



**CITY OF CITRUS HEIGHTS  
PLANNING DIVISION STAFF REPORT  
PLANNING COMMISSION MEETING**

**January 27, 2016**

Prepared by: Casey Kempenaar, Senior Planner

**REQUEST**

The applicant requests approval of a Tentative Parcel Map to subdivide a parcel resulting in two lots for single-family residences on a site 57,367 square feet in size located at 7520 Stoddard Lane which is on the east side of Sylvan Road.

Applicant: Steve Ourada  
Ourada Engineering  
5805 Fleet Court  
Rocklin CA, 95765

Owner: Altus Equity  
PO Box 6787  
Santa Rosa CA 95406

**SUMMARY RECOMMENDATION**

The Planning Division recommends that the Planning Commission:

- A. Approve the Tentative Parcel Map creating two (2) lots for single-family homes subject to the findings and conditions of approval contained in the staff report.

**BACKGROUND**

The site is developed with a single-family residence on the eastern portion of the property (Parcel 2). The existing home is proposed to remain. The parcel is relatively flat and rectangular in shape and consists of grassy vegetation and several oak trees and numerous non-native trees. The project setting is summarized in the following tables:

<b>Location:</b>	7520 Stoddard Lane approximately 250 feet south of Stock Ranch Road (see Attachment-1).
<b>APN:</b>	243-0180-021
<b>Parcel Size:</b>	1.2 Acres
<b>REACH Neighborhood:</b>	The project is within the boundaries of the Sylvan Old Auburn Road (SOAR) Neighborhood Association, Area 10. Staff has not received comments from the neighborhood association.

LOCATION	ZONING	GENERAL PLAN LAND USE	ACTUAL USE OF PROPERTY
On-Site	RD-5	Low Density Residential	Single-Family Residence
North	RD-5	Low Density Residential	Single-Family Residences
South	LC	Limited Commercial	Vacant/Residential Uses
East	RD-5	Public	San Juan High School
West	SPA	General Commercial	Community Garden

### **Tentative Parcel Map**

#### **Tentative Parcel Map – Description of Request**

The tentative parcel map proposes two home sites for single-family residences on parcel 1.2 acres. The subdivision will result in two parcels – Parcel 1 will be 26,561 SF (gross) and Parcel 2 will be 25,806 SF (gross).

#### **Tentative Parcel Map - Analysis**

Title 22 of the Citrus Heights Municipal Code and the California Subdivision Map Act require that findings be made in order to approve a Tentative Parcel Map. The required findings are listed below in italicized bold print and are followed by an evaluation of the tentative parcel map in relation to each finding.

- 1. The proposed tentative parcel map is consistent with the General Plan and the design or improvement of the proposed subdivision is consistent with the General Plan.***

The site contains a General Plan designation of low density residential reserved primarily for single-family residences and compatible uses. The maximum density allowed in this General Plan designation is eight (8) dwelling units per net acre. The project area consists of 1.056 acre of land. The maximum allowable density is eight homes (8 du x 1.056 ac = 8.45 dwellings). The proposed map is consistent with the General Plan in that the proposal of 2 residential lots for single-family residences is within the maximum density allowed in the General Plan.

- 2. The site is physically suited for the type and proposed density of development.***

No unusual topographic features are present on site that would prohibit development of proposed Parcel 1. The site is generally flat, with no wetlands areas or other limiting topographic features. The eastern portion of the property is developed with a single-family residence. The remaining portion of the site, Parcel 1, consists of a grassy field and several native Oak trees in generally good health.

Additionally the proposal satisfies the minimum lot dimensions in the RD-5 zone. The following table shown on the next page indicates required lot dimensions in this zone and the proposed dimensions for Parcels and 1 and 2:

RD-5 Zone Development Standards		
Parcel	Minimum Size 5,000 SF	Minimum Width 50 ft
1	21,962 SF Net*	176 ft
2	24,063 SF Net*	174 ft

\* Net acreage is gross acreage minus any existing and proposed access easements

**3. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage and the type of improvements is not likely to cause serious public health problems.**

Access. Access to the property is via Stoddard Lane, a private street. The map includes dedication of an access easement to provide direct access between Sylvan Road and Parcel 2 (existing home site). The Project is conditioned (Conditions 16 through 18) to install a Fire Department turnaround to provide fire department access to serve Parcel 2.

Tree Preservation. The Tree Preservation ordinance protects larger mature trees throughout the City. The tentative map designates a probable building area to preserve several existing mature oak trees; however, the probable building envelope will necessitate the removal of 3-4 existing olive trees which are not considered protected under the Tree Preservation Ordinance.

