



Staff Report

TO: Town of Loomis Planning Commission Members
FROM: Mary Beth Van Voorhis, Planning Director
DATE: May 28, 2019
RE: Minor Land Division Application #19-01
 3970 & 3980 MORILLAS LANE (APN 043-130-055) – 6.5 acres (283,140 sq.ft.)

Recommendation

1. Conduct a public hearing and receive public input; and
2. Adopt the recommended Notice of Exemption as per the requirements of the California Environmental Quality Act (CEQA); and
3. Adopt Resolution **#19-05** approving the Minor Land Division (#19-01) subject to the findings in Exhibit A and the recommended conditions of approval in Exhibit B.

Issue Statement and Discussion

Minor Land Division Application #19-01 proposes the division of one parcel (APN 043-130-055) being 6.5 acres (283,140 sq.ft.) into two individual parcels. The proposed new parcel sizes will be approximately:

Parcel 1 = +/- 3.93 acres (171,191 sq.ft.)

Parcel 2 = +/- 2.57 acres (111,949 sq.ft.)

Total = 283,140 sq.ft.

The existing 6.5 acre parcel site (Figure 1-Vicinity Map) consists of one parcel, with two single family residences surrounded by vacant (undeveloped) land (Figure 2-Aerial View). The existing site is primarily undeveloped and covered with native plants and trees. Parcel topography is shown in Figure 3. Proposed Parcel 1 is directly accessed from Horseshoe Bar Road. Proposed Parcel 2 is directly accessed from Brace Road. The existing Morillas Lane provides through access of this parcel from Horseshoe Bar Road to Brace Road, however, approval of this Minor Land Division will provide no reciprocal access over the newly created parcels. There is an existing 25' non-exclusive road (.27 acres) and utility easement recorded with the existing parcel along Brace Road that will continue in recordation of Proposed Parcel 2.

The proposed new parcel configuration is shown in Figure 4 – Proposed Minor Land Division #19-01.

