

STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES August 22, 1978

Board convened in regular meeting. Present: Supervisors Arliene Todd, William V. D. Johnson, W. P. Walker, Lloyd R. Kutter, and Thomas L. Stewart. Also present: Ann R. Macy, Board of Supervisors Clerk. Chairman Stewart presided.

--//--

The Pledge of Allegiance to the Flag was led by Ann Macy, Board of Supervisors Clerk.

--//--

The Agenda was adopted on motion of Supervisor Johnson, seconded by Supervisor Todd and unanimously carried.

--//--

The time being 10:00 a.m.; the time for which the bid opening was advertised for the sale of the former El Dorado County Office Center located on 2.36 acres at 2850 Cold Springs Road, Placerville, improved with an approximately 40,000 square foot building of concrete tilt-up construction.

797
There were no written bids received. After some discussion, Supervisor Stewart, seconded by Supervisor Todd, moved to readvertise for the sale of said property. Supervisor Walker moved to amend the motion to direct County Counsel to prepare two proposals for Board approval: one to readvertise for cash; the other to readvertise for terms of 25% down, 5-years' equal quarterly payments, including interest at 10%. Supervisor Johnson seconded the motion. The Chairman called for the vote on the amendment, and it was carried by the following vote: Ayes: Supervisors Todd, Johnson, Walker, and Kutter; No: Supervisor Stewart. The Chairman then called for the vote on the original motion, and it was unanimously carried.

--//--

On motion of Supervisor Johnson, seconded by Supervisor Walker, and carried by the following vote: Ayes: Supervisors Johnson, Walker, Kutter, and Stewart; Abstain: Supervisor Todd, the Minutes of August 15, 1978, were approved as submitted.

--//--

21
On motion of Supervisor Johnson, seconded by Supervisor Walker, and unanimously carried, the "Consent Calendar" matters were considered and acted upon as follows:

The Warrant Register Claims for El Dorado County, and the Community Action Council Claims, were approved and allowed for payment.

* * * *

STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES August 22, 1978

114
Specifications were approved and advertising was authorized for bid opening on September 1, 1978, with award by the Board on or after September 12, 1978, for Bid No. 994 - Copier Paper Requirements for County Departments during the Fiscal Year 1978-79.

* * * *

Hearing was set for September 12, 1978, at 2:00 p.m. to consider establishment of Agricultural Preserve No. 226 for Howard Neilson, in the Nashville area, consisting of 164.01 acres.

--//--

4/26
On motion of Supervisor Walker, seconded by Supervisor Stewart, and carried by the following vote: Ayes: Supervisors Johnson, Walker, Kutter, and Stewart; No: Supervisor Todd, the following personnel matters contained in the Assistant to the Board's letter of August 17, 1978, were considered and acted upon as follows Board approved the revised Job Specifications for Airport Maintenance/Operations Technician I; authorized recruitment for Airports Director at a salary of \$1951.00 monthly; increased Georgetown Justice Judge from part-time to full-time status, and authorized the Chairman to sign an amended contract accordingly; waived hiring freeze for following Public Works positions: 1 Highway Engineering Associate; 1 Highway Engineering Technician II; 2 Inspectors; 1 Equipment Mechanic Foreman II; 1 Bridge Crew Man; and 1 Typist Clerk III --all for Placerville; and, 1 Equipment Mechanic; 1 Highway Foreman; 1 Highway Maintenance Man III; and 1 Highway Maintenance Man II --all for South Lake Tahoe; also, the Board authorized the transfer of CETA Title I to Title II PSE at Lake Valley Branch Library; and approved Travel Requests for two Mental Health employees.

On motion of Supervisor Todd, seconded by Supervisor Kutter, and carried by the following vote: Ayes: Supervisors Todd, Johnson, Kutter, and Stewart; No: Supervisor Walker, the Board appointed the Chief Deputy County Clerk, Delores Bredeson, to the position of County Clerk to fill the unexpired term of Carl A. Kelly, County Clerk, upon his retirement effective September 1, 1978.

Later in this meeting, prior to the Board's luncheon break, Supervisor Walker requested that that matter regarding the appointment of Delores Bredeson to the position of County Clerk be reconsidered by the Board; Supervisor Walker's position being that the appointment to County Clerk, rather than Acting County Clerk would unfairly prejudice the forthcoming election to be held in November.

Supervisor Stewart then moved for reconsideration, Supervisor Johnson seconded the motion, and it was carried by the following vote: Ayes Supervisors Johnson, Walker, Kutter, and Stewart; No: Supervisor Todd.

