

STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES November 12 19 81

The Board convened in a continued meeting from November 10, 1981. Present: Supervisors Patricia R. Lowe, W. P. "Dub" Walker, Joseph V. Flynn, and Thomas L. Stewart. Absent: Supervisor Robert E. Dorr. 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:

1. Amendment to the County General Plan in the Shingle Springs area from Single Family Residential, Low Density, to Single Family Residential, Medium Density, consisting of 2.98 acres, petitioned by James Sheradowski; and
2. Rezoning of said lands from Estate Residential Five-Acre Zone to Single Family Residential One-Acre Zone.

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

1. A significant buildout has occurred in the area;
2. A letter, copy attached, from the Shingle Springs Advisory Committee suggests that one-acre zoning in this area is suitable (Paragraph #1).

Note: Finding #1 removes the prohibition of five-acre rezonings in the Shingle Springs Area Plan previously inhibited by Policy #8, which reads: "No Land will be zoned to a density greater than 1 dwelling unit per 5 acres outside of the Mother Lode Service District until a significant buildout is achieved on parcels presently zoned less than 5 acres."

Mr. Sheradowski 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 Walker, seconded by Supervisor Stewart, and unanimously carried by those present, the Board accepted the Negative Declaration and declared its intent to approve this Amendment to the County General Plan, based on the findings of the Planning Commission (see Minutes of December 1, 1981 for Resolution No. 403-81 amending the County General Plan accordingly); further, the Board accepted the Negative Declaration and approved the rezoning, based on the findings of the Planning Commission, by adoption of ORDINANCE NO. 3193 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:

1. Amendment to the County General Plan in the Shingle Springs area from Low Density Residential to Medium Density Residential, consisting of 6.588 acres, petitioned by Ralph E. Morey, Clarence J. Meyer, Jr., and Walter F. Brummel; and
2. Rezoning of said lands from Estate Residential Five-Acre Zone to Single Family One-Acre Residential Zone.

Continued next page

by
FOX RIVER

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The Planning Commission recommended approval of both the General Plan Amendment and Rezoning, based on the finding that there has been a significant buildout in the Shingle Springs area.

Note: This finding removes the prohibition on five acre rezonings in the Single Springs Area Plan previously inhibited by Policy #8, which states: "No land will be zoned to a density greater than 1 dwelling unit per 5 acres outside of the Mother Lode Service District until a significant buildout is achieved on parcels presently zoned less than 5 acres."

Mrs. Marilyn Meyer was present to speak to the request.

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

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285-61-81
390-7a

On motion of Supervisor Walker, seconded by Supervisor Stewart, and unanimously carried by those present, the Board accepted the Negative Declaration and declared its intent to approve this Amendment to the County General Plan, based on the finding of the Planning Commission (see Minutes of December 1, 1981 for Resolution No. 403-81 amending the County General Plan accordingly); further, the Board accented the Negative Declaration and approved the rezoning, based on the finding of the Planning Commission, by adoption of ORDINANCE NO. 3194 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:

1. Amendment to the County General Plan in the Shingle Springs area from Single Family Residential to Commercial, consisting of 1.514 acres, petitioned by Hazel M. LaGrassa; and
2. Rezoning of said lands from Single Family Residential One-Acre Zone to Commercial Zone.

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

General Plan Amendment

- 285-61-81
1. Services: Water - existing water lines on South Shingle Road. No comments have been received from E.I.D.; Sewage Disposal - Septic Systems - 300% replacement area would be required. However, the Environmental Health Department has established an Interim Policy Statement Regarding Failing Septic Systems. This Policy generally states that no building permits, parcel maps or subdivisions shall be approved where problems exist. A copy of the policy is on file in the Environmental Health and Planning Departments; Fire Protection - Shingle Springs Fire Protection District; Circulation System - Fronts on South Shingle Road; Other - Public Works Department is requesting a traffic study prior to development. The Shingle Springs Advisory Committee is not in favor of the request. A letter is on file in the Planning Department;
 2. Existing land use patterns indicate the request is premature. The current zoning surrounding the property is R1A, Single-Family Residential, One-Acre;
 3. The request is in conflict with the existing Policies 1 and 2 of the Shingle Springs Area Plan, which read:
 - "1. The landowners and residents of Shingle Springs are dedicated to maintaining a rural atmosphere of the area. There is a strong desire for open space, scenic beauty, privacy and old-fashioned country living.
 2. Commercial development shall be incorporated into the central portion of the Plan Area south of Highway 50 to establish compact rather than scattered development."

20% COTTON

EXHIBIT

STATE OF CALIFORNIA, COUNTY OF EL DORADO

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FOX RIVER

Rezoning

1. The request is not in compliance with the El Dorado County General Plan. The request for change is located south of the core commercial area for Shingle Springs. The request begins the expansion of commercial use and activity into residential areas.

The applicant was not present.

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

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

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Hearing was held as duly advertised to consider the following:

1. Amendment to the County General Plan in the Shingle Springs area from Commercial and Medium Density Residential to Commercial and Multi Family, consisting of 11.387 acres, petitioned by Raj Kumar; and
2. Rezoning of said lands from Single Family Residential Zone to Heavy Commercial and Limited Multi Family Residential Zones.

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

General Plan Amendment

1. Services: Water - existing water lines on South Shingle Road. No comments have been received from E.I.D.; Sewage Disposal - Septic Systems - 300% replacement area would be required. However, the Environmental Health Department has established an Interim Policy Statement Regarding Failing Septic Systems. This Policy generally states that no building permits, parcel maps or subdivisions shall be approved where problems exist. A copy of the policy is on file in the Environmental Health and Planning Departments; Fire Protection - Shingle Springs Fire Protection District; Circulation System - Fronts on South Shingle Road; Other - Public Works Department is requesting a traffic study prior to development. The Shingle Springs Advisory Committee is not in favor of the request. A letter is on file in the Planning Department;
2. Existing land use patterns indicate the request is premature. The current zoning surrounding the property is R1A, Single-Family Residential, One-Acre to the south and east and C, Commercial to the north and west;
3. The request is in conflict with the existing Policies 1 and 2 of the Shingle Springs Area Plan, which read:
 1. The landowners and residents of Shingle Springs are dedicated to maintaining a rural atmosphere of the area. There is a strong desire for open space, scenic beauty, privacy and old-fashioned country living.
 2. Commercial development shall be incorporated into the central portion of the Plan Area south of Highway 50 to establish compact rather than scattered development."

Rezoning

1. The request is not in compliance with the El Dorado County General Plan. The request for change is located south of the core commercial area for Shingle Springs. The request begins the expansion of commercial use activity into residential areas.

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Mr. Don McGee, land planner, was present and spoke on behalf of Mr. Kumar. Mr. McGee submitted for the record, letters from the El Dorado Irrigation District (E.I.D.), dated February 20, 1981, and August 14, 1981, advising Mr. Kumar that the parcels in question are within E.I.D.'s boundaries and are entitled to water and sewer service subject to all District rules and regulations as they apply at the time of application for service.

Supervisor Walker advised that he did not consider said letters to be "will-serve" commitments.

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

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

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There being no further business to come before the Board this date, the Board adjourned to Friday, November 13, 1981, at 9:00 a.m., to consider requests for Amendments to the County General Plan.

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APPROVED:

Joseph V. Flynn

JOSEPH V. FLYNN, Chairman

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

By *Doriel H. Foote*
Deputy Clerk

25% COTTON
EXCELERASE
by
FOX RIVER

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