

STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES February 27 19 84

The Board convened in a meeting continued from February 21, 1984, 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 Lowe presided.

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Hearing was held as duly advertised to consider the following:

- a. Camino/Fruitridge Area Plan, consisting of approximately 22,200 acres;
- b. Zoning Map for land in the Camino/Fruitridge area to comply with said Plan.

Mr. Ken Milam, Planning Director, introduced Michael S. Richmond, Project Planner for the Camino/Fruitridge Area Plan, who in turn introduced Mr. Scollay Parker, Chairman of the Citizens Advisory Committee for said Area Plan. Mr. Richmond then reviewed the Plan Assumptions, Goals, and Policies for the Board.

There was lengthy discussion on the proposed Agricultural Policies, particularly the proposal to protect lands identified as existing or potential agricultural lands, as defined by the Long Range Land Use Plan, which are not currently zoned TPZ or under a Williamson Act contract, by zoning those lands PA, Planned Agricultural, twenty-acre minimum.

The following residents/land owners in the Camino/Fruitridge area were present and spoke in opposition to the PA, Planned Agricultural Zoning: Dick Moody, A.T. Kiholm, Howard Heilman, Keith Brunius, Mike Visman (who also submitted a letter from Pamela Masters in support of 10-acre minimum zoning), George Visman, Mr. and Mrs. Carl Visman (who submitted a petition signed by 24 owners of land in the Camino/Fruitridge area who support 10-acre agricultural zoning for same), John Bisagno, Richard Winkleman, Ron Mason, and Pat Woolston, all of whom wish to at least retain the existing zoning on those lands which is A, Agricultural Zone, ten-acre minimum.

The following residents/land owners in the Camino/Fruitridge area were present and spoke in favor of the PA, Planned Agricultural Zoning: Tim Miller, Ron Mansfield, Greg Boeger, and Dick Busch, who all feel the twenty-acre minimum zoning is necessary to maintain the agricultural integrity of the area.

A motion by Supervisor Stewart, seconded by Supervisor Flynn, to recognize the A, Agricultural Zone, ten-acre minimum, as applied in the past in the Camino/Fruitridge Area Plan, failed by the following vote: Aye: Supervisor Stewart; Noes: Supervisors Dorr, Walker, Flynn, and Lowe.

57-6
The Board agreed to add an eighth policy under "B", Agricultural, to read as follows: "8. Zone changes from PA, Planned Agricultural, to RE-10, Estate Residential Ten-Acre, or A, Agricultural, Zone may be evaluated on a case-by-case basis and favorably considered based on findings in Section III(B) of the Long Range Land Use Plan."; on motion of Supervisor Dorr, seconded by Supervisor Flynn, and carried by the following vote: Ayes: Supervisors Dorr, Flynn, and Lowe; Noes: Supervisors Walker and Stewart.

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The Board declared its intent to amend the County Long Range Plan to add a fifth criterion to the four criteria listed in Section III(B), Agricultural Policies, as "Finding for Allowing a Change in Land Use or Subdivision"; the fifth criterion to include the ability to rezone good agricultural land down to 10-acre minimum zoning in circumstances where, in the Board of Supervisors' opinion, it is warranted; on motion of Supervisor Dorr, seconded by Supervisor Flynn, and carried by the following vote: Ayes: Supervisors Dorr, Flynn, and Lowe; Noes: Supervisors Walker and Stewart.

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The Chairman then advised that the Board would hear individuals who do not concur with what the Planning staff and Planning Commission have recommended their properties be zoned.

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Mr. John Bisagno was present to speak to his request that his three parcels in the Plan area (parcels numbers 50-290-08, -09, and -10), totalling 42.94 acres, be designated Single Family Residential, Medium Density, and zoned R1A, Residential One-Acre Zone. The Planning staff and Planning Commission recommended the property be designated Rural Residential Agricultural, 10-160 Acre, and zoned PA, Planned Agricultural, twenty-acre minimum. Supervisor Flynn advised that he would like the Board to take a field trip to view the property; therefore, on motion of Supervisor Flynn, seconded by Supervisor Stewart, and unanimously carried, consideration of Mr. Bisagno's request was continued to March 19, 1984.

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Mr. A.T. Kiholm was present and spoke to his request regarding his two parcels. Mr. Kiholm requested that his parcel number 43-340-35 (17.88 acres) be designated Rural Residential Agricultural, 10-160 Acre, and zoned 10-acre minimum; and that his parcel number 100-070-22 (4.15 acres) be designated Single Family Residential, Medium Density, and zoned R1A, Residential One-Acre Zone. The Planning staff and Planning Commission recommended that both parcels be designated Rural Residential Agricultural 10-160 Acre, and zoned PA, Planned Agricultural, twenty-acre minimum. A motion by Supervisor Flynn, seconded by Supervisor Stewart, to approve RE-10, Estate Residential Ten-Acre Zone, for both parcels, to become effective upon the filing of a parcel map, failed by the following vote: Ayes: Supervisors Flynn and Stewart; Noes: Supervisors Dorr, Walker, and Lowe. On motion of Supervisor Stewart, seconded by Supervisor Flynn, and unanimously carried, Mr. Kiholm's request was continued to March 19, 1984, to allow Mr. Kiholm an opportunity to meet with Planning staff to determine exactly what zoning he needs on each of the parcels that will enable him to parcel off portions of the land for his children as he explained today that he wants to do.

