

STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES November 23 19 81

The Board convened in a continued meeting, from November 16, 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 to again consider the following: (Continued from 11/16/81)

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.

57-6

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 on this matter was taken at previous Board hearings on November 9 and 16, 1981.

As requested by the Board on November 16, 1981, Mr. Joe Hurley from the County Public Works Department was present to discuss the impact on roads in the area. Mr. Hurley stated that the residential streets in the area are adequate to handle traffic generated by this development.

Also as requested by the Board on November 16, 1981, Chief Richard Samples of the Cameron Park Fire Department was present to speak to the matter of fire protection for the proposed development. Chief Samples stated that, when developments meet the requirements of the Fire Department during the actual development stage, the Department can meet the need for fire protection for same. He does not believe his Department can predict its ability to provide fire protection for this proposed project at this early "concept" stage of same. Mr. Dave Seeber of the Cameron Park Community Services District was present and advised the Board that, if the proposed project is developed, necessary mitigation fees would be imposed which would enable the District to provide fire protection to the development.

Attorney Peter Van Gelder, representing individual area residents of the Cameron Park Country Club golf course area, was present and spoke on behalf of same, requesting a 60 day continuance of this matter to allow them an opportunity to prepare a full and proper presentation on their opposition to Mr. Smith's proposal. Mr. Van Gelder explained that the individuals he represents had previously been under the impression they should not speak out on this issue for fear it would adversely affect 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. They now feel free to speak out, and Mr. Van Gelder briefly reviewed their opposition to the proposal. Mr. Van Gelder stated he does not feel the 60 day continuance would cause Mr. Smith irreparable harm, whereas the proposed high density on this acreage will cause irreparable harm to residences on the perimeter of the golf course.

Attorney John Olson, of Attorney Patrick Riley's office, representing Mr. Smith, was present and stated he does not feel the Board should be hampered by the Country Club's members' lawsuit with F.M.I., stating this Board cannot affect that settlement, and that lawsuit does not affect this Board.

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Mr. Dick Smith was present and spoke to his request in rebuttal to Attorney Van Gelder, stating his statements are "wild". Mr. Smith submitted correspondence in support of his request from Jav Masters and Jack Ramsey, members of the Cameron Park Country Club Board of Directors, and Jack Wallace, Chairman of the Green Committee and Director on the Cameron Park Country Club Board of Directors.

On motion of Supervisor Dorr, seconded by Supervisor Lowe, and unanimously carried, the Board directed that the density on the 12.39 acres in question be no more than 3 dwelling units per acre with a Planned Development Overlay, and directed that the draft Cameron Park Area Land Use Plan Map be amended to reflect same.

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57.6 The Board considered the written request of Judith Masters (item number 12 on the Summary of Hearings and Comments) that the "pocket area", south of Highway 50 and west of Sam's Town, be designated Single Family Residential, High Density (3 dwelling units per acre or 4 dwelling units per acre if commonwall construction). Other concerns expressed in Ms. Masters' letter to the Planning Commission were dealt with in relation to other items on the Summary of Hearings and Comments. Ms. Masters was not present this date. Daryl Stewart, Chairman of the Cameron Park Citizens Advisory Committee, was present and spoke against higher density in the "pocket area", citing it as an intrusion into the RE-5 lands under deed restrictions and serviced by private roads.

On motion of Supervisor Lowe, seconded by Supervisor Dorr, and unanimously carried, the Board approved the recommendation of Planning staff to deny Ms. Masters' request, as expansion of intensive land uses is precluded by Development Policy A(8).

* * * *

Mr. Dah C. Lo opposed 1/3 acre minimum zoning (Development Policy F(2)) on his 12.5 acres (APN 82-311-08) in Cameron Park, and also opposed the proposal of a park site in the area of his property for fear such proposal would include his property. (Item number 42 on the Summary)

57.6 Planning staff referred to Development Policies, Section E, which sets the density at 1 to 3 dwelling units per acre. Staff advised that this size lot is the existing average lot size and is reasonable on a gross lot basis when considering topography and development constraints. Further, staff advised that the proposed park site represents a general location and is not to be specific to any one parcel.

