

# County of El Dorado

BOARD OF SUPERVISORS

ROBERT E. DORR.....DISTRICT I  
VERNON F. GERWER.....DISTRICT II  
JAMES R. SWEENEY.....DISTRICT III  
WILLIAM N. CENTER.....DISTRICT IV  
JOHN E. UPTON.....DISTRICT V  
  
DIXIE L. FOOTE.....BOARD CLERK

330 Fair Lane • Placerville, CA 95667  
Telephone (916) 621-5390



C O N F O R M E D

A G E N D A

January 7, 1992

8:00 A.M.

BOARD OF SUPERVISORS MEETING ROOM  
330 Fair Lane, Building A, Placerville

JAMES R. SWEENEY, Chairman                      Dixie L. Foote, Board Clerk  
SUPERVISORS: DORR, GERWER, SWEENEY, CENTER AND UPTON  
All members present

Public testimony will be permitted on each agenda item as it is called. Anyone wishing to speak on a Consent Calendar item must advise the Clerk prior to 9:00 a.m. Speakers are encouraged to limit comments to three minutes. Matters not on the agenda may be addressed by the general public during the Open Forum at 1:50 p.m., providing a request to do so is presented to the Board Clerk prior to the lunch recess. Public comments during Open Forum are limited to five minutes per person.

**ADOPT AGENDA**

**BOARD ACTION** - Agenda and Addendum No. 1 thereto adopted with the addition of two new business items (nos. 45A and 45B).                      UGDSC

Closed Session (Personnel) Board of Supervisors meeting to give direction to its authorized representatives regarding Operating Engineers, County Employees Association, Deputy Sheriff's Association and Unrepresented Employees.

Closed Session to give instructions to the Board's negotiator regarding real property described as APNs 323-120-03, -04, -10, 323-130-02, -04, and 323-080-01.

9:00 a.m. - Call to Order

INVOCATION - Associate Pastor Fesmier, First Baptist Church

PLEDGE OF ALLEGIANCE

ELECTION OF CHAIRMAN, FIRST VICE-CHAIRMAN AND SECOND VICE-CHAIRMAN OF THE BOARD OF SUPERVISORS FOR 1992.

BOARD ACTION - Supervisor Vernon Gerwer elected Chairman of the Board of Supervisors for 1992. DUGSC 9264  
 Supervisor Bill Center elected First Vice Chairman of the Board of Supervisors for 1992. UDGSC  
 Supervisor John Upton elected Second Vice Chairman of the Board of Supervisors for 1992. CSDGU

PRESENTATION BY THE RANCH MARKETING COMMUNITY

CONSENT CALENDAR (All Matters on the Consent Calendar are to be approved by one motion unless a Board member requests separate action on a specific item.)

1. Approval of Conformed Agendas (Minutes) of December 16 and 17, 1991. ✓  
**RECOMMENDED ACTION:** Approve
2. Assessment Roll Changes submitted by the Auditor. 9265  
**RECOMMENDED ACTION:** Approve
3. Release of Lien submitted by County Counsel. 9266  
**RECOMMENDED ACTION:** Approve
4. County Counsel recommending Resolutions (2) be adopted Authorizing an Action for the Recovery of County Funds Paid Out. 9267  
**RECOMMENDED ACTION:** Adopt Resolution Nos. 01-92 and 02-92
5. Award of Bid No. 924-079 for selected road maintenance and repair for Pilot Hill Drive Zone of Benefit (CSA 9, Zone 35). 9268  
**RECOMMENDED ACTION:** Award to the low bidder Joe Vicini, Inc.; and authorize the Purchasing Agent to issue a purchase order in the amount of \$45,272 including any applicable taxes for same. (Referred back to staff at the request of County Counsel.) SUDGC

