

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



Public Hearing

The Planning Commission will hold a public hearing consisting of a series of ongoing meetings to receive public comments on the TGPA-ZOU Project, and to prepare a recommendation to the Board of Supervisors.

- **Monday, August 4th**
5 pm to 7 pm
- **Wednesday, August 6th**
8 am to Noon
- **Wednesday, August 13th**
Noon to 4 pm
- **Wednesday, August 13th**
6:30 pm to 8 pm (*Regular Agriculture Commission Meeting*)
- **Thursday, August 14th**
8:30 am to 3 pm (*Regular Planning Commission Meeting*)
- **Monday, August 18th**
8 am to Noon
- **Wednesday, August 20th**
8 am to Noon
- **Wednesday, August 27th***
8:30 am to 12:30 pm
**Additional meeting*

(See other side for details)

Your Input Matters

- **Questions ? Contact:**
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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 job 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.

Environmental Impact Report (EIR)

A Draft Environmental Impact Report (DEIR) for the TGPA-ZOU was released on March 24, 2014 for a 120-day public review period, which was 75 days beyond the minimum 45-day period required by the California Environmental Quality Act (CEQA). 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 submitted by the July 23, 2014 deadline and the County's responses to the comments.

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





Public Hearing Schedule

Targeted General Plan Amendment – Zoning Ordinance Update

Beginning on August 4, 2014, the El Dorado County Planning Commission will hold a public hearing consisting of a series of ongoing meetings to receive comments on the Targeted General Plan Amendment (TGPA) and Zoning Ordinance Update (ZOU) Project, and to prepare a recommendation to the Board of Supervisors for the Project hearing anticipated to be held in October 2014. **The meetings will be held in the Board of Supervisors Chambers, 330 Fair Lane, Building A in Placerville.**

All of the meetings will be video-recorded and live web streamed on the County's website (see Agenda Calendar): <https://eldorado.legistar.com/Calendar.aspx>. Each meeting will focus on different topics as noted below. Public comments on any part of the Project will be received at any of the meeting dates.

Note: All dates, times and topics listed below are subject to change. Additional dates and topics may be added. Please check the Long Range Planning website for updates: <http://www.edcgov.us/LongRangePlanning/>.

- **Monday, August 4, 2014, 5 pm to 7 pm – Introduction, Project Background and Project Review Process Overview: Come learn about the TGPA-ZOU Project and find out how to be involved.**
- **Wednesday, August 6, 2014, 8 am to Noon – Project Description, Project Checklist and Summary of Public Comments on the Draft Environmental Impact Report: Learn about specific changes proposed for the General Plan and Zoning Ordinance and the potential environmental impact(s), if any, of each proposed change.**
- **Wednesday, August 13, 2014, Noon to 4 pm – (1) Zoning Ordinance Format and Chapter Overview: Find out how the proposed Zoning Ordinance is organized and how to locate important information. (2) Mapping Process and Final Draft Maps: Review proposed changes to the zoning maps, and share your comments.**
- **Wednesday, August 13, 2014, 6:30 pm to 8 pm (Regular Agricultural Commission Meeting) – Project Components Related to Agriculture and Rural Lands: Learn about proposed changes to agricultural and rural lands including Agricultural District expansion, rural commercial policies, agricultural support services, ranch marketing allowances for commercial grazing operations and more. Share your comments with the Ag Commission.**
- **Thursday, August 14, 2014, 8:30 am to 3 pm (Regular Planning Commission Meeting) – (1) Project Components by Objectives: a) Reduce constraints to the development of moderately-priced housing, (b) Support job creation, (c) Capture more sales tax revenues, and (d) Preserve and promote agriculture and natural resources; (2) Mixed-Use Design Manual and Land Development Manual Volume 3 – Community Design Standards and Development Guidelines. Get a detailed review of the specific objectives (goals) of the Project and share comments about how these objectives are being proposed to be achieved.**
- **Monday, August 18, 2014, 8 am to Noon – Begin preparing a recommendation for the Board: The Planning Commission will complete a final review of the proposed TGPA-ZOU Project, including public comments and the DEIR, and will prepare a tentative recommendation.**
- **Wednesday, August 20, 2014, 8 am to Noon and Wednesday, August 27, 2014, 8:30 am to 12:30 pm – Continue final review of the Project including public comments in preparation of a tentative recommendation for the Board. Once the Final EIR is complete, the Planning Commission will review the FEIR and finalize their recommendation and forward to the Board of Supervisors. The Project hearing is anticipated to be held in October 2014.**

For more information, visit the TGPA-ZOU Project web page on the County website:

http://www.edcgov.us/Government/LongRangePlanning/LandUse/TGPA-ZOU_Main.aspx

EL DORADO COUNTY COMMUNITY DEVELOPMENT AGENCY, LONG RANGE PLANNING DIVISION

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