


ITEM NO.	1
MEETING DATE	5-19-10
STAFF AUTHOR	Ron Adams
	

CITY OF REDDING
**REPORT TO THE
BOARD OF ADMINISTRATIVE REVIEW**

DATE: May 13, 2010

PERMIT NO.: Parcel Map PM-3-06 Amendment

APPLICANT: Alan Adkins

LOCATION: 2224 Marilyn Avenue

PROJECT DESCRIPTION This project involves a proposal to amend the tentative map approved for Parcel Map PM-3-06. The approved tentative map allows the division of 1.1 acres into three lots served by the City sewer utility. The amended tentative map creates two parcels served by septic systems. The applicant is also requesting the deletion of a condition of approval requiring the extension of the City sewer main down Alta Mesa Drive from Hartnell Avenue to serve the new lots.

ZONING "RS-2" Residential Single Family District

GENERAL PLAN DESIGNATION "Residential, 2 to 3.5 units per acre"

SURROUNDING LAND USES

North AT&T communications facility

South Single-family residences

East Single-family residences

West Single-family residences

BACKGROUND The subject parcel map was originally approved by the Board of Administrative Review on January 3, 2007. At the time, the applicant had a preliminary agreement with a nearby property owner to share in the cost of extending City sanitary sewer approximately 500 feet down Alta Mesa Drive from Hartnell Avenue to serve both properties. The other property owner eventually abandoned plans to develop, leaving the applicant with the full responsibility of the sewer extension, which is cost prohibitive for a small three-parcel subdivision. This led to the current proposal of reducing the land division to two lots and using private septic systems for wastewater disposal.

The subject property consists of approximately one acre of undeveloped land located at the northeast corner of Alta Mesa Drive and Marilyn Avenue. This is mostly a single-family residential neighborhood, with a mix of older and contemporary homes, all using private septic systems. The site is flat with little tree cover. Curbs, gutters, and sidewalks are missing along the street frontages. City water and electric service are directly available to the site.

ISSUES

The proposed amended parcels have sufficient size, configuration, and access to public streets to meet the "RS-2" zoning criteria applicable to the site. The minimum lot size in the "RS-2" Residential Single Family District is 10,000 square feet; the new lots are both approximately 24,000 square feet each, which is slightly more than one-half acre. Thus, the main issue with the

current proposal is whether or not it is appropriate to accept use of septic systems to support the amended parcel map, as opposed to requiring a public sewer extension.

Sewer Requirements. Existing Condition 7 requires that the public sewer line be extended to serve the subdivision prior to recordation of the parcel map. This is the main requirement that the applicant is asking to be eliminated.

Section 14.60.300, *Connection Required*, of the Redding Municipal Code (RMC) requires that new development connect to the City sewer when an existing public sewer line is located within 200 feet of the exterior boundary of a parcel or building, measured along a publicly owned right-of-way or sewer easement. In this case, the nearest sewer main is located in Hartnell Avenue, approximately 300 feet north of the northwest corner of the subject property and approximately 570 feet from the intersection of Alta Mesa Drive and Marilyn Avenue. Based on this information, connection to the sewer is not mandated by the RMC to support the project, provided that the requirements of the Shasta County Environmental Health Division (EHD) can be met for installation of private septic systems.

At slightly more than one-half acre each, the proposed lots are smaller than the typical minimum lot size that EHD would approve for septic systems. The typical requirement stipulates minimum lot sizes over one acre, with one-half acre being set aside for sewage disposal needs, leach field, etc.

In this case, the applicant asked EHD for preliminary septic-system approval based on soil and other test data. EHD responded with a letter to the City (Attachment "E") requiring that the homes built on the lots have no more than three bedrooms and that specific sewage-disposal areas be identified on each parcel and be protected from development. It should also be noted that all other homes in the surrounding neighborhood are served by private septic systems and there is no known problem of septic-system failure in the general area.

Conditions 7 and 10 have been modified to address the requirements of the EHD. The original wording of Condition 10 has standard language addressing stormwater management, which is not essential for this project.

Other Necessary Changes. In addition to the sewer/septic-related issues, staff has identified other changes to conditions of approval that are necessary to support the amended tentative map. A few notable changes include:

- ▶ Condition 2 was amended to clarify that the tentative map is valid through year 2013 based on automatic extensions granted by the state.
- ▶ Condition 8 was deleted, since it involves provisions for a sewer easement that is no longer needed.
- ▶ Condition 12, related to street-frontage improvements required at the time of development, was modified to address the new two-lot configuration.

