

**COUNTY OF EL DORADO
PLANNING AND BUILDING DEPARTMENT
PLANNING COMMISSION
STAFF REPORT**



Agenda of: December 09, 2021

Staff: Efren Sanchez

GENERAL PLAN AMENDMENT/REZONE

FILE NUMBER: GPA21-0003/Z21-0011

APPLICANT: County of El Dorado

REQUEST: **General Plan Amendment (GPA21-0003/2021 Land Use Map Correction)** to modify the General Plan Land Use Map (*Figure LU-1: Land Use Diagram*): to amend the land use designation of existing parcels in the Cameron Park Area (Assessor Parcel Number (APN)s: 083-465-027, 083-465-028, 083-465-029, 083-465-030, and 083-465-031) from Multifamily Residential (MFR) to High-Density Residential (HDR); to amend the land use designation of two existing parcels in the North Placerville Area (APNs: 050-010-035 and 050-010-038) from Open Space (OS) to Rural Residential (RR); to amend the land use designation of an existing parcel in the Cedar Grove Area (APN: 076-270-039) from Commercial (C) to Medium-Density Residential (MDR); and to **Rezone (Z21-0011/2021 Zoning Map Correction)** 8 parcels as previously mentioned with corresponding Zoning, described below.

LOCATION: Cameron Park Area: APNs 083-465-027, 083-465-028, 083-465-029, 083-465-030, and 083-465-031 are located on the west side of Mira Loma Drive, southwest of the intersection with Perlett Drive in the Cameron Park Area, Supervisorial District IV (Exhibit A1).

North Placerville Area: APNs 050-010-035 and 050-010-038 are located on west side of Bedford Avenue, northwest of the intersection with Bear Rock Road in the Placerville Area, Supervisor District III (Exhibit A2).

Cedar Grove Area: APN 076-270-039 is located on the south side of Pony Express Trail, west of the intersection with Ridgeway Drive in the Cedar Grove Area, Supervisor District III (Exhibit A3).

ENVIRONMENTAL DOCUMENT: California Environmental Quality Act (CEQA) Addendum to the Targeted General Plan Amendment/Zoning Ordinance Update (TGPA/ZOU) Environmental Impact Report (EIR) consistent with Sections 15162 and 15164 of the CEQA Guidelines.

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

1. Approve the CEQA Addendum to the Targeted General Plan Amendment/Zoning Ordinance Update Environmental Impact Report consistent with Sections 15162 and 15164 of the CEQA Guidelines;
2. Approve GPA21-0003 based on the Findings as presented; and
3. Approve Z21-0011 based on the Findings as presented.

EXECUTIVE SUMMARY

The Cameron Park Area general plan amendment and parcel-specific rezone is a County-initiated project component consistent with Tier 1 Priority Project #20 *County-Initiated Rezones* and the *Mira Loma Rezone and GPA* on the 2021-2022 Long Range Planning Priority Matrix approved by the Board on April 13, 2021. No development is proposed as a part of the general plan amendment or parcel-specific rezone. The North Placerville Area general plan amendment and parcel-specific rezone is a County-initiated project component originally from the Title 130 Zoning Ordinance Major Amendments ROI 140-2017 (Resolution of Intent) line item #19; however was removed from the Title 130 Zoning Ordinance Major Amendments Project because it required a General Plan Amendment and further environmental review that was outside the Title 130 Zoning Ordinance Major Amendments CEQA Addendum scope of work. The Cedar Grove Area General Plan Amendment is a County-initiated project component added to this project because of an inconsistency that staff identified where the General Plan Designation and Zoning District for the site do not match. Staff has determined that the proposed project is consistent with land use and zoning designation compatibility, and all other applicable El Dorado County General Plan policies and Zoning Ordinance requirements, as discussed in the Findings.

BACKGROUND / HISTORY

Cameron Park Area

On October 17, 1995, the Board adopted Ordinance 4391 to change the zoning of APNs 83-465-22, 83-465-27 and 83-465-28 from Limited Multifamily Residential-Planned Development (R2-PD) to One-family Residential (R1). The Board's action included approval of the Negative Declaration, approval of the rezone, and direction to modify the public review draft general plan from Multifamily Residential (MFR) to High-Density Residential (HDR). On November 1, 1995, the Zoning Administrator approved Parcel Map P94-26 resulting in the subdivision of APN 83-465-22 into three separate lots (83-465-29 through-31).

The County General Plan was adopted on July 19, 2004, and the five project parcels were assigned a MFR General Plan land use designation. This land use designation conflicted with the R1 zoning established by Ordinance 4391. On December 15, 2015, the Board approved the Targeted General Plan Amendment/Zoning Ordinance Update (TGPA/ZOU) with Resolution 195-2015. A main purpose of the TGPA/ZOU was to rezone parcels where the zoning was inconsistent with the underlying General Plan land use designation. As a result of the TGPA/ZOU, the five subject parcels were rezoned from R1 to RM in order to be consistent with the MFR General Plan land use designation.

On July 10, 2020, Cook Family Holdings, LLC submitted a Pre-Application PA20-0003 (See Exhibit E) for review by the County to consider a 46-unit multifamily project on APN 083-456-028, one of the five parcels described above. The proposal was evaluated against the current MFR General Plan land use designation and the RM zoning, and determined to be a permissive use. However, subsequently, the residents and neighbors within the Cameron Woods community have challenged the validity of this determination for the proposed project based the on the historic General Plan land use and Zoning related activities on the parcel, as described above. The community contends that the parcels should have a HDR General Plan land use designation and an R1 zoning designation, as proposed in the Board's action of October 17, 1995.