Figure 1 – Vicinity Map



Figure 2 – Aerial View – Site Specific



Figure 3 – Topographic View

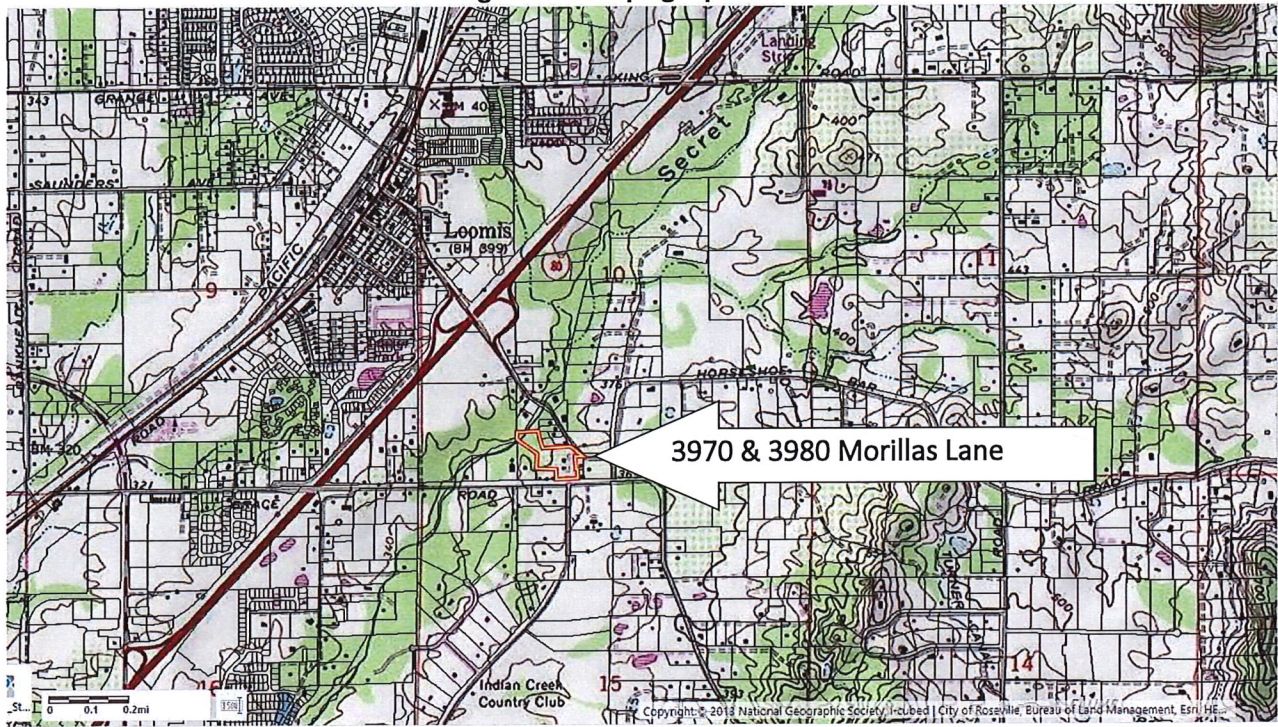


Figure 4 – Floodway / Floodplain Map

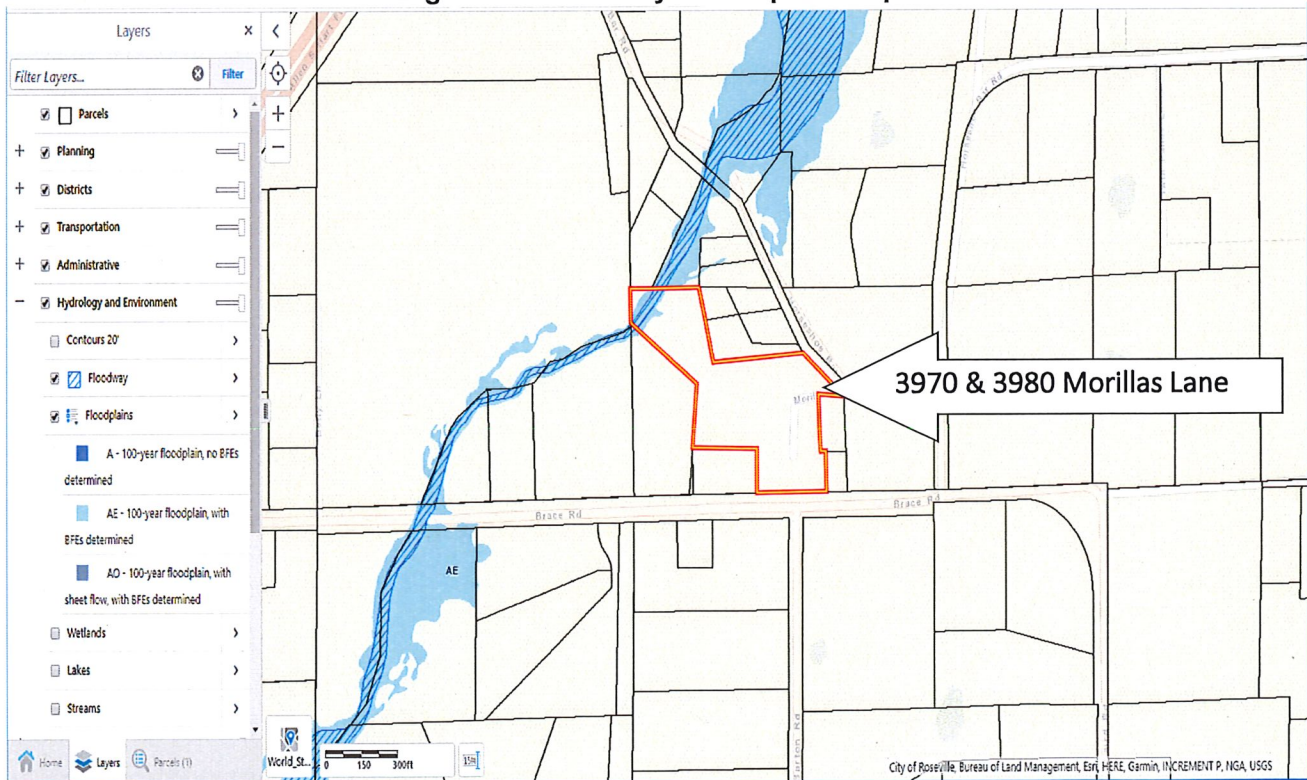
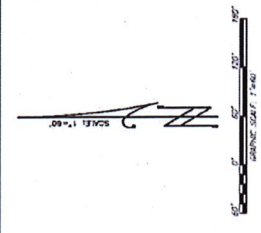
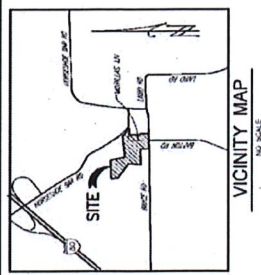


