

# STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES November 14 19 83

The Board convened in a meeting continued from November 8, 1983, with the following members 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 Stewart presided.

Hearing was held as duly advertised to consider the following:

- 57-6  
285-54-52
- a. El Dorado Hills/Salmon Falls Area Plan, consisting of approximately 27,235 acres; and
  - b. Zoning Map for lands in the El Dorado Hills/Salmon Falls Area to comply with said Area Plan.

Mr. Sam Gillion, Project Planner, reviewed the Area Plan Goals and Policies with the Board, and noted suggested changes to same agreed upon by the Board.

Mr. William W. Sturch, Chairman of the El Dorado Hills/Salmon Falls Advisory Committee, was present and outlined eight Plan policies proposed by the Committee that were either deleted or dramatically altered by the Planning Commission. The policies, as proposed, would do the following:

1. Limit single-family residences to three per acre, with a minimum lot size of  $\frac{1}{4}$  acre, rather than five per acre as the zoning allows;
2. Prohibit new development along the Green Valley Road corridor until the hazard at the intersection of Green Valley Road and Francisco Drive is resolved;
3. Require public water and sewer for single family residences on 2.0 acres or less;
4. Restrict multi family zones to a density of eight units per acre, rather than 20 units per acre as the zone allows;
5. Forbid the expansion of commercial properties beyond what currently exists unless a need is demonstrated;
6. Allow a Community Design Review Committee to guide development of commercial, industrial, multi-family and residential units;
7. Allow for continuation of the Advisory Committee to assure implementation and enforcement of the Plan;
8. Protect the physical setting of the Plan area.

Mr. Jack Bertolucci was present and spoke on behalf of a group of property owners that, collectively, own 7,748 acres in the Plan area. They are opposed to the lower density proposed by the Committee for single family residential zones (3 dwelling units per acre); feel that the Green Valley Road/Francisco Drive intersection is a County problem, not an El Dorado Hills problem, therefore subdivision construction should not be restricted just in El Dorado Hills; believe County Ordinances provide a sufficient design review process; feel the Advisory Committee's proposed commercial policy is somewhat restrictive; and they generally favor the Plan as forwarded by the Planning Commission to the Board.

The following property owners and/or land developers representing property owners were present and spoke in favor of the Plan as forwarded to the Board by the Planning Commission: Ray Lockeridge of Coker-Ewing, which owns property north of Green Valley Road near Francisco Drive for which they have active tentative maps at this time; Bill Spooner, who owns a lot on Folsom Lake; Jean Reese and Arthur Newman who, together, own 24 acres near Folsom Lake; and Jack Sweeney, Gene Johansen, Gene Thorne, and Marlon Ginney.

Continued next page . . . . .

# STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES November 14 19 83

The following residents and/or landowners were present and spoke in favor of the Plan as drafted by the Advisory Committee: Ursula Smith, Marjorie Edicosner, and Norm Rout.

Mr. Hugh Montgomery, area resident, stated he is concerned about the cumulative impact on roads, schools, and other public services when the proposed Area Plan is actually realized.

Mrs. Harriett Segal was present and read a prepared statement on behalf of Mr. John Heidal, who owns property in the Plan area and is requesting the new developments be required to provide adequate roads to ensure availability of fire and medical services to said developments.

Mr. William Kriz, resident of El Dorado Hills, was present and spoke in favor of the Committee's proposed policy that would limit single family residences to three per acre; requested the El Dorado Hills Community Service District's Recreation Master Plan be included in the Recreation Element of the County General Plan; and advised that ballot measure "B" allows the El Dorado Hills Community Service District to function as a design review committee for the area.

Mr. George Litton, resident of St. Andrews Village in El Dorado Hills, spoke to state he would like to see an expansion of lands designated Open Space near the pavilion.

