



Legislation Details (With Text)

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Type:	Agenda Item	Status:	Approved
File created:	9/6/2017	In control:	Planning Commission
On agenda:	9/28/2017	Final action:	9/28/2017
Title:	<p>Hearing to consider the Rancheria Court Tanis Split project (Tentative Subdivision Map TM14-1523)* for a tentative subdivision map creating two residential lots ranging in size from 5.11 to 11.535 acres and the following Design Waivers: (a) Modification of Standard Plan 101C allowing existing Rancheria Court to remain unmodified; 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 on property identified by Assessor's Parcel Number 319-330-27, consisting of 16.645 acres, in the Shingle Springs area, submitted by Raymond Tanis; and staff recommending the Planning Commission take the following actions:</p> <ol style="list-style-type: none">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 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; and4) Approve the following Design Waivers, as the required Findings could be made:<ol style="list-style-type: none">(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. (Supervisory District 4)		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. A - Staff Memo 09-05-17 PC 9-28-17, 2. B - Approved Tentative Map (Attachment A) PC 9-28-17, 3. C - Recorded Parcel Map (Attachment B) PC 9-28-17, 4. D - Original Zoning Administrator Packet (Attachment C) PC 9-28-17, 5. E - Findings and Conditions of Approval (Attachment D) PC 9-28-17, 6. F - Proof of Publication-Mountain Democrat PC 9-28-17, 7. FINAL Findings, 8. FINAL Conditions of Approval, 9. APPROVED STAMPED Exhibits, 10. APPROVED STAMPED Map, 11. ADOPTED Mitigated Negative Declaration		

Date	Ver.	Action By	Action	Result
9/28/2017	1	Planning Commission	Approved	Pass

Hearing to consider the Rancheria Court Tanis Split project (Tentative Subdivision Map TM14-1523)* for a tentative subdivision map creating two residential lots ranging in size from 5.11 to 11.535 acres and the following Design Waivers: (a) Modification of Standard Plan 101C allowing existing Rancheria Court to remain unmodified; 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 on property identified by Assessor's Parcel Number 319-330-27, consisting of 16.645 acres, in the Shingle Springs area, submitted by Raymond Tanis; and staff recommending 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 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; and

4) Approve the following Design Waivers, as the required Findings could 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. (Supervisory District 4)

DISCUSSION / BACKGROUND

Request to consider Tentative Subdivision Map TM14-1523/Rancheria Court Tanis Split submitted by Raymond Tanis (Agent: Northern California Geomatics/Brendan Williams) for a tentative subdivision map creating two residential lots ranging in size from 5.11 to 11.535 acres and the following Design Waivers: (a) Modification of Standard Plan 101C allowing existing Rancheria Court to remain unmodified; 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. The property, identified by Assessor's Parcel Number 319-330-27, consisting of 16.645 acres, is located on the northeast side of Rancheria Court, approximately 900 feet east of the intersection with Rancheria Drive, in the Shingle Springs area, Supervisory District 4. (County Planner: Mel Pabalinas) (Mitigated Negative Declaration prepared)*

A Staff Report is attached.

CONTACT

Mel Pabalinas

Community Development Services, Planning and Building Department