



# 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 Partial Recirculated Draft EIR for the Targeted General Plan Amendment and Zoning Ordinance Update

Department: Community Development Agency

Contact: Shawna Purvines

Date: January 29, 2015

Phone#: (530) 621-5362

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 prepared in accordance with the California Environmental Quality Act (CEQA) and the County's CEQA Guidelines. It consists of portions of the DEIR that was previously circulated.

This RDEIR is available for public and agency review for a 45-day period beginning **Thursday, January 29, 2015 and ending at 5:00 p.m. on Monday, March 16, 2015.** 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.

The environmental issues addressed in the RDEIR include: **transportation and traffic, water supply and groundwater use and supply, and energy conservation.** 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 RDEIR.

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.

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.

**All written public and agency comments for this RDEIR must be received by the County no later than 5:00 p.m. on Monday, March 16, 2015.** Comments should be limited to the revisions and new materials presented in the Partial Recirculated DEIR. Written comments may be submitted by email to: [TGPA-ZOU@edcgov.us](mailto:TGPA-ZOU@edcgov.us) or mailed/hand delivered to: **Shawna Purvines, El Dorado County Community Development Agency, Long Range Planning, 2850 Fairlane Court, Building C, Placerville, CA 95667.**

The RDEIR and supporting information is available for review on the County's TGPA-ZOU webpage at: [http://www.edcgov.us/Government/LongRangePlanning/LandUse/TGPA-ZOU\\_Main.aspx](http://www.edcgov.us/Government/LongRangePlanning/LandUse/TGPA-ZOU_Main.aspx). The RDEIR may also be reviewed and/or obtained (for an amount equal to the cost of reproduction) at the Community Development Agency Planning Services Public Counter: 2850 Fairlane Court, Building C, Placerville. Copies are also available to review at the County libraries. For library locations and hours: <http://www.eldoradolibrary.org/hours.htm>