Although it is not likely that development will occur outside the buildable area of Parcel 2, Conditions 4 and 5 of the staff report will ensure that the applicant (or future property owners) obtains a Tree Permit prior to any encroachments within the dripline of any protected tree, including construction of the Fire Department turnaround.

Noise. The City's General Plan includes Policy 52.2 which includes noise standards to ensure new residential development is designed in a manner to protect both interior and exterior from exposure to noise, such as the noise generated from traffic on Sylvan Road. An acoustical study (Attachment 2) evaluated the proposed development of Parcel 1 for consistency with General Plan Policy 52.2.

The acoustical study determined that the noise levels from Sylvan Road would be consistent with the City's noise standards as the applicant has proposed to include air conditioning and orient the future home to ensure the rear/side of the home (east side) will provide a useable outdoor space consistent with the City's noise standards. Condition of Approval #20 ensures that the future home will be designed to achieve this standard.

**4. The design of the subdivision or type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.**

Access and Improvements. Frontage improvements were recently installed by the City along Sylvan Road. A small triangular shaped landscaped area behind the back of sidewalk is owned and maintained by the City.

A 6-foot wide access and utility easement is proposed in addition to the existing 10' wide Stoddard Road access. This will result in a minimum 16' wide access across Parcel 1 to serve Parcel 2 to connecting to Sylvan Road. Utilities for each lot are available in Stoddard Lane and Sylvan Road.

## **Tentative Parcel Map - Conclusion**

Based on the information provided in the analysis above, staff recommends approval of the Tentative Parcel Map subject to the findings and conditions of approval contained in the staff report.

## **PUBLIC OUTREACH**

Public hearing notices were mailed to property owners within 500 feet of the site and the Sacramento Bee, a general circulating newspaper, published a notice in the paper. As noted above the site is within the Sylvan Old Auburn (SOAR) Neighborhood Association, Area 10. Staff has not received any comments from the neighborhood association at this time.

## **ENVIRONMENTAL DETERMINATION**

This project is categorically exempt from CEQA under Class 15 of the CEQA Guidelines as a minor land division.

## **SUMMARY/RECOMMENDED ACTION**

The Planning Division recommends that the Planning Commission take the following actions:

- A. Approve the Tentative Parcel Map creating two (2) lots for single-family homes subject to the findings and conditions of approval contained in the staff report.

## **FINDINGS FOR APPROVAL**

- *The proposed map to allow creation two (2) residential lots is consistent with the General Plan and the design or improvement of the proposed subdivision within the General Plan.*
- *The site is physically suited for the type and proposed density of development. Both residential lots meet the minimum development standards for residential use and are within the maximum density allowed within the General Plan designation of Low Density Residential.*
- *The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage and the type of improvements are not likely to cause serious public health problems in that the project consists of private access to the public right-of-way and all necessary public easements.*
- *The design of the subdivision or type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed parcel map in that both parcels have access via private road to Sylvan Road, a public street, for access and utility services.*

<b>TENTATIVE PARCEL MAP CONDITIONS OF APPROVAL</b>
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- 1) Comply with all adopted City of Citrus Heights Codes and regulations, including but not limited to the Citrus Heights Municipal Code & Zoning Ordinance, Uniform Building Code and Uniform Fire Code and Sacramento County Environmental Health Department Standards.
- 2) The development approved by this action is the creation of two (2) residential lots as described in the staff report and all associated Exhibit(s) and Attachment(s). [Planning]
- 3) The Tentative Parcel Map is valid for two (2) years from the date of approval by the Planning Commission; expiration of the map would be two (2) years after the Planning Commission's approval, January 27, 2017, unless a time extension has been granted. [Planning]
- 4) The applicant shall obtain a Tree Permit prior to encroaching within the dripline of the protected trees. [Planning]
- 5) The applicant shall avoid construction impacts on existing protected trees as shown on Exhibit A and the Arborist Report or provide mitigation if avoiding construction impacts is infeasible upon development of Parcel 1. A construction impact assessment shall be required as part of any required Tree Permit and shall be submitted to the Planning Division prior to development of Parcel 1 if any construction encroachments, including any grading or trenching, are proposed within the dripline of the native oak trees. [Planning]
- 6) The applicant shall place a note on the face of the map indicating that the property is regulated by the requirements of the Citrus Heights Tree Preservation Ordinance. [Planning]
- 7) Prior issuance of a building permit the applicant shall submit a protective fencing plan to the Planning Division prior to any construction encroachments within the dripline of the protected trees. The fencing plan shall be shown on an approved site plan demonstrating the dripline for the affected trees. The fencing plan shall be reviewed and approved by the Planning Division prior to the placement of the protective fencing. [Planning]
- 8) Prior to commencing construction the applicant shall install a minimum of a five-foot high chain link fence (or acceptable alternative) at the outermost edge of the dripline of the protected trees. Signs must be installed by the applicant on the temporary fence at least two (2) equidistant locations to be clearly visible from the front of the lot. The size of each sign shall be a minimum of two feet (2') by two feet (2') and must contain the following language:

