



# County of El Dorado

330 Fair Lane, Building A  
Placerville, California  
530 621-5390  
FAX 622-3645  
www.edcgov.us/bos/

## Legislation Details

---

**File #:** 11-0356      **Version:** 21

**Type:** Agenda Item      **Status:** Approved

**File created:** 3/28/2011      **In control:** Board of Supervisors

**On agenda:** 12/15/2015      **Final action:** 12/15/2015

**Title:** Community Development Agency, Long Range Planning Division, recommending the Board take the following final actions, pursuant to tentative actions taken on November 10 through 13, 2015 as follows:

- 1) Adopt and authorize the Chair to sign Resolution 195-2015 certifying the Final Environmental Impact Report for the Targeted General Plan Amendment and Zoning Ordinance Update (Resolution No. 195-2015); Making Environmental Findings of Fact (Exhibit A); Adopting a Statement of Overriding Considerations (Exhibit B); and Approving the Mitigation Monitoring and Reporting Program (Exhibit C), See Attachment 21A for Resolution and 21I for Final Environmental Impact Report;
- 2) Adopt and authorize the Chair to sign Resolution 196-2015 adopting a Targeted General Plan Amendment to the El Dorado County General Plan (Resolution No. 196-2015); Modification to Camino/Pollock Pines Community Region to Rural Centers of Camino, Cedar Grove and Pollock Pines (Exhibit A); Agricultural District Boundary Amendment (Exhibit B); List of Limited Land Use Designation Revisions (Exhibit C), See Attachment 21B;
- 3) Adopt and authorize the Chair to sign Resolutions 197-2015, 198-2015, 199-2015, 200-2015, 201-2015 and 202-2015 to approve community design standards for:
  - a) Mixed Use Design (Resolution 197-2015);
  - b) Landscaping and Irrigation (Resolution 198-2015);
  - c) Outdoor Lighting (Resolution 199-2015);
  - d) Mobile Home Park Design (Resolution 200-2015);
  - e) Research and Development Zone Design (Resolution 201-2015); and
  - f) Parking and Loading (Resolution 202-2015), See Attachments 21C, 21D, 21E, 21F, 21G and 21H;
- 4) Adopt the Zoning Ordinance Update (See Attachment 21J) including the Zoning Ordinance Map (See Attachment 21K); and
- 5) Direct staff to return to the Planning Commission and Board within approximately one year of adoption or earlier, if necessary, to review implementation of the Project.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 21A - Resolution 195-2015 TGPA-ZOU Certify EIR Findings SOC MMRP BOS 12-15-15, 2. 21B - Resolution 196-2015 Targeted General Plan Amendment BOS 12-15-15, 3. 21C - Resolution 197-2015 Mixed Use Design Manual BOS 12-15-15 with Exhibit A REV, 4. 21D - Resolution 198-2015 Landscaping and Irrigation Standards BOS 12-15-15, 5. 21E - Resolution 199-2015 Outdoor Lighting Standards BOS 12-15-15 REV, 6. 21F - Resolution 200-2015 Mobile Home Park Design Standards BOS 12-15-15, 7. 21G - Resolution 201-2015 Research and Development Zone Design Standards BOS 12-15-15, 8. 21H - Resolution 202-2015 Parking and Loading Standards 12-15-15, 9. 21I - FEIR Weblinks BOS 12-15-15, 10. 21J - Title 130 Zoning Ordinance BOS 12-15-15, 11. 21K - Zoning Ordinance Exhibit A - Zoning Map 12-15-15, 12. 21L - Memo ICF 11-23-15 BOS 12-15-15, 13. 21M - Letter to SWRCB 12-15-05 BOS 12-15-15, 14. 21N - Letter to SWRCB 2-9-09 BOS 12-15-15, 15. 21O - Staff Memo BOS Adoption 12-15-15, 16. 21P - Blue Routing Sheets 12-15-15, 17. Public Comment Rcvd 12-15-15 BOS 12-15-15, 18. Public Comment Rcvd 12-14-15 BOS 12-15-15, 19. Public Comment Rcvd 12-11-15 BOS 12-15-15, 20. Public Comment Rcvd 12-8-15 BOS 12-15-15, 21. Public Comment Rcvd 12-7-15 BOS 12-15-15, 22. Public Comment Rcvd 12-3-15 BOS 12-15-15, 23. Public Comment Rcvd 12-2-15 BOS 12-15-15, 24. Public Comment Rcvd 11-30-15 BOS 12-15-15, 25. Public Comment Rcvd 11-25-15 BOS 12-15-15, 26. Public Comment Rcvd 11-24-15 BOS 12-

