



EL DORADO COUNTY PLANNING DEPARTMENT

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NOTICE OF AVAILABILITY of the DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) on the COUNTY GENERAL PLAN

NOTICE OF HEARING on the DRAFT COUNTY GENERAL PLAN and DEIR

DATE: April 30, 2003
TO: Interested Agencies and Individuals
FROM: El Dorado County Planning Department

Copies of the Draft Environmental Impact Report (DEIR) on the El Dorado County General Plan (three volumes) are now available for review and/or purchase. Public comment on this document is invited for a 45-day review period extending from May 1, 2003, through June 16, 2003. Public hearings on the Draft General Plan and DEIR will be held on June 2, 4, and 9, 2003. A fourth hearing may be held June 12, 2003, if needed. More information is provided herein.

The proposed project is adoption of a General Plan for the County of El Dorado. The General Plan applies to unincorporated areas of the County; it establishes County policy and identifies planned land uses, and infrastructure. California State law requires each jurisdiction to adopt a General Plan to guide physical development.

Four "equal-weight" General Plan alternatives are under consideration:

- Alternative #1, No Project (Writ Constrained)
- Alternative #2, Roadway Constrained Six-Lane "Plus"
- Alternative #3, Environmentally Constrained
- Alternative #4, 1996 General Plan

These alternatives have been analyzed in detail in Chapter 5 of the Draft EIR. Eight additional alternatives are examined at a lesser (comparative) level of detail in Chapter 6 of the Draft EIR:

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| <ul style="list-style-type: none"> • Alternative #5, 2001 Project Description • Alternative #6, Roadway Constrained Six-Lane • Alternative #7, Roadway Constrained Eight-Lane • Alternative #8, Modified Development Agreements | <ul style="list-style-type: none"> • Alternative #9, Modified El Dorado Hills Development South of Highway 50 • Alternative #10, New White Rock Road Connection • Alternative #11, Transit Emphasis • Alternative #12, Compact Development |
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The General Plan has a planning horizon of 2025. Among the four equal-weight alternatives, the increase in population by 2025 is projected to range between 53,610 persons and 81,241 persons. New housing units by 2025 are projected to range between 21,434 units and 32,491 units. New employment by 2025 is projected to range between 36,188 jobs and 42,711 jobs.

Land use designations, densities, and floor-area-ratios are identified for each of the equal-weight General Plan alternatives and differ slightly between them. Comparatively, planned land uses break down as follows:

Generic Land Use Category	Land Use Designations	ALTERNATIVE			
		#1	#2	#3	#4
Residential	MFR, HDR, MDR, LDR	127,551 acres (11.5%)	94,497 acres (8.5%)	74,404 acres (6.7%)	127,551 acres (11.5%)
Commercial, Industrial	C, RD, I	6,684 acres (0.6%)	5,972 acres (0.5%)	4,814 acres (0.4%)	6,684 acres (0.6%)
Rural, Open Space, Resource	RR, RL, A, NR, TR, OS	949,925 acres (85.6%)	980,477 acres (88.3%)	1,001,735 acres (90.2%)	949,925 acres (85.6%)
Other	PF, AP, Roads	25,943 acres (2.3%)	29,157 acres (2.6%)	29,150 acres (2.6%)	25,943 acres (2.3%)
TOTAL		1,110,103 acres	1,110,103 acres	1,110,103 acres	1,110,103 acres

The Draft General Plan (all alternatives) is organized into an Introductory Chapter and a number of “elements”. Each element includes an introduction, background information, and a list of goals and policies. In addition, Alternative #2 (Roadway Constrained Six-Lane Plus) and Alternative #3 (Environmentally Constrained) each include an implementation program as a part of the text. The following Elements are included in all four alternatives:

- Land Use
- Circulation
- Housing
- Public Services and Utilities
- Public Health, Safety and Noise
- Conservation and Open Space
- Agriculture and Forestry
- Parks and Recreation
- Economic Development

In addition, Alternative #1 (No Project) and Alternative #4 (1996 General Plan) include a Tahoe Basin Element and a Glossary. In Alternatives #2 and #3, discussion of the Tahoe Basin and definitions of terms are included as appropriate throughout the document.