Attorney Patrick Riley, representing the Cowell Foundation, which owns 2,300 acres in the Plan area (Marble Valley property), spoke regarding proposed Plan Policy A(3), which was amended by the Board this date to read as follows: "The Marble Valley-Cowell Foundation property, as identified on the zoning map as Mineral Resource Zone, shall not be developed for other than mineral purposes until the Planning Commission has considered and the Board of Supervisors has determined that resource extraction is no longer the appropriate land use." Mr. Riley suggested revised language for the Policy that would make it applicable only to Foundation property being mined; the remainder of the property would be developable pursuant to the Area Plan. Mr. Riley also suggested there be a compromise between the Advisory Committee's and Planning Commission's proposed policies regarding expansion of commercial properties, whereby those proposing expansion acknowledge a need for such expansion, but not be required to demonstrate the need, as need cannot be demonstrated until development has occurred. Mr. Riley concluded by stating he, too, considers the Green Valley Road/Francisco Drive intersection to be a County problem rather than an El Dorado Hills problem, as residents of the entire County use Green Valley Road to get to Folsom Lake for recreational activities.

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The Board then considered requests of individual property owners, as outlined in the Summary of Hearings and Comments submitted by the Planning Department, addressing those where a conflict still exists because the Planning Commission did not concur with the property owner's request:

Bradfield Family Trust (#3 on the Summary) -- the Board approved the recommendation of the Planning staff and Planning Commission for High Density Residential Land Use Designation and Estate Residential Ten-Acre Zone for the Trust's 10.36 acres, on motion of Supervisor Dorr, seconded by Supervisor Lowe, and unanimously carried.

Continued on next page . . . . .

# STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES November 14 19 83

Doris deVries and Ralph & Edith LaRue (#5 on the Summary) -- Board approved the Planning Commission's recommendation of Medium Density Residential Land Use Designation and R3A Zone on the applicants' 8.61 acres, on motion of Supervisor Dorr, seconded by Supervisor Lowe, and unanimously carried.

Vernon Hall (#6 on the Summary) -- Board approved the Planning Commission's recommendation of Low Density Residential Land Use Designation and RE-5 Zone on Mr. Hall's 12.92 acres, on motion of Supervisor Dorr, seconded by Supervisor Lowe, and unanimously carried.

Coelho Irrevocable Trust, Philip H. Coelho, Trustee (#11 on the Summary) -- Board approved the Planning Commission's recommendation of Medium Density Residential and RE-10 Zone on the Trust's 5.9 acres, on motion of Supervisor Dorr, seconded by Supervisor Walker, and unanimously carried.

Donna D. Haas (#12 on the Summary) -- Board approved the recommendation of the Planning Commission for Medium Density Residential Land Use Designation and RE-10 Zone on Ms. Haas' 9.001 acres, on motion of Supervisor Dorr, seconded by Supervisor Lowe, and unanimously carried.

William and Cheri Mildrun (#13 on the Summary) -- Board approved the Planning Commission's recommendation of Medium Density Residential and RE-10 Zone on the Mildruns' 5.0 acres, on motion of Supervisor Dorr, seconded by Supervisor Lowe, and unanimously carried.

Albert J. Kukucka (#20 on the Summary) -- Board, at the recommendation of the Planning staff and Planning Commission, approved Medium Density Residential Land Use Designation for Mr. Kukucka's 50 acres, with R1A Zone on parcel number 67-250-20, and RE-5 Zone on parcel number 67-250-21, with the zoning to become effective upon the filing of the final map for Folsom Lake Vista Estates, on motion of Supervisor Dorr, seconded by Supervisor Lowe, and unanimously carried.

Anthony and Susan Digiorno (#21 on the Summary) -- Board approved the Planning Commission's recommendation of Low Density Residential Land Use Designation and RE-5 Zone on The Digiornos' 14 acres, on motion of Supervisor Dorr, seconded by Supervisor Lowe, and unanimously carried.

Melvin and Lenore Roush (#22 on the Summary) -- Board approved RRA 10-160 Land Use Designation and PA, Planned Agriculture, Zone for the Roush's 13.36 acres, on motion of Supervisor Dorr, seconded by Supervisor Walker, and unanimously carried.

Joseph and Mary Reade (#25 on the Summary) -- Board approved Planning Commission's recommendation of Medium Density Residential Land Use Designation and R1A Zone on the Reade's 10 acres, on motion of Supervisor Walker, seconded by Supervisor Flynn, and carried by the following vote: Ayes: Supervisors Dorr, Walker, Flynn, and Stewart; No: Supervisor Lowe.