Based on the public sentiment from the Cameron Woods community, on March 9, 2021 the Board voted unanimously to: 1) Initiate a General Plan Amendment to change the General Plan land use designation from MFR to HDR of the subject parcels; and 2) Initiate a Rezone to change the zoning of the parcels from RM to R1 of the subject parcels. Further, on April 13, 2021, the Board incorporated the project in the Long Range Planning (LRP) FY 21-22 Priority Matrix as a Tier 1 priority.

North Placerville Area

On November 15, 2016, Planning Services approved the private initiated request for a boundary lot line adjustment and parcel merge of APNs 050-010-016 and 050-020-014, which reassigned the newly merged lot a new APN (050-010-038). On September 12, 2017, the original APN 050-010-016 was added as a rezone and project component for the Title 130 Zoning Ordinance Major Amendments project under ROI 140-2017 (Resolution of Intent) line item #19. On July 19,

2020, the PC made a recommendation to remove the North Placerville Area rezone component from the Title 130 Zoning Ordinance Major Amendments project, because this action would require a General Plan Amendment and further environmental review outside the project's CEQA Addendum scope of work.

Cedar Grove Area

The Cedar Grove Area parcel (076-270-039) has a General Plan Land Use designation and part of a Zoning district that are inconsistent to each other. Staff has identified that this inconsistency is an issue for the parcels ability for development; therefore, the issue will be addressed as part of this project.

EXISTING CONDITIONS

Cameron Park Area

The project site for the Cameron Park Area (5 parcels) consists of approximately 4.1 acres of which 2.25 is vacant land (083-465-028). The project site consists of hills and gullies and ranges in elevation from approximately 1,340 feet to approximately 1,353 feet above mean sea level. The project site is developed with single family homes except for the vacant lot (083-465-028). The vacant property is characterized by annual grass land on the eastern portion, oak woodland on the west portion, and a drainage easement on the southwest portion of the site forming a gully.

North Placerville Area

The project site for the North Placerville Area (2 parcels) consist of approximately 52.59 acres of which 37.89 acres (050-010-038) is already developed land that will have the potential to add additional residential uses and residential accessory structures if the project is approved. The project site consists of primarily the east slope of Big Canyon Creek where steep topography exists on an average slope of 27.3% grade. The project site range in elevation is from approximately 1,485 feet to approximately 1,997 feet above mean sea level. The project site is adjacent to Big Canyon Creek, which is a perennial water course that runs on the perimeter from northwest to southeast. The project site is primarily undeveloped due to constraints in topography and land use Open Space (OS) designation that does not allow for residential uses. The only development that exists at the 2 parcel project site is a primary dwelling on parcel 050-010-038. The project site is characterized by oak resources located at lower elevations along drainage contours with chaparral biology dominating higher elevations of the property.

Cedar Grove Area

The project site for the Cedar Grove Area (1 parcel) consist of approximately one acre of vacant land (076-270-039). The project site consists of pine tree woodland in elevation from approximately 3,645 feet to approximately to 3,667 feet above mean sea level. The vacant property is characterized with pine tree woodland canopy at the north and south ends with some canopy opening at the center of the property.

PROJECT DESCRIPTION

The project consists of a **General Plan Amendment (GPA21-0003)** to amend the Land Use

Map (*Figure LU-1: Land Use Diagram*) with changes to the land use designations of 8 parcels aimed at clarifying their Land Use Map discrepancies; and **Rezone (Z21-0011)** to change the zoning on these same 8 parcels towards correcting previously documented mapping errors of the Zoning Map. A summary table of the proposed general plan amendment and rezone is outlined below (see Table 1).

Table 1 – Summary Table

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)

STAFF ANALYSIS

Staff has analyzed the proposed project and offers the following information, which is grouped by geographical location for consideration by the Planning Commission and subsequent Board of Supervisors.

Cameron Park Area (5 parcels), APNs: 083-465-027, 083-465-028, 083-465-029, 083-465-030, and 083-465-031:

The subject five parcels in the Cameron Park Area have a current General Plan Land Use Designation of MFR and Zoning of RM, which is inconsistent with the Board’s actions that approved project Z94-19 (rezone) and adopted Ordinance 4391 on October 17, 1995. The Board’s October 17, 1995 hearing documentation indicates that the “Board approved the negative declaration and approved the rezoning by adoption of Ordinance No. 4391 based on the findings of the Planning Commission on 9/14/95; and modified the public review draft general

plan from Multi-Family to High Density Residential for the subject properties.” In 1995, the County was in the final stages of updating the General Plan, and the 1996 General Plan was still a Public Review Draft. The 1996 General Plan Land Use Designation Map omitted in error the Board’s action to modify the subject properties from MFR to HDR. The same error of omission carried forward in the 2004 General Plan. Planning staff is recommending that the General Plan Land Use Map be amended to change the land use designation for the subject parcels from MFR to HDR and that the zoning is changed to R1.

