



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

<https://www.edcgov.us/Government/Planning>

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

(530) 621-5315 / (530) 622-1708 Fax

bldgdept@edcgov.us

PLANNING

(530) 621-5355 / (530) 642-0508 Fax

planning@edcgov.us

LAKE TAHOE OFFICE:

924 B Emerald Bay Rd

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

NOTICE OF PUBLIC HEARING

The **County of El Dorado Planning Commission** will hold a public hearing in the Planning Commission Hearing Room, 2850 Fairlane Court, Placerville, CA 95667 on **December 9, 2021**, at **8:30 a.m.**, to consider the following: **General Plan Amendment (GPA21-0003/2021 Land Use Map Correction)** submitted by the County of El Dorado to modify the General Plan Land Use Map to amend the land use designation of existing parcels in the Cameron Park Area Assessor Parcel Numbers (APNs: 083-465-027, 083-465-028, 083-465-029, 083-465-030, and 083-465-031) from Multifamily Residential (MFR) to High-Density Residential (HDR); to amend the land use designation of two existing parcels in the North Placerville Area (APNs: 050-010-035 and 050-010-038) from Open Space (OS) to Rural Residential (RR); to amend the land use designation of an existing parcel in the Cedar Grove Area (APN: 076-270-039) from Commercial (C) to Medium-Density Residential (MDR); and to **Rezone (Z21-0011/2021 Zoning Map Correction)** 8 parcels as previously mentioned with corresponding Zoning, described below. Cameron Park Area: APNs 083-465-027, 083-465-028, 083-465-029, 083-465-030, and 083-465-031 are located on the west side of Mira Loma Drive, southwest of the intersection with Perlett Drive in the Cameron Park Area, Supervisorial District 4. North Placerville Area: APNs 050-010-035 and 050-010-038 are located on west side of Bedford Avenue, northwest of the intersection with Bear Rock Road in the Placerville Area, Supervisor District 3. Cedar Grove Area: APN 076-270-039 is located on the south side of Pony Express Trail, west of the intersection with Ridgeway Drive in the Cedar Grove Area, Supervisor District 3. (County Planner: Efren Sanchez, 530-621-6591) (California Environmental Quality Act (CEQA) Addendum to the Targeted General Plan Amendment/Zoning Ordinance Update (TGPA/ZOU) Environmental Impact Report (EIR) consistent with Sections 15162 and 15164 of the CEQA Guidelines)**

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

Project Information is available online at <https://edc-trk.aspgov.com/etrakit/>. In order to view attachments, please login or create an E-Trakit account and search the project name or application file number in the search box.

All persons interested are invited to write their comments to the Planning Commission in advance of the hearing. In light of COVID-19, all persons may be required to observe and participate in the hearing remotely as in-person attendance may be restricted depending on the current COVID-19 recommendations as the hearing date approaches. For the current remote options, including whether in-person attendance is allowed or a potential change in hearing location if in-person attendance resumes, please check the meeting Agenda no less than 72 hours before the meeting, which will be posted at <https://eldorado.legistar.com/Calendar.aspx>. 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.

**A CEQA Addendum is a document filed to satisfy CEQA. This document states that the proposed General Plan Land Use Map revisions and parcel specific rezone changes 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 GPA21-0003/Z21-0011 project in accordance with Section 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
CHRISTOPHER PERRY, Interim Director
Planning and Building Department
November 22, 2021