

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



Board of Supervisors

August 6, 2019

Item 28, Legistar File 19-1149

Overview

- **GPA19-0001:** Amend General Plan Land Use Map to correct Land Use Designations on portions of 2 parcels
- **Z19-0003:** Rezone 25 parcels to correct documented Zoning Map errors made during Targeted General Plan Amendment-Zoning Ordinance Update (TGPA-ZOU) project the Board approved in December 2015

General Plan Amendment

GPA19-0001

- **Amend General Plan Land Use Map (Figure LU-1: Land Use Diagram) to change the land use designations of:**
 - **Portion of one parcel (APN 104-250-010) from Multi-family Residential (MFR) to Commercial (C) in Pilot Hill area (District 4); and**
 - **One parcel (APN 070-250-070) from Medium-Density Residential (MDR) to Commercial (C) in Shingle Springs area (District 4)**

Parcel Rezones

Z19-0003

- **25** parcel rezones to correct documented Zoning Map errors in 7 areas:
 1. **1** parcel - Mount Aukum (District 2)
 2. **1** parcel – Somerset (District 2)
 3. **2** parcels – Placerville (District 3)
 4. **4** parcels - Greenwood (District 4)
 5. **1** parcel - Pilot Hill (District 4)
 6. **2** parcels - Shingle Springs (District 4)
 7. **14** parcels - Meeks Creek (District 5)

Planning Commission Hearing

July 11, 2019

- Each parcel's proposed changes were reviewed in detail
(Refer to Legistar File 19-1022)
- All affected property owners were notified by mail with a letter explaining the proposed changes to their parcel, map exhibit, and notice of the Planning Commission hearing
- Hearing notices placed in Mountain Democrat, Georgetown Gazette and Tahoe Tribune newspapers, and posted on the Public Notice webpage on the County website
- Two property owners provided verbal public comments at the hearing in support of the proposed rezones of their property
- Planning Commission recommended approval of staff's recommended actions to the Board of Supervisors

Board Hearing , August 6, 2019

Public Notice / Comments

- **All affected property owners were notified by mail with a letter explaining the proposed changes to their parcel, map exhibit, and notice of the Board hearing on August 6, 2019**
- **Hearing notices placed in Mountain Democrat, Georgetown Gazette and Tahoe Tribune newspapers, and posted on the Public Notice webpage on the County website**
- **One public comment received by email opposing the proposed rezoning of one parcel in the Meeks Creek area**

APN 016-410-011

- **Staff contacted Tahoe City Public Utility District today, informed the facility has been removed from the building, retain right for future use**
- **District also informed it has no objections to the proposed rezone**
- **Staff contacted Tahoe Regional Planning Agency regarding whether parcel should remain zoned as Community Commercial (CC) or rezoned to Single-Unit Residential (R1)**
- **TRPA response: Existing public facility use, as defined by TRPA code, is permissible within Meeks Creek PAS; Commercial is not permissible use within this PAS; TRPA advised not to leave as CC (Legistar 19-1022, Attachment B, Exhibit E)**
- **Proposed rezone to R1 consistent with current land use designations: Conservation – TRPA Meeks Creek PAS and Adopted Plan (AP) – County General Plan**

Environmental Review

- Proposed general plan amendment and parcel rezones are to correct mapping errors made as part of the TGPA/ZOU Project adopted by the Board in Dec. 2015
- A Programmatic EIR was prepared for TGPA/ZOU project 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 (Attachment B, Legistar File 19-1149)

Today's Hearing

Consider the recommendation of the Planning Commission that the Board take the following 3 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 presented; and
3. Approve Rezone Z19-0003 based on the Findings presented.