

STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES March 6, 1978

The Board convened at 2:00 p.m. in an Adjourned/Continued Meeting from the Regular Meeting of February 28, 1978, to consider the first group of Hearings on proposed amendments to the County General Plan. Present: Supervisors Arliene Todd, William V. D. Johnson, W. P. Walker, Lloyd R. Kutter, and Thomas L. Stewart. Also present: Anita L. Herman, Deputy Clerk. Chairman Stewart presided.

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Hearing was held as duly advertised to consider an Amendment to the County General Plan in the Pollock Pines area from Medium Density Residential (1 to 5 dwelling units/acre) to Commercial, consisting of 1 acre, petitioned by Robert O. Barnes. The Planning Commission recommended approval, and the Planning Director enumerated the following findings of the Commission:

1. This proposal is adjacent to existing CG, General Commercial zoning and represents an extension of that use, to include the entire parcel;
2. The property has the requisite services for commercial use: Public Water, Public Road Frontage, Structural Fire Protection.

Mr. Barnes was present and spoke briefly regarding his request. Mr. Ron Duncan of Environmental Health questioned sewage disposal capabilities.

There were no other protests and the Hearing was closed.

On motion of Supervisor Kutter, seconded by Supervisor Walker, and unanimously carried, the request for Amendment to the County General Plan was denied.

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Hearing was held as duly advertised to consider an Amendment to the County General Plan in the Grizzly Flat area from Rural Estates Agricultural (1 dwelling unit/acre) to Single Family Residential-High Density (5 dwelling units/acre), Rural Residential Agricultural (1 dwelling unit/10-160 acres), and Open Space/Conservation designations, consisting of 163 acres, petitioned by Thomas Porter. The Planning Commission recommended approval, and the Planning Director enumerated the following findings of the Commission:

1. This proposal is compatible with the proposed Plan Amendment;
2. There is need for additional residential land in this area;
3. This proposal represents a logical extension of the existing zoning pattern in the area, adjacent to Grizzly Park Unit No. 8;
4. Adequate services can be provided: Water - Grizzly Park Water Company; Sewage Disposal - Septic Tanks; Fire Protection - Pioneer Volunteer Fire Department.

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Mr. Fred Strauss, Project Engineer, was present and spoke regarding the request. Dr. Curtiss Weidmer, Director of Health Services, spoke regarding sewage disposal and stated he would like to see the developer come up with a waste water treatment plan.

The following spoke in opposition to the requested Amendment: Leonard Fisher, Grizzly Flat Road; Peter Heininge, Grizzly Flat Road; Helen Brians, Grizzly Flat Road.

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

On motion of Supervisor Johnson, seconded by Supervisor Walker, and unanimously carried, the request for Amendment to the County General Plan was denied.

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Hearing was held as duly advertised to consider an Amendment to the County General Plan in the Diamond Springs area from Medium Density Residential (1 to 5 dwelling units/acre) to Multi-Family, consisting of 1.012 acres, petitioned by Roy E. Carter. The Planning Commission recommended approval, and the Planning Director enumerated the following findings of the Commission:

1. The Amendment is convenient to provide for the orderly growth of the County;
2. The proposal is compatible with surrounding land uses;
3. All public services are available: water, sewer and fire protection.

There were no protests, and the Hearing was closed.

On motion of Supervisor Walker, seconded by Supervisor Todd, and unanimously carried, the Board concurred with the Planning Commission's findings and recommendation for an amendment to the County General Plan. (See Minutes for March 7, 1978, Page 106 for Resolution No. 42-78, amending the County General Plan accordingly.)

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Hearing was held as duly advertised to consider an Amendment to the County General Plan in the Diamond Springs area from Industrial and Medium Density Residential to Multi-Family and Commercial, consisting of 28 acres, petitioned by Hazel Nastrini and Roy Carter. The Planning Commission recommended approval, and the Planning Director enumerated the following findings of the Commission:

1. This proposal is a logical extension of the existing pattern in the area;
2. All services are available;
3. The property is adjacent to two improved County Roads.

