

STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES November 8 19 82

The Board convened in a continued meeting, from November 2, 1982, to consider the Somerset/Fairplay/Mt. Aukum Area Plan and Zoning Map for lands in the Somerset/Fairplay/Mt. Aukum area, consisting of approximately 94,000 acres. Present: Supervisors Robert E. Dorr, Patricia R. Lowe, W. P. "Dub" Walker, Joseph V. Flynn, and Thomas L. Stewart. Chairman Walker presided.

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Samuel E. Gillion, Project Planner, reviewed the Plan and Zoning Map for the Board and responded to questions.

Individual requests from the following owners of property in the Plan area were received after the close of the Planning Commission's hearings, and were therefore referred back to the Planning Commission for its review and recommendation back to the Board: Mr. and Mrs. Victor Nastasia; Thurman Pfaff; Frank Ballou; Roy Rhodes; Lucienne Ormsby; Mary Bither; Bert Pasquetti; Ron Carlin, Gloria Coleman, and Robert Dance; Melford Taylor; Paul Woodrum; Thomas Day; James Nemeth; and Lynn Lopshire.

The Board then reviewed those requests on the summary of the Planning Commission's hearings for which the Planning Commission did not concur with the applicants' requests, or did not forward a recommendation to the Board. Itemized hereinafter are only those requests for which the Board of Supervisors approved a change to the Area Plan and/or Zoning Map as submitted by the Planning Commission.

Messrs. Leon and Anthony Galstaldi were present, on behalf of Tahoe Island Park (#6 on the Summary of Hearings), to request that their parcel number 46-040-18, consisting of 263 acres, be designated LDR, Low Density Residential, on the Area Plan Map, and RE-5, Estate Residential Five-Acre Zone, on the Zoning Map. Planning staff recommended it be designated RA10-160 and zoned PA, Planned Agriculture. The Commission failed to forward a recommendation to the Board due to a two-two vote on each motion before the Commission on this request.

A motion by Supervisor Dorr, seconded by Supervisor Lowe, to designate the 263-acre parcel RRA10-160 with RE-10 Zone, failed by the following vote: Ayes: Supervisors Dorr and Lowe; Noes: Supervisors Flynn, Stewart, and Walker.

A motion by Supervisor Stewart, seconded by Supervisor Flynn, to designate the 263-acre parcel LDR, Low Density Residential, with RE-5, Estate Residential Five Acre Zone, failed by the following vote: Ayes: Supervisors Flynn and Stewart; Noes: Supervisors Dorr, Lowe, and Walker.

On motion of Supervisor Walker, seconded by Supervisor Flynn, and unanimously carried, the Board designated the 263-acre parcel in question LDR, Low Density Residential, and RA-20, Residential Agriculture Twenty Acre Zone, based on the finding the Board did consider the inclusion of all lands having existing or potential use for agriculture into appropriate agricultural categories. The Board based this finding on the examination of the criteria referred to in Section III(B) of the Long Range Land Use Plan.

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Mr. William Rush, representing Cosumnes Ranch (#7 on the Summary of Hearings), was present to speak to their request that their parcel number 46-040-99, consisting of 44.80 acres, be zoned for 15 or 20 acre parcels. Their original request before the Planning Commission was for 10-acre parcels. Planning staff recommended RA-20, Residential Agriculture Twenty Acre Zone. The Planning Commission recommended RA-40, Residential Agriculture Forty Acre Zone.

The Board approved RA10-160 land use designation with RA-20 Zone for the 44.80-acre parcel, on motion of Supervisor Lowe, seconded by Supervisor Walker, and carried by the following vote: Ayes: Supervisors Lowe, Flynn, and Walker; Noes: Supervisors Dorr and Stewart.

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Deborah Lewis was present and spoke to her request that her parcel number 46-320-16, consisting of 14.42 acres, be zoned RE-5, Estate Residential Five-Acre Zone. Planning staff and the Planning Commission recommended RA-20, Residential Agriculture Twenty-Acre Zone for said parcel. (#16 on the Summary of Hearings)

On motion of Supervisor Lowe, seconded by Supervisor Walker, and unanimously carried, the Board approved LDR, Low Density Residential, land use designation for said parcel, with RE-5, Estate Residential Five-Acre Zone, based on access being from Bridgeport School Road rather than Cedar Creek.

