



**PLANNING COMMISSION HEARING
JANUARY 23, 2018**

STAFF REPORT

**#17-16 MINOR LAND DIVISION
3582 COLONY LANE, APN: 044-073-057**

REQUEST

To approve Minor Land Division for the division of a 26,571 sf (.61 ac) parcel into two parcels; Parcel 1 being 13,939.2 sf (.32 ac) and Parcel 2 being 12,632.4 sf (.29 ac) on a site designated Medium Density Residential in the Loomis General Plan and zoned Single Family Residential 10,000 sf minimum (RS-10).

RECOMMENDATION

The Planning Commission adopt Resolution #18-02 to approve the Minor Land Division subject to the recommended findings and the conditions of approval.

PROJECT DESCRIPTION

Location: On the west side of Colony Lane, approximately 400 feet north of Saunders Avenue.
APNs: 044-073-057
Size: 26,571 square feet (sf)

General Plan, Zoning, and Existing Land Uses

	GENERAL PLAN	ZONING	CURRENT LAND USE
ON SITE	RESIDENTIAL-MEDIUM DENSITY	RS-10	SINGLE FAMILY RESIDENTIAL
NORTH	RESIDENTIAL-MEDIUM DENSITY	RS-10	SINGLE FAMILY RESIDENTIAL
EAST	RESIDENTIAL-MEDIUM DENSITY	RS-10	SINGLE FAMILY RESIDENTIAL
SOUTH	RESIDENTIAL-MEDIUM DENSITY	RS-10	SINGLE FAMILY RESIDENTIAL
WEST	RURAL RESIDENTIAL	RR	SINGLE FAMILY RESIDENTIAL

Improvements/Utilities/Service Systems:

Sewer – SPMUD **Water** – PCWA **Gas/Electric** – PG&E
Trash – Recology Auburn Placer **Fire** – South Placer Fire District

There is an existing home, garage, and outbuilding within proposed Parcel 1, consistent with the setbacks if the land division is approved. There is also a RV carport, straddling the proposed lot line, that is to be removed. Except for a small shed, there are no other structures within the confines of the proposed Parcel 2. The site is fairly level, gently sloping from north to south. There is a large stand of oak trees on the project site, with a large open area on Parcel 2, that could accommodate a future homesite. There is a large rock outcropping within the southeast quarter of Parcel 2, along with another rock outcropping within the center of Colony Lane, a private road, that can serve both proposed parcels.

ISSUES

Colony Lane is a private road and therefore not subject to the Town's requirements for street improvements or encroachment permits. Nevertheless Section 13.36.100 of the Loomis Zoning Code restricts each of the two proposed parcels to one driveway upon Colony Lane.

There is an existing recreational vehicle (RV) carport that straddles the proposed property line between parcels 1 and 2. The property owner proposes to remove the structure prior to recordation of the Final Map, which has been made a condition of approval.

The site will require little grading (< 50 cubic yards) that may be necessary to create a level building site and driveway. The site has a large open area suitable for the location of a dwelling, which would have little or no impact upon the existing trees. If the trees were to be affected, the project would need to comply with the requirements of Section 13.54.00 Tree Preservation.

Agency Review and Comments

The existing home is served by both the Placer County Water Agency (PCWA) and the South Placer Municipal Utility District (SPMUD) who have both reviewed and commented upon the proposed land division. Both utilities can continue to serve both the existing residence on Parcel 1, and new proposed Parcel 2 from their mains along Colony Lane, subject to the latter have new and separate service subject to each utility's standard requirements.

Several surrounding properties are served by the PCWA Westside Pipe Canal, resulting in possible private raw water pipes traversing the project site that need to be protected. If such lines exist the Final Map will need to be revised showing their location prior to recordation.

South Placer Fire District stated it has no objection, but new construction will be required to submit an application for approval consistent with SPFD standards.

The Placer County Division of Environmental Health requires a Phase I Environmental Site Assessment. If environmental concerns occur, a Phase 2 limited soil investigation may be required. "Can and will-serve" letters from PCWA, SPMUD, and Recology are also required by SPFD.

No other comments were received from the review agencies

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

A determination has been made that the project is categorically exempt from the provisions of CEQA under Section 15315, Class 15, Minor Land Divisions. "Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent."

RECOMMENDATION

The Planning Commission adopt Resolution #18-02 to approve the Minor Land Division subject to the recommended findings and the conditions of approval.

ATTACHMENTS

1. Draft Resolution #18-02
 - A. Findings
 - B. Conditions of Approval
2. Application #17-16
3. Proposed Minor Land Division
4. Maps
 - Site Location
 - Parcel Sizes
 - Zoning
 - Aerial Photo
5. Agency Comment Letters

NOTE: Notice published in paper January 11, 2018, and mailed January 11, 2018.