



## Legislation Text

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**File #:** 18-0107, **Version:** 1

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Community Development Services, Planning and Building Department, submitting for approval the Final Map (TM14-1523-F) for Rancheria Court Subdivision, creating a total of two residential lots ranging in size from 5.11 to 11.535 acres, on property identified by Assessor's Parcel Number 319-330-27, located on the north side of Rancheria Court, approximately 600 feet east of Rancheria Drive, in the Shingle Springs area, and recommending the Board approve the Final Map (TM14-1523-F) for Rancheria Court Subdivision. (Supervisorial District 4)

**FUNDING:** N/A

### **DEPARTMENT RECOMMENDATION**

Community Development Services (CDS), Planning and Building Department recommending the Board approve the Final Map (TM14-1523-F) for Rancheria Court Subdivision.

### **DISCUSSION / BACKGROUND**

The Rancheria Court Subdivision Map was approved by the Planning Commission on September 28, 2017 (Exhibit B). The approved map would create a total of two residential lots from an existing 16.65 acre parcel, ranging in size from 5.11 to 11.535 acres. The existing 16.65-acre parcel was created by a 4-lot parcel map (Parcel Map 8-62, recorded July 1975) by the same property owner (Exhibit C).

Since the Rancheria Court Subdivision is a re-subdivision of one of the original four parcels in the Parcel Map by the same owner, the Subdivision Map Act requires a Subdivision Map and Final Map for the creation of any more lots, instead of a Parcel Map.

The Final Map has been verified for conformance with the approved Tentative Subdivision Map and Conditions of Approval (Exhibit D). County departments and affected outside agencies have reviewed and recommended approval of the map. All necessary subdivision improvements are in place.

Environmental Review: The review of the Final Map is a ministerial process and is Statutorily Exempt from environmental review under Section 15268(b) (3) of the California Environmental Quality Act Guidelines.

### EXHIBITS (Attachment A)

Exhibit A - Location Map

Exhibit B - Approved Rancheria Court Tanis Tentative Subdivision Map

Exhibit C - Original and Recorded Parcel Map 8-62

Exhibit D - Verification of Final Map Conformance with Conditions of Approval

### **ALTERNATIVES**

N/A

### **OTHER DEPARTMENT / AGENCY INVOLVEMENT**

County Counsel, CDS Department of Transportation, Surveyor's Office, and the El Dorado County Fire Department.

**CAO RECOMMENDATION**

It is recommended that the Board approve this item.

**FINANCIAL IMPACT**

There is no Net County Cost associated with the proposed action.

**CLERK OF THE BOARD FOLLOW UP ACTIONS**

N/A

**STRATEGIC PLAN COMPONENT**

N/A

**CONTACT**

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