Supervisor Stewart then moved that the position of County Clerk be filled by the Chief Deputy County Clerk, Delores Bredeson, with the title of Acting County Clerk for the balance of the County Clerk's term, and to include the salary adjustment to that of County Clerk.

--//--

STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES August 22, 1978

Airports Director submitted letter recommending employment of a consultant to assist in submitting application to the Federal Aviation Administration (FAA) to perform a Master Plan Project at the Lake Tahoe Airport, to be 90% funded with FAA funds.

On motion of Supervisor Walker, seconded by Supervisor Johnson, and unanimously carried, the matter was approved as recommended.

--//--

Airports Director submitted a revised page and sketch to the lease with Federal Aviation Administration to install Runway End Identification Lights at the Lake Tahoe Airport, due to safety changes made by FAA on the location of the lights. (Lease was approved by the Board on 7/11/78)

On motion of Supervisor Johnson, seconded by Supervisor Walker, and unanimously carried, the revision was approved as recommended.

--//--

Director of Public Works submitted a study on Back Street in Coloma, a narrow street which serves two historic churches, and recommended a proposal to prohibit parking on said street and to provide a loading zone in front of Emanuel Church.

On motion of Supervisor Kutter, seconded by Supervisor Johnson, and unanimously carried, the proposal was approved as recommended.

--//--

Director of Public Works recommended that the Chairman be authorized to sign Supplement No. 2 to Agreement with the State for Federal funds, increasing said funds from \$29,935.00 to \$70,065.00, for the Bass Lake Road Project.

On motion of Supervisor Johnson, seconded by Supervisor Todd, and unanimously carried, RESOLUTION NO. 177-78 was adopted authorizing the Chairman to sign.

--//--

Director of Health Services submitted letter recommending that the Chairman be authorized to sign an Agreement with the Alcoholism Council of the Sierra Nevada for alcohol abuse services, in the amount of \$37,279.00, for Fiscal Year 1978-79.

On motion of Supervisor Johnson, seconded by Supervisor Kutter, and unanimously carried, the Chairman was authorized to sign.

--//--

STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES August 22, 1978

County Librarian submitted request from the El Dorado Hills Playtime Nursery School to sub-lease the branch library in El Dorado Hills on Mondays, Wednesdays, and Fridays from 9:00 a.m. to 12 Noon, for use as a Nursery School, as the library is closed to the public on those days.

On motion of Supervisor Todd, seconded by Supervisor Kutter, and unanimously carried, County Counsel was directed to prepare a sub-lease with said Nursery School containing conditions outlined in the Librarian's letter of August 14, 1978; specifically: (1) That the Librarian can increase the library hours at any time; (2) That the book collection (other than those for this age group) be left undisturbed; (3) The room must be left in good order -- said sub-lease is also to include a rental of \$50.00 per month.

--//--

County Librarian submitted letter requesting authorization to apply for State funds under the California Library Services Act for participation in the Universal Borrowing Program for Public Libraries, which provides local library patrons access to materials and services of other libraries in the State through resource sharing.

On motion of Supervisor Johnson, seconded by Supervisor Walker, and unanimously carried, RESOLUTION NO. 177A-78 was adopted authorizing the County Librarian to apply for State funds under California Library Services Act.

--//--

Director, County Training Programs, submitted letter recommending that the Chairman be authorized to sign Modification No. 1 to Title III Summer Youth Program (SPEDY) increasing Planning Grant funds of \$4,363.00 to \$264,537.00.

On motion of Supervisor Kutter, seconded by Supervisor Walker, and unanimously carried, the Chairman was authorized to sign, as recommended.

--//--

Director, County Training Programs, submitted letter requesting authorization to purchase a Savin 770 Copier at a cost not to exceed \$5,050.00.

On motion of Supervisor Kutter, seconded by Supervisor Todd, and unanimously carried, authorization was granted as recommended.

--//--

STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES August 22, 1978

County Services Superintendent submitted letter recommending that the Chairman be authorized to sign Agreement with Savin Copy Machines Corporation for the purchase of 14 copy machines for County offices at a total cost of \$2,297.78 per month, and requesting approval of start-up cost of \$1,151.16.

On motion of Supervisor Kutter, seconded by Supervisor Walker, and unanimously carried, the matter was continued to August 29, 1978.

--//--

Assistant to the Board submitted George and Betty Franklin's written notice of intention to terminate their cafeteria lease arrangement with the County, to be effective no later than November 10, 1978; also, requesting authorization to solicit proposals for the operation of the cafeteria.

