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HEIGHTS**
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STAFF REPORT

Hearing Date:
May 10, 2023

File Number:
PLN-23-02

Application Type:
Tentative Parcel Map

Assessor's Parcel Number:
216-0110-009-0000

Prepared by:
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Community Development Department
Planning Division
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Project Name: Robertson Parcel Map

Project Address: 8020 Twin Oaks Ave

Gross Acreage: 5 acres

Net Acreage: Parcel 1: 3.38/Parcel
2: 1.62 acre

Maximum FAR: N/A
Provided FAR:

Current Zoning: RD1

Proposed Zoning: No Change

Neighborhood Association: 6

Surrounding Zoning:		Surrounding Land Use Designation	Actual Use:
On-site:	RD1	Very Low Density	Single-Family Residential
North:	RD1	Very Low Density	Single-Family Residential
South:	RD1	Very Low Density	Single-Family Residential
West:	RD1	Very Low Density	Single-Family Residential
East:	RD1	Very Low Density	Single-Family Residential

Environmental Status:

☒ Exempt Section 15315 (Minor Land Divisions)
☐ Negative Declaration
☐ Mitigated Negative Declaration

☐ Previous Negative Declaration
☐ Environmental Impact Report
☐ Previous Environmental Impact Report

Planning Department Recommendations:

☐ Approve
☒ Approve with conditions (Attachment 2)
☐ Denial

Applicant:
John Masha
MJM Engineering
6105 Seven Cedars Pl
Granite Bay, CA 957465150

Property Owner:
Ernestine D Robertson Revocable Living Trust
8020 Twin Oaks Ave
Citrus Heights, CA 95610

SUMMARY RECOMMENDATION

The Planning Division recommends the Planning Commission make the following motions:

1. Adopt Resolution 23-__ determining the project is Categorically Exempt from CEQA per Section 15315 (Minor Land Divisions) of the California Environmental Quality Act;
2. Approve a Tentative Parcel Map to allow the division of an existing 5-acre parcel into two parcels, 3.38 and 1.62 acres in size, located at 8020 Twin Oaks Ave, subject to the findings contained in the staff report and the conditions of approval provided as Attachment 2.

BACKGROUND

The subject site is a relatively flat 5-acre parcel on south side of Twin Oaks Avenue, approximately 1,300 feet east of Sunrise Boulevard. This large parcel is bifurcated by Cripple Creek, which meanders from the northeast corner of the property south and makes a horseshoe turn towards the northwest corner, surrounding an existing home. The property has a tree-lined frontage along Twin Oaks Avenue and a significant tree growth along both side of the creek and adjacent to the existing homes.

PROJECT DESCRIPTION

The applicant is requesting approval to subdivide the 5-acre parcel into two lots, each meeting the one-acre minimum lot size required for the RD-1 zoning district. The parcel has two existing residential units. The proposed land division would subdivide the property into two lots, resulting in each home being on its own parcel. The proposed parcel line will follow the creek and create a parcel on the north side of the creek (Parcel 1) and a lot on the south side of the creek (Parcel 2). New parcel 2 will continue to be accessed via an existing easement located off Manager Way. At this time there is no development proposed on either parcel. Any future development will be required to comply with the required zoning and development standards.

TENTATIVE PARCEL MAP (FILE # PLN-23-02)

Tentative Parcel Map – Description of Request

The Tentative Parcel Map proposes to subdivide an existing 5-acre parcel into two lots, placing each of the existing homes on a separate parcel. There is no additional development proposed at this time.

Tentative Parcel Map – Analysis of Request

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.

- ***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.***

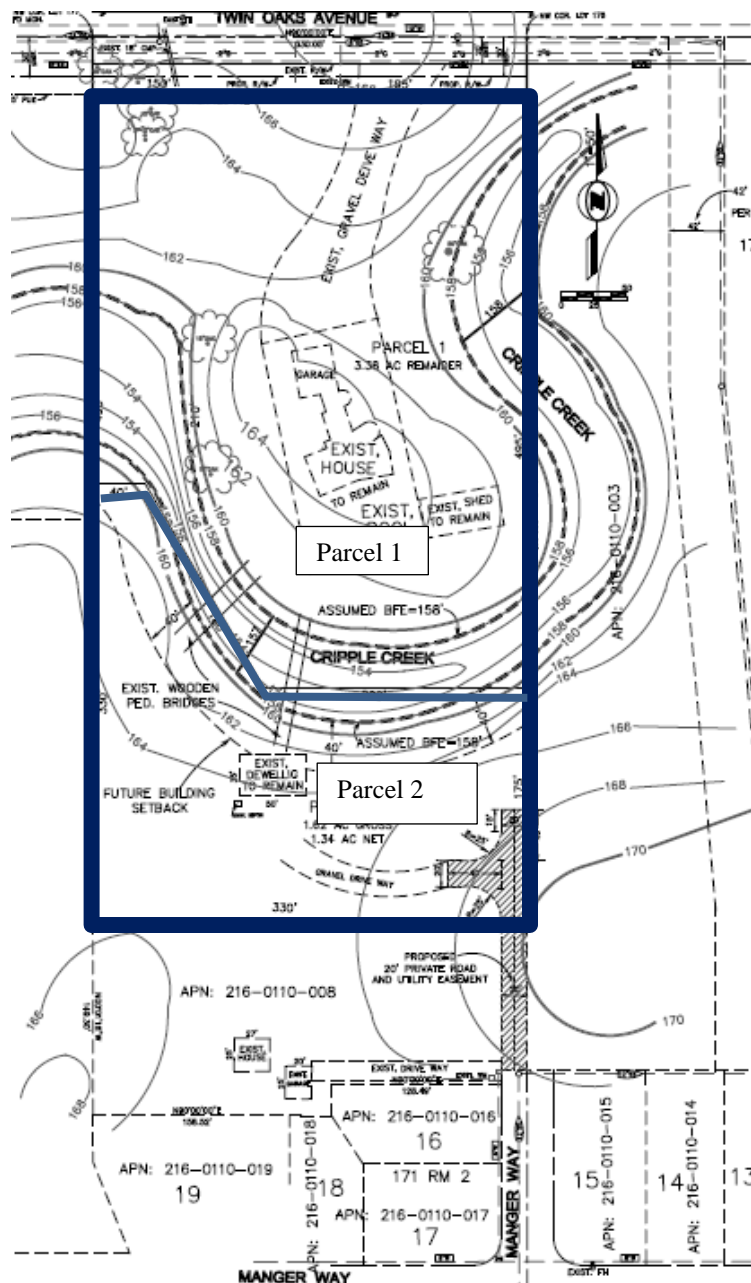
The site has a General Plan designation of Very Low Density (VLD). This designation is reserved primarily for single-family residences and compatible uses and allows a density of up to four (4) units per acre. The zoning designation is RD1, which allows a density of one (1) unit per net acre. The project area consists of 5-acres of land to be subdivided into two lots—each meeting the minimum lot size of 1-acre.

