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MEMORANDUM

Planning Commission meeting of September 28, 2022

DATE: September 27, 2022
TO: Planning Commission
FROM: Heather Ferris, Planning Manager

SUBJECT: Item 6.G - For Possible Action: Discussion and possible action regarding a request from John Krmpotic ("Applicant") for a recommendation to the Board of Supervisors ("Board") concerning a request for a Tentative Subdivision Map (SUB-2022-0375) known as Ash Canyon SF to create 41 single family residential lots on an 8.41-acre parcel zoned Single-Family 12,000 ("SF12"), located at 1051 N Ormsby Blvd., Assessor's Parcel Number ("APN") 001-241-14. (Heather Ferris, hferris@carson.org).

Since the release of the packet staff has had discussion with the applicant regarding the intent of Condition #31 and offers the following modifications to the condition to provide clarity:

31. ~~With the submittal~~ **Prior to the issuance** of the site improvement permit application, the developer shall provide **update the water and sewer analyses to include the Andersen Ranch West Subdivision (SUB-2022-0374)** updated analyses (water, sewer, and transportation) to include all projects that have been entitled up to 3 months after this project has been **should it be** entitled. **Additionally, the developer shall analyze the turning movements at North Ormsby Boulevard and both entrances of Ormsby Circle to ensure there are no turning movement conflicts created between this subdivision and the Andersen Ranch West Subdivision.** ~~In the event~~ **If the** updated **studies and turning analysis recommend additional project** reports shall that mitigations, is required to meet development standards; the project must provide mitigation to the satisfaction **the developer shall incorporate the recommended mitigations, to the approval** of the City Engineer.

Staff recommends the following motion:

"I move to recommend approval of Tentative Subdivision Map SUB-2022-0375 based on the ability to make the required findings and subject to the conditions of approval contained in the staff report and amended in staff's memo dated September 27, 2022."