

property (identified as Lot A) was originally created as part of a four-lot parcel map (Parcel Map 8-62) that was recorded by the current applicant/property owner in July 1975 (Attachment B).

As a result of this subdivision, a lot would be added to the original 4-lot recorded parcel map resulting in five total lots. In accordance with County Subdivision Ordinance, a division of land that results in five or more lots requires a tentative subdivision map subject to review and consideration by the Planning Commission not the Zoning Administrator.

Analysis

Since its approval, there have been no changes to the approved tentative map. For the Commission’s consideration, the original project analysis contained in the staff report, Findings, and Conditions of Approval remains unchanged and applicable. Minor edits to the final Findings and Conditions of Approval reflects text changes replacing references to Zoning Administrator with Planning Commission (Attachment D).

The applicant has initiated subdivision improvements consistent with the map and filed a Final Map application for the recordation of the two residential lots. Processing of the Final Map will resume but its recordation will be held until processing and appropriate actions on the Tentative Subdivision Map have concluded.

Attachments

- Attachment AApproved Rancheria Court Tentative Subdivision Map
- Attachment BRecorded Parcel Map 8-62
- Attachment COriginal Zoning Administrator Packet
(Staff Report and Mitigated Negative Declaration/Initial Study)
- Attachment DFindings and Conditions of Approval