V4 Enterprises (#26 on the Summary) -- Planning staff and Planning Commission recommended High Density Residential Land Use Designation and RE-10 Zone on all 140 acres owned by V4 Enterprises. V4 Enterprises requested Commercial Land Use Designation on 20 acres of the property. The Board denied the request of V4 Enterprises, for Commercial Land Use Designation on 20 acres of its property, on motion of Supervisor Dorr, seconded by Supervisor Lowe, and carried by the following vote: Ayes: Supervisors Dorr, Lowe, and Flynn; Noes: Supervisors Walker and Stewart. (This decision followed testimony in favor of the request given by Richard Morton of Morton & Pitalo, representing V4 Enterprises, and Jack Sweeney, licensed civil engineer; and testimony in opposition to the request given by Harriett Segal and John Grigsby, area residents.)

Continued next page . . . . .

# STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES November 14 19 83

Mr. Doug Roy was present to speak on behalf of himself (#31 on the Summary) and the following property owners: Glen Campbell (#29 on the Summary), Burnie and Louise Flinn (#32 on the Summary), Tom Yowell (#33 on the Summary), Robert and Janice Taylor (#34 on the Summary), Phillip Foster (#35 on the Summary), and Richard and Sylvia Dangler (#37 on the Summary); all of whom are requesting Agricultural zoning for their properties north of Highway 50 and south of Bass Lake Road (between Cameron Park and El Dorado Hills), but the Planning staff and Planning Commission have recommended RE-10 zoning for said properties. Mrs. Yowell (#33 on the Summary) was also present to speak in favor of the request. Supervisor Walker suggested RA 10-160 Land Use Designation and Agricultural Zone for said properties; and Supervisor Dorr suggested Low Density Residential Land Use Designation and Planned Agricultural Zone for the properties. On motion of Supervisor Lowe, seconded by Supervisor Dorr, and unanimously carried, the matter was continued to November 29, 1983, with the hopes the residents could meet with Planning staff in the interim to reach an agreement regarding these properties.

Omer and Milka Mujagic (#30 on the Summary) -- Board continued their request for High or Medium Density Land Use Designation and RE-5 or R3A Zoning to November 29, 1983, as the property is also north of Highway 50 and south of Bass Lake Road, only, contrary to the previous applicants, they do not feel the property is suitable for agricultural pursuits, but ideal for nice homes with a good view. Said continuance was on motion of Supervisor Dorr, seconded by Supervisor Walker, and unanimously carried.

Eugene and Jeanne Wright (#36 on the Summary) -- Mr. Wright was present and spoke to his request for Medium Density Residential Land Use Designation and R3A Zone on his 10.66 acres. On motion of Supervisor Dorr, seconded by Supervisor Flynn, and unanimously carried, the Board denied Mr. Wright's request, and upheld the Planning Commission's recommendation of High Density Residential Land Use Designation and RE-10 Zone on Mr. Wright's 10.66 acres.

Chih H. Hsu, Zee Enterprises (#38 on the Summary) -- Board approved the Planning Commission's recommendation of RRA 10-160 and RA-20 Zone on the property owned by Zee Enterprises, on motion of Supervisor Flynn, seconded by Supervisor Lowe, and unanimously carried.

Richard and Marian Mears (#39 on the Summary) -- Board approved the Planning Commission's recommendation of Low Density Residential Land Use Designation and RE-5 Zone on the Mears' 6.93 acres, on motion of Supervisor Dorr, seconded by Supervisor Lowe, and unanimously carried.

Kanaka Valley Association (#41 on the Summary) -- Attorney Patrick Riley was present and spoke on behalf of the Kanaka Valley Association, which had originally requested Low Density Residential Land Use Designation and RE-5 Zone on its 1,333.31 acres, and advised that the Association would accept Low Density Residential Land Use Designation and RA-20 Zone. Mr. Riley also advised that approximately 128 acres (parcels numbers 102-010-01, -02, -03, and -04) were mistakenly deleted from their original request, and they would like that acreage included in the request at this time. Jack Sweeney, licensed civil engineer, was present and spoke to the land capabilities. On motion of Supervisor Dorr, seconded by Supervisor Lowe, and unanimously carried, this request was referred to the Planning Commission, for its consideration of the additional approximately 128 acres, and action of the Board was continued to November 29, 1983.