North Placerville Area (2 parcels), APNs: 050-010-035 and 050-010-038:

The North Placerville Area has two parcels that are targeted for a General Plan Amendment and Rezone as part of this project. The consistency of General Plan Designations to Zoning is determined by utilizing the information outlined in General Plan *Table 2-4: General Plan Land Use Designation and Zoning District Consistency Matrix* (See Exhibit F). The first subject parcel in the North Placerville Area (050-010-035) has a current General Plan Land Use Designation of OS and Zoning of Open Space (OS) that makes it consistent. The second subject parcel in the North Placerville Area (050-010-038) has a current General Plan Land Use Designation split between OS and Rural Residential (RR). This second subject parcel has a split zoning of OS and Rural Lands Twenty-Acres (RL-20), which makes it inconsistent with its General Plan Designation. Planning Services historical records indicate that the reason the second parcel received both a split General Plan Land Use Designation and Zoning due to a privately initiated boundary lot line adjustment and parcel merge. The project would fix the split zoning from OS/RL-20 to a simplified RL-20 with approval of the project. Similarly, APN 050-010-035 will need the same General Plan Land Use Designation and zoning reassignment as it is in the process of merging with APN 050-010-038 as part of a separate privately initiated project by the property owner. There are three other parcels that are associated with these North Placerville Area parcels that will maintain their OS zoning (APNs 050-010-021, 050-010-034, and 050-010-037). These vacant parcels will remain undeveloped mainly due to their OS zoning, existing terrain, and topography.

On December 15, 2015, the Board approved the County-initiated TGPA-ZOU. A component of the TGPA-ZOU project included no longer allowing dwellings to be built in Open Space (OS) zones. On September 28, 2016, the property owner and contractor submitted a building permit application for a dwelling with attached garage on APN 050-010-016, which is the predecessor of APN 050-010-038. The building permit was plan checked by Planning Services on October 26, 2016, which resulted in Planning Services issuing a correction letter informing the applicant team that residential uses such as dwellings are not allowed within the OS Zoning and General Plan Designation. This issue of a proposed dwelling on an OS zone was elevated by the applicant team to the Principal Planner and Director who made the determination to allow the permit to proceed. According to notes found in building permit #252280, “...process permit as the intent was clearly expressed by the applicant in 2015 to develop their property under the previous zoning ordinance that allowed residential uses in the OS zone. Consistent with 130.10.040.C.1 per Roger Trout, Director.” In an effort to alleviate the issue, the project applicant submitted a request for a boundary lot line adjustment and merge (BLA16-0045). The idea was to merge the OS zoned parcel with the RL-20 zoned parcel that allows residential uses.

On November 15, 2016, Planning Services approved the request for a boundary lot line adjustment and parcel merge of APNs 050-010-016 and 050-020-014, which reassigned the newly merged lot a new APN (050-010-038). This lot line adjustment and merge did not trigger the need for a General Plan Amendment or Rezone to address the split land use designation and zoning it created, because the County’s Subdivision Ordinance, entitled *Title 120-Subdivisions*, Section 120.53.050.B – Zoning/General Plan Consistency Required. This Subdivision Ordinance Section is not strict on requiring a rezone for lot line adjustments. For instance, the Subdivision Ordinance Section indicated “Existing lots which cross zone boundaries may adjust property lines without rezoning the configured lots, provided the minimum lot size is met within each zone overlying its respective portion of the property.” Subsequently, on December 1, 2016 the certificate of merge was recorded and building permit #252280 was given the okay for finalizing the dwelling and garage through the permit process.

On September 12, 2017, the original APN 050-010-016 was identified in ROI 140-2017 (Resolution of Intent) line item #19, as a project component for the Title 130 Zoning Ordinance Major Amendments project. This was an opportunity to address the OS split zoning; however, the ROI inaccurately classified the existing zoning Recreational Facilities, Low-Intensity (RF-L) instead of OS as indicated below.

North Placerville Area - 1 parcel (ROI 140-2017, Item No. 19, EXHIBIT G)

19.	APN 050-010-16	Rezone from RFL to RE-10 to reflect privately held parcel designated Open Space.
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The North Placerville Area rezone above was a component of the Title 130 Zoning Ordinance Major Amendments project; however, staff realized that the rezone would entail a General Plan Amendment and additional CEQA analysis that was not scoped for the Major Amendments project. The staff report for the Planning Commission Workshop on January 24, 2019, indicated that the North Placerville rezones were removed from the project and cited the following: “As a result of further research, staff identified a few project components that will require General Plan Amendments and further environmental review. The items recommended to be removed and analyzed separately include the following: allowing residential uses in open space zones; the expansion of temporary camping; and parcel rezones within the North Placerville, Pilot Hill, and Texas Hill Reservoir areas. Staff recommends that these items be removed from the project and analyzed separately (Alagozian 2019, page 2).” Both the Planning Commission and the public did not object to the direction staff was moving in regards to the major amendments project. The Planning Commission agreed with the recommendation made by staff of removing the North Placerville rezone component from the Title 130 ZO Major Amendments project (OR17-0002) during the Planning Commission hearing on July 9, 2020.

Cedar Grove Area (1 parcel), APN 076-270-039

The subject parcels in the Cedar Grove Area has a current General Plan Land Use Designation of Commercial (C) and Zoning of One-acre Residential (R1A), which is inconsistent with the information outlined in General Plan *Table 2-4: General Plan Land Use Designation and Zoning District Consistency Matrix* (See Exhibit F). Planning staff is recommending that the General Plan Land Use Map be amended to change the land use designation for the subject parcels from C to Medium Density Residential (MDR), as described in Finding 2.3 below.

