

FROM THE PLANNING COMMISSION MINUTES OF DECEMBER 11, 2014

5. 14-1590 Hearing to consider the following requests: 1) General Plan Amendment amending the land use designation from Medium Density Residential (MDR) to Low Density Residential (LDR); 2) Zone change from Single-Family Three-Acre Residential (R3A) to Estate Residential Five-Acre (RE-5); and 3) Parcel Map creating three parcels ranging in size from 5 to 8.5 acres [General Plan Amendment A07-0015/Rezone Z07-0049/Parcel Map P06-0006/Noland Parcel Map]* on property identified by Assessor's Parcel Number 042-680-32, consisting of 18.84 acres, in the Camino/Pollock Pines Community Region, submitted by Chad Noland; and staff recommending the Planning Commission recommend the Board of Supervisors take the following actions:

- 1) Adopt the Negative Declaration, based on the Initial Study prepared by staff;
 - 2) Approve General Plan Amendment A07-0015 based on the Findings as presented;
 - 3) Approve Zone Change Z07-0049 based on the Findings as presented; and
 - 4) Conditionally approve Parcel Map application P06-0006, based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisorial District 2)

Aaron Mount presented the item to the Commission with a recommendation to the Board of Supervisors for approval. Mr. Mount distributed a Staff Memo dated December 10, 2014 referencing the California Department of Fish and Wildlife Review Response. He also informed the Commission of a typo in Condition of Approval #11 that should read 18 feet in width and not 18 inches.

John Wilbanks, Agent, was present and available for questions.

Warren Wiley, resident, commented he had no objections to the project but had some concerns with the roads meeting County standards, wear and tear during construction, fire safety and water supply.

Dave Spiegelberg, Transportation, discussed the road requirements over 3,000 feet in elevation in accordance with County Standard Plan 101C and commented the applicant did not ask for a Design Waiver.

John Wilbanks stated that groundwater and wells are currently not an issue and resurfacing all of Arundel Road is out of the question.

Aaron Mount stated applicant is requesting a Design Waiver.

Chair Mathews closed public comment.

There was no further discussion.

Motion: Commissioner Stewart moved, seconded by Commissioner Heflin, and carried (3-0), to recommend the Board of Supervisors take the following actions: 1) Adopt the Negative Declaration, based on the Initial Study prepared by staff; 2) Approve General Plan Amendment A07-0015 based on the Findings as presented; 3) Approve Zone Change Z07-0049 based on the Findings as presented; 4) Conditionally approve Parcel Map application P06-0006, based on the Findings and subject to the Conditions of Approval as corrected; a) Condition of Approval #11 to reference road width to be 18 feet and not 18 inches; and 5) Approve Design Waiver to place Double Chip Seal over 6 inch Aggregate Base in lieu of the 2.5 inch Hot Mix Asphalt over 6 inch Aggregate Base as specified in Condition of Approval #11, provided findings can be made.

AYES: Stewart, Heflin, Mathews

NOES: None

ABSENT: Ridgeway, Shinault