

GENERAL PLAN AMENDMENT AND REZONES (GPA19-0001/ Z19-0003)



*Planning Commission
July 11, 2019*

Background

- **January 24, 2019** – Planning Commission Workshop on the proposed Zoning Ordinance Major Amendments project; Project included proposed Parcel-specific rezones to correct documented mapping errors on 18 parcels
- **April 10, 2019** - Ag Commission hearing on three parcels – one in Mt. Aukum and two in Placerville Areas; Ag Commission recommended approval of staff’s recommendation to forward to the Planning Commission
- After **April 10, 2019** staff received requests from some of the property owners to expedite processing the rezones separately from the Zoning Ordinance Major Amendments.

GPA19-0001/Z19-0003

Description

- **GPA19-0001: General Plan Amendment (2 parcels)**
- **Z19-0003: Parcel-Specific Rezones (25)**
- **To correct documented mapping errors made during Targeted General Plan Amendment-Zoning Ordinance Update (TGPA-ZOU) project approved 12/15/2015**

General Plan Amendment (GPA19-0001)

- **Update the Land Use Map (Figure LU-1: Land Use Diagram). Proposed revisions to the General Plan land use designations on:**
 - **North portion of one parcel in the Pilot Hill area (APN 104-250-010); and**
 - **one parcel in the Shingle Springs area (APN 070-250-070)**

Rezones

(as presented to PC on 1/24/19)

18 Parcel-Specific Rezones to correct documented mapping errors:

- **Greenwood Area – 4 parcels**
- **Meeks Bay Area – 12 parcels**
- **Mt. Aukum Area – 1 parcel**
- **Somerset Area – 1 parcel**

Rezones

- 25 Parcel-Specific Rezones will correct mapping errors:
 - Greenwood Area (4)
 - Meeks Creek Area (14)
 - Mount Aukum (1)
 - Pilot Hill (1)
 - Placerville (2)
 - Shingle Springs (2)
 - Somerset (1)

Environmental Review

- **GPA/Rezoning to correct mapping errors made as part of the TGPA/ZOU project adopted by the Board in December 2015**
- **Programmatic EIR was prepared and certified by the Board on 12/15/15**
- **This project will not result in any new significant impacts not previously analyzed in the TGPA/ZOU EIR**
- **Therefore, no further CEQA environmental analysis is required as stated in the CEQA Findings included in the staff report packet**

Proposed Rezones Removed for Further Analysis

- Garden Valley Area (1 parcel)
- North Placerville Area (4 parcels)
- Texas Hills Reservoir Area (10 parcels)

(See Exhibit N table on page 25)

- ***Requires General Plan Amendments, further environmental review and separate Board policy review/action***

Recommendation

Staff recommends the Planning Commission forward a recommendation to the Board of Supervisors to take the following actions:

1. Determine that pursuant to the California Environmental Quality Act Guidelines Section 15168, there is no substantial evidence requiring the preparation of a subsequent Negative Declaration or an Addendum to the existing El Dorado County Targeted General Plan Amendment/Zoning Ordinance Update (TGPA/ZOU) Final Program Environmental Impact Report (SCH #2012052074), adopted by the Board of Supervisors on December 15, 2015;
2. Approve General Plan Amendment GPA19-0001 based on the Findings as presented; and
3. Approve Rezone Z19-0003 based on the Findings as presented.

Next Steps

- **Planning Commission Recommendation for the Board of Supervisors Consideration**
- **Staff will review comments received from the public and Planning Commission, and make any necessary revisions to the project**
- **Board of Supervisors on: August 6, 2019**
- ***Zoning Ordinance Major Amendments to Planning Commission and Board: Fall 2019***