

# STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES July 13 19 81

The Board convened in a continued meeting, from July 10, 1981. Present: Supervisors Robert E. Dorr, Patricia R. Lowe, W. P. "Dub" Walker, Joseph V. Flynn, and Thomas L. Stewart. Dixie L. Foote, Assistant Board of Supervisors Clerk, was also present. Chairman Flynn presided.

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Hearing was held as duly advertised to consider the following:

- 2/26  
287-42-81  
31-76
1. Amendment to the County General Plan in the Rescue area from Residential Agricultural Ten-Acre to Residential Agricultural Five-Acre, consisting of 158.52 acres, petitioned by Billy K. Caudle; and
  2. Rezoning of lands in the Rescue area from Estate Residential Ten-Acre Zone to Estate Residential Five-Acre Zone, consisting of 158.52 acres, petitioned by Billy K. Caudle.

The Planning Commission recommended approval, based on the following findings:

#### General Plan Amendment

1. Adequate services exist to support the ultimate density or intensity allowed by the proposed Land Use Designation: water - private wells; sewer - septic systems; fire protection - Rescue Fire Protection District;
2. Existing land use patterns are as follows: east - RE-5, Estate Residential, Five-Acre; north, south and west - RE-10, Estate Residential, Ten-Acre;
3. The request is not in conflict with the existing plan policies;
4. The request was forwarded to the Rescue Area Committee on March 3, 1981; no comment has been submitted.

#### Rezoning

1. The request is in compliance with the El Dorado County General Plan (Rescue Area).

Mrs. Caudle was present to speak to the request, stating she and her husband own 25 acres of the property in question. Mr. Ralph Gerkin was also present to speak to the request. Mr. Gerkin, his brother, and two sisters, own 20 acres each of the property in question.

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

On motion of Supervisor Dorr, seconded by Supervisor Lowe, and unanimously carried, the Board concurred in the findings of the Planning Commission, accepted the Negative Declaration, and declared its intent to approve this Amendment to the County General Plan. (See Minutes of July 14, 1981, for Resolution No. 201-81 amending the County General Plan accordingly.)

On motion of Supervisor Dorr, seconded by Supervisor Lowe, and unanimously carried, the Board concurred in the findings of the Planning Commission and approved the rezoning, by adoption of ORDINANCE NO. 3147 which amends the County Zoning Ordinance accordingly, to become effective 30 days following the effective date of the General Plan Amendment.

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# STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES July 13 1981

Hearing was held as duly advertised to consider the following:

- 57-6  
201-81  
3/18/81
1. Amendment to the County General Plan in the Pollock Pines area from Medium Density Residential to Commercial, consisting of 2.75 acres, petitioned by Kenny Shoemake; and
  2. Rezoning of lands in the Pollock Pines area from Single Family Residential Zone to General Commercial Zone, consisting of 2.75 acres, petitioned by Kenny Shoemake.

The Planning Commission recommended approval, based on the following findings:

## General Plan Amendment

1. Adequate services exist to support the ultimate density or intensity allowed by the proposed Land Use Designation: water - E.I.D.; sewer - septic systems; fire protection - Pollock Pines; and circulation - direct access to Ridgeway Drive;
2. Existing zoning patterns are: east, south and west - R1, One-Family Residential; north - R1, One-Family Residential and RM, Multi-Family Residential;
3. The request is not in conflict with the existing plan policies;
4. A majority of this parcel is presently zoned commercial and used commercially.

## Rezoning

1. The request is in compliance with the El Dorado County General Plan;
2. The site is developed and a lumber company is established on the site.

Mr. Shoemake was present to speak to his request.

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 concurred in the findings of the Planning Commission, accepted the Negative Declaration and declared its intent to approve this Amendment to the County General Plan (see Minutes of July 14, 1981, for Resolution No. 201-81 amending the County General Plan accordingly); and the rezoning was approved, by adoption of ORDINANCE NO. 3148 which amends the County Zoning Ordinance accordingly, to become effective 30 days following the effective date of the General Plan Amendment.

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# STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES July 13 1981

Hearing was held as duly advertised to consider the following:

- 49-1  
285-44-81  
290-9aw
1. Amendment to the County General Plan in the Pollock Pines area from Medium Density Residential to Commercial, consisting of 8,000 square feet, petitioned by James M. Abram; and
  2. Rezoning of lands in the Pollock Pines area from Single Family Residential Zone to Commercial Zone, consisting of 8,000 square feet, petitioned by James M. Abram.

The Planning Commission recommended denial, based on the following findings:

## General Plan Amendment

1. In 1967, when the General Plan was adopted for the Pollock Pines area, the Plan designated specific areas for commercial use; these specific areas were arrived at to include most existing commercial businesses, provide for expansion and discourage strip commercial zoning; this request is an expansion into a residential area;
2. Commercial development at this location will increase traffic flows on Pony Express Trail;
3. A new overall General Plan study is forthcoming for the Pollock Pines area; changes with regards to specific lands such as this one should not be adopted without the complete analysis of the Area Plan;
4. Services: water - E.I.D.; sewage disposal - septic systems; fire protection - Pollock Pines/Camino Fire District.

