

STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES November 14, 1977

The Board convened at 2:00 p.m. in an Adjourned/Continued Meeting from the Regular Meeting of November 8, 1977, to consider the balance of Hearings on proposed amendments to the County General Plan. Present: Supervisors Arliene Todd, William V. D. Johnson, W. P. Walker, Lloyd R. Kutter, and Thomas L. Stewart. Also present: Ann R. Macy, Board of Supervisors Clerk. Chairman Johnson presided.

--//--

576
Hearing was held as duly advertised to consider an Amendment to the County General Plan in the Lotus/Coloma area from Residential-Agricultural Five Acre to Multiple Residential, consisting of 6 acres, petitioned by E. J. Spall. Planning Commission recommended approval, and the Planning Director enumerated the following findings of the Commission:

1. The RT zone is designed to allow tourist accommodations (motels and hotels) and this would be compatible with the State Park and surrounding activities;
2. The site is already historically known as a wine tasting and restaurant location;
3. Water is presently provided by El Dorado Irrigation District to the area; sewage disposal by septic tanks and fire protection by Coloma Volunteer Fire District;
4. Access is by means of public roads; and,
5. The high water table in this area should preclude development much in excess of 15 units without sewage export.

A petition was received containing 320 signatures opposing the amendment and its resultant rezoning. Also received were letters opposing the amendment from the following: Board of Directors, Environmental Planning and Information Council, Inc.; Robert J. Rogers; President, Coloma-Lotus Boosters Club; Sheri Hillenga; Robert Ramsey; El Dorado County Historical Society; Director of the State Department of Parks and Recreation; Donald and Fern Renwick; Raymond D. Layton; Marguerite Parlor No. 12, Native Daughters of the Golden West; Placerville Parlor No. 9, Native Sons of the Golden West; Auburn Parlor No. 59, Native Sons of the Golden West; and the Grand Parlor, Native Sons of the Golden West; and a telegram was received from the Grand Parlor, Native Daughters of the Golden West.

Those present who spoke in opposition to the requested Amendment were: Warren Olson, President, Placerville Native Sons of the Golden West; Francis Hodgkins; Bob Harvey; the Vice President of Native Sons of the Golden West, Placerville Parlor No. 9 (Myron ?) who spoke also on behalf of the Grand Parlor, N.S.G.W.; Darlene Vierra; Ruth Loeffelbein; Dorothea Engstrom; Jack Gwinn; James Trynor, California Department of Parks and Recreation; Francesco Olsen; Armanac Hermez; Marilyn Ferguson on behalf of the Heritage Association of El Dorado County; Jeanine DeBerry on behalf of the County Historical Society; Betty Yohalem speaking on behalf of Theresa Lengyel; Eric Heinzman; Bobby Hodgkins; Joseph Greenburg; and Evon Till.

Those present who spoke in favor of the Amendment were: Mace Lumsden and Fred Russell.

(Continued)

STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES November 14, 1977

Most of the comments centered around opposition to the proximity of the six acres (proposed for rezoning) to the park site which, it was stated, would commercialize and detract from the historical significance and atmosphere of the Marshall Gold Discovery Park.

Mr. Spall was present and requested that the Board rezone his property back to the zoning it had when he first negotiated to buy it. He further stated that he felt the Board had no alternative but to change not only his property, but the property of the Vineyard House and the Theater, back to the original zoning.

There were no other protests, and the Hearing was closed.

Supervisor Kutter moved to deny the request for amendment to the County General Plan from Residential-Agricultural Five Acre Minimum to Multiple Residential, based upon the following findings:

1. The RT zone is designed to allow commercial tourist accommodations (motels and hotels), and an expansion of such zoning would desecrate the historical Gold Discovery State Park, the Marshall monument, and surrounding activities;
2. The area is known nationwide and worldwide as the California Gold Discovery site;
3. The El Dorado County Planning Department and the California Department of Parks and Recreation are scheduled to develop plans for the Coloma community and park;
4. Fire protection is not adequate due to lack of appropriate equipment, inadequate manpower, and distance from facilities;
5. Multiple residential development would add significantly to the traffic and congestion on an already crowded roadway and would increase it to an unacceptable level; and
6. There has not been sufficient evidence provided nor system design and layout done to indicate the acceptability of ground disposal of sewage.

