

STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES October 25 19 82

LHR 57-6 LHR 285-56-82

The Board convened in a continued meeting, from October 19, 1982. 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.

Hearing was held as duly advertised to consider the Cool/Pilot Hill Area Plan, consisting of approximately 46,500 acres; and the Zoning Map for the Cool/Pilot Hill area to comply with said Area Plan.

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Mr. Brad Kortick, Project Planner, County Planning Department, was present and reviewed the Plan and Zoning Map for the Board. Mr. Kortick advised the Board that the Planning Commission did not certify the Environmental Impact Report prepared on this Plan and Zoning, due to numerous changes to the Plan since the preparation of said Report.

The Board then considered individual items on the Summary of Hearings held by the Planning Commission on the Cool/Pilot Hill Area Plan and Zoning Map; said items being those in which the Planning Commission did not concur with the applicants' requests. Upon reviewing same, the Board took formal action only on those for which it made a change to the Area Plan and/or Zoning Map as proposed by the Planning Commission.

Mrs. Jane Schlappi was present to speak on behalf of Jerome R. Lewis, Stephen Osbun, William Conte, Howard G. Jan, Fair Oaks Land & Cattle Co., and Cynthia Reeves (numbers 2, 3, 4, 8, 9, and 10, respectively, on the Summary of Hearings). The properties owned by the aforementioned are all proposed for RA-40 Zone. Although the owners' requests varied from desires for RE-5 Zone to RA-20 Zone, Mrs. Schlappi this date requested they all be granted at least RA-20 Zone rather than the RA-40 as proposed. Mr. Osbun was also present to speak on his own behalf. A motion by Supervisor Lowe, seconded by Supervisor Walker, to approve a change in the Plan to increase the density of these properties from RA-40 Zone to RA-20 Zone, did not carry, by the following vote: Ayes: Supervisors Lowe and Walker; Noes: Supervisors Dorr, Flynn, and Stewart.

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Mr. John McGinnis and Mr. Tim McGinnis were present to speak to their requests that their 20-acre parcels, and the parcel between their two, be zoned RE-10, rather than RA-20 as proposed (numbers 5, 6, and 6a. on the Summary of Hearings). By informal consensus, the Board elected not to make a change in the proposed Area Plan and Zoning Map as requested.

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Chairman Walker exited the meeting room; Vice Chairman Stewart presided.

Mr. J. L. Burkett was present to speak to his request for a change in the proposed zoning of his 120 acres (number 16 on the Summary of Hearings). By informal consensus, the Board elected not to make a change in the Planning Commission's proposed land use designation and zoning for Mr. Burkett's property.

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The Board reviewed the request of Donald, Maxine and Randall Shade for R1A Zone on their 41-acre parcel, rather than RE-5 Zone as proposed (number 41 on the Summary of Hearings). By informal consensus, the Board concurred with staff's recommendation that the Shades' property be designated Single Family Residential Medium Density (1 dwelling unit per 1 - 4.9 acres) and zoned RE-5.

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Mr. Bill Collard was present and spoke on behalf of himself; M. H. Mohanna; Donald & Caroline Slavich and Edward & Diane Slavich; and Abdol H. Mohanna & Javed Siddiqui (numbers 17, 18, 19, and 20 on the Summary of Hearings). The two parcels owned by M. H. Mohanna and Abdol H. Mohanna & Javed Siddiqui are proposed for RA-40 Zone. The two parcels owned by Bill Collard and Donald & Caroline Slavich and Edward & Diane Slavich are proposed for RA-20 Zone. The aforementioned property owners requested RE-10 Zone with Planned Development Overlay. Mr. Collard requested that, if the RE-10 Zone is not granted, they would at least like to have RA-20 Zone on all four parcels. Also present to speak in favor of the request were Al Ricky, Javed Siddiqui, and Abdol H. Mohanna. By informal consensus, the Board elected not to make a change in the proposed Area Plan and Zoning Map as requested.

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Attorney Patrick Riley and Mr. Roy Brewer of Raymond Vail & Associates were present and spoke on behalf of S. H. Cowell Foundation (number 39 on the Summary of Hearings). Messrs. Riley and Brewer displayed a map depicting the Foundation's request for Mineral Resource Zone for its limestone mine site (outlined in brown on the map); and RE-10 Zone with a Planned Development Overlay on lands to the east and west of the mining area, with a non-buildable buffer, established by policy, on the ridgetops. Subject map is on file in the County Planning Department.

