

# STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES November 9 19 81

The Board convened in a continued meeting, from Tuesday, November 3, 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.

Hearing was held as duly advertised to consider the following:

1. Cameron Park Area Land Use Plan, consisting of approximately 7,500 acres; and
2. Zoning Map for lands in the Cameron Park area to comply with said Plan.

Mr. Ken Milam, Planning Director, and Mr. Brad Kortick, Associate Planner, reviewed the Plan and Zoning Map for the Board.

Mr. Kortick introduced Mr. Daryl Stewart, Chairman of the Cameron Park Citizens Advisory Committee, and Chairman of the Cameron Park Property Owners Association Planning and Zoning Committee. Mr. Stewart commented on the Advisory Committee's work over the past three years in developing this Plan.

The Board consider the request of Mr. Ben Anderson who owns 18.7 acres on the south side of Highway 50 in Cameron Park. Mr. Anderson's original request was that his 18.7 acres be zoned RM, Multi-Family Residential. This request was in conjunction with those of Mr. John Adamo, who requested RM zoning on his 5 acres in the same area, and Mr. Tony Nanci, who requested RM zoning on his 5 acres in the same area.

Mr. Patrick Riley, attorney representing all three applicants, was present and spoke to the matter. Mr. Riley advised that their request has been revised as follows: Mr. Anderson is now requesting R2/PD, Multi-Family Residential Planned Development Zone on 13.7 acres of his property, leaving the south 5 acres RE-5, Estate Residential Five-Acre Zone; Mr. Adamo withdrew his request and agreed to having his 5 acres remain RE-5 Zone; and Mr. Nanci is requesting R2/PD Zone on his 5 acres.

The Planning staff and Planning Commission recommended RE-5 zoning for all the property in question.

The following owners of property in the Cameron Estates Subdivision were present and spoke in opposition to the requests: Bob Pepper, Terry Lewis, and Mike Doordevic. They cited concerns for their private roads, loss of rural atmosphere, and fear of a domino effect creating a strip of commercial properties on the south side of Highway 50 from Sam's Town to Crazy Horse Campground. They further stated there are already 257 acres of RM land in Cameron Park and no need for more; and they do not think the applicant should be allowed to increase their property values by means of rezoning.

Mr. Riley summarized by stating the property in question was zoned RM when originally purchased, so it is not a matter of rezoning for "windfall profits"; that this R2/PD zoning will create an appropriate buffer between existing commercial properties and RE-5 properties; that the proposed development includes roads built to County standards, so the private roads in the Cameron Estates Subdivision will not be impacted; and Policy 8 in the proposed Area Plan should prevent the occurrence of the domino effect of a commercial strip along Highway 50 as feared.

On motion of Supervisor Stewart, seconded by Supervisor Walker, and unanimously carried, the Board approved the amended request as outlined by Mr. Riley, and directed the draft Area Plan and Zoning Map be so amended.

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The Board considered the request of Mr. Jack Enzler, that his 80 acres in the Shingle Springs Area Land Use Plan be included in the Cameron Park Area Land Use Plan by means of a change in the boundary between the two Plans. Mr. Enzler further requested that 73.7 acres of his property be designated high density, and the remaining 6.3 acres be designated medium density as a buffer. He further requested the property be zoned RE-5, Estate Residential Five-Acre Zone, rather than RE-10, Estate Residential Ten-Acre Zone, as proposed by the Planning Commission.

Mr. Daryl Stewart stated he "walked" the property with Mr. Enzler, and stated the Advisory Committee's recommendation is that the property is appropriate for three residences per acres on the portion up to the crest of the hill, beyond which a buffer should be established carrying on down the ridge to lower density properties.

The following residents of the area spoke in opposition to Mr. Enzler's request: Bruce Cotter, who submitted a petition signed by 60 area residents opposed to any adjustment of the boundary between the two Plans; Nadine Reed, who does not want Cameron Park at her "back door" as she fears loss of the rural atmosphere; Carl Feichtinger; and Ray Baker.

On motion of Supervisor Dorr, seconded by Supervisor Walker, and carried by the following vote: Ayes: Supervisors Dorr, Walker, and Flynn; Noes: Supervisors Lowe and Stewart, the Board requested the Planning Department to prepare a map designating an area between the two Plan areas, based on topography, with the intention it be Medium Density as a blending area between the two Area Plans.

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Mr. Roy E. Brewer, of Raymond Vail and Associates, was present to speak on behalf of Mr. Dick Smith. Mr. Smith had requested the following at the Planning Commission hearings:

1. R1-PD, Single Family Residential Planned Development on 12.39 acres in the center of the Cameron Park Country Club golf course;
2. Removal of PD designation on commercial property adjacent to Green Valley Road;
3. PD, Planned Development Zone on property north of U.S. Highway 50, south of Meder Road in Cameron Park Unit No. 9, totaling 220 acres;
4. Multiple Family designation on 16.8 acres at intersection of Green Valley Road and Cambridge Road, rather than R1-PD;
5. High Density Residential on 75 acres (6 dwelling units per acre) and four acres of Commercial at northeast intersection of Meder Road and Cameron Park Drive;
6. R1 Zone on 2.5 acres west of Cambridge Road on Marvetta Court;
7. Altering land use line between multiple family and commercial designations to coincide with Deer Creek.

The Planning Commission recommended approval of Mr. Smith's requests with the exceptions of number 2, which it approved removal of PD overlay on only a portion of the property in question; and number 5, which the Planning Commission recommended the Board deny.

Mr. Brewer addressed the issue of number 5 on behalf of Mr. Smith. Other than number 5, Mr. Smith concurred in the recommendations of the Planning Commission.

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The following residents of Cameron Park were present and spoke in opposition to Mr. Smith's request for High Density Residential (6 dwelling units per acre) at the intersection of Meder Road and Cameron Park Drive, or anywhere else in Cameron Park: Mr. Gale Guthrie; Mrs. Charlotte Liepold, who submitted 32 individual letters from Cameron Park residents also in opposition; and Mr. Joseph Wenger. Mr. Carl Jones, resident of Cameron Park, was also present and spoke in opposition to the R1-PD zoning of the 12.39 acres in the center of the Cameron Park Country Club golf course.

Mr. Bert Stamps, resident of Rancho Murietta who "laid out" the golf course in question, was present and spoke to the design of the golf course, noting there is ample room for the development of the 12.39 acres as requested by Mr. Smith without jeopardizing the safety of the course.

Due to the late hour, and the Board's commitment to another meeting, the public hearing on the Cameron Park Area Land Use Plan and Zoning Map was continued to Monday, November 16, 1981, at 9:00 a.m.

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APPROVED:

*Joseph V. Flynn*  
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JOSEPH V. FLYNN, Chairman

ATTEST:

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

By *Dixie L. Foote*  
Deputy Clerk

25% COTTON  
EXCELERASE  
by  
FOX RIVER