CONDITIONS See Attachment "A" for a complete list of proposed amended conditions of approval and the originally approved conditions of approval.

AUTHORITY Chapter 17.12 of the Subdivision Ordinance assigns authority to the Board of Administrative Review to conduct a public hearing and approve or deny a tentative parcel map application, including proposed modifications to a previously approved application.

ENVIRONMENTAL DETERMINATION The project qualifies for a categorical exemption under the California Environmental Quality Act (CEQA) Guidelines, Section 15315, *Class 15 - Minor Land Division*.

PUBLIC COMMENTS RECEIVED BY STAFF To date, no written comments have been received from neighboring property owners who were sent a legal notice regarding the proposal.

FINDINGS See Attachment "B" for the findings required to approve the proposal in accordance with Section 66474 of the Government Code.

CONCLUSIONS AND STAFF RECOMMENDATION The original three-lot tentative map was proposed by the applicant and approved by the City, with the understanding that another project would contribute financially and benefit from extending the sewer down Alta Mesa Drive. The other project did not materialize, and extending the sewer solely for the benefit of the subject property is cost prohibitive. Extension of the sewer is not mandated in this case in accordance with the requirements of the Redding Municipal Code. The applicant has gained preliminary approval from the Shasta County Environmental Health Division for use of septic systems. For these reasons, it is the opinion of staff that the necessary findings can be made for approval of the amended tentative map as provided in Attachment "B."

Staff recommends that the Board of Administrative Review take the following action:

1. Find the amended parcel map to be categorically exempt under CEQA Guidelines Section 15315, *Class 15 Minor Land Division*.
2. Adopt the attached findings required by Sections 66474 of the Government Code.
3. Approve the amendment to Parcel Map PM-3-06, subject to the attached modified conditions of approval.

ATTACHMENTS

- A. Conditions of approval (proposed modifications and originally approved set)
- B. Findings
- C. Location/zoning map
- D. Aerial photo
- E. Letter from Shasta County Environmental Health Division
- F. Originally approved tentative parcel map
- G. Proposed amended tentative map set

RA:el

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c: Alan Adkins

Will Bond

**Parcel Map PM-3-06 Amendment
Revised and Deleted Draft Conditions of Approval**

* Conditions marked with an asterisk are to be indicated on the parcel map as notes.

Revised Conditions

1. In accordance with Redding Municipal Code Chapter 17.12, approval is granted amending the tentative map for Parcel Map PM-3-06, allowing the division of 1.1 acres into 2 lots for single-family development. The parcel map shall be prepared and development commenced in accordance with these conditions and the amended tentative parcel map as approved by the Board of Administrative Review on May 19, 2010. The requirements of a condition shall prevail in the event that there is any inconsistency between a condition and information or data presented on the tentative parcel map.
2. Prepare and record a parcel map. The applicant shall note that approval of this tentative map shall expire on January 14, 2013, unless an additional extension is requested and approved in accordance with Section 66463.5(c) of the Subdivision Map Act. This time period factors the automatic time extensions granted by the state legislature under SB1185 and AB333.
6. Land shall be dedicated on the parcel map on Parcel 1 to support a street-corner rounding with a 20-foot radius at the intersection of Alta Mesa Drive and Marilyn Avenue.
7. The parcel map shall show the limits of designated sewage-disposal areas as required for both parcels by the Shasta County Environmental Health Division (EHD). The final limits of the sewage-disposal area shall be reviewed for approval by EHD prior to recordation of the parcel map. No building construction, pools/spa construction, accessory-building construction, driveways, or other similar improvements may be located in the designated disposal areas without prior approval of EHD.*
10. If, at the time of development, a connection to the City sanitary sewer is not available or required in accordance with Section 14.16.300 of the Redding Municipal Code, a septic-tank/leach-field system shall be installed and maintained in accordance with the requirements of the Shasta County Environmental Health Department (EHD). Because of the lot size, soil conditions, and leach-line requirements, EHD has advised the City that it will only permit septic systems serving residential development with no more than 3 bedrooms on each lot.*
12. At the time of development of each parcel, street-frontage improvements shall be installed in accordance with Chapter 16.13.040 of the Redding Municipal Code as follows:*
13. Waterlines, storm-drain systems, electric-service facilities, and any other necessary utilities and easements are to be provided in accordance with the Redding Municipal Code and as specified by the City Engineer.*