SUPPORT INFORMATION

Staff Report Attachments:

Findings

Exhibits

Exhibit A1	Location Map (Cameron Park Area)
Exhibit A2	Location Map (North Placerville Area)
Exhibit A3	Location Map (Cedar Grove Area)
Exhibit B1	Aerial Map (Cameron Park Area)
Exhibit B2	Aerial Map (North Placerville Area)
Exhibit B3	Aerial Map (Cedar Grove Area)
Exhibit C1	General Plan Land Use Map (Cameron Park Area)
Exhibit C2	General Plan Land Use Map (North Placerville Area)
Exhibit C3	General Plan Land Use Map (Cedar Grove Area)
Exhibit D1	Zoning Map (Cameron Park Area)
Exhibit D2	Zoning Map (North Placerville Area)
Exhibit D3	Zoning Map (Cedar Grove Area)
Exhibit E	CEQA Document (and related technical documents)
Exhibit F	Table 2-4 General Plan Land Use Designation and Zoning District Consistency Matrix
Exhibit G	ROI 140-2017 Executed 9-12-17

FINDINGS

General Plan Amendment GPA21-0003/Rezone Z21-0011 Planning Commission /December 9, 2021

1.0 CEQA FINDINGS

- 1.1 The project has been found to be in compliance with the requirements of California Environmental Quality Act (CEQA) pursuant to Section 15168 (Program EIR), because the project activity is within the scope of the program approved Targeted General Plan Amendment-Zoning Ordinance Update (TGPA-ZOU) EIR that was certified by the Board of Supervisors on December 15, 2015 (Legistar File 11-0356)¹. No subsequent EIR is required for project GPA21-0003/Rezone Z21-0011, because the General Plan Land Use Map revisions and parcel-specific rezones were due to previously documented mapping errors that were inaccurately documented after the TGPA/ZOU Program EIR certification. The proposed general plan amendment and parcel-specific rezones will not result in any new significant impacts that were not previously analyzed in the TGPA/ZOU Program EIR; therefore no further CEQA environmental analysis is required. No new California Department of Fish and Wildlife fee is required, because an EIR was previously prepared for the TGPA/ZOU Project (State Clearinghouse Number SCH #2012052074).
- 1.2 The documents and other materials that constitute the record of proceedings upon which this decision is based are in the custody of the Planning and Building Department at 2850 Fairlane Court, Placerville, CA 95667.

2.0 GENERAL PLAN FINDINGS

2.1 The project is consistent with General Plan Policy 2.2.1.2 High-Density Residential (HDR)

General Plan Policy 2.2.1.2 identifies that the purpose of the High-Density Residential (HDR) land use designation establishes those areas suitable for intensive single-family residential development at densities from one to five dwelling units per acre. Allowable residential structure types include single-family attached (i.e., air-space condominiums, townhouses) and detached dwellings and manufactured homes. Except as provided in Policy 2.2.2.3, this designation is considered appropriate only within Community Regions and Rural Centers.

Rationale: The proposed general plan amendment and rezones in the Cameron Park

¹ Final Program Environmental Impact Report for the Targeted General Plan Amendment and Zoning Ordinance Update. <https://eldorado.legistar.com/LegislationDetail.aspx?ID=2534630&GUID=349481A7-0533-4DEC-99C3-7CC9B82A8959>

Area is consistent with this policy. The site is within the Cameron Park Community Region. Both the existing Multifamily Residential (MFR) and the proposed HDR general plan designation are compatible in Community Regions. The subject 5 parcels in the Cameron Park Area are surrounded by HDR and MFR parcels to the north and east, and HDR on the south and west as indicated in Exhibit C1 General Plan Map. The proposed project is compatible with the land use designation with potential future development being consistent with density standards of the HDR land use designation.

2.2 The project is consistent with General Plan Policy 2.2.1.2 Rural Residential (RR)

General Plan Policy 2.2.1.2 identifies that the purpose of the Rural Residential (RR) land use designation establishes areas for residential and agricultural development. These lands will typically have limited infrastructure and public services and will remain for the most part in their natural state. This category is appropriate for lands that are characterized by steeper topography, high fire hazards, and limited or substandard access as well as “choice” agricultural soils. The RR designation shall be used as a transition between Low-Density Residential (LDR) and the Natural Resource (NR) designation. Clustering of residential units under allowable densities is encouraged as a means of preserving large areas in their natural state or for agricultural production. Typical uses include single-family residences, agricultural support structures, a full range of agricultural production uses, recreation, and mineral development activities. The allowable density for this designation is one dwelling unit per 10 to 160 acres. This designation is considered appropriate only in the Rural Regions.

Rationale: The proposed general plan amendments and rezone in the North Placerville Area is consistent with this policy. The site is north of the Placerville Community Region, outside the community region boundary, and within the rural region. The subject North Placerville Area parcels are surrounded by RR general plan land use designation parcels to the north, east, south, and west as indicated in Exhibit C2 General Plan Map. The proposed project is compatible with the land use designation as the subject parcels are primarily on the east slope of Big Canyon where steeper topography exists. The density standards of the RR land use designation is one dwelling unit per 10 to 160 acres and the two subject parcels in the North Placerville Area average 26 acres in size.

2.3 The project is consistent with General Plan Policy 2.2.1.2 Medium-Density Residential (MDR)

General Plan Policy 2.2.1.2 identifies areas suitable for detached single-family residences with larger lot sizes which will enable limited agricultural land management activities. This designation shall be applied where the character of an area is single-family residences; where the absence or reduced level of infrastructure including roads, water lines, and sewer lines does not justify higher densities; where the topography poses a constraint to higher densities; and as a transitional land use between the more highly developed and the more rural areas of the County. The maximum allowable density shall be one dwelling unit per 1.0 acre. Parcel sizes shall range from 1.00 to 5.00 acres. Except as provided in Policy 2.2.2.3, this designation is considered appropriate only within Community Regions and Rural Centers.

