



COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

PLANNING

EJ Ivaldi
Deputy Director, Planning

HEARING DATE: June 18, 2015
TIME: 9:35 AM

TO: Zoning Administrator
FROM: Development Review Committee
DATE: June 18, 2015
SUBJECT: Minor Use Permit (PLN15-00191) Stampfl Garage

COMMUNITY PLAN: Horseshoe Bar/Penryn Community Plan

GENERAL PLAN DESIGNATION: Rural Residential 2.3-4.6 AC MIN

ZONING: RA-B-X-2.3 AC MIN (Residential Agriculture, with a Combined Building Site Minimum of 2.3 Acres)

STAFF PLANNER: Kally Keding-Cecil, Assistant Planner

LOCATION: The proposed project is located on 5880 English Colony Way in Penryn, Assessor's Parcel Number 032-082-046-000.

APPLICANTS: John and Sandra Stampfl

PROPOSAL:

The applicants request approval of a Minor Use Permit to allow for the construction of an approximately 1,200 square foot garage and 80 square foot porch prior to a residence on the site.

CEQA COMPLIANCE:

The project is categorically exempt from environmental review pursuant to the provisions of Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.050 (E) of the Placer County Environmental Review Ordinance (Class 3 – New Construction of Small Structures). The Zoning Administrator will be required to make a finding to this effect.

BACKGROUND/ANALYSIS:

The applicants have applied for a Minor Use Permit to allow for the construction of a 1,200 square foot detached garage on Assessor's Parcel Number 032-082-046-000. A Minor Use Permit is required because there is no residence on that parcel, and the approval of a Minor Use Permit is

required when an accessory structure is to be built on a parcel prior to the construction of a residence. According to the applicants, the garage would have no electrical or water connections, however these improvements are being considered for the garage after the construction of the main residence. There would be no living space in the garage.

The site of the proposed new garage construction consists of an approximately 5 acre parcel zoned RA-B-X 2.3 AC MIN (Residential Agriculture, with a Combined Site Minimum of 2.3 Acres). There are no existing structures on the property. Improvements include several trees, fencing, and a small vegetable garden. The parcel is at the end of a private driveway approximately 0.23 miles east of Aguilar Way on English Colony Road. An intermittent stream bounds the property at the west property line.

The surrounding parcels are developed with single-family residences, pools, and orchards, and are zoned Residential Agriculture and vary in size from 0.9 acres to 39 acres.

English Colony Road is part of the Placer County Mandarin Trail. Many of the parcels surrounding the Stampfl property operate mandarin orchards. One year after the construction of the garage, the Stampfl's will be planting their first acre of mandarin trees. The following year they will be putting an additional acre of their land into mandarin production. Staggering mandarin crops in this fashion is a standard practice by mandarin farmers to ensure annual mandarin output. One acre of land can support 150-200 trees. The garage will be used to store agricultural equipment associated with the mandarin farm prior to the construction of their home.

The proposed garage will meet the setback requirements of the parcel, and is compatible with the surrounding residential uses. As shown on the site plan and described within the application submittal, the garage will be utilized as an accessory storage structure for agricultural storage. For these reasons, staff is in support of the requested Minor Use Permit for the detached garage.

RECOMMENDATION:

The Development Review Committee recommends that the Zoning Administrator **approve** this Minor Use Permit (PLN15-00191) based upon the following findings and recommended conditions of approval.

FINDINGS:

CEQA

The project is categorically exempt from environmental review pursuant to the provisions of Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.050 (E) of the Placer County Environmental Review Ordinance (Accessory Structures).

Minor Use Permit:

Having considered the staff report, supporting documents and public testimony, the Zoning Administrator hereby finds that:

1. The proposed Stampfl Garage Minor Use Permit request is consistent with applicable policies and requirements of the Placer County General Plan.

2. The proposed detached garage is consistent with all applicable provisions of the Placer County Zoning Ordinance.
3. The operation of the proposed garage will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, comfort and general welfare of people residing in the neighborhood of the proposed use, or be detrimental or injurious to property or improvements in the neighborhood or to the general welfare of the County.
4. The proposed use of the garage will be consistent with the character of the immediate neighborhood and will not be contrary to its orderly development.
5. The proposed use of the garage will not generate a volume of traffic beyond the design capacity of all roads providing access to the project site.