15-15, 27. Executed Resolution 195-2015 (12-15-15).pdf, 28. Executed Resolution 196-2015 (12-15-15).pdf, 29. Executed Resolution 197-2015 (12-15-15).pdf, 30. Executed Resolution 198-2015 (12-15-15).pdf, 31. Executed Resolution 199-2015 (12-15-15).pdf, 32. Executed Resolution 200-2015 (12-15-15).pdf, 33. Executed Resolution 201-2015 (12-15-15).pdf, 34. Executed Resolution 202-2015 (12-15-15).pdf, 35. Executed Ordinance 5030 (12-15-15), 36. 18A - Planning Commission Minutes 09-02-15 BOS 11-10-15, 37. 18B - Planning Commission Recommendation on TGPA-ZOU Project, September 2, 2015 BOS 11-10-15, 38. 18C - Proof of Publication-Mountain Democrat BOS 11-10-15, 39. 18D - Proof of Publication-Tahoe Daily Tribune BOS 11-10-15, 40. 18E - Proof of Publication-Georgetown Gazette BOS 11-10-15, 41. 18F - CEDAC Recommendations on TGPA-ZOU for 11-10-15, 42. 18G - BOS Memo Adoption of the TGPA-ZOU Project 11-10-15, 43. 18H - Exhibit J - Errata Sheet 8-27-15 Revised 11-10-15 with Track Changes, 44. 18I - Exhibit J - Errata Sheet 8-27-15 Revised 11-10-15 without Track Changes, 45. 18J - County Zoning Map 11-10-15, 46. 18K - BOS Presentation 11-10-15, 47. 18L - BOS Presentation 11-10-15, 48. Staff Handout BOS 11-10-15, 49. Public Comment Rcvd 11-12-15 BOS 11-12-15, 50. Public Comment Rcvd 11-12-15 BOS 11-12-15, 51. Public Comment Rcvd 11-10-15 BOS 11-10-15, 52. Public Comment Rcvd 11-9-15 BOS 11-10-15, 53. Public Comment Rcvd 11-6-15 BOS 11-10-15, 54. Public Comment Rcvd 11-5-15 BOS 11-10-15, 55. Public Comment Rcvd 11-4-15 BOS 11-10-15, 56. Public Comment Rcvd 10-8-15 BOS 11-10-15, 57. Public Comment Rcvd 10-6-15 BOS 11-10-15, 58. Public Comment Rcvd 9-16-15 BOS 11-10-15, 59. Public Comment Rcvd 9-10-15 BOS 11-10-15, 60. Public Comment Rcvd 9-8-15 BOS 11-10-15, 61. Public Comment Rcvd 9-1-15 to 9-2-15 PC 9-2-15, 62. Public Comment Rcvd 9-1-15 PC 9-2-15, 63. Public Comment Rcvd 8-31-15 PC 9-2-15, 64. 16A - Technical Memorandum No. 2 - Preparing Final Recommendations PC 8-27-15, 65. 16B - Exhibit A - Draft Reso-TGPA-ZOU Certify EIR Findings SOC PC 8-27-15, 66. 16C - Exhibit A-1 - TGPA-ZOU DRAFT Findings PC 8-27-15, 67. 16D - Exhibit A-2 - TGPA-ZOU DRAFT SOC PC 8-27-15, 68. 16E - Exhibit B - Draft Reso-Amend GP TGPA-ZOU PC 8-27-15, 69. 16F - Exhibit C - Draft Reso-Mixed-use Design Manual PC 8-27-15, 70. 16G - Exhibit D - Draft Reso-Landscaping and Irrigation Standards PC 8-27-15, 71. 16H - Exhibit E - Draft Reso-Outdoor Lighting Standards PC 8-27-15, 72. 16I - Exhibit F - Draft Reso-Mobile Home Park Design Standards\_PC 8-27-15, 73. 16J - Exhibit G - Draft Reso-Research and Development Zone Design Standards\_PC 8-27-15, 74. 16K - Exhibit H - Draft Reso-Parking and Loading Standards PC 8-27-15, 75. 