



Carmichael Creek Neighborhood Association, Inc.

Est. 1986

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March 22, 2008

Sacramento County Board of Supervisors
c/o Cindy Turner
700 H Street, Suite 2450
Sacramento, California 95814

Re: March 26, Langley Estates, Item 9, 04-CZB-SDP-EXP-0407

The purpose of this letter and attachments is to express the opposition of the Carmichael Creek Neighborhood Association to the proposed rezone and tentative subdivision map of the property known as Langley Estates.

This proposal was heard by the Carmichael-Old Foothill Farms Community Council before a standing room only crowd on November 6, 2007. The Community Council voted five to zero to deny the proposed rezone. A large majority of the attendees was opposed to the project. During public testimony, 27 people spoke in opposition to the proposal, five people spoke in favor of the proposal. Twenty five people wrote letters to the Council in opposition to the project, four wrote letters in favor of the proposal.

Due to the difficult topography of the property, the Community Council offered the applicant the alternative of splitting his property into three lots of unequal size, some smaller than an acre, and some larger, using a Special Development Permit. The applicant rejected this compromise offer.

The Carmichael Creek Neighborhood Association is not opposed to the development of the property, and would not oppose the compromise of the Special Development Permit described above.

However, the Neighborhood Association does oppose the rezoning of the property to a higher density. A rezone would directly contradict the purpose of the Carmichael Creek NPA adopted by the Board of Supervisors in 1988 and the purpose of Policy L1 of the Land Use element of the Carmichael Community Action Plan adopted in 2006. Both these documents call for preserving the semi-rural residential character of the area by limiting development to projects that **maintain the current zoning**. Approval would also set a precedent for allowing future rezoning within the NPA.

Staff based their recommendation for approval of the project on the assertion that RD2 zoning is considered semi rural. That is an inaccurate and incomplete characterization of RD2 as found in the definition of "semi-rural" on page 28 of the Carmichael Action Plan: *A geographic area containing RD1 & RD-2 zoned land but may also include a mixture of other zoning. The area may contain large animals or hobby farms. The area may generally include mature vegetation, natural streams,*

*parcels/lots with large open space around houses and open area which provides wildlife habitat. Street improvements are minimal. All these elements contribute to the character of a semi-rural neighborhood. Nothing in the definition suggests that RD2 zoning in and of itself results in an area meeting the definition of semi-rural. Staff then uses this incorrect definition of RD2 to overturn Land Use Policy L1 which unambiguously states: “Projects within semi-rural neighborhoods should be built using the **existing zoning of 1 or 2 homes per acre. Discourage rezones to preserve the semi-rural character and encourage retention of larger lot sizes and setbacks consistent with the neighborhood.**”*

Staff also supports the recommendation for approval by asserting that an RD-2 zoning would be more “transitional to the RD-2(NPA) to the north, RD-1(NPA) to the east and RD-5(NPA) to the south west”. No where in the Carmichael Community Plan, the Carmichael Creek NPA Ordinance, or the Carmichael Community Action Plan is there any mention of providing “transitional” areas between properties with different zoning densities. In fact, the first paragraph of the Land Use Section on page 27 of the Carmichael Community Action Plan states : “*the mixture of large lots with smaller lots is a part of the character that the community identifies with*”.

Please see the attached letter to the Carmichael-Old Foothill Farms Community Council dated November 2, 2007 for a more in-depth discussion of the County Ordinances and planning documents that support the protection of the semi-rural character of this area and the maintenance of the current zoning within the Carmichael Creek NPA. Also, please refer to the attached letters dated May 24, 2006 and December 8, 2005 to the Sacramento County Environmental Coordinator for a discussion of the impact a precedent-setting up-zone within the NPA would have on the quality of life in our neighborhood.

The Carmichael Creek Neighborhood Association asks that you support the desire of our members, and the desire of a great many of our neighbors, by adhering to the conditions of the NPA and Land Use Policy L1 of the Carmichael Community Action Plan. We ask that you deny this project.

Sincerely,

CARMICHAEL CREEK NEIGHBORHOOD ASSOCIATION

Richard Humphrey, President

Attachments:

Letter dated November 2, 2007 to the Carmichael-Old Foothill Farms Community Council

Letter dated May 24, 2006 to the Sacramento County Environmental Coordinator

Letter dated December 8, 2005 to the Sacramento County Environmental Coordinator