On motion of Supervisor Stewart, seconded by Supervisor Flynn, and carried by the following vote: Ayes: Supervisors Lowe, Flynn, Stewart, and Walker; No: Supervisor Dorr, the Board approved a change to the Area Plan Map and Zoning Map, designating the S. H. Cowell Foundation's mine site as Mineral Resource Zone, with lands to the east and west of the mining area zoned RA-20, and the Board adopted the policy establishing the ridgetop area within the RA-20 Zone as a non-buildable buffer between the mining area and residences.

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Attorney Patrick Riley was also present and spoke representing Neigel, Hoppe, Clark, Howard, Batten, Crane, and McGill (numbers 42 and 43 on the Summary of Hearings). The Planning Commission recommended that Sections 20 and 21 of the property in question be zoned RE-5, and the applicants are satisfied with that proposal. The Planning Commission recommended RA10-160 land use designation and RE-10 zoning for Sections 27 and 28 of the applicants' property. The applicants requested RE-5 Zone on Sections 27 and 28, but would accept RE-10 Zone if the land use designation would be changed to LDR, Low Density Residential (1 dwelling unit per 5-9.9 acres).

On motion of Supervisor Flynn, seconded by Supervisor Dorr, and unanimously carried, the Board concurred in the Planning Commission's recommendation for RE-5 Zone in Sections 20 and 21; and approved a change in the Area Plan Map to designate Sections 27 and 28 Low Density Residential (1 dwelling unit per 5-9.9 acres) with the zoning to remain as proposed, RE-10.

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The following are "late" requests, received in the Planning Department after the close of the Planning Commission hearings on the Cool/Pilot Hill Area Plan and Zoning Map:

Ms. Lynn Lewis was present and spoke on behalf of Bernard Klevens, owner of 163 acres for which he is requesting RE-10 Zone and the Planning staff has proposed RA-40 Zone; Dan Sabol and Daniel Neider, owners of 150 acres for which they are requesting either RE-10 or RA-20 Zone and the Planning staff has proposed RA-40 Zone; and Hicks and James Square, owner of property adjacent to the aforementioned properties who are also not satisfied with Planning staff's recommendation for RA-40 Zone.

On motion of Supervisor Flynn, seconded by Supervisor Dorr, and unanimously carried, the Board referred the request back to the Planning Commission for its consideration and recommendation to the Board.

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Attorney Daryl McKinstry was present and spoke on behalf of D & H Construction Company, owner of 125.9 acres for which it's requesting RE-10 Zone and the Planning staff has proposed RA-40 Zone.

On motion of Supervisor Lowe, seconded by Supervisor Dorr, and unanimously carried, the Board referred the request back to the Planning Commission for its consideration and recommendation to the Board.

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Bonnie Jo Curtis owns 10.5 acres in the Plan area, and requested RE-5 Zone on her property, however, the Planning staff has proposed RE-10 Zone for same. On motion of Supervisor Flynn, seconded by Supervisor Stewart, and unanimously carried, the request was referred back to the Planning Commission for its consideration and recommendation to the Board.

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The Chairman opened the hearing for discussion of the Goals and Policies within the Cool/Pilot Hill Area Plan. Mr. John Shively, Chairman of the Citizens Advisory Committee for said Plan, was present and reviewed the committee's suggested revisions to the Goals and Policies proposed by the Planning Commission; said revisions outlined in Mr. Shively's letter to the Board dated October 22, 1982, which is on file in the Board of Supervisors' office.

Following discussion of the committee's proposed language revisions in the Goals and Policies, Mr. Shively also stated that the committee recommends that all General Commercial Zoning be deleted from the Plan, and that the special use process be used instead for such land uses. Mr. Shively further advised that the committee feels very strongly that the Environmental Impact Report should point out the impact of the State Park (Penninsula Campground) on Rattlesnake Bar Road, and the impact of river rafting on Salmon Falls Road.

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The Chairman advised that the public hearing for the purpose of taking new requests for land use designations and zonings which differ from those proposed by the Planning Commission, is closed.

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On motion of Supervisor Flynn, seconded by Supervisor Lowe, and unanimously carried, the hearing to consider the Cool/Pilot Hill Area Plan and Zoning Map was continued to December 14, 1982, at 2:00 p.m.; the Plan was referred back to the Planning Commission for further comment; and Planning staff was directed to review the draft Environmental Impact Report to incorporate any changes to the Plan and Zoning Map by the Planning Commission and the Board of Supervisors.

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There being no further business, the Board adjourned to Tuesday, October 26, 1982, at 10:00 a.m.

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APPROVED:

W. P. Walker

W. P. "DUB" WALKER, Chairman

ATTEST:

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

By *Dixie L. Foote*
Deputy Clerk