

# STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES

March 29

19 82

The Board convened in a continued meeting, from March 23, 1982, to consider requests for amendments to the County General 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.

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Hearing was held as duly advertised to consider the following:

- 57-6
- A. Amendment to the County General Plan in the Cool/Pilot Hill area from Exclusive Agriculture to Rural Residential Agriculture Ten to 160, consisting of 1,000 acres, petitioned by Archie and Ethel Lawyer and Ethel Tidd. The Planning Commission recommended approval, based on the following findings:
1. The request would make the general plan designation on this property consistent with the general plan designations normally applied to other agricultural preserve properties in the County. The proposed Cool/Pilot Hill Area Plan places this land in this general plan designation.
  2. The Cool/Pilot Hill Advisory Committee does not oppose this change.
- 25% COTTON  
AGRILEASE  
BY  
L. K. NIEGEL
- 57-6
- B. Amendment to the County General Plan in the Greenwood area from Exclusive Agriculture to Rural Residential Agricultural Ten to 160 Acre, consisting of 473.5 acres, petitioned by L. K. Niegel and R. H. Ellinghouse. The Planning Commission recommended approval, based on the following findings:
1. The request would make the general plan designation on this property consistent with the general plan designations normally applied to other agricultural preserve properties in the County;
  2. This action does not necessarily indicate that the Commission will favor or not favor cancellation and/or zoning.
- 57-6
- C. Amendment to the County General Plan in the Greenwood area from Exclusive Agriculture to Rural Residential Agriculture Ten to 160 Acre, consisting of 258.23 acres, petitioned by Morse Trusts Company. The Planning Commission recommended approval, based on the following findings:
1. The request would make the general plan designation on this property consistent with the general plan designations normally applied to other agricultural preserve properties in the County;
  2. This action does not necessarily indicate that the Commission will favor or not favor cancellation and/or rezoning.

Attorney Patrick Riley and Mr. Fred Barber were present and spoke in favor of the requests.

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

On motion of Supervisor Flynn, seconded by Supervisor Stewart, and carried by the following vote: Ayes: Supervisors Lowe, Flynn, Stewart, and Walker; No: Supervisor Dorr, the Board accepted the Negative Declarations for the three requested amendments to the County General Plan, and declared it's intent to approve said amendments, based on finding number 1 of the Planning Commission for each request. (See Minutes of March 30, 1982 for Resolution No. 96-82 amending the County General Plan accordingly.)

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57-6 Georgetown Area Land Use Plan

Hearing was held as duly advertised to consider the deletion of Policy G, Mobilehome Development, from the Georgetown Area Land Use Plan, regarding the public sewer service requirement for mobilehome parks. The Planning Commission recommended approval.

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

On motion of Supervisor Flynn, seconded by Supervisor Dorr, and unanimously carried, the Board accepted the Negative Declaration, and declared its intent to approve the deletion of Policy G, Mobilehome Development, from the Georgetown Area Land Use Plan. (See Minutes of March 30, 1982 for Resolution No. 96-82 amending the County General Plan accordingly.)

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57-6 Georgetown Area Land Use Plan

Hearing was held as duly advertised to consider an amendment to Policy F, Multi-Family Residential, of the Georgetown Area Land Use Plan to read: "The Division of Environmental Health shall require appropriate tests for soil drainage and reservation of replacement area for on-site disposal". The Planning Commission recommended approval.

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

On motion of Supervisor Flynn, seconded by Supervisor Stewart, and unanimously carried, the Board approved the amendment to Policy F of the Georgetown Area Land Use Plan as recommended. (See Minutes of March 30, 1982, for Resolution No. 96-82 amending the County General Plan accordingly.)

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Hearing was held as duly advertised to consider the following:

A. Amendment to the County General Plan in the Georgetown area from Rural Residential Agricultural Ten to 160 Acre Minimum to Low Density Residential Five Acre Minimum, consisting of 117 acres, petitioned by Hotchkiss Hill Properties. The Planning Commission recommended approval, based on the following findings:

- 1. This request does not conflict with the Goals and Policies of the Georgetown Area Plan;
- 2. The request is consistent with the Long Range Land Use Map;
- 3. Adequate access and services are available for the density proposed.

