

STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES March 19 19 84

The Board convened in a meeting continued from March 13, 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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The purpose of the meeting was to continue with the public hearing on the Camino/Fruitridge Area Plan and Zoning Map, continued from February 27, 1984.

The Chairman began by opening the discussion on the controversy surrounding Plan Agricultural Policy B(2) which reads as follows in the proposed Plan: "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, shall be zoned PA, Planned Agricultural, twenty-acre minimum."

Present to speak in opposition to the Policy was Attorney Robert A. Laurie, representing the following persons who were also present and spoke in opposition to the Policy: Cal Abel, A.T. Kiholm, Mike Visman, and Ann Macy. Mr. Laurie submitted two petitions: one signed by 24 members of the Apple Hill Growers Association who, collectively, own 820 acres in the Plan area and favor A, Agriculture (10 acre minimum) zoning; and one signed by 54 property owners who, collectively, own approximately 2,250 acres in the Plan area and favor A, Agriculture (10 acre minimum) zoning.

Also present to speak in opposition to the Policy in question, which mandates PA, Planned Agricultural, twenty-acre minimum zoning, were: Douglas Shepherd, Terry Peering, Jay Masters, Juanita Winkleman, John Bisagna, Russell Huffman, Jessica Madden, Dorothy Brubaker, Roberta Young, Elaine Carey, George Visman, Carl Visman, Keith Brunius, Marvin W. Brigham, Gil Zimmerman, John Mirande, and Bill Johnson -- all of whom own property in the Plan area.

Mr. Laurie summarized by requesting the Board refer the Camino/Fruitridge Area Plan back to the Planning Commission for deletion of Agricultural Policy B(2), eliminating the requirement for PA, Planned Agricultural, twenty-acre minimum zoning. Mr. Laurie further advised that he feels that A, Agriculture, (10 acre minimum) zoning would be consistent with the Long Range Plan based on the finding that the A Zone is a compatible, appropriate agricultural zone.

The following owners of property in the Plan area were present and spoke in favor of Agricultural Policy B(2) mandating PA, Planned Agricultural, twenty-acre minimum zoning: Douglas Leese, Earl Larsen, Tom Heflin, Dick Bush, and Paul Washburn. Also present to speak in favor of 20-acre minimum zoning was Ruth Loeffelbein, representing the Environmental Protection and Information Council, who read aloud the letter she sent to the Board on behalf of said Council, dated March 15, 1984.

Since the public hearing on February 27, 1984, the Board has received four letters concerning the Plan: one from Marvin W. Brigham, dated March 14, 1984, wherein he expresses his support of 10-acre minimum zoning on agricultural lands; one from R. L. Moody, dated March 7, 1984, wherein he requests the Board not to adopt the Plan until it contains a provision for funding maintenance of roads in the area; the aforementioned letter from the Environmental Protection and Information Council, dated March 15, 1984, requesting the Plan be adopted as presented, with 20-acre minimum zoning on agricultural lands; and one from Richard Todd, dated March 19, 1984, with specific zoning requests for his two parcels (numbers 101-050-23 and -24).

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The Chairman then brought the matter of Agricultural Policy B(2) back to the Board for its decision, and the Board acted as follows:

On motion of Supervisor Flynn, seconded by Supervisor Walker, and unanimously carried, the Board referred the Camino/Fruitridge Area Plan back to the Planning Commission so that it may consider the amendment or deletion of Policy B(2), or other provisions of the proposed Plan as may be required so as to allow, on a case-by-case basis, A, Agricultural (ten-acre) zoning on existing or potential agricultural uses; and requested the Planning Commission to propose criteria for protection of choice soils.

On motion of Supervisor Flynn, seconded by Supervisor Walker, and unanimously carried, the Board determined that, for the Board to consider A, Agricultural (ten-acre) zoning on existing or potential agricultural lands, it shall make findings required by the Long Range Plan for such actions; and referred said determination to the Planning Commission for its recommendation as to adding said determination, as a Policy, into the Camino/Fruitridge Area Plan.

On motion of Supervisor Flynn, seconded by Supervisor Walker, and unanimously carried, the Board initiated amendments to Section III(B)(2) of the Long Range Plan to provide that A(10-acre) and RA-20 zoning are appropriate agricultural zones; and referred said amendments to the Planning Commission for it to consider, as well as amendment of any portions of the Plan as required for consistency.

On motion of Supervisor Flynn, seconded by Supervisor Walker, and carried by the following vote: Ayes: Supervisors Walker, Flynn, Stewart, and Lowe; No: Supervisor Dorr, the Board directed staff to review both the Long Range Plan and the proposed Camino/Fruitridge Area Plan, and provide recommendation for whatever other changes may be necessary to be consistent with the Board's earlier direction (motions).

On motion of Supervisor Flynn, seconded by Supervisor Walker, and unanimously carried, the Board directed staff to consider the need for a supplemental environmental analysis of the proposed changes to the policies and zoning map, and take whatever measures may be legally necessary after communication of such intentions to the Board of Supervisors.

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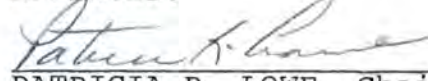
Mr. Russell Huffman spoke again to state that he is also opposed to one residential policy in the Plan which reduces residential density from 5 dwelling units per acre to 2.5 dwelling units per acre; and Mr. Huffman was advised that the Board would not be considering any other issues involving the Plan at this time since the entire Plan has been referred back to the Planning Commission for public hearings again, therefore, he will have an opportunity at the Planning Commission hearings to voice his objections and, of course, he can bring the matter up for discussion when the Plan is brought back to the Board of Supervisors.

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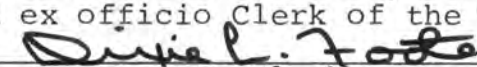
There being no further business to come before the Board this date, the Board adjourned to Tuesday, March 20, 1984, at 10:00 a.m.

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APPROVED:


PATRICIA R. LOWE, Chairman

ATTEST:

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

March 19, 1984

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