Committee recommends that the Chairman approve Minor Land Division PMLD 20130041 and Categorical Exemption Section 18.36.170 (Class 15, Minor Land Divisions), subject to making the necessary findings and adopting the conditions of approval contained herein (Attachment 2).

#### **BACKGROUND:**

The project site consists of approximately 6.08 acres and is currently developed with two office buildings and associated parking areas. Access to the office buildings is provided by Technology Way, approximately 800 feet from the intersection of Technology Way and Placer Corporate Center Drive. The subject property is level in the developed areas and has been landscaped pursuant to the Placer County Landscape Design Guidelines.

The subject parcel was originally created as a part of the Placer Corporate Center Master Plan Use Permit and Tentative Parcel Map (CUP-1469/SUB-271).

#### GENERAL PLAN/ZONING:

The project site is zoned INP-Dc (Industrial Park, combining Design Scenic Corridor), and has a General Plan (Sunset Industrial) designation of Industrial. The land use designation allows for a minimum parcel size of 20,000 square feet.

	GENERAL PLAN LAND USE DESIGNATION	ZONING	EXISTING LAND USE
Project Site	Industrial	INP-Dc (Industrial Park, combining Design Scenic Corridor)	Business and Industrial Park

North	Industrial	INP-Dc-FH (Industrial Park, combining Design Scenic Corridor, combining Flood Hazard)	Business and Industrial Park
East	Industrial, Commercial	Open Space	Highway 65
South	Industrial	INP-Dc (Industrial Park, combining Design Scenic Corridor)	Business and Industrial Park
West	Industrial	INP-Dc (Industrial Park, combining Design Scenic Corridor)	Business and Industrial Park

#### DISCUSSION:

## Minor Land Division

The applicant is requesting approval of a Minor Land Division to subdivide the approximately 6.08 acre parcel into two parcels consisting of approximately 3.27 acres and 2.81 acres on Assessor's Parcel Number 017-270-046-000. As previously stated, the General Plan designates a minimum parcel size for the property of 20,000 square feet, and the zoning of the parcel designates a 20,000 square foot minimum parcel size. The applicant's subdivision proposal is consistent with the minimum parcel standards provided by the zoning and the general plan designation.

#### **ENVIRONMENTAL DETERMINATION:**

The project is Categorically Exempt from environmental review pursuant to the provisions of Section 15315 of the California Environmental Quality Act Guidelines and Section 18.36.170 of the Placer County Environmental Review Ordinance (Class 15 – Minor Land Divisions).

#### FINDINGS:

#### CEQA:

The project is Categorically Exempt from environmental review pursuant to the provisions of Section 15315 of the California Environmental Quality Act Guidelines and Section 18.36.170 of the Placer County Environmental Review Ordinance (Class 17 – Minor Land Divisions).

## SUBDIVISION:

- A. The proposed map is consistent with the objectives, policies, general land uses and programs as specified in the Placer County General Plan and the Sunset Industrial Specific Plan. The design and required improvements of the proposed subdivision are also consistent with said plans and applicable County ordinances.
- B. The site of the proposed subdivision is physically suitable for the type and proposed density of the development.
- C. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

