

COUNTY OF EL DORADO COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT MEMORANDUM

Date: September 5, 2017 Agenda of: September 28, 2017

To: Planning Commission

From: Mel Pabalinas, Senior Planner

Subject: TM14-1523/Rancheria Court Tanis Split

The following details staff's analysis and recommendations for the above referenced project for the Planning Commission's consideration.

Recommendation

Staff recommends the Planning Commission take the following actions:

- 1. Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff;
- 2. Adopt the Mitigation Monitoring Program in accordance with California Environmental Quality Act (CEQA) Guidelines, Section 15074(d), incorporating the Mitigation Measures as presented;
- 3. Approve Tentative Subdivision Map TM14-1523, based on the Findings and subject to the Conditions of Approval as presented.
- 4. Approve the following design waivers, as the required Findings can be made:
 - a. Modification of Standard Plan 101C allowing existing Rancheria Court to remain unmodified for the portion of the roadway between large rock outcropping and culvert; and
 - b. Modification of Standard Plan 101C allowing reduction in the required roadway width to 12 feet for roadway serving Lot 1 through Lot 2.

Background

The Tentative Subdivision Map was originally approved by the Zoning Administrator on November 16, 2016 (Attachment A). The approved map would create a total two residential lots, approximately 11.535 acres and 5.11 acres in size, from a 16.645 acre property. The subject

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 A	Approved Rancheria Court Tentative Subdivision Map
Attachment B	Recorded Parcel Map 8-62
Attachment C	Original Zoning Administrator Packet
	(Staff Report and Mitigated Negative Declaration/Initial
	Study)
Attachment D	Findings and Conditions of Approval