6. Purchasing Division recommending Chairman be authorized to sign Contract No. 31-064 with Sierra Training and Development Associates in an amount not to exceed \$27,832 to conduct a community evaluation project for the Tahoe Prevention Network. **RECOMMENDED ACTION:** Approve (Continued to January 14, 1992.) 9269  
SUDGC
7. General Services Department recommending the Purchasing Agent be authorized to negotiate two contracts with Murray-Downs, Architects for the Welfare Building Remodel, Sheriff's Administration Offices, and Building B Remodel Projects and Glumac & Associates, and Jorgensen and Associates for the Juvenile Hall Modification Project. **RECOMMENDED ACTION:** Approve 9270
8. Health Department requesting County Departments/Offices, outlined in a memorandum to the Board dated 12/16/91, be authorized to prepare letters of support or memorandums of understanding for the Womenspace Unlimited and El Dorado Women's Center Sexual Assault Victim Services and Prevention Grant Proposal being submitted to the State Office of Criminal Justice Planning and Office of Child Abuse Prevention. **RECOMMENDED ACTION:** Approve 9271
9. Health Department requesting County Departments be authorized to prepare letters in support of a perinatal substance abuse grant application being submitted to the State Office of Substance Abuse Prevention. **RECOMMENDED ACTION:** Approve 9272
10. Health Department requesting County Departments be authorized to prepare letters in support of a high risk youth grant application being submitted to the State Office of Substance Abuse Prevention. **RECOMMENDED ACTION:** Approve 9273
11. Health Department recommending Resolution be adopted authorizing the Chairman to sign Contract No. 91-00259 with the State Department of Alcohol and Drug Programs in the amount of \$5,000 for development of a local coalition to address perinatal substance abuse issues. **RECOMMENDED ACTION:** Adopt Resolution No. 03-92 9272
12. Senior and Family Services recommending Resolution be adopted authorizing the Chairman to sign Amendment No. 5 to Contract No. 29-9091 with the State Department of Aging increasing the Title III Senior Services USDA allocation by \$1,477 for the term July 1, 1990 through June 30, 1991. **RECOMMENDED ACTION:** Adopt Resolution No. 04-92 8552

13. Senior and Family Services recommending Resolution be adopted authorizing the Chairman to sign Contract No. TC-9091-29 in the amount of \$478, Statement of Compliance and Drug-Free Workplace Certification with the State Department of Aging for Title III-B Older Americans Act Senior Services the term April 1, 1991 through December 31, 1991.

**RECOMMENDED ACTION:** Adopt Resolution No. 05-92

8552

14. Senior and Family Services recommending Resolution be adopted authorizing the Chairman to sign a Memorandum of Understanding with the State Department of Social Services for the continued provision of the Emergency Food Assistance Program services to low income persons in El Dorado County for the term October 1, 1991 through September 30, 1992.

**RECOMMENDED ACTION:** Adopt Resolution No. 06-92

9274

15. Auditor-Controller recommending approval of Budget Transfer No. 49 transferring \$858 from Contingency to Appropriations for minor equipment for the Public Guardian Department. (4/5 vote required)

**RECOMMENDED ACTION:** Approve

9275

16. Veteran Services recommending the Chairman be authorized to sign an Agreement with the State Department of Veterans Affairs for participation in the fiscal year 1991/92 Medi-Cal Cost Avoidance Program.

**RECOMMENDED ACTION:** Approve

9276

17. Risk Management recommending Resolution be adopted finding Carolyn Carrol is not incapacitated as a Correctional Officer II within the guidelines set forth by the Public Employees Retirement System.

**RECOMMENDED ACTION:** Adopt Resolution No. 07-92

9277

18. Risk Management requesting authorization to purchase an Inland Marine Insurance policy to provide coverage for County owned and leased construction equipment with IRM Insurance at an annual premium cost of \$4,348.75.

**RECOMMENDED ACTION:** Approve

9278

19. Environmental Management advising of vandalism at the Union Mine Disposal Site; and Chief Administrative Officer recommending staff be directed to work with Risk Management and the landfill operator to return to the Board with an analysis pertaining to a caretaker at the Site, with said analysis to include an estimate of, if any, short range and long range costs pertaining to same.