## Rezoning

1. This change in zone would not be consistent with the General Plan.

Mr. Abram was present and spoke on his own behalf, stating the area does not lend itself to residential use, citing the fact there is a bar across the street and other commercial uses nearby. When asked by the Board, Mr. Abram stated he would agree to CP, Planned Commercial Zone, for his property rather than Commercial Zone.

Mr. Kenny Shoemake spoke in favor of Mr. Abram's request.

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

On motion of Supervisor Lowe, seconded by Supervisor Flynn, and unanimously carried, the Board accepted the Negative Declaration and declared its intent to approve this Amendment to the County General Plan (see Minutes of July 14, 1981, for Resolution No. 201-81 amending the County General Plan accordingly); and approved rezoning of the property to CP, Planned Commercial, by adoption of ORDINANCE NO. 3149 which amends the County Zoning Ordinance accordingly, to become effective 30 days following the effective date of the General Plan Amendment.

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# STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES

July 13

1981

Hearing was held as duly advertised to consider the following:

- 57-6  
2504 P21  
370-12
1. Amendment to the County General Plan in the Volcanoville area from Exclusive Agricultural to Residential Agricultural Ten-Acre to One Hundred Sixty-Acre, consisting of 344.45 acres, petitioned by Leo Nordeste, et al; and
  2. Rezoning of lands in the Volcanoville area from Exclusive Agricultural Zone to Estate Residential Ten-Acre Zone, consisting of 344.45 acres, petitioned by Leo Nordeste, et al.

The Planning Commission recommended approval of the General Plan Amendment as requested, and approval of rezoning of said property to RA-20, Residential Agricultural, Twenty-Acre Zone, based on the following findings:

## General Plan Amendment

1. The land is no longer under a Williamson Act Contract;
2. A County road, Volcanoville Road, bisects the area, providing public road access;
3. Lands to the north and south are designated LDR, Low Density Residential (1 dwelling unit/5 acres) Land Use Designation.

## Rezoning (to RA-20, Residential Agricultural, Twenty-Acre Zone)

1. This change of zone would be consistent with the General Plan;
2. A County road, Volcanoville Road, bisects the area, providing public road access;
3. Lands to the north and south are zoned and being developed as five acre parcels;
4. Ten acre or larger zoning districts do not require structural fire protection;
5. The land is suitable for timber production, according to the recommendations of the Georgetown Divide Resource Conservation District, Agricultural Commission and California Department of Forestry.

The following persons, who own parcels of land within the 344.45 acres in question, were present to speak to the request: Pat Johnson, Tom VanHorn, Bill Siberling representing himself and Mr. Meredith, and Leo Nordeste. They cited Volcanoville Road as providing access to the property, that timber production could continue on 10-acre residential sites and would not be economically feasible on larger parcels, and that increasing the population in the area will make it more economical to provide public services to same.

Mr. Don Denny, who owns property in the area, also spoke in favor of the request, stating 10-acre parcels is the highest and best use of the land, will provide "affordable" acreage to potential buyers, and the increased density will make it less costly for him to obtain public water on his property.

The Board also received a petition signed by 22 owners of property in the area who are in favor of 10-acre zoning for the 344.45 acres in question.

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

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# STATE OF CALIFORNIA, COUNTY OF EL DORADO

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On motion of Supervisor Flynn, seconded by Supervisor Stewart, and unanimously carried, the Board concurred in the findings of the Planning Commission, accepted the Negative Declaration, and declared its intent to approve this Amendment to the County General Plan. (See Minutes of July 14, 1981, for Resolution No. 201-81 amending the County General Plan accordingly.)

On motion of Supervisor Lowe, seconded by Supervisor Dorr, and carried by the following vote: Ayes: Supervisors Dorr, Lowe, Stewart, and Flynn; No: Supervisor Walker; the Board concurred in the findings of the Planning Commission and approved rezoning of the property to RA-20, Residential Agricultural, Twenty-Acre Zone, by adoption of ORDINANCE NO. 3150 which amends the County Zoning Ordinance accordingly, to become effective 30 days following the effective date of the General Plan Amendment.

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Hearing was held as duly advertised to consider the following:

- 57-6  
201-46-81
1. Amendment to the County General Plan in the Pleasant Valley area from Medium Density Residential to Commercial, consisting of 0.579 acre, petitioned by Ed Reinecke; and
  2. Rezoning of lands in the Pleasant Valley area from One-Acre Residential Zone to Commercial Zone, consisting of 0.579 acre, petitioned by Ed Reinecke.

