# DEPARTMENT OF PLANNING & HOUSING STAFF REPORT PLANNING COMMISSION MEETING APRIL 28, 2011

Prepared by: Gina LaTorra, Associate Planner

ITEM IV-B: TENTATIVE SUBDIVISION MAP - 10090 CROCKER RANCH RD - NRSP PARCEL 5 RE-SUBDIVSION - FILE #2007PL-067 (SUB-000152)

# **REQUEST**

The applicant requests approval of a Tentative Subdivision Map to modify the parcel lines of 50 single family lots within the Crocker Ranch North Lot 4 and Lot 5 subdivisions for the purpose of creating more uniform lots within the subdivision.

Applicant – Steve Schnable, John Mourier Construction Property Owner – MLIC & John Mourier Construction

# **SUMMARY RECOMMENDATION**

The Planning & Housing Department recommends that the Planning Commission take the following action:

A. Adopt the three findings of fact and approve the Tentative Subdivision Map.

# **SUMMARY OF OUTSTANDING ISSUES**

There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with the recommended conditions of approval.

# **BACKGROUND**

The project site is located adjacent to the far north boundary of the North Roseville Specific Plan (NRSP) and the City limits. The site is surrounded by single family subdivisions to the east, south, and west and undeveloped Placer County land to the north. The project site is located on one of the last residential parcels to be developed within Phase 3 of the NRSP (see Figure 1).

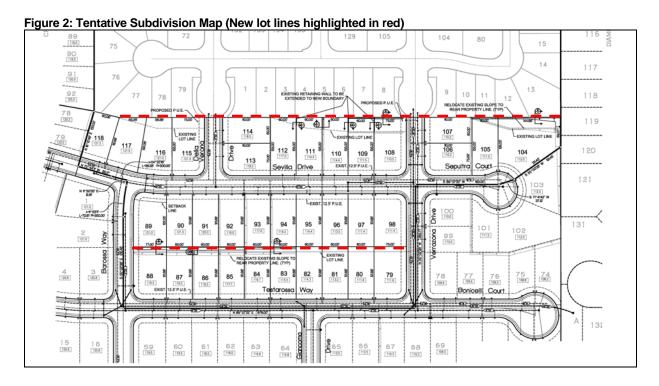
Figure 1: Location Map (Project area outlined in yellow)



The requested Tentative Subdivision Map would modify lots in both the Lot 4 and Lot 5 subdivisions of Crocker Ranch North. The Tentative Subdivision Map for Lot 4 was approved by Planning Commission on February 14, 2008; however, no improvements have been completed for the subdivision. The Final Map for Lot 5 was recorded in March 2006 and improvements including grading and the installation of roadways and utilities have been completed, along with development of single family homes on several of the lots.

# TENTATIVE SUBDIVISION MAP EVALUATION

The applicant has submitted a Tentative Subdivision Map to modify the lot lines on 50 single family lots within the Lot 4 and Lot 5 subdivisions of Crocker Ranch North. The purpose of the request is to create more uniform lots within the subdivisions. As shown in Figure 2, the re-subdivision would adjust the location of the rear lot lines for lots 79 - 98 and lots 104 – 118 within the Lot 5 subdivision and the rear lot lines of lots 77 – 79 and lots 1-13 within the Lot 4 subdivision. The grading on the lots will need to be modified slightly so that retaining walls and drainage slopes are in line with the new rear property lines. The re-subdivision will not change the number of lots or the location of roadways and utilities within the subdivisions.



Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made in order to approve or conditionally approve a Tentative Subdivision Map. The three findings are listed below in **bold italics** and are followed by an evaluation of the map in relation to each finding.

1. The size, design, character, grading, location, orientation and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan or any applicable specific plan for the area, whichever is more restrictive, and the design standards of this Title.

The modification to the rear property lines will not substantially alter the design, character, grading, location, or configuration of the lots, roads and improvements within the subdivisions. The density, circulation and open space systems will not be modified with this map. Due to the relocation of the rear lot

lines, the modified parcel sizes were evaluated for conformance to the development standards of the applicable zoning designation. Figure 3 demonstrates the projects conformance to the development standards being modified with this map. Since the lot dimensions vary per lot, only the proposed minimum lot area and lot width are shown in Figure 3.

**Figure 3: Development Standards** 

Development Standard	Required LOT 5	Proposed LOT 5	Required LOT 4	Proposed LOT 4
Area, Interior Lot	6,000 sq ft	Min. 7,321 sq ft	3,000 sq ft	Min. 5,175 sq ft
Area, Corner Lot	7,500 sq ft	Min. 8,250 sq ft	3,000 sq ft	Min. 6,000 sq ft
Width, Interior Lot	60 ft	Min. 60 ft	45 ft	Min. 45 ft
Width, Corner Lot	75 ft	Min. 75 ft	52 ft	Min. 52 ft

In modifying the location of the rear lot lines, the proposed parcel sizes will still meet the minimum development standards for lot area and width. The re-subdivision will remain consistent with the previously approved Lot 4 and Lot 5 subdivisions and the applicable City policies and standards.

2. The subdivision will result in lots which can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to: the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or, some other physical condition of the area.

The Lot 4 and Lot 5 subdivisions were previously evaluated to ensure that the lots could be developed and no physical conditions would exist that would create an impractical development situation. No physical factors have changed since the original map approvals. The re-subdivision will still result in lots that can be built upon. As mentioned, the site has been graded and only minor modifications to the grading will need to occur to allow the retaining walls and drainage slopes to align with the new lot lines. The map has been conditioned to require a modified grading a drainage plan be submitted and approved by PW Engineering prior to development of the lots.

3. The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, Pursuant to Division 7 of the Water Code.

The water quality impacts associated with the project and the expected discharge of waste for this project remain consistent with what has been anticipated by the NRSP EIR. The design of the subdivision will not modify the design of the sewer lines in the project area or the treatment capacity at the City's wastewater treatment plant and there remains adequate conveyance and capacity to accommodate the residential development on the lots proposed by the Tentative Map.

#### CONCLUSION

Staff has reviewed the project and also forwarded the application to all affected departments. The proposed map represents only a minor change from the current map and the re-subdivision continues to meet the NRSP goals and policies. As discussed above, the requested Tentative Subdivision Map meet the required findings and staff recommends approval.

#### **ENVIRONMENTAL DETERMINATION**

This application is exempt from the provisions of the California Environmental Quality Act pursuant to Section 15305 pertaining to minor alterations in land use limitations, and pursuant to Section 305 of the Roseville CEQA Implementing Procedures.

#### RECOMMENDATION

The Planning & Redevelopment Department recommends the Planning Commission take the following actions:

A. Adopt the three findings of fact as stated in the staff report and approve the Tentative Subdivision Map – NRSP Parcel 5 Re-Subdivision – 10090 Crocker Ranch Road – 2007PL-067 (SUB-000152) as shown in Exhibit A and subject to six (6) conditions of approval.

# Conditions of Approval for Tentative Subdivision Map SUB-000152

- 1. This map shall be valid for a period of two (2) years from this date and shall expire on **April 28, 2013**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, that this approval shall be extended for no more than six years from **April 28, 2013**. (Planning)
- 2. This map is subject to the conditions of approval for the previously approved subdivision; File 2007PL-067, SUB-000096. (Planning)
- 3. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)
- 4. The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
- 5. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works. (Engineering)
- 6. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Finance)

#### **EXHIBITS**

A. Tentative Subdivision Map

Note to Applicant and/or Developer: Please contact the Planning & Redevelopment Department staff at (916) 774-5276 prior to the Design Committee meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Committee in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning & Redevelopment Director at, or prior to, the public hearing.