

DEVELOPMENT SERVICES DEPARTMENT

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TO: Planning Commission

FROM: Mel Pabalinas, Senior Planner *MP for Gordon Bell*

DATE: January 20, 2009

RE: Corrections to Planning Commission Staff Report
Cameron Hills Subdivision Z07-0027/PD07-0017/TM08-1473
Agenda Item No. 13 of February 12, 2009 Planning Commission Meeting

Following reproduction of the Planning Commission staff report, staff became aware of specific information that needs to be corrected. The corrections are as follows:

1) **Tentative Map Application File Number**

The printed staff report includes a reference to an old time extension application file TM96-1325E for the previous Tentative Map approved for the site (see Background section of staff report). This time extension file has been withdrawn and is superseded by a new Tentative Map file application No. TM 08-1473.

2) **Planned Development**

The project includes a request for a Rezone to include a combining zone (-PD) and Development Plan for the proposed 41-lot residential subdivision with five open space lots. As further clarification, the PD zone was required for this project due to its location within the Airport Safety Zone 3 of the Cameron Park Airport in accordance with El Dorado County General Plan Policy 2.2.5.13. In July 2007, under Board of Supervisor Resolution No.184-2007, this policy was amended deleting the reference to the Airport Safety Zone 3 and related PD requirements. Based on this action, a PD would not be required for the project; however, the applicant has elected to retain the Planned Development request. The request is necessary because the project includes the zoning of parcels for Open Space which does not comply with the minimum 10-acre parcel size requirement. The project includes five (5) opens space parcels ranging from 0.08 acres to 4.91 acres in size.

09-0825.E.1

3) Design Waiver Request

The project includes a Design Waiver request to reduce the required 6-foot wide sidewalk to 4-foot wide. This request has been evaluated and deemed acceptable by staff, subject to specific findings in Attachment 2. Therefore, this request is being included as part of staff recommendation.

Based on the above changes, staff is providing the following updated recommendations (edits are shown with strikethroughs and underlines):

RECOMMENDATION: Staff recommends the Planning Commission recommend that the Boards of Supervisors take the following actions:

1. Adopt the Mitigated Negative Declaration based on the Initial Study reviewed by staff;
2. Adopt the mitigation monitoring program in accordance with CEQA Guidelines, Section 15074(d), as incorporated in the conditions of approval and mitigation measures in Attachment 1;
3. Approve Rezone Z07-0027 based on the findings in Attachment 2;
4. Conditionally approve Planned Development application PD07-0017, Tentative Subdivision Map application ~~TM96-1325E~~ TM08-1473 and adopting the Development Plan as the official development plan, subject to the conditions in Attachment 1, based on the findings in Attachment 2.
5. Approve Design Waiver request to reduce the required sidewalk width of 6 feet to 4 feet.