

STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES November 16 19 81

25% COTTON

EXCELEST

The Board convened in a continued meeting, from November 13, 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 again held to consider the following: (Continued from 11/9/81)

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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. Dick Smith and Mr. Roy Brewer were again present to speak to Mr. Smith's specific requests in relation to the Cameron Park Area Land Use Plan. Mr. Brewer first spoke to item 8(b) on the Summary of Hearings and Comments of the Planning Commission, which is Mr. Smith's request for the removal of Planned Development Designation on 20.94 acres of commercial property adjacent to Green Valley Road (North Unit 12). Planning staff recommended leaving PD overlay on APN 68-631-01 (12.94 acres) and APN 68-611-01 (5.93 acres) and removing PD zone on APN 68-631-03 (2.07 acres) as criteria for PD zone is for architectural control. Mr. Brewer advised that Mr. Smith concurred with the recommendation of the Planning staff, as the Planning Commission did also.

Supervisor Dorr spoke to the issue of limiting access points on Green Valley Road unless the County is willing to control the traffic on same by signalization which is very costly.

On motion of Supervisor Walker, seconded by Supervisor Stewart, and unanimously carried, the Board directed that the draft Cameron Park Area Land Use Plan map be amended to lay the Planned Development zone on all three parcels in question, totaling 20.94 acres.

* * * *

The Board again took testimony on Mr. Dick Smith's request for R1-PD, Single Family Residential Planned Development on 12.39 acres in the center of the Cameron Park Country Club golf course. (Item 8(a) on the Summary) (Testimony taken at previous Board hearing on November 9, 1981.)

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The following area residents were present and spoke in opposition to the request: Peter Duggan, Catherine Larsen, Lois Broderick, Barbara Check, Don Pitman, Charlotte Liepold, and Jackie Marliave. Mr. Bob Schlegel, area resident and volunteer fireman, spoke to his concerns of fire protection since the property in question has only one access road. Attorney Peter VanGelder, who represents a small group of homeowners on the golf course who oppose this request, was present and requested the matter be continued 30 or 60 days so they can prepare a formal presentation of opposition, stating they did not feel free to speak out earlier because of the tentative settlement of a lawsuit between the Country Club membership and F.M.I. and related entities, which was bought by Mr. Dick Smith, regarding the matter of this property in question.

Mr. Daryl Stewart, Chairman of the Cameron Park Citizens Advisory Committee, voiced his concern that the adoption of the entire Cameron Park Area Land Use Plan not be jeopardized by the continuance requested by Mr. VanGelder.

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The following persons were present and spoke in favor of the request: John Shepherd, area resident; Paul Ogis, area resident; Lynn Fetch, area resident; Bob Petit, area resident who plans to live in the townhouse development Mr. Smith is proposing for this site; Bill Johnson, former County Supervisor who reviewed a little of the history of this matter; and Attorney Pat Riley, representing Mr. Smith.

Mr. Smith again spoke to rebut the concerns regarding fire protection and road access to the property in question, and again stated that such residential development in golf courses is very common.

Mr. Brewer again spoke to the particulars of the proposed development, pointing out that the proposal will actually result in only approximately 4½ units per acre, and not the maximum 6 units per acre.

On motion of Supervisor Dorr, seconded by Supervisor Stewart, and carried by the following vote: Ayes: Supervisors Dorr, Walker, Stewart, and Flynn; No: Supervisor Lowe, the Board continued the matter to Monday, November 23, 1981, for the purpose of obtaining testimony from the Cameron Park Fire Chief or Community Services District on the ability to service the site with fire protection, and the County Public Works Department regarding the impact of the proposed density on the roads in the area, specifically, Townhouse Drive, Fairway Drive, and the intersection of Townhouse Drive and Cameron Park Drive.

* * * *

The Board considered Mr. Dick Smith's request for Planned Development (PD) Zone on property north of U.S. Highway 50, south of Meder Road, in Cameron Park Unit No. 9, totaling 220 acres. (Item number 8(c) on the Summary)

57-6 Mr. Daryl Stewart, Chairman of the Cameron Park Citizens Advisory Committee, stated the requested zoning would allow 1320 dwelling units on this 220 acres. Their Committee opposes the request, as they feel 1 to 3 dwelling units per acre is more appropriate for this property.

Also present to speak in opposition to this request was Mr. Carl Liepold, Cameron Park resident. Mrs. Thora Rasmussen also spoke, stating she and her husband bought the old Krell Ranch (187 acres) which is near the property in question, and requesting consideration of their property when making a decision on the property in question.

Attorney Patrick Riley spoke to the request on behalf of Mr. Smith; and Mr. Smith also spoke to his request, advising that the demand for single family detached dwellings is shrinking while the trend is continuing for commonwall developments.

Mr. Brewer explained Mr. Smith's proposal in more detail for the Board.

Supervisor Dorr made a motion, seconded by Supervisor Flynn, to "pull" the 6 dwelling units per acre designation closer to the property to the southwest which is zoned Commercial, and to allow no more than 3 units per acre further east and north, with Planned Development Overlay.

