

# STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES November 8, 1976

Board convened in a Continued (Adjourned) Meeting at 1:30 p.m. this date to consider amendments to the El Dorado County General Plan. Those present: Supervisors Franklin K. Lane, William V. D. Johnson, W. P. Walker, Lloyd R. Kutter, and Thomas L. Stewart. Also present: Ann R. Macy, Board of Supervisors Clerk.

--//--

Hearing was held as duly advertised to consider an amendment to the County General Plan in the Camino area from Rural Estates-Agricultural to Low Density Residential in order to allow the division of acreage as shown in the Master Plan known as "Snows Road Project", petitioned by Allan Lindsey, consisting of 880 acres. Planning Commission recommended approval and the Planning Director enumerated the following findings of the Planning Commission:

1. Controls will be placed in the Declaration of Covenants, Restrictions and Conditions that will ensure implementation of the Master Plan approved;
2. Percolation tests have been made and Health Department indicates individual septic tanks would be feasible (original 45 lots only);
3. Roads to remain as private roads, controlled by an electronic eye gate, rather than being public in use;
4. Better planning for the area is afforded with the submission of a rural subdivision than by parcel splitting;
5. There is a need for additional residential lands in the area;
6. The homeowners association will form a non-profit corporation and establish their By-Laws;
7. Adequate services can be provided as follows: Water - El Dorado Irrigation District; Sewage Disposal - septic tanks; and, Fire District - Pleasant Valley Fire District.

Mr. L. A. Miller was present and spoke on the matter of right-of-way easements and the question of the location of said easements over some of the property. There was no other opposition, and the hearing was closed.

On motion of Supervisor Walker, seconded by Supervisor Kutter, and unanimously carried, the Board concurred in the Planning Commission's findings, and recommendation for an amendment to the County General Plan. (See Page 573 for Resolution No. 292-76 amending the General Plan accordingly.)

--//--

Hearing was held as duly advertised to consider an amendment to the County General Plan in the Camino/Cedar Grove/Pollock Pines area from Medium Density Residential to Multiple Residential, petitioned by Chester A. Ansley, consisting of 12,473 square feet. Planning Commission recommended approval and the Planning Director enumerated the following findings of the Planning Commission:

(Continued)

# STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES November 8, 1976

1. It is a reasonable extension of the commercial zoning and acts as a buffer between it and the single family residential to the south;
2. It will tend to unite further expansion of the commercial zoning southward in keeping with the Camino-Pollock Pines development policy of encouraging commercial development near certain freeway off-ramps; and
3. Adequate services can be provided as follows: Water - El Dorado Irrigation System; Sewage Disposal - septic system; and, Fire District: Pollock Pines Fire Protection District.

Two letters of opposition to this General Plan Amendment proposal were received from: Charles L. Arnold, Albany, California, and Vergil G. Geargart, Bakersfield; both of whom are property owners in the area. There were no other protests, and the Hearing was closed.

On motion of Supervisor Kutter, seconded by Supervisor Stewart, and unanimously carried, the Board concurred in the Planning Commission's findings and recommendation for an amendment to the County General Plan. (See Page 573 for Resolution No. 292-76 amending the General Plan accordingly.)

--//--

The following two proposed amendments to the County General Plan in the Camino area came before the Board for consideration on July 27, 1976, and at the request of the Petitioners, the Hearings were continued to this General Plan Amendment date for action by the Board: Lands petitioned by Dean W. and Joy E. Criddle consisting of 35 acres, from Exclusive Agricultural and Medium Density Residential to Rural Estates Agricultural and Medium Density Residential; and Lands petitioned by Douglas C. Shepherd consisting of 23.228 acres, from Exclusive Agricultural and Medium Density Residential to Rural Estates Agricultural. Planning Commission had recommended denial without prejudice on both of the proposed amendments. The findings of the Planning Commission on the lands petitioned by the Criddles and Douglas Shepherd were as follows: (Findings were made 5/28/76)

1. The Board of Supervisors, at their meeting of May 25th, directed the Planning Department to start working on a plan for the Apple Hill area;
2. A decision will be made within a month or two by the Board of Supervisors, as to the urgency in preparing the above General Plan;
3. That the new PA, Planned Agriculture, zone would be a better zone for the Apple Hill area than would the RE, Estate Residential zone; and,
4. The public necessity, convenience, and the health, safety and general welfare would not be benefited by the approval of the proposal.

The Criddles and Mr. Shepherd were represented by their attorney, Mr. Al Hamilton who submitted a Petition containing 36 signatures of residents and property owners in the upper Apple Hill area of Camino proximate to the area under consideration, favoring the rezoning of the Crystal Springs (Driver) Ranch to Residential-Estate (5 acre) zone, and 4 only R-1A 1-1/4-acre parcels.

