

## CHAPTER 1.0 INTRODUCTION

This document contains all comments received during the public review period on the Draft Environmental Impact Report (EIR) for the El Dorado County Draft General Plan. California State law requires each jurisdiction to adopt a General plan to guide physical development in the unincorporated areas of the County. The General Plan establishes County policy, and identifies planned land uses and infrastructure.

### **1.1 Project Under Consideration**

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 (DEIR). Eight additional alternatives are examined at a lesser level (comparative) of detail in Chapter 6 of the DEIR:

- Alternative #5, 2001 Project Description
- Alternative #6, Roadway Constrained Six-Lane
- Alternative #7, Roadway Constrained Eight-Lane
- Alternative #8, Modified Development Agreements
- 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

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 LU Category	Land Use Designations	Alt #1 – No Project	Alt #2 – Rdwy Cons	Alt #3 – Env Cons	Alt #4 – 96 GP
Residential	MFR, HDR, MDR, LDR	125,144 (11.3%)	94,175 (8.5%)	74,405 (6.7%)	125,144 (11.3%)
Commercial, Industrial	C, RD, I	6,506 (0.6%)	5,972 (0.5%)	4,868 (0.4%)	6,506 (0.6%)
Rural, OS, Resource	RR, RL, A, NR, TR, OS	950,471 (85.6%)	980,791 (88.4%)	1,001,737 (90.2%)	950,471 (85.6%)
Other	PF, AP, Roads	27,983 (2.5%)	29,164 (2.6%)	29,092 (2.6%)	27,983 (2.5%)
Total*	All	1,110,103 ac	1,110,103 ac	1,110,103 ac	1,110,103 ac

\* May not add due to rounding.

Each Draft General Plan document 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 identified as a part of the text. The following Elements are included in all four alternatives:

- Land Use
- Circulation
- Housing
- Public Services and Utilities
- 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, information relevant to the Tahoe Basin and the definitions of terms, are included as appropriate throughout the document.

## **1.2 Public Review**

The County used several methods to solicit public input on the DEIR. These methods included the distribution of a Notice of Preparation on August 6, 2001; numerous reports to the Board since August of 2001; ten public workshops before various County committees and commissions in August of 2002; distribution of the Notice of Availability of

the DEIR on April 30, 2003; distribution of the DEIR for an initial comment period of May 1 through June 16; extension of the comment period to July 15; and a public meeting to receive oral comments on the DEIR on June 9, 2003.

The DEIR was distributed to various public agencies, responsible agencies, and interested individuals. Copies of the document were made available at the public counter of the Planning Department and at all County libraries. Electronic copies of the document were also made available on the County's website.

The report was made available for public review and comment for a total 76-day period. The agency review period established by the State Clearinghouse for the DEIR commenced on May 1, 2003 and expired on June 16, 2003. The Board of Supervisors subsequently extended the comment period by 30 days to July 15, 2003.

### **1.3 Response to Comment Procedure**

Text Changes to the DEIR are presented in Chapter 2.0 of this Response to Comments document. That Chapter contains clarifications, amplifications, and corrections that have been identified since publication of the DEIR (including in response to comments). Changes to impacts and mitigation measures are reflected in a Revised Summary Table in Appendix A.

Chapter 3.0 presents the list of commenters on the DEIR. There were 303 timely letters received, which are numbered 1 through 308 (there were five skipped numbers).

Chapter 4.0 presents all the comment letters, and responses to each comment. If the subject matter of one letter overlaps that of another letter, the reader may be referred to more than one group of comments and responses, in order to review all information on a given subject. Where this occurs, cross-references are provided. Section 4.1 presents "Master Responses" which are generally more extensive than the individual responses provided in Section 4.2, and may cover several related issues raised by a variety of commenters.

Proposed modifications to the text of the four equal-weight General Plan alternatives are presented in Chapter 5.0.

Revised EIR Summary Tables for each of the four equal-weight alternatives are presented in Appendix A. Implementation Plans for each of the four proposed equal-weight alternatives are presented in Appendix B. Appendix C and D, respectively, contain inserts for the EIR and for the General Plan alternatives. Appendix E contains additional reference material.

This document (consisting of six individually bound books, lettered 4A through 4F), along with the DEIR (Volumes 1 and 2) and the Appendices to the DEIR (Volume 3), constitute the Final EIR for the El Dorado County General Plan.