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Mr. Tom Snider, Agent, was present and spoke regarding the request.

Letters expressing opposition to the requested Amendment were received from the following: Ms. Evelyn Dunlop, 4284 Missouri Flat Road; Ms. Janis M. Charpier, 3740 Corto Lane; and Mr. and Mrs. Evon G. Till, Jr., 63 Arroyo Vista Drive.

The following spoke in opposition to the requested Amendment: Mr. Jay Barrette, 140 Arroyo Vista Drive, who stated his wife was also in opposition; Alfred Soussa, Wedgehill Road; and Jan Charpier, 3740 Corto Lane.

The following were not necessarily opposed but stated they had certain concerns: Robert Edwards, Superintendent, Mother Lode Union School District; and Rudy Linburg, Oak Lane.

5-2
Mr. Sam Miller spoke in favor of the general concept.

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

On motion of Supervisor Walker, seconded by Supervisor Johnson, and unanimously carried, the Board continued the matter to the next General Plan Amendment hearing date.

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Hearing was held as duly advertised to consider an Amendment to the County General Plan in the El Dorado/Diamond Springs area from Medium Density Residential to Multi-Family, consisting of 0.79 acre, petitioned by Cheryl L. Smith. The Planning Commission recommended approval, and the Planning Director enumerated the following findings of the Commission:

1. This proposal is compatible with the existing high density use of the area;
2. Rentals are needed in this area;
3. El Dorado Irrigation District has stated they can adequately serve this parcel under multi-family use;
4. No complaints have been received from neighbors.

Ms. Cheryl Smith was present and spoke briefly regarding her request.

9-6
There were no protests, and the Hearing was closed.

On motion of Supervisor Walker, seconded by Supervisor Todd, and unanimously carried, the Board concurred with the Planning Commission's findings and recommendation for an amendment to the County General Plan. (See Minutes for March 7, 1978, Page 106 for Resolution No. 42-78, amending the County General Plan accordingly.)

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Hearing was held as duly advertised to consider an Amendment to the County General Plan in the El Dorado/Diamond Springs area from Medium Density Residential (1 to 5 dwelling units/acres) to Industrial, consisting of 4 acres, petitioned by Paul H. Denault. The Planning Commission recommended approval of a Commercial General Plan designation for said lands. The Planning Director enumerated the following findings of the Commission:

1. The parcel is adjacent to Industrial land to the south and east, and residential land to the west and north;
2. The businesses locating on the Industrial land in the area are Commercial in nature, not Industrial;
3. This proposal is a logical extension of the Industrial/Commercial pattern existing in the area;
4. Adequate services can be provided as follows: public water - El Dorado Irrigation District; sewage disposal - County Sanitation District No. 2; fire protection - Diamond Springs Fire Protection District.

Mr. Paul Denault was present and spoke regarding his request.

One letter was received expressing opposition to the requested Amendment from Daniel J. and Flora Anne Rhoades, 1008 Stewart Drive, Sunnyvale.

The following spoke in opposition to the requested Amendment: Alfred Souza and Jeannie Gather.

John Smith spoke in favor of requested Amendment.

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

On motion of Supervisor Walker, seconded by Supervisor Todd, and unanimously carried, the Board concurred with the Planning Commission's findings and recommendation for an amendment to the County General Plan to Commercial. (See Minutes for March 7, 1978, Page 106 for Resolution No. 42-78, amending the County General Plan accordingly.)

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Hearing was held as duly advertised to consider an Amendment to the County General Plan in the Rescue area from Residential-Agricultural Ten Acre to Low Density Residential, consisting of 10 acres, petitioned by Roger P. Whitney. The Planning Commission recommended approval, and the Planning Director enumerated the following findings of the Commission:

1. The property is adjacent to five acre minimum General Plan designation and zoning on its southern boundary, and this proposal would be a reasonable extension of that land use;
2. The property is split into two pieces by Shingle Springs Drive, a private road, and the existing design would preclude use as one contiguous parcel.

