

STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES September 12 19 80

The Board convened in a continued meeting from September 10, 1980. Present: Supervisors Arliene Todd, William V. D. Johnson, W. P. "Dub" Walker, Joseph V. Flynn, and Thomas L. Stewart. Dixie L. Foote, Assistant Board of Supervisors Clerk, was also present. Chairman Todd presided.

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SPECIAL ORDERS

PLANNING MATTERS

285-6388
390-7a
Hearing was held as duly advertised to consider rezoning of lands in the Camino/Fruitridge area from Single Family Residential zone to Planned Commercial zone, consisting of 2.65 acres, petitioned by Robert Cox. The Planning Commission recommended approval, and the Planning Director enumerated the following findings of the Commission:

1. The request is consistent with the adopted General Plan;
2. The parcel is in a developing commercial area and is across the street from commercially zoned land.

Mrs. Susan Cox was present to answer any questions the Board members might have.

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 concurred in the Planning Commission's findings; the rezoning was found to be in conformity with the General Plan; the Negative Declaration was accepted; and the rezoning was approved and adopted by ORDINANCE NO. 3033, which amends the County Zoning Ordinance accordingly.

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285-64-80
390-9a
Hearing was held as duly advertised to consider rezoning of lands in the Greenstone area from Mobilehome Park zone to One-Acre Residential zone, consisting of 16.6 acres, petitioned by the First Assembly of God Church of Placerville. The Planning Commission recommended approval, and the Planning Director enumerated the following findings of the Commission:

1. The rezoning is consistent with the Multi-Family Designation and Policies of the Greenstone Plan;
2. The R1A, One-Acre Residential Zoning Regulations would allow a church and school through the procedures of a special use permit.

Pastor James Hill, of the First Assembly of God Church, was present to speak on behalf of the request. Pastor Hill explained that the church plans to construct a church and school on the 16.6 acres with El Dorado Irrigation District water and a septic system.

Mr. Emery Upton, resident of the area, was present to express his concerns about water pressure in the area of his home. Mr. Upton stated that he, as well as all his neighbors, are very much in favor of this project, but do not want to see it developed at the expense of their water pressure which is already very poor. He stated that last summer his water pressure was down to 7 pounds, and this summer it is between 18 and 20 pounds. They are concerned about being drained dry by this proposed project. They would like to see the church and school site developed with necessary steps taken to protect and improve their water supply.

Continued next page

STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES September 12 19 80

Mr. Inno Rasina, who is also a resident of the area, was present to reiterate Mr. Upton's concerns regarding water supply to their homes in the area. Mr. Rasina has lived in the area for six years, and has been trying to get the El Dorado Irrigation District to improve the water pressure ever since he moved in the area. He stated that E.I.D. keeps promising to do something, but nothing has ever been done.

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

Board members advised Mr. Upton and Mr. Rasina that their concerns should be addressed, and the problem resolved, through conditions on the Special Use Permit for this project and the building permit process.

On motion of Supervisor Walker, seconded by Supervisor Flynn, and unanimously carried, the Board concurred in the Planning Commission's findings; the rezoning was found to be in conformity with the General Plan; the Negative Declaration was accepted; and the rezoning was approved and adopted by ORDINANCE NO. 3034, which amends the County Zoning Ordinance accordingly.

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Hearing was held as duly advertised to consider rezoning of lands in the Somerset/Fairplay/Mt. Aukum area from RA-40, Rural Agricultural zone to RA-20, Rural Agricultural zone, consisting of 40 acres, petitioned by Robert G. Terrell. The Planning Commission recommended approval, and the Planning Director enumerated the following findings of the Commission:

1. The road and terrain is suitable for 20 acre parcels;
2. This zoning protects the winter deer range.

Mr. George Terrell, father of the applicant, 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, the Board concurred in the Planning Commission's findings; the rezoning was found to be in conformity with the General Plan; the Negative Declaration was accepted; and the rezoning was approved and adopted by ORDINANCE NO. 3035, which amends the County Zoning Ordinance accordingly.

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Hearing was held as duly advertised to consider rezoning of lands in the Pleasant Valley area from Estate Residential Ten-Acre zone to Estate Residential Five-Acre zone, consisting of 14.459 acres, petitioned by Jess Tyree. The Planning Commission's motion for approval of this rezoning resulted in a tie vote, due to one Commissioner's absence, therefore no recommendation was forwarded to the Board of Supervisors.

Mr. Ken Milam, Planning Director, noted that neighbors in the area expressed concern about increased traffic on Oak Hill Road which they feel is inadequate for same.

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STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES September 12 19 80

Mr. Milam stated that neighbors' concerns about fire protection and schools would be handled through mitigation fees, therefore the real concern is the increased traffic on Oak Hill Road.

The applicant's wife, Mrs. Barbara Tyree, was present to answer any questions of the Board.

Supervisor Walker stated that he had been asked by Mrs. McLean, who could not be present, that, as a resident of the area, she objects to the rezoning because of its impact on Oak Hill Road.

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

On motion of Supervisor Walker, seconded by Supervisor Stewart, and unanimously carried, the Board denied the rezoning, based on the finding that Oak Hill Road is insufficient, as it is very narrow, resulting in inadequate access to the property in question.

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At the request of Mr. John E. Markey, Co-Chairman for the event, the Board recognized the Georgetown Kids' Pet Parade, scheduled for Saturday, September 20, 1980, as a useful and lawful event, and RESOLUTION NO. 265A-80 was adopted accordingly, on motion of Supervisor Flynn, seconded by Supervisor Johnson, and unanimously carried.

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There being no further business, the Board adjourned to Tuesday, September 16, 1980, at 10:00 a.m.

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APPROVED:

N. Arliene Todd
N. ARLIENE TODD, Chairman

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

By *Dijia L. Foote*
Deputy Clerk