Deleted Conditions

8. Deleted.
- 12f. Deleted.
- 12g. Deleted.
- 12h. Deleted.

ITEM 1
ATTACHMENT A-1

CITY OF REDDING



DEVELOPMENT SERVICES DEPARTMENT

PLANNING DIVISION

777 Cypress Avenue, Redding, CA 96001-2718

P.O. Box 496071, Redding, CA 96049-6071

530.225.4020 FAX 530.225.4495

PARCEL MAP PM-3-06

Name and Address: Alan and Sharon Adkins
3469 Greenstone Place
Redding, CA 96001

The Board of Administrative Review considered and approved Parcel Map PM-3-06, granting approval to divide approximately 1.1 acres into three lots on property located at 2224 Marilyn Avenue in an "RS-2" Residential Single Family District, subject to compliance with all provisions of the Redding Municipal Code to be accomplished in the manner illustrated on the attached map and subject to the following conditions:

General Requirements

1. In accordance with Redding Municipal Code Chapter 17.12, tentative map approval is granted for Parcel Map PM-3-06, allowing the division of 1.1 acres into 3 lots for single-family development. The parcel map shall be prepared and development commenced in accordance with these conditions and the tentative parcel map as approved by the Board of Administrative Review on January 3, 2007. The requirements of a condition shall prevail in the event that there is any inconsistency between a condition and information or data presented on the tentative parcel map.
2. Prepare and record a parcel map. The applicant shall note that approval of this tentative map shall expire 3 years from the effective date unless an extension has been approved in accordance with Chapter 17.12.090 of the Redding Municipal Code.
3. In-lieu park fees must be paid prior to recording the parcel map pursuant to Chapter 17.42 of the Redding Municipal Code.
4. In accordance with Chapter 18.40.040 of the Zoning Code (Compliance With Map Requirements), all conditions marked at the end with an asterisk (*) shall be noted on the parcel map under a "Statement of Conditions" to provide notification to future property owners of development requirements and restrictions established for the subdivision.

ITEM 1
ATTACHMENT A-2

5. A 5-foot-wide public-service easement shall be dedicated on the parcel map at the edge of all parcels along the right-of-ways of Alta Mesa Drive and Marilyn Avenue.
6. Land shall be dedicated on the parcel map on Parcel 2 to support a street-corner rounding with a 20-foot radius at the intersection of Alta Mesa Drive and Marilyn Avenue.
7. Prior to recordation of the parcel map, the sanitary sewer line shall be extended down Alta Mesa Drive along the frontage of the project, from Hartnell Avenue to Marilyn Avenue, in accordance with City Construction Standards and the requirements of the City Engineer.
8. At the time of first conveyance of Parcel 2 or 3, a 10-foot-wide private-utility easement shall be recorded to the benefit of Parcel 3 to support a sewer lateral connection across Parcel 2, allowing connection to the sewer line in Alta Mesa Drive. The easement location shall be identified on the parcel map.*

Development Requirements

9. Improvement plans for clearing, grading, drainage, utilities, and other related improvements shall be approved by the City Engineer and other concerned departments prior to the beginning of any grading activities or site improvement activities and must be in conformance with Redding Municipal Code (RMC) Section 16.12. An Interim Erosion and Sediment Control Plan shall be included as part of all grading permit applications and will be approved by the City Engineer before a clearing and/or grading permit will be issued. As-built improvement plans with the Engineer's Declaration are required in conformance with RMC 16.12.230.*
10. At the time of development, the applicant shall obtain approval for storm-water peak flow in accordance with City Council Policy 1806 and the specifications of the Engineering Division. Such measures shall address impacts from the 10-, 25-, and 100-year-storm events. Projects shall address peak flows to maintain predevelopment levels at all locations downstream of the project. The drainage report shall be prepared to the format outlined by the Engineering Division, stamped and signed by a qualified engineer, and provided to the Engineering Division with submittal of site improvement plans.*
11. At the time of development, a fire hydrant meeting fire flows in accordance with Appendix III-A of the California Fire Code shall be installed at the corner of Alta Mesa Drive and Marilyn Avenue, with final location as approved by the Fire Marshal. In the event that an existing fire hydrant is located within 500 feet of a proposed residence, the hydrant requirement may be waived at the discretion of the Fire Marshal if a fire sprinkler system is installed in the new house(s).*
12. At the time of development, street-frontage improvements shall be installed in accordance with Chapter 16.13.040 of the Redding Municipal Code, as follows:*