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Margaret Acuff was present and spoke on behalf of herself and Rosemary Flory, Ruth Kachelmeyer, and Charles Calkins, requesting that parcel number 93-040-02, consisting of 120 acres, be zoned as recommended by the Planning Commission: the western 80 acres RA-40, Residential Agriculture Forty Acre, and the remaining 40 acres RE-10, Estate Residential Ten Acre Zone. The Planning staff recommended the western 80 acres be zoned RA-20 and the remaining 40 acres be zoned PA, Planned Agriculture. (#26 on the Summary of Hearings)

At the recommendation of the Planning Commission, and on motion of Supervisor Lowe, seconded by Supervisor Dorr, and unanimously carried, the Board approved land use designation of RA10-160 on the entire 120 acres, and RA-40, Residential Agriculture Forty Acre Zone on the western 80 acres, and RE-10, Estate Residential Ten Acre Zone on the remaining 40 acres, based on the finding the Board did consider the inclusion of all lands having existing or potential use for agriculture into appropriate agricultural categories. The Board based this finding on the examination of the criteria referred to in Section III(B) of the Long Range Land Use Plan.

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Mrs. Shirley Ferguson was present and spoke on behalf of herself and her husband, James Ferguson, (#22 on the Summary of Hearings) requesting their parcel number 92-030-31, consisting of 40 acres, be designated LDR, Low Density Residential, with RE-10, Estate Residential Ten Acre Zone. Planning staff recommended LDR designation with RA-40, Residential Agriculture Forty Acre Zone. The Planning Commission recommended RRA10-160 land use designation with RA-20, Residential Agriculture Twenty Acre Zone.

On motion of Supervisor Flynn, seconded by Supervisor Stewart, and unanimously carried, the Board approved RRA10-160 land use designation and RE-10, Estate Residential Ten Acre Zone, on the 40-acre parcel (number 92-030-31) owned by James and Shirley Ferguson.

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Mrs. Lynn Moon was present and spoke on behalf of her parents, Robert and Juanita Swan, (#35 on the Summary of Hearings) who are requesting their parcel number 93-310-13, consisting of 33.51 acres, be designated Low Density Residential with RE-5, Estate Residential Five Acre Zone. The Planning staff recommended LDR with RA-20, Residential Agriculture Twenty Acre Zone. The Planning Commission did not forward a recommendation to the Board due to a two-two vote on the motions before the Commission on this request.

On motion of Supervisor Lowe, seconded by Supervisor Flynn, and unanimously carried, the Board approved LDR, Low Density Residential, land use designation for the parcel, with RE-5, Estate Residential Five Acre Zone, on the front 15 acres which fronts on Grizzly Flat and the gravel road, and RA-20, Residential Agriculture Twenty Acre Zone, on the back 18 acres.

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Attorney Gorman Silen was present and spoke on behalf of Thomas Yeates (#45 on the Summary of Hearings) requesting parcels numbers 95-040-07, -16, and -25 have LDR, Low Density Residential, and RA10-160, Residential Agriculture 10 to 160 Acre, land use designation, with RE-10, Estate Residential Ten Acre Zone, and RA-20, Residential Agriculture Twenty Acre Zone, as shown on a map on file in the County Planning Department. The Planning staff recommended LDR and RA10-160 land use designation, with RA-40, Residential Agriculture Forty Acre Zone, RA-80, Residential Agriculture Eighty Acre Zone, and PA, Planned Agriculture Zone. The Planning Commission did not forward a recommendation to the Board due to a two-two vote on all motions before the Commission on this request.

On motion of Supervisor Lowe, seconded by Supervisor Dorr, and carried by the following vote: Ayes: Supervisors Dorr, Lowe, Flynn, and Stewart; No: Supervisor Walker, the Board concurred in Planning staff's recommendation and approved LDR and RA10-160 land use designation, with RA-40, RA-80, and PA Zones on said parcels.

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Mr. Ron Scarda was present and spoke on behalf of Ranch Kamp Investors (#48 on the Summary of Hearings), requesting parcel number 95-220-04, consisting of 115.51 acres, be zoned RE-10, Estate Residential Ten Acre Zone, rather than RA-20, Residential Agriculture Twenty Acre Zone, as recommended by Planning staff and the Planning Commission.

The Board approved the requested RE-10 Zone on said parcel, on motion of Supervisor Lowe, seconded by Supervisor Flynn, and carried by the following vote: Ayes: Supervisors Dorr, Lowe, and Flynn; Noes: Supervisors Stewart and Walker.

