

STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES July 20 19 78

The Board convened at 10 a.m., in an Adjourned/Continued Meeting from the Regular Meeting of July 18, 1978, to consider 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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59 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 Residential Agricultural Five Acre, consisting of 17 acres, petitioned by Eugene T. Potter. The Planning Commission recommended approval, and the Planning Director enumerated the following findings of the Commission:

1. This proposal is compatible with the intent of the General Plan.
2. Adequate water is available to this parcel.

There were no protests, and the hearing was closed.

On motion of Supervisor Todd, seconded by Supervisor Johnson, 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.

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59 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.

Messrs. Dunlop, Lindberg and Sharpier spoke in opposition to the Amendment. Mrs. Foster and Mrs. Barrett also spoke in opposition.

Sixteen letters protesting the Amendment were received by Supervisor Walker.

Mr. Schneider, representing Mrs. Nastrini and Mr. Carter, stated that inasmuch as they were awaiting a decision from LAFCO, the (continued on following page)

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should be continued.

There were no further comments and the hearing was closed.

On motion of Supervisor Walker, seconded by Supervisor Kutter, and unanimously carried by those present, the Board directed that this matter be continued until the next regular General Plan Amendment hearings; and further, if any amendments are made to the plan by the applicant, normal public hearing procedures shall be followed; further, all persons from whom the Board received correspondence, are to be noticed.

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57 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 Medium Density, consisting of 20 acres, petitioned by C.L. O'Donnell, Sr. and Chester Ansley. The Planning Commission recommended approval, and the Planning Director enumerated the following findings of the Commission:

1. Five acre parcels are compatible with the uses in the area.
2. On a previous rezoning, adjacent to this property, Mrs. Grace Larsen, a long-time resident, testified by letter the land is unsuitable for agricultural use.

There were no protests, and after comments by Mr. Ansley, the hearing was closed.

On motion of Supervisor Kutter, seconded by Supervisor Walker, and carried by the following vote: AYES: Supervisors Todd, Walker, Kutter and Stewart; ABSTAIN: Supervisor Johnson, the Board signified its approval of this Amendment, and declared its intention to adopt the findings and recommendations of the Planning Commission.

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59 Hearing was held as duly advertised to consider an Amendment to the County General Plan in the Camino Area from Single Family Residential Medium Density to Commercial, consisting of 0.206 Acre, petitioned by Donald E. Christopherson. The Planning Commission recommended approval, and the Planning Director enumerated the following findings of the Commission:

1. The property is located on a corner opposite existing Commercial property.
2. The existing large unsegmented floor area of the structure is suitable for commercial use.
3. Public water and structural fire protection are available to the property.

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Mrs. Christopherson appeared and advised the Board that this is the old firehouse, and is very suitable for a commercial venture on the first floor, with living quarters above.

There were no protests to this Amendment, and the hearing was closed.

On motion of Supervisor Kutter, seconded by Supervisor Todd, 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.

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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 to Multiple Residential, consisting of 5.1 acres, petitioned by Barry Leeson and James P. Morton. The Planning Commission recommended denial, and the Planning Director enumerated the following findings of the Commission:

1. The County General Plan designates the project area a single family use district.
2. The proposal would over-burden the road, which is privately maintained.

Mr. Leeson and Mr. Morton, Petitioners, spoke of their proposed use of the land in the event the Amendment is approved.

Four members of the audience spoke in protest to the Amendment. Several letters and a petition carrying 22 names were received in further protest.

There were no further comments, and 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; NOES: Supervisor Kutter, the Board adopted the recommendation of the Planning Commission, and denied the request for a General Plan Amendment.

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Planning Director submitted the recommendations of the Planning Commission concerning the proposed amendments to the proposed Pleasant Valley/Oak Hill/Sly Park and El Dorado Hills Community Land Use Plans; said proposed amendments having been considered at a special meeting of the Planning Commission held July 19, 1978.