- a. The developer shall secure approval of improvement plans from the City Engineer for design of the required street improvements prior to issuance of a building permit.
 - b. Curb, gutter, 5-foot-wide sidewalk, and new pavement connecting between the gutter and the existing street pavement edges shall be installed.
 - c. Asphalt overlay work on the existing street section shall be provided if necessary to provide a uniform cross slope from centerline to the gutter.
 - d. Any necessary streetlighting shall be provided.
 - e. Any necessary signing and striping shall also be provided.
 - f. At the time of development of Parcel 1, required street-frontage improvements shall be installed from the northwest corner of Parcel 1 heading south down Alta Mesa Drive to and including the corner rounding at Marilyn Avenue.
 - g. At the time of development of Parcel 2, required street-frontage improvements shall be installed from the northwest corner of Parcel 1 down Alta Mesa Drive, around the corner rounding, to the southeast corner of Parcel 2 on Marilyn Avenue.
 - h. At the time of development of Parcel 3, required street-frontage improvements shall be installed from the southeast corner of Parcel 3 heading west down Marilyn Avenue to and including the corner rounding at Alta Mesa Drive.
13. Sewer lines, waterlines, storm-drain systems, electric-service facilities, and any other utilities and easements are to be provided in accordance with the Redding Municipal Code and as specified by the Engineering Division. All public easements shall have a minimum width of 15 feet; private easements shall have a minimum width of 10 feet.*
 14. New utilities, including electric, telephone, and cable television, are to be installed underground. Electric lines are to be extended in accordance with the Electric Department's requirements.*
 15. Separate utility connections and meters are to be provided for each lot. Water meters are to be located at the back of sidewalk within the public right-of-way.*
 16. Electric-supply facilities shall be furnished and installed in accordance with the Electric Utility Service Policy Resolution currently in effect at the time the developer's plans are approved by the City of Redding.*

17. The developer shall be responsible for all costs associated with the relocation or modification of existing utility facilities or structures necessitated by the construction of the project or of improvements required as a condition of approval of this project, including reimbursement of any costs to City of Redding Electric Utility for work performed.*
18. The developer shall consult with the Electric Department after the initial review by the Engineering Division of the improvement plans for preparation of an electric-service plan. A copy of the electric-service plan, developed by the Electric Department, shall be incorporated into the final improvement plans.*

If you have any questions, please contact Ron Adams at (530) 225-4020.