Figure 4 – Proposed Minor Land Division #19-01



TENTATIVE PARCEL MAP
3970 MORILLAS LANE
 A PORTION OF SOUTHWEST ONE-QUARTER
 OF SECTION 10, T. 11 N., R. 7 E., M.D.M.
 CITY OF LOOMIS - PLACER COUNTY - CALIFORNIA
 FEBRUARY, 2019
 SHEET 1 of 1
 PROJECT NO. PLN. _____



PROJECT DATA:

OWNER:	DAVID HOLDINGS LLC 15150 WOODHOLM LANE PO BOX 255271 PALM SPRINGS CA 92262
DEVELOPER:	DAVID HOLDINGS LLC 15150 WOODHOLM LANE, SUITE 202 SACRAMENTO, CALIFORNIA 95821 PHONE: 916.451.1271 FAX: 916.451.1271
ENGINEER:	BAKER WILLIAMS ENGINEERING GROUP 3000 RICHMOND DRIVE, SUITE 119 CARMICHAEL, CA 95628-0119 PHONE: 916.451.1271 FAX: 916.451.1271
ASSESSOR'S PARCEL NUMBER:	001-001-001-001
ACREAGE:	6.13 ACRES APPROX
EXISTING USE:	INDUSTRIAL RESIDENCE
PROPOSED USE:	SPREAD PAVEMENT
EXISTING ZONING:	RESIDENTIAL SERVICES HOME USE
PROPOSED ZONING:	INDUSTRIAL OFFICE USE
SEWER:	SEWER
WATER SUPPLY:	PLACER COUNTY PUBLIC WORKS
DRAINAGE:	PLACER COUNTY PUBLIC WORKS
FIRE PROTECTION:	PLACER COUNTY PUBLIC WORKS
ELECTRIC SERVICE:	PG&E
TELEPHONE SERVICE:	AT&T
GAS SUPPLY:	PG&E
SCHOOL DISTRICT:	LOOMIS LAKES SCHOOL DISTRICT
ELIMINARY SCHOOL:	LOOMIS LAKES SCHOOL DISTRICT
HIGH SCHOOL:	PLACER LAKES HIGH SCHOOL DISTRICT
PARK DISTRICT:	PLACER COUNTY PARKS & TRAILS
LOT SIZE:	ACROSS
PROPOSED IMPROVEMENTS:	PLACER COUNTY PARKS & TRAILS

BAKER WILLIAMS ENGINEERING GROUP
 3000 RICHMOND DRIVE, SUITE 119
 CARMICHAEL, CA 95628-0119
 PHONE: 916.451.1271 FAX: 916.451.1271
 WWW.BAKERWILLIAMS.COM

JOB NO. 18-05-02

NOTE:
 PROPOSED PARCELS ARE RECOLORLED.
 NO OTHER IMPROVEMENTS ARE PROPOSED AT THIS TIME.

General Plan, Zoning, and Existing Land Uses:

	GENERAL PLAN	ZONING	CURRENT LAND USE
ON SITE	RESIDENTIAL ESTATES	RE	RESIDENTIAL ESTATE
NORTH	RESIDENTIAL ESTATES	RE	RESIDENTIAL ESTATE
NORTH/WEST CORNER	TOURIST/DESTINATION COMMERCIAL	CT	VACANT
WEST	RESIDENTIAL ESTATES	RE	RESIDENTIAL ESTATE
SOUTH	RESIDENTIAL ESTATES	RE	RESIDENTIAL ESTATE
EAST	RESIDENTIAL ESTATES	RE	RESIDENTIAL ESTATE

General Plan: Residential Estates (RE): Approximately 475 acres are designated in the RE land use designation. Like the Rural Agricultural land use designation, appropriate land uses include agricultural uses such as orchards and vineyards, cattle grazing, and very low density residential uses. Proposed development and agricultural uses should maintain existing natural vegetation and topography to the maximum extent feasible.

