



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. Mitrisin, Clerk of the Board of Supervisors
Larry T. Combs, Chief Administrative Officer
Robyn Truitt Drivon, County Counsel

Friday, November 13, 2015

9:00 AM

Board of Supervisors Meeting Room

Continued from 11/12/15 - Targeted General Plan Amendment and Zoning Ordinance Update

9:00 A.M. - CALL TO ORDER AND RECESS TO CLOSED SESSION

Present: 5 - Supervisor Mikulaco, Supervisor Veerkamp, Supervisor Frentzen, Supervisor Ranalli and Supervisor Novasel

10:00 - RECONVENED NOVEMBER 12, 2015 TARGETED GENERAL PLAN AMENDMENT / ZONING ORDINANCE UPDATE

(PLEASE SEE NEXT PAGE)

1. [11-0356](#) 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 I), 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. 11/12/15 Item 1)

The Board of Supervisors tentatively approves the following actions and directs staff to revise draft documents as necessary pursuant to this tentative action and return on December 15, 2015 for final action:

Adopt a 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 if necessary to accommodate the Board of Supervisors' tentative actions taken on November 10 and 12, 2015

A motion was made by Supervisor Mikulaco, seconded by Supervisor Ranalli to Approve this matter.

Yes: 4 - Mikulaco, Veerkamp , Ranalli and Novasel

Noes: 1 - Frentzen

Adopt portions of Zoning Ordinance Update (Attachment 16N-Exhibit K) related to rezones pursuant to the agricultural opt-in program and a zone change for parcel 105-100-08-100.

A motion was made by Supervisor Mikulaco, seconded by Supervisor Novasel to Approve this matter.

Yes: 3 - Mikulaco, Veerkamp and Novasel

Noes: 1 - Frentzen

Recused: 1 - Ranalli

Adopt a Resolution to Amend the County General Plan in accordance with state and federal law (Attachment 16E-Exhibit B), modified if necessary to accommodate the Board of Supervisors' tentative actions taken on November 10 and 12, 2015.

A motion was made by Supervisor Mikulaco, seconded by Supervisor Novasel to Approve this matter.

Yes: 4 - Mikulaco, Veerkamp , Ranalli and Novasel

Noes: 1 - Frentzen

Adopt a Resolution to approve community design standards (Attachments 16F-K-Exhibits C-H), modified if necessary to accommodate the Board of Supervisors' tentative actions taken on November 10 and 12, 2015, for:

Mixed Use Design

A motion was made by Supervisor Mikulaco, seconded by Supervisor Ranalli to Approve this matter.

Yes: 4 - Mikulaco, Veerkamp , Ranalli and Novasel

Noes: 1 - Frentzen

Adopt Resolutions to approve community design standards (Attachments 16F-K-Exhibits C-H), modified if necessary to accommodate the Board of Supervisors' tentative actions taken on November 10 and 12, 2015, for;

- Landscaping and Irrigation**
- Outdoor Lighting**
- Mobile Home Park Design**
- Research and Development Zone Design**
- Parking and Loading**

A motion was made by Supervisor Mikulaco, seconded by Supervisor Ranalli to Approve this matter.

Yes: 5 - Mikulaco, Veerkamp , Frentzen, Ranalli and Novasel

Adopt the Zoning Ordinance Update (Attachment 16N-Exhibit K), exclusive of rezones pursuant to the agricultural opt-in program and a zone change for parcel 105-100-08-100, modified if necessary to accommodate the Board of Supervisors' tentative actions taken on November 10 and 12, 2015.

A motion was made by Supervisor Mikulaco, seconded by Supervisor Novasel to Approve this matter.

Yes: 4 - Mikulaco, Veerkamp , Ranalli and Novasel

Noes: 1 - Frentzen

Adopt the Mitigation Monitoring and Reporting Program (Attachment 16L – Exhibit I), modified if necessary to accommodate the Board of Supervisors' tentative actions taken on November 10 and 12, 2015.

A motion was made by Supervisor Mikulaco, seconded by Supervisor Ranalli to Approve this matter.

Yes: 4 - Mikulaco, Veerkamp , Ranalli and Novasel

Noes: 1 - Frentzen

Direct staff to return with any other pertinent and relevant information associated with the final action on this item.

A motion was made by Supervisor Mikulaco, seconded by Supervisor Novasel to Approve this matter.

Yes: 4 - Mikulaco, Veerkamp , Ranalli and Novasel

Noes: 1 - Frentzen

A motion was made by Supervisor Mikulaco, seconded by Supervisor Ranalli to Continue this matter to December 15, 2015 for formal action.

Yes: 5 - Mikulaco, Veerkamp , Frentzen, Ranalli and Novasel

ADJOURNED AT 10:45 A.M.

CLOSED SESSION

2. [15-1378](#) **Conference with Legal Counsel - Significant Exposure to Litigation** pursuant to Government Code Section 54956.9(d)(2).
Number of potential cases: (1). (Est. Time: 30 min)

No Action Reported. All five Supervisors participated.