



County of El Dorado

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Legislation Details

File #: 18-0578 **Version:** 2

Type: Agenda Item **Status:** Approved

File created: 4/4/2018 **In control:** Planning Commission

On agenda: 5/10/2018 **Final action:** 5/10/2018

Title: Hearing to consider the Cameron Ranch project (Rezone Z17-0001/Planned Development PD17-0001/Tentative Subdivision Map TM17-1531)* for the following requests: (1) Tentative Subdivision Map, Rezone, and Planned Development that would allow for the construction of 41 single-family residential units (32 Attached, 9 Detached); (2) Rezone to add the Planned Development combined zone to complement the existing Multi-unit Residential zone; and (3) Design Waivers of the El Dorado County Design and Improvement Standard Manual on property identified by Assessor's Parcel Numbers 102-110-24, 102-110-14, and 102-421-01, consisting of 5.6 acres, in the Cameron Park area, submitted by Starbuck Road 56, LLC; and staff recommending the Planning Commission recommend the Board of Supervisors take the following actions:

- 1) Adopt the Mitigated Negative Declaration based on the Initial Study;
- 2) Approve Z17-0001 rezoning Assessor's Parcel Numbers 102-110-24, 102-110-14, and 102-421-01 to add the Planned Development overlay based on the Findings presented;
- 3) Approve Tentative Subdivision Map TM17-1531 based on the Findings and subject to the Conditions of Approval as presented; and
- 4) Approve the following Design Waivers for the modification of subdivision road improvement Standard Plan 101B:
 - (a) Drive D: Reduction of right-of-way width from 50 feet to 39 feet; and Reduction in sidewalk width from 6 feet to 4 feet;
 - (b) Drives A, B, and C: Reduction of right-of-way width from 50 feet to 26 feet; and Reduction of road width from 28 feet to 25 feet;
 - (c) Drive E: Reduction of right-of-way width from 50 feet to 45 feet; Reduction in sidewalk width to 4 feet wide; and Reduction in cul-de-sac blub to 42.5-foot radius; and
 - (d) Reduction in driveway setback from curb returns from 25 feet to 4.5 feet.

(Supervisory District 4) (cont. 4/26/18, Item #3)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 2A - Staff Memo 05-07-18 (Public Comment Response), 2. 2B - Staff Memo 05-08-18 (Text Correction and Revision to Conditions), 3. 2C - Staff Memo 05-09-18 (New Housing Element in Findings and Conditions), 4. 2D - Staff's PowerPoint Presentation, 5. Public Comment Rcvd 05-10-18, 6. Public Comment Rcvd 05-09-18, 7. Public Comment Rcvd 05-08-18, 8. A -Staff Report, 9. B - Findings, 10. C - Conditions of Approval, 11. D - Staff Report Exhibits A-L, 12. E - Staff Report Exhibits M-N Traffic Study and Traffic Study Supplemental Memo, 13. F - Staff Report Exhibits O-T, 14. G - Staff Report Exhibit U-Proposed Mitigated Negative Declaration and Initial Study, 15. H - Staff Report Exhibit U-Attachments 1-2, 16. I - Staff Report Exhibit U-Attachments 3-6, 17. J - Staff Report Exhibit U-Attachments 7-8, 18. K - Proof of Publication-Mountain Democrat, 19. L - Applicant's Request for Continuance 04-25-18, 20. Public Comment Rcvd 04-24-18, 21. Public Comment Rcvd 04-23-18, 22. Public Comment Rcvd 04-16-18, 23. Public Comment Rcvd 04-02-18

Date	Ver.	Action By	Action	Result
5/10/2018	2	Planning Commission	Approved	Pass
4/26/2018	1	Planning Commission	Continued	Pass