On motion of Supervisor Johnson, seconded by Supervisor Todd, and unanimously carried, the Assistant to the Board was authorized to solicit proposals, as requested.

--//--

Supervisor Stewart submitted the request of the Meeks Bay Fire District for a Special Use Permit to construct a two-bay garage to house fire trucks on a lot in the Tahoe Cedars Subdivision at Tahoma.

On motion of Supervisor Stewart, seconded by Supervisor Johnson, and unanimously carried, the request was approved, and the Board waived the ordinance requirements for a Special Use Permit based on the findings that it is in the interest of health, safety, and welfare of the residents of the area who need the fire protection.

--//--

On motion of Supervisor Todd, seconded by Supervisor Kutter, and unanimously carried, an Ordinance implementing traffic control regulations in the Cameron Park area, as recommended by the County Traffic Advisory Committee, was introduced, the reading thereof was waived, and it was continued for adoption to August 29, 1978.

--//--

On motion of Supervisor Kutter, seconded by Supervisor Johnson, and unanimously carried, the Board introduced Ordinance amending Section 9430 of the Ordinance Code relating to building set-backs and rights-of-way requirements, the reading thereof was waived, and it was continued for adoption to August 29, 1978.

--//--

STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES August 22, 1978

Sierra Planning Organization requested comment on application of the Sierra Economic Development District for Economic Planning Grant Continuation.

On motion of Supervisor Johnson, seconded by Supervisor Walker, and unanimously carried, the Board commented favorably.

--//--

Board of Directors of El Dorado Irrigation District submitted letter requesting comment on its proposal to hold regularly scheduled quarterly meetings with the Board of Supervisors to discuss matters of mutual concern.

On motion of Supervisor Todd, seconded by Supervisor Johnson, and unanimously carried, the Board established quarterly luncheon meetings with the El Dorado Irrigation District; the first meeting to be set for September 19, 1978, in the Board of Supervisors' Conference Room, opposite the Cafeteria.

--//--

Communication was received from Pacific Gas & Electric Company requesting right-of-way over County property at the Georgetown Airport to install underground electrical service to the Ware and Casey property.

On motion of Supervisor Kutter, seconded by Supervisor Walker, and unanimously carried, the request was approved, pending Federal Aviation Administration (FAA) approval.

--//--

On motion of Supervisor Johnson, seconded by Supervisor Todd, and unanimously carried, the Board continued to August 29, 1978, at 11:30 a.m., the request of Roy C. Abrams, City Attorney, South Lake Tahoe, that the Board endorse the action of the City Council of South Lake Tahoe to commence necessary proceedings and prepare required documents to complete the Montreal Road connection for the loop road project.

--//--

SPECIAL ORDERS

PLANNING MATTERS

Hearing was held as duly advertised to consider rezoning of lands in the El Dorado Hills area from Single Family One Acre Residential to Generalized Commercial zone, consisting of 4.88 acres, petitioned by Robert Grant and Carl Johnson. 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;

(Continued)

STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES August 22, 1978

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.

Considerable discussion was held relative to a grant of easement to the County by Mr. Grant along the property frontage on Green Valley Road, to widen the road.

There were no opponents to the rezoning request, and the hearing was closed.

On motion of Supervisor Todd, seconded by Supervisor Johnson, and carried by the following vote: Ayes: Supervisors Todd, Johnson, Walker, and Stewart; No: Supervisor Kutter, the Board concurred with the Planning Commission's findings; accepted the Negative Declaration; and adopted ORDINANCE NO. 1907 rezoning said lands to Planned Commercial (rather than Generalized Commercial, as originally petitioned). Petitioner Robert Grant was present and concurred with the rezoning to Planned Commercial.

--//--

Hearing was held as duly advertised to consider rezoning of lands in the Georgetown area from Agricultural to Single Family Two Acre Residential zone, consisting of 5 acres, petitioned by Donald L. Bunch and William E. Coon. Planning Commission recommended approval, and the Planning Director enumerated the following findings of the Commission:

1. The parcel is adjacent to R2A zoning on the east and west;
2. The proposal is in conformity with the General Plan;
3. Services Available: Water - Georgetown Public Utility District; Sewage Disposal - septic systems; Fire Protection - Georgetown Fire District

There were no protests, and the Hearing was closed.

On motion of Supervisor Kutter, seconded by Supervisor Johnson, and unanimously carried, the Board concurred with the Planning Commission's findings; accepted the Negative Declaration, and adopted ORDINANCE NO. 1908 rezoning said lands accordingly.