Rationale: The proposed general plan amendment and rezone in the Cedar Grove Area is consistent with this policy. This site is in close proximity to the Cedar Grove and Pollock Pines Rural Centers. The subject Cedar Grove parcel takes access on Shangrala Lane via a private road versus the public road of Pony Express Trail. The existing private road access is more compatible with Medium-Density Residential (MDR) where a reduced level of infrastructure including roads is acceptable and cannot justify higher densities or commercial uses. The proposed project for the Cedar Grove parcel would make it well-matched with the existing residential neighborhood parcels that takes access on Shangrala Lane. The subject one acre size Cedar Grove Area parcel is surrounded by Commercial (C) general plan land use designation parcels to the north, east, and south; and MDR to the west. The MDR land use designation is considered appropriate within rural centers.

2.4 **The project is consistent with General Plan Policy 2.2.5.2.**

All applications for discretionary projects or permits including, but not limited to, General Plan amendments, zoning boundary amendments, tentative maps for major and minor land divisions, and special use permits shall be reviewed to determine consistency with the policies of the General Plan. No approvals shall be granted unless a finding is made that the project or permit is consistent with the General Plan. In the case of General Plan amendments, such amendments can be rendered consistent with the General Plan by modifying or deleting the General Plan provisions, including both the land use map and any relevant textual policies, with which the proposed amendments would be inconsistent.

Rationale: The project has been reviewed in accordance with General Plan Policy 2.2.5.2 and has been found to be consistent with all applicable policies of

the General Plan. The proposal is consistent with the intent of the General Plan, as determined within the General Plan Findings.

2.5 The project is consistent with General Plan Policy 2.2.5.3.

Policy 2.2.5.3 requires that the County evaluate future rezoning: (1) To be based on the General Plan's general direction as to minimum parcel size or maximum allowable density; and (2) To assess whether changes in conditions that would support a higher density or intensity zoning district. The specific criteria to be considered include, but are not limited to, the following nineteen criteria:

1. Availability of an adequate public water sources or an approved Capital Improvement Project to increase service for existing land use demands;

Cameron Park Area Rationale: The proposed project for the Cameron Park Area would be a reduction of the general plan density (MRF to HDR) and the rezone would lower the intensity of the zoning from Multi-unit Residential (RM) to Single-unit Residential (R1). Four out of the five proposed subject Cameron Park Area parcels are already developed with existing single family dwellings. The vacant parcel (080-465-028) would need to connect to the services of El Dorado Irrigation District (EID) at a lower intensity than that of a RM zone project.

North Placerville Area Rationale: The proposed project for the North Placerville Area would not connect to a public water source. There is an existing well on parcel 050-010-034 that currently serves the existing dwelling on parcel 050-010-038.

Cedar Grove Area Rationale: The proposed project would need to connect to EID services. The specifics of the future EID connection will be determined during the building permit phase for the single family dwelling.

2. Availability and capacity of public treated water system;

Cameron Park Area Rationale: The four out of the five proposed subject Cameron Park Area Parcels are already developed with existing single family dwellings, and their existing connection to public sewer would not be affected by this project. The vacant parcel (080-462-028) would need to connect to available public treated water system; however, the connection would be at a lower capacity than what was contemplated for RM zoning.

North Placerville Area Rationale: The proposed project for the North Placerville Area would not connect to a public treated water system.

Cedar Grove Area Rationale: The proposed project would need to connect to EID public treated water system. The specifics of this future connection will be determined during the building permit phase for the single family dwelling.

3. Availability and capacity of public waste water treatment system;

Cameron Park Area Rationale: Four out of the five proposed subject Cameron Park Area parcels are already developed with existing single family dwellings, and their existing connection to public sewer would not be affected by this project. The vacant parcel (080-462-028) would need to connect to available public sewer system; however, the connection would be at a lower capacity than what was contemplated for RM zoning.

North Placerville Area Rationale: The proposed project for the North Placerville Area would not connect to a public waste water treatment system.

Cedar Grove Area Rationale: The proposed project would need to connect to connect to EID public waste water treatment system. The specifics of this future connection will be determined during the building permit phase for the single family dwelling.

4. Distance to and capacity of the serving elementary and high school;

Cameron Park Area Rationale: The proposed project for the Cameron Park Area is located within the Rescue Union School District. The nearest school is Green Valley Elementary School, located approximately 1.5 miles from the site. The assigned high school for this site is Ponderosa High. Prior to issuance of residential building permit on the vacant parcel (080-462-028), payment of school fees would be required, which would provide funding for any additional school capacity necessary to serve additional students.

North Placerville Area Rationale: The proposed project for the North Placerville Area is located within the Mother Lode Union School District. The nearest school is El Dorado High School, located approximately 1.2 miles from the site. The project would not create any new residential lots. The existing developed lot (050-010-038) already has a primary dwelling for which payment of school fees were collected prior to issuance of the residential building permit. As such, there would be no impact on school capacity.

Cedar Grove Area Rationale: The proposed project for the Cedar Grove Area is located within the Pollock Pines School District. The nearest school is Pinewood Elementary School, located approximately 2.06 miles from the site. The assigned high school for this site is El Dorado High School. Prior to issuance of residential building permit on this site, payment of school fees would be required, which

would provide funding for any additional school capacity necessary to serve additional students.

5. Response time form nearest fire station handling structure fires;

Cameron Park Area Rationale: The proposed project for the Cameron Park Area site is located within the Cameron Park Community Service District (CSD) Fire Department. The nearest fire station is located approximately 0.5 miles from the project site. The proposed change in zoning for this site would be from RM to R1, which is a less intensive use than original contemplated under the RM zone.

North Placerville Area Rationale: The proposed project for the North Placerville Area site is located within the El Dorado County Fire Protection District. The project site is located approximately 1.3 miles from El Dorado County Fire Station 26. There is no proposed additional residential development at this site; therefore, the project would not affect acceptable fires service ratios, response times, or other performance objectives.