"WARNING  
THIS FENCE SHALL NOT BE REMOVED OR  
RELOCATED WITHOUT WRITTEN  
AUTHORIZATION FROM THE PLANNING DIVISION"  
[Planning]

- 9) The applicant shall contact the Planning Division to inspect and approve the temporary fencing and signs around the protected zones before beginning any construction. [Planning]

- 10) The applicant shall provide proof of payment of Quimby Act fees, in-lieu of land dedication, to the Sunrise Recreation and Parks District prior to the final recordation of the final map. [Park and Recreation]
- 11) The proposed Parcel 2 is currently connected to public sewer. Sewer service shall continue to be provided by SASD infrastructure to the existing sewer service lateral. Required modifications, if any, shall be to the satisfaction of SASD. SASD Design Standards apply to any sewer construction and/or modification. [SASD]
- 12) Each parcel shall have a separate connection to the SASD public sewer system. If there is more than one building in any single parcel then each building on that parcel shall have a separate connection to a private on-site sewer line or the SASD public sewer line. [SASD]
- 13) Subdivision of the property will require re-evaluation and payment of sewer impact fees. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information. [SASD]
- 14) The applicant shall provide all utility services to each lot including sanitary sewers, 1 inch minimum water service, electrical power, gas, telephone, cable T.V. (if applicable). All new utility services shall be placed underground. [Engineering/Planning]
- 15) Concurrent with recordation the applicant shall dedicate, by final map, all necessary easements, as shown on the tentative map. [Engineering]
- 16) Prior to recordation of said parcel map, the applicant shall record, at the owner's expense, an agreement between the owner of the real property and the City. The agreement shall be in a form acceptable to the City and shall require that deed restrictions be placed on Parcels 1 and 2 upon recordation of said parcel map. The agreement and the deed restrictions shall:
  - a. Acknowledge the requirement that a fire department turn around and associated improvements are required to be completed upon development of Parcel 1 or any grant of approval for development of the newly created parcels;
  - b. Acknowledge that the entire cost of construction of the required improvements shall be borne by the owner(s) of Parcels 1 and 2. If the parcels are held by separate owners at the time construction is required, such costs shall be divided equally between the owners.
  - c. Provide that the City, in the event of a default by the owner(s), is authorized but not obligated to cause construction of the improvements to occur and to charge the entire cost and expense to the owner(s), including interest from the date of notice of the cost and expense until paid. If the parcels are under separate ownership at the time, the owners shall be jointly and severally liable for the City's costs and expenses. [Planning]
- 17) The Final Parcel map shall include dedication of a fire department turn around easement to allow for the construction of a fire department turn around on either Parcel 1 or Parcel 2 subject to Sac Metro Fire District approval. [Planning and Fire]

- 18) Prior to final of a building permit on Parcel 1, the applicant shall improve the roadway and create a fire department turn around subject to approval of Sac Metro Fire District.  
[Fire]
- 19) The applicant shall contact all service providers prior to any work on their facilities.  
[Various Providers]
- 20) Prior to issuance of a Building Permit, the applicant shall demonstrate to the Planning Division's satisfaction that the proposed home on Parcel 1 :
- Provides mechanical ventilation to allow occupants to close doors and windows to achieve desired acoustical isolation
  - Provides a useable side/rear yard and outdoor area that is substantially screened by the proposed home which protects the outdoor area from noise generated by traffic on Sylvan Road in compliance with the General Plan.  
[Planning]
- 21) The applicant is required to pay all appropriate City Development Fees and Special District development fees at the time of Building Permit issuance. [Engineering]
- 22) The development must implement pre and post Best Management Practices (BMP's) for storm water quality.[Engineering]
- 23) Developer agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person not a party to this Tentative Parcel Map challenging the validity of the Tentative Parcel Map or any Project Approval or any Subsequent Project Approval, or otherwise arising out of or stemming from this Tentative Parcel Map. Developer may select its own legal counsel to represent Developer's interests at Developer's sole cost and expense. The parties shall cooperate in defending such action or proceeding. Developer shall pay for City's costs of defense, whether directly or by timely reimbursement on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent in regard to defense of the action or proceeding. The parties shall use best efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel and Developer agrees to pay directly or timely reimburse on a monthly basis City for all such court costs, attorney fees, and time referenced herein. [Planning]

Attachments:

1. Vicinity Map
2. Acoustical Study
3. Arborist Report

Exhibits:

- A. Tentative Parcel Map