16L - Exhibit I - Mitigation Monitoring Plan PC 8-27-15, 76. 16M - Exhibit J - Errata Sheet TGPA-ZOU Mapping Revisions Post DEIR PC 8-27-15, 77. 16N - Exhibit K - Draft ZOU 03-24-14 PC 8-27-15, 78. 16O - Exhibit L - FEIR Linked Doc to URL PC 8-27-15, 79. 16P - Exhibit M - Planning Commission August 2014 Project Flagged Items PC 8-27-15, 80. 16Q - Exhibit N - Summary of PC TGPA-ZOU Tentative Recommendations Aug 2014 Flagged Items with EIR Review PC 8-27-15, 81. 16R - Exhibit N -1 PC Recommended Revisions to PD and Open Space Code and Policy Aug 2014 PC 8-27-15, 82. 16S - Exhibit O - Environmental Impact Comparison TGPA-ZOU FEIR and 2004 General Plan EIR Draft PC 8-27-15, 83. 16T - Proof of Publication-Mountain Democrat PC 8-27-15, 84. 16U - Proof of Publication-Georgetown Gazette PC 8-27-15, 85. 16V - Proof of Publication-Tahoe Tribune PC 8-27-15, 86. 16W - Staff's PowerPoint Presentation PC 8-27-15, 87. 16X - Staff's Working Copy-DRAFT PC Recommended Revisions PC 8-27-15, 88. 16Y - Traffic Info. for PC 9-2-15, 89. Public Comment Rcvd 08-26-15 to 08-27-15 PC 8-27-15, 90. Public Comment Rcvd 08-26-15 PC 08-27-15.pdf, 91. Public Comment Rcvd 08-25-15 PC 08-27-15.pdf, 92. Public Comment Rcvd 08-24-15 PC 08-27-15.pdf, 93. Public Comment Rcvd 08-20-15 PC 08-27-15.pdf, 94. Planning Commission Minutes 08-27-15.pdf, 95. 15A - PowerPoint Presentation PC 8-27-14, 96. 15B - Planning Commission Project Flagged Items PC 8-27-14, 97. 15C - Planning Commission TGPA-ZOU Project Flagged Items Rev8-22-14, 98. Public Comment Rcvd 8-15-14, 99. Public Comment Rcvd 8-20-14 PC 8-27-14, 100. Public Comment Rcvd 8-22-14 to 8-25-14 PC 8-27-14, 101. Public Comment Rcvd 8-25-14 to 8-26-14 PC 8-27-14, 102. Public Comment Rcvd 8-27-14 PC 8-27-14, 103. Public Comment Rcvd 8-29-14 PC 8-27-14, 104. 14A - Planning Commission Flagged Item No 7 8-20-14, 105. Public Comment Rcvd 8-19-14 PC 8-20-14, 106. Planning Commission Minutes 8-20-14, 107. Planning Commission Minutes 8-27-14, 108. 13A - Planning Commission Project Flagged Items PC 8-18-14, 109. Public Comment Rcvd 8-15-14 PC 8-18-14, 110. Public Comment Rcvd 8-18-14 PC 8-18-14, 111. Planning Commission Minutes 8-18-14, 112. 12A - PowerPoint Presentation-Components, MUD, Community Design PC 8-14-14, 113. Public Comment Rcvd 8-14-14 PC 8-14-14, 114. Planning Commission Minutes 8-14-14, 115. 11A - Key Components and Options - Memo PC 8-13-14, 116. 11B - Attachment 2 - Draft Standards and Guidelines\_LDM Volume 3 PC 8-13-14, 117. 11C - Attachment A (14-1094) - Ag. Comm. Staff Report PC 8-13-14, 118. 11D - PowerPoint Presentation-Format, Overview, Maps PC 8-13-14, 119. 11E - Proposed Consistency Zoning Map by Draft Zone Designation 8-13-14, 120. 11F - Proposed Consistency Zoning Map by General Plan Land Use

