

# STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES July 12 19 82

The Board convened in a continued meeting, from July 8, 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. Chairman Walker 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 Residential Agricultural Ten-Acre to Residential Agricultural Five-Acre, consisting of 10 acres, petitioned by Evelyn Woodside; and
2. Rezoning of said lands from Estate Residential Ten-Acre Zone to Estate Residential Five-Acre Zone.

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

#### General Plan Amendment

1. The change would make the parcels consistent with the surrounding parcels, in size;
2. The parcel is in a fire district.

#### Rezoning

1. The request is consistent with the General Plan (if amended this date).

The applicant was present and spoke to the request. Also present to speak in favor of the request was Lyle Woodside, father-in-law of the applicant and neighboring property owner.

The Board received one letter in opposition from Floyd and P. J. Hargrove, who own one 10-acre parcel in the area but currently reside in the Philippines.

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

A motion by Supervisor Dorr, seconded by Supervisor Stewart, to deny the request, and request Planning staff to perform a zoning study of the entire area in question, which was zoned RE-10 because it was not in a fire district at the time the land use plan for the area was adopted, but now is, did not carry by the following vote: Ayes: Supervisors Dorr and Stewart; Noes: Supervisors Lowe, Flynn, and Walker.

On motion of Supervisor Flynn, seconded by Supervisor Lowe, and carried by the following vote: Ayes: Supervisors Lowe, Flynn, and Walker; Noes: Supervisors Dorr and Stewart, 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 August 24, 1982 for Resolution No. 233-82 amending the County General Plan accordingly.)

On motion of Supervisor Flynn, seconded by Supervisor Lowe, and carried by the following vote: Ayes: Supervisors Lowe, Flynn, and Walker; Noes: Supervisors Dorr and Stewart, the Board accepted the Negative Declaration and approved the rezoning, based on the finding of the Planning Commission, by adoption of ORDINANCE NO. 3276 which amends the County Zoning Ordinance accordingly, to become effective 30 days after the date of adoption of the pertinent general plan amendment.

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# STATE OF CALIFORNIA, COUNTY OF EL DORADO

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Hearing was held as duly advertised to consider the following:

1. Amendment to the County General Plan in the Diamond Springs/El Dorado area from Single Family Residential Medium Density to Commercial, consisting of one acre, petitioned by Donald H. McConnell; and
2. Rezoning of said lands from Single Family Residential Three-Acre Zone to Planned Commercial Zone.

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

### General Plan Amendment

1. The property, when combined, meets the policies of the General Plan as to sewer service in that the letters from E.I.D. dated May 14 and 25, 1982, do provide a sewer service commitment.

### Rezoning

1. The request is consistent with the General Plan (if amended this date).

Mr. Earl McGuire, civil engineer, was present and spoke on behalf of the applicant.

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

57-6  
On motion of Supervisor Lowe, seconded by Supervisor Flynn, and unanimously carried, 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 August 24, 1982 for Resolution No. 233-82 amending the County General Plan accordingly.)

265-35-823  
390-92  
On motion of Supervisor Lowe, seconded by Supervisor Flynn, and unanimously carried, the Board accepted the Negative Declaration and approved the rezoning, based on the finding of the Planning Commission, by adoption of ORDINANCE NO. 3277 which amends the County Zoning Ordinance accordingly, to become effective 30 days after the date of adoption of the pertinent 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 Diamond Springs/El Dorado area from Single Family Residential Medium Density to Industrial, consisting of 1.43 acres, petitioned by Paul R. Mumford; and
2. Rezoning of said lands from Single Family Residential Two-Acre Zone to Industrial Zone.

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

### General Plan Amendment

1. The request is not consistent with the policies of the Diamond Springs/El Dorado Area Plan (General A-1 and Industrial B-3(b)).

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## Rezoning

1. The zoning would not be consistent with the General Plan (if not amended this date).

Mr. Jim Batten, land surveyor, 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 Walker, seconded by Supervisor Dorr, and unanimously carried, the Board concurred in the finding of the Planning Commission and denied the requested amendment to the County General Plan.

On motion of Supervisor Flynn, seconded by Supervisor Dorr, and unanimously carried, the Board concurred in the finding of the Planning Commission and denied the requested rezoning.

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Hearing was held as duly advertised to consider the following:

1. Amendment to the County General Plan in the Rescue area from Residential Agricultural Ten-Acre to Residential Agricultural Five-Acre, consisting of 80 acres, petitioned by Ronald Vanderbeek, et al.; and
2. Rezoning of said lands from Estate Residential Ten-Acre Zone to Estate Residential Five-Acre Zone.