(Continued)

# STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES November 8, 1976

Mr. Hamilton advised that his clients had decided to amend their petitions to be consistent with the Planning Commission's recommendation of denial without prejudice, which he stated he believed the rationale behind said denial to be because the land use plan for the Apple Hill area has not been completed as yet. Therefore, he stated his clients are presently petitioning for an amendment to the General Plan for a 5-acre parcel fronting on Crystal Springs Road to Low Density Residential in order to permit dividing of said 5-acres into four  $1\frac{1}{4}$ -acre parcels, (this 5-acre piece lies within the 35 acres under petition by the Criddles), and that the remaining property, including the 23.228 acres under petition by Mr. Douglas Shepherd (a total of 53.228 acres) will be held in abeyance until such time as the Community Land Use Plan for Apple Hill is adopted.

There were no protests and the Hearing was closed.

On motion of Supervisor Johnson, seconded by Supervisor Walker, and unanimously carried, the Board concurred in the Planning Commission's findings, and also concurred with the recommendation of the applicants' attorney that all but 5 acres comprising the two properties be withdrawn (approximately 53.228 acres) for the Board's consideration after the Community Land Use Plan for Apple Hill area is adopted, and that the remaining 5 acres fronting on Crystal Springs Road be approved for amendment to the General Plan as Low Density Residential to allow for four  $1\frac{1}{4}$ -acre parcels. (See Page 573 for Resolution No. 292-76 amending the General Plan accordingly.)

--//--

576  
Hearing was held as duly advertised to consider an amendment to the County General Plan in the Diamond Springs area from Medium Density Residential to Multiple Residential, petitioned by James M. Shiery, Everett L. Lee, and Fred Caron, consisting of 5.249 acres. Planning Commission recommended approval, and the Planning Director enumerated the following findings of the Planning Commission:

1. After the presentation of a study on the area by Commission Staff, it was felt that the intensification, land use, and townsite of Diamond Springs is something to be encouraged and recognized as it has the available public amenities of water, sewer, and structural fire protection and is within a recognized community core.

There were no protests, and the Hearing was closed.

On motion of Supervisor Walker, seconded by Supervisor Johnson, and unanimously carried, the Board concurred in the Planning Commission's findings, and recommendation for an amendment to the County General Plan. (See Page 573 for Resolution No. 292-76 amending the General Plan accordingly.)

--//--

576  
Hearing was held as duly advertised to consider an amendment to the County General Plan in the Diamond Springs area from Medium Density Residential to Generalized Commercial and Multiple Residential, petitioned by Gerald L. Bordges, etal, consisting of 11 acres. Planning Commission recommended approval, and the Planning Director enumerated the following findings of the Planning Commission:

(Continued)

# STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES November 8, 1976

1. The proposed Amendment to the General Plan will recognize and encourage the existing trends in Diamond Springs for the easterly expansion of commercial and higher density residential uses;
2. The proposal represents a logical extension of existing commercial zoning and uses in an area that is rapidly establishing commercial enterprises;
3. The area is well served by public facilities, i.e., public water, sewer and structural fire protection;
4. The commercial shown south of Pleasant Valley Road represents an adjustment of existing commercial zoning to conform with existing parcel lines, plus a small addition of area; and,
5. The Limited-Multi Family (R2) zoning proposed will buffer the commercial proposal and provide a desirable transition of uses with adequate services and access available.

There were no protests, and the Hearing was closed.

On motion of Supervisor Walker, seconded by Supervisor Stewart, and unanimously carried, the Board concurred in the Planning Commission's findings, and recommendation for an amendment to the County General Plan. (See Page 573 for Resolution No. 292-76 amending the General Plan accordingly.)

--//--

Hearing was held as duly advertised to consider an amendment to the County General Plan in the Pollock Pines area from Medium Density Residential to Multiple Residential, petitioned by Tom Dawson, consisting of 1.221 acres. Planning Commission recommended denial, and the Planning Director enumerated the following findings of the Planning Commission:

1. Both the Camino-Pollock Pines General Plan and the County General Plan designates the project area by a single family use district;
2. The proposal could allow approximately 45 units on  $1\frac{1}{4}$  acres with no provision for a public sewer system now or in the foreseeable future;
3. It would be a spot zoning; and,
4. The proposal would over-burden the road easement access to the property.

Those present and opposed to the amendment to the General Plan were: W. M. Pickles; Marion MacAdams; James Milton; Varna Cobb; and Adelaide Crowel. There were no further protests, and the Hearing was closed.

On motion of Supervisor Kutter, seconded by Supervisor Walker, and unanimously carried, the Board concurred in the Planning Commission's findings, and denied the request for amendment to the County General Plan.

--//--

Hearing was held as duly advertised to consider an amendment to the County General Plan in the Gold Hill area from Residential Agricultural Five Acre to Residential One Acre, initiated by the Board of Supervisors on behalf of Sherwood Frye, consisting of 5.56 acres. Planning Commission recommended approval, and the Planning Director enumerated the following findings of the Planning Commission:

(Continued)

# STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES November 8, 1976

1. The Planning Commission felt that the applicants had begun work on their land division prior to the adoption of the Gold Hill Area Land Plan and were not aware of the hearings held on the Plan;
2. The land is suitable for one additional residence only; and,
3. The existing zoning is R2A, Single Family Two Acre Residential.

