

# STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES March 22 19 82

The Board convened in a continued meeting, from March 16, 1982, to conduct a public hearing on the Placerville Periphery Area Land Use Plan, consisting of approximately 8,828 acres, and the Zoning Map for lands in the Placerville Periphery Area to comply with said Area Plan. 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 Walker presided.

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Mr. Sam Gillion, Project Planner, reviewed the Plan, as well as the Goals and Policies incorporated therein. Mr. Gillion reviewed five requests presented after the published deadline of December 31, 1981, for consideration by the Planning Commission as follows:

- 57-6  
Placerville  
Periphery  
Area  
Zoning  
Map*
1. S & L Investment Corporation, 70 acres, requesting RE-5 Zone on same; Planning Commission recommended RA10-160 General Plan Designation with RA40 Zone on a portion of the property and RE-10 Zone on the remainder. BOARD CONSENSUS: Approved the recommendation of the Planning Commission, with the understanding the developer may wish to use the "density transfer".
  2. Albert and Martha Brown, 6 acres on Granite Hill Road, requesting MDR, Medium Density Residential, General Plan Designation with R2A Zone; Planning Commission recommended LDR, Low Density Residential, with RE-5 Zone. BOARD CONSENSUS: Approved MDR Designation with R2A Zone, to include lands from the Browns' property, both sides of Granite Hill Road, back to the R1A Zoning boundaries.
  3. Norman Henningson, 10½ acres on Coonhollow Road, requesting MDR General Plan Designation with R2A Zoning; Planning Commission recommended LDR with RE-5 Zone. BOARD CONSENSUS: Approved MDR Designation with R2A Zone, to include all those lands north of Coonhollow Road south of the City limits and west of Mr. Henningson's property.
  4. Augustus Meyerson, 60 acres, requesting MDR General Plan Designation with R1A Zone; Planning Commission recommended RA10-160 Designation with RA20 Zone. BOARD CONSENSUS: Approved MDR Designation with RA20 Zone.
  5. Bruce Wild, 11 acres on Bedford Road, requesting MDR General Plan Designation with R1A Zone; Planning Commission recommending LDR Designation with RA20 Zone. BOARD CONSENSUS: Approve MDR Designation with RA20 Zone.

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The Board then considered those requests outlined in the Summary of Hearings and Comments from the Planning Commission, and acted on same as follows:

Dorado Mining, Inc. (No. 9 on the Summary), 93.49 acres, no request made by the land owner; Planning staff recommended LDR General Plan Designation with RE-10 Zone; Planning Commission recommended Open Space General Plan Designation with Mineral Resource Zone. BOARD CONSENSUS: Approved LDR Designation with RE-10 Zone.

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Ozzie Scariott (No. 17 on the Summary), two parcels consisting of 19.23 acres and 8.8 acres, requesting MDR General Plan Designation with R2A Zone; Planning Commission recommended LDR Designation with RA20 Zone.

BOARD CONSENSUS: Approved MDR Designation with RE-5 Zone on both parcels.

Harry E. Warne (No. 21 on the Summary), 117.61 acres, requesting LDR Designation with RE-10 Zone; Planning Commission recommended RA10-160 Designation with RE-10 Zone.

BOARD CONSENSUS: Approved LDR Designation with RA20 Zone.

Leslie & Dorothy Guengerich (No. 26 on the Summary), 56.59 acres, requesting MDR General Plan Designation; Planning Commission recommended RA10-160 Designation with RA40 Zone.

BOARD CONSENSUS: Approved MDR Designation with RA20 Zone.

Herman Pitetti (No. 33 on the Summary), 4.16 acres, requesting MDR Designation with R1A Zone; Planning Commission recommended MDR Designation with RE-5 Zone.

BOARD CONSENSUS: Approved MDR Designation with R1A Zone.

With the exception of the aforementioned requests, the Board concurred in the Planning Commission's recommendations as outlined in the Summary of Hearings and Comments on the Placerville Periphery Area Plan.

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The Board then considered requests of individuals who failed to appear before the Planning Commission, and acted upon same as follows:

Albert Gray, 5.34 acres located behind the Placerville Office of the California Highway Patrol and adjacent to the U.S. Forest Service Office, requesting said 5.34 acres remain zoned R2, Limited Multi-Family Residential, as it was zoned by the Board on April 9, 1974, and not zoned R1A as proposed in the proposed Placerville Periphery Area Plan and Zoning Map.

BOARD CONSENSUS: Referred to the Planning Commission to review at its next meeting, Thursday, March 25, 1982; and the Board to again consider the request before final adoption of the Plan.

Gallagher Enterprise, represented by Mr. Bud Shenkle, 65 acres on Highway 49, requesting LDR General Plan Designation on the entire 65 acres, not LDR Designation on the front portion and RA10-160 on the back portion as proposed in the proposed Placerville Periphery Area Plan.

BOARD CONSENSUS: Referred to the Planning Commission to review at its next meeting, Thursday, March 25, 1982; and the Board to again consider the request before final adoption of the Plan.

John Bisagno, 8 acres, requesting MDR General Plan Designation with R1A Zone, not RA10-160 Designation with RE-10 Zone as proposed on the proposed Placerville Periphery Area Plan and Zoning Map.

BOARD CONSENSUS: Referred to the Planning Commission to review at its next meeting, Thursday, March 25, 1982; and the Board to again consider the request before final adoption of the Plan.

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On motion of Supervisor Flynn, seconded by Supervisor Dorr, and unani-  
mously carried, the public hearing on the Placerville Periphery Area  
Land Use Plan and Zoning Map was continued to March 30, 1982, at 1:30 p.m.

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There being no further business, the Board adjourned to its regular  
weekly meeting to be held Tuesday, March 23, 1982, at 10:00 a.m.

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APPROVED:

W. P. Walker  
W. P. "DUB" WALKER, Chairman

25% COTTON

FRASE

by

FOX RIVER

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

By Daniel Foote  
Deputy Clerk

25% COTTON