

# GENERAL PLAN AMENDMENT AND REZONE (GPA21-0003 / Z21-0011)



*Board of Supervisors  
February 8, 2022*

# Purpose of Today's Hearing

- **Provide the public and Board** an opportunity to comments on the proposed General Plan Amendment and Rezone Project.
- **Board** to consider both the Planning Commission recommendation and public comments; and
- **Take action** on the combined PC and Staff's recommendations.

# Background

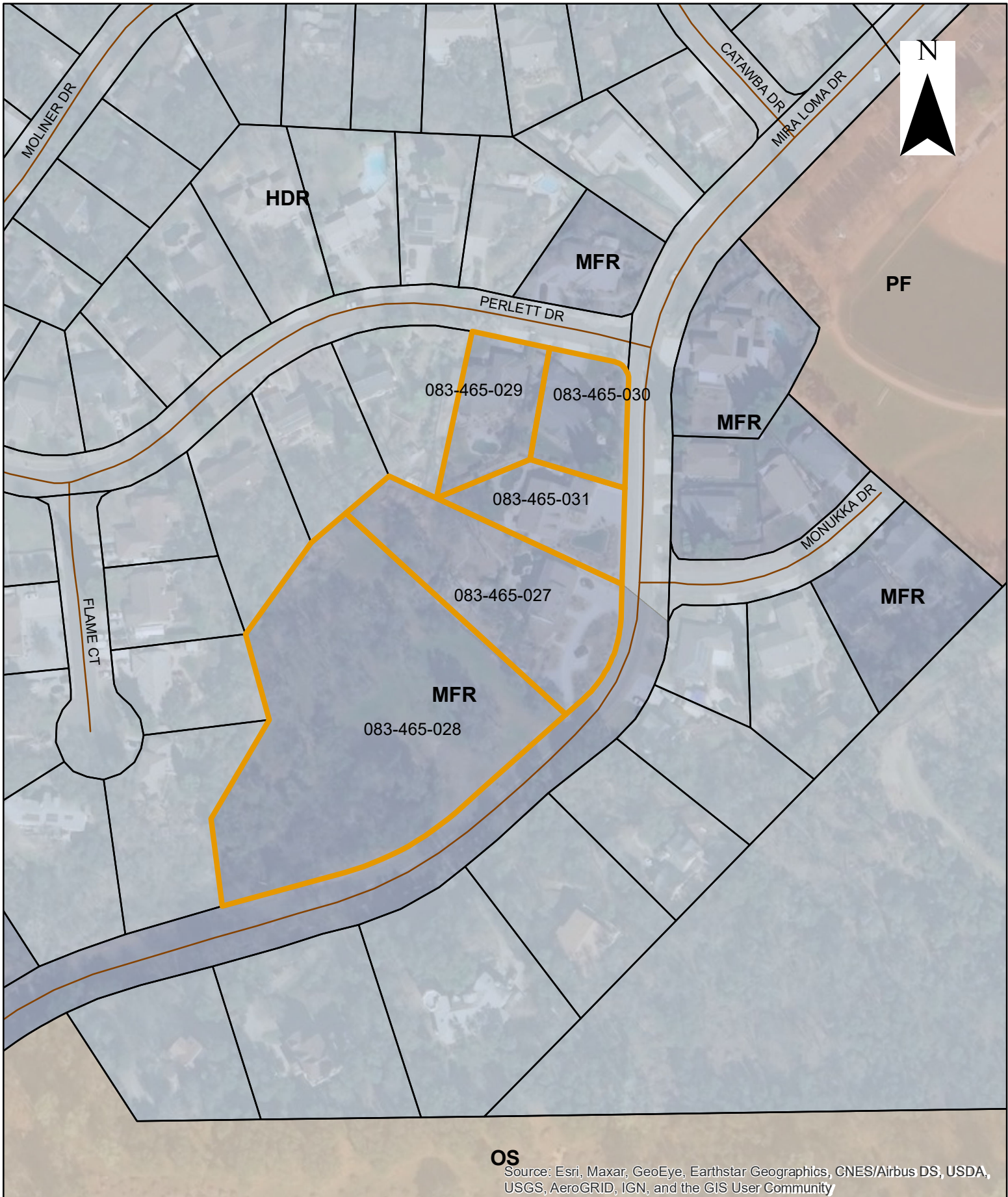
- **September 12, 2017** – Board approved ROI 140-2017, included parcel-specific rezones as project components for the Title 130 ZO Major Amendments
  - APN 050-010-16: Item No. 19 of ROI 140-2017
- **April 13, 2021** – Board approved the Long Range Planning (LRP) Prioritization Matrix for Fiscal Year 2021-22, included 32 projects/activities assigned to LRP.
  - #20 County-Initiated Rezones (Tier 1 Priority)
  - Mira Loma Rezone and GPA (Tier 1 Priority)
- **December 9, 2021** – Planning Commission recommends the Board approve the project.
  - The motion carried a 4-0 vote for approval.

