

FROM THE PLANNING COMMISSION MINUTES OF NOVEMBER 13, 2014

AGENDA ITEMS

9. (14-1502) Hearing to consider request for the following: 1) Rezone Assessor's Parcel Numbers 070-011-45 and 070-011-33 from One-Family Residential-Planned Development-Airport Safety District (R1-PD-AA) and Open Space-Planned Development-Airport Safety District (OS-PD-AA) to One-Family Residential-Airport Safety District (R1-AA); 2) Rescind Planned Development PD08-0006; 3) Reduce number of residential lots from 33 to 26 lots; 4) Design Waiver to allow proposed Lots 23 and 24 to exceed the 3:1 depth to width lot ratio; and 5) Reduce interim wetland buffer from 50 feet to a minimum of five feet [Rezone Z14-0004/Tentative Map Revision TM08-1482-R/Cameron Woods Unit No. 9] on property identified by Assessor's Parcel Number's 070-011-45, 070-011-33 and 083-020-21, consisting of 75.24 acres, in the Cameron Park area, submitted by Craig Rasmussen; and staff recommending the Planning Commission recommend the Board of Supervisors take the following actions:

- 1) Find the previously adopted Mitigated Negative Declaration to be an adequate environmental review document for the project;
- 2) Approve Rezone Z14-0004 based on the Findings as presented;
- 3) Rescind approved Planned Development PD08-0006;
- 4) Approve proposed revision to Cameron Woods Unit No. 9 Tentative Subdivision Map under TM08-1482-R based on the Findings and subject to the Conditions of Approval as presented;
- 5) Approve Design Waiver allowing Lots 23 and 24 to exceed the 3:1 depth to width lot ratio in accordance with the El Dorado County Design and Improvement Standards Manual (DISM); and
- 6) Approve reduced interim wetland buffer from 50 feet to a minimum of five feet in accordance with the Interim Interpretive Guideline to General Plan Policy 7.3.3.4.

(Supervisory District 4)

Mel Pabalinas presented the item to the Commission with a recommendation to the Board of Supervisors for approval. He stated that on page 6 of the Staff Report, the second paragraph in the Environmental Review section should be deleted as it doesn't apply.

Mr. Pabalinas identified the following Conditions of Approval that staff was recommending changes to:

- Conditions 4 and 5: Delete as there are no impacts to the wetlands;
- Condition 15: Bottom row in table should be changed from a vertical curb to a rolled curb;
- Condition 44: Read into the record recommended revised language;
- Condition 45: First sentence is missing the word "minute" at the end; and
- All references to DOT should be changed to Transportation Division.

Mr. Pabalinas indicated that yesterday he spoke to Mr. Holland, a member of the public, on some misunderstandings of the project by the neighbors. He encouraged Mr. Holland to still submit the public comments from him and his neighbors.

County Counsel David Livingston stated that it would be inappropriate to delete Conditions 4 and 5 as they are Mitigation Measures from the original project and he recommended that they remain in the Conditions of Approval.

Craig Rasmussen, applicant, made the following comments:

- This is the last phase of the subdivision;
- U.S. Army Corps of Engineers changed their policy on encroachment of wetlands, which is why the map is being revised;
- Spoke on the area that was requiring a setback reduction from the wetlands;
- Voiced concern on retaining Conditions 4 and 5 when they longer applied;
- Believed that the neighbors' concerns have been addressed; and
- No plans to develop the estate lot as it is being used by the family.

Lillian MacLeod stated that an addendum to the Negative Declaration would be required in order to remove Conditions 4 and 5. Since these conditions would need to have something to occur to trigger them, she suggested that it would be better to leave them in the document.

Dave Spiegelberg, Transportation, stated that he would ensure that the project file points to today's Planning Commission minutes so this discussion would be made available to the Plan Checkers.

Chair Mathews closed public comment.

Commissioner Heflin suggested adding the words "if needed" to Conditions 4 and 5 to address the applicant's concerns.

Commissioner Ridgeway stated that the public's perception is that there is a 50 foot wetland buffer. Mr. Rasmussen responded by stating that there is except for two small spots and the consultant has indicated that there would be no impact to the wetlands. Mr. Pabalinas confirmed that this is shown on the map.

There was no further discussion.

Motion: Commissioner Shinault moved, seconded by Commissioner Heflin, and carried (5-0), to recommend the Board of Supervisors take the following actions: 1) Find the previously adopted Mitigated Negative Declaration to be an adequate environmental review document for the project; 2) Approve Rezone Z14-0004 based on the Findings as presented; 3) Rescind approved Planned Development PD08-0006; 4) Approve proposed revision to Cameron Woods Unit No. 9 Tentative Subdivision Map under TM08-1482-R based on the Findings and subject to the Conditions of Approval as modified: (a) Amend Conditions 4 and 5 to add the words "if needed"; (b) Amend Condition 15 table to change Virada Road, Street A, from "vertical curb" to "rolled curb"; (c) Amend Condition 44 with revised language read into the record; (d) Amend Condition 45 by adding the word "minute" to the end of the first sentence and changing the word "are" to "or" in the second sentence; and (e) Change all references to DOT to Transportation Division in the

Conditions of Approval; 5) Approve Design Waiver allowing Lots 23 and 24 to exceed the 3:1 depth to width lot ratio in accordance with the El Dorado County Design and Improvement Standards Manual (DISM); and 6) Approve reduced interim wetland buffer from 50 feet to a minimum of five feet in accordance with the Interim Interpretive Guideline to General Plan Policy 7.3.3.4.

AYES: Stewart, Ridgeway, Heflin, Shinault, Mathews
NOES: None