

# STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES March 31, 1975

The Board convened this date in an Adjourned (Continued) Meeting at 7:30 p.m. Present: Supervisors Franklin K. Lane, William V. D. Johnson, W. P. Walker, and Thomas L. Stewart. Absent: Supervisor Raymond E. Lawyer. Also present: Ann R. Macy, Board of Supervisors Clerk. Chairman Walker presided.

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Hearing was held as duly advertised on the rezoning of lands in the Shingle Springs area from Estate Residential to Single Family Residential and Agricultural, together with consideration of the Tentative Map, of Ponderosa Heights Subdivision, consisting of approximately 111.6 acres and comprising 257 Residential lots and 6 Agricultural lots, as petitioned by the Subdivider: Ponderosa Heights Joint Venture.

The Planning Director recommended that the Board first consider the matter of the Tentative Map for the proposed subdivision.

The Board Clerk announced that the Board members had received 34 letters in opposition to the rezoning, and the Chairman called for anyone in the audience who wished to be heard on the matter of the Tentative Map and the rezoning. (The original letters received are on file in the Board of Supervisors Office).

Mr. Sam Nigro, one of the members of the Joint Venture, was present and explained his plans for the proposed subdivision and informed the Board of his intentions insofar as complying with the six conditions set forth by the Planning Commission in their approval of the Tentative Map.

The following persons were present and spoke in opposition to the subdivision:

Mr. Gar Harmon, representing Sierra View Estates Homeowners Association  
Mr. Gary Beutler of Shingle Springs Road  
Mr. Stanley Yish  
Ms. Virginia Jane Gladall  
Mr. Jack Gwinn, representing 48 families  
Mr. Henry Giramicka, representing 66 people on French Creek Road who  
signed a Petition (Petition not submitted to Board)  
Ms. Leona Menda representing 30 people in the Lotus/Coloma area  
Ms. Phyllis Fox, Latrobe area  
Mr. Ray Williams  
Mr. Tom Ronayne  
Mr. Hilton  
Mr. Jack Germaine, Chairman, Environmental Planning & Information Council,  
Shingle Springs (EPIC)

Mr. James Reed, Attorney for EPIC (noted above) was present, and voiced strenuous opposition to the proposed subdivision, citing that it did not meet the requirements of the Subdivision Map Act; that the plan was inconsistent with the adopted Shingle Springs Plan; that the EIR contained no independent analysis; that the final EIR did not respond to the objections voiced to the original EIR (Environmental Impact Report); and that finally, he could see no compelling reason why this project has to be built.  
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Supervisor Lane stated that because of the impact which would be created by the subdivision, particularly on the schools and upon the street network, which he felt was significant enough to deny the proposal, that he would at this time move to deny the Tentative Map.

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Supervisor Walker referred to the Business and Professions Code wherein it is stated that the County will deny upon certain findings; one of those being that the site is not physically suitable for the proposed development. Mr. Walker stated that the traffic flow generated in front of the High School toward the Freeway, which is approximately one-half mile, with the Road already overburdened at peak traffic hours, that this alone would mandate a denial. He also stated that the design and proposed improvements of the subdivision could cause substantial damage to properties located on the banks from run-off from the drainage easements; not to mention the economic effect upon the school system. **Supervisor** Walker seconded Supervisor Lane's motion to deny the Tentative Map, and the motion was unanimously carried by those present.

In view of the denial of the Tentative Map, Supervisor Lane then moved to deny the rezoning. Supervisor Walker seconded his motion, and it was unanimously carried by those present.

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There being no further business, the Board adjourned at 9:30 p.m. to Tuesday, April 1, 1975, at 10:00 a.m.

ATTEST: Carl A. Kelly,  
County Clerk and  
ex-officio Clerk  
of the Board

APPROVED: W. F. Walker  
Chairman

By: Ann L. Macy  
Deputy