



COMMUNITY DEVELOPMENT AGENCY

LONG RANGE PLANNING

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Notice of Availability of a Draft EIR for the Targeted General Plan Amendment and Zoning Ordinance Update

Department: Community Development Agency

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The County of El Dorado Community Development Agency, as the Lead Agency, has prepared a Draft Environmental Impact Report (DEIR) for the Targeted General Plan Amendment and Zoning Ordinance Update (TGPA-ZOU). The DEIR is being prepared in accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines. This DEIR is available for public and agency review for a 120-day period beginning **Monday, March 24, 2014 and ending at 5:00 p.m. on Wednesday July 23, 2014**. This extended review period is 75 days longer than the 45 days required by CEQA.

“The County is proposing targeted amendments to certain General Plan policies (TGPA) and a comprehensive update to the Zoning Ordinance (ZOU) to make it consistent with the General Plan and make it easier for people to use. The purpose of the proposed TGPA-ZOU is to reduce constraints to the development of moderately-priced housing, support jobs creation, capture sales tax revenues, and protect agriculture and natural resources,” said Dave Defanti, Assistant Director, Community Development Agency, Long Range Planning.

The project includes the adoption of guidelines for mixed use development, an allowed use in some commercial zone districts. The project does not include any site-specific development proposals. The project includes targeted amendments to the General Plan and a comprehensive revision of the Zoning Ordinance limited by the objectives set forth in and listed in the Notice of Preparation.

The Draft EIR examines the project’s indirect impacts: reasonably foreseeable outcomes of future development that would rely upon the amended General Plan policies or updated Zoning Ordinance. Environmental issues addressed include: aesthetics; air quality and greenhouse gases; biological resources; cultural resources; land use and planning; noise; and transportation and traffic.

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.

The DEIR and supporting information is available online at: <http://www.edcgov.us/LongRangePlanning/> and may also be reviewed and/or obtained (for an amount equal to the cost of reproduction) at the following location: Community Development Agency Planning Services Public Counter: 2850 Fairlane Court, Placerville. Copies are also available to review at the County libraries.

Written comments may be submitted electronically by filling out the on-line comment form posted on the County website at: <http://www.edcgov.us/LongRangePlanning/>. Comments may also be emailed to: TGPA-ZOU@edcgov.us or mailed to: El Dorado County Community Development Agency, Long Range Planning, Attn: Shawna Purvines, 2850 Fairlane Court, Placerville, CA 95667.

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