# GPA21-0003/Z21-0011

APN	Approx. Acreage	Current General Plan Land Use Designation	Current Zoning	Proposed GP Land Use Designation	Proposed Zoning
<i>Cameron Park Area (5 parcels)</i>					
083-465-027	0.84	Multifamily Residential (MFR)	Multi-Unit Residential (RM)	High Density Residential (HDR)	Single-unit Residential (R1)
083-465-028	2.25	MFR	RM	HDR	R1
083-465-029	0.34	MFR	RM	HDR	R1
083-465-030	0.31	MFR	RM	HDR	R1
083-465-031	0.36	MFR	RM	HDR	R1
<i>North Placerville Area (2 parcels)</i>					
050-010-035	14.7	Open Space (OS)	OS	Rural Residential (RR)	Rural Lands (RL-20)
050-010-038	37.89	OS, RR	OS, RL-20	RR	RL-20
<i>Cedar Grove Area (1 parcel)</i>					
076-270-039	1	Commercial (C)	One-acre Residential (R1A)	Medium-Density Residential (MDR)	One-acre Residential (R1A)

# Cameron Park Area

- Amend the **Land Use Map** (*Figure LU-1: Land Use Diagram*).
  - Multifamily Residential (MFR) → High Density Residential (HDR)
- Amend the **Zoning Map**
  - Multi-Unit Residential (RM) → Single-unit Residential (R1)
- **1995** BOS Decision
- **1996** General Plan
- **2004** General Plan
- **2015** TGPA-ZOU



