



COMMUNITY DEVELOPMENT SERVICES

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NOTICE OF PUBLIC HEARING

The **County of El Dorado Planning Commission** will hold a **public hearing** in the Building C Hearing Room, 2850 Fairlane Court, Placerville, CA 95667 on **June 28, 2018**, at **8:30 a.m.**, to consider proposed **Title 130 Zoning Ordinance Minor Amendments and Minor Revisions to the Zoning Map** submitted by EL DORADO COUNTY.

The minor changes include but are not limited to: 1) corrections to typographical/grammatical/formatting errors; 2) text modification for clarity; 3) corrections of inaccurate or obsolete code and document references, including renumbered sections of Title 130; and 4) consolidation/renumbering of the following adopted zoning regulations that were not part of the County's 2015 Zoning Ordinance Update adopted on December 15, 2015:

Airport Safety (Ordinance No. 4182 adopted on May 12, 1987); **Parcel Size Exception** (Ordinance No. 4156 adopted on April 16, 1991); and **Signs** (Ordinance No. 5025 adopted on July 28, 2015).

The proposed Zoning Map changes are to correct documented mapping errors affecting 11 specific parcels identified with the following Assessor's Parcel Numbers (APNs):

APN 043-550-64 (Camino area): Rezone approximately 2.46 acres from Planned Agricultural (PA-10) to Professional Office Commercial (CPO) for consistency with the parcel's General Plan Land Use Designation of Commercial (C);

APN 046-840-55 (Somerset area): Rezone approximately 0.08 acres from Limited Commercial (CL) to Single Unit Residential (R1) for consistency with the parcel's split General Plan Land Use Designations of High Density Residential (HDR) and Commercial (C);

APN 046-840-56 (Somerset area): Rezone approximately 10.37 acres from Community Commercial (CC) to Single Unit Residential (R1) for consistency with the parcel's split General Plan Land Use Designations of High Density Residential (HDR) and Commercial (C);

APN 046-840-62 (Somerset area): Rezone approximately 0.02 acres from Limited Commercial (CL) to Single Unit Residential (R1) for consistency with the parcel's split General Plan Land Use Designations of High Density Residential (HDR) and Commercial (C);

APN 046-840-69 (Somerset area): Rezone approximately 1.93 acres from Community Commercial (CC) and Limited Commercial (CL) to Single Unit Residential (R1) for consistency with the parcel's split General Plan Land Use Designations of High Density Residential (HDR) and Commercial (C);

APN 060-361-95 (Garden Valley area): Rezone approximately 0.63 acres from Limited Commercial (CL) to Estate Residential, 5 Acres (RE-5) for consistency with the parcel's split General Plan Land Use Designations of Commercial (C) and Medium Density Residential (MDR);

APN 074-042-02 (Cool/Pilot Hill area): Rezone approximately 160.15 acres from Limited Agricultural, 20 Acres (LA-20) to Planned Agricultural, 20 Acres (PA-20) for consistency with the Board of Supervisors May 25, 2012 TGPA-ZOU zone mapping criteria;

APN 074-042-03 (Cool/Pilot Hill area): Rezone approximately 176.12 acres from Limited Agricultural, 20 Acres (LA-20) to Planned Agricultural, 20 Acres (PA-20) for consistency with the Board of Supervisors May 25, 2012 TGPA-ZOU zone mapping criteria;

APN 121-280-15 (El Dorado Hills Area): Rezone approximately 1.84 acres from Regional Commercial – Planned Development (CR-PD) to Regional Commercial (CR). A Development Plan (-PD) zoning overlay was never established and is depicted on this parcel in error;

APN 123-630-09 (El Dorado Hills area): Rezone approximately 6.84 acres from Single Unit Residential (R1) to Open Space-Planned Development (OS-PD) and rezone approximately 9.96 acres from Single Unit Residential (R1) to Single Unit Residential – Planned Development (R1-PD) for consistency with the approved development plan for Serrano Village M, adopted May 6, 2008 (Ordinance No. 4759); and

APN 327-213-34 (Placerville area): Rezone approximately 3.62 acres from Community Commercial (CC) to Residential, One Acre (R1A) for consistency with the parcel's split General Plan Land Use Designations of Commercial (C) and Medium Density Residential (MDR).

(County Planner: Tom Purciel) (CEQA Addendum to the 2015 Targeted General Plan Amendment-Zoning Ordinance Update [TGPA-ZOU] Project EIR prepared)*

Staff Reports are available two weeks prior at <https://eldorado.legistar.com/Calendar.aspx>

All persons interested are invited to attend and be heard or to write their comments to the Planning Commission. If you challenge the application 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 prior to, the public hearing. Any written correspondence should be directed to the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: planning@edcgov.us.

*This is a notice of intent to adopt the above-referenced CEQA Addendum that has been prepared for this project and which may be reviewed and/or obtained in the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours or online at <http://edcapps.edcgov.us/Planning/ProjectInquiry.asp>.

A CEQA Addendum is a document filed to satisfy CEQA (California Environmental Quality Act). This document states that the Title 130 Zoning Ordinance Minor Amendments and Minor Revisions to the Zoning Map would not result in any new or more severe impacts than those previously analyzed in the 2015 TGPA-ZOU Project EIR. The CEQA Addendum, together with the 2015 TGPA-ZOU Project EIR, will be utilized by the County as the environmental clearance for the Title 130 Zoning Ordinance Minor Amendments and Minor Revisions to the Zoning Map in accordance with Sections 15162 and 15164 of the CEQA Guidelines.

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 FAX 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
ROGER TROUT, Executive Secretary
June 11, 2018