



# County of El Dorado

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## Legislation Details (With Text)

**File #:** 19-1149 **Version:** 1

**Type:** Agenda Item **Status:** Approved

**File created:** 7/19/2019 **In control:** Board of Supervisors

**On agenda:** 8/6/2019 **Final action:** 8/6/2019

**Title:** HEARING - To consider the recommendation of the Planning Commission on General Plan Amendment GPA19-0001/Rezone Z19-0003 amending General Plan land use designations (General Plan mapping errors) on portions of two parcels and rezoning 25 parcels to correct documented mapping errors of the Zoning Map; and the Planning Commission recommending the Board 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 GPA19-0001 amending the General Plan land use designations (General Plan mapping errors) on portions of two parcels, Assessor's Parcel Number 104-250-010 from Multifamily Residential to Commercial and Assessor's Parcel Number 070-250-070 from Medium-Density Residential to Commercial, based on the Findings presented (Attachment B);
- 3) Approve Z19-0003 rezoning the following 25 parcels to correct documented mapping errors of the Zoning Map: Greenwood Area (Supervisory District 4) - Assessor's Parcel Numbers 074-100-029, 074-100-041, 074-100-046, 074-100-050; Meeks Creek Area (Supervisory District 5) - Assessor's Parcel Numbers: 016-041-006, 016-261-001, 016-261-002, 016-261-006, 016-261-007, 016-261-011, 016-261-012, 016-261-013, 016-261-014, 016-410-001, 016-410-003, 016-410-007, 016-410-009, 016-410-011; Mount Aukum Area (Supervisory District 2) - Assessor's Parcel Number 095-160-015; Pilot Hill Area (Supervisory District 4) - Assessor's Parcel Number 104-250-010; Placerville Area (Supervisory District 3) - Assessor's Parcel Numbers: 084-200-012 and 084-200-057; Shingle Springs Area (Supervisory District 4) - Assessor's Parcel Numbers 070-250-069, 070-250-070; and Somerset Area (Supervisory District 2) - Assessor's Parcel Number 046-370-042 based on the Findings presented (Attachment B);
- 4) Adopt Ordinance 5106 for said Rezone (Attachment A); and
- 5) Continue the item for final action to occur with the adoption of the Resolution approving the General Plan Land Use Elements considered by the Board during the "General Plan Window", tentatively scheduled for August 6, 2019. (Est. Time: 10 Min.)

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. A - Approved Contract Routing Sheet and Rezone Ordinance, 2. B - Findings, 3. C - Planning Commission Minute Order 07-11-19, 4. D - Proof of Publication-Mountain Democrat, 5. E - Proof of Publication-Georgetown Gazette, 6. F - Proof of Publication-Tahoe Tribune, 7. Executed Ordinance 5106, 8. Public Comment 8-5-19, 9. Proof of Publication, 10. Staff Presentation BOS 08-06-19, 11. FINAL Findings, 12. FILED-Notice of Determination - Amended 8-8-19, 13. FILED-Notice of Determination

Date	Ver.	Action By	Action	Result
8/6/2019	1	Board of Supervisors	Approved	Pass

HEARING - To consider the recommendation of the Planning Commission on General Plan Amendment GPA19-0001/Rezone Z19-0003 amending General Plan land use designations (General Plan mapping errors) on portions of two parcels and rezoning 25 parcels to correct documented