The County’s consultant, EDAW, Inc., has prepared a Program-level Draft Environmental Impact Report (DEIR) pursuant to the California Environmental Quality Act (CEQA). A Final EIR will be prepared following public review and comment on the DEIR. The County Planning Commission and Board of Supervisors will consider this information when deliberating the project. Following certification of the EIR, the County will consider adoption of a General Plan comprised of one of the alternatives or some combination thereof.

The DEIR identifies significant effects anticipated as a result of implementation of the General Plan (all alternatives) in the following impact areas: land use and housing; agriculture and forestry; visual resources; traffic and circulation; water resources; utilities and service systems; public services; human health and safety; geology, soils and mineral resources; noise; air quality; biological resources; cultural resources; Lake Tahoe Basin; growth inducement; and cumulative effects. All identified significant impacts can be eliminated or reduced to a less-than-significant level through the implementation of mitigation measures identified in the EIR, except for specified adverse effects in the following issue areas: land use; agriculture; visual resources; traffic and circulation; water resources; public services and utilities; human health and safety; noise; air quality; biological resources; Lake Tahoe Basin; growth inducement; and cumulative effects. Within each of these areas, impacts have been identified that would remain significant and unavoidable, even after the implementation of identified mitigation measures.

The Draft General Plan was released for public review on April 9, 2003, for a 49-day review period extending from April 9, 2003, through May 27, 2003. This review period has been extended an additional 20 days to June 16, 2003, to be coterminous with the review period for the DEIR, which is discussed below.

The DEIR is now available for public review or purchase at the public counter of the County Planning Department at 2850 Fairlane Court in the County Administrative Center (Building C) in Placerville, California 95667. The documents are available in hard copy (three volumes) and in electronic format (CD). The documents are also available for public review at all libraries within the County, and on the County website at www.co.el-dorado.ca.us/generalplan/. Please contact the Planning Department at (530) 621-5355 for a schedule of costs for the General Plan documents and land use maps.

You may submit comments on the DEIR during the 45-day public review period, which begins Thursday, May 1, 2003, and ends Monday, June 16, 2003, at 4:00pm. Written comments postmarked by June 16, 2003, will be accepted. Delivered, faxed, or emailed comments received by June 16, 2003, at 4:00pm will be accepted. Please direct your comments to the General Plan Team, El Dorado County Planning Department, 2850 Fairlane Court, Placerville, CA, 95667. The FAX number is (530) 642-0508. The email address is generalplan@co.el-dorado.ca.us.

Two public hearings in front of the County Planning Commission will be held Monday, June 2, 2003, from 9:00am to 5:00pm and Wednesday, June 4, 2003, from 9:00am to 10:00pm in the Board of Supervisors Meeting Room at 330 Fair Lane in Placerville to accept **oral comments on the Draft General Plan**. This hearing will be video-recorded; however, there will be no transcription of comments. Those who wish to have their verbatim comments on the Draft General Plan considered must submit them in writing.

An additional public hearing to receive **oral comments on the DEIR** will be held Monday, June 9, 2003, from 1:00pm to 10:00pm before the Planning Commission, at the Board of Supervisors Meeting Room at 330 Fair Lane. There will be no transcription of the comments from this hearing. Those who wish to have their verbatim comments on the DEIR included in the Final EIR must submit them in writing. A fourth public hearing in front of the Planning Commission will be held **if needed** on Thursday, June 12, 2003, starting at 9:00am in the Planning Commission Hearing Room at 2850 Fairlane Court. This hearing will be held only if additional time is needed to hear comments on either document.

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in these hearings, please contact the Secretary to the Planning Commission at (530) 621-5355. Please make your request as early as possible, and at least one full business day before the start of the meeting.

For more specific questions about the General Plan or DEIR please contact Peter Maurer, Principal Planner at (530) 621-5355, or Heidi Tschudin, General Plan Project Manager at (530) 621-5712.