

CEQA Addendum El Dorado County TGPA/ZOU Final Program EIR

State Clearinghouse No. 2012052074
General Plan Amendment/Rezone
(File No. GPA21-0003/Z21-0011)

December 9, 2021

I. Introduction

This document constitutes an Addendum to the certified Final Program Environmental Impact Report (FEIR) (State Clearinghouse No. 2012052074) for the El Dorado County Targeted General Plan Amendment/Zoning Ordinance Update (TGPA/ZOU) Project. This Addendum specifically addresses proposed changes to the land use designation of 8 parcels aimed at clarifying their Land Use Map discrepancies and to change the zoning of these same 8 parcels towards correcting previously documented mapping errors of the Zoning Map. This Addendum evaluates whether these proposed changes would result in any new or substantially more adverse significant effects or require any new mitigation measures not identified in the certified FEIR. The certified FEIR can be accessed via the following link:

https://www.edcgov.us/Government/longrangeplanning/LandUse/pages/tgpa-zou_feir.aspx

II. Purpose of this Addendum

This Addendum, together with the TGPA/ZOU FEIR, will be utilized by the County as the environmental clearance for the proposed General Plan Amendment/Rezone (GPA21-0003/Z21-0011) Project. In accordance with the California Environmental Quality Act (CEQA) and Sections 15162 and 15164 of the CEQA Guidelines (Addendum to An EIR or Negative Declaration), staff has determined that this Addendum is the appropriate document to analyze the proposed General Plan Amendment/Rezone Project.

III. Background/2015 TGPA-ZOU Project

The 2015 Zoning Ordinance Update (ZOU) was an important component of the TGPA/ZOU Project. The 2015 ZOU was the first comprehensive update of the County's Zoning Ordinance in more than 40 years. The update was needed so that the Zoning Ordinance would be consistent with the provisions of the General Plan's goals, objectives, policies, and implementation measures, as mandated by state law (Government Code Section 65860). Prior to 2015, the Zoning Ordinance was not consistent with the General Plan. The ZOU had two major components:

1. To revise the zoning maps to bring existing zoning designations into conformance with the General Plan, as required by state law; and

- To comprehensively update the text of the Zoning Ordinance to bring it into conformance with the General Plan to eliminate inconsistencies and to incorporate modern implementation tools.

On December 15, 2015, the Board of Supervisors (Board) adopted El Dorado County Resolution 195-2015 certifying the Final Program Environmental Impact Report for the TGPA-ZOU Project and adopted the ZOU.

General Plan Amendment/Rezone Project

The proposed project has been separated into geographical units for analysis and due to the fact that the 8 affected properties are not associated with any larger project and or program. Proposed changes to parcel land use designations and zoning are shown in **Table 1** below:

Table 1 – Proposed Land Use and Zoning Changes

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)

CEQA Framework for This Addendum

State CEQA Guidelines Section 15164 provides that "the lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 (cited below) calling for preparation of a subsequent EIR have occurred." Section 15164 and 15162 are shown below:

Section 15164. ADDENDUM TO AN EIR OR NEGATIVE DECLARATION

- (a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.
- (b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.
- (c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or negative declaration.
- (d) The decision making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.
- (e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

Section 15162: SUBSEQUENT EIRS AND NEGATIVE DECLARATIONS

- (a) When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:
 - (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
 - (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
 - (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

IV. Discussion

CEQA Guidelines Section 15164 (e) requires an addendum to include a brief explanation as to why no subsequent EIR is required. The explanation is found in the discussions below. The proposed project does not trigger any of the requirements for preparation of a subsequent EIR, as further discussed in the following findings.

Previous Environmental Analysis

The proposed General Plan Land Use Map revisions and parcel specific rezone changes are due to previously documented mapping errors that were inaccurately documented after the TGPA/ZOU Program Final EIR certification. Therefore, the previously certified FEIR (State Clearinghouse No. 2012052074) assumed that there would not be any mapping discrepancies and that the Land Use Map designations and Zoning Map designations would be consistent. While the previous analysis would have taken the proposed project into account, it is important to disclose the difference between what the existing conditions are at this time versus implementing the proposed project.

