

STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES July 17 19 78

The Board convened at 10:00 a.m., in an Adjourned/Continued Meeting from the Regular Meeting of July 11, 1978, to consider the first group of hearings on the 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: Mary Anne Kinkade, Assistant Clerk to the Board. Chairman Stewart presided.

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In the matter of the proposed hearing on property in the Rescue area (Guy Dunning property), initiated by the Planning Commission, to rezone from High Density Residential to Commercial, requiring a General Plan Amendment, the Planning Director stated that this matter should not have been placed on this Agenda, and County Counsel concurred, as the hearing procedure would be ineffective at this time.

57-6
Supervisor Todd's motion to refer this matter to the Planning Commission to instigate a General Plan Amendment, died for lack of second.

Supervisor Stewart withdrew his motion that the matter be referred to the Planning Commission for hearing on zoning which will conform to the General Plan after the Planning Director stated this referral is not necessary, as the Planning Commission has already held a hearing for this purpose.

On motion of Supervisor Stewart, seconded by Supervisor Kutter, and carried by the following vote: AYES: Supervisors Johnson, Walker, Kutter and Stewart; NOES: Supervisor Todd, the Board directed that a General Plan Amendment Hearing would be inappropriate at this time, and the matter be placed on the Agenda for a regular Board meeting for a hearing in reference to rezoning only.

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57-6
Hearing was held as duly advertised to consider an Amendment to the County General Plan in the Shingle Springs area from Low Density Residential (1 dwelling unit/5 to 9.9 acres), to Medium Density Residential (1 dwelling unit/1 to 4.9 acres), consisting of 18.57 acres, petitioned by John Eckerman, Carl Long, Ralph Holbrook, and Douglas Horstmeyer. The Planning Commission recommended denial, and the Planning Director enumerated the following findings of the Commission:

1. Policy No. 4 of the Shingle Springs Plan Text: Sewer connections and annexations outside of the designated Mother Lode Service District will be limited to areas where it may be officially mandated to solve an outstanding existing problem.

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2. Policy No. 8 of the Shingle Springs Plan Text: No land will be zoned to a density greater than 1 dwelling unit/5 acres outside of the Mother Lode Service District until a significant buildout is achieved on parcels presently zoned less than 5 acres.

Mr. Eckerman and Mr. Long appeared and spoke briefly concerning their request.

There were no protests and the hearing was closed.

On motion of Supervisor Walker, seconded by Supervisor Stewart, and unanimously carried by those present, the Board adopted the recommendation of the Planning Commission and denied the request for General Plan Amendment.

On motion of Supervisor Walker, seconded by Supervisor Todd, and unanimously carried by those present, the Board directed that, because this petition should not have been accepted by the Planning Department, the filing fee be refunded as recommended by the Planning Commission.

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57-6
Hearing was held as duly advertised to consider an Amendment to the County General Plan in the Camino Area from Rural Residential-Agricultural to Single Family Residential-Low Density, consisting of 19.89 acres, petitioned by Wallace M. Thomas. The Planning Commission recommended approval, and the Planning Director enumerated the following findings of the Commission:

1. Mr. Leland J. Hill, a civil engineer, stated in a letter to the Commission, there are two suitable homesites on two five-acre parcels proposed;
2. The majority of the 19.89 acres is not suitable for agriculture;
3. This proposal is consistent with the County's policy to use agricultural lands for agricultural purposes and residential lands for residential uses.

Mr. Thomas appeared to answer any questions that may arise.

There were no protests and the hearing was closed.

On motion of Supervisor Kutter, seconded by Supervisor Walker, and unanimously carried by those present, the Board signified its approval of this Amendment, and declared its intention to adopt the findings and recommendations of the Planning Commission at a later date.

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Hearing was held as duly advertised to consider an Amendment to the County General Plan in the Cool Area from Exclusive Agricultural to Rural Estates Agricultural, consisting of 28.7 acres, petitioned by John Dalton. The Planning Commission recommended approval, and the Planning Director enumerated the following findings of the Commission:

1. The West and East property lines are adjacent to R2A, Two Acre Single Family Residential zoning, including Cherry Acres Subdivision;
2. The property has adequate access with public road frontage along Highway 49;
3. The property consists of gentle slopes conducive to five acre parcels;
4. Adequate services can be provided as follows: Water - wells; Sewage Disposal - septic tanks; Fire Protection - Northside Fire Department.

There were no protests and the hearing was closed.

On motion of Supervisor Kutter, seconded by Supervisor Walker, and unanimously carried by those present, the Board signified its approval of this Amendment, and declared its intention to adopt the findings and recommendations of the Planning Commission at a later date.

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Hearing was held as duly advertised to consider an Amendment to the County General Plan in the Placerville Periphery from Rural Estates-Agricultural (1 dwelling unit/5 to 20 acres) to Single Family Residential-Low Density (1 to 5 acres/dwelling unit), consisting of 7.6 acres, petition by Olan R. Thornton. The Planning Commission recommended approval, and the Planning Director enumerated the following findings of the Commission:

1. Public water is available to the property;
2. Under the Minor Land Division Ordinance, the existing road will be improved;
3. Approval of this rezoning be conditioned that it not become effective until filing of the final map for P77-79 under the name of L.D. Clevenger.