mapping errors of the Zoning Map; and the Planning Commission recommending the Board 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 GPA19-0001 amending the General Plan land use designations (General Plan mapping errors) on portions of two parcels, Assessor's Parcel Number 104-250-010 from Multifamily Residential to Commercial and Assessor's Parcel Number 070-250-070 from Medium-Density Residential to Commercial, based on the Findings presented (Attachment B);
- 3) Approve Z19-0003 rezoning the following 25 parcels to correct documented mapping errors of the Zoning Map: Greenwood Area (Supervisory District 4) - Assessor's Parcel Numbers 074-100-029, 074-100-041, 074-100-046, 074-100-050; Meeks Creek Area (Supervisory District 5) - Assessor's Parcel Numbers: 016-041-006, 016-261-001, 016-261-002, 016-261-006, 016-261-007, 016-261-011, 016-261-012, 016-261-013, 016-261-014, 016-410-001, 016-410-003, 016-410-007, 016-410-009, 016-410-011; Mount Aukum Area (Supervisory District 2) - Assessor's Parcel Number 095-160-015; Pilot Hill Area (Supervisory District 4) - Assessor's Parcel Number 104-250-010; Placerville Area (Supervisory District 3) - Assessor's Parcel Numbers: 084-200-012 and 084-200-057; Shingle Springs Area (Supervisory District 4) - Assessor's Parcel Numbers 070-250-069, 070-250-070; and Somerset Area (Supervisory District 2) - Assessor's Parcel Number 046-370-042 based on the Findings presented (Attachment B);
- 4) Adopt Ordinance **5106** for said Rezone (Attachment A); and
- 5) Continue the item for final action to occur with the adoption of the Resolution approving the General Plan Land Use Elements considered by the Board during the "General Plan Window", tentatively scheduled for August 6, 2019. (Est. Time: 10 Min.)

#### **DISCUSSION / BACKGROUND**

Request to consider General Plan Amendment GPA19-0001/Rezone Z19-0003 submitted by El Dorado County for the following: (1) Amend General Plan land use designations (General Plan mapping errors) on portions of two parcels, Assessor's Parcel Number 104-250-010 from Multifamily Residential to Commercial and Assessor's Parcel Number 070-250-070 from Medium-Density Residential to Commercial; and (2) Rezone 25 parcels to correct documented mapping errors of the Zoning Map. The properties are located as follows: Greenwood Area (Supervisory District 4) - Assessor's Parcel Numbers 074-100-029, 074-100-041, 074-100-046, 074-100-050; Meeks Creek Area (Supervisory District 5) - Assessor's Parcel Numbers: 016-041-006, 016-261-001, 016-261-002, 016-261-006, 016-261-007, 016-261-011, 016-261-012, 016-261-013, 016-261-014, 016-410-001, 016-410-003, 016-410-007, 016-410-009, 016-410-011; Mount Aukum Area (Supervisory District 2) - Assessor's Parcel Number 095-160-015; Pilot Hill Area (Supervisory District 4) - Assessor's Parcel Number 104-250-010; Placerville Area (Supervisory District 3) - Assessor's Parcel Numbers: 084-200-012 and 084-200-057; Shingle Springs Area (Supervisory District 4) - Assessor's Parcel Numbers 070-250-069, 070-250-070; and Somerset Area (Supervisory District 2) - Assessor's Parcel Number 046-370-042. (County Planner: Mike Nihan) (Previously adopted Environmental Impact Report)

Planning staff presented the project to the Planning Commission on July 11, 2019 (Item 3, Legistar 19-1022). The Planning Commission did not have any questions. Two property owners spoke during the public comment period - one in support for the proposed rezone of their parcel and the other asked for clarification on the proposed rezone of their parcel. Following closure of deliberation and public comment, Commissioner Hansen made a motion, with a second by Commissioner Williams, to

recommend approval to the Board of staff's recommended actions. The motion passed 3-0 (Commissioners Miller and Shinault were absent) (Attachment C).

**ALTERNATIVES**

N/A

**PRIOR BOARD ACTION**

N/A

**OTHER DEPARTMENT / AGENCY INVOLVEMENT**

County Counsel

**FINANCIAL IMPACT**

N/A

**CLERK OF THE BOARD FOLLOW UP ACTIONS**

- 1) Clerk to obtain the Chair's signature on the original copy of the Rezone Ordinance.
- 2) Clerk to send one (1) fully executed copy of the Rezone Ordinance to the Planning and Building Department, attention of Char Tim, Clerk of the Planning Commission.

**STRATEGIC PLAN COMPONENT**

Good Governance. Recommendations are based on a complete assessment of the best available information resulting in a well-informed decision that the proposed General Plan Amendment and Rezones are to correct documented mapping errors.

**CONTACT**

Tiffany Schmid, Director  
Planning and Building Department