

# STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES      March 24      19 80

The Board convened at 9:00 a.m., in an adjourned/continued meeting from the regular meeting of March 18, 1980, to consider requests for 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 Todd presided.

--//--

57-6  
Hearing was held as duly advertised to consider an Amendment to the County General Plan in the Shingle Springs area from Low Density Residential to Medium Density Residential, consisting of 4.675 acres, petitioned by Georgia M. Barrowcliff. Planning Commission recommended approval, and the Planning Director enumerated the following findings of the Commission:

1. The property is surrounded by one acre parcels;
2. This Amendment is not detrimental to the public health, safety, and welfare;
3. Adequate services can be provided as follows: Water - E.I.D.; Sewer Disposal - septic tanks; and, Fire Protection - Shingle Springs Fire Department.

Mrs. Barrowcliff was present to answer any questions the Board may have.

Mr. Doug Noble of the Planning Department explained to the Board that the original application was for 9.335 acres, consisting of 5 parcels. The Planning Commission recommended denial of the request for 4 of the parcels (Assessor's Parcels Nos. 86-360-29, -52, -53, and -54) which total 4.660 acres. The remaining parcel (Assessor's Parcel No. 86-360-28) consists of 4.675 acres which was surveyed in 1968 and split into 4 parcels but never recorded as such. For Mrs. Barrowcliff to have those 4 parcels recorded now requires an amendment to the Shingle Springs Area Land Use Plan to allow for same.

There were no written or verbal protests and the Hearing was closed.

On motion of Supervisor Flynn, seconded by Supervisor Johnson, and unanimously carried, the Board declared its intent to adopt the findings and recommendations of the Planning Commission and approve the Amendment to the County General Plan for Assessor's Parcel No. 86-360-28; accepted the Negative Declaration; and denied the Amendment to the County General Plan for Assessor's Parcels Nos. 86-360-29, -52, -53, and -54. (See Minutes for March 25, 1980, Page 128, for Resolution No. 117-80, amending the County General Plan accordingly.)

--//--

57-6  
Hearing was held as duly advertised to consider an Amendment to the County General Plan in the American Flat area from Exclusive Agricultural land use designation to Residential Agricultural Ten Acre land use designation, consisting of 106.2 acres, petitioned by Ralph and Elaine Cole. Planning Commission recommends approval, and the Planning Director enumerated the following findings of the Commission:

1. The request is in compliance with the Goals and Policies of the General Plan; and,
2. The Citizens' Advisory Committee reviewed the request at the community level and has found no cause to object to the applicant's request.

Continued next page . . . . .

# STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES      March 24      19 80

The applicants were present, and Mr. Cole stated that he is 74 years old and can no longer take care of the property. He does not wish to split up his land, he only wants to build another home on his property to house an employee to take care of the land.

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

On motion of Supervisor Flynn, seconded by Supervisor Stewart, and unanimously carried, the Board declared its intent to adopt the findings and recommendations of the Planning Commission and approve this Amendment to the County General Plan; and accepted the Negative Declaration. (See Minutes for March 25, 1980, Page 128, for Resolution No. 117-80, amending the County General Plan accordingly.)

--//--

Hearing was held as duly advertised to consider an Amendment to the County General Plan in the Greenwood area from Low Density Residential to Low Density Residential and Commercial land use designation, consisting of 5 acres, petitioned by John D. Loeblein. Planning Commission recommended denial, and the Planning Director enumerated the following findings of the Commission:

- 57-6
1. The current Plan provides for approximately 25 acres of commercial and industrial designated lands. The need for additional commercial lands has not been documented;
  2. The project site is located in the middle of Low Density Residential Land Use Designation, 1 to 5 acres per dwelling unit.

The applicant was not present.

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

On motion of Supervisor Flynn, seconded by Supervisor Walker, and unanimously carried, the Board denied the request for Amendment to the County General Plan, based on the findings of the Planning Commission.

--//--

Hearing was held as duly advertised to consider an Amendment to the County General Plan in the Camino/Fruitridge area from Single Family Residential, High Density to Multi-Family Residential, consisting of 10.6 acres, petitioned by Northwest Venture Group. Planning Commission recommends denial, and the Planning Director enumerated the following findings of the Commission:

- 57-6
1. The General Plan Amendment would increase the potential density from five (5) dwelling units per acre to 43 units per acre;
  2. Utility capability (sewer and water) appears not to be available at the present time; and
  3. Access to and from the project site appears to be a concern for high intensity usage.

Mr. Fred Strong, Agent, was present and spoke on behalf of Northwest Venture Group.

Continued next page . . . . .

# STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES

March 24

19 80

Mr. Strong explained that it was never the intent of the applicant to develop the property for high-density, multi-family residential purposes. The applicant wishes to develop a hotel-motel on the site. However, Multi-Family Residential Land Use Designation is the only designation in the Plan which allows tourist-residential zoning. Unfortunately, this designation has mislead residents of the area into thinking a high-density, multi-family residential development will occur. Mr. Strong requested the Board deny the request, without prejudice, so the applicant can work with the people in the area to solve some of the problems that exist and come back to the Planning Commission at a later date for approval.

Supervisor Flynn stated that he is a resident of the area, and an officer in a corporation that owns property adjacent to the property in question, and would refrain from voting on this issue if the applicant so desired. Mr. Strong said he had no objection to Supervisor Flynn voting on the matter, if Supervisor Flynn feels he can consider the request objectively.

Mr. Bob Onstott, a resident of Camino Heights, was present and spoke against the request, citing problems with sewers and roads in the area.

Supervisor Flynn read into the record, a letter from Mr. William E. Anderson, a resident of the area, who is also opposed to the request, citing problems of roads, sewer, parking, and schools.

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

After some disagreement among the Board members as to whether the Board should deny with or without prejudice, and what effect their action would have on future applications, Supervisor Johnson asked Mr. Strong if he would consider withdrawing his request. County Counsel advised that Mr. Strong could do so, and the Board would not have to take action on the request. Mr. Onstott, when asked by the Chairman, stated he would have no objection to Mr. Strong withdrawing the request so that he could work out some of the problems with people in the area and re-apply for an Amendment to the County General Plan at a later date.

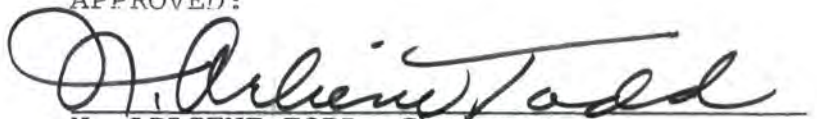
At this time, Mr. Strong withdrew the applicant's request for an Amendment to the County General Plan. The Board took no action on the matter.

--//--


There being no further business, the Board adjourned to Tuesday, March 25, 1980, at 10:00 a.m.

--//--

APPROVED:

  
N. ARLIENE TODD, Chairman

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

By   
Deputy Clerk