

Mountain Democrat

PROOF OF PUBLICATION
(2015.5 C.C.P.)

Proof of Publication of NOTICE OF PUBLIC HEARING

STATE OF CALIFORNIA
County of El Dorado

I am a citizen of the United States and a resident of the County aforesaid; I'm over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am principal clerk of the printer at the Mountain Democrat, 2889 Ray Lawyer Drive, a newspaper of general circulation, printed and published Monday, Wednesday, and Friday, in the City of Placerville, County of El Dorado, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court to the County of El Dorado, State of California, under the date of March 7, 1952, Case Number 7258; that the notice, of which the annexed is a printed copy (set in type no smaller than non-pareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

10/14

All in the year 2015.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Placerville, California, this 14th day of OCTOBER, 2015


Signature

NOTICE OF PUBLIC HEARING

The County of El Dorado Board of Supervisors will hold a public hearing in the Supervisors Meeting Room, 330 Fair Lane, Placerville, CA 95667 on November 10, 2015, at 9:00 a.m., on the Targeted General Plan Amendment-Zoning Ordinance Update (TGPA-ZOU). The County is proposing targeted amendments to certain General Plan policies, and revisions to the adopted General Plan Land Use Diagram (General Plan Figure LU-1) as follows: 1) dividing the Camino/Pollock Pines Community Region into three Rural Centers - Camino, Cedar Grove, and Pollock Pines (FEIR Figure 2-3), 2) expanding the Agricultural District Boundary of Garden Valley-Georgetown, Coloma, Camino-Fruitridge, Gold Hill, Oak Hill, Pleasant Valley, and Fair Play-Somerset (FEIR Figure 2-4), and 3) a limited number of amendments of General Plan Land Use Designations on individual parcels (FEIR Figure 2-5a-l) identified as mapping corrections through the Comprehensive Zoning Ordinance Update (collectively referred to as the TGPA).

The County is also proposing a comprehensive update and reorganization of the Zoning Ordinance (ZOU) to modernize this General Plan implementation tool. This effort includes revisions of the text and the County Zoning Map, including but not limited to County initiated zone changes that impact individual parcels which can be viewed on the Parcel Inquiry look-up tool located on the TGPA-ZOU webpage:

http://www.edcgov.us/Government/LongRangePlanning/LandUse/TGPA-ZOU_Main.aspx, addition of historic district overlays over the downtown areas of El Dorado and Diamond Springs, and the addition and deletion of zone districts to ensure conformance with General Plan goals, objectives, policies and the General Plan Land Use Diagram. The Board of Supervisors stated objectives for the TGPA-ZOU are to: 1) reduce constraints to the development of moderately-priced housing, 2) support jobs creation, 3) capture more sales tax revenues, 4) protect and promote agriculture and natural resources, and 5) meet the requirements of Government Code Section 65860.

The TGPA-ZOU does not include any site-specific development proposals. 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. (Environmental Impact Report prepared)

The Planning Commission has recommended approval of the TGPA-ZOU as outlined in the Technical Memorandum #2, Errata Sheet, and the "Planning Commission Recommendation on TGPA-ZOU Project, September 2, 2015", located on the County's website (see Agenda Calendar): <https://eldorado.legistar.com/Calendar.aspx>.

The text of the proposed updated General Plan policies, General Plan Land Use Diagram, updated Zoning Code, proposed County Zoning Map, Environmental Impact Report, and the "Planning Commission Recommendation on TGPA-ZOU Project, September 2, 2015", are available for viewing at the Community Development Agency, Planning Services counter, at 2850 Fairlane Court, Placerville, California. 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. These materials are also available on the County website on the project webpage:

http://www.edcgov.us/Government/LongRangePlanning/LandUse/TGPA-ZOU_Main.aspx
The meeting will be video-recorded and live web streamed on the County's website (see Agenda Calendar): <https://eldorado.legistar.com/Calendar.aspx>.

All persons interested are invited to attend and be heard or to write their comments to the Board of Supervisors at 330 Fair Lane, Placerville, CA 95667, or via e-mail: edc.cob@edcgov.us. If you challenge the project in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board at, or prior to, the public hearing. Any questions regarding this project should be directed to the County of El Dorado Community Development Agency, Development Services Division-Planning Services, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: planning@edcgov.us.

COUNTY OF EL DORADO PLANNING COMMISSION
ROGER TROUT, Executive Secretary
October 14, 2015
10/14

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