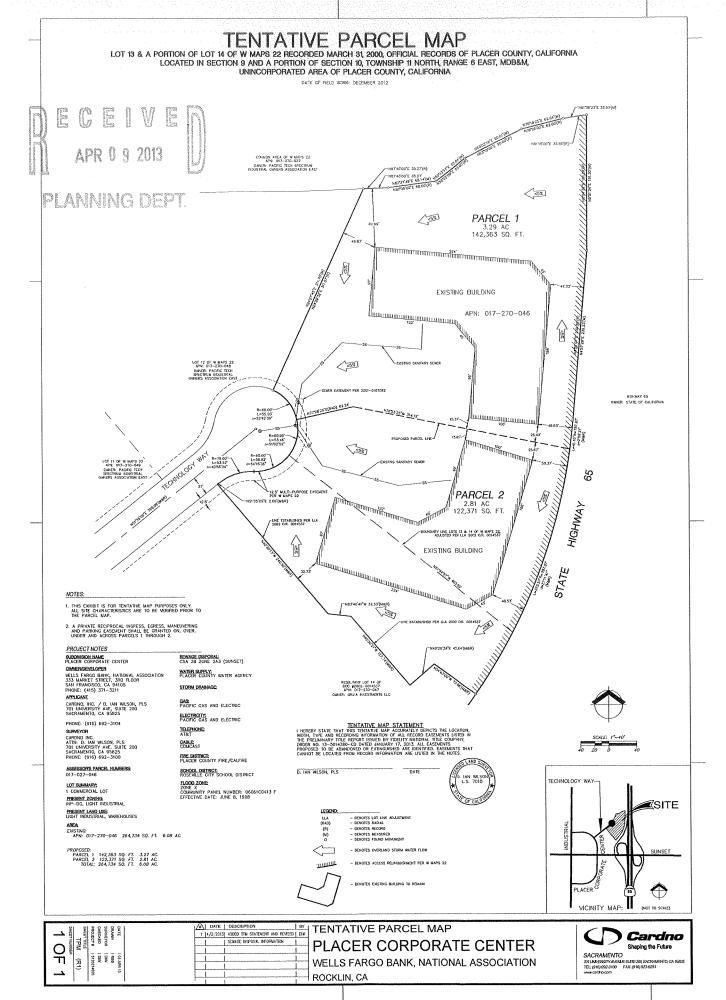
- D. The design of the subdivision and the type of the improvements are not likely to cause serious health problems.
- E. The design of the subdivision and the type of the proposed improvements will not conflict with easements acquired by the public at large for access through, or use of property, within the proposed subdivision.

# Attachments:

- 1. Tentative Parcel Map
- 2. Findings and Recommended Conditions of Approval

cc: File

Environmental Health Department Engineering and Surveying Division Applicant





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# PRELIMINARY CONDITIONS OF APPROVAL

Note: Preliminary Conditions are subject to change as a result of the public hearing.

# Parcel Map PMLD 20130041

Name: PLACER CORP. CENTER

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

Water District:

**PCWA** 

Sewer District:

Placer County SMD-2

**NOTE:** Sewer service provided by Placer County will require the sewer to be designed and constructed prior to issuance of all will-serve letters. In some instances reimbursement agreements may be in place to reimburse developers who have constructed excess sewer line. In such cases, you may be responsible to pay your pro rata share of the sewer line. Road section standard shall be 18 feet section of 8" Class II aggregate base with 3" asphalt with 1-foot wide aggregate base shoulders. Turnarounds, if required, will be as specified by Special Districts.

Fire District:

California Department of Forestry (CDF)

- 2. Show all record easements on the parcel map.
- 3. 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.
- 4. Contact CDRA, "Addressing" @ (530) 745-7530, for address numbering for the existing and proposed parcels using the on and off-site accesses. All roads, both off-site and on-site, shall be named, if needed, in accordance with Placer County's Uniform Addressing Ordinance.
- 5. Submit evidence that there are no delinquent taxes and that any existing assessments have been split.
- 6. 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.
- 7. The applicant shall, upon written request of the County, defend, indemnify, and hold harmless the County of Placer, the County Board of Supervisors, and its officers, agents, and employees, from any and all actions, lawsuits, claims, damages, or costs, including attorneys' fees awarded by a certain development project known as Placer Corporate Center Minor Land Division (PMLD 20130041). 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. (County Counsel)

- 8. The applicant shall prepare a reciprocal parking agreement where applicable for all parties within this project. This agreement shall be subject to the review and approval of the DRC and upon approval, it shall be recorded concurrently with other pertinent documents.
- 9. This Tentative Parcel Map shall expire 36 months from the date of approval. The Tentative Parcel Map will expire on June 16, 2016 unless extended pursuant to Chapter 16 of the Placer Land Development Manual.