Designation 8-13-14, 121. Public Comment Rcvd 8-12-14 PC 8-13-14, 122. Planning Commission Minutes 8-13-14, 123. 10A - PowerPoint Presentation-Project Description PC 8-6-14, 124. 10B - Environmental Impact Comparison Table PC 8-6-14, 125. Planning Commission Minutes 8-6-14, 126. 9A - Proof of Publication-Mountain Democrat-#1 PC 8-4-14, 127. 9B - Proof of Publication-Tahoe Tribune-#1 PC 8-4-14, 128. 9C- Staff Report PC 8-4-14, 129. 9D - Exhibit B Gen. Plan Implem. through Zoning PC 8-4-14, 130. 9E - Exhibit C Rec. on Existing Code PC 8-4-14, 131. 9F - Project Check List.v6.0 PC 8-4-14, 132. Public Comment Rcvd 11-9-15 BOS 11-10-15, 133. 9G - PowerPoint Presentation-Background PC 8-4-14, 134. 9H - Publication Issue Letter-Georgetown Gazette-#1 PC 8-4-14, 135. 9I - Proof of Publication-Mountain Democrat-#2, 136. 9J - Proof of Publication-Tahoe Tribune-#2 PC 8-4-14, 137. 9K - Proof of Publication-Georgetown Gazette-#2 PC 8-4-14, 138. DEIR Agency, Organization and Group Comments 3-24-14 thru 7-23-14, 139. DEIR Individual Public Comments 3-24-14 thru 7-23-14, 140. Planning Commission Minutes 8-4-14, 141. 8A - Staff Report 2-25-14, 142. 8B - Est-timeline 2-25-14, 143. Public Comment 2-24-14 BOS 2-25-14, 144. Public Comment Rcvd 2-25-14 BOS 2-25-14, 145. 8C - CEQA\_TGPA\_ZOU Power point 2-25-14, 146. 7A - Draft ROI to Amend General Plan 11-14-11, 147. 7B - Draft ROI for Comprehensive Update to Zoning Ordinance 11-14-11, 148. 21J - Title 130 Zoning Ordinance BOS 12-15-15, 149. 7C - Draft Scope of Work for EIR 11-14-11, 150. 7D - EDAC Presentation replaced 11-14-11, 151. 7E - Letter from S. McCaslin 11-0356 11-14-11, 152. 7F - CEQA - Evolution of the Project Description 11-14-11, 153. Executed Resolution 182-2011 (BOS 11-14-11), 154. Executed Revised Resolution 183-2011 (BOS 11-14-11), 155. Executed Resolution 184-2011 (BOS 11-14-11), 156. 6A - Draft ROI-Amend the General Plan, 157. 6A1 - Draft ROI-Amend the General Plan comments from EDAC, 158. 6B - Draft ROI-Comprehensive Update to Zoning Ord, 159. 6B1 - Draft ROI-Comprehensive Update to Zoning Ord with EDAC comments, 160. 6C - Targeted General Plan Amendment Matrix, 161. 6D - Zoning Ordinance Matrix, 162. 6E - Draft Scope for General Plan Amendment and EIR, 163. 6E1 - Draft Scope for General Plan Amendment and EIR with EDAC comments, 164. 6F - 9-8-11 Planning Commission Minutes, 165. 6G - 9-22-11 Planning Commission Minutes, 166. 4A - Email from Roger Trout, 167. 4B - TGPA List Attachment A to Resolution of Intention, 168. 4C - EDAC TGPA & DSD Programmatic Workplan, 169. 3A-Targeted GP Amendment Staff Memo, 170. 3B-Zoning Ordinance Staff Memo, 171. 3C-LDM-Standard Plans Staff Memo, 172. 3D-Summary Recommendations, 173. 3E-Targeted General Plan Amendment Presentation, 174. 3F-Zoning Ordinance Presentation, 175. 3G - LDM-Standard Plans Presentation, 176. 3H - Acronyms, 177. A - Proposed Action Plan, 178. B - Work Program Update, 179. C - DSD Long Range Planning Work, 180. D - Staff Memo - Attached 4/8/11, 181. Resolution of Intention 051-2011 from Legistar file 11-0019, 182. Email from Roger Trout 8-8-11, 183. Revised Proposed Targeted GP Amendment Items, 184. Programmatic Work Plan submitted by J. Brunello, 185. EDAC Zoning Recommendation submitted by J. Brunello, 186. Agricultural Homestays submitted by L. Moraucio