Mrs. Thornton was present to answer questions, and Mrs. Harvey (a neighbor) spoke in favor of the amendment.

There were no protests, and the hearing was closed.

On motion of Supervisor Kutter, seconded by Supervisor Walker, (continued on next page)

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and unanimously carried by those present, the Board signified its approval of this Amendment, and declared its intention to adopt the findings and recommendations of the Planning Commission at a later date.

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Hearing was held as duly advertised to consider an Amendment to the County General Plan in the El Dorado Hills Area from Medium Density Residential (1 to 5 dwelling units/acre) to Commercial, consisting of 4.88 acres, petitioned by Robert Grant and Carl Johnson. The Planning Commission recommended approval, and the Planning Director enumerated the following findings of the Commission:

1. The proposal is adjacent to existing commercial zoning;
2. The area is served with the requisite urban services to support this level of development;
3. The general area has been subject to recent subdivision and land division activity. This type of neighborhood commercial proposal is not inconsistent with the level of growth in the area.

Mr. Grant spoke concerning his petition.

There were no protests and the hearing was closed.

On motion of Supervisor Todd, seconded by Supervisor Walker, and unanimously carried by those present, the Board signified its approval of this Amendment, and declared its intention to adopt the findings and recommendations of the Planning Commission at a later date.

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Hearing was held as duly advertised to consider an Amendment to the County General Plan in the Camino Area, from Residential-Agricultural (1 dwelling unit/10-160 acres) to Medium Density Residential (1 dwelling/acre), consisting of 11.67 acres, petitioned by William Keller. Planning Commission recommended denial, and the Planning Director enumerated the following findings of the Commission:

1. The land has Class II soils and should be reserved for agricultural production.
2. County Counsel advises that under Policy 2 in the Camino Plan Text, existing orchard lands cannot be divided into parcels smaller than 10 acres.

Mr. Keller was not present. Mr. Don Peek spoke in opposition to the amendment.

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There were no protests, and the hearing was closed.

On motion of Supervisor Kutter, seconded by Supervisor Walker, and unanimously carried by those present, the Board adopted the recommendation of the Planning Commission, and denied the request for a General Plan Amendment.

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Hearing was held as duly advertised to consider an Amendment to the County General Plan in the Cameron Park Area from Multiple Residential (5 to 20 dwelling units/acre) to Commercial, consisting of 2.739 acres, petitioned by Richard Smith et al. The Planning Commission recommended approval, and the Planning Director enumerated the following findings of the Commission:

1. All necessary services are available;
2. The use of these facilities as commercial offices has existed for several years.

Mr. John McCray, representing Mr. Smith, commented concerning his petition. There were no protests, and the hearing was closed.

After some discussion, on motion of Supervisor Kutter, seconded by Supervisor Todd, and carried by the following vote: AYES: Supervisors Todd, Walker and Kutter; NOES: Supervisors Johnson and Stewart, the Board signified its approval of this Amendment, and declared its intention to adopt the findings and recommendations of the Planning Commission at a later date.

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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 2 acres, petitioned by Ernest Marini. The Planning Commission recommended approval, and the Planning Director enumerated the following findings of the Commission:

1. This proposal is adjacent to existing developed commercial property.
2. It is in the general vicinity of existing developed Multi-Family Residential zoning and land use;
3. The area has adequate access, structural fire protection, public water, and a history of successful septic systems.

There were no protests, and the hearing was closed.

On motion of Supervisor Kutter, seconded by Supervisor Walker, and unanimously carried by those present, the Board signified its approval of this Amendment, and declared its intention to adopt the findings and recommendations of the Planning Commission at a later date.

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Hearing was held as duly advertised to consider an Amendment to the County General Plan in the El Dorado Area, from Medium Density Residential (1 to 5 dwelling units/acre) to Multi-Family (5 to 20 units/acre); consisting of 2.6 acres, petitioned by H. Alvin Liming. Planning Commission recommended denial without prejudice, and the Planning Director enumerated the following findings of the Commission:

1. The proposal is not compatible with the adjacent land use, which is under a Williamson Act Contract;
2. This rezoning is premature;
3. High density development in the area should first be fully analyzed in the Diamond Springs/El Dorado Area Plan, proposed to begin in the Summer, 1978.

There were several protests to the proposed Amendment. The hearing was closed.

On motion of Supervisor Walker, seconded by Supervisor Johnson, and carried by the following vote: AYES: Supervisors Todd, Johnson, Walker and Stewart; ABSENT: Supervisor Kutter, the Board adopted the recommendations of the Planning Commission, and denied the request for a General Plan Amendment, without prejudice.

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There being no further business, the Board adjourned to Tuesday, July 18, 1978, at 10:00 a.m.

APPROVED:




THOMAS L. STEWART
Chairman

ATTEST:

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

By



Deputy