Cedar Grove Area Rationale: The proposed project for the Cedar Grove Area is located within El Dorado County Fire Protection District. The project site is located approximately 2.32 miles from the El Dorado County Fire Station 17.

6. Distance to nearest Community Region or Rural Center;

Cameron Park Area Rationale: The proposed project for the Cameron Park Area is located within the Community Region of Cameron Park.

North Placerville Area Rationale: The proposed project for the North Placerville Area site is located outside the Placerville Community Region boundary.

Cedar Grove Area Rationale: The proposed project for the Cedar Grove Area site is located within close proximity to the Cedar Grove and Pollock Pines Rural Centers.

7. Erosion hazard;

Cameron Park Area Rationale: Review of the County Geographic Information System (GIS) soil data demonstrates the project site lies in soils underlain by Rescue very stony sandy loam (3 to 15 percent slopes) and Rescue clay, clayey variant. The erosion hazards for these soil types are slight to moderate. The grading necessary for developing the vacant parcel (080-462-028) would be required to comply with applicable grading and erosion control policies established by the County.

North Placerville Area Rationale: Review of the County GIS soil data demonstrates the project site lies in soils underlain by *Metamorphic Rock Land*,

Mariposa Very Rocky Silt Loam (50 to 70 percent slopes), and *Maymen Very Rocky Loam* (15 to 70 percent slopes). The erosion hazard for the metamorphic rock land is slight to moderate, the Mariposa very rocky silt loam is high, and the erosion hazard for the Maymen Very Rocky Loam is also high. The parcel with the existing residential development (050-010-038) will have the capacity to add additional accessory uses and structures associated with the primary use. The grading necessary for the onsite improvements would be required to comply with applicable grading and erosion control policies established by the County.

Cedar Grove Area Rationale: Review of the County GIS soil data demonstrates the project site lies in soils underlain by Aiken Loam (9 to 15 percent slopes) and Cohasset Loam, shoulders (3 to 20 percent slope). The erosion hazard for these soil types are slight to moderate, and runoff is slow to medium. The grading necessary for developing the vacant parcel would be required to comply with applicable grading and erosion control policies established by the County.

8. Septic and leach field capacity;

Cameron Park Area Rationale: The proposed project for the Cameron Park Area does not propose a new septic systems or leach fields. The vacant parcel (080-462-028) would need to connect to available public sewer system.

North Placerville Area Rationale: The vacant parcels will remain undeveloped mainly due to their proposed zoning, existing terrain, and topography. The parcel with the existing residential development (050-010-038) will have the capacity to add additional accessory uses and structures associated with the primary dwelling. Future residential expansions or accessory dwelling unit will need a wastewater disposal report, including a soil percolation test submitted to Environmental Management who will determine if the system has enough capacity.

Cedar Grove Area Rationale: No new septic systems are proposed. The proposed project would need to connect to EID public waste water treatment system. The specifics of this future connection will be determined during the building permit phase for the single family dwelling.

9. Groundwater capability to support wells;

Cameron Park Area Rationale: No wells are proposed, and the development would not impact groundwater supply.

North Placerville Area Rationale: No new wells are proposed, and the development will not impact groundwater supply.

Cedar Grove Area Rationale: No wells are proposed, and the development does not impact groundwater supply. The proposed project would need to connect to EID services.

10. Critical flora and fauna habitat areas;

Cameron Park Area Rationale: An Oak Resources Technical Report is required as part of the building permit application if oak resources would be impacted by a future onsite development. Any removal of Oak resources would be mitigated in accordance with the adopted Oak Resources Management Plan (ORMP).

North Placerville Area Rationale: An Oak Resources Technical Report is required as part of the building permit application if oak resources would be impacted by a future onsite development. Any removal of Oak resources would be mitigated in accordance with the adopted ORMP.

Cedar Grove Area Rationale: An Oak Resources Technical Report is required as part of the building permit application if oak resources would be impacted by a future onsite development. Any removal of Oak resources would be mitigated in accordance with the adopted ORMP.

11. Important timber production areas;

Cameron Park Area Rationale: The project site does not contain and is not adjacent to any important timber production areas.

North Placerville Area Rationale: The project site does not contain and is not adjacent to any important timber production areas.

Cedar Grove Area Rationale: The project site does not contain and is not adjacent to any important timber production areas.

12. Important agricultural areas;

Cameron Park Area Rationale: The project site is not located near and does not adversely affect agricultural areas.

North Placerville Area Rationale: The project site is not located near and does not adversely affect agricultural areas.

Cedar Grove Area Rationale: The project site is not located near and does not adversely affect agricultural areas.

13. Important mineral resource areas;

Cameron Park Area Rationale: The project site is not located near important mineral resource areas and would not adversely affect them.

North Placerville Area Rationale: The project site is located in the General Plan Mineral Resources (MR) overlay; however, the Chili Bar Slate Mine is located approximately 0.81 miles northwest from the project site. The project site is not directly adjacent to mining operations; therefore, there is a low probability that the project will adversely affect mineral resource operations.

Cedar Grove Area Rationale: The project site is not located near important mineral resource areas and would not adversely affect them.

14. Capacity of the transportation system serving the area;

Cameron Park Area Rationale: Four out of the five proposed subject Cameron Park Area Parcels are already developed with existing single family dwellings, and their existing connection to the transportation system would not be affected by this project. The vacant parcel (080-462-028) would need to connect to the available transportation system; however, the connection would be at a lower capacity than what was contemplated for RM zoning.