--//--

Hearing was held as duly advertised to consider rezoning of lands in the Pollock Pines area from Single Family Residential to Planned Commercial zone, consisting of 2 acres, petitioned by Ernest Marini. Planning Commission recommended approval, and the Planning Director advised that the Commission recommended approval of the rezoning to become effective only upon satisfaction of the following conditions, as certified by Planning staff:

(Continued)

STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES August 22, 1978

- (1) Applicant will improve that portion of the private road which is on his property to County standards;
- (2) If the County agrees to improve that section of the road from Pony Express Trail to the far end of the Post Office, the applicant will improve that small section between the Post Office and his property. (These conditions were made with the concurrence of the applicant.)

The Planning Director also enumerated the following findings of the Planning Commission:

1. The 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.

After consideration, on motion of Supervisor Kutter, seconded by Supervisor Walker, and unanimously carried, the Board concurred with the Planning Commission's findings, but did not approve of the conditions recommended by the Planning Commission to said rezoning; accepted the Negative Declaration, and adopted ORDINANCE NO. 1909 rezoning said lands accordingly.

--//--

Hearing was held as duly advertised to consider rezoning of lands in the Cameron Park area from Tourist Residential to Professional Office Commercial zone, consisting of 2.739 acres, petitioned by Richard Smith, etal. 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.

There were no protests, and the Hearing was closed.

On motion of Supervisor Todd, seconded by Supervisor Kutter, and unanimously carried, the Board concurred with the Planning Commission's findings, accepted the Negative Declaration, and adopted ORDINANCE NO. 1910 amending the County Zoning Ordinance, rezoning said lands accordingly.

--//--

Hearing having been held on August 15, 1978, on the rezoning of lands in the Rescue area from Commercial to Single Family One-Half Acre Residential zone, consisting of approximately 6 acres, initiated by the Board of Supervisors on lands owned by Guy Dunning; said Hearing having been closed and the Board having declared its intention to rezone the land to Single Family One Half Acre Residential, but having
(Continued)

STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES August 22, 1978

continued the matter to this date at which time County Counsel was to submit adequate findings for Board consideration, and those findings having been submitted, the Board took the following action:

On motion of Supervisor Kutter, seconded by Supervisor Stewart, and carried by the following vote: Ayes: Supervisors Johnson, Walker, Kutter, and Stewart; No: Supervisor Todd, the Board confirmed their action of August 15, 1978, to rezone said lands to Single Family One-Half Acre Residential, based upon the following findings:

1. The proposal is consistent with the adopted General Plan;
2. It is adjacent to existing R20,000 zoning, and represents a logical extension thereof;
3. The extension of adjacent sewer lines into this area, coupled with the availability of public domestic water will enhance the capability for residential use to the extent that it is suitable for 20,000 sq.ft. parcels; and
4. The Board recognizes the input provided by the County Environmental Health Department concerning potential percolation problems; however, the Board finds that those problems will be resolved if County standards are applied for any future development; therefore, this rezoning is found not to be adverse to the public health, safety, and welfare

and ORDINANCE NO. 1911 was adopted accordingly.

--//--

Hearing was held to consider the Appeal filed by Robin R. and Cheryl K. Masterton on the Planning Commission's denial of a Special Use Permit No. 78-89 to allow a permanent mobilehome on 10.1 acres in the Somerset/Fairplay area.

Mr. and Mrs. Masterton were present. Mr. Masterton stated that the Deed Restrictions were silent as to permanent mobilehomes. (The wording of the Deed Restrictions was a matter of some concern by the Planning Commission). He also stated that there were already eight mobilehomes in existence in the same subdivision.

There were no protests, and the Hearing was closed.

On motion of Supervisor Johnson, seconded by Supervisor Kutter, and unanimously carried, the Board granted the Appeal to the Mastertons, and allowed the placement of a permanent mobilehome on their property, based upon the following conditions:

1. That it contain the minimum square footage of 600' of living area;
2. The site plan be approved;
3. If land is ever divided, the mobilehome must be removed;
4. They must have an approved mobilehome permit from the Building Dept.;
5. It would not be detrimental to the health, safety, and welfare of the residents of the area, and in addition, would not be injurious to the neighborhood.

--//--

STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES August 22, 1978

Director of Planning and Recreation submitted Recreation Commission comments on the proposed donation of the Hess property in Pilot Hill to the County for recreational purposes, to the effect that the Board do whatever is necessary to clear title to the parcel so that it may be donated to the County. The Staff recommended, however, that the parcel may not be of immediate value to the County as a park site, but has a high potential as a "staging area" for equestrian and hiking activities in Auburn-Folsom recreation areas.