Date	Ver.	Action By	Action	Result
12/15/2015	21	Board of Supervisors	Approved	Pass
12/15/2015	21	Board of Supervisors	Approved	Pass
12/15/2015	21	Board of Supervisors	Approved	Pass
12/15/2015	21	Board of Supervisors	Approved	Pass
12/15/2015	21	Board of Supervisors	Approved	Pass
12/15/2015	21	Board of Supervisors	Approved	Pass
12/15/2015	21	Board of Supervisors	Approved	Pass
12/15/2015	21	Board of Supervisors	Approved	Pass
11/13/2015	20	Board of Supervisors	Approved	Pass
11/13/2015	20	Board of Supervisors	Approved	Pass
11/13/2015	20	Board of Supervisors	Approved	Pass
11/13/2015	20	Board of Supervisors	Approved	Pass
11/13/2015	20	Board of Supervisors	Approved	Pass

11/13/2015	20	Board of Supervisors	Approved	Pass
11/13/2015	20	Board of Supervisors	Approved	Pass
11/13/2015	20	Board of Supervisors	Approved	Pass
11/13/2015	20	Board of Supervisors	Continued	Pass
11/12/2015	19	Board of Supervisors	Continued	
11/10/2015	18	Board of Supervisors	Continued	
9/2/2015	17	Planning Commission	Approved	Pass
9/2/2015	17	Planning Commission	Approved	Pass
8/27/2015	16	Planning Commission	Continued	Pass
8/27/2014	15	Planning Commission	Received and Filed	Pass
8/20/2014	9	Planning Commission	Continued	
8/18/2014	9	Planning Commission	Continued	
8/14/2014	9	Planning Commission	Continued	
8/13/2014	9	Planning Commission	Continued	
8/6/2014	9	Planning Commission	Continued	
8/4/2014	9	Planning Commission	Continued	
2/25/2014	8	Board of Supervisors	Approved	Pass
11/14/2011	7	Board of Supervisors	Adopted	Pass
11/14/2011	7	Board of Supervisors	Adopted	Pass
10/24/2011	6	Board of Supervisors	Continued	Pass
9/26/2011	5	Board of Supervisors	Approved	Pass
8/9/2011	4	Board of Supervisors	Approve and Continue	Pass
7/25/2011	3	Board of Supervisors	Approve and Continue	Pass
4/12/2011	2	Board of Supervisors	Continued	Pass
4/4/2011	1	Board of Supervisors	Continued	Pass