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

## General Plan Amendment

1. The proposal is consistent with the Goals and Policies of the Rescue Area Plan;
2. The property is adjacent to R2A, RE-5, and RE-10 zoning.

## Rezoning

1. The zoning is consistent with the General Plan (if amended this date).

Mr. Terry Lewis was present and spoke on behalf of the eight owners of the 80 acres (each owning one, 10-acre parcel). Mr. Lewis is one of the eight owners. Mrs. Herring, also one of the eight owners, was also present to speak on behalf of the request.

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

On motion of Supervisor Dorr, seconded by Supervisor Lowe, and unanimously carried, 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 August 24, 1982 for Resolution No. 233-82 amending the County General Plan accordingly.)

On motion of Supervisor Dorr, seconded by Supervisor Lowe, and unanimously carried, the Board accepted the Negative Declaration and approved the rezoning, based on the finding of the Planning Commission, by adoption of ORDINANCE NO. 3278 which amends the County Zoning Ordinance accordingly, to become effective 30 days after the date of adoption of the pertinent general plan amendment.

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July 12, 1982

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# STATE OF CALIFORNIA, COUNTY OF EL DORADO

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Hearing was held as duly advertised to consider the following:

1. Amendment to the County General Plan in the Rescue area from Residential Agriculture Ten-Acre to Residential Agriculture Five-Acre, consisting of 51 acres, petitioned by Eileen Gass and Richard Simpson;
2. Rezoning of said lands from Estate Residential Ten-Acre Zone to Estate Residential Five-Acre Zone.

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

#### General Plan Amendment

1. Access is by a narrow, unsurfaced, privately maintained road 1,100 feet in length.

#### Rezoning

1. The rezoning is not consistent with the General Plan.

Mr. Simpson was present and spoke on behalf of the request, representing himself and his mother, Mrs. Gass.

The Planning Director, Mr. Ken Milam, reviewed letter of opposition received by the Planning Commission from Ron and Mary Silva, Mr. James Jack, and Mary J. Smith and Harry C. Cridge -- all citing concerns of drainage problems which cause flooding of the access road, Oak Lane.

The following area residents were present and spoke in opposition to the request, based on the drainage problems in the area: Mr. Floyd Davis, Mr. Fred Gomez, and Mr. Howard Ulrich. Mr. Ulrich emphasized he would not oppose the rezoning if assured the drainage problems would be corrected prior to any development of the land.

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

57-6  
On motion of Supervisor Dorr, seconded by Supervisor Lowe, and unanimously carried, the Board denied the requested amendment to the County General Plan, based on the finding of the Planning Commission, and an additional finding of drainage problems resulting in flooding in the area as attested to this date.

58-38-21  
On motion of Supervisor Dorr, seconded by Supervisor Lowe, and unanimously carried, the Board denied the requested rezoning, based on the finding of the Planning Commission.

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Hearing was held as duly advertised to consider the following:

1. Amendment to the County General Plan in the Pollock Pines area from Medium Density Residential (1 - 5 d.u. per acre) to High Density Residential, consisting of 2.36 acres, petitioned by Rina McCain;
2. Rezoning of said lands from Single Family Residential Zone to Tourist Residential Zone.

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The Planning Commission recommended denial of the requested amendment to the County General Plan, and rezoning, based on the following finding:

1. In light of the policy recommended to the Board of Supervisors on February 25, 1982, the Commission recommends denial of the General Plan/Zoning Boundary Amendment.

Note: On March 16, 1982, the Board adopted the following policy: "The Board of Supervisors hereby finds that as a matter of policy, applications for General Plan Amendments and Zoning Boundary Amendments will be deemed not in the public interest, absent unique circumstances, until such time as the Pollock Pines Area Plan, which is currently under consideration, is adopted. The Board strongly encourages applicants to participate in the area plan study currently in progress."

The applicant, Mrs. Rina McCain, was not present this date.

Mary Freeman and Verna Cobb, who are serving on the committee of area residents to develop the Pollock Pines Area Plan, were present and opposed the request at this time. They stated that the committee favors the requested type of development in the area in question, but does not favor approval of the request prior to adoption of the proposed Area Plan, as the approval would not have the benefit of the proposed Plan Policies which include "buffers" between these types of land uses and residential areas.

On motion of Supervisor Flynn, seconded by Supervisor Dorr, and unanimously carried, the Board referred the request for an amendment to the County General Plan and Rezoning, back to the Planning Commission for further consideration during its hearings on the Pollock Pines Area Land Use Plan, and subsequent recommendation to the Board for consideration when adopting said Plan.

