

STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES

July 23

19 80

The Board convened at 9:00 a.m. in an adjourned/continued meeting from the regular meeting of July 22, 1980, to consider requests for amendments to the County General Plan. Present: Supervisors Arliene Todd, William V. D. Johnson, W. P. Walker, and Joseph V. Flynn. Supervisor Thomas L. Stewart was absent. Dixie L. Foote, Assistant Board of Supervisors Clerk, was also present. Chairman Todd presided.

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Hearing was held as duly advertised to consider an Amendment to the County General Plan in the Camino/Fruitridge area from Rural Residential Agricultural 10-160 acre designation to Single Family Residential, Medium Density Designation, consisting of 37.8 acres, petitioned by John Neider. The Planning Commission recommended denial, and the Planning Director enumerated the following findings of the Commission:

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1. The applicant has not provided sufficient information to support the proposed request;
 2. Documentation from public testimony from previous hearings indicates inadequate access and topographic constraints exist;
 3. The site is surrounded by five-acre land use designation on the north, 10 to 60 acre land use designation on the south and west, and one-acre land use designation on the east.

Mr. Neider was present and spoke on his own behalf, submitting photographs of the area and stating that his property is surrounded by smaller parcels. Mr. Neider also stated that he lives on a portion of his property in the area, and he has no wish to do anything that would be a detriment to the beauty of the area.

Mr. Gordon Redmond, engineer, was present, and also spoke on behalf of Mr. Neider's request, stating that the average parcel size would be 4 acres, with the smallest being 3 acres, and the largest being 5 acres. Mr. Redmond submitted maps of the proposed lot layout, and discussed access to said lots.

Mr. Al Burlingame, resident of the area, was present and questioned ownership of the proposed access road through the proposed subdivision.

Mr. Vernon Castle, representing the El Dorado County Resource Conservation District, was present and stated the District is opposed to this requested amendment to the General Plan as it feels the lots are too small and the area too steep. Mr. Castle stated there is already too much compaction around the California Division of Forestry headquarters at Mt. Danaher and, after people move in, they begin to complain about noise from the headquarters, i.e., fire trucks, outside radio speakers, etc. The District would not object to a subdivision of lots with a minimum size of 5 acres, and would prefer 10-acre minimum sized lots.

The following residents of the area were present and supported Mr. Neider's request, as they feel more homesites in the area will help reduce the current problems of dirt bikers, trespassing, vandalism, and fire danger: Mr. David Hooper, Mrs. Dorothy Brubacker, and Mrs. Donna Webb.

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The Chairman read into the record, letters from the following persons in favor of Mr. Neider's requested Amendment to the General Plan: Mr. John E. Bethke, Dr. Eldon E. Olson, and Mr. Howard Miller.

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

On motion of Supervisor Flynn, seconded by Supervisor Walker, and unanimously carried by those present, the Board accepted the Negative Declaration, and declared its intent to approve the Amendment to the General Plan, based on the following findings:

1. This is in accordance with the Policy of the Board to encourage higher density closer to where County services are; and
2. The property is served by the El Dorado Irrigation District, has electrical and telephone services, and has County roads on two sides.

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Hearing was held as duly advertised to consider an Amendment to the County General Plan in the Gold Hill area from Residential Agricultural Twenty Acre designation to Residential Agricultural Ten Acre designation, consisting of 19.47 acres, petitioned by William O. Shelton. The Planning Commission recommended approval, based on the finding that the change would be making the best use of the land.

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

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

On motion of Supervisor Flynn, seconded by Supervisor Walker, and unanimously carried by those present, the Board declared its intent to adopt the finding and recommendation of the Planning Commission and approve this Amendment to the County General Plan; and accepted the Negative Declaration.

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Hearing was held as duly advertised to consider an Amendment to the County General Plan in the Pollock Pines area from Multi-Family designation to Commercial designation, consisting of 0.68 acre, petitioned by Dale Hartwick. The Planning Commission recommended approval, and the Planning Director enumerated the following findings of the Commission:

1. The proposed General Plan Amendment from MR, Multi-Family Residential to C, Commercial, is supportive of the established policies of the Noise Element;
2. The project site has direct frontage to Pony Express Road;
3. The project site is in the Pollock Pines Fire Protection District and public water is available. (Note: The project site is within the Pollock Pines E.I.D. water moratorium area but is eligible to receive water since the project site(s) were created prior to 9/18/79.)

