

STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES

September 1

1981

SPECIAL ORDERS

PLANNING MATTERS

Hearing was held as duly advertised to consider adoption of a map entitled "Somerset/Fairplay/Mt. Aukum Area Plan, Interim Zoning", imposing a 20-acre minimum interim zoning in the South County (Somerset/Fairplay/Mt. Aukum).

Mr. Sam Gilliam, of the County Planning Department, was present and spoke on behalf of same, pointing out the need for said interim zoning while the Somerset/Fairplay/Mt. Aukum Area Plan is being developed.

255-50-21
390-4-5

The following owners of property in the area in question were present and spoke in favor of the proposed interim zoning, expressing concerns for preservation of deer habitat and agricultural land, lack of water, and poor roads: Frank Herbert, Chris Quioly, Debra Boucher (who submitted a petition in favor of the proposed interim zoning signed by 174 residents), Joe and Betty Harralson, Bob Rexstead, Charles Brusard, Vernon Gerwer, Helen Brians, Howard Smaly, Nancy Temple, Mr. Brians, Lori Brown, and Ken Bush. Also present to speak in favor were: Bob Smart, Placerville District Ranger, Eldorado National Forest; Jack Guinn, representing the Environmental Planning and Information Council (E.P.I.C.); Pat Well, agricultural consultant; and Ron Mansfield, agricultural consultant. Supervisor Lowe reported she received a telephone call from Mrs. Forest Steele, area resident, who also favors the proposed interim zoning. The Board received letters from the following persons in favor of the proposed interim zoning: Franklin C., Jonathan F., and Patricia P. Latcham of Latcham Vineyards; Frank Herbert, President of the El Dorado Wine Grape Growers Association; and Jack Caswell, Chairman of the County Chamber of Commerce Agriculture Council.

The Board received a letter in opposition to the proposed interim zoning, which was read into the record by Chairman Flynn, from Nick E. and Ila M. Jackson of Mt. Aukum.

The following owners of property in the area in question were present and spoke in opposition to the proposed interim zoning, expressing concern that said zoning would decrease the value of their property, disrupt their family plans, and constitutes a denial of their property rights: John Allen, Leroy Peters, Robert Lamb, Duane Watson, Anthony and Leon Gastaldi, Robert D'Agostini, Tom Mels, Lee Weatherby, Amos Star, Doris Blake, Mace Lumsden, Garland Pruitt, and Bill Manning. Mr. Homer Banks was also present and spoke in opposition to the proposed interim zoning.

There being no further protests, the hearing was closed.

On motion of Supervisor Lowe, seconded by Supervisor Dorr, and unanimously carried, ORDINANCE NO. 3177 was adopted, adopting the map entitled, "Somerset/Fairplay/Mt. Aukum Area Plan, Interim Zoning" imposing interim zoning of RA-20, Residential Agricultural 20-Acre Minimum Zone, on those lands shown as RA-40 on said map, excluding those lands shown on said map zoned TPZ, AE, Commercial, and MP, and also excluding those lands in the Grizzly Flat Subdivision and those encumbered by the Happy Valley Interim Zoning: said interim zoning based on the following findings: (1) Approximately one third of the Plan Area is currently zoned U, Unclassified, Single Family, one acre minimum. One of the primary goals of the area plan process is to eliminate this zoning classification. This zoning classification was the first zoning regulation ever used by this County and was first enacted in December of 1949. This zoning classification is out-dated and is being eliminated through the area plan process as it is misleading with regard to development potential; (2) An area-wide zoning study and amendment to the Land Use Element of the County General Plan is nearing completion at the staff level and will soon be scheduled for public hearings; (3) Interim zoning is required to protect the public health and safety, because of water and fire concerns, as well as to prohibit uses which may be in conflict with the contemplated area-wide plan amendment and zoning; and the Planning Department was directed to prepare an interim map consistent with said interim zoning.

Continued next page

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