DATE SIGNED AND MAILED: January 5, 2007



Douglas DeMallie, Planning Manager
Development Services Department

EFFECTIVE DATE: January 14, 2007

Copies to: Property Owner
Engineering Division
File

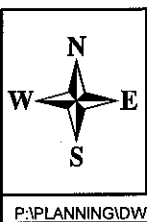
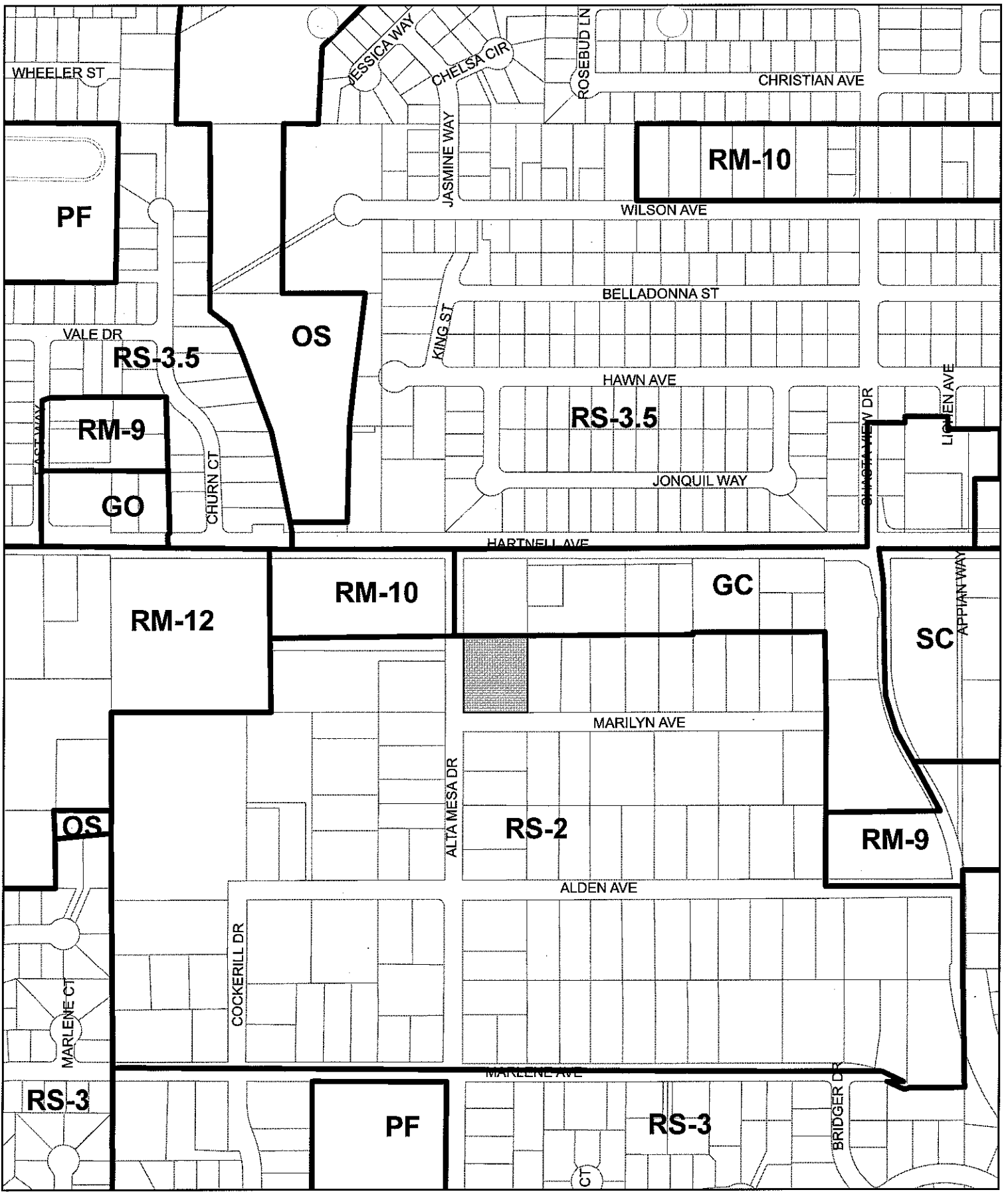
Applicant, if not property owner
Electric Department
Field Operations

Representative
Building Division

ATTACHMENT "B" REQUIRED FINDINGS

In accordance with Section 66474 of the Government Code, the Board of Administrative Review must make the following findings:

1. *The proposed division of the property is consistent with the General Plan designation of "Residential, 2 to 3.5 units per acre." As explained in this report, the proposed parcels have sufficient acreage, configuration, and access to public streets to satisfy General Plan density and zoning requirements.*
2. *The design of the proposed division is consistent with the General Plan and zoning in terms of lot size and accessibility. The proposed lots meet the size and frontage requirements of the "RS-2" District and, as conditioned, can accommodate existing and future single-family residential development subject to General Plan and zoning criteria. Appropriate access to public streets is available from Alta Mesa Drive and Marilyn Avenue. The applicant has gained preliminary approval from the Shasta County Environmental Health Division for use of septic systems.*
3. *The site is physically suitable for the development proposed. The project site is flat, with no natural or man-made constraints affecting development potential. The amended parcel map would create two lots that have suitable area to support future single-family homes served by private septic systems in accordance with applicable zoning development standards.*
4. *The site is physically suitable for the proposed density. The project site is flat, with no natural or man-made constraints affecting development potential. The proposed parcels have suitable area based on zoning development standards to support single-family homes served by private septic systems.*
5. *The design of the proposed division and improvements will not cause environmental damage or injure fish or wildlife or their habitat. There are no potentially sensitive wildlife habitats within the project site.*
6. *The design of the proposed division and improvements will not cause serious public health problems. Adequate measures have been applied with the amended conditions of approval to address potential concerns related to public health, including, but not limited to, provisions for water for domestic use and fire protection and private septic systems in accordance with the requirements of the Shasta County Environmental Health Division.*
7. *The design of the proposed division and improvements will not conflict with easements for access through, or use of property within, the proposed division. Provisions for necessary easements have been made with the conditions of approval.*