**RECOMMENDED ACTION:** Approve

9279

20. Long Range Planning requesting authorization to pay Sierra Land Design \$12,631 for services rendered pertaining to the Highway 50 Corridor Study prior to County Counsel's determination of a conflict of interest. **8338**  
**RECOMMENDED ACTION:** Approve
21. Community Development Department recommending approval of Budget Transfer No. 104 transferring \$108,430 from Contingency to Trust Account for the Joerger Ranch Environmental Impact Report. (4/5 vote required) **8867**  
**RECOMMENDED ACTION:** Approve
22. Transportation Department requesting that the Trails Advisory Committee be authorized to participate on behalf of the County in the "Tread Lightly" education program at a cost of \$20. **9280**  
**RECOMMENDED ACTION:** Approve
23. Transportation Department recommending Resolution be adopted sanctioning the closure of portions of Ponderosa Road and Meder Road on Sunday, April 26, 1992 between 9:00 a.m. and 10:00 a.m. for the 4th Annual Marshall M.A.S.H. Run. **9281**  
**RECOMMENDED ACTION:** Adopt Resolution No. 08-92
24. Transportation Department recommending approval of the Nonpoint Source water quality implementation grant applications. (Chief Administrative Officer recommending sanctioning prior submittal of the grant application; and should the grant be approved staff be directed to return with a budget transfer and plan to meet the required \$195,000 local match.) **9282**  
**RECOMMENDED ACTION:** Approve
25. Transportation Department recommending the Chairman be authorized to sign the California Aid to Airports Program (CAAP) Grant Agreement with the State Department of Transportation in the amount of \$11,082.94; and further recommending the Director of Transportation be authorized to sign the contract with Valley Slurry Seal in the amount of \$10,994.98 to crack seal the runway at Georgetown Airport. **9283**  
**RECOMMENDED ACTION:** Approve

26. Transportation Department recommending the following pertaining to the Chelsea Road Drainage Easement Acquisition:

a. Direct said Department to continue negotiations to acquire the necessary easements by agreement;

b. Authorize the Chairman to sign agreements approved by the property owners;

c. Set a public hearing on January 28, 1992 to hear any objections to the Resolution of Necessity to acquire property by eminent domain; and

8881

d. Direct said Department to provide the required notice to William and Luann Strandts of the pending Resolution of Necessity and of said public hearing. (Referred 12/17/91, Item 29)

RECOMMENDED ACTION: Approve

27. County Counsel submitting an opinion pertaining to the appropriate disposition of approximately 300 "old" supplemental assessment tax bills. (Referred 12/3/91, Item 13A)

9212

RECOMMENDED ACTION: Receive and file

28. Chief Administrative Officer recommending Resolution be adopted providing for annexation of lands to the El Dorado Irrigation District (Project No. 91-09) petitioned by Fred K. Thompson in compliance with Section 99.1 of the Revenue and Taxation Code.

9284

RECOMMENDED ACTION: Adopt Resolution No. 09-92

29. Chief Administrative Officer recommending Resolution be adopted providing for annexation of lands to the El Dorado Irrigation District (Project 91-11) petitioned by Jeffrey Crovitz in compliance with Section 99.1 of the Revenue and Taxation Code.

9285

RECOMMENDED ACTION: Adopt Resolution No. 10-92

30. Supervisor Sweeney recommending the Board ratify the Chairman's signature on a letter to the Bureau of Land Management dated December 15, 1991 to meet the December 30, 1991 deadline in support of the proposed rule for implementation of the Recreation and Public Purposes Act.

9286

RECOMMENDED ACTION: Ratify Chairman's signature

31. Supervisor Sweeney recommending Chairman be authorized to sign a letter to Lester Lubetkin of the Eldorado National Forest responding to a letter from the Forest Service dated December 17, 1991 regarding an interchange of National Forest land. 9287

**RECOMMENDED ACTION:** Approve

**BOARD ACTION** - Consent Calendar matters approved as recommended with exception of items 5 and 6 as noted. DUGSC

END MORNING CONSENT CALENDAR

TIME ALLOCATIONS - 9:30 A.M.

32. Hearing to consider adoption of a Resolution to Vacate for Public Road and Utility Use a 50-foot wide nonexclusive road and public utilities easement located westerly and contiguous to State Highway 49, northerly of Cave Valley Road in the Cool/Pilot Hill Area (AOE91-19). (Resolution of Intention adopted 12/3/91, Item 7) 9288

**BOARD ACTION** - Hearing continued to January 14, 1992. DSGCU

33. Hearing to consider adoption of Resolution of Necessity for acquisition of property (APN 34-622-07) by eminent domain for the North Upper Truckee I Erosion Control Project (Continued 12/17/91, Item 24) 8400

**BOARD ACTION** - RESOLUTION NO. 11-92 adopted. UDGSC

DEPARTMENT MATTERS

34. Parks and Recreation Commission recommending that the Board not do a municipal golf course feasibility study at this time; Chief Administrative Officer concurs with said recommendation and recommends the Commission be directed to return to the Board with funding options for ongoing maintenance of County parks. (Referred 9/10/91, Item 41)

**BOARD ACTION** - Matter referred to the Recreation Commission, Parks and Recreation Division staff, and Long Range Planning Division staff for consideration and inclusion in the 2010 General Plan and Recreation Plan, and those staffs were directed to investigate the ability of these (recreational) facilities to generate additional funding. SDG C(n) U(n) 9001

The motion of Supervisor Upton, seconded by Supervisor Center, to amend the first motion to include support of staff's recommendation to not do a golf course feasibility study at this time and to bring back funding options for on-going maintenance of County parks, failed by a three-two vote.

