

Mountain Democrat

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

Proof of Publication 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:

7/18

ALL IN THE YEAR 2018

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

Dated at Placerville, California, on this 18th day of JULY, 2018

Allison Rains

Allison Rains

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, Building A, Placerville, CA 95667 on Tuesday, August 14, 2018 at 1:30 p.m. to consider adoption of proposed Title 130 Zoning Ordinance Minor Amendments and Minor Revisions to the Zoning Map submitted by EL DORADO COUNTY.

The minor changes include but are not limited to: 1) corrections to typographical/grammatical/formatting errors; 2) text modifications for clarity; 3) corrections of inaccurate or obsolete code and document references, including renumbered sections of Title 130; and 4) consolidation/renumbering of the following adopted zoning regulations that were not part of the County's 2015 Zoning Ordinance Update adopted on December 15, 2015: Airport Safety (Ordinance No. 4182 adopted on May 12, 1987); Parcel Size Exception (Ordinance No. 4156 adopted on April 16, 1991); and Signs (Ordinance No. 5025 adopted on July 28, 2015). The proposed Zoning Map changes are to correct documented mapping errors affecting 11 specific parcels identified with the following Assessor's Parcel Numbers (APNs):

APN 043-550-64 (Camino area): Rezone approximately 2.46 acres from Planned Agricultural (PA-10) to Professional Office Commercial (CPO) for consistency with the parcel's General Plan Land Use Designation of Commercial (C);

APN 046-840-55 (Somerset area): Rezone approximately 0.08 acres from Limited Commercial (CL) to Single Unit Residential (R1) for consistency with the parcel's split General Plan Land Use Designations of High Density Residential (HDR) and Commercial (C);

APN 046-840-56 (Somerset area): Rezone approximately 10.37 acres from Community Commercial (CC) to Single Unit Residential (R1) for consistency with the parcel's split General Plan Land Use Designations of High Density Residential (HDR) and Commercial (C);

APN 046-840-62 (Somerset area): Rezone approximately 0.02 acres from Limited Commercial (CL) to Single Unit Residential (R1) for consistency with the parcel's split General Plan Land Use Designations of High Density Residential (HDR) and Commercial (C);

APN 046-840-69 (Somerset area): Rezone approximately 1.93 acres from Community Commercial (CC) and Limited Commercial (CL) to Single Unit Residential (R1) for consistency with the parcel's split General Plan Land Use Designations of High Density Residential (HDR) and Commercial (C);

APN 060-361-95 (Garden Valley area): Rezone approximately 0.63 acres from Limited Commercial (CL) to Estate Residential, 5 Acres (RE-5) for consistency with the parcel's split General Plan Land Use Designations of Commercial (C) and Medium Density Residential (MDR);

APN 074-042-02 (Cool/Pilot Hill area): Rezone approximately 160.15 acres from Limited Agricultural, 20 Acres (LA-20) to Planned Agricultural, 20 Acres (PA-20) for consistency with the Board of Supervisors May 25, 2012 TGPA-ZOU zone mapping criteria;

APN 074-042-03 (Cool/Pilot Hill area): Rezone approximately 176.12 acres from Limited Agricultural, 20 Acres (LA-20) to Planned Agricultural, 20 Acres (PA-20) for consistency with the Board of Supervisors May 25, 2012 TGPA-ZOU zone mapping criteria;

APN 121-280-15 (El Dorado Hills Area): Rezone approximately 1.84 acres from Regional Commercial - Planned Development (CR-PD) to Regional Commercial (CR). A Development Plan (-PD) zoning overlay was never established and is depicted on this parcel in error;

APN 123-630-09 (El Dorado Hills area): Rezone approximately 6.84 acres from Single Unit Residential (R1) to Open Space-Planned Development (OS-PD) and rezone approximately 9.96 acres from Single Unit Residential (R1) to Single Unit Residential - Planned Development (R1-PD) for consistency with the approved development plan for Serrano Village M, adopted May 6, 2008 (Ordinance No. 4759); and

APN 327-213-34 (Placerville area): Rezone approximately 3.62 acres from Community Commercial (CC) to Residential, One Acre (R1A) for consistency with the parcel's split General Plan Land Use Designations of Commercial (C) and Medium Density Residential (MDR).

On June 28, 2018, the Planning Commission held a public hearing on this Project. Following the close of the public hearing, the Planning Commission recommended approval of the Project consistent with staff's recommendation that the Board of Supervisors take the following actions: 1) Approve staff's recommendation to incorporate six additional items into the project; 2) Approve the CEQA Addendum to the TGPA-ZOU Project EIR consistent with Section 15164 of the CEQA Guidelines; 3) Adopt an ordinance for a comprehensive minor amendment to Title 130 of the County Ordinance Code; and 4) Adopt a Rezone Ordinance for proposed revisions to the Zoning Map.

(County Planner: Tom Purciel) (CEQA Addendum to the 2015 Targeted General Plan Amendment-Zoning Ordinance Update [TGPA-ZOU] Project EIR prepared)

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 application 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 Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: planning@edcgov.us.

*This is a notice of intent to adopt the above-referenced CEQA Addendum that has been prepared for this project and which may be reviewed and/or obtained in the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours or online at <http://edcapps.edcgov.us/Planning/ProjectInquiry.asp>.

A CEQA Addendum is a document filed to satisfy CEQA (California Environmental Quality Act). This document states that the Title 130 Zoning Ordinance Minor Amendments and Minor Revisions to the Zoning Map would not result in any new or more severe impacts than those previously analyzed in the 2015 TGPA-ZOU Project EIR. The CEQA Addendum, together with the 2015 TGPA-ZOU Project EIR, will be utilized by the County as the environmental clearance for the Title 130 Zoning Ordinance Minor Amendments and Minor Revisions to the Zoning Map in accordance with Sections 15162 and 15164 of the CEQA Guidelines.

COUNTY OF EL DORADO PLANNING COMMISSION

ROGER TROUT, Executive Secretary

July 18, 2018

7/18

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