There were no protests, and the Hearing was closed.

On motion of Supervisor Johnson, seconded by Supervisor Walker, and unanimously carried, the Board concurred in the Planning Commission's findings, and recommendation for an amendment to the County General Plan. (See Page 573 for Resolution No. 292-76 amending the General Plan accordingly.)

--//--

87-6  
Hearing was held as duly advertised to consider an amendment to the County General Plan in the Diamond Springs area from Medium Density Residential to Generalized Commercial, petitioned by James H. Bradley and Jay F. Pitcher, consisting of .858 acre. Planning Commission recommended approval, and the Planning Director enumerated the following findings of the Planning Commission:

1. The proposal is adjacent to existing commercial use;
2. Staff study recommends that applications for rezoning to commercial of parcels in the Diamond Springs area, with frontage on Pleasant Valley Road and both public sewer (on Pitcher's property only) and water, be given favorable recommendations;
3. Staff study recommends that parcels in the Diamond Springs area (especially within the township) which have been in continuous commercial use, be properly zoned to eliminate confusion; and,
4. The proposal is within the growth pattern for the easterly expansion of the core area of Diamond Springs.

There were no protests, and the Hearing was closed.

On motion of Supervisor Walker, seconded by Supervisor Stewart, and unanimously carried, the Board concurred in the Planning Commission's findings and recommendation for an amendment to the County General Plan. (See Page 573 for Resolution No. 292-76 amending the County General Plan accordingly.)

--//--

87-6  
Hearing was held as duly advertised to consider an amendment to the County General Plan in the Gold Hill area from Residential Agricultural Ten Acre to Rural Estate Five Acre, petitioned by George and June Marco, consisting of 5 acres. Planning Commission recommended denial, and the Planning Director enumerated the following findings of the Planning Commission:

1. The Gold Hill Plan, recently adopted, had undergone close scrutiny for approximately 18 months and was subject to several community meetings and public hearings;

(Continued)

# STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES November 8, 1976

2. The Plan, after intensive study, should be supported by the Commission; and,
3. The west portion of the property was found to have slopes averaging 20% to 30% and the soils in this area have a high erosion hazard in conjunction with a severe designation for septic tank filter fields.

Mr. Marco was present and represented by Mr. Homer Banks, Surveyor. They opposed the Planning Commission's recommendation of denial, and requested Board consideration of their petition hereinbefore mentioned.

There was no further opposition and the Hearing was closed. Supervisor Johnson, seconded by Supervisor Walker, moved to approve the request of the applicant that his five acres be reflected on the General Plan as Rural Estate-Five Acre Minimum, instead of Residential Agricultural Ten-Acre. The motion was not carried by reason of the following vote: Ayes: Supervisor Johnson; Noes: Supervisors Lane, Walker, Kutter, and Stewart.

Since information was imparted at this meeting which had not been considered by the Planning Commission, at the recommendation of the Planning Director and on motion of Supervisor Stewart, seconded by Supervisor Kutter, and carried by the following vote: Ayes: Supervisors Walker, Kutter, and Stewart; Noes: Supervisors Lane and Johnson, the Board directed that the matter be referred back to the Planning Commission to be reviewed and to hold another public hearing on the request, with their recommendation to be brought back to the Board prior to the next General Plan Amendment.

--//--

Hearing was held as duly advertised to consider an amendment to the County General Plan in the Diamond Springs area from Medium Density Residential to Planned Commercial, and Multiple Residential, petitioned by Roland E. and Joan E. Kling, and Roland G. and Edith M. Kling, consisting of 17.5 acres. Planning Commission recommended approval, and the Planning Director enumerated the following findings of the Planning Commission:

1. The area requested for Limited Multi-Family Residential (R2) is adjacent to an existing high density residential use (mobilehome park) and will provide a desirable buffer between the commercial, adjacent agricultural and single family uses;
2. Access will be via a County road and all public facilities are available for the proposed density of service, i.e., public sewer, water and structural fire protection;
3. The proposal to convert seven plus acres to commercial (Planned Commercial) would allow commercial adjacent to the proposed development of an Industrial Park to the northeast. This represents a needed and logical expansion of the core area of Diamond Springs.

There was no opposition and the Hearing was closed. On motion of Supervisor Walker, seconded by Supervisor Johnson, and carried by the following vote: Ayes: Supervisors Johnson, Walker, Kutter, and Stewart; No: Supervisor Lane, the Board concurred in the Planning Commission's findings and recommendation for an amendment to the County General Plan. (See Page 573 for Resolution No. 292-76 amending the County General Plan accordingly.)

--//--

# STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES November 8, 1976

---

The Board adjourned to their regular meeting of November 9, 1976, convening one-half hour earlier (9:00 a.m.) for consideration of a matter pertaining to County Service Area No. 5.

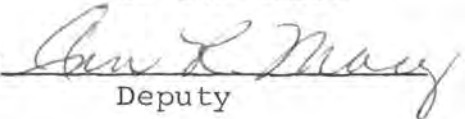
--//--

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

APPROVED:

  
Chairman

By:

  
Deputy