On motion of Supervisor Todd, seconded by Supervisor Kutter, and unanimously carried by those present, the Board adopted the El Dorado Hills Community Land Use Plan as shown on the map, (continued on next page)

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with revisions, and directed Planning Department to make the revisions, which have already been considered by the Planning Commission, as follows: (1) the eight parcels in Section 11, represented by Judy Aragati are to be changed from high-density residential (five dwellings per acre) to five-acre minimum minimum, (within Section 11, between Folsom Lake and Lake Hills Estates); (2) deletion of the Mette property in Section 24, North of Green Valley Road, as well as the surrounding parcels within Sections 13 and 24, North of Green Valley Road; (3) deletion of all of the lands designated Rural Residential or Agricultural, which fall outside the original Gruen Masterplan for El Dorado Hills, but only pertaining to those lands within Township 9 North and 8 North, and recommended an amendment to the County General Plan.

On motion of Supervisor Johnson, seconded by Supervisor Todd, and unanimously carried by those present, the Board approved the recommendation of the Planning Commission concerning the request of Attorney Baer re A.P. 96-12-26, and directed no change in zoning.

On motion of Supervisor Johnson, seconded by Supervisor Kutter, and unanimously carried by those present, the Board approved the recommendation of the Planning Commission concerning the request of Len Miller re A.P. 77-010-09, 41 & 42; 77-43-41, and directed the 10 acre zoning be changed to 5 acre zoning.

On motion of Supervisor Kutter, seconded by Supervisor Johnson, and unanimously carried by those present, the Board approved the recommendation of the Planning Commission concerning the request of Audrey Powell, and directed 1-5 acre designation.

On motion of Supervisor Walker, seconded by Supervisor Todd, and unanimously carried by those present, the Board directed that no change be made in the zoning of A.P. 99-050-13 (Harold Pendry).

On motion of Supervisor Walker, seconded by Supervisor Kutter, and unanimously carried by those present, the Board approved 1 to 5 acre zoning, as recommended by Planning Staff, in A.P. 79-12-67 (Foreman), in the Bob Riccovono property, and the Diane Graham property.

On motion of Supervisor Walker, seconded by Supervisor Todd, and unanimously carried by those present, the Board directed that the Hassel property remain as shown on the proposed map.

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On motion of Supervisor Walker, seconded by Supervisor Kutter, and carried by the following vote: AYES: Supervisors Johnson, Walker, Kutter and Stewart; NOES: Supervisor Todd, the Board approved the request of Mr. Dru Van Winkle for ten-acre minimum zoning.

On motion of Supervisor Walker, seconded by Supervisor Todd, and unanimously carried by those present, the Board directed that the property of Roger Bartlett be zoned 5-acre, as requested.

On motion of Supervisor Todd, seconded by Supervisor Walker, and unanimously carried by those present, the Board directed that the request of Mrs. Anderson (A.P. 78-210-041) for 1-acre zoning be approved.

On motion of Supervisor Johnson, seconded by Supervisor Kutter, and unanimously carried by those present, the Board directed that the property of Barbara McKay retain the 5-acre designation.

On motion of Supervisor Johnson, seconded by Supervisor Todd, and unanimously carried by those present, the Board directed that the request of Mark Ortega (A.P. 77-030-05) for 5-acre zoning be approved.

On motion of Supervisor Kutter, seconded by Supervisor Todd, and unanimously carried by those present, the Board directed that the James Erhart property be given a 1-acre designation as recommended by the Planning Commission.

On motion of Supervisor Johnson, seconded by Supervisor Walker, and unanimously carried by those present, the Board directed that the recommendation of the Planning Commission concerning the John O'Leary property not be accepted at this time.

On motion of Supervisor Johnson, seconded by Supervisor Todd, and unanimously carried by those present, the Board directed that the property of Daniel Knapp remain as designated on the map.

On motion of Supervisor Walker, seconded by Supervisor Kutter, and unanimously carried by those present, the Board approved the recommendation of the Planning Commission concerning the Gold Oak School site, and approved a policy statement designating the site as a recreation site open to the public at all reasonable hours.

