PLANNING AND BUILDING DEPARTMENT
PLANNING DIVISION

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South Lake Tahoe Office: 924 B Emerald Bay Road, South Lake Tahoe, CA 96150
https://www.eldoradocounty.ca.gov/Home

Placerville Office:	Placerville Office:	Placerville Office:	South Lake Tahoe Office:
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NOTICE OF PUBLIC HEARING

SUMMARY OF PROPOSED ORDINANCE NO. XXX-2026 ADOPTING REVISIONS TO TITLE 130 (ZONING ORDINANCE) AND THE LAND USE ELEMENT OF THE GENERAL PLAN

Consistent with Government Code sections 65854-65857, the **Planning Commission (Commission) for the County of El Dorado** will, on **December 10, 2026, at 9:00 am** in the Commission Hearing Room at 2850 Fairlane Court, Placerville, hold a public hearing and vote on the recommendation for passage of proposed amendments to Title 130 (Zoning Ordinance) of the County Code and the Land Use Element of the El Dorado County General Plan. This recommendation will be forwarded to the Board of Supervisors (Board) for consideration after the public hearing. The amendment package includes 2021-2029 Housing Element Implementation Measures amending Chapter 130.31 (Affordable Housing Density Bonus) for compliance with state density bonus law. Revisions to Section 130.52.080 (Requests for Reasonable Accommodation) for compliance with state reasonable accommodation law. Revisions and amendments to Title 130 to ensure compliance with state law including allowance of low barrier navigation center developments by right in specified zones, defining of "transitional housing" and "supportive housing" consistent with state law, and permitting of transitional and supportive housing as a residential use type. Amendments to Title 130 to allow for the approval of 100 percent affordable developments that include a percentage of supportive housing units consistent with state law. Revisions of Title 130 to ensure parking standards for emergency shelters are consistent with state law requirements. Amendments to Section 130.40.120 (Commercial Caretaker, Agricultural Employee, and Seasonal Worker Housing) and related use matrices to ensure that employee/farm worker housing consisting of no more than 12 units or 36 beds be treated as an agricultural use and permitted in the same manner as other agricultural uses in the same zone. Amendments to Title 130 to define Single Room Occupancy Units and permit them consistent with one room rentals. Amending the Land Use Element of the General Plan, Policy 2.2.1.2 to update the maximum allowable density in the Multifamily Residential (MFR) land use designation from 24 dwelling units per acre to 30 dwelling units per acre.

The proposed Ordinance would be effective 30 days after final adoption by the County Board. The Planning Commission will also consider a recommendation on a statutorily exemption for the project pursuant to Public Resources Code (PRC) Section 21080.085, as an action necessary to implement the adopted and compliant El Dorado County 2021-2029 Housing Element.

If you challenge the proposed Ordinance 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 Commission at, or before, the public hearing. Any written correspondence should be directed to the Commission at 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: planning@edcgov.us.

To ensure delivery to the Commission prior to the hearing, written information from the public is encouraged to be submitted by Thursday the week prior to the meeting. Planning Services cannot guarantee that any email or mail received the day of the Commission meeting will be delivered to the Commission prior to any action.

COUNTY OF EL DORADO PLANNING COMMISSION
KAREN L. GARNER, Executive Secretary
November 20, 2026