

FROM THE PLANNING COMMISSION MINUTES OF JANUARY 14, 2010

8. REZONE/PLANNED DEVELOPMENT/TENTATIVE MAP

Z08-0033/PD09-0006/TM08-1482/Cameron Woods Unit 9 submitted by DAROL RASMUSSEN to: 1. Rezone the following Assessor's Parcel Numbers (APNs): (A) APN 070-011-45 (54.17 acres) from Estate Residential Five-Acre/One-Acre Residential/Professional Office Commercial-Design Control-Airport Safety (RE-5/R1A/CPO-DC-AA) to One-Family Residential- Planned Development-Airport Safety (R1-PD-AA). Approximately 21 acres of Open Space would be zoned Open Space-Planned Development-Airport Safety (OS-PD-AA); (B) APN 070-011-33 (15.74 acres) from Estate Residential Ten-Acre/One-Acre Residential/Professional Office Commercial-Design Control-Airport Safety (RE-10/R1A/CPO-DC-AA) to One-Family Residential-Planned Development-Airport Safety (R1-PD-AA); and (C) APN 083-020-21 (5.56 acres) from Estate Residential Five-Acre-Airport Safety (RE-5-AA) to Professional Office Commercial-Design Control-Airport Safety (CPO-DC-AA); 2. Development Plan to approve the proposed lotting configuration, circulation plan, and open space lot. No density bonus or modifications to the R1 Development Standards are proposed; and 3. Phased Tentative Map to create 33 residential lots ranging in size from 0.35 acres to 27.03 acres, two commercial lots 0.94 and 3.96 acres in size, and one open space lot. The property, identified by Assessor's Parcel Numbers 070-011-45, 070-011-33, 083-020-21, consisting of 75.47 acres, is located at the end of Cinsant Drive, approximately one-fourth mile northeast of the intersection of Virada and Cameron Park Drive, in the Cameron Park area, Supervisorial District IV. *[Project Planner: Pierre Rivas]* (Mitigated negative declaration prepared)

Pierre Rivas presented the item to the Commission with a recommendation of approval to the Board of Supervisors.

Eileen Crawford/DOT indicated that she had met with the applicant and as a result was recommending the following amendments to the conditions of approval:

- Condition #17: Modify wording to read "The applicant shall provide their fair share cost (22% of Virada signalization) for the construction of the signal and intersection improvements at Cameron Park Drive and Mira Loma as proposed by the DOT staff report dated 1/11/2010. The applicant shall obtain an approved fair share agreement to the approval of the Department of Transportation, prior to the filing of the final map."
- Condition #47: Add the wording "building permit" before "applicant".

Craig Rasmussen/applicant's representative summarized his father's project and stated that it was not their intent to develop in the near future. He requested that the driveway improvements (i.e., realignment, widening) required by DOT be deferred until the property is developed.

When questioned by Commissioner Pratt on whether the subdivision would be gated, Mr. Rasmussen indicated that it hadn't been considered.

David Williamson inquired on the future use and public access to the proposed open space. He also stated that since a traffic signal at Mira Loma would shuttle traffic to Perlett Drive, would speed bumps be considered?

Mr. Rivas referred to Condition #15 regarding Open Space and said this will be a passive open space as there is no proposal for trails and that he did not see the public being prohibited from it.

Mr. Rasmussen stated that the open space area will still be private property and, as the owners, they would be liable. He also stated that there is an old bomb shelter in the open space area and they have had to take necessary procedures to deter individuals from exploring it.

Joe Collins indicated that his property is adjacent to Lot 33 and due to security concerns, inquired if the existing wire fence would be extended.

Darol Rasmussen/applicant stated that the land has been a grazing area for the last 30 years and the open space designation is to expand the environmental atmosphere. He confirmed that the existing wire fence would be extended for security measures.

Ms. Crawford/DOT stated that they do not recommend speed bumps, but once a project has been established, DOT can review the traffic levels to determine if stop signs or speed limits are needed in that area.

Chair Mathews indicated that he did not have a problem with the applicant's request on deferring the realignment of the driveway.

Ms. Crawford/DOT recommended amending Condition #16 to add the following wording as the second sentence in the condition: "Improvements to the existing driveway to parcels 32 and 33 will be deferred to future development of those parcels."

No further discussion was presented.

Motion: Commissioner Mathews moved, seconded by Commissioner Pratt, and carried (4-0), to recommend the Board of Supervisors 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 CEQA Guidelines Section 15074 (d), incorporating the Mitigation Measures in the Conditions of Approval as proposed by staff; 3. Approve Zone Change Z08-0033 based on the findings proposed by staff; 4. Approve Planned Development PD09-0006 adopting the development plan as the official development plan based on the findings proposed by staff, subject to the conditions as presented; and 5. Approve Tentative Map TM08-1482 based on the findings proposed by staff, subject to the conditions as amended: (a) Modify Conditions #16, #17, and #47 as indicated.

AYES: Rain, Tolhurst, Pratt, Mathews

NOES: None

ABSENT: Heflin