Mr. Dave Wheldon, Agent, was present and spoke on behalf of Mr. Hartwick.

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Mr. Charles Bell, resident of 5941 Pony Express Trail, was present and voiced his opposition to the request. Mr. Bell feels there is too much commercialization on Pony Express Trail, thereby destroying a national landmark area. Mr. Bell stated that the Historical Preservation Society has become interested in Pony Express Trail, and its preservation, at his request.

Mr. Wheldon pointed out that the parcel in question is approximately 80 feet wide and 300 or 400 feet deep, that there is an ARCO gas station on one side of it, and the lot on the other side is zoned Commercial.

One letter was received in favor of the request, signed by Mr. Tom Dawson of South Lake Tahoe.

There being no further written or verbal comments, the Hearing was closed.

On motion of Supervisor Flynn, seconded by Supervisor Walker, and unanimously carried by those present, 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.

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At this time the Board took a brief recess, after which it reconvened with Supervisor Johnson absent. (Supervisor Stewart was absent for the entire meeting.)

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Feigenberg*
Hearing was held as duly advertised to consider an Amendment to the County General Plan in the Pollock Pines area from Commercial and Medium Density Residential designations to Commercial designation, consisting of 3.44 acres, petitioned by David Rosenberg and Myron Feigenberg.

The Planning Department recommended the Board approve the request, providing the project is developed under a Planned Unit Development.

Mr. John Hassler was present and spoke on behalf of the applicant.

Mrs. Mary Freeman was present and spoke on behalf of the neighbors in the area who are concerned about the buffer area between their residences and the proposed commercial development. Mrs. Freeman stated that they would prefer the lot remained undeveloped, but understand that progress will prevail, therefore, they wish to have the buffer as thick and dense as possible. Their concerns are noise, lights, and traffic.

Supervisor Johnson re-entered the meeting room, however, he did not vote on this matter as he was not present during the entire public hearing.

Mr. James Ingram, agent for the project, was present and spoke on behalf of same. Mr. Ingram pointed out that he is also agent for Mr. and Mrs. Kerner who own the mobilehome park in the area, and the Kerners have no objections to the project.

Mr. Howard Lindgren, acting in an advisory capacity for the applicant, was present and stated that they have worked to meet the needs of the neighboring residents. Mr. Lindgren also stated that, without any advertising, they already have tentative leases for 40% of the project, so this points out the need for this type of development in the area.

There being no further written or verbal comments, the Hearing was closed.

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On motion of Supervisor Flynn, seconded by Supervisor Walker, and carried by the following vote: Ayes: Supervisors Walker, Flynn, and Todd; Abstain: Supervisor Johnson; Absent: Supervisor Stewart, the Board accepted the Negative Declaration, and declared its intent to approve this Amendment to the County General Plan, with the desire of the Board being that the rezoning of said property be considered under a Planned Unit Development.

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*576
American
Flat
etc*

Hearing was held as duly advertised to consider an Amendment to the County General Plan, to amend the boundaries of the American Flat/ Spanish Flat/Bear Creek Area Plan to include all that portion of the east 1/2 of the northeast 1/4 of Section 35, T12N, R10E, and the east 1/2 of the southeast 1/4 of Section 35, T12N, R10E, lying north of State Route 193, and to delete these same lands from the Garden Valley Area Plan. This Amendment was requested by the Planning Commission after an error in the boundary between these two Plan areas was brought to the attention of the Planning Staff by a member of the American Flat Planning Advisory Committee.

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

On motion of Supervisor Flynn, seconded by Supervisor Walker, and unani- mously carried by those present, the Board declared its intent to approve this Amendment to the County General Plan; and accepted the Negative Declaration.

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On motion of Supervisor Flynn, seconded by Supervisor Walker, and unani- mously carried by those present, RESOLUTION NO. 227-80 was adopted, amending the County General Plan to include those Amendments approved on July 22 and 23, 1980.

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There being no further business, the Board adjourned to Tuesday, July 29, 1980, at 10:00 a.m.

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APPROVED:

N. Arlene Todd
N. ARLIENE TODD, Chairman

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

By *Dorrie L. Foote*
Deputy Clerk