



# County of El Dorado

Board of Supervisors  
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## Minutes - Final Board of Supervisors

*Brian K. Veerkamp, Chair, District III*  
*Ron Mikulaco, First Vice-Chair, District I*  
*Shiva Frentzen, Second Vice-Chair, District II*  
*Michael Ranalli, District IV*  
*Sue Novasel, District V*

*James S. Mitrison, Clerk of the Board of Supervisors*  
*Larry T. Combs, Chief Administrative Officer*  
*Robyn Truitt Drivon, County Counsel*

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Thursday, November 12, 2015

9:00 AM

Board of Supervisors Meeting Room

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**Continued from 11/10/15 - Targeted General Plan Amendment and Zoning Ordinance Update**

### **9:05 A.M. CALLED TO ORDER - RECONVENED NOVEMBER 10, 2015 TARGETED GENERAL PLAN AMENDMENT / ZONING ORDINANCE UPDATE**

Following the Call to Order, County Counsel requested the Board consider a Closed Session for Friday, November 13, 2015 at 9:00 A.M. related to significant exposure to litigation.

A motion was made by Supervisor Ranalli, seconded by Supervisor Novasel to authorize staff to add said Closed Session accordingly. Vote 5-0 in favor.

**TIME ALLOCATION 9:00 A.M.**

**(PLEASE SEE NEXT PAGE)**

1. [11-0356](#) HEARING - To consider the recommendation of the Planning Commission on the Targeted General Plan Amendment and Zoning Ordinance Update (TGPA-ZOU) project and Final Environmental Report (EIR) and recommending the Board take the following actions:
- 1) Adopt Resolution certifying the Final EIR for the TGPA-ZOU Project to amend the General Plan and update the Zoning Ordinance (Attachment 16B-Exhibit A), Make Findings of Fact (Attachment 16C-Exhibit A-1), and Adopt Statement of Overriding Considerations (Attachment 16D-Exhibit A-2); modified as necessary to accommodate the Planning Commission's recommendation as specified in "Planning Commission Recommendation on TGPA-ZOU Project, September 2, 2015" (Attachment 18B);
  - 2) Adopt Resolution to Amend the County General Plan in accordance with state and federal law (Attachment 16E-Exhibit B) with the proposed minor revisions outlined in the Technical Memorandum #2 (Attachment 16A) and in the Errata Sheet (Attachment 16M-Exhibit J), and modified as specified in "Planning Commission Recommendation on TGPA-ZOU Project, September 2, 2015" (Attachment 18B);
  - 3) Adopt Resolutions to approve community design standards (Attachments 16F-K-Exhibits C-H) for:
    - (a) Mixed Use Design;
    - (b) Landscaping and Irrigation;
    - (c) Outdoor Lighting;
    - (d) Mobile Home Park Design;
    - (e) Research and Development Zone Design; and
    - (f) Parking and Loading;
  - 4) Adopt the Zoning Ordinance Update (Attachment 16N-Exhibit K) with the proposed minor revisions outlined in Technical Memorandum #2 (Attachment 16A) and in the Errata Sheet (Attachment 16M-Exhibit J), and modified as specified in "Planning Commission Recommendation on TGPA-ZOU Project, September 2, 2015" (Attachment 18B);
  - 5) Adopt the Mitigation Monitoring and Reporting Program with the recommended mitigation measure revisions (Attachment 16L-Exhibit I0), and modified as specified in "Planning Commission Recommendation on TGPA-ZOU Project, September 2, 2015" (Attachment 18B); and
  - 6) Direct staff to return to the Planning Commission and Board of Supervisors within approximately one year of adoption or earlier, if necessary, to review implementation of the Project. (Cont. 11/10/15 Item 29)

*Public Comment - Section 2 (continued): Rural Areas – Natural Resources, Agriculture and Rural Lands; E. VanDyke, K. Payne, L. Marenko, C. Langley, R. Hargrove, D. Blaze, K. Mulvany, D. VanDyke, S. Dwight, B. Leidig, B. Bacci, N. Briel, S. Ferry, D. Marillo, M. Argyres*

*Public Comment - Section 3: Community Site Design – General Plan Policy and Ordinance; K. Payne, E. VanDyke, K. Beal, N. Briel, L. Price, B. Fisher, B. Smart, D.*

*VanDyke, D. Marillo, S. Taylor, L. Parlin, B. Leidig, R. Duncan*

*Public Comment - Section 4: Community Regions; C. Langley, K. Payne, E. VanDyke, J. Hovey, K. Beal, L. Price, B. Leidig, D. VanDyke, D. Marillo, T. Gherardi, N. Briel, L. Parlin, D. Manning, S. Taylor, B. Delaney, G. Helm*

**Board tentative action, Section 2 (continued from 11/10/15): Rural Areas – Natural Resources, Agriculture and Rural Lands;**

**A motion was made by Supervisor Novasel, seconded by Supervisor Ranalli to tentatively approve staff's recommendation to include staff's adjustments to the Planning Commission recommendation and to include the retention of Mitigation Measure AG-4.**

**Vote 5-0 in favor.**

**Supervisor Frentzen made a motion to direct staff to return to the Board with a solution for improved communications with property owners who are negatively impacted by the zoning changes.**

**Motion failed for the lack of a second.**

**Board tentative action, Section 3: Community Site Design – General Plan Policy and Ordinance;**

**A motion was made by Supervisor Frentzen to tentatively approve staff's recommendation excluding for separate action;**

- 1) Contruction noise for non county and CalTrans construction efforts**
- 2) 30% open space for High Density Residential**
- 3) 30% slope for commercial and mixed use**

**Motion failed for lack of a second.**

**A motion was made by Supervisor Mikulaco, seconded by Supervisor Ranalli to tentatively approve staff recommendation.**

**Vote 4-1 in favor with Supervisor Frentzen registering a no vote.**

**Board tentative action, Section 4: Community Regions;**

**A motion was made by Supervisor Ranalli, seconded by Supervisor Novasel to tentatively approve staff recommendation.**

**Vote 4-1 with Supervisor Frentzen registering a no vote.**

**The Chair closed the public hearing and continued this matter to Friday, November 13, 2015 9:00 A.M.**

**RECESSED AT 5:17 P.M TO NOVEMBER 13, 2015 9:00 A.M.**