The maximum density in the RE designation is 2.3 acres per dwelling unit, and 2.3 acres is also the minimum parcel size for proposed subdivisions. Building heights are limited to two stories or 35', and structural development shall not exceed 20 percent of lot coverage.

Zoning: Residential Estate (RE) – Chapter 13.24.020. The RE zoning district is applied to areas appropriate for large-lot single-family residential development, together with agricultural uses such as orchards, nurseries and vineyards, cattle grazing, where proposed development and agricultural uses maintain existing natural vegetation and topography to the maximum extent feasible. The maximum allowable density is 2.3 acres per dwelling unit. The RE zoning district is consistent with and implements the residential estate land use designation of the general plan.

The resulting acreages after the approved Minor Land Division of APN 043-130-055 will be:

- Parcel 1 = 3.93 +/- acres (171,191 sq.ft.)
- Parcel 2 = 2.30 +/- acres (100,188 sq.ft.)
- (25' Right of Way) Parcel 2 = .27 +/- acres (11,761 sq.ft.) (previously dedicated)
- TOTAL= 6.5 acres (283,140 sq.ft.)**

	<u>Required</u>	<u>Proposal</u>
Minimum lot size Area (net)	2.3 acres	Complies
Minimum lot width	160 ft.	Complies
Minimum lot depth	100 ft.	Complies
Minimum lot frontage	100 ft.	Complies

The proposed division is consistent with the Residential Estate land use designation of the General Plan and the Residential Estate zoning applicable to the parcel.

Owner Information:

APN 043-130-005
 Ganiyeva Holdings LLC
 181 Vista Creek Circle
 Sacramento, CA 95835
 (916) 515-1211

Owner Representative:

Phillip Todd
 2740 Fulton Avenue, Suite 223
 Sacramento, CA 95821
 (916) 515-1211
phil@philliptoddgroup.com

Existing Improvements/Utilities/Service Systems:

Sewer – Septic (both proposed parcels) **Trash - Recology**

Fire – South Placer Fire District
Water – Placer County Water Agency
(Proposed Parcel 1, new service for Proposed Parcel 2)

Gas/Electric – Pacific Gas & Electric

Proposed Parcel 1 has an existing 1,325 sq.ft., 3 bedroom/2 bath, single-family residence. Proposed Parcel 2 has an existing 900 sq.ft., 2 bedroom/1 bath, single-family residence with two small outbuildings on the south and east of the residence.

Proposed Parcel 1 has primary access from Horseshoe Bar Road. Proposed Parcel 2 has primary access from Brace Road. The existing Morillas Lane traverses through both proposed parcels, however, approval of this Minor Land Division will provide no reciprocal access over the newly created parcels. There is an existing 25' non-exclusive road (.27 acres) and utility easement recorded with the existing parcel along Brace Road that will continue recordation of the Final Map on Proposed Parcel 2.

There are no proposed major site improvements at this time for either parcel.

The existing 6.5 acre parcel site, currently with two residences, is primarily vacant with various native plants, trees, and rock outcroppings. This application proposes no disturbance to existing plants, trees, or rock outcroppings. Any future tree removal shall require tree permit approval with either replanting or payment of in-lieu fees per inch of tree removed as outlined in Municipal Code Section 13.54.

Agency Review and response comments:

The application, project information, and exhibit maps were sent to concerned agencies on March 25, 2019 requesting their comments by April 10, 2019. Dated comments received are provided in Attachment C and summarized below:

1. Town of Loomis, Engineer

Applicant shall meet all Town codes and standards. Dedicate 25' (1/2 road section) of Morillas Lane along the easterly portion of the property (Horseshoe Bar Road) prior to recordation of the Final Map. Provide, to Town Standards, frontage improvements at Morillas Lane and Horseshoe Bar Road and Brace Road.

2. 3/29/19 Placer County Water Agency (PCWA)

Applicant shall meet all requirements of PCWA prior to recordation of the Final Map including new service easements for treated water. The existing 3/4" meter will serve proposed Parcel 1. Proposed Parcel 2, Brace Road frontage, requires installation of a new service through an existing 10" treated water main. Applicant to submit a completed meter application and payment of fees for this new service. This new easement shall be included with the recordation of the Final map. All fees including Water Connection Charges and installation costs must be paid.

