

STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES March 23 19 81

The Board convened in a continued meeting to consider requests for amendments to the County General Plan. Present: Supervisors Robert E. Dorr, Patricia R. Lowe, and Joseph V. Flynn. Absent: Supervisors Thomas L. Stewart and W. P. "Dub" Walker. Dixie L. Foote, Assistant Board of Supervisors Clerk, was also present. Chairman Flynn presided.

--//--

Hearing was held as duly advertised to consider an Amendment to the County General Plan in the Camino/Fruitridge area from Agricultural, 10-160 Acre, to Single-Family Residential, Medium Density, consisting of 6.0 acres, petitioned by Norman and Joanne Shoener; and rezoning of said lands from Agricultural Zone to Single-Family, Two-Acre Residential Zone. The Planning Commission recommended denial, and the Planning Director enumerated the following findings of the Commission:

1. Those lands on the north of North Canyon Road are designated RRA, 10 to 160 Acre, due to the predominant agricultural uses. The change to SFR-MD, Single Family Residential, Medium Density, would be an intrusion into the area;
2. North Canyon Road is narrow and heavily traveled, particularly during the harvest season. The introduction of more driveways or traffic in the area would lend to increased hazards.

Mr. Fred Bell was present and spoke on behalf of the applicants.

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

On motion of Supervisor Dorr, seconded by Supervisor Lowe, and unanimously carried by those present, the Board concurred in the findings of the Planning Commission and denied the request.

--//--

Hearing was held as duly advertised to consider an Amendment to Policy 2c of the Rescue Area Land Use Plan, to amend same to read as follows: "Expansion areas for high density, single-family residential subdivisions are provided for on the General Plan Map and shown as HDR, High Density Residential. No additional areas should be considered for high density subdivision without a complete restudy of the Plan Area". The Planning Commission recommended approval of the Amendment.

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

On motion of Supervisor Lowe, seconded by Supervisor Dorr, and unanimously carried by those present, the Board declared its intent to approve this Amendment to Policy 2c of the Rescue Area Land Use Plan. (See Minutes of for Resolution No. 85-81 amending the County General Plan accordingly.)

--//--

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 11.83 acres, petitioned by Leroy Taylor; and rezoning of said lands from Estate Residential Ten-Acre Zone to Estate Residential Five-Acre Zone. The Planning Commission recommended approval, and the Planning Director enumerated the following findings of the Commission:

Continued next page

STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES March 23 19 81

Findings - General Plan Amendment:

- 1. The change is not in conflict with the Rescue Area Plan Goals and Policies or the County General Plan;
- 2. Adequate access is available by the front frontage on Starbuck Road (County maintained) and an easement road;
- 3. The property has slopes allowing development of five-acre parcels as home sites;
- 4. The land is adjacent to RA-5 land to the south;
- 5. Services: Water - private wells; Sewage Disposal - septic systems; Fire Protection - Rescue Fire Protection District.

Finding - Rezoning:

1. This change in zone is consistent with the General Plan Amendment. Mr. Gene Thorne, Agent, was present and spoke on behalf of the applicant. There were no verbal protests, and the hearing was closed.

On motion of Supervisor Lowe, seconded by Supervisor Dorr, and unanimously carried by those present, the Board declared its intent to adopt the findings of the Planning Commission and approve this Amendment to the County General Plan and approve the rezoning by adoption of ORDINANCE NO. 3107 which amends the County Zoning Ordinance accordingly; and accepted the Negative Declaration. (See Minutes of March 31, 1981, for Resolution No. 85-81 amending the County General Plan accordingly.)

--//--

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 10.0 acres, petitioned by Everett and Juana Sawyer; and rezoning of said lands from Estate Residential Ten-Acre Zone to Estate Residential Five-Acre Zone. The Planning Commission recommended approval, and the Planning Director enumerated the following findings of the Commission:

Findings - General Plan Amendment:

- 1. The change is not in conflict with the Rescue Area Plan Goals and Policies or with the County General Plan;
- 2. Adequate access exists by means of roads developed with subdivisions to the south;
- 3. The property has slopes which would allow the development of five-acre parcels as home sites;
- 4. This land is adjacent to RE-5 zoning to the east and R2A, Residential Two-Acre to the south;
- 5. Services: Water - E.I.D.; Sewage Disposal - septic system; Fire Protection - Rescue Fire Protection District.

Finding - Rezoning:

1. This change in zone would be consistent with the General Plan Amendment, if approved by the Board of Supervisors.

Mr. Everett Sawyer was present and spoke on behalf of his request.

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

Continued next page

STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES March 23 19 81

On motion of Supervisor Dorr, seconded by Supervisor Lowe, and unanimously carried by those present, the Board declared its intent to adopt the findings of the Planning Commission and approve this Amendment to the County General Plan and approve the rezoning by adoption of ORDINANCE NO. 3108 which amends the County Zoning Ordinance accordingly; and accepted the Negative Declaration. (See Minutes of March 31, 1981, for Resolution No. 85-81 amending the County General Plan accordingly.)

--//--

The Board recessed for lunch, and convened at 2:00 p.m. with all members present.