Supervisor Stewart seconded the motion, and it was unanimously carried.

--//--

576 Due to an oversight, the petitioner for a General Plan Amendment (Craig Weber) was not notified of the hearing scheduled for this date to amend the General Plan in the Tragedy Springs area from Timber Seasonal Recreational-Residential to Low Density Residential, consisting of 10.10 acres. Therefore, on motion of Supervisor Walker, seconded by Supervisor Todd, and unanimously carried, the Hearing was continued to November 29, 1977, in order that Mr. Weber could be duly notified.

--//--

576 Hearing was held as duly advertised to consider an Amendment to the County General Plan in the Diamond Springs area from Medium Density Residential to Generalized Commercial consisting of 1.173 acres, petitioned by Joan McGee. Planning Commission recommended denial, and the Planning Director enumerated the following findings of the Commission:

(Continued)

STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES November 14, 1977

1. The proposal would introduce a use out of character with the residential area; and,
2. This would encourage additional strip commercial zoning along the residential north side of the road.

Mrs. McGee was present and read a prepared statement in defense of her request -- said letter is on file. Mrs. McGee submitted a petition containing four signatures in favor of the General Plan Amendment and resultant rezoning.

Linda Faulkner was also present and submitted a letter objecting to the General Plan Amendment and listing the reasons therefor; said letter contained six signatures.

Don Whittington was present and opposed the the Amendment.

There were no other protests and the Hearing was closed.

On motion of Supervisor Walker, seconded by Supervisor Stewart, and unanimously carried, the Board upheld the Planning Commission's recommendation of denial, concurring in the Commission's findings as mentioned hereinabove, with the addition to finding No. 2 that this would also constitute spot zoning, and the Amendment was thereupon denied.

--//--

57-6
Hearing was held as duly advertised to consider an Amendment to the County General Plan in the Mt. Aukum area from Rural Estates-Agricultural to Multiple Residential, consisting of 17.041 acres, petitioned by Clifford Smith. Planning Commission recommended denial without prejudice, and the Planning Director enumerated the following findings of the Commission:

1. Access is by means of a narrow, curving segment of Perry Creek Road, having a minimal site distance from the east;
2. This proposal appears to be an intrusion of high intensity use into a rural/agricultural area as the surrounding land is in large parcels with low intensity use. Most of that land is in natural vegetation with heavy brush or tree cover, with limited livestock use; and,
3. Public services are limited -- no public water is available, sewage disposal is by septic tanks, and fire protection by a volunteer fire department.

There were no protests, and the Hearing was closed.

On motion of Supervisor Stewart, seconded by Supervisor Todd, and unanimously carried, the Planning Commission's recommendation, based upon their findings, was upheld, and the request for Amendment to the County General Plan was denied, without prejudice.

--//--

STATE OF CALIFORNIA, COUNTY OF EL DORADO

BOARD OF SUPERVISORS MINUTES November 14, 1977

The Board reconsidered their action on the Hearing to amend the County General Plan, as petitioned by Lloyd E. Elliott from Medium Density Residential to Commercial in the Diamond Springs area. (See Minutes of November 14, 1977, Minute Book 18, Pages 410-411).

316
Supervisor Walker advised the Board that Mr. Elliott had agreed to accept the Planned Commercial (CP) zoning for his property instead of the requested Commercial zoning, and on motion of Supervisor Walker, seconded by Supervisor Stewart, and unanimously carried, the Board declared their decision of November 8, 1977, null and void, and instead approved the amendment to the County General Plan as recommended by the Planning Commission, with the intent that the zoning request will be for Planned Commercial in lieu of Commercial. (See Minutes for November 29, 1977, Page 489 for Resolution No. 252-77 amending the County General Plan accordingly.)

--//--

There being no further business, the Board adjourned to Tuesday, November 15, 1977, at 10:00 a.m.

ATTEST: Carl A. Kelly,
County Clerk and
ex-officio Clerk
of the Board

By:

Carl R. May
Deputy

APPROVED:

William D. Johnson
Chairman