The Planning Commission recommended denial, based on the following findings:

#### General Plan Amendment

1. The request is in conflict with the Goals and Policies of the Pleasant Valley Area Plan (Land Use: D) Commercial Land; 1) Clustered Commercial development in designated areas is favored by the residents in the area. Commercial strip zoning will be strongly discouraged. 4) Commercial development shall not encroach on residential neighborhoods.);
2. The 64 square foot addition and 400 square foot deck expansion of this non-conforming use, a restaurant in an R1A Zone, can be accomplished by special use permit.

#### Rezoning

1. The request is in conflict with the Land Use Policies of the Pleasant Valley Area Plan (see General Plan Amendment Findings #1).

Mr. Ed Reinecke was present and spoke to his request, citing the fact the property has been used commercially for 31 years.

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

On motion of Supervisor Stewart, seconded by Supervisor Lowe, and unanimously carried, the Board concurred in the findings of the Planning Commission and denied the requested General Plan Amendment and rezoning.

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# STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES July 13 1981

Hearing was held as duly advertised to consider the following:

- 57-6  
255-47-01
1. Amendment to the County General Plan in the Diamond Springs/El Dorado area from Multi-Family Residential (5.1 to 20 dwelling units per acre) to Single Family Residential Medium Density (1 dwelling unit per 1.0 - 4.9 acres), consisting of 8.152 acres, initiated by the El Dorado County Planning Commission on lands owned by Stanford Building Group; and
  2. Rezoning of lands in the Dimaond Springs/El Dorado area from Limited Multi-Family Planned Development Zone to One-Acre Residential Zone, consisting of 8.152 acres, initiated by the El Dorado County Planning Commission on lands owned by Stanford Building Group.
- 433  
2nd floor  
Apr.

During this hearing the Board also considered the following, as duly advertised:

- 57-6  
255-47-01  
310-9a
1. Amendment to the County General Plan in the Diamond Springs/El Dorado area from Multi-Family Residential (5.1 to 20 dwelling units per acre) to Single Family Residential High Density (1.1 to 5 dwelling units per acre), consisting of 8.152 acres, petitioned by Stanford Building Group; and
  2. Rezoning of lands in the Diamond Springs/El Dorado area from Limited Multi-Family Planned Development Zone to Single Family Residential Zone, consisting of 8.152 acres, petitioned by Stanford Building Group.

Both of the above requests, the one initiated by the Planning Commission and the one petitioned by Stanford Building Group, were forwarded to the Board by the Planning Commission without a recommendation from same.

Mr. Gene Thorne, engineer, and Mr. Naphtali Knox were present and spoke on behalf of Stanford Building Group. Mr. Thorne stated they do have a "will serve" letter from the El Dorado Irrigation District, dated June 19, 1981, stating water and sewer service is available for the proposed 21 units.

Mr. Titus Carr, who owns property in the area, was present and spoke in favor of the request of Stanford Building Group that its property be zoned R1, Single Family Residential Zone, which will allow 3 dwelling units per acre.

The following area residents were present and spoke in opposition to the request of Stanford Building Group, and in favor of said property being zoned R1A, One-Acre Residential Zone, which will allow only one dwelling unit per acre: Betty Thane, Nancy Ehrlich, Vern Osborn, and Elsie Wooster. All spoke to overcrowded schools, hazardous traffic conditions, inadequate drainage, and loss of rural atmosphere.

The Board also received a letter of opposition to Stanford Building Group's request from Aidle L. Banta.

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

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On motion of Supervisor Dorr, seconded by Supervisor Flynn, and carried by the following vote: Ayes: Supervisors Dorr, Lowe, Walker, and Flynn; No: Supervisor Stewart, the Board accepted the Negative Declaration and declared its intent to approve the General Plan Amendment requested by the Stanford Building Group, from Multi-Family Residential to Single Family Residential, (see Minutes of July 14, 1981, for Resolution No. 201-81 amending the County General Plan accordingly); and approved rezoning of the property in question from Limited Multi-Family Planned Development Zone to Single Family Residential Zone, effective 30 days following the effective date of the General Plan Amendment, subject to the following conditions: (1) maximum development of 21 units on the 8.152 acres; and (2) public water and sewer required prior to development, and ORDINANCE NO. 3151 adopted accordingly.

On motion of Supervisor Dorr, seconded by Supervisor Walker, and carried by the following vote: Ayes: Supervisors Dorr, Lowe, Walker, and Flynn; No: Supervisor Stewart, the Board denied the General Plan Amendment and rezoning initiated by the Planning Commission on the lands owned by the Stanford Building Group.

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There being no further business, the Board adjourned to Tuesday, July 14, 1981, for its regular weekly meeting.

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APPROVED:

  
JOSEPH V. FLYNN, Chairman

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

By   
Deputy Clerk