Continued next page . . . . .

# STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES November 14 19 83

Mr. Phillip Edwards (#44 on the Summary) was present and spoke on behalf of himself and Lester and Jean Gagosian (#42 on the Summary) and Lynn Gamble (#43 on the Summary), all of whom are requesting RE-5 Zone on their properties, and the Planning Commission is recommending RE-10 Zone. Mr. Edwards noted that the properties directly across Salmon Falls Road from them were zoned RE-5. The Board approved Low Density Residential Land Use Designation and RE-5 Zone on said lands, and requested Planning staff to look at existing RE-5 zoned properties in the same area and maintain their consistency with those parcels across Salmon Falls Road, on motion of Supervisor Flynn, seconded by Supervisor Walker, and carried by the following vote: Ayes: Supervisors Dorr, Walker, Flynn, and Stewart; No: Supervisor Lowe.

Dr. Barbara Fletcher Edwards (#46 on the Summary) -- Board approved the Planning Commission's recommendation for Medium Density Residential Land Use Designation and R3A Zone on Dr. Edwards' 8.14 acres, on motion of Supervisor Dorr, seconded by Supervisor Flynn, and unanimously carried.

Melvin R. Jackson and Betty L. Poole (#48 on the Summary) -- Board approved Planning Commission's recommendation of High Density Residential Land Use Designation and RE-10 Zone for the applicants' 82.63 acres, on motion of Supervisor Dorr, seconded by Supervisor Lowe, and unanimously carried.

On motion of Supervisor Lowe, seconded by Supervisor Dorr, and unanimously carried, the Board approved the Planning Commission's recommendation of Medium Density Residential Land Use Designation and RE-10 Zone on properties owned by the following: Phillip and Ruth Coelho (#14 on the Summary), Ray and Becky Codron (#15 on the Summary), Michael Preaseau (#16 on the Summary), Coelho, Comerchero, Preaseau (#17 on the Summary), Comerchero Irrevocable Trust (#18 on the Summary), and Comerchero Irrevocable Trust (#19 on the Summary).

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The following "late" requests (received after the Planning Commission hearings closed) were referred to the Planning Commission for review and its recommendation to the Board on November 29, 1983: Bob Grant, Jackie Luce, and Ed L. Self, all of whom have property currently zoned RE-5 and want to retain that zone rather than being rezoned to RE-10 as recommended in the proposed Area Plan; and Larry Grabo whose parcel was zoned RE-10 when he bought it, and is recommended for RE-10 Zone in the Area Plan, but he is requesting RE-5 Zone for the property.

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Mr. William Sturch, Chairman of the Citizens Advisory Committee, stated the Committee objects to lands south of Highway 50, which are designated for multi-family use in the future, being zoned Multi-Family at this time before services are available. By informal consensus, the Board asked Planning staff to determine the Planning Commission's reason for so zoning said properties and report back to the Board regarding same on November 29, 1983.

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The Board, by informal consensus, agreed to hold a "workshop" at 9:00 a.m. on Monday, November 21, 1983, to further review the Plan Policies and Draft Environmental Impact Report.

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The public hearing for consideration of final adoption of the El Dorado Hills/Salmon Falls Area Plan and Zoning Map was continued to November 29, 1983, at 2:00 p.m.

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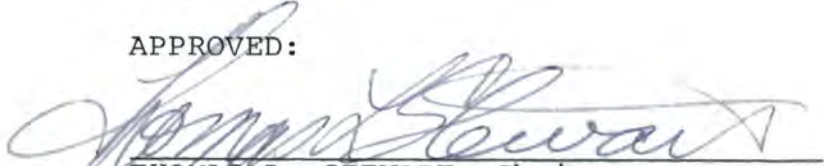
STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES November 14 19 83

There being no further business to come before the Board this date, the Board adjourned to Tuesday, November 22, 1983, at 10:00 a.m.

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APPROVED:

  
THOMAS L. STEWART, Chairman

ATTEST:

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

By   
Deputy Clerk