

STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES June 13, 1977

The Board convened in a Continued (Adjourned) meeting at 7:00 p.m. this date for the express purpose of a scheduled hearing on the Shingle Springs Land Use Plan. Present: Supervisors Arliene Todd, William V. D. Johnson, Lloyd R. Kutter, and Thomas L. Stewart. Absent: Supervisor W. P. Walker. Ann R. Macy, Board of Supervisors Clerk was present. Chairman Johnson presided.

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576
Hearing was held as duly advertised to consider the adoption of the Community Land Use Plan for the Shingle Springs area. Planning Commission recommended approval of the Plan, which encompasses approximately 13,000 acres.

The following correspondence was received relative to the Plan:

A letter from the El Dorado County Resource Conservation District advising that the Environmental Impact Report was reviewed and adhered adequately to most of their considerations about erosion control and other impacts upon the resource base.

A letter from the Environmental Planning and Information Council, Inc., (EPIC) to the effect that generally, they were in agreement with the Plan as proposed, excepting the Commercial designation of the Shingle Springs Drive freeway interchange, and the designation of One Acre Minimum for a 34-acre parcel south of Meder Road. (Chairman read this letter aloud)

A letter from Shingle Springs Ad Hoc Committee stating essentially the same as the above letter from EPIC. (Read by Glenda Eslinger)

A letter from the County Recreation Commission recommending that the former Fred Wessells property should be acquired as a park site, and that the Community Center land area should be greatly increased; also, suggesting that monies be made available for purchase of designated recreation lands not only in the Shingle Springs area but in other General Plan areas.

A letter from Myrtle Baker, a Recreation Commission member, stating essentially the same as above, but pinpointing a 10-acre site on the corner of Shingle Springs Drive and Buckeye Road as a proposed location for the County to purchase a park site. (Chairman read this letter aloud)

A letter from A. Vincent Mannina objecting to the zoning of his property, consisting of 29.39 acres, to a 5-acre minimum, and requesting that it be rezoned to 1-acre minimum. (Chairman read this letter aloud)

A letter from Mrs. George Young in favor of the Plan as proposed. (This letter was read by the Chairman)

A letter from A. J. Enzler and Marilyn R. Enzler requesting to be excluded from the Shingle Springs Plan, and included in the Cameron Park Plan, and objecting to the 10-acre minimum restriction on his property.

June 13, 1977

STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES June 13, 1977

The Planning Director introduced the Associate Planner, Arlan Nickel, who worked specifically on this Plan with the residents and various agencies involved. Mr. Nickel stated that the Plan reflects a reduction in holding capacity, in comparison to the existing Plan as to total potential population. Mr. Nickel thoroughly reviewed the goals and policies of land use development of the Shingle Springs area.

The Chairman called for comments from the audience.

Mr. Al Hamilton stated that Dr. Leslie Smith would like to locate a veterinary clinic for large animals in Shingle Springs on Shingle Springs Drive, but they are all zoned 5-acre parcels.

Gloria Bobich spoke regarding a recreational park site for the children of the area.

Kenneth Wilkinson requested that his property be rezoned from a 10-acre minimum to a 5-acre minimum. George Weldon, geologist, and Gene Thorne, engineer, were both present and spoke in Mr. Wilkinson's behalf.

Gale Wheeler, representing 21 neighbors, stated their opposition to the Commercial zoning designation on the property on Shingle Springs Drive, off of Highway 50.

Jack Ensler reiterated his comments expressed in his letter, as referred to on Page 244 of this set of Minutes.

Glenna Barrett stated she did not want any control over her property; she stated this type of planning ultimately results in the private lands being subservient to the Federal Government.

Margaret Loeffelbein protested the zoning of 35 acres off Meder Road and Hilton Way to minimum 1-acre zoning.

Yvonne Brown complained that their parcel was not designated Commercial, although they have been operating a small business there for many years. The Planning Director advised that it was denied because it was a "spot use", and that it now enjoys a non-conforming status.

Bill Bingham requested that his small piece of property be rezoned Commercial; stating that it could not be used for residential because it is not large enough.

Pete Atwater representing Ponderosa Equestrians, was strongly in favor of adoption of the Shingle Springs Land Use Plan, with the two exceptions mentioned in the Shingle Springs Ad Hoc Committee letter (enumerated herein on Page 244).

Tom Johnson, representing the Environmental Planning and Information Council, Inc. (EPIC), reiterated the points contained in their letter to the Board.

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STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES June 13, 1977

Mr. Douglas Shepherd stated that his 42 acres would be utilized as a retail outlet for agricultural products, and he recommended that the Board adopt the Plan as presented, which included his 42 acres zoned Commercial.

Mr. Bob Pettit stated he was in favor of the Master Plan as presented.

Glenda Eslinger reiterated comments contained in the letter from the Shingle Springs Ad Hoc Committee (mentioned herein on Page 244).

Mr. Ken Wilkinson spoke again and requested that his request for rezoning be sent back to the Planning Commission, if the Board was unable to change his zoning at this hearing.

Rosie Cox spoke in favor of adoption of the Land Use Plan, with the two exceptions contained in the EPIC letter.

Jack Ensler requested again that his land be excluded from the Shingle Springs Plan.

The following motions were made by the Supervisors named; each motion failed to receive a second:

Supervisor Stewart moved to adopt the Plan as presented by the Planning Commission with the following exceptions: that the Ensler property consisting of some 80 acres that is now in Category 7 (1 dwelling unit per 10 acres) be changed to category 6 (1 dwelling unit per 5 acres); and that the Commercial property (42 acres owned by Douglas Shepherd) be changed from Category 2 on the Plan, to Category 6 (1 dwelling unit per 5 acres minimum).

Supervisor Todd moved that the Shingle Springs Area Plan be returned to the Planning Commission in hopes that the problems cited during this hearing might be resolved.

Supervisor Kutter moved to adopt the Plan as presented, and initiate an amendment to the Plan to redesignate Mr. Ensler's and Mr. Wilkinson's properties from 1 dwelling unit per 10 acre minimum, to 1 dwelling unit per 5 acre minimum, and that the Board initiate amendments to consider Mr. Bingham's request for rezoning to Commercial, and Mrs. Brown's property from 1 dwelling unit per 5 acres, to Commercial.

Supervisor Stewart then reintroduced Supervisor Kutter's motion, with the exception that the property owned by Mr. Shepherd be redesignated from Commercial to Category 6 (1 dwelling unit per 5-acre minimum) which is the designation of the surrounding land.

Finally, Supervisor Kutter moved to adopt the Shingle Springs Land Use Plan with the amendment to redesignate the properties of Jack Ensler and Ken Wilkinson from 1 dwelling unit per 10-acre minimum, to 1 dwelling unit per 5-acre minimum. Supervisor Todd seconded the motion, and it was carried by the following vote: Ayes: Supervisors Johnson, Kutter, and Todd; No: Supervisor Stewart; Absent: Supervisor Walker, and RESOLUTION NO. 131-77 was adopted accordingly.

STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES June 13, 1977

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

By: Ann S. Macy
Deputy

APPROVED: William D. Johnson
Chairman