OS  
 Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

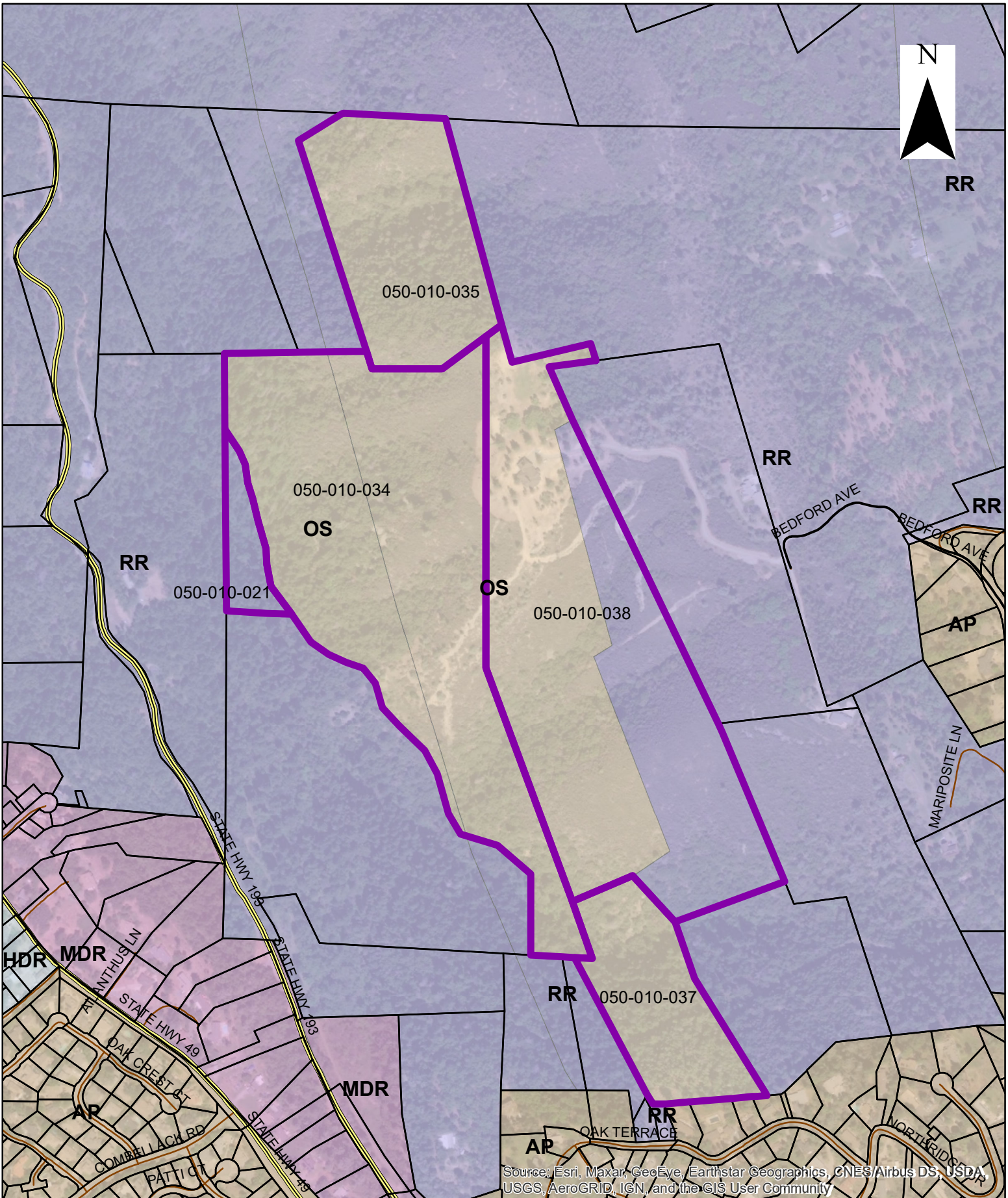
### Exhibit C1: General Plan Land Use Designation

- Cameron Park Area
- HDR
- OS
- MFR
- PF

160 80 0 160 Feet  
 6 of 12

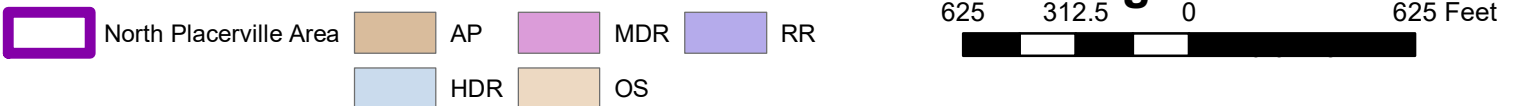
# North Placerville Area

- Amend the **Land Use Map** (Figure LU-1: Land Use Diagram).
  - 050-010-035: Open Space (OS) → Rural Residential (RR)
  - 050-010-038: OS, RR → RR
- Amend the **Zoning Map**
  - 050-010-035: OS → Rural Land (RL-20)
  - 050-010-038: OS, RL-20 → RL-20