Supervisor Walker made a motion, seconded by Supervisor Lowe, to amend the motion as follows: That Development Policy E-2, in the Cameron Park Area Land Use Plan, be re-written whereby on single family residential parcels, designated in this Plan with a Planned Development Overlay, as indicated on the Area Plan Map, the allowable density shall be up to 4.2 dwelling units per acre, depending on an approved development plan which proposes common wall or attached residential dwellings. This higher density is permissible within the concept of Planned Developments, which increases dwelling units but retains the same or creates more open space as the basic zoning density. Development plans will take into consideration, a buffer between the Cameron Park Plan and the Shingle Springs Plan.

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The Chairman called for the vote on Supervisor Walker's motion, and the motion carried by the following vote: Ayes: Supervisors Lowe, Walker, and Flynn; Noes: Supervisors Dorr and Stewart.

When the Chairman called for the vote on the original motion made by Supervisor Dorr, Supervisor Dorr stated he did not feel the amendment was compatible with his motion, therefore he withdrew his motion.

The Chairman then declared the amendment (Supervisor Walker's motion) as the "main" motion.

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The Board considered Mr. Dick Smith's request for high density residential designation (6 dwelling units per acre) on 75 acres, and four acres of Commercial designation at the northeast intersection of Meder Road and Cameron Park Drive. (Item number 8(e) on the Summary)

Mr. Daryl Stewart, Chairman of the Cameron Park Citizens Advisory Committee, voiced said Committee's opposition to the request.

Mr. Jack Enzler spoke to concern over Mr. Smith's proposal for mobilehomes on the property, stating "filling that hill up with mobielhomes would create an eyesore for people of Cameron Park to look at". Mr. Enzler's property is to the east of the property in question.

Mr. Gaylen Schmidt spoke to problems of fire protection, water, sewer, traffic, and soil erosion with such high density development.

Mrs. Thora Rasmussen spoke to the impact on roads, particularly Cameron Park Drive, by such high density and commercial development.

Mr. Dick Smith was present, and spoke to his request.

On motion of Supervisor Lowe, seconded by Supervisor Dorr, and unanimously carried, the Board upheld the recommendation of the Planning staff and Planning Commission, i.e., that this property should be designated R1, Single Family Residential (3 dwelling units per acre) and there be no commercial activity at this site.

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The Board considered the request of Attorney Daryl J. McKinstry, representing Cameron Park Investors, for Commercial designation and CPO, Professional Office Commercial Zone, on three lots west of Cameron Park Drive and north of U.S. Highway 50 in Cameron Park (APN's 82-014-11, -12, and -13). An A-frame real estate office has been in use on one of the lots for the past 11 years, and the other two lots are to the west of same.

Mr. Daryl Stewart, Chairman of the Cameron Park Citizens Advisory Committee, reviewed the controversy which has surrounded the property in question for the last several years. The main objection of the area residents is the fact that commercial zoning is in violation of their deed restrictions, and they fear a "domino effect" resulting in a strip of commercial uses between Cameron Park Drive and Cambridge Road on the north side of Highway 50.

Mr. Dave Seeber, resident of Cameron Park and member of the Cameron Park Community Services District Board of Directors, also spoke in opposition to the request, reiterating the points made by Mr. Stewart.

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Mr. McKinstry rebutted the statements of Mr. Stewart and Mr. Seeber, stating it is not proper for the County to take action enforcing private subdivision deed restrictions. Mr. McKinstry further stated that the "domino effect" is no longer a valid argument, as many residential dwellings have been constructed along the "strip" in question during the last few years.

Mrs. Barbara Cook, partner in Cameron Park Investors, and a real estate agent who has worked out of the A-frame building since October of 1968, was present and spoke on her own behalf. She emphasized she is a long-time resident of the area and works in the area, and would not want to do anything to damage the area.

On motion of Supervisor Walker, seconded by Supervisor Stewart, and carried by the following vote: Ayes: Supervisors Lowe, Walker, Stewart, and Flynn; No: Supervisor Dorr, the Board approved the Commercial General Plan Designation and CPO, Professional Office Commercial Zone on the three parcels as requested, and the draft Cameron Park Area Land Use Plan Map, and Zoning Map, to be so amended.

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GENERAL ORDERS

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On motion of Supervisor Stewart, seconded by Supervisor Lowe, and carried by the following vote: Ayes: Supervisors Lowe, Walker, Stewart, and Flynn; No: Supervisor Dorr, the Chairman was authorized to sign a memorandum to the Planning Commission thanking them for their concern over Camp Richardson Resort, but indicating that the Board of Supervisors has previously responded by letter to the request of the U.S. Forest Service for comments; and the Board does not wish to revise its comments at this time, but will direct the Planning Director to forward all correspondence received by the Planning Commission to the Supervisor of the U.S. Forest Service, Lake Tahoe Basin Management Unit.

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There being no further business to come before the Board this date, the Board adjourned to Monday, November 23, 1981, at which time it will further consider the Cameron Park Area Land Use Plan and Zoning Map, with the public hearing remaining open.

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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 *Daniel Foot*
Deputy Clerk