North Placerville Area Rationale: There is no proposed additional residential development at this site; therefore, the project would not affect transportation system capacity.

Cedar Grove Area Rationale: The vacant parcel once developed would need to connect to the available transportation system and anticipated that it would not affect transportation system capacity. Future residential development would be required to pay Traffic Impact Mitigation fees.

15. Existing land use patterns;

Cameron Park Area Rationale: The project would be consistent with the adjacent existing residential uses in the area as it is primarily surrounded by existing General Plan designated HDR and MFR parcels.

North Placerville Area Rationale: The project would be consistent with the adjacent General Plan designated RR parcels in the area.

Cedar Grove Area Rationale: The project would be consistent with the adjacent General Plan designated MDR parcels to the southwest.

16. Proximity to perennial water course;

Cameron Park Area Rationale: The vacant parcel of 083-465-028 has a 40-foot wide drainage easement on the south end of the parcel according to Parcel Map 37-02. The project site is not located adjacent to perennial water courses. The nearest perennial stream of Deer Creek flows into Cameron Park Lake, which is approximately 0.5 miles west of the project site. The General Plan Amendment and rezone does not affect this water course.

North Placerville Area Rationale: The project site is located adjacent to Big Canyon Creek, which is a perennial water course that runs on the perimeter from northwest to southeast. The General Plan Amendment and rezone does not affect this water course, as there is no proposed additional development near the perennial area.

Cedar Grove Area Rationale: The project site is not located adjacent to perennial water courses; however, across Pony Express Trail and on neighboring parcels there is El Dorado Irrigation District Main Canal. The El Dorado Irrigation District Main Canal flows 0.03 miles north of the project site. The proposed General Plan Amendments does not affect this water delivery ditch.

17. Important historical/archeological sites;

Cameron Park Area Rationale: At the project site there are no known historic or archaeological sites that would be affected by the project.

North Placerville Area Rationale: At the project site there are no known historic or archaeological sites that would be affected by the project.

Cedar Grove Area Rationale: At the project site there are no know historic or archaeological sites that would be affected by the project.

18. Seismic hazards and present of active faults; and

Cameron Park Area Rationale: There are no active faults or extraordinary seismic hazards in the vicinity of the project site. Most faults or extraordinary seismic hazards are concentrated on the east slope of the County. Adherence to standard construction practices would prevent any seismic related hazards.

North Placerville Area Rationale: There are no active faults or extraordinary seismic hazards in the vicinity of the project site, as most are on the east slope of the County in Echo Lake, Emerald Bay, and the Tahoe Area. Adherence to standard construction practices would prevent any seismic related hazards.

Cedar Grove Area Rationale: There are no active faults or extraordinary seismic hazards in the vicinity of the project site, as most are on the east slope of the

County in Echo Lake, Emerald Bay, and the Tahoe Area. Adherence to standard construction practices would prevent any seismic related hazards.

19. Consistency with existing Conditions, Covenants, and Restrictions.

Cameron Park Area Rationale: The proposed General Plan amendment and rezone for this project site would not result in a physical change to the site, and each parcel would continue to be restricted by development and maintenance standards of the existing CC&Rs for Cameron Woods² Unit No. 1.

North Placerville Area Rationale: The project site does not have any existing CC&Rs.

Cedar Grove Area Rationale: The project site does not have any existing CC&Rs.

2.6 **The project is consistent with California Government Code § 65863 (No Net Loss)**

California Government Code Section 65863:

- (a) *Each city, county, or city and county shall ensure that its housing element inventory described in paragraph (3) of subdivision (a) of Section 65583 or its housing element program to make sites available pursuant to paragraph (1) of subdivision (c) of Section 65583 can accommodate, at all times throughout the planning period, its remaining unmet share of the regional housing need allocated pursuant to Section 65584, except as provided in paragraph (2) of subdivision (c). At no time, except as provided in paragraph (2) of subdivision (c), shall a city, county, or city and county by administrative, quasi-judicial, legislative, or other action permit or cause its inventory of sites identified in the housing element to be insufficient to meet its remaining unmet share of the regional housing need for lower and moderate-income households.*
- (b) *(1) No city, county, or city and county shall, by administrative, quasi-judicial, legislative, or other action, reduce, or require or permit the reduction of, the residential density for any parcel to, or allow development of any parcel at, a lower residential density, as defined in paragraphs (1) and (2) of subdivision (g), unless the city, county, or city and county makes written findings supported by substantial evidence of both of the following:*
- (A) *The reduction is consistent with the adopted general plan, including the housing element.*
- (B) *The remaining sites identified in the housing element are adequate to meet the requirements of Section 65583.2 and to accommodate the jurisdiction's share of the regional housing need pursuant to Section 65584. The finding shall include a quantification of the remaining unmet need for the jurisdiction's share of the regional housing need at each income level and the remaining capacity of sites identified in the housing element to accommodate that need by income level.*

2 Existing CC&Rs Found here: <https://www.cameronpark.org/files/e74f6d9e7/Cameron+Woods+Unit+1.pdf>

Rationale: The Cameron Park Area project site includes a parcel (083-465-028) that has been identified in the County General Plan 2021-2029 Housing Element as a site suitable for the development of housing for very-low (VL) to low (L) income households. This parcel consists of approximately 2.3 acres and was attributed a reasonable capacity for the development of 29 units for the very-low to low (VL/L) income households. (See General Plan Appendix B – Residential Land Inventory: Table HO-34: Vacant Sites Western Slope)

Codified on January 1, 2018 as California Government Code § 65863, SB 166 is known as the “No Net Loss” law. The law prohibits jurisdictions, with certain exceptions, from permitting a development at a density lower than what was specified for the site in that jurisdiction’s housing element. The law does make certain exceptions. For example, in certain circumstances, if a jurisdiction has adopted a Housing Element that is in compliance with state law, it may make written findings supported by substantial evidence that the reduction in density is consistent with the adopted general plan, including the Housing Element, and that the remaining sites are adequate to accommodate the jurisdiction’s share of the regional housing need. A local jurisdiction that can successfully make these findings may be able to lower residential density on certain sites as long as there is “no net loss” of density. The law defines “lower residential density” in multiple ways, depending on the circumstances, such as whether the site has been or will be rezoned. Typically, “lower residential density” will be defined as a lower residential density than what is identified in the Housing Element.

