



COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

PLANNING

E.J. Ivaldi, Deputy Director

HEARING DATE: August 20, 2015
TIME: 10:30 AM

DATE: August 20, 2015

TO: Parcel Review Committee Chairman

FROM: Development Review Committee

SUBJECT: PLN 15-00233

APPLICANT: Tim Thornton

STAFF PLANNER: Melanie Jackson, Associate Planner

ZONING: RS-AG-B-43 (Residential Single-family, combining Agricultural, combining minimum building site designation of 43,560 square feet or a 1.0 acre minimum)

LOCATION: The project site is located off of Loray Lane in the Auburn area

APN'S: 051-030-085-000

PROPOSAL:

The applicant is requesting approval of a modification to Parcel Map PMLD 20040123 to reduce a setback to the centerline of a seasonal creek 50 feet to 20 feet.

BACKGROUND:

The property is zoned RS-AG-B-43 (Residential Single-family, combining Agricultural, combining minimum building site designation of 43,560 square feet or a 1.0 acre minimum) and is located off of Loray Lane in the Auburn area. The property contains mild hills and a seasonal drainage that bisects the property from the southeast to the northwest.

DISCUSSION/ANALYSIS:

Minor Land Division Modification

The parcel map that created the subject property depicts the location of the seasonal creek. The Placer County Zoning Ordinance requires a 50-foot setback from the centerline of a seasonal creek (on both sides of the creek), and this setback is shown as a "riparian protection area" on the information sheet of the parcel map. The applicant would like to modify the map to reduce the 50-foot setback to a 20-foot setback to allow for the construction of a residence.

Staff has reviewed the applicant's request, the seasonal creek on site and the parcel map. The 50-foot setback from the creek (the riparian protection) significantly restricts the buildable areas on the property, to the extent that, without approval of the requested reduction, it is likely that a Variance to one or more of the property lines would be necessary for construction on the property. For this reason, and because the creek is seasonal, staff has determined that the request for a reduction in the setback from 50 feet to 20 feet is valid.

RECOMMENDATION:

The Parcel Review Committee recommends that the Chairman approve Minor Land Division PLN 14-00121 and adopt the Mitigated Negative Declaration prepared for the project, subject to making the necessary findings and adopting the conditions of approval contained herein (Attachment A).

FINDINGS:

CEQA:

The project is Categorical Exempt from environmental review pursuant to the provisions of Section 15305 of the California Environmental Quality Act Guidelines and Section 18.36.070 of the Placer County Environmental Review Ordinance (Class 5, Minor Alterations in Land Use Limitations).

SUBDIVISION:

The proposed modification to the parcel map is consistent with the objectives, policies, general land uses and programs as specified in the Placer County General Plan and the Auburn/Bowman Community Plan. The design and required improvements of the proposed subdivision are also consistent with said plans and applicable County ordinances.

The site of the proposed parcel map is physically suitable for the type and proposed density of the development.

The proposed parcel map and associated improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The proposed parcel map and the associated improvements are not likely to cause serious health problems.

The proposed parcel map and the associated improvements will not conflict with easements acquired by the public at large for access through, or use of property, within the proposed subdivision.

SB 1241:

The design, location and associated improvements of each proposed parcel resulting from approval of the proposed parcel map as a whole are consistent with regulations adopted by the State of California pursuant to PRC 4290 & 4291 (clearance requirements).

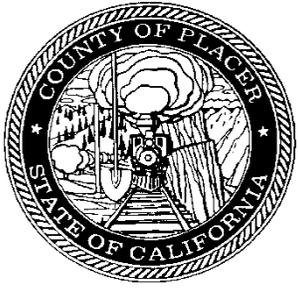
Structural fire protection and suppression services will be available to the proposed parcels.

To the extent practicable, ingress and egress onto the proposed parcels meet the regulations for road standards for fire equipment access adopted per PRC 4290 and any local ordinance.