Hearing was held as duly advertised to consider an Amendment to the County General Plan in the Placerville Periphery area from Medium Density Residential to Commercial, consisting of 5.0 acres, petitioned by J.W. Murrell, et al; and rezoning of said lands from Single Family Residential Zone to Professional Office Commercial Zone. The Planning Commission recommended denial, and the Planning Director enumerated the following findings of the Commission:

Findings - General Plan Amendment:

- 57-6
1. The project site is isolated from other commercial land use designations and the reclassification of the site may be a form of spot zoning;
 2. The project site is in the Placerville Periphery Plan area and is currently under study;
 3. It is considered acceptable planning practice to require higher density land uses adjacent to city limits and be held at lower land use intensity until annexed to the city;
 4. Additional information is required from the El Dorado County Department of Public Works and CALTRANS.

Finding - Rezoning:

1. The request is not consistent with the General Plan.

283-14-81
Mr. Ken Milam, County Planning Director, reviewed the request for the Board, and read into the record, a letter from the Placerville Planning Department, dated December 19, 1980, wherein said Department recommended residential use of this property, not commercial. The Board also had before it, a memorandum from the Placerville Planning Commission, dated March 20, 1981, wherein said Commission also recommends residential use of the property.

Mr. J. W. Murrell was present and spoke on his own behalf. Also present to speak on behalf of the request were Dr. Bill Colliflower, who plans to build a larger office on the site; Mr. Ron Pizer, who spoke to the need for office sites such as this in the County; and Mr. George Wheeldon, a resident of the area who expressed hope that this project will result in improvement of Baker Road.

Present to speak in opposition to the request were Mr. Austin VanHouten and Mr. Bert Borem, who live on Baker Road and are concerned about increased traffic on said road which is already a safety hazard.

The Board also received a letter from Eileen Crim, dated March 23, 1981, wherein she states her opposition to the request, expressing concern of a "domino effect" on adjacent lands.

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

Continued next page

STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES March 23 19 81

A motion of Supervisor Dorr, seconded by Supervisor Stewart, to accept the Negative Declaration and deny the request for Amendment to the General Plan, based on findings 1, 2, and 4 of the Planning Commission, did not carry by the following vote: Ayes: Supervisors Dorr and Stewart; Noes: Supervisors Lowe, Walker, and Flynn.

On motion of Supervisor Walker, seconded by Supervisor Flynn, and unanimously carried, the request for a General Plan Amendment and rezoning was continued to March 31, 1981, at 2:00 p.m., and the applicant requested to obtain information regarding sewer service on this property to submit to the Board at that time, with the public hearing to remain closed on March 31, 1981.

--//--

Hearing was held as duly advertised to consider an Amendment to the County General Plan in the Diamond Springs/El Dorado area from Medium Density Residential to Commercial and Multi Family, consisting of 26.15 acres, petitioned by Ken W. Sherrod; and rezoning of said lands from Single Family Residential Zone to Commercial and Multi-Family Zones. The Planning Commission recommended denial, and the Planning Director enumerated the following findings of the Commission:

1. The request is not in compliance with the Diamond Springs/El Dorado Area Plan;
2. The project site does not appear to have adequate public services for the density proposed.

Mr. Dan Huntley and Mr. Bud Lane, Agents, were present and spoke on behalf of the applicant, emphasizing the fact that only the General Plan Amendment and rezoning are the issue for discussion this date -- not specifics of a project.

Mr. Jim Brunello also spoke to the matter, stating his personal and professional interest in the Board's action, and speaking to water and sewer capabilities in the area. Mr. David Ronzone was present and spoke in favor of the request.

The following area residents were present and spoke in opposition to the request: Mr. Bill Wigam, Mr. Vern Osborne (who also submitted letters of opposition from Robert and Betty Hernandez and Donald and JoAnn Cummings), Mrs. Nancy Ehrlich, Mrs. Verna Thomas, Mrs. Carol Menyous, Mr. Jerry Martin, and Mrs. Frieda McCloud. Also present to speak in opposition was Mrs. Betty Thane of Shingle Springs Realty. All expressed concern that the rural atmosphere will be lost, and spoke to water and sewer capabilities and the availability of other commercial properties in the area.

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

57-6
On motion of Supervisor Walker, seconded by Supervisor Lowe, and unanimously carried, the Board concurred in the findings of the Planning Commission and denied the request for an Amendment to the General Plan.

20-11-1
On motion of Supervisor Lowe, seconded by Supervisor Dorr, and unanimously carried, the Board denied the requested rezoning, based on the finding that the requested zone is inconsistent with the General Plan.

--//--

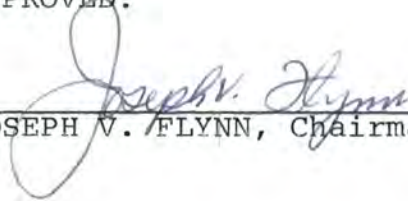
STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES March 23 19 81

There being no further business, the Board adjourned to Tuesday, March 24, 1981, at 10:00 a.m.

--//--

APPROVED:



JOSEPH V. FLYNN, Chairman

ATTEST:

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

By 

Deputy Clerk