Mr. Daryl Stewart stated the Cameron Park Citizens Advisory Committee is opposed to higher density on Mr. Lo's property as it is totally surrounded by ½ acre lots; further, the Cameron Park Community Services District has never contemplated condemnation of Mr. Lo's property for a park site, as it has all the recreational property it can handle across the street from same.

On motion of Supervisor Lowe, seconded by Supervisor Dorr, and unanimously carried, the Board supported Planning staff's recommendation and retained 1/3 acre minimum designation on Mr. Lo's 12.5 acres.

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Mr. David Rey objected to the proposed zone of R2, Multi Family Residential (8 units per structure) on his property (APN 82-401-13). (Item number 52 on the Summary)

57-6 Planning staff and Planning Commission recommended denial of Mr. Rey's request for higher density, citing R2 Zone as consistent with multi-family land use designation of 5 to 20 dwelling units per acre maximum.

Mr. Rey was not present.

On motion of Supervisor Walker, seconded by Supervisor Lowe, and unanimously carried, the Board supported the recommendation of the Planning Commission.

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Mr. Richard M. Mora, manager of the Cameron Park Airport, was present to discuss same. (Item number 57 on the Summary of Hearings and Comments.)

57-6 It was recommended by Planning staff that lots 257, 258, 259, 110, and 66 be zoned TC, Transportation Corridor, and that lots 184 and 222 be zoned CG, General Commercial. The Cameron Park Citizens Advisory Committee and Planning staff recommended the areas east of the airport be zoned CG as exists at this time. Further, Planning staff proposed that the AA, Airport Approach Zone be revised to incorporate height restrictions. Development Policy A(11) reads as follows: "Developments proposed in the Area of Influence of the Cameron Park Airport, as defined on the Land Use Map, shall be reviewed by the County Airport Director for conformance with F.A.A. and California Division of Aeronautics standards. Lots 66, 110, 257 and 259, Air Park Estates, which are owned by the County of El Dorado, are not to be buildable parcels due to the proximity to the Cameron Park Airport runways."

Mr. Mora made his request before the Planning Commission that the zoning be left unchanged on lots surrounding the Cameron Park Airport, lots 184, 257, 259, and a portion of 110.

Mr. Mora was present this date and stated he concurs with the Planning staff and Citizens Advisory Committee regarding Transportation Corridor Zoning on lots 257, 258, and 259, and is also supportive of height restrictions for the area. In regards to the proposed Airport Approach Zone (which has not been adopted by the Board), Mr. Mora advised he is supportive of the concept, however, this Ordinance, as written, is inappropriate for the Cameron Park Airport as the required 20-to-1 slope cannot be achieved at the Cameron Park Airport due to the mountainous terrain; therefore, he strongly recommended a study be commissioned to develop an Airport Approach designation that would be appropriate for this airport. Mr. Mora advised that it is currently a requirement for anyone proposing construction around the airport to complete FAA Form 7460-1, "Notice of Proposed Construction or Alteration of any Structure" and file same with the Federal Aviation Administration (FAA) and Caltrans Aeronautics for approval before work begins. This is not enforced at this time, but Mr. Mora suggested it could be actively enforced for an interim period, until an appropriate Ordinance is developed and adopted, and that active enforcement would alleviate concerns of the County regarding the safety of the Cameron Park Airport.

Mr. Daryl Stewart, representing the Cameron Park Citizens Advisory Committee, stated that the Committee's position is that there should be concern for airport safety because the airport is a major part of Cameron Park, however, the Committee does not see this as a "land use" issue, but, rather, an issue of "height". They do not want to see the final adoption of the Cameron Park Area Land Use Plan held up by problems with the Airport Approach Zone Ordinance.

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On motion of Supervisor Lowe, seconded by Supervisor Stewart, and carried by the following vote: Ayes: Supervisors Lowe, Walker, and Stewart; Noes: Supervisors Dorr and Flynn, the Board directed that consideration of adoption of Cameron Park-Airport Approach, Interim Zoning, be agendized for the Board's meeting of November 30, 1981, at 1:45 p.m.