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Mr. Roger Whitney was present and spoke regarding his request.

There were no protests, and the Hearing was closed.

57-2
On motion of Supervisor Johnson, seconded by Supervisor Walker, and unanimously carried, the Board concurred with the Planning Commission's findings and recommendation for an amendment to the County General Plan. (See Minutes for March 7, 1798, Page 106 for Resolution 42-78, amending the County General Plan accordingly.)

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Supervisor Johnson left.

Hearing was held as duly advertised to consider an Amendment to the County General Plan in the Cameron Park area from Medium Density Residential (1 to 5 dwelling units/acre) to Commercial, consisting of 15,350 square feet, petitioned by Cameron Park Investors Company.

Supervisor Johnson arrived.

The Planning Commission recommended approval, and the Planning Director enumerated the following findings of the Commission:

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

Mrs. Karen Guthrie, Attorney, was present and spoke regarding the request.

Letters in favor of the requested Amendment were received from the following: Sheila Mullett; Ed Kulper; Michael C. Blixt; Bruce Prinz; Mary and Ted Ostrowski; Walter Kunnecke; Craig and Leslie Sheuitt; Willena Sample; Winona Sample; Diana Yochelson; Sidney and Arlene Inglis; William and Marjorie Lovelace; Julius and Ida Mazur; Mr. and Mrs. Arnold Senst; Susan and Gordon Sackett; Margie A. and Michael C. Blixt; Mrs. D. H. Peterson; Darrel and Dolores Owen; Linda Austin; Enrico Adamo; William G. and Lena A. Potts; Cheri and Lee Carruth; Patricia Thompson; Charles and Constance Blank; M. F. Murray; Betty and Les Anderson. The following spoke to Supervisor Todd stating they were in favor of the requested Amendment: Frankie Pasco; William Potts; Hilda Hill; Mrs. Oletha Musch; J. M. Kremkau; Pat Gomel; Paul Chamlee; Joe Igel; and Mrs. Chas. Pendergraft. Those present who spoke in favor of the requested Amendment were: Ken Cook; Ted Ostrowski; Sue Cox; Frank Astis; and Barbara Cook.

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A memorandum, written to the Board by Supervisor Todd, stated 34 residents whom she contacted were opposed to the requested Amendment. Those present who spoke in opposition to the requested Amendment were: Darrell Stewart, President of the Cameron Park Property Owners Association, who stated that at the January 31, 1978 Cameron Park Property Owners Association meeting, a vote was taken regarding the requested Amendment, and the results were 85 against and 4 in favor of said Amendment; Carl Jones; John McCray; Ken Purcell, who presented a petition containing 39 signatures opposing said Amendment; Gene Cluseman; Jackie Marliave; Sally Bockter; Tom Check; and Stan Wells. Supervisor Todd said Julian Malka was also opposed.

There were no other protests, and the hearing was closed.

57-6
On motion of Supervisor Todd, seconded by Supervisor Johnson, and carried by the following vote: Ayes: Supervisors Todd, Johnson, Kutter; No: Supervisors Walker and Stewart, the Board denied the request for Amendment to the County General Plan by Cameron Park Investors Company for that portion of Parcel No. 82-014-13 in the Cameron Park area situated in the south west corner of Country Club Drive and Cameron Park Drive. However, the Board approved the request of Mrs. Karen Guthrie for findings of fact expressing the opinions of the concerned citizens, which will be placed on the Board's Agenda of March 21, 1978, for adoption.

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There being no further business, the Board adjourned to Tuesday, March 7, 1978, at 10:00 a.m.

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

APPROVED: *James Stewart*
Chairman

By: *Walter J. Herman*
Deputy