



Staff Report

December 11, 2018

TO: Honorable Mayor and Members of the Town Council
FROM: Britton Snipes, Town Engineer/Public Works Director
DATE: December 11, 2018
RE: Approval of the Sierra College Estates Subdivision Final Map

Recommendation

Staff recommends that the Town Council approve the Final Map for Sierra College Estates Subdivision, adopt the resolution authorizing the Town Mayor and City Clerk to execute the Final Map and accept offers of dedication shown on the Map.

Issue Statement and Discussion

The project site is located on the northwest corner of Sierra College Boulevard and Bankhead Road. The property is zoned Residential Estate (RE) with a minimum parcel size of 2.3 acres; however, the applicant requested, and the Planning Commission approved, that the average parcel size (2.61 acres) be allowed to substitute for minimum parcel size (2.3 acres in RE zoning) to allow protection and avoidance of the on-site wetland areas. All but one of the seven parcels (Lot 7 at 1.5 acres) meet or exceed the minimum parcel size. The clustering approach described below will accommodate resource preservation while allowing all seven building pads to be relatively equivalent in size, regardless of the size of the individual parcels

The property contains a large area of wetlands and waters of the United States, as delineated and verified by the U.S. Army Corps of Engineers (Corps). The property is vegetated with annual and perennial grasses, scattered live and valley oaks, Himalayan blackberry thickets, and riparian vegetation – consisting of mature willows and Fremont cottonwood – along the northern stream course. Large fields of common velvetgrass dominate portions of the property. Velvetgrass is an introduced perennial grass that commonly invades overwatered and overgrazed irrigated pastures.

General Plan Designation: Residential Estate

Zoning: RE Residential Estate

Surrounding Uses and Zoning:

- North – Residential Estate/ single-family residences
- South – Sierra College Boulevard beyond which is land zoned Residential Estate
- East – Residential Estate/ single-family residences

- West – Antelope Creek and land zoned Residential Agricultural

Improvements/Utilities/Service Systems:

- Sewer – SPMUD
- Water – Private Wells
- Gas/Electric – PG&E
- Trash – Recology Auburn Placer

Condition # 10 of the Conditions of Approval (COA) requires the applicant to form a maintenance district for ongoing maintenance of the street, drainage facilities, post & cable, wetlands, floodplain and open space areas. The parameters of the maintenance district shall be approved by the Planning Director and Town Engineer prior to submittal to the Town Council. The developer is proposing to provide an HOA to satisfy this requirement for the following reasons; Starlight Lane could not be built to current Town standards because of a conflict with wetlands, so it was constructed as a private road. Additionally, the developer had to provide an on-site water tank for fire protection. Staff agrees with the developer that the maintenance of a private road and fire tank should be the responsibility of an HOA. Staff reviewed the Covenants, Conditions & Restrictions, Home Owners Association and Maintenance and Improvement Agreement to ensure they provide for the maintenance of the items identified in condition # 10 of the COAs.

The final map and conditions of approval that pertain to the map for the Sierra College Estates Subdivision have been reviewed by staff. The map has been found to be in substantial compliance with the approved tentative map, and the conditions pertaining to the approval of the map have been satisfied.

CEQA

The project is Categorical Exempt under CEQA Section 15332, "In-fill Development Projects".

FUNDING

The developer is creating a Home Owners Association who will be responsible for the maintenance of the road and fire tank.

Attachments

- A. Resolution

TOWN OF LOOMIS

RESOLUTION NO. 18 –

**A RESOLUTION OF THE TOWN COUNCIL
OF THE TOWN OF LOOMIS APPROVING
THE FINAL SUBDIVISION MAP FOR THE
SIERRA COLLEGE ESTATES SUBDIVISION**

WHEREAS, Ron Smith (the Subdivider), has requested the Town Council of the Town of Loomis to approve a final subdivision map for the Sierra College Estates Subdivision; and

WHEREAS, the Town Council desires to approve the final subdivision map for the Sierra College Estates Subdivision.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Loomis as follows:

1. that the final subdivision map for Sierra College Estates Subdivision as presented to the Town Council for approval is found and determined by the Town Council to be in conformity with the approved tentative map for said proposed subdivision and otherwise conforms with all ordinances, resolutions and conditions of approval of the Town applicable thereto;
2. that the Mayor is hereby authorized to execute said final map on behalf of the Town of Loomis and the Town of Loomis hereby accepts any and all offers of dedication for the Sierra College Estates Subdivision;
3. that the Mayor is further authorized to accept the one year warrantee security on behalf of the Town for the Sierra College Estates Subdivision between the Town and Subdivider.

PASSED AND ADOPTED this 11th day of December 2018, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayor

Attest:

Town Clerk