



County of El Dorado

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Legislation Details (With Text)

File #: 22-0194 **Version:** 1

Type: Agenda Item **Status:** Approved

File created: 1/19/2022 **In control:** Board of Supervisors

On agenda: 2/8/2022 **Final action:** 2/8/2022

Title: HEARING - To consider the Planning Commission's recommendation for approval of the Land Use Map Correction and Zoning Map Correction (General Plan Amendment GPA21-0003/Rezone Z21-0011) to modify the General Plan Land Use Map amending the land use designation of five existing parcels in the Cameron Park Area from Multifamily Residential (MFR) to High-Density Residential (HDR); amend the land use designation of two existing parcels in the North Placerville Area from Open Space (OS) to Rural Residential (RR); amend the land use designation of one existing parcel in the Cedar Grove Area from Commercial (C) to Medium-Density Residential (MDR); and Rezone 7 out of the 8 parcels previously mentioned with corresponding Zoning, submitted by the County of El Dorado; and the Planning Commission recommending the Board of Supervisors (Board) take the following actions:

- 1) Adopt the California Environmental Quality Act (CEQA) Addendum to the El Dorado County Targeted General Plan Amendment/Zoning Ordinance Update (TGPA/ZOU) Final Program Environmental Impact Report (SCH 2012052074), certified by the Board of Supervisors (Board) on December 15, 2015, which demonstrates consistency with CEQA Guidelines Sections 15162 and 15164 based on analysis prepared by staff (Attachment D);
- 2) Approve GPA21-0003 amending the General Plan land use designations of the five Cameron Park Area parcels - Assessor's Parcel Numbers: 083-465-027, 083-465-028, 083-465-029, 083-465-030, and 083-465-031; two North Placerville Area parcels - Assessor's Parcel Numbers: 050-010-035 and 050-010-038; one Cedar Grove Area parcel - Assessor's Parcel Number 076-270-039 based on the Findings as presented;
- 3) Approve Z21-0011 rezoning the Zoning Map for the aforementioned Cameron Park Area and North Placerville Area parcels based on the Findings;
- 4) Adopt and authorize the Chair to sign Resolution 025-2022 to amend the General Plan Land Use Map (Attachment A); and
- 5) Adopt and authorize the Chair to sign Ordinance 5158 for said Rezone (Attachment B). (Supervisory Districts 4 and 3)

FUNDING: General Fund.

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Approved Contract Routing Sheet and Resolution, 2. B - Approved Contract Routing Sheet and Rezone Ordinance, 3. C - Findings, 4. D - CEQA Addendum, 5. E - PC Staff Report, 6. F - PC 12-09-21 Minutes, 7. G - Proof of Publication - Mountain Democrat, 8. H - Staff Presentation BOS 2-08-22, 9. I - Staff Report Exhibits A1-G Combined, 10. Public Comment BOS Rcvd. 2-8-2022, 11. Public Comment BOS Rcvd. 2-7-2022, 12. Public Comment BOS Rcvd. 2-3-2022, 13. FINAL Findings, 14. Executed Resolution 025-2022, 15. Executed Ordinance 5158, 16. FILED Notice of Determination_BOS 02-08-22

Date	Ver.	Action By	Action	Result
2/8/2022	1	Board of Supervisors	Approved	Pass

HEARING - To consider the Planning Commission's recommendation for approval of the Land Use Map Correction and Zoning Map Correction (General Plan Amendment GPA21-0003/Rezone Z21-0011) to modify the General Plan Land Use Map amending the land use designation of five existing

parcels in the Cameron Park Area from Multifamily Residential (MFR) to High-Density Residential (HDR); amend the land use designation of two existing parcels in the North Placerville Area from Open Space (OS) to Rural Residential (RR); amend the land use designation of one existing parcel in the Cedar Grove Area from Commercial (C) to Medium-Density Residential (MDR); and Rezone 7 out of the 8 parcels previously mentioned with corresponding Zoning, submitted by the County of El Dorado; and the Planning Commission recommending the Board of Supervisors (Board) take the following actions:

- 1) Adopt the California Environmental Quality Act (CEQA) Addendum to the El Dorado County Targeted General Plan Amendment/Zoning Ordinance Update (TGPA/ZOU) Final Program Environmental Impact Report (SCH 2012052074), certified by the Board of Supervisors (Board) on December 15, 2015, which demonstrates consistency with CEQA Guidelines Sections 15162 and 15164 based on analysis prepared by staff (Attachment D);
- 2) Approve GPA21-0003 amending the General Plan land use designations of the five Cameron Park Area parcels - Assessor's Parcel Numbers: 083-465-027, 083-465-028, 083-465-029, 083-465-030, and 083-465-031; two North Placerville Area parcels - Assessor's Parcel Numbers: 050-010-035 and 050-010-038; one Cedar Grove Area parcel - Assessor's Parcel Number 076-270-039 based on the Findings as presented;
- 3) Approve Z21-0011 rezoning the Zoning Map for the aforementioned Cameron Park Area and North Placerville Area parcels based on the Findings;
- 4) Adopt and authorize the Chair to sign Resolution **025-2022** to amend the General Plan Land Use Map (Attachment A); and
- 5) Adopt and authorize the Chair to sign Ordinance **5158** for said Rezone (Attachment B).
(Supervisory Districts 4 and 3)

FUNDING: General Fund.

DISCUSSION / BACKGROUND

On December 9, 2021, Planning staff presented the GPA21-0003/Z21-0011 project to the Planning Commission (Item 4, Legistar File 21-1899). Following closure of the public hearing and deliberation, Planning Commissioner Nevis made a motion to approve staff's recommendation that the Planning Commission forward a recommendation to the Board to approve the project, with a second by Commissioner Payne. The Planning Commission motion was a 4-0 vote for approval.

The full recommendation from the Planning Commission is summarized in the Planning Commission meeting minutes from December 9, 2021 (Legistar File 21-1899). The Planning Commission Agenda and Staff Report with exhibits are available to provide additional detail, and can be found at <https://eldorado.legistar.com/Calendar.aspx>.

ALTERNATIVES

The Board may elect to approve the project with changes; continue the item to a date certain for additional information and future action; continue the item off-calendar, which would require a new public notice for future consideration and action; or deny the project with new findings for denial.

PRIOR BOARD ACTION

On March 9, 2021, the Board held a public hearing (Legistar Item #21-0199) directing Planning and Building Department staff to 1) initiate a General Plan Amendment to change the General Plan Land Use Designation from Multifamily Residential (MFR) to High Density Residential (HDR) of subject Mira Loma parcels; and 2) initiate a Rezone to change the zoning from Multi-unit Residential (RM) to Single-unit Residential (R1) of the same Mira Loma subject parcels.

OTHER DEPARTMENT / AGENCY INVOLVEMENT

County Counsel

FINANCIAL IMPACT

N/A

CLERK OF THE BOARD FOLLOW UP ACTIONS

- 1) Clerk to obtain Chair's signature on the original copy of the Resolution.
- 2) Clerk to obtain Chair's signature on the original copy of the Ordinance.
- 3) Clerk to forward one (1) fully executed Resolution and executed Ordinance to the Planning and Building Department, Planning Services, attention Clerk of the Planning Commission.

STRATEGIC PLAN COMPONENT

Good Governance. Recommendations are based on a thorough assessment of the best available information resulting in a well-informed decision that the proposed General Plan Amendments and Rezones address issues identified during implementation of the comprehensive Zoning Ordinance Update (ZOU) adopted by the Board of Supervisors on December 15, 2015.

CONTACT

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Planning and Building Department