RECOMMENDED CONDITIONS OF APPROVAL:

1. This Minor Use Permit (PLN15-00191) authorizes the construction of a 1,200 square foot detached garage on APN 032-082-046-000 prior to the construction of a residence, as shown on the attached Site Plans (Attachment C).
2. The applicant shall defend, indemnify, and hold harmless the County of Placer, the County Board of Supervisors, and its officers, agents, and employees, from any and all actions, lawsuits, claims, damages, or costs, including attorney's fees awarded in any proceeding brought in any State or Federal court, challenging the County's approval of that certain Project known as the Stampfl Garage Project (PLN15-00191) shall, upon written request of the County pay, or at the County's option reimburse the County for, all reasonable costs for defense of any such action and preparation of an administrative record, including the County staff time, costs of transcription and duplication. The County shall retain the right to elect to appear in and defend any such action on its own behalf regardless of any tender under this provision. This indemnification obligation is intended to include, but not be limited to, actions brought by third parties to invalidate any determination made by the County under the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) for the Project or any decisions made by the County relating to the approval of the Project. Upon written request of the County, the applicant shall execute an agreement in a form approved by County Counsel incorporating the provisions of this condition.
3. This Minor Use Permit (PLN15-00191) shall expire on June 18, 2017, unless previously exercised with a final approval of the garage foundation from the County. (PLN)

ATTACHMENTS:

Attachment A – Memo from Engineering and Surveying Division
Attachment B – Memo from Environmental Health Services
Attachment C - Site Plans

cc: Sarah Gillmore - Engineering and Surveying Division
Laura Rath - Environmental Health Services
Sandra and John Stampfl - Property Owners/Applicants



MEMORANDUM

DATE: JUNE 2, 2015

TO: KALLY KEDINGER-CECIL, PLANNING SERVICES DIVISION
LINDSAY DEROBERTIS, CLERK

FROM: SARAH GILLMORE, ENGINEERING AND SURVEYING DIVISION

SUBJECT: PLN15-00191: STAMPHL GARAGE MINOR USE PERMIT; ENGLISH COLONY
WAY; PENRYN; APN 032-082-046

The Engineering and Surveying Department (ESD) has reviewed the application for a 1200 sf detached garage to be built prior to any dwelling.

The Engineering & Surveying Department (ESD) **supports** the Development Review Committee's recommendation and has no comments or conditions.



Placer County Health and Human Services Department

Jeffrey S. Brown, M.P.H., M.S.W.
Department Director

Wesley G. Nicks, R.E.H.S.
Environmental Health, Director

MEMORANDUM

OFFICE OF THE PLACER COUNTY HEALTH AND HUMAN SERVICES Division of Environmental Health

To: Kally Keding-Cecil, Placer County Planning Department

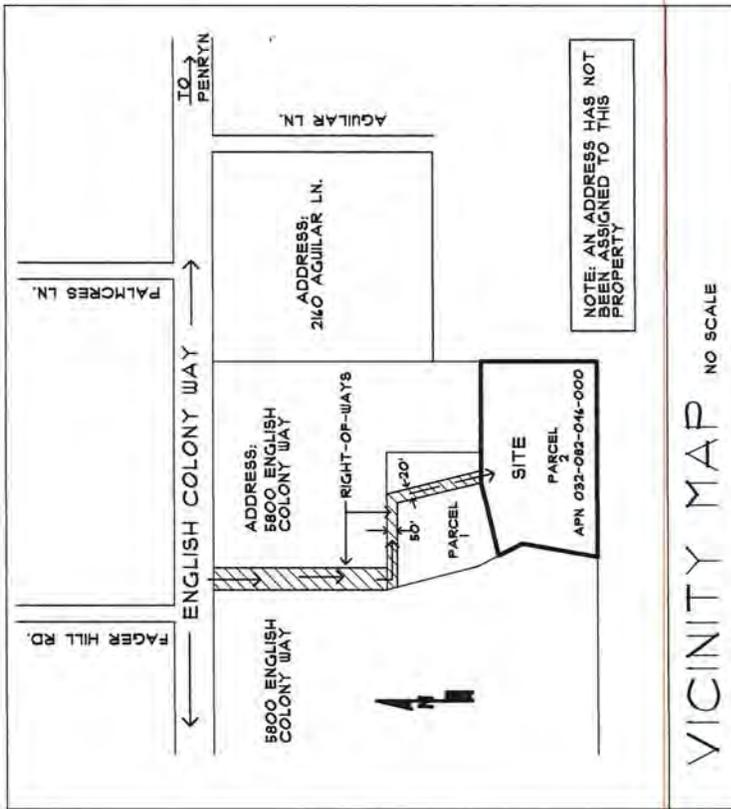
From: Laura Rath, REHS
Land Use and Water Resources Section