UC D(n)G(n)S(n)

35. Transportation Department, Parks and Recreation, recommending the Board receive and file two letters dated October 14, 1991 from the Trails Advisory Committee regarding Purposes for the Southern Pacific Railroad Acquisition.

BOARD ACTION - Referred back to the Trails Advisory Committee (for its consideration of the Board's concerns regarding the last paragraph of the Committee's proposed letter to the Sacramento-Placerville Corridor Joint Powers Authority). SUDGC

8206

36. Agricultural Department, Animal Control Division, submitting for introduction an Ordinance adding Section 6.20.025 to Chapter 6.20 of Title 6 of the County Ordinance Code to provide for impoundment of one or more animals by Animal Control staff due to criminal mistreatment or inadequate care.

BOARD ACTION - Ordinance introduced, the reading thereof waived, and staff requested to provide the Board with copies of informational flyers to be circulated to the public when it brings back the Ordinance for adoption. UDGSC

9289

37. County Counsel submitting for introduction an amendment to the Clean Indoor Air and Health Ordinance for submittal to the Elections Department upon adoption for placement on the June 1992 election ballot; to increase the non-smoking area in restaurants to 75% during the year January 1, 1993 to January 1, 1994, and to 100% on and after January 2, 1994.

BOARD ACTION - Ordinance introduced, the reading thereof waived, and continued to January 14, 1992, for adoption; and the Board approved the language submitted by County Counsel for the proposed ballot measure. CUDG S(n)

9290

38. County Counsel recommending Resolution be adopted directing Elections Department to place an "advisory vote only" proposal on the June 1992 ballot for a vote on the issue of having a measure placed on the statewide ballot proposing the creation of a 51st state, and whether voters favor El Dorado County being included in the newly created 51st state of Northern California. (Referred 12/3/91, Item 13)

BOARD ACTION - RESOLUTION NO. 12-92 adopted. SUGC D(ab)

9211

39. Community Development Department requesting authorization to proceed with El Dorado Hills Specific Plan Amendment to determine the appropriate land uses and zoning for Village "P" and other properties located near the adopted alignment of the Silva Valley Parkway and Highway 50 Interchange.

BOARD ACTION - Continued to January 21, 1992.

DSGCU

9291

7135



40. Environmental Management requesting the Air Pollution Control Board and County Service Area 7 meetings scheduled for January 20, 1992 be rescheduled to January 27, 1992 due to the Martin Luther King holiday. 9292  
BOARD ACTION - Approved SUDGC

41. Personnel Division recommending Resolution be adopted amending salary ranges to reflect increases in accordance with the stipulations of Proposition A for several classifications in the Sheriff's Department; and further recommending approval of Budget Transfer No. 127 transferring \$6,430 to various Appropriation Accounts for same. (4/5 vote required) 9293  
BOARD ACTION - RESOLUTION NO. 13-92 adopted. DUGSC

42. Chief Administrative Officer recommending Resolution be adopted providing for annexation of lands to the El Dorado Irrigation District (Project No. 90-11) petitioned by Thomas and Marguerita Yowell, et al in compliance with Section 99.1 of the Revenue and Taxation Code. 9294  
BOARD ACTION - Continued to January 14, 1992. DSGCU

43. Supervisor Gerwer recommending the Chairman be authorized to sign a letter to the Public Utilities Commission of California for a variance to the Highway 50 Scenic Corridor designation, requested by Mario and Linda D'Amico. 9295  
BOARD ACTION - Approved GDSCU

44. Clerk of the Board of Supervisors requesting determination of regular Board meetings to be cancelled in 1992 due to holidays and conferences. 9296  
BOARD ACTION - The following regular meetings of the Board of Supervisors in 1992 were cancelled: (Note: The Board was unable to cancel the meeting of January 21, following the Martin Luther King Holiday on Monday, January 20, as publicly noticed land use planning hearings were previously set for that day.)