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Mr. Howard Heilman was present and spoke to his request that his parcel (number 49-010-30) be designated Single Family Residential, Low Density, and zoned RE-5, Estate Residential Five-Acre Zone. The Planning staff and Planning Commission recommended the parcel be designated Rural Residential Agricultural, 10-160 Acre, and zoned RE-10, Estate Residential Ten-Acre Zone. The Board concurred in the recommendation of staff and approved the RRA, 10-160, designation and RE-10 zoning, on motion of Supervisor Stewart, seconded by Supervisor Flynn, and carried by the following vote: Ayes: Supervisors Dorr, Flynn, and Stewart; Noes: Supervisors Walker and Lowe.

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Mr. David J. Lund was present, and Mr. Ed Murray was present to speak on behalf of Mr. Lund who is requesting that his parcel number 43-030-18 (9.22 acres) be designated Multi-Family Residential, and zoned R2; and that his parcel number 43-550-20 (5.82 acres) be designated Commercial, and zoned Commercial on the 2.7 acres north of the EID ditch, retaining the Commercial designation and zoning on the portion south of the EID ditch. The Planning Commission recommended that the 9.22-acre parcel be designated Rural Residential Agricultural, 10-160 Acre, and zoned RE-10, Estate Residential Ten-Acre Zone; and that the 5.82-acre parcel be designated Rural Residential Agricultural, 10-160 Acre, with PA, Planned Agricultural Zoning, north of the EID ditch, and designated and zoned Commercial south of the EID ditch. Mrs. Dorthea Ingstrom, who lives directly across from the property proposed for commercial zoning, was present and spoke in opposition to same. On motion of Supervisor Flynn, seconded by Supervisor Stewart, and unanimously carried, the Board continued Mr. Lund's request to March 19, 1984, to allow the Board an opportunity to view the property.

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Mrs. Maureen A. Chuisano was present to speak to her request that her 11.09 acres in the Plan area (parcel number 100-120-01) be designated Single Family Residential, Medium Density, and zoned R3A, Residential Three-Acre Zone. The Planning staff recommended the property be designated Rural Residential Agricultural, 10-160 Acre, and zoned PA, Planned Agricultural, twenty-acre minimum. The Planning Commission was unable to reach agreement on this request, therefore it ^{was} forwarded ^{with} no recommendation to the Board. The Board approved Mrs. Chuisano's request for Single Family Residential, Medium Density, designation and R3A zoning, 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.

57-6
Michael Richmond, Project Planner, advised the Board that he received three "new" requests this date for Board consideration, which will become numbers 80 (Lynch), 81 (French), and 82 (Jones) on the Summary of Hearings and Comments. On motion of Supervisor Stewart, seconded by Supervisor Flynn, and unanimously carried, the Board referred those three requests to the Planning Commission for its recommendation, after which the Board will consider them, on March 19, 1984.

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Mr. William A. Worden was present to speak to his request that his 27.18 acres (parcel number 100-130-13) be designated Single Family Residential, Medium Density, and zoned R1A, Residential One-Acre Zone. The Planning staff recommended that approximately 9 acres of the parcel be designated Single Family Residential, Medium Density, and zoned R1A, and the remainder of the parcel be designated Rural Residential Agricultural, 10-160 Acre, and zoned RE-10, Estate Residential Ten-Acre Zone. The Planning Commission concurred with the staff's recommendation for the approximately 9 acres to be zoned R1A, but recommended that the remainder of the parcel be designated Single Family Residential, Low Density, and zoned RE-5, Estate Residential Five-Acre Zone. On motion of Supervisor Flynn, seconded by Supervisor Dorr, and unanimously carried, the Board concurred in the Planning Commission's recommendation, thereby approving Single Family Residential, Medium Density, designation and R1A zoning on approximately 9 acres of the parcel, and Single Family Residential, Low Density, designation and RE-5 zoning on the remainder.

Mrs. Ann Macy was present to speak to her request regarding her three parcels of land in the Plan area. Supervisor Flynn advised that he wished to include Mrs. Macy's property in the Board's field trip to view specific properties in the Plan area; and Mrs. Macy was advised that the Board will include her property in the field trip and then consider her request on March 19, 1984.

57-6
The meeting adjourned, with the hearing on the Camino/Fruitridge Area Land Use Plan and Zoning Map continued to March 19, 1984, at 9:00 a.m.

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APPROVED:



PATRICIA R. LOWE, Chairman

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

By 
Deputy Clerk