

MEMORANDUM

County of Placer Planning Department

HEARING DATE: May 11, 2006

ITEM NO.: 7

TIME: 2:10 PM

TO: Placer County Planning Commission

FROM: Development Review Committee

DATE: April 20, 2006

**SUBJECT: MAGGI COUNTRY ESTATES TENTATIVE SUBDIVISION MAP -
PSUBT20060221
MITIGATED NEGATIVE DECLARATION**

COMMUNITY PLAN: Horseshoe Bar / Penryn Community Plan

GENERAL/COMMUNITY PLAN DESIGNATION: Rural Residential 2.3-4.6 acre minimum lot size

ZONING: RA-B-100 (Residential Agricultural District with a 2.3-acre minimum lot size)

STAFF PLANNER: Roy Schaefer, Associate Planner

LOCATION: The project site is located at 3918 Auburn Folsom Road (APN # 037-101-051), in the Loomis area.

APPLICANT: Lancar Development, Inc. - Nick Maggi, President

PROPOSAL: The applicant is requesting approval of a Tentative Subdivision Map for a 17-lot residential subdivision on 46 acres.

CEQA COMPLIANCE: A Mitigated Negative Declaration has been prepared for this project in compliance with CEQA. With the incorporation of all mitigation measures, all identified impacts will be reduced to less than significant levels.

PUBLIC NOTICES AND REFERRAL FOR COMMENTS:

Public notices were mailed to property owners of record within 300 feet of the project site. A Public Hearing Notice was also published in the Roseville Press Tribune. Community Development Resource Agency staff and the Departments of Public Works, Environmental Health, Air Pollution Control District and the Horseshoe Bar Municipal Advisory Council (MAC) were transmitted copies of the project plans and application for review and comment. All County comments have been addressed and conditions have been incorporated into the staff report.

The proposed project was presented to the Horseshoe Bar Municipal Advisory Council on March 21, 2006. The MAC took action to support the project, with a unanimous recommendation for the Planning Commission to approve the Maggi Country Estates Subdivision.

BACKGROUND: On September 9, 2004, the applicant submitted an EIAQ (Environmental Questionnaire) for the proposed 17-lot subdivision. A Mitigated Negative Declaration was distributed for public review; no comments were received.

PROJECT DESCRIPTION: The applicant is requesting approval of a Tentative Subdivision Map for the development of a 17-lot subdivision on approximately 46 acres. All lots meet the minimum lot area required for their respective zoning districts. The applicant will sell the developed estate lots to buyers who will construct single-family residential homes.

The proposed project would be developed with a paved, 2,500-foot long access road with a seventy five-foot cul-de-sac on the northern end and with utilities, water, and sewer service. Storm drains to collect rainfall runoff from the lots, access road and other areas will be installed. Grading of the access road to the site would be kept to a minimum and follow the topography where possible. The road would be paved with asphalt and include an asphalt berm on each side of the road. Electric and water lines would be located in or adjacent to the access road. Sanitary sewer and stormwater lines would be located in an easement that runs east and west along the southern edge of the site as well as in or adjacent to the access road.

SITE CHARACTERISTICS: The project site has elevations that range between 560 to 700-feet. The site is situated along Auburn-Folsom Road approximately midway between the towns of Auburn and Folsom. The topography is dominated by a hill in the western portion of the property that rises to 700-feet in elevation. From the peak, the terrain slopes in all directions, predominantly to the southeast and the northeast within the property, to approximately 580-feet in elevation along its eastern margin. The southeast corner of the L-shaped site is located approximately 500-feet from the intersection of Auburn-Folsom Road and Horseshoe Bar Road. The site is approximately two miles west of Folsom Lake. The project site is zoned Residential Agricultural District with a 2.3-acre minimum parcel size.

Approximately three quarters of the project site was previously developed as a citrus orchard. The remaining one quarter of land within the project boundaries is composed of residential areas, predominantly in the southeastern portion of the property. There is an abandoned farmhouse, barn and sheds located on site. A single-family residence that is currently occupied, exists near the entrance to Auburn-Folsom Road and the property is surrounded by rural housing developments.

An underground storage tank and containers of petroleum or other products were located on the project site. These substances have been removed and were properly disposed of prior to any development of the site. The buildings (one unoccupied house with outlying buildings and sheds, and one occupied house with a septic system) located on the project site will be removed prior to development of the site.

