



Legislation Details (With Text)

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On agenda: 12/16/2014 **Final action:** 12/16/2014

Title: HEARING - Planning Commission recommending the Board consider Cameron Woods Unit No. 9 project [Z14-0004/TM08-1482-R] 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 on property identified by Assessor's Parcel Numbers 070-011-45, 070-011-33 and 083-020-21, consisting of 75.24 acres, in the Cameron Park area, submitted by Craig Rasmussen. Staff recommends the Board take the following actions:
 1) Find the previously adopted Mitigated Negative Declaration to be an adequate environmental review document for the project;
 2) Approve Z14-0004 rezoning 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) based on the Findings (Attachment 2B);
 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 (Attachment 2B) and subject to the Conditions of Approval (Attachment 2C);
 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);
 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; and
 7) Adopt Ordinance 5016 for said rezone.
 (Supervisory District 4) (Est. Time: 15 Min.)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 2A - Planning Commission Minutes 11-13-14 BOS 12-16-14, 2. 2B - Findings BOS 12-16-14, 3. 2C - Conditions of Approval BOS 12-16-14, 4. 2D - Board Hearing Letter BOS 12-16-14, 5. 2E - Proof of Publication BOS 12-16-14.pdf, 6. 2F - Ordinance 12-16-14, 7. Executed Ordinance 5016 12-16-14 item 46.pdf, 8. FINAL Findings.pdf, 9. FINAL Conditions of Approval.pdf, 10. RECEIPT-Notice of Exemption.pdf, 11. FILED-Notice of Exemption, 12. A - Staff Report PC 11-13-14, 13. B - Conditions of Approval PC 11-13-14, 14. C - Findings PC 11-13-14, 15. D - Exhibits A-M PC 11-13-14, 16. E - Exhibit N-Previously Adopted Mitigated Negative Declaration and Initial Study PC 11-13-14, 17. F - Proof of Publication PC 11-13-14, 18. Public Comment Rcvd 11-12-14 PC 11-13-14

Date	Ver.	Action By	Action	Result
12/16/2014	2	Board of Supervisors	Approved	Pass
11/13/2014	1	Planning Commission	Approved	Pass

HEARING - Planning Commission recommending the Board consider Cameron Woods Unit No. 9 project [Z14-0004/TM08-1482-R] 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 on property identified by Assessor's Parcel Numbers 070-011-45, 070-011-33 and 083-020-21, consisting of 75.24 acres, in the Cameron Park area, submitted by Craig Rasmussen. Staff recommends the Board take the following actions:

- 1) Find the previously adopted Mitigated Negative Declaration to be an adequate environmental review document for the project;
 - 2) Approve Z14-0004 rezoning 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) based on the Findings (Attachment 2B);
 - 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 (Attachment 2B) and subject to the Conditions of Approval (Attachment 2C);
 - 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);
 - 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; and
 - 7) Adopt Ordinance **5016** for said rezone.
- (Supervisory District 4) (Est. Time: 15 Min.)

Background

Request to consider Rezone Z14-0004/Tentative Map Revision TM08-1482-R/Cameron Woods Unit No. 9 submitted by CRAIG RASMUSSEN (Engineer: Lebeck Young Engineering) to request 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 approved with the Cameron Woods Unit No. 9 tentative subdivision map; 3) Revision to the approved Cameron Woods Unit No. 9 tentative subdivision map reducing the quantity of residential lots from 33 to 26 lots. The revised map includes a preliminary Phasing Plan for the phasing and financing of the subdivision; 4) Design Waiver to allow proposed 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 5) Reduce interim wetland buffer from 50 feet to a minimum of five feet in accordance with Interim Interpretive Guideline to General Plan Policy 7.3.3.4. The property, identified by Assessor's Parcel Numbers 070-011-45, 070-011-33 and 083-020-21, consisting of 75.24 acres, is located at the northern terminus of Virada Road, approximately 972 feet from its intersection with Cameron Park Drive, in the Cameron Park area, Supervisory District 4. [Project Planner: Mel Pabalinas] (Previously Adopted Mitigated Negative Declaration)

The Planning Commission considered these applications on November 13, 2014 and were recommended for approval (5-0). Staff recommends approval of the applications and actions 1-7. The minutes from this meeting are attached.

Clerk of the Board Follow-up Actions

Please provide copies of correspondence, Minute Order and fully executed Ordinance to the Division.

Contact

Roger Trout
Development Services Division Director
Community Development Agency