February 18	Washington's Birthday Holiday
May 26	Memorial Day Holiday
September 8	Labor Day Holiday
October 13	Columbus Day Holiday
December 1	Calif. St. Assoc. of Counties Annual Meeting
December 22	Christmas Week
December 29	New Year's Week

45. Board sitting as Board of Directors of County Service Area (CSA) No. 7 recommending Award of Bid No. 114-080 for two ambulances to the low bidder, Leader Industries of El Monte, California; and further recommending the Purchasing Agent be authorized to issue a purchase order in the amount of \$154,678 including sales tax for same.

BOARD ACTION - Approved by the Board of Supervisors this date, with direction by County Counsel that action of the Board of Directors of CSA No. 7 should be done by separate action noticed on a separate agenda for that Board's meeting. (Agenda to be prepared and posted noticing a CSA No. 7 Board meeting on Monday, January 13, 1992, at 1:00 p.m.) SDGCU

9297

- 45A. (New Business) The Board received and filed the General Services Director's update on construction revisions for the Government Center Building "C" Project, advising the required change order will be presented for Board approval at a later date. DCGSU

8249

- 45B. (New Business) The Chairman was authorized to sign a Joint Powers Agreement with the Counties of Amador, Calaveras, Colusa, Del Norte, Glenn, Lake, Modoc, Mono, Nevada, Plumas, San Benito, Siskiyou, Tehama, and Trinity (to be jointly known as the "Mental Health Data System Microcomputer Users Association") to coordinate and finance data processing consulting services for the microcomputer data systems in use in the Mental Health Departments of each of the parties (counties). DCGSU

9299

## COMMITTEE REPORTS

1:50 P.M. - PUBLIC FORUM/PUBLIC COMMENT

## AFTERNOON SESSION - 2:00 P.M.

46. Hearing to consider adoption of the Negative Declaration, Development Plan, and Tentative Map No. 90-1223 for Foothills, Unit 9 Subdivision creating 7 lots on 24 acres in the Cool/Pilot Hill Area (Applicants: Bashkiroff/Khavul). (Referred 12/3/91, Item 19)

BOARD ACTION - Board adopted the Negative Declaration as modified; Board approved the Development Plan as the official development plan based on the findings and subject to the conditions recommended by the Planning Director in his memorandum to the Board regarding same dated 12/30/91, with the last sentence in condition number 2 amended to read, "Grading and construction of the proposed road shall occur within the easement shown on the parcel map, however, the toe of the slope on the Gillespie side shall not encroach within the 50-foot setback.", and the addition of condition number 7 requiring a 10-foot easement around the property for the public's non-motorized use; and Board approved the Tentative Map based on the findings and subject to the conditions recommended by the Planning Director in his memorandum to the Board regarding same dated 12/30/91. CDGSU

9213

47. Hearing to consider rezoning (Z90-33) of 159.51 acres in the Somerset/Fairplay/Mt. Aukum Area (District II) from AE, Exclusive Agricultural Zone to RE-10, Estate Residential Ten-Acre Zone, requested by LeRoy Peters. (Planning Commission recommends denial.)

BOARD ACTION - Rezoning request denied.

GCDSU

9300

48. Hearing to consider rezoning (Z91-01) of 2.5 acres in the Camino/Fruitridge Area (District IV) from R2A, Single-Family Two-Acre Residential Zone to R1A, One-Acre Residential Zone, requested by Goldorado Investments. (Planning Commission recommends denial.)

BOARD ACTION - Rezoning request denied.

CSDGU

9301

49. Hearing to consider rezoning (Z90-40) of 16.67 acres in the 1969 General Plan Area (District IV) from A, Agricultural Zone to RE-5, Estate Residential Five-Acre Zone, requested by Leonidas and Stamatina Valcanas. (Planning Commission recommends approval.)