ATTACHMENTS:

Attachment A - Recommended Conditions of Approval
Attachment B - Engineering and Surveying Division Memorandum
Attachment C - Environmental Health Services Memorandum
Attachment D - Site Plan

cc: Sarah Gillmore - Engineering and Surveying Division
Laura Rath - Environmental Health Services
Tim Thornton - Applicant



PLACER COUNTY PLANNING SERVICES DIVISION PARCEL REVIEW COMMITTEE

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

Parcel Map Project# PLN15-00233

Parcel Map Name: THORNTON

1. All Conditions of Approval for PMLD 20040123 shall apply.
2. Record a Certificate of Correction for 20040123 to reflect the reduction in the setback/riparian area from 50 feet from the centerline of the seasonal creek to 20 feet from the centerline of the seasonal creek.
3. A building permit shall be obtained prior to any further construction on site.
4. 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 Thornton Minor Land Division Modification (PMLD 20040123). 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)
5. This modification to Parcel Map 20040123 (recorded in Book 34, page 83) shall expire on August 30, 2018, unless previously exercised by the recordation of a Certificate of Correction.



MEMORANDUM

TO: JULIE LEIPSIC, PLANNING DIVISION
MELANIE JACKSON, PLANNING DIVISION

DATE: AUGUST 10, 2015

FROM: SARAH K. GILLMORE, ENGINEERING & SURVEYING DEPARTMENT

SUBJECT: **PLN15-00233: RIPARIAN SETBACK MODIFICATION; LORAY LANE; THORNTON;
(APN: 051.030.085)**

The Engineering & Surveying Department (ESD) **supports** the Development Review Committee's recommendation for this Certificate of Correction Application and has no additional comments or recommended Conditions of Approval.



Placer County Health and Human Services Department

Jeffrey S. Brown, M.P.H., M.S.W.
Department Director

Wesley G. Nicks, R.E.H.S.
Environmental Health, Director

MEMORANDUM

DEPARTMENT OF HEALTH & HUMAN SERVICES
ENVIRONMENTAL HEALTH SERVICES

To: Zoning Administrator

From: Justin Hansen
Land Use and Water Resources Section

Date: July 1, 2015

Subject: **PLN 15-00233, Thornton, APN 051-030-085**

Environmental Health Services has reviewed the abovementioned project and has no comments or recommended conditions of approval.

