Meme

To: Planning Commission  
From: Frank Lynch, Senior Planner  
Date: October 9, 2014  
Re: Revised Tentative Map P 11-19 Stewart

On September 13, 2012 the Commission gave tentative map approval to a project in South County (Kettenpom) area. The application was seeking approval of a six lot parcel division on the Stewart Ranch. The proposed division of a portion of this large ranch was to create parcels of 52, 38, 42, 38, 39, acres in size plus and a 213+- acre remainder. The project was approved with conditions primarily focused on road improvements, a drainage and grading plan requirement, and archeological resource protection.

The subdivider now requests that an alternative tentative map be accepted, reducing the number of parcels to a total of three parcels, an 88+- acre parcel north of Peak Road, a 119+- acre parcel south of the road, and the 213+- acre Remainder Parcels which is part of the larger Williamson Act contract covering other portions of the ranch. The Subdivider would remain subject to the applicable conditions of approval but would obviously not be required to build the internal roads to serve other parcels.

Staff does not note any issue with this reduction in parcels, again subject to conditions. Further, no new CEQA review would be required by the acceptance of this alternative revised map.

Recommended Action: Staff recommends the Commission move to accept the alternative tentative map as the approved map finding the project is consistent with the General Plan (Resource) and Zoning (Ag- 40 acre minimums), and the previously approved negative declaration.