BOARD ACTION - Board approved the Negative Declaration and approved the rezoning by adoption of ORDINANCE NO. 4200, based on the findings of the Planning Commission on 12/12/91. CDGSU

9302

50. Hearing to consider an Appeal filed by Daniel Pollock appealing the denial of Tentative Parcel Map P89-127 creating two parcels on 55 acres in the Shingle Springs Area (Agent: Wayne C. Swart). 9303  
BOARD ACTION - Hearing continued to January 21, 1992, at 2:00 p.m., at the request of the appellant's attorney. CDGSU

51. Hearing to consider an Appeal filed by William and Carolyn Brock appealing Condition 19 imposed on Tentative Parcel Map 91-13 for approximately 15 acres in the Rescue Area (Agent: Gene E. Thorne & Associates, Inc.). 9304  
BOARD ACTION - Hearing continued to January 21, 1992, at 2:00 p.m. (to allow applicants an opportunity to meet with representatives of the State Department of Fish and Game and County staff on this issue). CUDGS

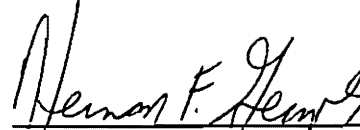
52. Hearing to consider an Appeal filed by George E. Hilbert, Jr., et al appealing Conditions 2, 3, 4, and 21 imposed on Tentative Parcel Map 90-120 for 31.73 acres in the Somerset/Fairplay/Mt. Aukum Area (Agent: Gary A. Weldon, Sr.). 9305  
BOARD ACTION - Hearing continued to January 21, 1992, at 2:00 p.m., at the request of the appellant. SDGCU

TIME ALLOCATION - 4:00 P.M.

53. Hearing to consider amending the Housing Element and Land Use Element of the County General Plan providing for the establishment of a program governing the issuance of permits and development approvals for new residential dwelling units based upon the availability of school facilities; and amendment to the Zoning Ordinance, requiring a school facilities mitigation plan for new development. (Continued 12/10/91, Item 34) 8446  
BOARD ACTION - Hearing continued to March 17, 1992, at 7:00 p.m., with direction that said hearing be conducted in a larger meeting room. CDGSU

BOARD OF SUPERVISORS ADJOURNED TO 1:00 P.M., MONDAY, JANUARY 13, 1992 AT THE BOARD OF SUPERVISORS MEETING ROOM, 330 FAIR LANE, PLACERVILLE.


APPROVED:




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 VERNON F. GERWER, Chairman

ATTEST:



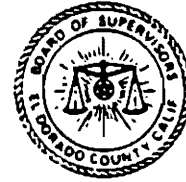

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 DIXIE L. FOOTE, Clerk of the Board
MEETINGS SCHEDULED FOR THE WEEK

January 6, 1992	1:00 p.m.	BOS Workshop/Bd Chmbrs
	3:00 p.m.	Bldg Ind Adv Cmte
January 8, 1992	3:00 p.m.	Parks & Rec Cmsn/Conf Room A
	3:00 p.m.	SEDD/SPO/Auburn
	3-5:00 p.m.	Water Agency/Bd Chmbrs
	7-9:00 p.m.	Water Agency/Bd Chmbrs
	7:00 p.m.	Fair Assn Bd of Dir
	8:00 p.m.	Ag Cmsn
January 9, 1992	8:30 a.m.	Plng Cmsn/Bd Chmbrs
	7:00 p.m.	Comb Adv Bd on Alcoholism/Drug Abuse/SLT
January 10, 1992	8:00 a.m.	Zoning Admin/Bd Chmbrs
January 13, 1992	1:00 p.m.	BOS Workshop/Bd Chmbrs

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DIXIE L. FOOTE.....BOARD CLERK

330 Fair Lane • Placerville, CA 95667  
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A G E N D A      A D D E N D U M      N O .   1

JANUARY 7, 1992

BOARD OF SUPERVISORS MEETING ROOM  
330 Fair Lane, Building A, Placerville

JAMES R. SWEENEY, Chairman                      Dixie L. Foote, Board Clerk  
SUPERVISORS: DORR, GERWER, SWEENEY, CENTER AND UPTON

8:00 a.m. -      Closed Session concerning pending litigation, pursuant to Government Code Section 54956.9 regarding El Dorado Council, etc. vs El Dorado County Board of Supervisors.

Closed Session to give instruction to the Board's negotiator regarding real property. The real property is the Placerville Branch of the Southern Pacific Railroad right of way from the apex (near Placerville) to the end of the Placerville Branch near the County line and the City of Folsom. The person or persons with whom the negotiator may negotiate are Frank Ridley, Ken Dixon or their designees who may negotiate for Southern Pacific or representatives of adjacent landowners or interested parties/affected government agencies, and Charles Montange and Scott Chadd.