Date: May 20, 2015

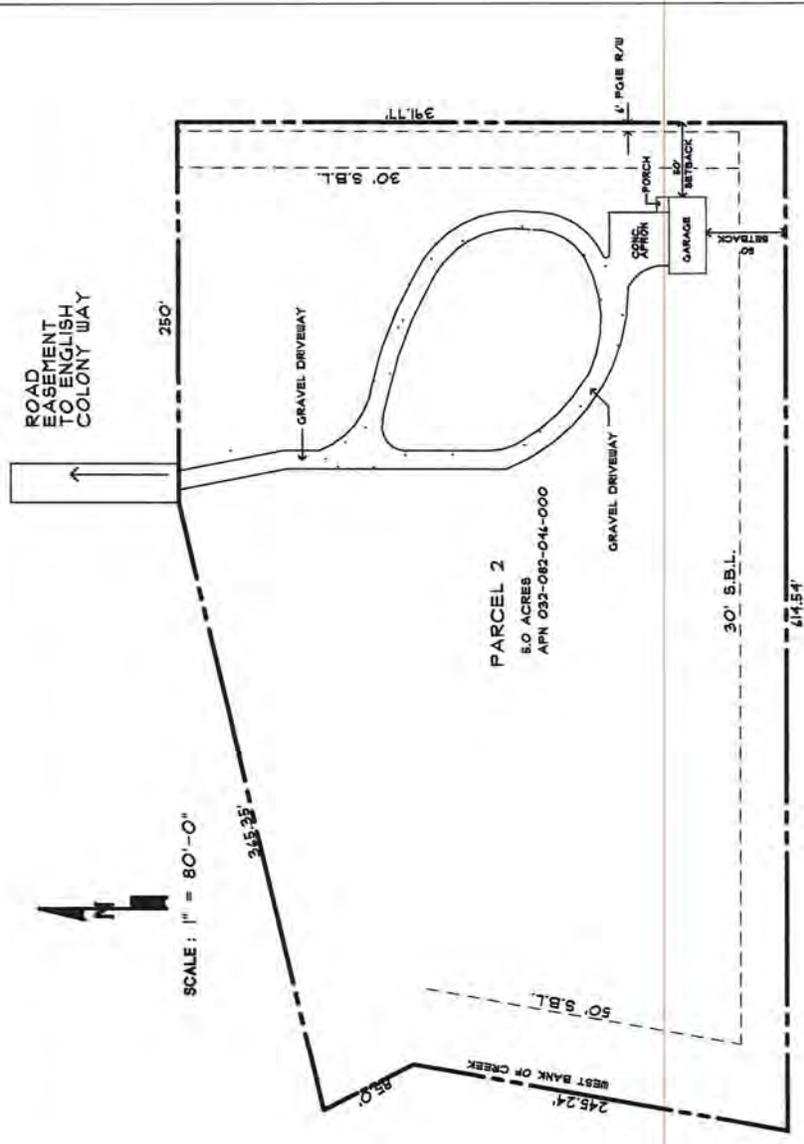
Subject: **PLN15-00191, Stampfl Garage Minor Use Permit, APN 032-082-046**

Environmental Health Services has reviewed the subject minor use permit application and has no comments or recommended conditions of approval.

Perspective, Hope, and Opportunity



VICINITY MAP NO SCALE



PARCEL 2
5.0 ACRES
APN 032-082-046-000

GARAGE PLANS FOR:

SANDRA & JOHN STAMPHL

8161 CHIMANGO COURT
ANTIOPE, CA. 95843
TOT-322-6230

LOCATION:
ENGLISH COLONY WAY
PENRYN, CA
APN 032-082-046-000

RECEIVED
MAY 11 2015
CDRA

GARAGE AREA = 1200 SQ. FT.
PORCH AREA = 80 SQ. FT.

PLOT PLAN
SCALE: 1" = 80'-0"

NOTE:
NO WATER OR ELECTRICAL
SERVICES FOR THIS PROJECT
BUILDING PAD IS LEVEL DRIVEWAY
HAS MINOR ELEVATION CHANGE.
NO TREES TO BE REMOVED.