Further, on motion of Supervisor Lowe, seconded by Supervisor Stewart, and unanimously carried, the Board continued the matter of land use designation and zoning for lands in the airport approaches (item number 57 on the Summary) to November 30, 1981, at 1:45 p.m.

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Mr. James Ingram was present and spoke on behalf of Mr. Toler who is requesting commercial and multiple family residential zoning on 10 acres adjacent to and south of U.S. Highway 50 and west of Sam's Town. (Item number 108 on the Summary of Hearings and Comments)

57-6

The property in question is proposed for RE-5, Estate Residential Five-Acre Zone, and the Planning Commission recommended denial of Mr. Toler's request as it would represent an introduction of intensive land uses in a low density area and is prohibited by Development Policy A(8).

Mr. Daryl Stewart, representing the Citizens Advisory Committee, spoke in opposition to Mr. Toler's request, citing it as an intrusion into the RE-5 area. Mr. Stewart advised that the property was zoned RE-5 when purchased by Mr. Toler, and should remain so zoned. The Committee feels there is no need for more commercially zoned property in the area, as there is plenty of undeveloped commercial property scattered around Cameron Park.

On motion of Supervisor Dorr, seconded by Supervisor Flynn, and unanimously carried, the Board denied Mr. Toler's request as recommended by the Planning staff and Planning Commission.

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The Board again considered the request of Mr. Jack Enzler (item number 7 on the Summary of Hearings), 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; further, that 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.

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The Board took testimony on this request at a previous public hearing held November 9, 1981. At that time 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. Pursuant to that request, Mr. Brad Kortick, Associate Planner, reviewed 3 alternative buffer zones drafted by Planning staff.

Mr. Daryl Stewart, representing the Citizens Advisory Committee, spoke to the matter, stating he feels the Board could accomplish its goal by amending Development Policy A(10).

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Dr. Daryl Rasmussen, who owns 187 acres (previously known as the Krell Ranch) in the area in question, was present and spoke to this matter. Dr. Rasmussen stated he has planted grapes on 60 acres of his property, and planned to develop the remaining 130 acres at a density of 1 to 3 dwelling units per acre. He went to the expense of working up a development plan for same approximately three years ago. The proposed medium density buffer zone will adversely affect those plans, thereby taking away from his property unnecessarily.

Mr. Enzler was again present to speak to his request.

On motion of Supervisor Lowe, seconded by Supervisor Stewart, and unanimously carried, the Board amended Development Policy A(10) to read as follows: "Where property with differing residential land use or zonings abut on the Plan perihery; open space, landscaping and transitional lot sizes shall be designed into proposed projects in order to create compatible land uses. (Note: Applies Planwide, but specifically to 120 acres, parcels numbers 70-040-15 and -16 (80 acres owned by Mr. Jack Enzler) and 83-020-15 and -16 (40 acres owned by Louis Casaglia)"; set the density for Mr. Enzler's 80 acres at 1 to 3 dwelling units per acre, with Planned Development Overlay; and transferred the boundary of said 80 acres to the Cameron Park Area Land Use Plan.

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On motion of Supervisor Flynn, seconded by Supervisor Walker, and unanimously carried, the Board applied the revised Development Policy A(10) specifically to Mr. Louis Casaglia's 40 acres (APN 83-020-15 and -16), located directly north of Mr. Enzler's property; set the density for said 40 acres at 1 to 3 dwelling units per acre, with Planned Development Overlay; and transferred the boundary of said 40 acres to the Cameron Park Area Land Use Plan.

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Attorney Patrick Riley was present and spoke on behalf of Messrs. Ozzie Scariot and Harry DeWolf who object to Planned Development Overlay on their 58.6 acres designated Industrial.

A motion of Supervisor Dorr, seconded by Supervisor Flynn, to leave the Planned Development Overlay on the property until such time as it is superseded by Design Control, within six months, did not carry by the following vote: Ayes: Supervisor Dorr; Noes: Supervisors Lowe, Walker, Stewart, and Flynn.

On motion of Supervisor Flynn, seconded by Supervisor Walker, and carried by the following vote: Ayes: Supervisors Walker, Stewart, and Flynn; Noes: Supervisors Dorr and Lowe, the Board supported the objections of Messrs. Scariot and DeWolf and removed the Planned Development Overlay on their 58.6 acres.