GIS DIVISION
 DEVELOPMENT SERVICES DEPARTMENT
 DATE PRODUCED:
 JULY 16, 2009

0 200 400 Feet

ZONING MAP

PM-03-06 AMENDED \ ALAN D & SHARON K ADKINS
 2224 MARILYN AVENUE
 AP# 110-210-020

MTG. DATE:
 5/19/10

ITEM:
 1

ATTACHMENT:
 C



Aerial date: June 2004

Location Map
Parcel Map PM-3-06



ITEM 1
ATTACHMENT D



Shasta County

DEPARTMENT OF RESOURCE MANAGEMENT
1855 Placer Street, Redding, CA 96001

Russ Mull, R.E.H.S., A.I.C.P.
Director

Richard W. Simon, A.I.C.P.
Assistant Director

February 22, 2010

City of Redding
Ron Adams
Planning Division
777 Cypress Avenue
Redding, CA 96001

RECEIVED
FEB 22 2010

DEVELOPMENT SERVICES DEPT.

PARCEL MAP-3-06, 2224 MARILYN AVENUE FOR ADKINS

The Shasta County Environmental Health Division (EHD) has reviewed proposed parcel map PM-3-06 for a land division in the City of Redding. The project consist of two parçels with designated sewage disposal sites and public water service. This project is complete for EHD purposes with the following conditions:

1. No building construction, pools/spa construction, accessory building construction, drive ways or parking areas shall be completed within the sewage disposal areas identified on the preliminary map. A statement to this effect should be placed on the tentative and final maps and the leach line areas delineated on the tentative and final maps.
2. Because of the small lot sizes, soil conditions, and leach line requirements, the maximum number of bedrooms per proposed lot shall be three or less.
3. A permit for construction of a septic tank/leach field system must be obtained from the Shasta County Environmental Health Division prior to installation. Sewage disposal system permits are written after submission of a completed application, suitable site plot plan, and payment of septic system installation application fees.

If you have any questions regarding this matter, please contact me Monday through Friday from 8:00 to 8:30 a.m.