On motion of Supervisor Kutter, seconded by Supervisor Johnson, and unanimously carried, the matter was continued to September 26, 1978, to allow for comments from the Cool/Pilot Hill Advisory Committee, and also the Board directed that a cost estimate of surveying the property, together with the amount needed to clear the title, be submitted to the Board at that time.

--//--

Board considered an Interim Emergency Zoning Ordinance for the Garden Valley Area.

The Planning Director submitted the Garden Valley Interim Zoning Map which established each zoning boundary.

Ken Wilkinson was present and opposed to the Interim Zoning. Ralph O'Thon (?) of the Garden Valley Advisory Committee stated that with few exceptions everyone in the area was happy with the Plan, and they recommended approval of the Interim Zoning. Mrs. Sandra Brown was also present and stated she had submitted the Petition containing 60 signatures of area residents requesting the Interim Zoning.

There were no further protests, or comments, and the Hearing was closed.

On motion of Supervisor Kutter, seconded by Supervisor Walker, and unanimously carried, the Board adopted the interim zoning as depicted on the Interim Zoning Map, excepting those parcels that are not in conformance with the present General Plan, they will be zoned Estate Residential Five Acre (RE5), and Board reaffirmed their previously adopted policy on pending parcels; and ORDINANCE NO. 1912 was adopted as an Emergency Ordinance based upon the following findings:

1. The Board finds that the public safety, health and welfare will be threatened by unplanned development of lands presently zoned: Unclassified; Timber Preserve Zone; Exclusive Agricultural; Agricultural; Estate Residential; Two Acre Residential; Commercial and Industrial in that steep terrain, areas of high ground water and other environmentally sensitive areas which create a situation in which extensive land disturbance would be detrimental. Additionally, public services such as fire and police protection and maintenance of roads are insufficient to permit extensive development if division of land and subsequent development should occur as could be created under said zoning.

(Continued)

STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES August 22, 1978

2. The Board also finds that there are currently on file in the Planning Department a significant number of parcel map applications proposing to create parcels in accordance with the existing zoning and that to allow such parcels to be created will in many cases result in the above-mentioned environmental and financial impacts.
3. It is the intention of the Board to provide for an interim period during which the proposed zoning proposal may be studied for the area.

--//--

At the recommendation of the Planning Commission, on motion of Supervisor Johnson, seconded by Supervisor Todd, and unanimously carried, the Tentative Map for Governor's Village Unit No. 8 consisting of 10 acres; 21 lots (including one park lot); subdivider: El Dorado Homes, Inc. was approved subject to the conditions as imposed by the Planning Commission, and including one additional condition, that there be a non-vehicular easement along Governor's Drive, as indicated on the Map.

--//--

The Board considered whether to rehear the rezoning request of Kenneth Wilkinson, etal, for rezoning from Exclusive Agricultural and Agricultural zones to Estate Residential 5-acre Zone in the Cameron Park area, consisting of 2180 acres.

Mr. William Holloman, an attorney, was present and questioned whether the Board could properly reconsider this matter. He further stated that he was opposed on the grounds that the General Plan for the area was inadequate. He stated that there would be an impact on the school district that had not been considered.

Relying on Section 1114 of the County Ordinance Code which allows the Board the right of reconsideration, Supervisor Stewart moved that the matter be reheard on September 26, 1978, at 2:00 p.m. Supervisor Todd seconded the motion, and immediately moved to amend the motion to change the hour to 7:30 p.m. Supervisor Stewart seconded the amendment, and as Chairman he called for the vote on the amendment, which was unanimously carried. He then called for the vote on the original motion, and it was carried by the following vote: Ayes: Supervisors Johnson, Todd, and Stewart; Abstain: Supervisor Walker; No: Supervisor Kutter.

--//--

Planning Director submitted letter requesting Board consideration of his proposal to close the public counter in the Planning Department on Thursdays and Fridays due to reduction in staff. (Referred 8/15/78)

On motion of Supervisor Kutter, seconded by Supervisor Walker, and unanimously carried, County Counsel was directed to prepare an ordinance

(Continued)

STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES August 22, 1978

amendment to change the hours the Planning Department will be open to the public to 10:00 a.m. to 5:00 p.m.

--//--

There being no further business, the Board adjourned to Tuesday, August 29, 1978, at 10:00 a.m.

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

By: Ann R. Macy

Deputy

APPROVED: Thomas L. Stewart

Thomas L. Stewart, Chairman