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On motion of Supervisor Kutter, seconded by Supervisor Walker, and unanimously carried by those present, the Board directed that no change be made in the designation of the LaVady Stanley property or the Bob Hayes property.

On motion of Supervisor Walker, seconded by Supervisor Todd, and unanimously carried by those present, the Board directed that CPO zoning be shown on the map for the Bob Moreford and Mitch Maddock property, and that CP zoning be allowed in the Lowman property, as recommended by Planning Staff.

On motion of Supervisor Johnson, seconded by Supervisor Walker, and unanimously carried by those present, the Board approved the recommendation of the Planning Commission on parcel map presented by Homer Banks (P78-278), and directed that 1-acre zoning be shown on the map.

On motion of Supervisor Stewart, seconded by Supervisor Walker, and carried by the following vote: AYES: Supervisors Todd, Walker, Kutter and Stewart; NOES: Supervisor Johnson, the Board directed that no change be made in proposed zoning on parcel map presented by Homer Banks (P78-276).

On motion of Supervisor Johnson, seconded by Supervisor Kutter, and unanimously carried by those present, the Board directed that no change be made in proposed zoning on parcel map presented by Homer Banks (P78-277).

On motion of Supervisor Kutter, seconded by Supervisor Todd, and unanimously carried by those present, the Board directed that no change be made in proposed zoning on parcel map presented by Homer Banks (P77-12-01).

On motion of Supervisor Stewart, seconded by Supervisor Walker, and unanimously carried by those present, the Board directed that any tentative parcel map for which a parcel map has not been recorded and which does not conform to the newly adopted plan, will result in the Planning Department notifying the owners, and indicating that a revised map may be filed, or the filing fee refunded, upon written notice.

On motion of Supervisor Walker, seconded by Supervisor Todd, and unanimously carried by those present, the Board accepted the recommendations of the Planning Department pertaining to U(Un-classified) and non-conforming use items, and no action be taken by this Board until Planning Staff recommends specific revisions.

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On motion of Supervisor Walker, seconded by Supervisor Todd, and unanimously carried by those present, the Board approved the amendments to the Pleasant Valley/Oak Hill/Sly Park Land Use Element of the County General Plan, to include the requests of Wallace M. Thomas (to Single Family Residential), John Dalton (to Rural Estates-Agricultural), Olan R. Thornton (to Single Family Residential), Robert Grant and Carl Johnson (to Commercial), Richard Smith (to Commercial), Ernest Marini (to Commercial), Eugene Potter (to Residential Agricultural), C.L.O'Donnell, Sr. and Chester Ansley (to Single Family Residential), and Donald E. Christopherson (to Commercial), Len Miller (to 5-acre), Audrey Powell (to 1-5 acre), Foreman (1 to 5 acre), Riccovono (1 to 5 acre), Graham (1 to 5 acre), Dru Van Winkle (to 10 minimum), Roger Bartlett (to 5 acre), Mrs. Anderson (1 acre), Barbara McKay (retain 5-acre), Mark Ortega (to 5 acre), James Erhart (to 1 acre), as recommended by the Planning Commission, based upon the same findings; to accept the Negative Declarations thereon; and further, to include the Area Plans for the Pleasant Valley-Oak Hill Area and El Dorado Hills area as amended, in order to provide for the orderly growth of the County, and to protect the public health and safety; and, to approve the Environmental Impact Report prepared and included within the text of the Pleasant Valley/Oak Hill Area Plan, and to accept the Negative Declaration filed for the El Dorado Hills Area Plan, and adopted RESOLUTION NO. 156-78 Amending the County General Plan.


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On motion of Supervisor Johnson, seconded by Supervisor Kutter, and unanimously carried by those present, the Board directed that a public hearing be advertised and noticed for July 27, 1978, at 3 p.m., concerning distribution of special district funds to be allocated by the State.


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There being no further business, the Board adjourned until Tuesday July 25, 1978, at 10:00 a.m.

APPROVED:


THOMAS L. STEWART
Chairman

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

By 
Deputy

July 20, 1978

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