

Targeted General Plan Amendment – Zoning Ordinance Update (TGPA-ZOU)



Get Involved

Input Opportunities:

- **Public Hearing: 8:30 a.m. Thursday, July 10, 2014**
Planning Commission
Hearing Room, Bldg. C
2850 Fairlane Ct., Placerville
- **Online Comment Form:**
www.edcgov.us/LongRangePlanning
What's New/Notice of Availability
- **Letters may be mailed to:**
El Dorado County Community Development Agency,
Long Range Planning
Attn: Shawna Purvines
2850 Fairlane Court, Bldg. C
Placerville, CA 95667
- **Comment Deadline: 5:00 pm Wednesday, July 23, 2014**

Your Input Matters

- **Questions ? Contact:**
Shawna Purvines
shawna.purvines@edcgov.us
(530) 621-5362 Direct
(530) 621-4650 Main

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 more sales tax revenues, and protect and promote agriculture and natural resources. The project does not include any site-specific development proposals.

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.

Draft EIR Released March 24, 2014

The County released a Draft Environmental Impact Report (DEIR) for the TGPA-ZOU. The DEIR was prepared in accordance with the California Environmental Quality Act (CEQA). The DEIR is available for public and agency review for a 120-day period, which is 75-days beyond the minimum 45-day period required by CEQA. 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.

Draft Mixed-use Design Manual

In conjunction with the release of the DEIR, the County also released a public review draft of the Mixed-use Design (MUD) Manual dated March 19, 2014. The MUD guidelines are intended to provide clear and useful standards for the design, construction, review, and approval of mixed-use development in unincorporated El Dorado County. The complete draft MUD Manual is posted on the County website at: http://www.edcgov.us/Government/LongRangePlanning/LandUse/SupportingDocuments/DraftEIRMarch2014/Mixed_Used_Design_Manual_Public_Review_Draft_3-19-2014.aspx

