

**FROM THE MINUTES OF FEBRUARY 14, 2008**

**8. GENERAL PLAN AMENDMENT/REZONE/TENTATIVE PARCEL MAP**

(Public Hearing)

**A07-0005/Z07-0012/PD07-0007/TM07-1440/Summerbrook** submitted by IMRAN AZIZ AND AMAR GHORI/HOLLOWAY LAND COMPANY (Agent: CTA Engineering and Surveying/Olga Sciorelli) for the following: General Plan amendment changing the land use designation from Rural Residential (RR) to Low Density Residential (LDR); Rezone for Assessor's Parcel Number 102-210-12 from Exclusive Agricultural (AE) to Estate Residential Five-acre/Planned Development (RE-5/PD) and Assessor's Parcel Number 102-220-13 from Estate Residential Five-acre (RE-5) to Estate Residential Five-acre/Planned Development (RE-5/PD); development plan to allow the use of the density bonus planning concept and to allow flexibility in the development standards of the Estate Residential Five-acre (RE-5) Zone District; tentative subdivision map to create 29 lots ranging in size from 58,591 square feet (1.33 acres) to 97,184 square feet (2.23 acres, with approximately 35 acres of open space; and design waiver request to reduce the right-of-way width requirement for A and B Streets, and C and D Courts, from 60 to 50 feet. The properties, identified by Assessor's Parcel Numbers 102-210-12 and 102-220-13, consisting of 90 acres, are located on the north side of Green Valley Road, 500 feet west of the intersection with Bass Lake Road, in the **Cameron Park area**, Supervisorial District IV. (Mitigated negative declaration prepared)

Staff: Jonathan Fong recommended approval to the Board of Supervisors. He went through the handout on the Density Bonus Provisions. A revised set of conditions was also presented to the Commission.

Commissioner Machado met with the applicant and reviewed their plan as did Commissioners Mac Cready and Tolhurst.

Olga Sciorelli, Cooper, Thorne & Associates, said they are required to construct a signal at the Deer Valley/Green Valley Road intersection. They would like this signal included in the County CIP. The area meets the warrant for a signal before development of this project. They would also like four-foot sidewalks for 50 feet on Green Valley Road. They would construct the remaining sidewalks at six feet.

Joan Sanford, property owner west of this project, is a biologist. There are some serious flaws in the reports for this project. She is opposed to the project. The density bonus is nonsense. Ms. Sanford would like this project put off so other biologists can look at this site.

Matt Gugin, property owner northeast of the site, moved to Rescue because of the rural atmosphere. Putting this project along his boundary is a nightmare. There will be habitat destruction. There is a coyote den that will be completely destroyed. There is a rock wall where 70 percent will be destroyed. Only one of the historical sites has been addressed. Why not keep this as RE-5. If it was RE-5, he would not be here. This plan does not fit in with the surrounding land uses. Mr. Gugin has a shooting range on his property and has had for 20 years. If the project is approved, he would like Lot 14 eliminated so it will not change his way of life. The environmental document should be rejected on the grounds it does not preserve the habitat. He asked that their open community be retained.

Bruce Malm owns property adjacent to the site. He spoke about the need for widening of Green Valley Road. As soon as the new Folsom Bridge is complete, Green Valley Road will be like Highway 50. Why not improve the road now?

Mark Annis, owner of property north of this project, concurred with Mr. Malm's comments. This is currently pasture land for horses. There is a middle school across from this project. The school causes a real traffic jam in the morning and afternoon. There is light pollution from the school at night. He would like this application denied. The parcels should be developed at five acres.

George Reidenbach agreed with all the comments made. He currently has run-off from this property. His well is right next to the creek. His water quality could be affected. They will be putting a pond on the property, but the water will have to run up hill to get there. There needs to be further evaluation on the water flow in this area.

Dave Freeman, resident of Deer Valley Oaks for 30 years, is concerned about the density. This is a drastic change to the adopted General Plan; it is a change from 9 to 29 parcels. It will change the environment. He supported the comments made by the previous individuals.

Brian Holloway said they have had several meetings with the neighbors that are in opposition. Density and water flow are the main concerns. This is a good transition and maintains more open space than five acre parcels would. They are preserving all the rock walls except where they cross public improvements. Commissioner Mathews stated there will be a disclosure regarding the shooting range. Mr. Holloway said that is correct. A copy of the disclosure will be given to each home buyer.

Commissioner Mathews said the Agricultural Commission was against this project. What were the reasons? Mr. Holloway said if property is zoned Agriculture, the Agricultural Commission would vote to preserve it. Mr. Holloway said they do concur with the staff recommendation.

There was no further input.

Commissioner Machado said this is the first time anyone would be putting a disclosure on lots because of shooting on adjacent property. The middle school is directly across the street. There will be a new high school. There are two ways in and out of the County, Highway 50 and Green Valley Road. Horses are not considered an agricultural crop. The applicant is following the

density bonus procedure. He cannot see tagging this project with a signal at Green Valley and Deer Valley.

Paula Frantz, County Counsel, said the County CIP is based on General Plan designations. If the General Plan designations are being change to more than what is in the General Plan, you are likely to have road improvements that are not in the CIP. Eileen Crawford, Department of Transportation, explained their CIP.

Chair Tolhurst does not see why we should change the General Plan for this project. The neighbors have the right to expect this area to be a rural area. He does not feel a change to the General Plan is justified. Commissioner Mathews agreed somewhat with Chair Tolhurst. Changing the density does change the neighborhood. He likes the design of the plan. The open space is where the power lines go through the property.

Commissioner Machado said the site is very near the Cameron Park Community Region. Referring to the Agricultural Commission letter, he asked what other agricultural uses are in the area. Horses are not considered agriculture.

Commissioner Knight said the project preserves some open space along Green Valley Road. It acts as a buffer. There is EID water in the area. He likes the design of the project.

**MOTION: COMMISSIONER KNIGHT, SECONDED BY COMMISSIONER MACHADO AND CARRIED BY THE FOLLOWING VOTE: COMMISSIONERS KNIGHT, MACHADO, AND MATHEWS; NOES – COMMISSIONERS MAC CREADY AND TOLHURST, IT WAS MOVED TO FORWARD A RECOMMENDATION THAT THE BOARD OF SUPERVISORS ADOPT THE MITIGATED NEGATIVE DECLARATION, AS PREPARED; APPROVE A07-0005 CHANGING THE LAND USE DESIGNATION FROM RURAL RESIDENTIAL (RR) TO LOW DENSITY RESIDENTIAL (LDR); APPROVE Z07-0012/PD07-0007 REZONING ASSESSOR'S PARCEL NUMBER 102-210-12 FROM EXCLUSIVE AGRICULTURAL (AE) TO ESTATE RESIDENTIAL FIVE-ACRE/PLANNED DEVELOPMENT (RE-5/PD) AND ASSESSOR'S PARCEL NUMBER 102-220-13 FROM ESTATE RESIDENTIAL FIVE-ACRE (RE-5) TO ESTATE RESIDENTIAL FIVE-ACRE/PLANNED DEVELOPMENT (RE-5/PD), ADOPTING THE DEVELOPMENT PLAN AS THE OFFICIAL DEVELOPMENT PLAN, BASED ON THE FINDINGS PROPOSED BY STAFF, SUBJECT TO THE CONDITIONS AS MODIFIED; AND APPROVE TM07-1440, BASED ON THE FINDINGS AND SUBJECT TO THE CONDITIONS AS MODIFIED.**