B. Rezoning of said lands from Agriculture Ten-Acre Minimum Zone to Estate Residential Five-Acre Zone. The Planning Commission recommends approval based on the finding that the requested zoning is consistent with the proposed Genral Plan Amendment.

C. Tentative Map for Hotchkiss Hill Properties Subdivision in the Georgetown area, consisting of 117 acres, comprising 16 lots; Subdivider: Hotchkiss Hill Properties. The Planning Commission recommended approval, subject to conditions, based on the following findings:

- 1. This request does not conflict with the Goals and Policies of the Georgetown Area Plan;
- 2. The request is consistent with the Long Range Land Use Map;
- 3. Adequate access and services are available for the density proposed.

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57-6  
286/16-82  
390-92  
423  
Hotchkiss Hill Properties

25% COTTON

FOX RIVER

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Mr. Gene Thorne, Agent, was present and spoke on behalf of the applicant.

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

On motion of Supervisor Flynn, seconded by Supervisor Stewart, and unanimously carried, the Board accepted the Negative Declaration and declared its intent to approve the requested amendment to the County General Plan, based on the findings of the Planning Commission. (See Minutes of March 30, 1982, for Resolution No. 96-82 amending the County General Plan accordingly.)

On motion of Supervisor Flynn, seconded by Supervisor Stewart, and unanimously carried, the Board accepted the Negative Declaration and approved the rezoning as requested, based on the findings of the Planning Commission, by adoption of ORDINANCE NO. 3248 which amends the County Zoning Ordinance accordingly, to become effective upon the filing of the Final Map for the Hotchkiss Hills Properties Subdivision.

On motion of Supervisor Flynn, seconded by Supervisor Stewart, and unanimously carried, the Board approved the Tentative Map for Hotchkiss Hill Properties Subdivision in the Georgetown area, subject to 17 conditions proposed by the Planning Commission, with conditions numbers 7 and 10 amended by the Board this date; said approval based on the findings of the Planning Commission.

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57-6  
Hearing was held as duly advertised to consider an amendment to the County General Plan in the Shingle Springs area from Rural Residential Agriculture Ten to 160 Acre to Medium Density Residential, consisting of 37 acres, petitioned by Don W. Thomas. The Planning Commission recommended approval, based on the finding that this action does not necessarily indicate that the Commission will favor or not favor cancellation and/or rezoning. Mr. Ken Milam, Planning Director, advised that the Planning Commission also found that:

1. The request is consistent with the Goals and Policies of the Shingle Springs Area Plan;
2. Adequate services are available for the density proposed.

Mr. Gene Thorne, Agent, was present and spoke on behalf of the applicant.

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

On motion of Supervisor Lowe, seconded by Supervisor Flynn, and carried by the following vote: Ayes: Supervisors Lowe, Flynn, Stewart, and Walker; No: Supervisor Dorr, the Board accepted the Negative Declaration, and declared its intent to approve this amendment to the County General Plan (see Minutes of March 30, 1981, for Resolution No. 96-82 amending the County General Plan accordingly), based on the following findings:

1. The request is consistent with the Long Range Land Use Map;
2. Adequate services are available for the density proposed;
3. The request does not conflict with the Goals and Policies of the Shingle Springs Area Plan;
4. This action does not necessarily indicate that the Planning Commission will favor or not favor cancellation and/or rezoning.

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EXCELERASE

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There being no further business, the Board adjourned to its regular weekly meeting of Tuesday, March 30, 1982, at 10:00 a.m.

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APPROVED:

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

ATTEST:

DOLORES BREDESON, County Clerk  
ex officio Clerk of the Board

By Opie L. Foote  
Deputy Clerk

25% COTTON

EXCELERASE

by  
FOX RIVER