



# Exhibit 5

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## MEMORANDUM

TO: Planning Commission  
FROM: David Levitan, AICP Senior Planner  
MEMO DATE: January 26, 2016  
PUBLIC HEARING: January 27, 2016  
SUBJECT: DLCD Comments on South Cooper Mountain LWI (CPA 2015-0008)

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### Recent Comments from DLCD on South Cooper Mountain LWI

The South Cooper Mountain Draft Local Wetland Inventory (LWI) has been reviewed by both the Department of State Lands (DSL) and the Department of Land Conservation and Development (DLCD). Comments and revisions from DSL were incorporated into the draft LWI being considered by the Planning Commission (Exhibit 1), but DLCD's comments were not.

DLCD's comments include the following:

- 1) In Table 2 under Section 3.3, the most recent version of the LWI changed Wetland G from a probable wetland to a known wetland, and the acreage was changed from 1.16 acres to 21.29 acres. However, the paragraph just above Table 2 still references Wetland G as a Probable Wetland (PW-G).
- 2) The same paragraph above Table 2 also refers to Wetland A as the largest wetland within the study area (11.80 acres), while Wetland G is actually bigger (21.29 acres) after the acreage was changed. The text description of Wetland G's characteristics also needs to be updated.
- 3) The first paragraph under Section 3.3 notes that the study area contains an estimated 19.37 acres of wetlands and probable wetlands, which was the total before changes were made in late August. However, the total listed in the bottom row of Table 2 now lists 47.53 acres.
- 4) The first paragraph also notes that the study area wetlands are displayed in Appendix A, Figure 3, while it appears that this should be Appendix A, Figure 5.

### Planning Commission Options

Staff agrees with all four of DLCD's proposed revisions. Should the Planning Commission recommend approval of the South Cooper Mountain LWI, staff proposes that the motion incorporate the changes proposed in this Exhibit 5.