

# STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES December 5 19 79

The Board convened at 10:00 a.m., in an adjourned/continued meeting from the regular meeting of December 4, 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, Joseph V. Flynn, and Thomas L. Stewart. Also present: Dixie L. Foote, Assistant Board of Supervisors Clerk. Chairman Walker presided.

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276  
Hearing was held as duly advertised to consider an Amendment to the County General Plan in the Shingle Springs area from Medium Density Residential to Commercial, consisting of 1.555 acres, initiated by the Planning Commission, on land owned by Richard Kovach. Planning Commission recommended approval, and the Planning Director enumerated the following findings of the Commission:

1. The proposal is compatible with surrounding land uses; and
2. There is no conflict with the Goals and Policies of the Area Plan.

Mr. Kovach was present to answer any questions the Board might have.

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

On motion of Supervisor Flynn, seconded by Supervisor Todd, and unanimously carried, the Board concurred with the Planning Commission's findings and recommendation for an amendment to the County General Plan, and accepted the Negative Declaration.

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276  
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 1.74 acres, petitioned by Robert Gier. Planning Commission recommends approval, and the Planning Director enumerated the following findings of the Commission:

1. This represents a logical extension of commercial land use from Prospector Plaza as proposed by Hahn Devcorp. Further, it is opposite other existing general commercial uses along Missouri Flat Road;
2. Water and fire protection are available and sewer can reasonably be made available; and
3. Services can be provided as follows: Water - E.I.D.; Sewage Disposal - septic system; Fire Protection- Diamond Springs, Station No.2.

The applicant was not present.

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Mr. Doug Noble, representing the Planning Department, explained that the requested change is already reflected on the proposed El Dorado/Diamond Springs Area Land Use Map which the Board declared its intention to adopt on November 20, 1979. The Planning Department simply felt the application should complete the approval process for bookkeeping purposes. There were no verbal protests, and the Hearing was closed.

On motion of Supervisor Todd, seconded by Supervisor Johnson, and unanimously carried, the Board concurred with the Planning Commission's findings and recommendation for an amendment to the County General Plan, and accepted the Negative Declaration.

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5726  
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 Multi-Family Residential, consisting of 8.152 acres, petitioned by Don Dappen. Planning Commission recommended approval, and the Planning Director enumerated the following findings of the Commission:

1. This property borders both R3A, Single Family Three Acre Residential, and R1A, One Acre Residential Districts; and
2. Adequate services can be provided as follows: Water - E.I.D.; Sewer - E.I.D.; Fire District - El Dorado Fire Protection District.

Mr. Dappen was present to answer any questions the Board might have.

Again, Mr. Noble explained that the requested change is already reflected on the proposed El Dorado/Diamond Springs Area Land Use Map which the Board declared its intention to adopt on November 20, 1979. The Planning Department simply felt the application should complete the approval process for bookkeeping purposes.

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

On motion of Supervisor Flynn, seconded by Supervisor Todd, and unanimously carried, the Board concurred with the Planning Commission's findings and recommendation for an amendment to the County General Plan, and accepted the Negative Declaration.

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5716  
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 3.82 acres, petitioned by El Dorado Savings & Loan Association. Planning Commission recommends approval, and the Planning Director enumerated the following findings of the Commission:

1. This property borders both R1A, One Acre Residential and A, Agricultural Districts;

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2. Adequate services can be provided as follows: Water - E. I. D.; Sewer - E.I.D. or septic system; Fire Protection - El Dorado Fire Protection District.

The applicant was not present.

Again, Mr. Noble explained that the requested change is already reflected on the proposed El Dorado/Diamond Springs Area Land Use Map which the Board declared its intention to adopt on November 20, 1979. The Planning Department simply felt the application should complete the approval process for bookkeeping purposes.

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

On motion of Supervisor Flynn, seconded by Supervisor Todd, and unanimously carried, the Board concurred with the Planning Commission's findings and recommendation for an amendment to the County General Plan, and accepted the Negative Declaration..

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(212)  
101  
124  
At the request of Supervisor Flynn, and on motion of Supervisor Flynn, seconded by Supervisor Johnson, and unanimously carried, the Board directed that a letter from Robert R. Lusk, Forest Supervisor, dated November 16, 1979, regarding National Forest authorized recreational events with access by County roads, be referred to the Director of Public Works and that he be advised to contact the U.S. Forest Service to make sure that the County roads are not torn up by the uses proposed.

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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 and Single Family Two Acre to Residential Agricultural Five Acre, consisting of 50 acres, petitioned by Stephen F. Williams Enterprises, Inc. Planning Commission recommends approval, and the Planning Director enumerated the following findings of the Commission:

1. The proposal is compatible with the surrounding land uses;
2. There is no conflict with the Goals and Policies of the Area Plan;
3. Adequate services can be provided as follows: Water - Individual wells, Sewage Disposal - septic systems, and Fire Protection - El Dorado Fire Protection District.

Mr. Bob Moen was present and spoke on behalf of the applicant.