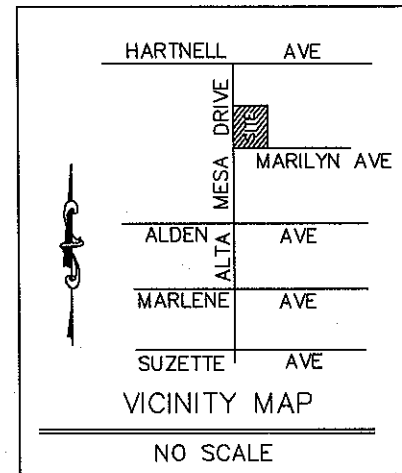
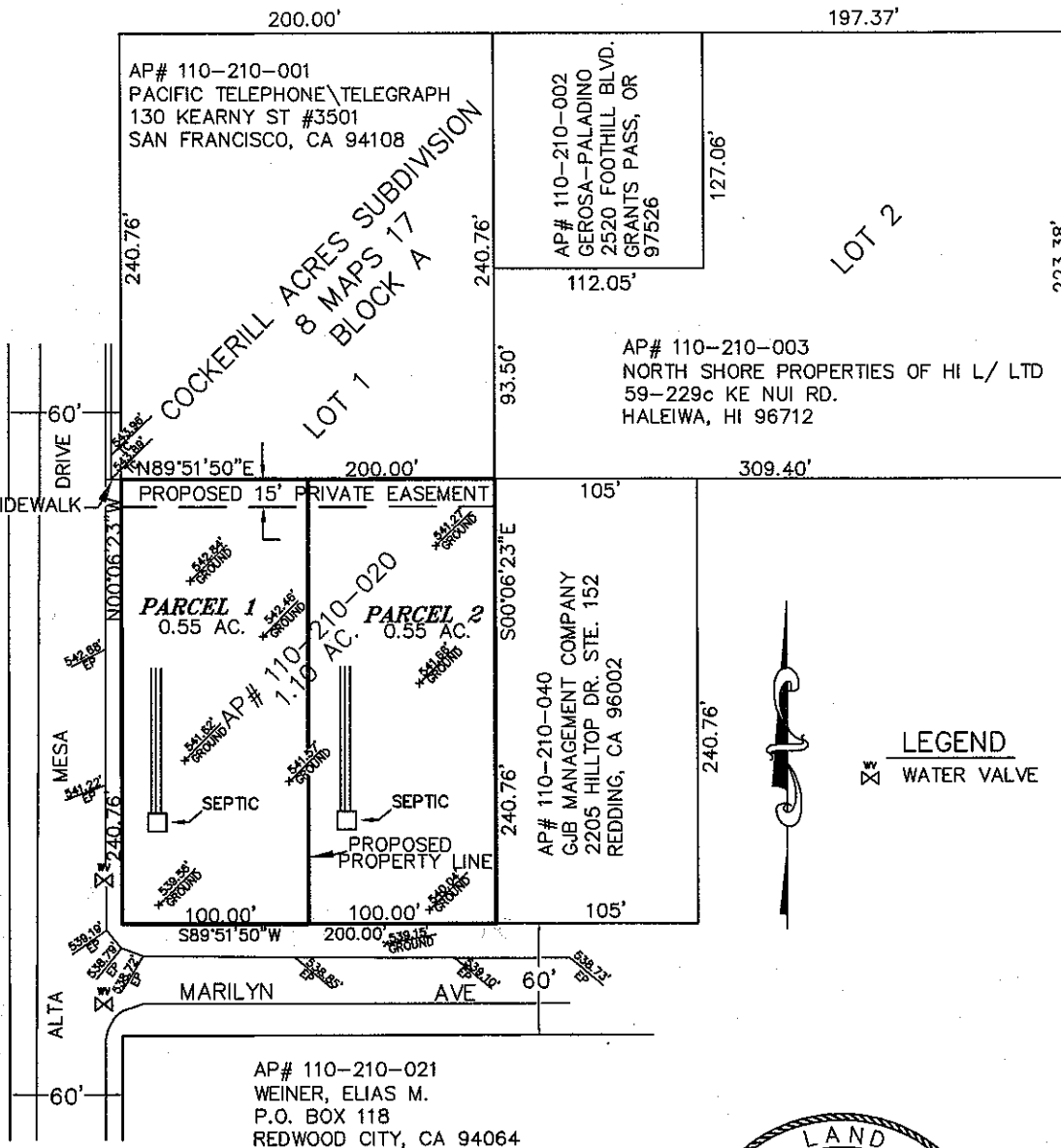
Sincerely,

Mark Cramer, R.E.H.S.
Senior Environmental Health Specialist

MC/pw
CORFEB22-10.WPD

ITEM 1
ATTACHMENT E

<input type="checkbox"/> Suite 101 AIR QUALITY MANAGEMENT DISTRICT 530 225-5674 Fax 530 225-5237	<input type="checkbox"/> Suite 102 BUILDING DIVISION 530 225-5761 Fax 530 245-6468	<input type="checkbox"/> Suite 103 PLANNING DIVISION 530 225-5532 Fax 530 245-6468	<input checked="" type="checkbox"/> Suite 201 ENVIRONMENTAL HEALTH DIVISION 530 225-5787 Fax 530 225-5413	<input type="checkbox"/> Suite 200 ADMINISTRATION & COMMUNITY EDUCATION 530 225-5789 Fax 530 225-5807
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AP# 110-010-070
 STEWARDSHIP PROPERTIES LLC
 P.O. BOX 993544
 REDDING, CA 96099

AP# 110-210-040
 GJB MANAGEMENT COMPANY
 2205 HILLTOP DR. STE. 152
 REDDING, CA 96002

AP# 110-210-021
 WEINER, ELIAS M.
 P.O. BOX 118
 REDWOOD CITY, CA 94064

OWNER

ALAN D. ADKINS AND SHARON K. ADKINS
 3469 GREENSTONE PLACE
 REDDING, CA 96001

ELECTRICITY

CITY OF REDDING

SEWER

SEPTIC

WATER

CITY OF REDDING

LEGEND

X# WATER VALVE

**AMENDED TENTATIVE MAP
 PM-3-06**

BEING A REDIVISION OF THE SOUTH 1/2 OF LOT 1,
 BLOCK A, COCKERILL ACRES SUBDIVISION
 IN THE CITY OF REDDING
 SHASTA COUNTY, CALIFORNIA

