VII. A 07-0005, Z 07-0012, PD 07-0007 & TM 07-1440 – Amar Ghori/Imran Aziz (CTA Engineering & Surveying): A request for a general plan amendment to change the land use designation from RR (Rural Residential) to LDR (Low Density Residential), a zone change from AE (Exclusive Agricultural) to RE-5 (Estate Residential Five-Acre). A PD (Planned Development) would allow for common open space and use of a density bonus and a subdivision map would create 29 residential lots and open space lots with the following design waiver request: 1) A right of way reduction from 60' (per General Plan TCI) to 50' right of way for A Street, B Street, C and D Courts. The property, identified by Assessor's Parcel Numbers 102-210-12 and 102-220-13, consists of 90 acres, and is located on the north side of Green Valley Road approximately 500 feet west of the intersection with Bass Lake Road in the Cameron Park area. (District IV) [*continued from May 9, 2007 and June 13, 2007 upon request of applicant*]

Steve Burton informed the Commission that staff recommends Denial of the project due to the following circumstances: in support of the current General Plan, the project 1.) Does not meet the allowable density of one dwelling unit per 10 to 160 acres for the Rural Residential Land Use Designation. 2.) It will create an island effect wherein agricultural lands located between the project site and other non-agricultural lands will be negatively affected. 3.) It will significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to agricultural lands by creating parcels less than 10 acres. 4.) The project is proposed to be located on historical grazing land, and as such should be protected, as described in General Plan Policy 8.1.2.2, with a 40 acre minimum parcel size.

Brian Holloway, Senior Partner, Holloway, Rasmussen & Molodanof, representing the applicant, spoke in support of the project, saying the land being discussed did not contain a large part of Agricultural zoning. Although they wish to develop the property, their intent is to preserve a portion of it as well in open space. The development site would contain 28 single-family lots surrounded by 39% open space, which would act as a buffer for the property.

Several neighbors expressed the following concerns: the land has been used historically for grazing since the 1800's and it should be preserved; the project as proposed could cause a lack of water and other water quality issues; the development would adversely affect both people and animals with noise and pollution.

There was discussion and clarification, by Peter Maurer, Planning Services, of the General Plan Policy 8.1.2.2. in that these lands have not been assigned urban or other nonagricultural uses in the Land Use Map for the 1996 General Plan.

Staff explained that the 200 foot setback requirements also must be addressed by the developers.

It was moved by Mr. Ward and seconded by Mr. Bacchi to support the current General Plan land use designation of Rural Residential (RR) for Assessor's Parcel Numbers 102-210-12 and 102-220-13, consisting of 90 acres and to recommend DENIAL of the requested rezone and General Plan amendment because the project 1.) Does not meet the allowable density of one dwelling unit per 10 to 160 acres for the Rural Residential Land Use Designation. 2.) It will create an island effect wherein agricultural lands located between the project site and other non-agricultural lands will be negatively affected. 3.) It will significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to agricultural lands by creating parcels less than 10 acres. 4.) The project is proposed to be located on historical grazing land, and as such should be protected, as described in General Plan Policy 8.1.2.2, with a 40 acre minimum parcel size. Motion passed.

AYES: Bacchi, Walker, Heflin, Ward, Winner
NOES: None
ABSENT: Boeger, Pratt