

STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES March 9, 19 76

The Board convened in an Adjourned (Continued) Meeting, 7:30 p.m. Present: Supervisors Franklin K. Lane, William V. D. Johnson, W. P. Walker, Lloyd R. Kutter, and Thomas L. Stewart. Also present: Jean Klotz, Deputy County Counsel, and Connie A. Peterson, Assistant Board of Supervisors Clerk. Chairman Lane presided.

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Hearing was held as duly advertised to consider an Amendment to the County General Plan for the GREENWOOD AREA, by the adoption of a Community Land Use Plan which proposes to change lands within the following land use categories: Parks-Organized Recreation; Rural Estates-Agriculture; Exclusive Agricultural; Low Density Residential; Medium Density Residential; Generalized Commercial, and add the categories of: Industrial; Open Space; and Public Facilities. (On February 17, 1976, the Board of Supervisors approved the Greenwood Community Land Use Plan.)

Mr. Roger Musso, President, Greenwood Civic Association, was present, and spoke in favor of the amendment. He also submitted favorable letters signed by the following persons: Gladys and Paul Rich; Elaine Becknell, Sue Goodpasture, and Floyd L. Holoway; Olive V. and Donald Shorey; Adell and James L. Smart, and Martin J. Funk; Ruth and Don Linfor, and Frances and Lloyd Allen; Herbert Myers; Betty J. and Milton Marunich; Marie A. and Herman Niegel; Helen Royal; Joseph K. Williams; Dorothy and J. F. Andrews; and Jill S. and S. A. Jensen.

Letters were received from John A. Miller, and from Dorothy M. and Ralph L. Clark requesting that this matter be referred back to the Planning Commission for one additional hearing.

After discussion was held, the hearing was closed.

On motion of Supervisor Kutter, seconded by Supervisor Walker, and unanimously carried, the Board recommended that the County General Plan be amended to incorporate the Greenwood Community Land Use Plan as previously adopted on February 17, 1976.

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Hearing was held as duly advertised to consider an Amendment to the County General Plan for the BEAR CREEK, AMERICAN FLAT, and SPANISH FLAT AREAS, by the adoption of a Community Land Use Plan which proposes to change lands within the land use categories of Rural Estates-Agriculture to Agricultural-Residential and Exclusive Agriculture. (Community Land Use Plan adopted by the Board of Supervisors on October 21, 1975, by Resolution No. 370-75)

No protests were presented and the hearing was closed.

On motion of Supervisor Kutter, seconded by Supervisor Walker, and unanimously carried, the Board recommended that the County General Plan be amended to incorporate the Bear Creek, American Flat, and Spanish Flat Areas as previously adopted on October 21, 1975.

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Hearing was held as duly advertised and noticed to consider an Amendment to the County General Plan for the POLLOCK PINES AREA, due to an application having been filed by Lawrence Guglielmelli to rezone .59 acre from Single Family Residential to Commercial. Planning Commission recommended approval.

Mrs. Clara Robins was present and spoke in opposition to the General Plan Amendment, and submitted letters of opposition signed by Darlene and Jack D. Schaa; J. Milburn; and Leslie and Clara Robins.

Supervisor Stewart stated that the adjacent property on the west has a church on it and property to the east, although it is zoned commercial, has a residence on it; the subject property presently has a residence on it of some historical significance, being the original Pollock home, and he therefore felt that the General Plan Amendment would allow possible commercial zoning and this might not be the best use of this property. Supervisor Walker stated that this situation will come up in all of the small unincorporated areas of small towns, and he supported Planning Commission's recommendation for approval.

After discussion was held, the Hearing was closed, and Supervisor Stewart made a motion to not recommend this amendment to the County General Plan for the reasons stated above; the motion was seconded by Supervisor Johnson, and carried by the following vote: Ayes: Supervisors Lane, Johnson, Kutter and Stewart; No: Supervisor Walker.

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Hearing was held as duly advertised to consider an Amendment to the County General Plan for the POLLOCK PINES AREA, due to an application having been filed by William Bargmann to rezone 68.15 acres from Agricultural to Single Family Three Acre Residential. Planning Commission recommended approval.

One letter of approval was received from J. Florine Reno.

No protests were presented, and the Hearing was closed.

On motion of Supervisor Kutter, seconded by Supervisor Stewart, and unanimously carried, the Board recommended that the County General Plan be amended as proposed.

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Hearing was held as duly advertised to consider an Amendment to the County General Plan for the POLLOCK PINES AREA, due to an application having been filed by Hayden Bridwell, Jr., to rezone .44 acre from Single Family Residential to Commercial. Planning Commission recommended approval.

No protests were presented, and the Hearing was closed.

(Continued)

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On motion of Supervisor Kutter, seconded by Supervisor Johnson, and unanimously carried, the Board recommended that the County General Plan be amended as proposed.

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Hearing was held as duly advertised to consider an Amendment to the County General Plan for the MT. RALSTON AREA, due to an application having been filed by Milton R. Van Sant to rezone 2.32 acres from Single Family Residential to Planned Commercial. Planning Commission recommended approval.

Planning Commission advised that the proposed use of this property was the establishment of a trout farm.

Supervisor Stewart stated that the area was marshy; adjacent to the highway; the highway at that point was narrow, and parking would be difficult. He further stated that he had received numerous calls from constituents in the area who felt that a commercial type of operation such as the one proposed would create an ecological problem in the area, because of poor drainage, etc.

The following persons were present and spoke in opposition to the proposed General Plan Amendment: Pat Hasler; Arlene Gruenhagen; and Gordon Sparrow, as representative of portion of people in the Tamarack Flat Homeowners and Mt. Ralston Association.

