



**PLANNING COMMISSION HEARING  
JANUARY 23, 2018**

**STAFF REPORT**

**#17-18 EXTENSION TO MINOR LAND DIVISION\VARIANCE #15-15  
5995 KATIE LANE, APNs: 044-072-019 AND 044-072-018**

**REQUEST**

To extend the approval of the Minor Land Division and Variance (Application #15-15) for one year from December 15, 2017 to December 15, 2018 subject to the previous conditions of approval for the division of the 1.97 acre parcel into two parcels respectively 48,103 sf and 37,590 sf.

**RECOMMENDATION**

The Planning Commission adopt Resolution #18-01 to extend the Minor Land Division and Variance (Application #15-15) to December 15, 2018 subject to the findings and the previous conditions of approval.

**PROJECT DESCRIPTION**

**Location:** On the south side of Katie Lane, and north of McAllen Street, approximately 150 feet east of Saunders Avenue.  
**APNs:** 044-072-019 & 044-072-018  
**Size:** 1.97 acres

**General Plan, Zoning, and Existing Land Uses**

	<b>GENERAL PLAN</b>	<b>ZONING</b>	<b>CURRENT LAND USE</b>
<b>ON SITE</b>	RURAL RESIDENTIAL	RR	TWO SINGLE FAMILY RESIDENTIAL
<b>NORTH</b>	RESIDENTIAL-MEDIUM DENSITY	RS-10	SINGLE FAMILY RESIDENTIAL
<b>EAST</b>	RURAL RESIDENTIAL	RR	SINGLE FAMILY RESIDENTIAL
<b>SOUTH</b>	RURAL RESIDENTIAL	RR	SINGLE FAMILY RESIDENTIAL
<b>WEST</b>	RESIDENTIAL-MEDIUM DENSITY	RS-10	CHURCH

**Improvements/Utilities/Service Systems:**

**Sewer – SPMUD**                      **Water – PCWA**                      **Gas/Electric – PG&E**  
**Trash – Recology Auburn Placer**      **Fire – South Placer Fire District**

**BACKGROUND**

Minor Land Division and Variance (Application #15-15) was approved by the Planning Commission on December 15, 2015 with an expiration date of December 15, 2017. The property is zoned Rural Residential (RR) which has a one acre minimum parcel size. However, the division of the 1.97 acre parcel resulted into two parcels being respectively 48,103 sf and 37,590 sf requiring a variance for the latter parcel as it was less than the one acre minimum.

The property owners submitted a request for an extension in a timely manner and accepted as complete on November 14, 2017. In their request, they explained additional time was needed to resolve some easement

issues for the final map.

No substantial changes have occurred which necessitate changes to the conditions of approval by the Planning Commission for this project. Thus, the extension may be granted, as per the State Subdivision Map Act that allows an extension, when subject to the previously approved conditions of approval.

#### **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

Pursuant to CEQA Guidelines Section 15061 (b) (3) the project may be found to be exempt under the General Rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

#### **RECOMMENDATION**

The Planning Commission adopt Resolution #18-01 to extend the Minor Land Division and Variance (Application #15-15) to December 15, 2018 subject to the findings and the previous conditions of approval and find the project exempt from CEQA as per Section 15061 (b) (3).

#### **ATTACHMENTS**

1. Draft Resolution #18-01
2. Application #17-18
3. 2015 Staff Report Application #15-15
  - A. Approved Resolution #15-01
  - B. Conditions of Approval
4. Proposed Minor Land Division
5. Maps
  - Site Location
  - Parcel Sizes
  - Zoning
  - Aerial Photo

**NOTE: Notice published in paper January 11, 2018, and mailed January 11, 2018.**