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

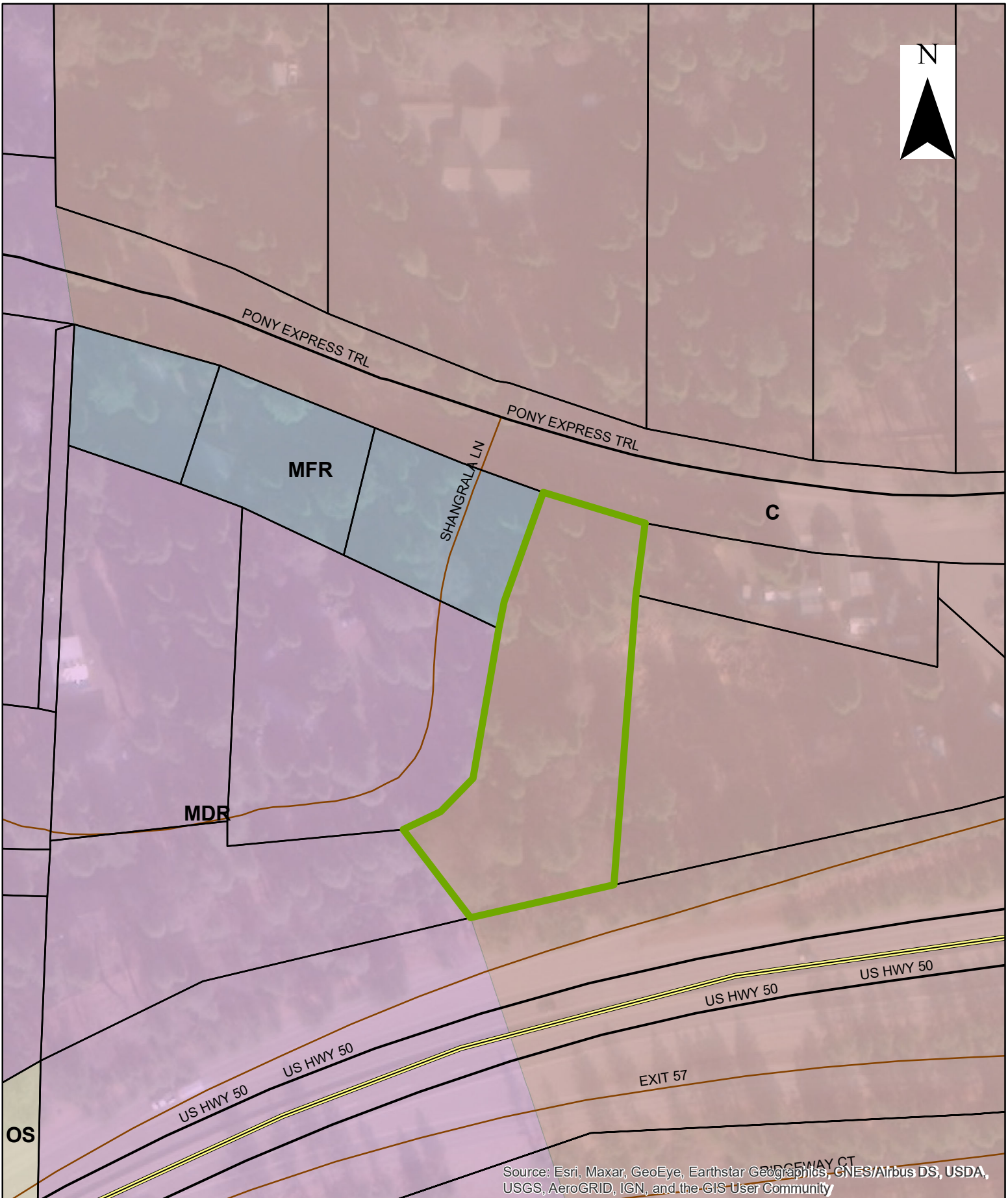
## Exhibit C2: General Plan Land Use Designation





# Cedar Grove Area

- Amend the **Land Use Map** (Figure LU-1: Land Use Diagram).
  - Commercial (C) → Medium Density Residential (MDR)



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

### Exhibit C3: General Plan Land Use Designation



# Environmental Review

- CEQA Addendum to the TGPA/ZOU for the GPA21-0003/Z21-0011 project.
- CEQA Addendum demonstrate that the proposed General Plan Land Use Map revision and parcel specific rezones would not result in any new or more severe impacts than those previously analyzed in the TGPA/ZOU EIR.

# Recommendation

Staff recommends the Board considers the Planning Commission's recommendations to approve the GPA21-0003/Z21-0011 project and take the following actions:

1. Adopt and Approve the CEQA Addendum to the Targeted General Plan Amendment/Zoning Ordinance Update Environmental Impact Report consistent with Section 15162 and 15164 of the CEQA Guidelines;
2. Approve General Plan Amendment GPA21-0003 based on the Findings as presented;
3. Approve Rezone Z21-0011 based on the Findings as presented;
4. Adopt and authorize the Chair to sign Resolution 025-2022 to amend the General Plan Land Use Map; and
5. Adopt and authorize the Chair to sign Ordinance 5158 for said Rezone.