

# STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES November 30 1978

The Board convened in an adjourned/continued meeting from the regular meeting of November 28, 1978, at 10 a.m., to consider hearings on the proposed amendments to the County General Plan. Present: Supervisors Todd, Johnson, Walker and Kutter. Absent: Supervisor Stewart. Also present: Mary Anne Kinkade, Assistant Clerk to the Board. Vice-Chairman Kutter presided.

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57-6  
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 1/3 acre, petitioned by Robert E. Schmidling. The Planning Commission recommended approval, and the Planning Director enumerated the following findings of the Commission:

1. The property is adjacent to existing commercial zoning to the East and South, across Pony Express Trail.
2. The property is served by 2 public roads, public water, and structural fire protection.
3. The amendment is necessary to provide for the orderly growth of the community.

Mr. Schmidling was present to answer questions. There were no protests and the hearing was closed.

On motion of Supervisor Walker, seconded by Supervisor Johnson, and unanimously carried by those present, the Board declared its intent to amend the General Plan, as petitioned, accepted the Negative Declaration, and will approve the findings and amend the Plan by resolution, to be adopted later in this meeting.

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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 Medium Density Residential to CPO (Commercial-Professional-Offices) zone, (originally petitioned for Commercial and petition changed in the Planning hearing), consisting of 2.65 acres, petitioned by Robert G. Cox. (Mr. Cox approved the change from Commercial to CPO.) Planning Commission recommended approval, and the Planning Director enumerated the following findings of the Commission:

1. The location is suitable for the land use proposed.
2. Adequate services are available: Water - E.I.D.; sewage disposal - septic system; fire protection - Pollock Pines/Camino Fire District.
3. The proposal represents a logical extension of the Commercial uses in the area.

(Continued on following page)

# STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES November 30 19 78

Mr. Cox was present to answer questions. County Counsel stated that the Board may change the General Plan, but may not change the rezoning in the Camino area until pending litigation is resolved; therefore, he recommends that no action be taken in this matter, in the event the Amendment may have some impact on the outcome of the litigation.

On motion of Supervisor Kutter, seconded by Supervisor Walker, the Board declared its intent to amend the General Plan, as petitioned, accepted the Negative Declaration, and will approve the findings and amend the Plan by a later resolution.

Thereupon, on motion of Supervisor Johnson, seconded by Supervisor Todd, and unanimously carried by those present, the Board's previous motion of intention to amend the General Plan was tabled until the March, 1979 General Plan Amendment hearings.

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57-6  
Hearing was held as duly advertised to consider an Amendment to the County General Plan in the Diamond Springs/El Dorado area from Medium Density Residential (1 to 5 dwelling units/acre) to Industrial consisting of 5.62 acres, petitioned by Frank Hicks, Larry Redding and James Chapman. The Planning Commission recommended approval, and the Planning Director enumerated the following findings of the Commission:

1. The proposal represents a zoning compatible with the existing use.
2. The property is adjacent to Industrial zoning and use at the northern tip, and would be a reasonable expansion thereof.
3. The parcel has public road access, structural fire protection, public water, and is within the Mother Lode Sewer Service area.

Mrs. Sue Hicks was present. There were no protests, written or oral, and the hearing was closed.

On motion of Supervisor Walker, seconded by Supervisor Johnson, and unanimously carried by those present, the Board declared its intent to amend the General Plan, as petitioned, accepted the Negative Declaration, and will approve the findings and amend the Plan by resolution, to be adopted later in this meeting.

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# STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES November 30 19 78

37-6  
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, consisting of 26,400 square feet, petitioned by Nicolantonio Pesola. The Planning Commission recommended approval, and the Planning Director enumerated the following findings of the Commission:

1. The amendment is necessary to provide for the orderly growth of the community.
2. Adequate services are available as follows: Water - E.I.D.; sewage disposal - County Sanitation District No. 2; fire protection - El Dorado Fire Protection District; public road access.
3. The zoning proposed would result in the same density as an R1 zone.

The applicant, nor his representative, was not present, and there were no protests. Therefore, the hearing was closed.