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Mr. E.R. Ferguson (#50 on the Summary of Hearings) was present and spoke to his request that his parcel number 95-230-08, consisting of 24.99 acres, be zoned RE-5, Estate Residential Five Acre Zone, rather than RA-20, Residential Agriculture Twenty Acre Zone, as recommended by the Planning staff. The Planning Commission did not forward a recommendation to the Board due to a two-two vote on the motions before the Commission on this request.

On motion of Supervisor Lowe, seconded by Supervisor Dorr, and unanimously carried, the Board approved LDR, Low Density Residential, land use designation and RE-10, Estate Residential Ten Acre Zone, on said parcel.

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Virginia Lyle Boston (#18 on the Summary of Hearings) requested her 14.26 acres be designated MDR, Medium Density Residential, with R3A, Single Family Residential Three Acre Zone. Planning staff recommended LDR, Low Density Residential, land use designation with RE-5, Estate Residential Five Acre Zone. The Planning Commission recommended MDR land use designation with R3A Zone on a portion of the property, and LDR land use designation with RE-5 Zone on the remainder of the property.

Mr. Gillion, Project Planner, advised the Board that he just learned this date that the 14.26 acres is already split into 3 parcels -- two 1½-acre parcels on the front portion of the property, and one 10-acre parcel in the back. Therefore, only the back 10 acres is before the Board for consideration.

On motion of Supervisor Flynn, seconded by Supervisor Dorr, and unanimously carried, the Board approved the MDR land use designation with R3A Zone on the front portion of the property, and LDR land use designation with RE-5 Zone on the back 10 acres.

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In written communication to the Planning Commission, George and James Erhart (#25 on the Summary of Hearings) requested their parcels numbers 93-020-36 and 93-040-25, consisting of 200 acres, be designated Low Density Residential with RE-10, Estate Residential Ten Acre Zone. Planning staff recommended LDR land use designation with RA-20, Residential Agriculture Twenty Acre Zone. The Planning Commission recommended LDR land use designation with RE-5, Estate Residential Five Acre Zone, on 100 acres, with a maximum of 11 lots; and the remaining 100 acres be designated RRA10-160 with RA-80 Zone; stating the development shall be in substantial compliance with the proposal "Vineyard Springs" dated August 30, 1982.

The applicant was not present.

On motion of Supervisor Lowe, seconded by Supervisor Flynn, and unanimously carried, the Board approved LDR, Low Density Residential, and RA-20, Residential Agriculture Twenty Acre Zone, on the entire 200 acres.

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Mr. Gillion, Project Planner, advised that there is some confusion about the location of parcels numbers 94-090-02 and 94-120-17, consisting of 199 acres, owned by Jack and Doris Bleak (#40 on the Summary of Hearings), for which the owners requested land use designation of RA10-160 with A, Agriculture Zone.

At the recommendation of Mr. Gillion, and on motion of Supervisor Lowe, seconded by Supervisor Flynn, and unanimously carried, the request was referred back to the Planning Commission for its review and recommendation.

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George and Helda Wagner requested their 72.20 acres (parcels numbers 94-210-06, -07, -08, and -09) be designated LDR, Low Density Residential, with RE-5, Estate Residential Five Acre Zone (#43 on the Summary of Hearings). Planning staff recommended LDR with RE-10, Estate Residential Ten Acre Zone. The Planning Commission did not forward a recommendation due to a two-two vote on motions before the Commission on this request. The applicant was not present.

On motion of Supervisor Lowe, seconded by Supervisor Dorr, and unanimously carried, the Board concurred in the recommendation of the Planning staff and approved LDR, Low Density Residential, land use designation, and RE-10, Estate Residential Ten Acre Zone, on said parcel.

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In written communication to the Planning Commission, James Bear requested his parcel number 95-040-13, consisting of 20 acres, be designated LDR, Low Density Residential, with RE-5, Estate Residential Five Acre Zone. (#51 on the Summary of Hearings) Planning staff recommended LDR land use designation with RA-20, Residential Agriculture Twenty Acre Zone. The Planning Commission did not forward a recommendation to the Board due to a two-two vote on the motions before the Commission on this request.

The applicant was not present.

On motion of Supervisor Lowe, seconded by Supervisor Flynn, and unanimously carried, the Board concurred in Planning staff's recommendation and approved LDR land use designation and RA-20 Zone for said parcel.

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There being no further business this date, the Board adjourned to Tuesday, November 9, 1982, at 10:00 a.m., for its regular weekly meeting.

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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

Dipie L. Foote

Deputy Clerk