Future Development Potential

See below for a comparison of existing future development potential versus proposed future development potential:

Cameron Park Area:

The proposed project for the Cameron Park Area would consist of a reduction of the general plan density (MRF to HDR) and the rezone would lower the intensity of the zoning from RM to R1. Therefore, future development potential under the proposed project would be less than currently exists in the Cameron Park Area.

North Placerville Area:

The proposed project would result in minimal additional development in the North Placerville Area. The proposed General Plan Amendment and Rezone for the North Placerville Area site will comply with the density standards of Rural Residential (RR) land use designation of one dwelling unit per 10 to 160 acres. The two subject parcels in the North Placerville Area average 26 acres in size. Each parcel would have the potential to build a primary and accessory dwelling unit on each parcel. Currently, APN 050-010-038 has a primary dwelling and it has a potential to build an accessory dwelling unit given it meets all applicable development standards for the Rural Land Twenty-Acre (RL-20) zone. The development of these additional structures would result in less than significant impacts with implementation of County regulations and adherence to the General Plan and Zoning Ordinance.

Cedar Grove Area:

The conflicting General Plan designation and Zoning Map designation for the Cedar Grove Area makes determining future development potential difficult. The proposed project includes correcting the General Plan Map designation from Commercial (C) to Medium Density Residential (MDR). This in effect, would allow for one single-family residence and associated structures on the site, but would not allow for commercial development. Restricting commercial development on this site

would result in fewer traffic, air quality, and noise impacts in contrast to allowing a single family residence.

No Physical Changes to the Environment

No projects are being proposed at this time that would result in physical impacts to the environment. The proposed project would implement mapping corrections to ensure consistency between the General Plan Land Use Designations and Zoning Map designations. All future construction within El Dorado County must comply with the General Plan, zoning ordinance, state and federal permits, and local development standards. In addition, future discretionary actions (i.e., use permits, site plan review) require independent and project-specific environmental review to comply with the CEQA.

V. Findings Regarding Impacts and Previously Adopted Mitigation Measures

CEQA Guidelines Sections 15162(a)(3) (A) through (D) require a subsequent EIR if new information indicates the following:

- (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
- (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
- (C) "Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative."

Discussion:

Finding Regarding CEQA Guidelines Section 15162(a)(3)(A):

No new significant effects have been identified in relation to the proposed project. The discussion in Section IV above provides reasons for finding that no new impacts would result.

Finding Regarding CEQA Guidelines Section 15162(a)(3)(B):

No significant effects previously identified in the TGPA/ZOU EIR would be substantially more severe as a result of the proposed project. The additional discussion in Section IV above provide reasons for finding that no substantially more severe impacts would result.

Finding Regarding CEQA Guidelines Section 15162(a)(3)(C):

There are no mitigation measures or alternatives previously found not to be feasible that would in fact be feasible. During adoption of the TGPA/ZOU no mitigation measures identified in the FEIR

were found to be infeasible. The General Plan Amendment/Rezone project is not proposing any changes that would affect the feasibility of previously dismissed alternatives.

Finding Regarding CEQA Guidelines Section 15162(a)(3)(D):

The General Plan Amendment/Rezone project would not result in any new or substantially more severe significant impacts that were not previously disclosed in the TGPA/ZOU FEIR. Therefore, there are no new or different mitigation measures or alternatives from those adopted in the TGPA/ZOU FEIR that would substantially reduce one or more significant effects on the environment. The General Plan Land Use Map revisions and parcel specific rezone changes are not proposing any changes that would require consideration of new or different mitigation measures or alternatives from those adopted in the TGPA/ZOU FEIR.

VI. Conclusion

This Addendum demonstrates that the proposed General Plan Land Use Map revisions and parcel specific rezones would not result in any new or more severe impacts than those previously analyzed in the TGPA/ZOU FEIR. Therefore, this Addendum satisfies the requirements of CEQA Guidelines Sections 15162 and 15164.