

STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES July 30 19 79

The Board convened at 10:00 a.m., in an adjourned/continued meeting from the regular meeting of July 24, 1979, to consider the hearings on the proposed amendments to the County General Plan. Present: Supervisors Arliene Todd, William V. D. Johnson, W. P. Walker, and Thomas L. Stewart. Supervisor Joseph V. Flynn was absent. Also present: Dixie L. Foote, Assistant Board of Supervisors Clerk. Chairman Walker presided. (Mr. Ken Milam, Planning Director, represented the Planning Department.)

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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 area from Industrial and Medium Density Residential to Multi Family and Commercial, consisting of 28 acres, petitioned originally by Hazel Nastrini and Roy Carter and now owned by Tom Snider and Mose Thomas. (Continued from March 13, 1979) 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.

The Planning Director also pointed out the fact that the property has been annexed to Sanitation District No. 2.

Mr. Tom Snider was present and spoke on his own behalf. Mr. Snider indicated his intent to submit the proposed project for the property under the Planned Use Development Zone (if the Planned Use Development Zone District Ordinance is adopted by the Board on July 31, 1979 at its regular meeting), and to provide for a senior citizens apartment complex on the portion of the property specified as high density residential.

Chairman Walker stated he had received letters from the following persons expressing they are in favor of the proposed amendment to the General Plan: Mr. & Mrs. Earl Wylie, Mrs. Paula Hutson, and Mr. & Mrs. E. G. Till, Jr. of Diamond Springs. Also, one letter in opposition to the amendment was received from Mrs. Alvin Brazil.

The following persons were present and spoke in opposition to the proposed amendment: Diana Foster, Charles Knoblauch, Mike Shavaughny, Adele Till, and Lois Perrella. Mrs. Janice Bailey was present and spoke in favor of the amendment.

Mr. Snider reminded the Board of a petition presented to the Board at the hearing of November 30, 1978 on this request; said petition supporting the Missouri Flat Center Proposal, and signed by 45 persons representing 43 properties and 32 residents.

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At this time, the Hearing was closed.

On motion of Supervisor Stewart, seconded by Supervisor Todd, and unanimously carried by those present, the Board concurred with the Planning Commission's findings and recommendation for an amendment to the County General Plan, contingent upon the adoption of the Planned Use Development Zone District Ordinance; and accepted the Negative Declaration. (See Minutes for August 2, 1979, Page 334 for Resolution No. 178A-79 amending the County General Plan accordingly.)

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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 Commercial, consisting of 2.76 acres, petitioned by Monty G. Skinner and DeVar A. Skinner. The Planning Commission recommended approval, and the Planning Director enumerated the following findings of the Commission:

1. That the land is suitable for Commercial use;
2. Services are suitable.

Mr. Homer Banks, Agent, was present on behalf of Monty G. and DeVar A. Skinner.

Mrs. Ellen Yevdakimov was present and expressed her concerns regarding increased traffic on the road providing access to the property, and the setting of a precedent for further commercial development in the area.

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

On motion of Supervisor Todd, seconded by Supervisor Johnson, and unanimously carried by those present, the Board concurred with the Planning Commission's findings and recommendation for an amendment to the County General Plan, and accepted the Negative Declaration. (See Minutes for August 2, 1979, Page 334 for Resolution No. 178A-79, amending the County General Plan accordingly.)

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57.6
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 15.38 acres, petitioned by Henry J. Reiter. The Planning Commission recommended denial, and the Planning Director enumerated the following findings of the Commission:

1. The Rescue Area Plan, Policy 2(c), states that the area plan provides for expansion of residential subdivisions and that no additional areas should be considered without a complete restudy of the plan area;

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2. It appears the request is in conflict with established development policies.

Mr. Gene Thorne, Agent, was present on behalf of Mr. Reiter.

There was no verbal opposition, and the Hearing was closed.

On motion of Supervisor Johnson, seconded by Supervisor Stewart, and carried by the following vote: Ayes: Supervisors Johnson, Stewart, and Walker; Noes: Supervisor Todd; Absent: Supervisor Flynn, the Board upheld the recommendation and findings of the Planning Commission, and denied the request for an Amendment to the County General Plan.

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67.4
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 10.43 acres, petitioned by Eric H. Aschow. The Planning Commission recommended approval, and the Planning Director enumerated the following findings of the Commission:

1. Such approval would be consistent with Goals and Policies established with the Rescue General Plan, as this amendment would be retaining the presence of the rural/agricultural atmosphere and low density population -- 5 to 10 acre parcels preferred;
2. Access is established by means of recorded easements and road systems providing access to other land in the area;
3. This amendment would encourage one more building site in the area which would not be significant;
4. Services: Water -- wells, Sewage -- septic tanks, Fire Protection -- Rescue Fire Protection District.

Mr. Gene Thorne, Agent, was present on behalf of Mr. Aschow.

There was no verbal opposition, and the Hearing was closed.

On motion of Supervisor Johnson, seconded by Supervisor Stewart, and carried by the following vote: Ayes: Supervisors Johnson, Stewart, and Walker; Noes: Supervisor Todd; Absent: Supervisor Flynn, the Board denied the request for an Amendment to the County General Plan based upon the fact that the Rescue Area Plan Policy 2(c) states, "Expansion areas for single family residential subdivisions are provided for in the General Plan Map. No additional areas should be considered without a complete restudy of the Plan area."; and, since the Rescue Area Plan was adopted in December of 1977, it is premature to amend that Plan at this time, and the request appears to be in conflict with the established development policies.

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12-14 On motion of Supervisor Todd, seconded by Supervisor Walker, and unanimously carried by those present, the Board set a Policy Review Session with the Data Processing Committee on Friday, August 3, 1979, at 9:00 a.m.

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There being no further business, the Board adjourned to Tuesday, July 31, 1979, at 10:00 a.m.

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APPROVED:

W. P. Walker

W. P. WALKER, Chairman

ATTEST:

DOLORES BREDESON, County Clerk
and ex officio Clerk of the Board

By *Dixie L. Footo*
Deputy Clerk