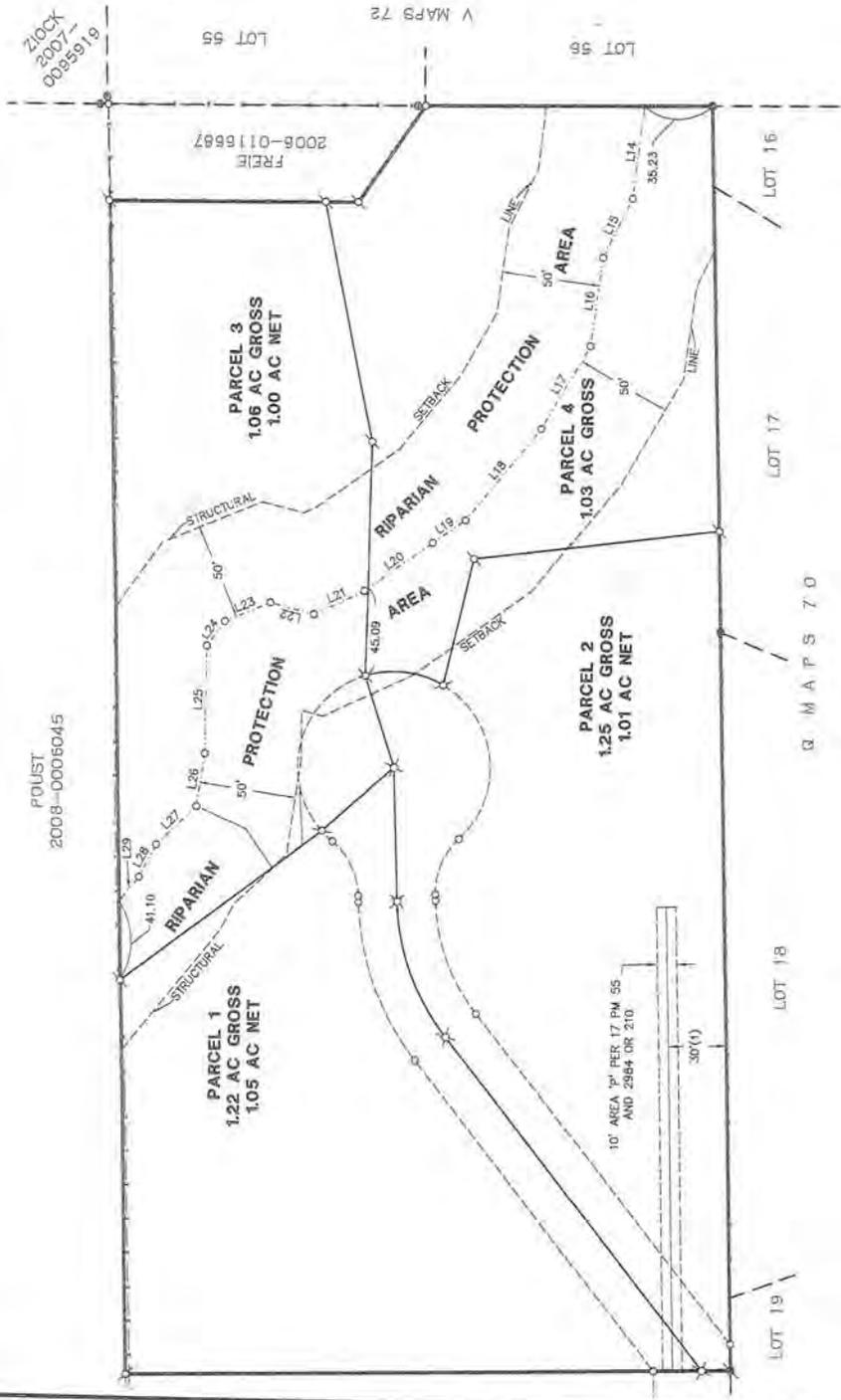
Perspective, Hope, and Opportunity

INFORMATION SHEET NOTES

THIS SHEET CONTAINS ADDITIONAL INFORMATION TO BE RECORDED IN CONFORMANCE WITH SECTION 66434.2 OF THE SUBDIVISION MAP ACT.

THE INFORMATION SHOWN ON THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY, AND DESCRIBES CONDITIONS AS OF THE DATE OF FILING. IT IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST. THE INFORMATION IS DERIVED FROM PUBLIC RECORDS OR REPORTS AND DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY OF ANY KIND. THE PREPARER OF THIS SHEET IS NOT RESPONSIBLE FOR THE ACCURACY OF THOSE RECORDS OR REPORTS BY THE PREPARER OF THIS INFORMATION SHEET.

