



# COMMUNITY DEVELOPMENT AGENCY

## LONG RANGE PLANNING

2850 Fairlane Court, Placerville, CA 95667  
Phone (530) 621-4650, Fax (530) 642-0508

**NOTICE OF AVAILABILITY**  
**OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE**  
**TARGETED GENERAL PLAN AMENDMENT AND ZONING ORDINANCE UPDATE**  
**(SCH No. 2012052074)**

The County of El Dorado Community Development Agency, as the Lead Agency, has prepared a Draft Environmental Impact Report (DEIR) for the Targeted General Plan Amendment and Zoning Ordinance Update (TGPA-ZOU). The DEIR is being prepared in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code [PRC] Sections 2100 et seq.) and the CEQA Guidelines (14 California Code of Regulations [CCR] Sections 1500 et seq.).

**PROJECT TITLE:** Targeted General Plan Amendment & Zoning Ordinance Update (March 2014)

**PROJECT LOCATION:** This project is limited to the unincorporated portions of the county. The project would take effect county-wide in those areas that are under County jurisdiction including county lands outside the cities of Placerville and South Lake Tahoe that are not under the jurisdiction of federal or state agencies or tribal lands. Communities that would be affected include Cameron Park, Camino, Diamond Springs, El Dorado, El Dorado Hills, greater Placerville, Pollock Pines, Shingle Springs, and north and south county rural communities.

**PROJECT DESCRIPTION:** The County is proposing targeted amendments to certain General Plan policies (TGPA) and a comprehensive update to the Zoning Ordinance (ZOU) to bring it into conformance with the General Plan as required by Government Code 65860. The purpose of the proposed TGPA-ZOU is to reduce constraints to the development of moderately-priced housing, support jobs creation, capture sales tax revenues, and protect agriculture and natural resources. The project includes the adoption of guidelines for mixed use development, an allowed use in some commercial zone districts. The project does not include any site-specific development proposals. The project includes targeted amendments to the General Plan and a comprehensive revision of the Zoning Ordinance limited by the objectives set forth in and listed in the Notice of Preparation. The Draft EIR examines the project's indirect impacts: reasonably foreseeable outcomes of future development that would rely upon the amended general plan policies or updated zoning ordinance.

**ENVIRONMENTALEFFECTS:** Environmental issues addressed include: aesthetics; air quality and greenhouse gases; biological resources; cultural resources; land use and planning; noise; and transportation and traffic.

This DEIR is available for public and agency review for a 120-day period beginning **Monday, March 24, 2014 and ending at 5:00 p.m. on Wednesday July 23, 2014.** The purpose of this comment period is to consider the content of the DEIR and the potential environmental impacts that may result from the project implementation, not the positive or negative attributes of the proposed project itself. Comments pertaining to the impact analysis, criteria and thresholds, mitigation measures and alternatives presented in the DEIR will be considered by the County during preparation of the Final EIR. The Final EIR will include copies of comments and the County's responses to comments pertaining to the environmental review and Draft EIR.

The County of El Dorado Planning Commission will hold a public hearing on the Draft EIR for the TGPA-ZOU project in the Building C Hearing Room at 2850 Fairlane Court, Placerville, CA 95667 at **8:30 a.m. on Thursday, July 10, 2014.** A subsequent scheduled public hearing will be conducted on the project upon completion of the Final EIR when the County considers action on the project. The County must certify the Final EIR prior to Project approval. If you wish to be notified of that hearing date, please provide your name and mailing address to this department.



# COMMUNITY DEVELOPMENT AGENCY

## LONG RANGE PLANNING

---

2850 Fairlane Court, Placerville, CA 95667  
Phone (530) 621-4650, Fax (530) 642-0508

**NOTICE OF AVAILABILITY  
OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE  
TARGETED GENERAL PLAN AMENDMENT AND ZONING ORDINANCE UPDATE  
(SCH No. 2012052074)**

The DEIR and supporting information is available online at: <http://www.edcgov.us/LongRangePlanning/>. The DEIR may also be reviewed and/or obtained (for an amount equal to the cost of reproduction) at the following location: Community Development Agency Planning Services Public Counter: 2850 Fairlane Court, Placerville, CA 95667. The public counter is open Monday, Tuesday, Thursday and Friday from 8:00 a.m. to 4:00 p.m. and on Wednesday from 9:00 a.m. to 4:00 p.m. Copies are also available to review at the following County libraries:

**Placerville Main Library**, 345 Fair Lane; 530-621-5540  
**Cameron Park Branch**, 2500 Country Club Drive; 530-621-5500  
**El Dorado Hills Branch**, 7455 Silva Valley Parkway; 916-358-3500  
**Georgetown Branch**, 6680 Orleans Street; 530-333-4724  
**Pollock Pines Branch**, 6210 Pony Express Trail; 530-644-2498  
**South Lake Tahoe Branch**, 1000 Rufus Allen Boulevard; 530-573-3185

**All written public and agency comments must be received by 5:00 PM on Wednesday, July 23, 2014.** Comments that are shorter in length than 4,000 characters may be submitted using the on-line comment form posted on the County website at: <http://www.edcgov.us/LongRangePlanning/>. Written comments greater than 4,000 characters may be submitted by email to: [TGPA-ZOU@edcgov.us](mailto:TGPA-ZOU@edcgov.us) or mailed to: El Dorado County Community Development Agency, Long Range Planning, Attn: Shawna Purvines, 2850 Fairlane Court, Placerville, CA 95667. Comments submitted via email must either be included in the body text of the message or as an attachment in Microsoft® Word or Adobe® PDF format.

COUNTY OF EL DORADO  
DAVID DEFANTI, Assistant Director  
Community Development Agency, Long Range Planning

March 24, 2014