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Hearing was held as duly advertised to consider the following:

1. Amendment to the County General Plan in the Garden Valley area from Residential Agricultural 10 - 160 Acre Minimum to Low Density Residential, consisting of 14.336 acres, petitioned by Peter M. Feild; and
2. Rezoning of said lands from Estate Residential Ten-Acre Zone to Estate Residential Five-Acre Zone.

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

## General Plan Amendment

1. The location and density requested is consistent with the surrounding development and density to the west and south;
2. Adequate services exist to support the ultimate density allowed by the proposed land use designation.

## Rezoning

1. The request is consistent with the General Plan (if amended this date).

Mr. Feild was present and spoke to his request. There were no verbal protests, and the hearing was closed.

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57-6  
On motion of Supervisor Flynn, seconded by Supervisor Lowe, and unanimously carried, 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 August 24, 1982 for Resolution No. 233-82 amending the County General Plan accordingly.)

257-239-82  
370-90  
On motion of Supervisor Flynn, seconded by Supervisor Lowe, and unanimously carried, the Board accepted the Negative Declaration and approved the rezoning, based on the finding of the Planning Commission, by adoption of ORDINANCE NO. 3279 which amends the County Zoning Ordinance accordingly, to become effective 30 days after the date of adoption of the pertinent 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 Garden Valley area from Rural Residential Agricultural 10 - 160 Acre to Single Family Residential Low Density, consisting of 17 acres, petitioned by Mike Parkerson; and
2. Rezoning of said lands from Estate Residential Ten-Acre Zone to Estate Residential Five-Acre Zone.

Mr. Fred Lambert was present and spoke on behalf of the applicant. Mr. Lambert advised that after being surveyed, the property actually consists of 15.4 acres.

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

#### General Plan Amendment

1. The area is a mixture of general plan designations larger and smaller than this; and
2. Adequate services and access exist for this designation.

#### Rezoning

1. The request is consistent with the General Plan, including the Goals and Policies of the Garden Valley Area Plan; and
2. Adequate services and access exist to support the request.

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

57-6  
On motion of Supervisor Flynn, seconded by Supervisor Stewart, and unanimously carried, 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 August 24, 1982 for Resolution No. 233-82 amending the County General Plan accordingly.)

271-40-67  
390-90  
On motion of Supervisor Flynn, seconded by Supervisor Lowe, and unanimously carried, the Board accepted the Negative Declaration and approved the rezoning, based on the findings of the Planning Commission, by adoption of ORDINANCE NO. 3280 which amends the County Zoning Ordinance accordingly, to become effective 30 days after the date of adoption of the pertinent general plan amendment.

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# STATE OF CALIFORNIA, COUNTY OF EL DORADO

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Hearing was held as duly advertised to consider the following:

1. Amendment to the County General Plan in the Garden Valley area from Single Family Residential Low Density to Commercial, consisting of 0.436 acres, petitioned by Michael and Patia Bridgeman; and
2. Rezoning of said lands from Single Family Two-Acre Zone to General Commercial Zone.

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

### General Plan Amendment

1. The property is across the road from existing commercial zoned land and in close proximity to the central area of the Garden Valley business area;
2. Services are available to support some commercial use on this property;
3. Access is by means of Black Oak Mine Road, a connection road between two major arterials, Marshall Road and State Highway 193.

### Rezoning

1. The request is consistent with the General Plan (if amended this date).

Michael Bridgeman was present and spoke to his request.

Supervisor Flynn read a letter dated June 23, 1982, from John W. Mountjoy, who owns property adjacent to the property in question. Mr. Mountjoy stated he has no objections to the rezoning, but requested that Mr. Bridgeman shield his operation with a fence with evergreen vines or something of that type. When asked by Supervisor Flynn, Mr. Bridgeman stated he does intend to fence his property, and he has no intention of creating an "eyesore" in the neighborhood.

There were no 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 this amendment to the County General Plan, based on the findings of the Planning Commission. (See Minutes of August 24, 1982 for Resolution No. 233-82 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, based on the finding of the Planning Commission, by adoption of ORDINANCE NO. 3281 which amends the County Zoning Ordinance accordingly, to become effective 30 days after the date of adoption of the pertinent general plan amendment.

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There being no further business, the Board adjourned to Tuesday, July 13, 1982, at 10:00 a.m.

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APPROVED

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

ATTEST:

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

By Daniel Foote  
Deputy Clerk

July 12, 1982

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