One letter of opposition was received from Carl Heiles.

Mr. Van Sant was present and explained his proposed trout farm operation.

No further protests were presented, and the Hearing was closed.

On motion of Supervisor Stewart, seconded by Supervisor Kutter, and unanimously carried, the Board recommended that the County General Plan not be amended.

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Hearing was held as duly advertised and noticed to consider an amendment to the County General Plan in the EL DORADO AREA, due to an application having been filed by Eugenia B. Tedrowe to rezone 3.338 acres from One Acre Residential to Planned Commercial. Planning Commission recommended approval.

There were no protests presented, and the Hearing was closed.

On motion of Supervisor Walker, seconded by Supervisor Johnson, and unanimously carried, the Board recommended that the County General Plan be amended as proposed.

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Hearing was held as duly advertised and noticed to consider an amendment to the County General Plan in the DIAMOND SPRINGS AREA, due to an application having been filed by Gerald Borges and Bakus Investment Company to rezone 3.25 acres from Unclassified to Commercial. Planning Commission recommended approval.

Messrs. Glen Eckert and Donald McRell were present and spoke in opposition.

No other protests were presented, and the hearing was closed.

On motion of Supervisor Walker, seconded by Supervisor Johnson, and unanimously carried, the Board recommended that the County General Plan be amended as proposed.

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Hearing was held as duly advertised and noticed to consider an amendment to the County General Plan in the GEORGETOWN AREA, due to an application having been filed by Evelyn G. Schmeder to rezone 14,000 square feet from Single Family Residential to Planned Commercial. Planning Commission recommended approval.

The Georgetown Advisory Committee submitted a letter in support of the proposed amendment.

One letter of opposition was received from Rebecca Elliott.

Mrs. Irene Smith was present on behalf of the applicant.

No other protests were presented, and the hearing was closed.

On motion of Supervisor Kutter, seconded by Supervisor Johnson, and unanimously carried, the Board recommended that the County General Plan be amended as proposed.

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M.O. Hearing was held as duly advertised to consider an amendment to the County General Plan for the GARDEN VALLEY AREA, to reflect the proposed high school site for Black Oak Mine Unified School District, consisting of 52. acres. Planning Commission recommended approval.

Mr. Grant Caywood, Caywood, Nopp & Ward, Architects, appeared on behalf of the School District.

No protests were presented, and the hearing was closed.

On motion of Supervisor Kutter, seconded by Supervisor Johnson, and unanimously carried, the Board recommended the County General Plan be amended as proposed to incorporate the proposed high school site.

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Hearing was held as duly noticed and advertised to consider an amendment to the County General Plan for the CAMERON PARK AREA, due to an application having been filed by Dorado Estates to rezone 6.9 acres from Single Family Residential to Planned Commercial. Planning Commission recommended denial.

Communication dated February 26, 1976 was received from Dorado Estates requesting that the Hearing and application be cancelled.

The following persons were present and advised that they owned portions of the property that were included in this General Plan Amendment: Peter Balucci; Lee and Joe Echols; they further expressed an interest in the development of this property for business and professional type buildings.

No protests were presented, and the hearing was closed.

After discussion was held, on motion of Supervisor Walker, seconded by Supervisor Johnson, and unanimously carried, the Board recommended that this General Plan Amendment not be considered, as requested by Dorado Estates in their letter dated February 26, 1976.

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On motion of Supervisor Walker, seconded by Supervisor Lane, and unanimously carried, the Board directed the Planning Department to proceed immediately with a proposed zoning ordinance for business and professional zoning.

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Hearing was held as duly advertised and noticed, to consider an amendment to the County General Plan for the CAMINO AREA, due to an application having been filed by Marion L. Cowart to rezone 18.4 acres from Agricultural to Single Family Two Acre Residential. Planning Commission recommended denial.

Mr. Jay Masters, adjacent property owner was present and spoke in opposition to the proposed amendment,

No other protests were presented, and the hearing was closed.

On motion of Supervisor Kutter, seconded by Supervisor Stewart, and unanimously carried, the Board recommended that the County General Plan not be amended.

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Hearing was held as duly advertised, and noticed, to consider an amendment to the County General Plan for the EL DORADO AREA, due to an application having been filed by C. H. Weycker to rezone .614 acre from Single Family One Acre Residential to Limited Multi Family Residential. Planning Commission recommended denial.

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No protests were presented, and the hearing was closed.

After discussion was held, on motion of Supervisor Walker, seconded by Supervisor Johnson, and unanimously carried, the Board recommended that the County General Plan not be amended.

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On motion of Supervisor Johnson, seconded by Supervisor Walker, and unanimously carried, the following resolution was adopted, amending the County General Plan for the areas as listed, and Negative Declarations were accepted for each:

RESOLUTION NO. 66-76

AMENDING THE COUNTY GENERAL PLAN FOR

POLLOCK PINES AREA-William Bargmann, Hayden Bridwell, Jr.; EL DORADO AREA-Eugenia B. Tedrowe; DIAMOND SPRINGS AREA-Bakus Investment Co., Gerald Borges; GEORGETOWN AREA-Evelyn G. Schmeder; GARDEN VALLEY AREA-Black Oak Mine Unified School District; GREENWOOD AREA-Community Land Use Plan; BEAR CREEK, AMERICAN FLAT, AND SPANISH FLAT AREA-Community Land Use Plan

(For contents, see original resolution)

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There being no further business, the Board adjourned to Tuesday, March 16, 1976, at 10:00 a.m.

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APPROVED [Signature] Franklin K. Lane, Chairman

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

By [Signature] Deputy