On motion of Supervisor Walker, seconded by Supervisor Johnson, and unanimously carried by those present, the Board declared its intent to amend the General Plan, as petitioned, accepted the Negative Declaration, and will approve the findings and amend the Plan by resolution, to be adopted later in this meeting.

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37-6  
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 Industrial, consisting of 31.4 acres, petitioned by Sonia Wilson. The Planning Commission recommended approval, and the Planning Director enumerated the following findings of the Commission:

1. The amendment is necessary to provide for the orderly growth of the County.
2. Adequate services can be provided as follows: Water - E.I.D.; Sewage disposal - Mother Lode Service Area; Fire protection - El Dorado Fire Protection District.

Mrs. Wilson was present and commented briefly. There were no protests, and the hearing was closed.

On motion of Supervisor Walker, seconded by Supervisor Todd, and unanimously carried by those present, the Board declared its intent to amend the General Plan, as petitioned, accepted the Negative Declaration, and will approve the findings and amend the Plan by resolution, to be adopted later in this meeting.

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# STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES November 30 19 78

57-6  
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 Industrial, consisting of 71.2 acres, petitioned by Diamond Development, a partnership. Planning Commission recommended approval, and the Planning Director enumerated the following findings of the Commission:

1. The location is suitable for the land use proposed.
2. The land is suitable for the density proposed.
3. Adequate services are available: Water - E.I.D.; sewage disposal - County Sanitation District No. 2; fire protection - Diamond Springs Fire Department.
4. The amendment is necessary to insure conformity to and implementation of the General Plan.

Mr. Prescott, Engineer representing Diamond Development, appeared before the Board with comments concerning the proposal. There were no protests, and the hearing was closed.

On motion of Supervisor Walker, seconded by Supervisor Johnson, and unanimously carried by those present, the Board declared its intent to amend the General Plan, as petitioned, accepted the Environmental Impact Report, and will approve the findings and amend the Plan by resolution, to be adopted later in this meeting.

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57-6  
Hearing was held as duly advertised to consider an Amendment to the County General Plan in the Diamond Springs/El Dorado area from Medium Density Residential to Commercial, consisting of 10,842 square feet, petitioned by George Williams. Planning Commission recommended approval, and the Planning Director enumerated the following findings of the Commission:

1. All services are available.
2. This is a natural extension of existing Commercial uses.

Mr. Whitlock was present, representing Mr. Williams, who was out of the County. There were no protests, and the hearing was closed.

On motion of Supervisor Walker, seconded by Supervisor Johnson, and unanimously carried by those present, the Board declared its intent to amend the General Plan, as petitioned, accepted the Negative Declaration, and will approve the findings and amend the Plan by resolution, to be adopted later in this meeting.

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# STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES November 30 19 78

576  
Hearing was held as duly advertised to consider an Amendment to the County General Plan in the Diamond Springs area, from Medium Density Residential to Commercial, consisting of approximately 1.586 acres (petition incorrectly shows 2.914 acres; a portion of this parcel is already zoned Commercial), petitioned by Robert A. Pack. Planning Commission recommended approval, and the Planning Director enumerated the following findings of the Commission:

1. All services are available.
2. This is a natural extension of existing Commercial use.

Mr. Pack was present, and commented on the request. There were no protests, and the hearing was closed.

On motion of Supervisor Walker, seconded by Supervisor Todd, and unanimously carried by those present, the Board declared its intent to amend the General Plan, as petitioned, accepted the Negative Declaration, and will approve the findings and amend the Plan by resolution, to be adopted later in this meeting.

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576  
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 Commercial, consisting of 3.36 acres, petitioned by Edward G. Hagen. Planning Commission recommended approval, and the Planning Director enumerated the following findings of the Commission:

1. The location is suitable for the land use proposed.
2. Adequate services are available: Water - E.I.D.; sewage disposal - septic or sewer; fire protection - El Dorado Fire District.
3. The proposal represents a logical extension of the Commercial uses in the area.

Neither Mr. Hagen nor his representative were present. There were no protests, and the hearing was closed.

On motion of Supervisor Walker, seconded by Supervisor Johnson, and unanimously carried by those present, the Board declared its intent to amend the General Plan, as petitioned, accepted the Negative Declaration, and will approve the findings and amend the Plan by resolution, to be adopted later in this meeting.

