



COMMUNITY DEVELOPMENT AGENCY

LONG RANGE PLANNING

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

COUNTY OF EL DORADO

NOTICE OF AVAILABILITY OF A PARTIAL RECIRCULATED DRAFT EIR FOR THE TARGETED GENERAL PLAN AMENDMENT AND ZONING ORDINANCE UPDATE (SCH No. 2012052074)

Date: January 29, 2015

The County of El Dorado Community Development Agency, as the Lead Agency, has prepared a Partial Recirculated Draft Environmental Impact Report (RDEIR) for the Targeted General Plan Amendment and Zoning Ordinance Update (TGPA-ZOU). The RDEIR 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.). It consists of portions of the DEIR that was previously circulated. This RDEIR is available for public review beginning **Thursday, January 29, 2015, and ending at 5:00 p.m. on Monday, March 16, 2015**. The RDEIR was circulated to state agencies for review through the State Clearinghouse of the Governor's Office of Planning and Research.

An open house meeting to accept comments on the RDEIR will be held on **Thursday, March 5, 2015 at 6:30 p.m.** in the Planning Commission Hearing Room, 2850 Fairlane Court, Building C, Placerville, CA 95667. All interested parties are invited to attend. Comment cards will be available for submitting written comments concerning the RDEIR.

CEQA Guidelines Section 15088.5(f)(2) states that: When the EIR is revised only in part and the lead agency is recirculating only the revised chapters or portions of the EIR, the lead agency may request that reviewers limit their comments to the revised chapters or portions of the recirculated EIR. The lead agency need only respond to (i) comments received during the initial circulation period that relate to chapters or portions of the document that were not revised and recirculated, and (ii) comments received during the recirculation period that relate to the chapters or portions of the earlier EIR that were revised and recirculated. The lead agency's request that reviewers limit the scope of their comments shall be included either within the text of the revised EIR or by an attachment to the revised EIR.

In keeping with this provision, the County requests that **commenters limit their comments to the revisions and new material presented in the Partial Recirculated DEIR**. The Final EIR will include written responses to the comments submitted on the previously circulated DEIR, as well as the comments received on the Partial Recirculated DEIR.

All written comments for this RDEIR must be received by the County no later than 5:00 p.m. on Monday, March 16, 2015. Please email your comments to: TGPA-ZOU@edcgov.us. Comments submitted via email must be included in the body text of the message or as an attachment in Microsoft® Word or Adobe® PDF format. Written comments may also be mailed or hand delivered to: **Shawna Purvines, El Dorado County Community Development Agency, Long Range Planning, 2850 Fairlane Court, Bldg. C, Placerville, CA 95667.**

The project location, project description, and potential environmental effects of the proposed TGPA-ZOU Update are summarized on the attached page. The RDEIR and additional information is available online on the project webpage at: http://www.edcgov.us/Government/LongRangePlanning/LandUse/TGPA-ZOU_Main.aspx

The RDEIR may also be reviewed at the Community Development Agency Planning Services Public Counter located at 2850 Fairlane Court, Building C, 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 of the Partial Recirculated DEIR are also available to review at the County libraries. For library locations and hours, visit the website at: <http://www.eldoradolibrary.org/hours.htm>.



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Project Title: Targeted General Plan Amendment and Zoning Ordinance Update (SCH No. 2012052074)

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 a limited number of targeted amendments to certain General Plan policies and land use designations and a comprehensive update to the Zoning Ordinance to bring it into conformance with the General Plan, as required by Government Code 65860. The County is also developing a new and/or updated Design and Improvement Standards Manual (DISM)/Land Development Manual (LDM), or successor document that will set out development standards to augment those found in the Zoning and Subdivision Ordinances. While the DISM/LDM, or successor document, is still under development, the County is adopting specific community design standards on the following subjects: 1) Landscaping and Irrigation, 2) Mobile Home Parks, 3) Outdoor Lighting, 4) Parking and Loading, and 5) Research and Development. These standards are proposed to be adopted by resolution and would regulate the design of development projects in the future. In addition, significant new information and analyses relating to traffic (including revisions from the updated county Travel Demand Model), water supply (including new information from the El Dorado County Water Agency), and groundwater are included in the recirculated DEIR.

Potential Environmental Effects: The potential environmental issues addressed in the recirculated DEIR include: transportation and traffic, water supply and groundwater use and supply, and energy conservation. The recirculated DEIR also examines the potential impacts of the DISM/LDM standards listed above.

Public Hearings: The County of El Dorado Planning Commission has tentatively scheduled a public hearing on the RDEIR for the TGPA-ZOU project on **Thursday, May 14, 2015 at 8:30 a.m.** in the Building C Hearing Room at 2850 Fairlane Court, Placerville, CA 95667. A subsequent public hearing will be held 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.

COUNTY OF EL DORADO
David Defanti, Assistant Director
Community Development Agency, Long Range Planning

January 29, 2015