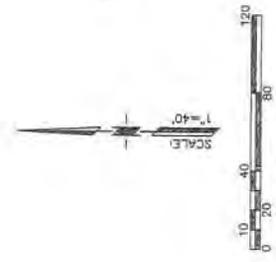
1. APPLICATIONS FOR RESIDENTIAL BUILDING PERMITS ON PARCELS SHOWN ON THIS MAP REQUIRE PAYMENT OF SCHOOL IMPACT FEES SET BY THE SERVING SCHOOL DISTRICT(S).
2. REPORTS WHICH MAY HAVE BEEN CONDITIONS OF APPROVAL ON THE TENTATIVE MAP AND A LIST OF THE CURRENT COUNTY REQUIREMENTS FOR BUILDING SITES THAT HAVE NOT BEEN MET OR ARE SUBJECT TO CHANGE, SHALL BE FILED WITH THE PLACER COUNTY DIVISION ARE ON FILE AND AVAILABLE FOR REVIEW IN THE PLACER COUNTY PLANNING DEPARTMENT AND ENVIRONMENTAL HEALTH DEPARTMENT.
3. THE DRAINAGE DITCH MAY HAVE WORK DONE INSIDE OF THE SEEBACK AREA TO INSTALL ACCESS TO PARCELS AND (THIS WORK IS SUBJECT TO ALL PROVISIONS OF THE RIPARIAN PROTECTION AREAS).
4. THE PURPOSE OF SAID RIPARIAN PROTECTION AREAS IS FOR PROTECTION OF THE RIPARIAN AREAS, PROHIBITING ANY DISTURBANCES WITHIN THE RIPARIAN PROTECTION AREAS INCLUDING THE PLACEMENT OF FILL MATERIALS, LAWN CLIPPINGS, OIL, CHEMICALS, OR TRASH OF ANY KIND WITHIN THE RIPARIAN PROTECTION AREAS, NOR ANY DOMESTIC LANDSCAPING, VEGETATION REMOVAL, OR SWIMMING POOLS, SPAS, AND FENCING, TRIMMING OR OTHER MAINTENANCE ACTIVITIES IS ALLOWED ONLY FOR THE BENEFIT OF THE ELIMINATION OF DISEASED OR DEAD GROWTH, OR THINNING OF VEGETATION AND ONLY WITH PRIOR WRITTEN CONSENT OF THE PLANNING DEPARTMENT AND ANY OTHER RESPONSIBLE AGENCY WHICH MAY HAVE JURISDICTION.



RECEIVED
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 CDRP

LINE TABULATION

LINE	LENGTH	BEARING
L14	48.11	N85°13'25"W
L15	34.24	N63°52'11"W
L16	46.20	N82°30'30"W
L17	49.82	N60°13'20"W
L18	61.96	N51°13'57"W
L19	20.91	N35°38'03"W
L20	43.66	N36°04'30"W
L21	28.62	N25°20'49"W
L22	23.44	N1°59'18"E
L23	25.47	N22°57'47"W
L24	15.60	N54°25'20"W
L25	56.32	N89°35'10"W
L26	27.72	N81°51'52"W
L27	28.92	N44°04'12"W
L28	18.97	N62°38'42"W
L29	16.16	N51°24'24"W



INFORMATION SHEET

PARCEL MAP NO. DPM 20040123

THORNTON

BEING A PORTION OF PARCEL D OF 17 PM 55,
 ALSO BEING A PORTION OF THE
 NE 1/4 SEC. 30, T.13 N., R.8 E., M.D.M.
 PLACER COUNTY, CALIFORNIA
 SCALE: 1"=40' JUNE 23, 2008