In addition to meeting the density requirements of the General Plan and the Zoning Code, staff also believes that the proposal is consistent with the following General Plan goals and objectives:

- Goal 7: Ensure that new development in rural areas is compatible with the surrounding neighborhood
- Goal 24: Increase homeownership opportunities to ensure a balance of housing and household types.
- Goal 26: Develop, conserve, and improve the housing stock to ensure decent accommodations for all segments of the community.
- Goal 28: Ensure housing opportunities for all segments of the community.

Based on the reasons stated above, staff believes that the project is consistent with the housing goals and objectives of the General Plan.

Figure 1: Proposed Parcel Map



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

The site is rectangular in shape and is bisected by Cripple Creek, which provides a natural dividing line for two parcels. The site has two existing homes and after separation, each home would be on its own individual parcel.

The proposal satisfies the minimum lot size in the RD-1 zone. Table I below shows minimum parcel size and width requirements in the RD-1 zone and the proposed size and width of each lot:

Table I

RD-1 Zone Development Standards		
Parcel	1-acre Net Parcel Size	75 ft. Min. Parcel Width
1	3.38 acre	330 feet
2	1.62 acre	175 feet

- ***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.***

There are no proposed changes to the existing site beyond the modifications planned to the existing access easement needed to meet fire department's access requirements. Based on the information, the site is physically suited for the proposed land division and complies with the General Plan and the Zoning Code.

- ***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

As described earlier, the property is bifurcated by Cripple Creek and has an existing home on the north side of the creek and a second home on the south side of the creek. The home on the north side has direct access from Twin Oaks Avenue and the home on the south side is served by an easement accessed from Manager Way. The proposed land division will not change these existing access points. However, the easement serving future Parcel 2 will require an increase in width (20 feet) and the installation of appropriate road surface material for Fire Department access. Condition 8 will require these improvements prior to recordation of the final map.

Frontage Improvements

There are not frontage improvements required for either Twin Oaks Avenue or Manager Way. However, should either parcel be further developed, the owner will be required to install the necessary frontage improvements as described in Condition 11. The owner is being required to dedicate and pave approximately 10 feet of land adjacent to Twin Oaks Ave to align the roadway to its full right-of-way width (30 feet from centerline).

Tree Preservation

The parcel has numerous trees, especially within the creek and along its banks, but there are no trees proposed for removal with this application. The City's Tree Preservation Ordinance requires the preservation and protection of oak trees greater than 6 inches in diameter and other species greater than 19 inches in diameter. Any future development in or near trees will require the preparation of an arborist report and submission of a Tree Permit.

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 listed in the staff report and the conditions of approval provided as Attachment 2.

ENVIRONMENTAL DETERMINATION

This project is categorically exempt from CEQA under Class 15 of the CEQA Guidelines as a minor land division. The proposed division meets all requirements for this Class 15 exemption under CEQA in that:

- The proposal is in conformance with the General Plan and zoning;
- The project is not requesting any variances or exceptions;
- The site has adequate access to all utilities;
- The parcels are able to provide the required access;
- The parcel was not involved in a division of a larger parcel within the previous two years;
- The parcel does not have an average slope greater than 20 percent; and
- The parcel has not been identified to be within the 100-year flood zone.

PUBLIC OUTREACH

Property owners within 500 feet of the project site were mailed a meeting notice as required. A notice was also for this hearing was published in the Citrus Heights Messenger. Additionally, the site was posted with signage providing information on the proposed project.

RECOMMENDED MOTIONS

The Planning Division recommends the Planning Commission make the following motions:

1. Adopt Resolution 23-__ determining the project is Categorically Exempt from CEQA per Section 15315 (Minor Land Divisions) of the California Environmental Quality Act;
2. Approve a Tentative Parcel Map to allow the division of an existing 5-acre parcel into two parcels, 3.38 and 1.62 acres in size, located at 8020 Twin Oaks Ave, subject to the findings contained in the staff report and the conditions of approval provided as Attachment 2.

Attachments

1. Resolution 23-03
2. Conditions of Approval
3. Proposed Tentative Map