EXISTING LAND USE AND ZONING:

	LAND USE	ZONING
SITE	Abandoned Orchard, One Occupied House	RA-B-100
NORTH	Residential	RA-B-100
SOUTH	Residential	RA-B-100
EAST	Residential	RA-B-100
WEST	Residential	RA-B-100

DISCUSSION OF ISSUES:

General Plan/Zoning Consistency

The project is consistent with the Placer County General Plan category of Rural Residential 2.3 - 4.6 and the Residential Agricultural zoning district. The site is zoned for residential uses, and the project is designed for seventeen single-family lots, all of which meet the required lot size for the respective zoning district.

Neighborhood Consistency

The proposed project is consistent with existing and anticipated development in the surrounding neighborhood. Within the larger area surrounding the project, subdivisions with comparable parcel sizes and design goals (i.e., Cambridge Estates) have been recently approved or are in the review process.

Circulation

The project includes a 2,500-foot long access road from Auburn-Folsom Road, and individual driveways that will provide access to seventeen lots. The access road, as well as the driveways, will meet County standards.

Tree Removal/Site Disturbance

As noted above, the project includes the development of one main access road and seventeen new building sites. The site has numerous trees, consisting of a variety of fruit trees, sycamores, foothill pines, and oaks (dominated by interior live oak). Tree removal for the project is limited to road improvements and building sites, resulting in the removal of, or impact to, approximately 31 trees on site. Any removal or impact to protected trees will be mitigated by replacement of three, 15-gallon trees for each tree removed or impacted.

The project has been designed in a manner to minimize site disturbance. The proposed access road and driveways will follow topographical contours of the site, thereby reducing site disturbance. In addition, building sites have been identified and designed on areas within the lots to reduce site disturbance. The maximum driveway slope is 16 percent.

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View Shed/Aesthetics

The southeastern portion of the project site is located adjacent to Auburn Folsom Road. However, the large lot sizes and tree coverage help to minimize any negative impacts to existing viewsheds. In addition, because the access road and driveways will follow topographical contours, and because building sites will not have driveways that exceed slopes greater than 16 percent, grading and tree removal on site will be limited, which will also help to minimize any impacts to existing viewsheds. Mitigation in the form of replacing native trees will be addressed with improvement plans for the project.

Cultural Resources

The results of the record search indicate that there are no previously recorded cultural resources within the project area. A previous field survey conducted in 1988 by Peak and Associates failed to identify any cultural resources on the property. A field inspection for the current project determined that an intensive pedestrian survey of the property was not possible due to dense vegetation cover. It was therefore recommended that an archaeological monitor be present during ground-disturbing activities with the authority to temporarily halt construction in the event of a discovery of potential cultural resources.

Water / Sewer / Utilities

Public utilities that include sanitary sewer, treated water, irrigation water, PG&E, cable and telephone will be provided for Maggi Country Estates.

RECOMMENDATION: The DRC recommends approval of the proposed Tentative Subdivision Map for the project, based on the following findings and subject to the recommended conditions (Attachment A).

FINDINGS:

CEQA

1. A Mitigated Negative Declaration has been prepared for this project in compliance CEQA. With the incorporation of all mitigation measures, all identified impacts will be reduced to less than significant levels.
2. There is no substantial evidence in the record that the project, as mitigated, may have a significant effect on the environment.
3. The Mitigated Negative Declaration as adopted for the project reflects the independent judgment and analysis of Placer County, which has exercised overall control and direction of its preparation.
4. The custodian of records for the Project is the Placer County Planning Director, 11414 B Avenue, Auburn, CA 95603.

Tentative Subdivision Map

1. The proposed subdivision, together with the provisions for its design and improvements, is consistent with the Horseshoe Bar / Penryn Community Plan and with applicable County Zoning Ordinances in that the proposed lots meet the minimum size for the respective

zoning districts and the proposed use is consistent with the goals and policies of the General Plan.

2. The site of the subdivision 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 design and proposed improvements of the subdivision are not likely to cause substantial environmental damage or public health problems, in that they have been designed such that tree removal and grading is limited to road improvements and building sites for each lot. The implementation of Best Management Practices, and erosion control methods will further reduce any adverse impacts to any wetland or riparian areas on site and in the surrounding area.
4. The establishment, maintenance or operation of the proposed use 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,



Roy Schaefer
ASSOCIATE PLANNER

RS:tb

ATTACHMENTS:

- Attachment A - Conditions of Approval
- Attachment B - Vicinity Map
- Attachment C - Proposed Tentative Map (Reduced)
- Attachment D - Negative Declaration

cc: Lancar Development, Inc. - Applicant
Isam Quhain - Owner
Mike Foster- Engineering and Surveying Department
Grant Miller- Environmental Health Services
Brent Backus - Air Pollution Control District
Vance Kimbrell - Parks Department
Scott Finley - County Counsel
Michael Johnson - Planning Director
Subject/chrono file