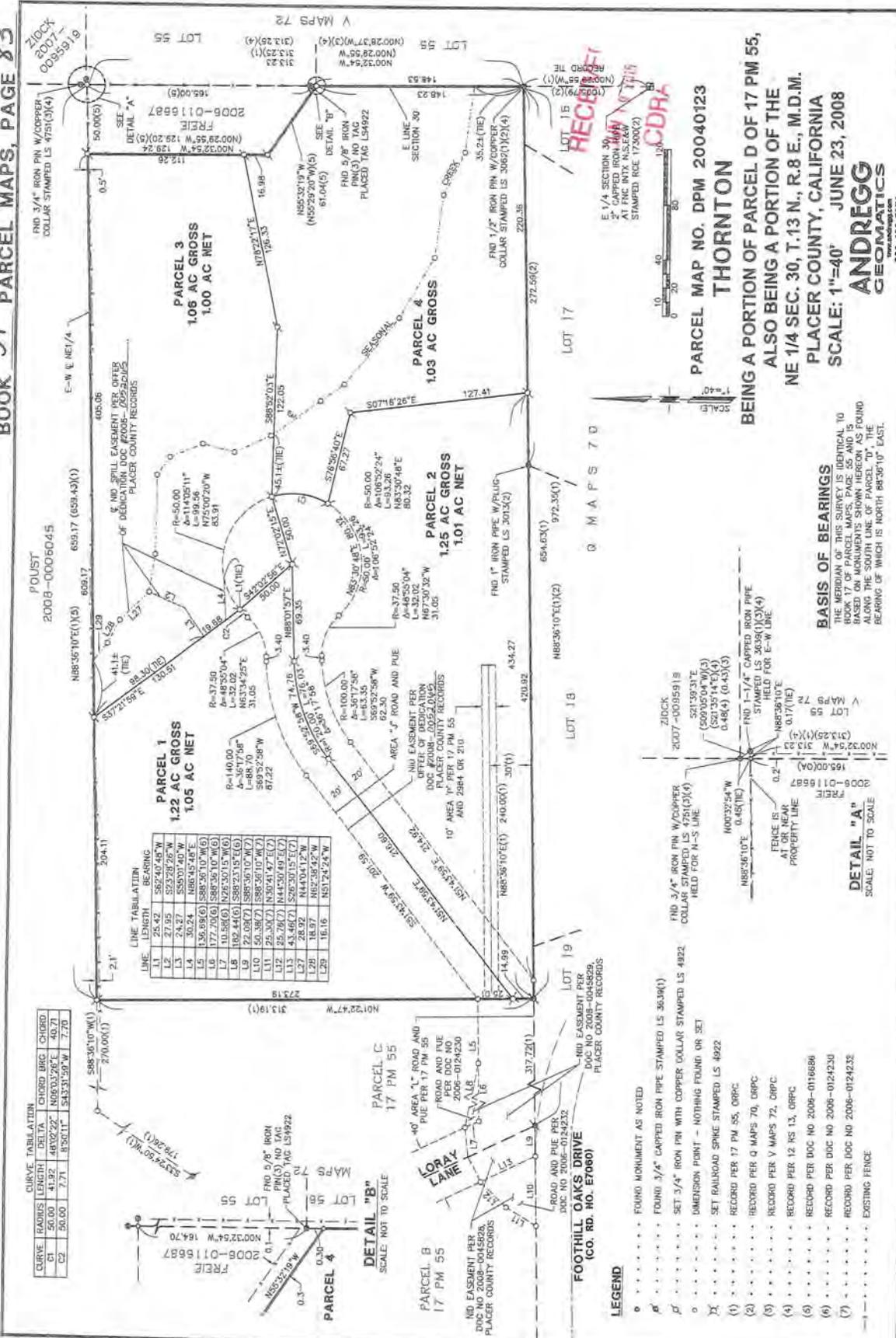
**ANDREGG
 GEOMATICS**
 www.andregg.com
 800-400-1072

CURVE TABULATION

CURVE	RADIUS	LENGTH	DELTA	CHORD	BRG	CHORD
C1	50.00	41.92	48.0222°	N00°03'26"E	40.7	7.70
C2	50.00	7.71	83°01'1"	S43°31'59"W	7.70	

LINE TABULATION

LINE	LENGTH	BEARING
L1	25.42	S89°58'55"W
L2	27.95	S55°07'40"W
L3	24.27	S55°07'40"W
L4	30.24	S80°45'48"E
L5	136.99(0)	S80°30'10"W(6)
L6	177.50(6)	N26°50'10"W(6)
L7	10.58(6)	N26°50'10"W(6)
L8	192.44(6)	S89°52'58"W(6)
L9	22.08(7)	S89°52'58"W(7)
L10	25.38(7)	S89°52'58"W(7)
L11	25.38(7)	S89°52'58"W(7)
L12	25.76(7)	N44°04'12"E(7)
L13	43.46(2)	N44°04'12"E(2)
L14	28.92	N44°04'12"E
L15	18.87	N51°24'24"W
L16	16.16	N51°24'24"W



POUST
2008-0008045

2008-0116687

2007-0059304

2007-0059304

FOOTHILL OAKS DRIVE
(CO. RD. NO. E7080)

LOT 17 PM 55

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