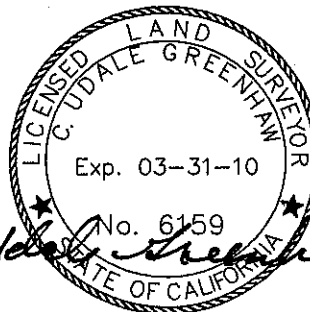
FOR
Alan D. Adkins & Sharon K. Adkins

AP# 110-210-020
 PER
 Book 955 O.R. Page 630
 BY

GREENHAW SURVEYING and MAPPING INC.
 2494 BEVERLY DRIVE, SUITE 2, REDDING, CA 96002
 (530) 222-5757

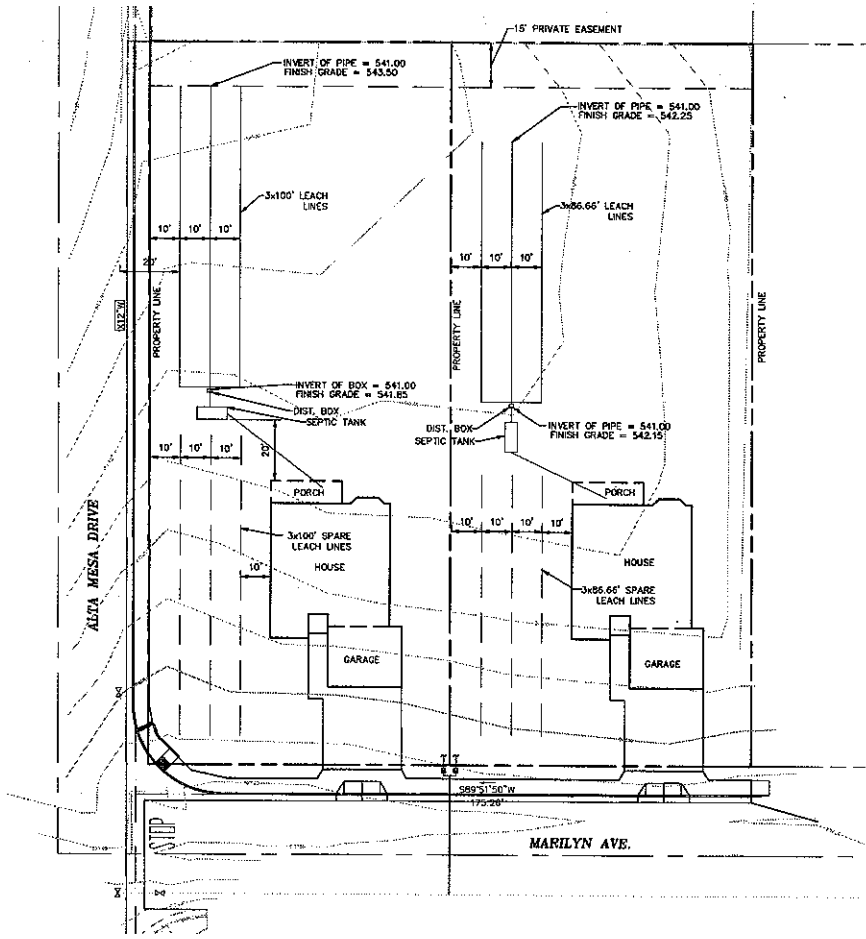
JULY 2009 SCALE: 1"=100' SHEET 1 OF 1

NOTE: THIS MAP DOES NOT REPRESENT A SURVEY.
 ALL DISTANCES, LOCATIONS AND ACREAGES ARE
 APPROX. AND ARE INTENDED FOR THE USE OF THIS
 TENTATIVE MAP ONLY. THIS MAP IS NOT TO BE
 USED FOR LEGAL DESCRIPTIONS.



C. Udale Greenhaw

ITEM 1
 ATTACHMENT G



SCALE: 1"=40'

2224 MARILYN AVE. PROPOSED SEWER LAYOUT EXHIBIT



Job No: