

Planning Commission Agenda Item #8
August 13, 2007

To: Planning Commission
From: Darcy Goulart, Planner
Subject: Richards Lot Line Adjustment
Lot Line Adjustment

Recommendation:

Staff recommends the Planning Commission recommend approval to the City Council of the Richards Lot Line Adjustment.

Background:

The Vesting Tentative Subdivision Map for Powder House Estates was approved by the Planning Commission on April 12, 2004 (Attachment B). The map approved included 53 single-family residential lots, 54 townhouse dwelling units and 16.8 acres of open space to be dedicated to the City. The EIR that was certified identified significant and unavoidable environmental impacts related to cumulative traffic impacts at the Main Street-Gopher Flat Road-Hayden Alley intersection. Therefore, a Statement of Overriding Consideration was adopted for the project. The Planning Commission approved a 24 month time extension on April 23rd of this year.

Analysis:

The purpose of the LLA is to acquire an additional 7,187 sq. ft. of land from the adjacent property owner Trafalgar, Inc. The new parcel will end up being 13,236 sq. ft. The property owners of 95 Randolph Street have been using a portion of the adjacent property owners land for a driveway to access their garage. Through the development process of Powder House Estates, Stan Gamble agreed to a LLA to allow the Richard's to acquire the land that they had been previously using for several years for access to their garage.

On the Powder House Estates VTSM the land located next to the Richards property is designated as open space which also includes a 4 foot trail. The land that would be added to the Richard's property would maintain the open space designation and could not be developed into anything other than open space. The LLA exhibit prepared shows clearly indicates with hash marks that this newly acquired land will remain open space. The LLA will be recorded and the open space will be included on the recorded documents.

Figure 1 - APN Map Page

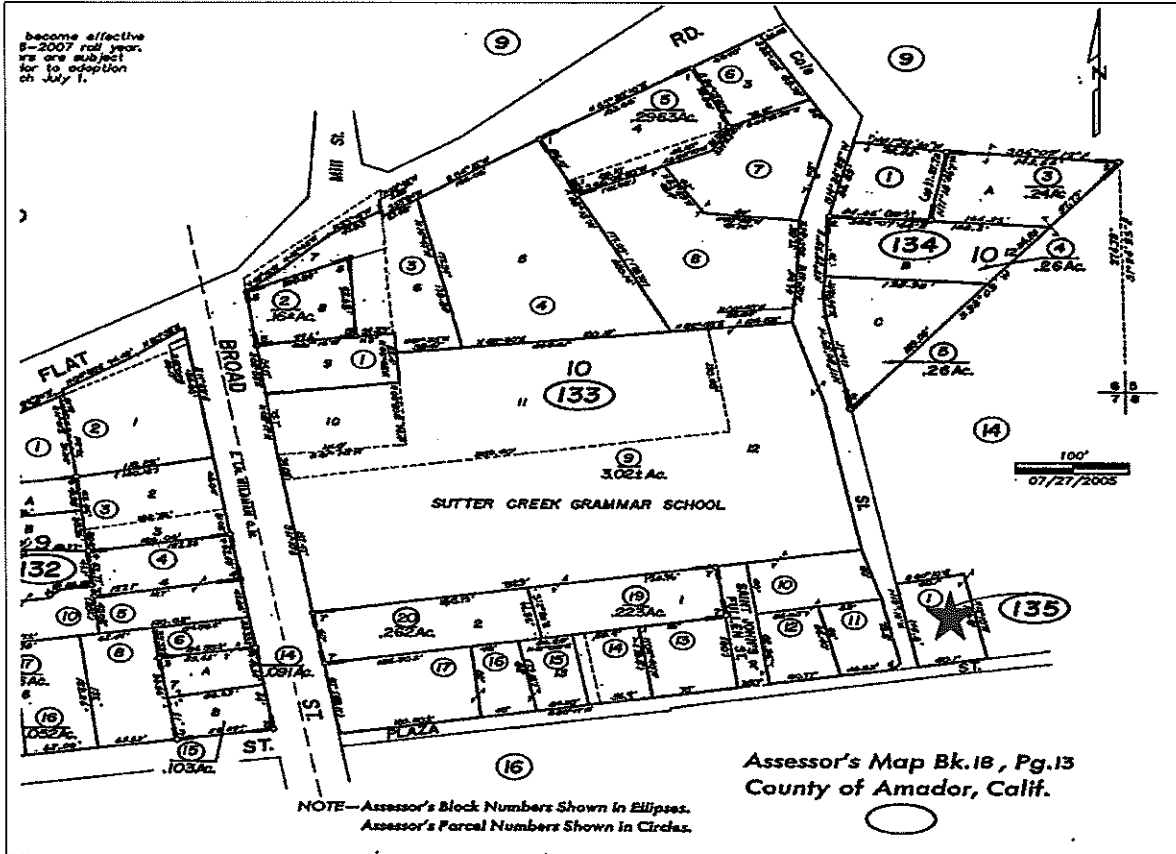
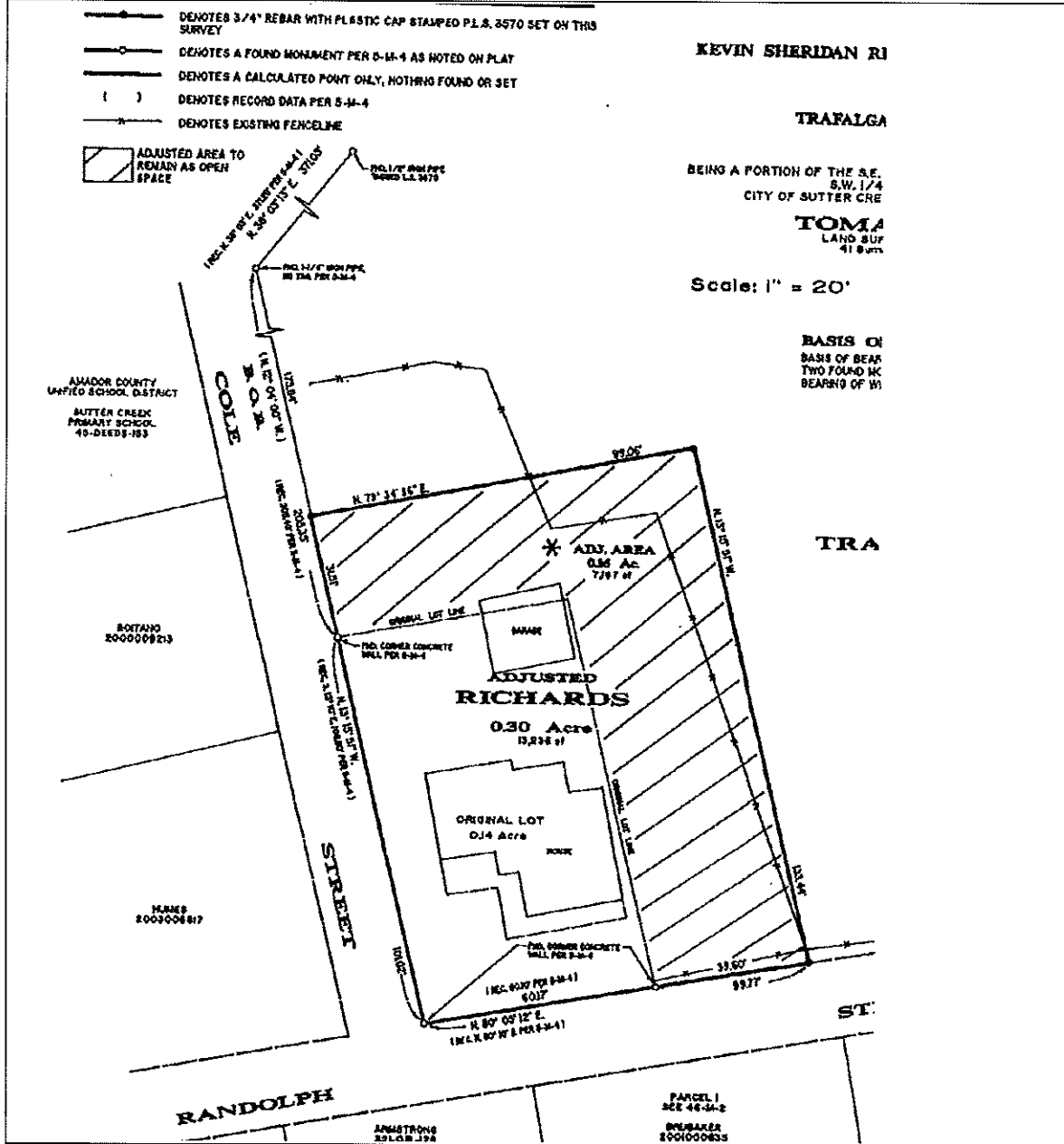


Figure 2 - Aerial



Figure 3 - LLA Exhibit



Environmental

The project is exempt from CEQA based on section 15305, Class 5 - Minor Alterations in Land Use Limitations. Class 5 consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density including minor lot line adjustments.

Attachments

- A - LLA Exhibit
- B - Powder House Estates VTSM
- C - NOE

- DENOTES 3/4" REBAR WITH PLASTIC CAP STAMPED P.L.S. 3570 SET ON THIS SURVEY
- DENOTES A FOUND MONUMENT PER S-M-4 AS NOTED ON PLAT
- DENOTES A CALCULATED POINT ONLY, NOTHING FOUND OR SET
- () DENOTES RECORD DATA PER S-M-4
- *— DENOTES EXISTING FENCELINE

KEVIN SHERIDAN RI

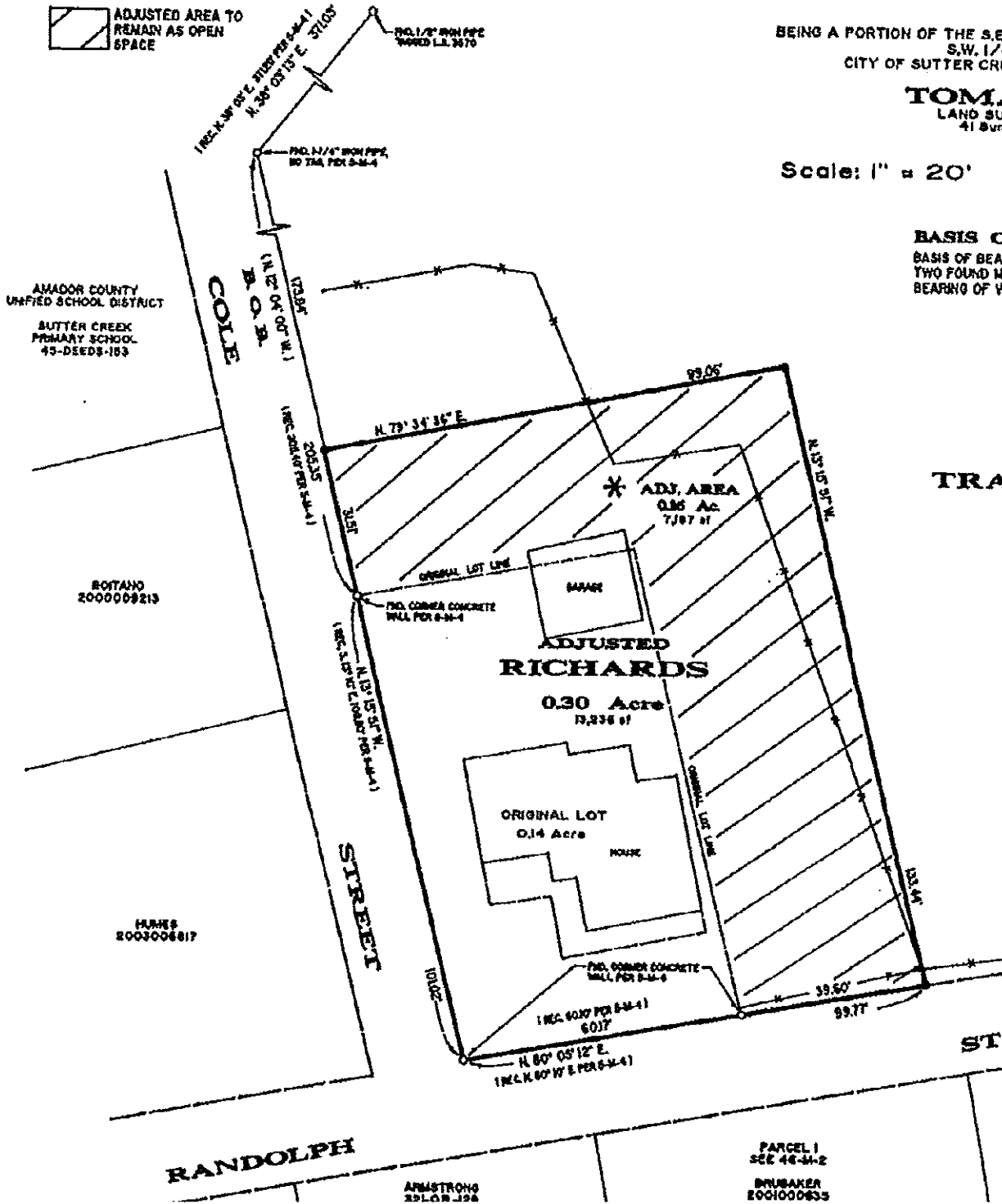
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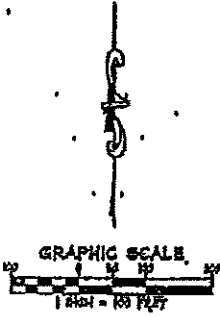
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RICHARDS
RESIDENCE