There were no verbal protests and the Hearing was closed.

On motion of Supervisor Todd, seconded by Supervisor Flynn, and unanimously carried, the Board concurred with the Planning Commission's findings and recommendation for an amendment to the County General Plan, and accepted the Negative Declaration.

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# STATE OF CALIFORNIA, COUNTY OF EL DORADO

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57-6  
Hearing was held as duly advertised to consider an Amendment to the County General Plan in the Camino/Fruitridge area from Single Family Residential Low Density to Single Family Residential Medium Density, consisting of 6.9 acres, petitioned by Mike Visman. Planning Commission recommends approval, and the Planning Director enumerated the following findings of the Commission:

1. The property surrounding this parcel is zoned A, Agricultural;
2. Adequate services can be provided as follows: Water - E.I.D.; Sewage Disposal - septic tanks; and Fire Protection - Camino/Pollock Pines Fire Department.
3. In a separate action, the Planning Commission directed that it will initiate the rezoning of this property to R3A, Single Family Three Acre Residential District.

Mr. Visman was present to answer any questions the Board might have.

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

On motion of Supervisor Flynn, seconded by Supervisor Todd, and unanimously carried, the Board concurred with the Planning Commission's findings and recommendation for an amendment to the County General Plan, and accepted the Negative Declaration; based on the fact that this is recognition of a long existing use and merely conforms the General Plan to that use, specifically, there are two houses on a single piece of property and the desire of the applicant and the County is to divide the property in such a way that each existing dwelling is placed on a separate piece of property -- there are no additional structures or services required (water, septic and schools) that do not presently exist.

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57-6  
Mrs. Karen Guthrie, Attorney representing the residents of Cameron Estates, was present to request the Board reopen the Hearing on the request of Ironwood Development Company, Inc., for an Amendment to the County General Plan in the Cameron Park area from Medium Density Residential to Commercial, consisting of 5.84 acres. At the Hearing held on September 11, 1979, the Board declared its intent to approve the request based on the finding that the present General Plan Designation and Zoning would be more detrimental to the neighborhood if it is developed to its full impact -- 10 to 20 individual residential lots -- and with the understanding that the applicant's rezoning request will come under the Planned Use Development Zone and Procedures Ordinance to limit the environmental impact and congestion which would take place with a commercial development; also, the Board directed that an Environmental Impact Report be completed at the time application is made under the Planned Use Development Zone to mitigate any adverse conditions to be created.

On motion of Supervisor Johnson, seconded by Supervisor Stewart, and carried by the following vote: Ayes: Supervisors Johnson, Flynn, Stewart, and Walker; No: Supervisor Todd, the Board denied Mrs. Guthrie's request to reopen the Hearing on Ironwood Development's request, because there has been a full public hearing on the item, the hearing was closed by the Board, and to reopen same would require setting the matter aside now and setting a hearing for a date in the future so that all parties involved could be notified as required by law.

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Mrs. Guthrie stated that she had hand-carried, this date, a letter requesting the Board reconsider the request of Ironwood Development, Inc., and requested that said letter be placed in the file even though the Board denied her request for reconsideration. The letter was accepted by the Clerk and placed in the file.

Also, the Board agreed with Supervisor Johnson that Mrs. Guthrie's letter of September 13, 1979, requesting "Findings of Facts" on the Board's action of September 11, 1979, be acted upon by County Counsel's Office at this time.

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On motion of Supervisor Johnson, seconded by Supervisor Stewart, and unanimously carried, the Board adopted RESOLUTION NO. 302-79 amending the County General Plan to include those Amendments approved as follows: September 11, 1979, Ironwood Development, Inc.; October 30, 1979, Kelsey Area Land Use Plan; November 20, 1979, El Dorado/Diamond Springs Area Land Use Plan; November 27, 1979, Georgetown Area Land Use Plan; and amendments approved December 4 and 5, 1979.

57-6

At this time, Mrs. Jean Klotz, Attorney representing Mr. Wendell Inman, President of LADELCO, read into the record, a letter stating Mr. Inman's feelings regarding the Board's denial of LADELCO's request for an Amendment to the County General Plan in the El Dorado/Diamond Springs area to have its 73.370 acres changed from Multi-Family and Low Density Residential to Commercial, Multi-Family and High Density Residential; said denial the result of a Hearing on November 20, 1979. Mr. Inman feels that the corporation's property was treated in a manner which was not consistent with the goals and policies expressed in the Area Plan and was also treated differently than property belonging to other owners in similar situations. The corporation elected not to pursue the matter at this time, however, wished to inform the Board that, in the event that an attempt is made in the future by a public agency to take the land by adverse condemnation, the corporation will argue at any trial on the matter that the action taken in connection with the Area Land Use Plan artificially depressed the value of the property. The letter was accepted by the Clerk to be placed in the file.

57-6  
El Dorado  
Diamond Springs  
Area Land Use  
Plan  
20/11/79

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There being no further business, the Board adjourned to Tuesday, December 11, 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 Opie L. Foote  
Deputy Clerk