

# STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES February 28, 19 77

The Board convened in continued adjourned meeting. Present: Supervisors Arliene Todd, William V. D. Johnson, W. P. Walker and Lloyd R. Kutter. Absent: Supervisor Thomas L. Stewart. Also present: Jean Klotz, Deputy County Counsel and Connie A. Peterson, Assistant Board of Supervisors Clerk. Chairman Johnson presided.

--//--

57-6  
Hearing was held as duly advertised to consider an amendment to the County General Plan (Recreation and Land Use Elements), in the Meyers Area, (River Park Estates), from Medium Density Residential to Parks and Organized Recreation, for portion of County Assessment Parcel No. 36-582-13, consisting of 3.8 acres, requested by the El Dorado County Recreation Commission. Planning Commission recommended approval, and the Acting Executive Secretary enumerated the following findings of the Commission:

1. The Amendment and subsequent rezoning of the subject property will provide for additional recreation facilities in the area;
2. The proposal will be beneficial to the public at large;
3. All interested agencies have recommended approval, and;
4. Adequate services can be provided (water, sewage disposal, fire protection and road access).

No protests were presented, and the Hearing was closed.

On motion of Supervisor Walker, seconded by Supervisor Johnson, and unanimously carried by those present, the Board concurred in the Planning Commission's findings and recommendation for amendment to the El Dorado County General Plan. (See Page 94 for Resolution No. 45-77 amending the County General Plan.)

--//--

59-6  
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 Estates Five Acre for portion of County Assessment Parcel No. 317-040-10, consisting of five acres, petitioned by George and June Marco. Planning Commission recommended approval, and the Acting Executive Secretary for the Planning Commission reported that no verbal opposition was received on this item.

Mr. Homer Banks, Land Surveyor, was present, and advised that the soils and slopes of the subject property were examined and the property was suitable for building a residence.

Mr. Robert Lee, owner of 54 acres adjoining the subject property, was present and stated he did not have any objections to the proposed General Plan amendment but had not heard why Mr. Marco wanted to split the five acres off of the 20 acre parcel, and also would this drain on his property. Mr. Banks stated that approximately 20% would drain on the Lee property.  
(continued)

# STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES February 28, 1977

There were no protests presented and the Hearing was closed.

On motion of Supervisor Kutter, seconded by Supervisor Todd, and unanimously carried by those present, the Board concurred in the Planning Commission's recommendation for amendment to the El Dorado County General Plan. (See Page 94 for Resolution No. 45-77 amending the County General Plan.)

--//--

676  
Hearing was held as duly advertised to consider an amendment to the County General Plan in the Camino Area, from Exclusive Agricultural to Rural Estates-Agricultural, for portion of County Assessment Parcel No. 7-670-02, consisting of 10.21 acres, petitioned by Michael C. Visman. Planning Commission recommended approval, and the Executive Secretary enumerated the following findings of the Commission:

1. The parcel is not suitable for agricultural pursuits;
2. The topography is steep, rocky and heavily wooded;
3. The area is suitable for the density proposed; and,
4. Adequate services can be provided as follows - Water-wells; Sewage Disposal-septic system, and Fire Protection-California Division of Forestry.

Mr. Richard Winkelman, owner of adjoining property on the north and south sides was present and objected to the proposed General Plan amendment because he felt the smaller sized parcels would convert the land to bedrooms; that agricultural land should remain in at least 10 and preferably 20 acre parcels, also that even though the land is not suitable for orchards it is suitable for growing trees, further that when home sites come into the area the tax base would increase.

Mr. Ed Borba, owner of an adjoining parcel, was present, and protested because he felt taxes would increase in the area.

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

On motion of Supervisor Kutter, seconded by Supervisor Walker, and unanimously carried by those present, the Board concurred in the Planning Commission's findings and recommendation for amendment to the El Dorado County General Plan. (See Page 94 for Resolution No. 45-77 amending the County General Plan.)

--//--

676  
Hearing was held as duly advertised to consider an amendment to the County General Plan in the Cameron Park Area from Medium Density Residential to Generalized Commercial, consisting of 6.9 acres initiated by the Planning Commission. Planning Commission recommended approval, and the Executive Secretary enumerated the following findings of the Commission:  
(continued)

# STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES February 28, 1977

1. The property has frontage and direct access to a major intersection;
2. All the requisite services are available to the property, i.e., structural fire protection, public water and sewer; and,
3. The location of the property exhibits developmental problems for residential uses.

Two letters were received in favor of the General Plan Amendment.

Petitions, containing 108 signatures, were submitted opposing the amendment.

Fifteen letters in opposition were received.

Mr. Robert Groat, owner of a portion of subject property, was present as a proponent for the amendment, and stated he did not feel the land was suitable for residential use as it borders the freeway; real estate offices are already located on the property, and there is a fire station at the end of the block.

The following persons were present and made statements in opposition to the proposed General Plan amendment, as follows:

Mr. Lynn Fetch, resident of the area and member of the Architectural Control Committee - Less than 3% of the 100+ acres planned for commercial use in the future Master Plan in Cameron Park is now in use, further there are many lots near the end of Cambridge Road already set out for commercial uses and there is not any need for more commercial lots.

Joan Rodemsky, President, Cameron Park Homeowners Association - Everyone at the last Homeowners Association meeting spoke in opposition to this General Plan amendment; residents across the street would be facing commercial development; fire trucks use the street, and there is unused commercial property at the Cameron Park Airport.

Jackie Marliave, Community Services District Board of Directors - I am against this proposal because of the narrow street fronting the property; use of this same street by fire trucks; children must walk down the street coming from school; it is not fair to the people who bought homes across the street from this property.

Irv Rodemsky - At a previous Homeowners Association meeting, there was one owner of portion of subject property who wished to have it remain for Single Family residential use.

Carl Jones - This change would damage my property; values will drop; there will be traffic congestion; further there aren't any sidewalks on the street for children to use when attending school; the property should remain as single family residential.

(continued)

# STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES February 28, 1977

Dr. John Boetker - My commercial building on Cambridge Road has been in since 1974 and still is not completely full; there is no need for further commercial land; strip zoning is not good planning.

Bob Williams, area resident, - I own property across the street from the land, and I am against the proposal.

Ken Purcell, resident, Unit No. 1 representative for Deed Restrictions - There are numerous commercial lands in Cameron Park that are not being utilized at present, especially in that area. Another important concern is that of traffic. The road may be inadequate in the future if this change is made. The present roadway was not developed with that use in mind.

Dick Smith, Cameron Park Realtor, filed for the record a copy of the Deed Restrictions for Cameron Park North Unit No. 1, dated October 31, 1961, and stated that 98% of the commercial land in the same interchange as the subject property has not been built on; the supply and need is totally non-existent.

Jim Cornish, Ernie Louis and Ed Greenhalgh stated their opposition.

The public hearing was closed.

On motion of Supervisor Todd, seconded by Supervisor Kutter, and unanimously carried by those present, the request for the General Plan Amendment was denied based on the following findings of the Board:

1. There is adequate Planned Commercial property in the area that has not been utilized;
2. Traffic congestion would result from commercial use;
3. The residents in the area objected;
4. The children in the area must use the roadway to walk to and from school;
5. The roadway in front of the property is narrow and must be used by the fire trucks housed in the station at the end of the street.

--//--

There being no further business, the Board adjourned to Tuesday, March 1, 1977, at 10:00 a.m.

--//--

APPROVED William V. D. Johnson  
William V. D. Johnson, Chairman

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

By Conne A. Peterson  
Deputy