



COMMUNITY DEVELOPMENT SERVICES

PLANNING AND BUILDING DEPARTMENT

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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 **November 9, 2017**, at **8:30 a.m.**, to consider the **Meyers Area Plan** submitted by EL DORADO COUNTY updating the existing Meyers Community Plan (MCP), adopted in 1993, which currently serves as the comprehensive land use and zoning plan for the community of Meyers, consistent with the Lake Tahoe Regional Plan and the El Dorado County General Plan. The MCP establishes goals and objectives, special policies, programs and strategies for funding and implementation for projects in Meyers. The proposed Meyers Area Plan (MAP) builds upon the MCP and maintains many of the same vision, policies and priorities. Upon adoption, the MAP will replace the MCP, and all or a portion of Tahoe Regional Planning Agency (TRPA) Plan Area Statements 119 (Country Club Meadow), 122 (Tahoe Paradise – Mandan), 136 (KOA/Rainbow), 125 (Meyers Commercial), and 137 (Christmas Valley). Area Plan adoption will also require revisions to the County's Zoning Ordinance, including zoning maps, Section 130.58.IV (MCP Districts), and Section 130.74.045 (MCP Design Review Process and Requirements). The MAP is intended to realize the Meyers Community Vision, assist in achieving and maintaining TRPA's Environmental Threshold Carrying Capacities, and implement the policy direction of both the TRPA Regional Plan and El Dorado County General Plan. This plan updates 20-year old policies to streamline permitting, improves consistency between El Dorado County and TRPA policies and standards, conserves land around the Upper Truckee River, formalizes a local citizens advisory council, and integrates design standards and guidelines. (County Planner: Brendan Ferry) (Mitigated Negative Declaration 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 negative declaration or mitigated negative declaration 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 negative declaration or mitigated negative declaration is a document filed to satisfy CEQA (California Environmental Quality Act). This document states that there are no significant environmental effects resulting from the project, or that conditions have been proposed which would mitigate or reduce potential negative effects to an insignificant level.

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

October 27, 2017