3. 4/4/19 Central Valley Regional Water Quality Control Board (CVRWQCB)

Standard comment letter received from CBRWQCB. Applicant shall meet all requirements of the CVRWQB prior to recordation of the Final Map.

4. 4/9/19 South Placer Municipal Utility District (SPMUD)

The proposed land division is within the service area of the South Placer Municipal Utility District and is eligible for sewer service, however, there are no existing sewer facilities within or near the project area. Applicant to contact SPMUD District office to meet and discuss the potential for future sewer service.

5. 4/10/19 Placer County Health & Human Services Department (PCHHSD)

a. Soil sampling activities reported lead concentrations above the residential levels around the existing residence. The applicant shall provide a workplan outlining a proposal to conduct further sampling in the vicinity of the residence or a proposal to conduct remedial activity to

- PCHHSD for review and approval.
- b. Submit for approval a "will-serve/availability" letter from the water district for domestic water service.
 - c. Applicant to perform soil mantle testing and soil percolation test for proposed Parcels 1 & 2. Submit report from the qualified sewage disposal consultant summarizing the results of the testing. Soils testing has been performed but does not appear to be compatible with the proposed parcel configurations.
 - d. A complete septic system tracing is required for the septic system located on proposed Parcel 2 and submitted to PCHHSD.
 - e. Both septic tanks serving proposed Parcel 1 and 2 shall be evaluated by a licensed septic tank pumper, Submit evaluation to PCHHSD for review and approval including capacity, structural condition, materials, and be pumped by a licensed septic tank pumper. In lieu of having the tanks evaluated at this time, submit proof that the tanks have been pumped within the last three (3) years.
 - f. Meet all requirements of PCHHSD prior to recordation of final map.

6. 4/10/19 Placer County Flood Control and Water Conservation District (PCFCWCD)
Standard comment letter received. Applicant to meet all requirements of the PCFCWCD prior to recordation of the Final Map.

7. 4/11/19 South Placer Fire District
Applicant is required to submit application and obtain approval consistent with their standards and must meet applicable driveway access, turn around, and surface requirements. Any new dwellings must meet fire sprinkler requirements. Applicant must submit plan application for on-site roadway and driveway and receive approval prior to recordation of the final map. Their comments application process, plan submittal application, fee schedule, will serve letter process, and Appendix B and C are attached.

8. 4/22/19 United Auburn Indian Community (UAIC)
Comment letter addresses the need for more information on impacts to on-site cultural resources and the need for tribal consultation prior to any ground disturbing activities that require a monitor to be present. The UAIC also requests copies of any archaeological and environmental reports prepared for this project.

A site visit was conducted on May 14, 2019 with the applicant, staff, and Tribal Heritage Specialist Steven Hutchason. During the site visit the applicant was conducting percolation site excavation with Placer County Health and Human Services Environmental Specialist Laura Rath. Mr. Hutchason was able to observe and document the five excavated sites prior to being backfilled. Mr. Hutchason will forward a copy of his site inspection upon completion. Applicant to meet all requirements of the UAIC.

Letters of "No Comment" were received from:

- | | |
|---------|--|
| 4/2/19 | Placer County Air Pollution Control District |
| 4/19/19 | Placer County Mosquito and Vector Control District |

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

The proposed project constitutes minor land division and is therefore categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15315 of the CEQA Guidelines under the Class 15 categorical exemption because:

1. The proposed division of property is into two parcels.
2. The proposed division is in conformance with the General Plan and zoning.
3. No variances or exceptions are required.

4. All services and access to the proposed parcels to local standards are available.
5. The subject parcel was not involved in a division of a larger parcel within the previous 2 years.
6. The subject parcel does not have an average slope greater than 20 percent.

In light of the foregoing, Staff recommends the Planning Commission direct Staff to file Notice of Exemption for this project (Attachment C).

ATTACHMENTS:

- A. Resolution #19-05 (Attachment A / Pages 10-18)
 - Exhibit A: Findings
 - Exhibit B: Conditions of Approval
 - Exhibit C: Notice of Exemption
- B. Application #19-01
- C. Public Agency Comments

NOTE: Notice published in the Loomis News on May 17, 2019 and mailed to adjacent property owners within 300 feet on May 15, 2019.