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Attorney Patrick Riley was present and spoke on behalf of the S. H. Cowell Foundation which owns 2,343.08 acres known as Marble Valley Ranch, a portion of which is in the Cameron Park Area Land Use Plan and designated Open Space Conservation and zoned MR, Mineral Resource Zone. Other portions of the property are in the El Dorado Hills Area Land Use Plan and Latrobe Area Land Use Plan. The Foundation has no objection to Open Space Conservation Designation on the Plan Map and MR Zone where evidence of mineral deposits exists, but it does object to MR Zoning or "holding" type designation where there are no minerals. The issue of land use designation and zoning cannot be addressed by the Board this date, as the request was not made during public hearings held by the Planning Commission on the Cameron Park Area Land Use Plan. Therefore, the Foundation is requesting that the portion of the property which is in the Cameron Park Area Land Use Plan be deleted from same and placed in the El Dorado Hills Area Land Use Plan, which will soon be up for amendment, at which time the matter of land use designation and zoning can be addressed.

On motion of Supervisor Stewart, seconded by Supervisor Walker, and carried by the following vote: Ayes: Supervisors Dorr, Walker, Stewart, and Flynn; No: Supervisor Lowe, the Board approved Mr. Riley's request to transfer these properties under one ownership, as outlined in red on the map submitted by Mr. Riley this date, to the El Dorado Hills Area Land Use Plan.

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The Board considered the request of Loren and David Kaiser (item number 43 on the Summary of Hearings) for R20,000 zoning on his 1.3 acres (APN 068-550-31). The Planning Commission recommended denial, stating such zoning would represent an intrusion of high density into a medium density area.

Mr. Kaiser was present to speak to his request.

57-6 On motion of Supervisor Dorr, seconded by Supervisor Stewart, and unanimously carried, the Board upheld the recommendation of the Planning Commission and denied the request.

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57-6 Mr. Ken Milam, Planning Director, advised the Board that a mistake was made, wherein Open Space Designation was not placed on a narrow strip of land south of Country Club Drive and north of Highway 50, between the freeway and the Garden Circle Apartments, on the Final Map of Country Garden Subdivision in Cameron Park. The owner has now obtained building permits to build 60 or 70 apartments on the property. The Tentative Map for Country Garden Subdivision was approved by the Board in 1966 with the condition that the parcel in question (APN 82-443-02) be designated Open Space.

At the recommendation of the Planning Director, and 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 directed that the Cameron Park Area Land Use Plan Map draft be amended to designate parcel number 82-443-02 as Open Space, due to its narrow shape and low areas, as well as its proximity to the freeway. (See the minutes of the Board of Supervisors meeting of December 1, 1981, for further action of the Board in this matter.)

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At this time the public hearing on the Cameron Park Area Land Use Plan and Zoning was closed.

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The Board reviewed the Plan Goals and Policies contained in the document entitled "Revisions to the Draft Environmental Impact Report", dated September 23, 1981, and made corrections and changes thereto.

57.6 On motion of Supervisor Dorr, seconded by Supervisor Lowe, and unanimously carried, the Board approved the Environmental Impact Report (E.I.R.) for the Cameron Park Area Land Use Plan, and certified that it has been reviewed prior to the adoption of the project and, further, that it is in compliance with the California Environmental Quality Act (CEQA) and the State Guidelines, and found that all impacts identified in the E.I.R. have been mitigated to the greatest degree feasible, with reference made to pages 64 - 89 of the Cameron Park Area Plan and E.I.R. for specific discussion of the mitigation measures; and the Board declared its intent to adopt the revised Goals and Policies of the Cameron Park Area Land Use Plan and the Cameron Park Area Land Use Plan as amended. (Adoption of the Cameron Park Area Land Use Plan Zoning Map was continued to Monday, November 30, 1981.)

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There being no further business, the Board adjourned to its regular meeting of Tuesday, November 24, 1981, at 10:00 a.m.

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APPROVED:


JOSEPH V. FLYNN, Chairman

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

By 
Deputy Clerk