The County’s land inventory contained in the 2021-2029 Housing Element Update supports the Regional Housing Needs Assessment (RHNA) allocation of housing, including projects approved prior to the 2021 update and the potential development of vacant parcels and development on underutilized parcels, exceeds the net remaining RHNA in the lower income categories. In other words, the County has identified a surplus of available land inventory for development opportunities for all income categories. Approval of this project at the proposed density and affordability level should not result in a net loss of affordable housing for lower income categories; however, full analysis is ongoing for development projects between 2021-2029 during the Housing Element’s eight year planning cycle. The quantifiable analysis is limited to the data collected so far from September 7, 2021, which is the date the Board of Supervisors Adopted the 2021-2029 Housing Element Update. The Housing Element Annual Progress Reports submitted every year by April 1st to the Housing and Community Development (HCD) will allow County staff to keep an accounting of our RHNA numbers as we progress through

the planning horizon eight year cycle.

Table HO-30 (see below) indicates that the west slope has a land inventory of 2,800 in the very-low/ low (VL/L) category and removal of the project's 29 units in the VL/L would result in 2,771 VL/L category. As long as our vacant land inventory in the VL/L category does not decrease below the projected 2,309 units, then we are in the clear for adhering to our RHNA obligations. The unit surplus is what allows this project to move forward and still sustain consistency with the General Plan Housing Element.

Table HO-30
Land Inventory Summary – El Dorado County

	Income Category			
	Very Low/Low	Moderate	Above	Total
Pending/Approved Projects	101	8	2,583	2,692
Vacant land				
West Slope	2,239	757	175	3,171
East Slope	133	45	136	314
Projected Accessory Dwelling Units	327	251	6	584
Subtotal	2,800	1,061	2,900	6,761
RHNA (2021–2029)	2,309	903	2,141	5,353
Unit Surplus	491	158	759	1,408

Source: El Dorado County. January 2021

Housing element law specifies that jurisdictions must identify adequate sites that could accommodate and be made available to encourage the residential development of a variety of housing types for all economic segments of the population. In evaluating the residential growth potential, the County of El Dorado has reviewed vacant sites in the unincorporated areas identified for residential use, which are summarized in the Residential Land Inventory of the Housing Element, Appendix B³.

The parcels in the North Placerville Area and Cedar Grove Area are not affected by the “No Net Loss” California Government Code § 65863 as their current General Plan Land Use Designations were not included in the vacant land Residential Land Inventory. For instance, the North Placerville Area parcels include either Open Space (OS) land use

³ <https://www.edcgov.us/Government/longrangeplanning/LandUse/Pages/General-Plan-Housing-Element---2021.aspx>

designation, or a split general plan designation of OS/RR (Rural Residential). Meanwhile, the Cedar Grove Area parcel has a Land Use Designation of Commercial; which are land uses that are typically not included in the residential land inventory assessment.

3.0 ZONING FINDINGS

3.1 The proposed use is consistent with Chapter 130.23.

The Cameron Park Area parcels are currently zoned RM and would be rezoned to R1 with approval of the project. The project has been analyzed in accordance with Zoning Ordinance Section 130.23.030 (Development Standards) for minimum lot size, widths, and building setbacks.

The Cedar Grove Area parcel is currently zoned One-Acre Residential (R1A) and would remain R1A with approval of the project.

Rationale: The Cameron Park Area project site is proposed to be rezoned from RM to R1 with the proposed parcels meeting the required lot size, lot width, and minimum setbacks as required of them during development of the exiting dwellings. The vacant parcel (083-465-027) would be required to meet the Development Standards of the proposed rezone from RM to R1. The minimum lot size for the R1 zone is 6,000 square feet, with a minimum width of 60 feet, and minimum setback of 20 feet for front yards, 5 feet for sides, and 15 feet for the rear yard. The development standards between the RM and R1 are similar with the exception of the R1 zone having a rear yard of 15 feet instead of 10 feet.

The Cedar Grove Area project site will not be rezoned. The project site for Cedar Grove Area meets the required lot size and lot width. The vacant parcel (076-270-039) would be required to meet the Development Standards once the project site is developed in the future.

3.2 The proposed use is consistent with Chapter 130.21.

The North Placerville Area parcels are currently zoned OS and parcel 050-010-038 has a split zoning of OS with RL-20. The proposed project would rezone the split zone parcel from OS/RL-20 to RL-20. The 050-010-035 would also be rezoned from OS to RL-20. The North Placerville Area site has been analyzed to account for the proposed rezones.

The project site has been analyzed in accordance with Zoning Ordinance Section 130.23.030 (Development Standards) for minimum lot size, width, and building setbacks.

Rationale: The North Placerville Area project site contains parcel (050-010-038), which has a split zoning of OS/RL-20. The rezone component of this project would fix the split zoning from OS/RL-20 to simply RL-20 with approval of the project.