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# STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES November 30 1978

676  
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 originally by Hazel Nastrini and Roy Carter, (property is presently owned by Mr. Thomas and Mr. Snider). (Continued from hearings held July 17, 1978) 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.

Mr. Snider appeared and made a presentation; Mr. Cavanaugh, Developer, also spoke of plans for the area. Messrs. Beaver, Dunlop, Tell, Charpier and Lindberg spoke in opposition. Nine letters were received in opposition, as well as one letter with 20 signatures. There were no further protests, and the hearing was closed.

On motion of Supervisor Walker, seconded by Supervisor Todd, and carried by the following vote: AYES: Supervisors Todd, Walker and Kutter; NOES: Supervisor Johnson; ABSENT: Supervisor Stewart, the Board postponed the decision concerning this matter until the next General Plan Amendment hearings in March, 1979.

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576  
Supervisor Stewart arrived, and Chaired the balance of the meeting. Hearing was held as duly advertised to consider an Amendment to the County General Plan in the Coloma area from Medium Density Residential to Commercial, consisting of 8,000 square feet, petitioned by Gordon A. Carman. Planning Commission recommended approval, and the Planning Director enumerated the following findings of the Commission:

1. The amendment is necessary to provide for the orderly growth of the community.
2. A need exists for services such as this in the proximity of existing commercial uses.
3. Control of uses on the parcel is possible with CPO zoning.

Dr. Carman wishes to open a dental facility, and with present zoning, is unable to do so, as he requires an assistant. He advised the Board of this fact, and presented a petition with 54 signatures in favor of the change to the Board for their perusal.

Messrs. Smith, Harvey, Covington and Johnson spoke in opposition to this Amendment.

(Continued on following page)

# STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES November 30 1978

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

On motion of Supervisor Kutter, seconded by Supervisor Johnson, and unanimously carried, the Board denied the request for a General Plan Amendment, as the rezoning would be in conflict with previous Board policies and actions.

Further, on motion of Supervisor Kutter, seconded by Supervisor Johnson, and unanimously carried, the Board requested that the Planning Director review this request, and investigate the possibility of allowing a continuance as a home occupation (dentists office) under a special use permit, if required, with any fees to be waived.

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576  
Hearing was held as duly advertised to consider an Amendment to the County General Plan in the Greenwood area from Low Density Residential and Residential Agricultural 10-160 acres to Low Density Residential and Residential Agricultural 5-20 Acres, consisting of 433 acres, petitioned by Anthony Gastaldi and James Clayton. Planning Commission recommended approval, and the Planning Director enumerated the following findings of the Commission:

1. All public services, except sewer, are available.
2. Any road improvements to serve the increased traffic will be the responsibility of the County.
3. The land is capable of supporting the proposed density of development.

Jack Sweeney appeared as representative of Gastaldi and Clayton, and presented plans for the Board's perusal. One letter was received opposing the Amendment and Messrs. Bennett, Zdolsek, Colding, Musso, Coffee and Hodge spoke in opposition thereto.

There being no further protests, the hearing was closed.

On motion of Supervisor Kutter, seconded by Supervisor Todd, and unanimously carried, the Board denied the petition for a General Plan Amendment, as presented.

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576  
On motion of Supervisor Walker, seconded by Supervisor Todd, and unanimously carried, the Board adopted RESOLUTION NO. 240-78 Amending the County General Plan and Amending the Scenic Highways Element; said Resolution to approve and adopt the findings of the Planning Commission and to include those Amendments approved on November 28, 29 and 30, 1978; County Counsel is to prepare the (Continued on the following page)

# STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES November 30 1978

resolution and the Vice-Chairman is authorized to sign; further, the Amendment to the Scenic Highways Element is adopted in accordance with the intent of Resolution No. 203-78, adopted 9/12/78.

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There being no further business, the Board adjourned until December 5, 1978.

APPROVED: Lloyd R. Kutter  
LLOYD R. KUTTER, Vice-Chairman

ATTEST:  
DOLORES BREDESON, Acting County  
Clerk and ex-officio Clerk to the  
Board

By Mary A. Brede  
Deputy

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